



PLANNING & ZONING BOARD AGENDA

Wednesday, April 8, 2026

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

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

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment (*sign-in prior to start of meeting per Rules of Decorum*)
4. Setting the Agenda: Addition or Deletion of Agenda Items
5. Approval of Minutes: March 11, 2026
6. Action Items
 - A. **PUBLIC HEARING:** Lyngblomsten PUD Amendment #4 (Mixed Use Building)
7. Discussion Items
 - A. Project Updates

ADJOURNMENT

**CITY OF LINO LAKES
PLANNING & ZONING BOARD MINUTES**

| | |
|-------------------------|--|
| DATE: | March 11, 2026 |
| TIME STARTED: | 6:30 P.M. |
| TIME ENDED: | 6:42 P.M. |
| MEMBERS PRESENT: | Isaac Wipperfurth, Nathan Vojtech, Michael Root, Suzy Guthmueller, Patrick Kohler, Neil Evenson |
| MEMBERS ABSENT: | Perry Laden |
| STAFF PRESENT: | Katie Larsen, Diane Hankee, Jessica Eller, Marissa Ertel |

1. CALL TO ORDER AND ROLL CALL

Chair Root called the Lino Lakes Planning & Zoning Board meeting to order at 6:30 p.m. on March 11, 2026.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

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

There was no one present for public comment.

Mr. Vojtech motioned to close public comment at 6:31 p.m. Motion was seconded by Mr. Wipperfurth. Motion carried 6 – 0.

4. APPROVAL OF AGENDA

The agenda was approved as presented.

5. APPROVAL OF MINUTES

Mr. Vojtech moved to approve the February 11, 2026 meeting minutes. Motion seconded by Mr. Wipperfurth. Motion carried 5 – 0, with one abstention.

6. ACTION ITEMS

DRAFT MINUTES

A. Public Hearing: Otter Crossing South 2nd Addition Preliminary Plat

Ms. Larsen presented the staff report.

The applicant, TYME Properties LLC, is proposing to preliminary plat Outlot B, Otter Crossing South into two (2) commercial lots. The preliminary plat is south of Main Street and west of Otter Lake Road and is called Otter Crossing South 2nd Addition.

Mr. Wipperfurth asked about the stormwater pond, specifically the location of the stormwater pond. Ms. Hankee stated the pond for the site will be located south of the site.

Mr. Root wanted to confirm that further development would drive the construction of a future roundabout on Otter Lake Road. Ms. Larsen did confirm that this would be the case.

Paul Schreier, 3435 Labore Road, with TYME Properties LLC, was present to provide comments and answer questions. Mr. Schreier stated there are already interested users for the second site.

Chair Root opened the public hearing at 6:40 p.m.

There was no one present for public comment.

Mr. Vojtech motioned to close the public hearing at 6:40 p.m. Motion was seconded by Ms. Guthmueller. Motion carried 6 – 0.

Mr. Evenson motioned to approve the Otter Crossing South 2nd Addition Preliminary Plat with staff recommendations. Motion was seconded by Mr. Wipperfurth. Motion carried 6 – 0.

7. DISCUSSION ITEMS

A. Project Updates

Ms. Larsen provided project updates to the Board.

Mr. Vojtech moved to adjourn the meeting. Motion seconded by Mr. Evenson. Meeting adjourned at 6:42 p.m.

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Respectfully submitted,
Marissa Ertel – Community Development Administrative Assistant

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

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: April 8, 2026

TOPIC: **PUBLIC HEARING:** Lyngblomsten PUD Amendment #4-Mixed Use Building

CASE NUMBER: PZC2026-0004

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

OWNER: Same

INTRODUCTION

The applicant, Lyngblomsten at Lino Lakes, LLC, submitted a Land Use Application for PUD Amendment #4. They are requesting an amendment to the PUD Preliminary Plan/Preliminary Plat (“PUD Amendment”) to construct a 4-story mixed use building at the southeast corner of the site. The first floor would be commercial uses, and the other three floors would be 59 market-rate independent living units for residents age 55 and older.

Tentative Review Schedule:

| | |
|----------------------------------|------------------------------|
| Complete Application Date: | March 19, 2026 |
| 60-Day Deadline: | May 18, 2026 |
| Environmental Board Meeting: | March 25, 2026 |
| Park Board Meeting: | N/A |
| Planning & Zoning Board Meeting: | April 8, 2026 |
| City Council Work Session: | May 4, 2026 |
| City Council Meeting: | May 11, 2026 May 26, 2026 |

BACKGROUND

The Land Use Application is for the following:

- PUD Preliminary Plan Amendment #4-Mixed Use Building

This staff report is based on the following information:

- Lyngblomsten Lino Lake Campus Plan Set prepared by Wold Architects and Engineers dated March 9, 2026
- Applicant Narrative
- Design Guidelines Revised March 2026
- Stormwater Management Report prepared by Bolton & Menk revision date March 6, 2026
- Geotechnical Evaluation Report prepared by Braun Intertec dated March 6, 2026
- Traffic Study prepared by Transportation Collaborative & Consultants, LLC dated March 6, 2026
- Use Area Tabulation submitted by Wold Architects and Engineers dated March 9, 2026

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 21 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.
- January 12, 2026: Resolution No. 26-04 approving PUD Amendment #3-Skilled Nursing Care Center
 - This amendment changed the 2-story skilled nursing care center to a 3-story skilled nursing care center with 61 units to be located at 6070 Blanchard Boulevard.

ANALYSIS

History

The original 21 acre Lyngblomsten site PUD Development Stage Plan (now called PUD Preliminary Plan) was approved in April 2019 with Resolution No. 19-42. It included townhomes on the north end, senior campus centrally located, and commercial development on the south end. The commercial development generally consisted of a restaurant, retail building, and possible fast-food restaurant.

In January 2026, City Council approved PUD Amendment #3 changing the 2-story skilled nursing care center to a 3-story skilled nursing care center with 61 units. This project is temporarily on hold.

In February 2026, EDAC and the Planning & Zoning Board had a very high-level discussions regarding the proposed PUD Amendment #4 mixed use building. There was general support for the project.

Proposed PUD Preliminary Plan Amendment #4

PUD Amendment #4 proposes to change the 3-story restaurant and commercial development component to a 4-story mixed use building. The first floor would be commercial uses, and the other three floors would be 59 market-rate independent living units for residents age 55 and older. See attached Applicant's Narrative for project details.

The mixed use building and site will include:

- Surface parking lot
 - 138 surface parking spaces
- Underground parking
 - 70 parking spaces
- 1st floor commercial
 - 5 retail bays
 - Restaurant
 - Daycare
 - Resident amenity center
 - fitness center, pickleball court, community room, and additional gathering or wellness-oriented spaces that contribute to campus life and resident engagement
- 2-4th floor residential
 - 59 market-rate independent living units for residents age 55 and older
 - 15 one-bedroom
 - 21 one-bedroom + den
 - 18 two-bedroom
 - 5 two-bedroom + den

Comprehensive Plan and Density

The entire Lyngblomsten campus site is guided Signature Gateway. This land use allows residential at a density of 8.0 to 10.0 units per acre with 15 units per acre allowed if the project meets the City's housing goals. Goal #2 of the Comprehensive Plan-Housing Chapter is to enhance opportunities for senior housing. The proposed 55+ independent living units and life cycle housing meet this goal.

| | 2021 PUD Final Plan | 2026 PUD Amend #4 |
|---------------------------------------|------------------------------------|------------------------------|
| Gross Area (acres) | 21.02 | 21.02 |
| Wetlands & Water Bodies | (0.28) | (0.28) |
| Public Parks & Open Space | 0.00 | 0.00 |
| Arterial ROW | (1.83) | (1.83) |
| Other (Utility Transmission Easement) | 0.00 | 0.00 |
| Other (Wetland Buffer Area) | (0.24) | (0.24) |
| Net Area (acres) | 18.67 | 18.67 |
| # of Units | 151* | 210* |
| Gross Density (units/acre) | 7.18 | 9.99 |
| Net Density (units/acre) | 8.09 | 11.25 |

**Per Met Council, nursing home and memory care units are not considered housing units and do not count toward a community's net residential density.*

The original PUD contained 151 housing units. The additional 59 independent living units brings the total housing unit count to 210. The overall net density is now 11.25 units per net acre which is consistent with the Comprehensive Plan.

Zoning

Ordinance No. 07-19 rezoned the entire Lyngblomsten campus site to PUD, Planned Unit Development to implement the Master Planning Study-Hodgson Road & CR J. Resolution No. 19-42 approving the PUD Preliminary Development Stage/Preliminary Plat establishes setback, building height, architectural standards etc. requirements. The Design Guidelines for Lyngblomsten at Lino Lakes further detail these requirements.

Per Ordinance No. 07-19, conditional use permits are required for the commercial day care facility and residential apartments accessory to permitted or conditional uses in the PUD. The findings of fact are detailed later in this report.

Master Planning Study-Hodgson Road & CR J

The development of this property is guided by the Master Planning Study-Hodgson Road & CR J (“Master Plan”), which was approved by the City Council in 2007 with Resolution No. 07-21. The Master Plan anticipated a mix of residential and commercial uses on the site, specifically noting that the mixed use district *“would allow for, though not mandate, the inclusion of residential units, possibly in multi-story buildings. This would provide customers for the commercial development, and the commercial services would be convenient to the residents.”*

The Master Plan notes the Hodgson/Co Rd J intersection is a gateway and appropriate elements are to be included in the development of the corners of this intersection.

In June 2024, the City created the Lino Lakes Gateway Planning study. The study identified the Hodgson Road and County Road J intersection as a Primary Gateway. Per the study, “This primary gateway is an entrance into the city of Lino Lakes from the south, adjacent to the city of Shoreview. The roundabout island follows the design shown in “Roundabout Design - Typical”. One (1) “Monument Sign Type A” will be located in the NE quadrant of the intersection creating a gateway as users enter Lino Lakes on Hodgson Road.” See attached monument sign and location. See attached excerpt from Gateway Planning Study.

The PUD Amendment #4 landscape plan shows a 1,000sf landscaped, outdoor area in the southeast corner of the site that could accommodate outdoor seating and amenities. The two (2) existing electrical transformer boxes and proposed grades limit the usable space; however, additional gateway elements shall be incorporated into the area.

The original PUD Preliminary Plan/Preliminary Plat was found to be consistent with the Master Plan. The proposed PUD Amendment #4 is also consistent with the Master Plan.

Design Guidelines

The Master Plan also notes that design guidelines must be prepared for any new development project in the area. Design Guidelines for Lyngblomsten at Lino Lakes were prepared as part of the original PUD Preliminary Plan and have been revised accordingly with the PUD Amendment #4. The guidelines in conjunction with Resolution No. 19-42 detail site plan, building and parking setbacks, gateway elements. Architectural standards, building heights, landscaping and signage requirements.

The proposed PUD Amendment #4 is consistent with the design guidelines.

Site & Building Plan Review

Like the existing 4 story senior living campus building, the R-4, High Density Residential and Multiple-family dwelling general building and use provisions will be applied to the proposed mixed use building.

Resolution No. 19-42 approving the original PUD Preliminary Plan/Preliminary Plat established building and parking lot setbacks. These setback requirements have remained the same through PUD Amendments #1-3.

This PUD Amendment #4 proposes to change the mixed-use building setback requirements. Currently, the commercial site is allowed a 10ft setback along Hodgson Road and Ash Street, but staff recommends changing this to 25ft to be consistent with the existing 4 story senior living campus building.

Red text indicates a proposed change.

Setbacks

| Road or Boundary | Building | Current Setback Requirement (ft) | Proposed Setback Requirement (ft) | Actual Setback (ft) |
|-------------------------------------|--|----------------------------------|-----------------------------------|---------------------|
| CSAH 49 (Hodgson Road) | Cottage Homes | 40 | 40 | |
| | Senior Living Campus | 25 | 25 | |
| | Restaurant | 10 | 10 | |
| | Commercial Development Mixed Use Building | 10 | 25 | 30 |
| CR J (Ash Street) | Commercial Development Mixed Use Building | 10 | 25 | 25 |
| | | | | |
| Public Road (Blanchard Blvd) | Cottage Homes | 25 | 25 | |
| | Clubhouse | 25 | NA | |
| | Senior Living Campus | 10 | 10 | |
| | Restaurant | 15 | | |
| | Commercial Development Mixed Use Building | 15 | 15 | 120 |

| Road or Boundary | Building | Current Setback Requirement (ft) | Proposed Setback Requirement (ft) | Actual Setback (ft) |
|-------------------------|--|----------------------------------|-----------------------------------|---------------------|
| Private Road | | | | |
| -Hammerly Ct | Cottage Homes | 23 from curb or sidewalk | 23 | |
| -Lyngblomsten Dr | Restaurant & Commercial Mixed Use Building | 15 from curb or sidewalk | 15 | 60 |
| | | | | |
| North Lot Line | | 30 | 30 | |
| West Lot Line | | 50 | 50 | |
| Parking Lot | | 15 | 15 | 15 |

Building Height

Resolution No. 19-42 approving the PUD Development Stage Plan/Preliminary Plat established the following building heights:

- Senior Living Campus

No building shall be erected or structurally altered to exceed forty-five (45) feet in height—or, for a multiple dwelling building, the greater of four (4) stories or forty-five (45) feet—except as allowed by §1007.043 (3).

- Restaurant and Commercial Development

No building shall exceed a height of three (3) stories or thirty-six (36) feet, whichever is higher.

PUD Amendment #4 proposes to change the 3-story restaurant and commercial development component to a 4-story mixed use building. The proposed mixed use building is similar in height to the existing 4-story independent living building.

| Building | Top of Wall + Parapet = Total |
|-------------------------------------|-------------------------------|
| Existing 4 story-Independent Living | 46' 6" + 4' 0" = 50' 6" |
| Proposed 4 story Mixed Use | 47' 8" + 2' 10" = 50' 6" |

The attached Site and Building Plan Review Worksheet details compliance regarding setbacks, architecture, lighting, off-street parking, etc. Comments highlighted in red shall be addressed.

The Master Plan states commercial buildings must incorporate trash and service areas within the buildings rather than utilizing outdoor enclosures. The site plan shall be revised.

Impervious Coverage

The maximum allowed impervious surface coverage over the 21 acre site is 75%. Proposed impervious surface coverage is 48%. Impervious surface coverage requirements are met.

Architecture

The Lyngblomsten Design Guidelines detail the architectural standard requirements for the entire development. Exterior materials for the existing senior living campus building include hardie plank siding (evening blue, arctic white, and woodlook) and stone. The stone for the entire building is 35.3% which is greater than the minimum City Code 33% requirement.

The proposed mixed use building uses similar four-sided architecture and building articulation. The same exterior materials are proposed except instead of evening blue, midnight black hardie plank siding is proposed to provide some variation between the buildings. The total stone is 33.1% which meets the minimum City Code 33% requirement.

Architectural requirements are met.

Parking Space Requirements

The parking space requirements per net usable square footage where analyzed for each proposed use. 197 spaces are required and 205 are provided. Parking space requirements are met.

| Use | Code Requirement | Net SF or # Units | Code Factor | # Required Parking Spaces | Notes |
|----------------------|--|-------------------|-------------|---------------------------|--|
| Senior Housing | 1.5 spaces per independent living apartment unit other than studio apartments. Studio apartments require 1 space per unit. Half of the parking spaces for independent living shall be underground. | 59 | 1.5 | 89 | There are no studio apartments. 70 underground spaces + 135 surface spaces provided. |
| Day Care | 1 space for each 300 square feet of floor area. | 6,719 | 300 | 22 | |
| Retail Store | 1 space for each 200 square feet of floor area. | 4,465 | 200 | 22 | |
| Restaurant | 1 space for each 100 square feet of dining room, plus 1 space for each employee of the maximum work shift. | 2,683 | 100 | 42 | 15 employees |
| Fast Food Restaurant | 1 space for each 67 square feet of gross floor area. | 1,456 | 67 | 22 | |

Total Required = 197

Total Provided = 135 surface parking spaces
70 underground spaces
205

Preliminary Plat

The Lyngblomsten at Lino Lakes preliminary plat for the entire 21 acre site was approved in 2019. Lot 2, Block 2 was the proposed stand alone restaurant lot. Outlot C was the future commercial retail lot. No formal site and building plans were reviewed or approved for these parcels. The final plat was approved in July 2021.

Lyngblomsten at Lino Lakes Second Addition will combine these two (2) parcels into one (1) lot. The total lot area is 3.36 acres. The existing drainage and utility easement that runs between these two (2) parcels will also be vacated by City Council action and new easements will be dedicated on the final plat.

A 10' x 10' triangle of road right-of-way shall be dedicated on the plat in the southeast corner of the lot to provide separation from the existing trail.

A separate land use application for final plat shall be submitted after preliminary plat approval.

Traffic Study

Traffic impacts were analyzed with the original PUD Preliminary Plan for the entire 21 acre development. Ash Street / CR J / CR 1 and Hodgson Road / CR 49 intersection was reconstructed as a roundabout in 2024 that included turn lanes and access changes as noted earlier. The roadway reconstruction project was designed to accommodate long-term growth within the study area.

A revised Traffic Study was prepared by Transportation Collaborative & Consultants, LLC dated March 6, 2026 that incorporated both the mixed use building (PUD Amendment #4) and 61 unit skilled nursing care center (PUD Amendment #3).

- The peak hours within the study area represent 7:15 to 8:15 a.m. and 4:15 to 5:15 p.m.
- The adjacent skilled nursing / assisted living development is estimated to generate 12 a.m. peak hour (7 in / 5 out), 15 p.m. peak hour (6 in / 9 out), and 254 daily (127 in / 127 out) trips.
- The proposed mixed-use development is estimated to generate 173 a.m. peak hour (91 in / 82 out), 192 p.m. peak hour (97 in / 95 out), and 1,426 daily (713 in / 713 out) trips.
- Total daily trip generation is 1,680.

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.

Per the traffic study:

Table 1 Existing Intersection Capacity

| Study Intersection | Traffic Control | Level of Service (Delay) | |
|---|-----------------|--------------------------|--------------|
| | | AM Peak Hour | PM Peak Hour |
| Hodgson Rd / CR 49 and Blanchard Blvd | SSS | A / B (13) | A / B (14) |
| Hodgson Rd / CR 49 and Lyngblomstem Dr | SSS | A / B (11) | A / B (10) |
| Hodgson Rd / CR 49 and Ash St / CR J / CR 1 | RAB | B (10) | B (12) |
| Ash St / CR J / CR 1 and Blanchard Blvd | SSS | A / B (12) | A / B (13) |

SSS – Side-Street-Stop RAB – Roundabout

Table 3 Future Intersection Capacity

| Study Intersection | Traffic Control | Level of Service (Delay) | | | |
|---|-----------------|--------------------------|------------|--------------|------------|
| | | AM Peak Hour | | PM Peak Hour | |
| | | 2029 | 2040 | 2029 | 2040 |
| Hodgson Rd / CR 49 and Blanchard Blvd | SSS | A / C (15) | A / C (17) | A / C (18) | A / C (20) |
| Hodgson Rd / CR 49 and Lyngblomstem Dr | SSS | A / B (12) | A / B (12) | A / B (11) | A / B (11) |
| Hodgson Rd / CR 49 and Ash St / CR J / CR 1 | RAB | B (12) | C (16) | B (13) | C (18) |
| Ash St / CR J / CR 1 and Blanchard Blvd | SSS | A / B (12) | A / B (13) | A / B (13) | A / B (14) |

SSS – Side-Street-Stop RAB – Roundabout

The proposed Level of Service requirements do not fall more than one grade. The proposed subdivision meets the Level of Service requirements; therefore, it is not deemed premature.

Landscaping

Per the March 25, 2026 Environmental Board staff report:

Open Areas Landscape Standards

The purpose of these standards is to provide general site beautification and high aesthetic quality with a mix of plant materials in open areas. Open area landscape standards call for 1 large tree and 2 large shrubs per 2500 SF.

The site has 33,995 SF of proposed open space. This equates to 14 trees and 28 shrubs being planted in addition to required boulevard trees. The developer is proposing an additional 6 large shrubs.

Buffer and Screen Standards

Screening is required between a parking lot and public right of way, 30" screening is to be provided. Currently screening is proposed along Blanchard Boulevard and additional screening will be required adjacent to Lyngblomsten Drive.

Canopy Cover

Canopy cover is required to meet 40% of the vehicular hardscape. The site is proposing 54,375 SF of hardscape, requiring 23,450 SF of canopy coverage. Provided canopy coverage for the site is 24,650 SF, exceeding requirements.

Foundation Landscaping

Foundation landscaping standards require 2 large trees and 6 large shrubs per 100 LF of building front. The proposed building has 494 LF of frontage requiring 10 large trees and 30 large shrubs. The proposed landscape plan shows 10 large trees and 142 large shrubs, meeting requirements.

Additional City and Government Agency Review Comments

- Anoka County Highway Department reviewed the plans and had no comments.
- Lino Lakes Police Department reviewed the plans and had no comments.
- Lino Lakes Fire Department received the plans and had no comments.
- City Engineer comments are provided in the attached memo.
- Environmental Coordinator comments are provided in the attached memo.
- The developer held a neighborhood meeting on March 24, 2026 and meeting minutes are attached.

Findings of Fact

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.

PUD Amendment #4 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.

PUD Amendment #4 does not change Lyngblomsten's innovation in development. The mixed use building supports economic expansion and housing.

(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 PUD Amendment #4.

(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.

PUD Amendment #4 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 the mixed use building.

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

PUD Amendment #4 does not change the existing utility and street network.

(f) Mix of land use types.

PUD Amendment #4 and the mixed use building provide both commercial and residential development.

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

PUD Amendment #4 supports senior living housing options.

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

PUD Amendment #4 supports life-cycle housing and diversifies the tax base.

Preliminary Plat

Per Section 1001.013, Premature Subdivision:

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

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

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

- i) Land use plan;
- ii) Transportation plan;
- iii) Utility (sewer and water) plans;
- iv) Local water management plan;
- v) Capital improvement plan; and
- vi) Growth management policies, including MUSA allocation criteria.

Lyngblomsten at Lino Lakes Second Addition preliminary plat is consistent with the goals and policies of the Comprehensive Plan and the Master Planning Study-Hodgson Road & CR J.

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

Lyngblomsten at Lino Lakes Second Addition preliminary plat is consistent with infill policies. The development is within the current Utility Staging Area 1A (2018-2025). 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 requirements for level of service (LOS), as defined by the Highway Capacity Manual.

Existing level of service ranges from A to B for applicable intersections. The proposed level of service does not fall below a C. Level of service requirements are met.

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

Lyngblomsten at Lino Lakes Second Addition preliminary plat will have an adequate water supply.

e. *Waste disposal systems.* A proposed subdivision shall be served with adequate waste disposal systems.

Lyngblomsten at Lino Lakes Second Addition preliminary plat will be served with an adequate waste disposal system.

Conditional Use Permits

Per Resolution No. 19-42, conditional use permits are required for commercial day care facilities and residential apartments accessory to permitted or conditional uses.

Per City Code Section 1007.016(3):

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

1. The proposed development application has been found to be consistent with the design standards listed in § [1007.020](#)(4).

See below.

2. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, or odors.

The proposed commercial day care facility and residential apartments will not involve activities detrimental to any person, property, or the general welfare.

3. Will not result in the destruction, loss, or damage of a natural, scenic or historic feature of major importance.

The proposed commercial day care facility and residential apartments will not result in the destruction of a natural, scenic, or historic feature of major importance.

Per City Code Section 1007.020:

(4) *Performance standards.* Plans which fail to meet the following criteria shall not be approved.

(a) The proposed development application must be consistent with the policies and recommendations of the Lino Lakes Comprehensive Plan.

The proposed commercial day care facility and residential apartments are consistent with the signature gateway land use.

(b) The proposed development application is compatible with present and future land uses of the area.

The proposed commercial day care facility and residential apartments are compatible with present and future land uses of the area.

- (c) The proposed development application conforms to performance standards herein and other applicable city codes.

The proposed commercial day care facility and residential apartments conform to City Code performance standards with minor revisions as noted.

(d) Traffic generated by a proposed development application is within the capabilities of the city when:

1. If the existing level of service (LOS) outside of the proposed development is A or B, traffic generated by a proposed development will not degrade the level of service more than one grade.
2. If the existing LOS outside of the proposed development is C, traffic generated by a proposed development will not degrade the level of service below C.
3. If the existing LOS outside of the proposed development is D, traffic generated by a proposed development 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 proposed development. If the existing level of service is E or F, the 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 proposed development must have the structural capacity to accommodate projected traffic from the proposed development or the developer will pay to correct any structural deficiencies.
6. The traffic generated from a proposed development 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 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 Dept. of Transportation, and a plan must be prepared to determine improvements needed to resolve deficiencies. This plan must determine traffic generated by the proposed development 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.

The proposed commercial day facility and residential apartments meet Level of Service (LOS) requirements and is within the capabilities of the City. The existing roads and intersections providing access to the proposed development have the structural capacity to accommodate projected traffic from the proposed development. The traffic generated from a proposed development does not require City street improvements that are inconsistent with the Lino Lakes Capital Improvement Plan.

- (e) The proposed development shall be served with adequate and safe water supply.

The proposed commercial day care facility and residential apartments will have an adequate and safe water supply.

(f) The proposed development shall be served with an adequate or safe sanitary sewer system.

The proposed commercial day care facility and residential apartments will be served with an adequate waste disposal system.

(g) The proposed development shall not result in the premature expenditures of city funds on capital improvements necessary to accommodate the proposed development.

The proposed commercial day care facility and residential apartments does not require City funds.

(h) Fire prevention and fighting equipment acceptable to the Board of Fire Underwriters and City Council shall be readily available when any activity involving the handling or storage of flammable or explosive materials is carried on.

The proposed commercial day care facility and residential apartments will have fire prevention and fighting equipment readily available.

Specific Conditional Use Permit (CUP) Requirements

In addition to the above administrative requirements of a conditional use permit, the following specific performance standards of Resolution No. 19-42 must also be met:

(b) Commercial day care facilities provided that:

1. All requirements of the Minnesota Department of Health and Human Services, as may be amended, are satisfactorily met and the structure and operation is licensed accordingly.

The commercial day care facility shall be properly licensed.

2. Screening is provided in compliance with § [1007.049](#).

The commercial day care facility is properly fenced and screened.

3. Adequate off-street parking is provided in a location separated from any outdoor play area(s).

The off-street parking is separated from outdoor play areas.

4. Adequate off-street loading spaces in compliance with § [1007.053](#).

Adequate off-street loading spaces are provided.

(g) Residential apartments accessory to permitted or conditional uses in the LB District provided that:

1. The apartment is located in the same building as the principal use.

The apartment is located in the same building as the principal use.

2. Residential and non-residential use are not contained on the same floor.

Residential and non-residential uses are not contained on the same floor.

3. The residential and non-residential uses do not conflict in any manner.

The residential and non-residential uses do not conflict in any manner.

Public Land Dedication

Public land dedication fees will be finalized with the final plat. The following estimated calculations are based on the preliminary plat and mixed use building.

| Mixed Use Building | Total # | Units or Acres | Fee per Unit or Acre | Total |
|---------------------------------|---------|----------------|----------------------|------------------|
| Commercial | 3.36 | acres | \$2,725 | \$9,156 |
| Independent Senior Living Units | 59 | units | \$3,800 | \$224,200 |
| | | | TOTAL | \$233,356 |

RECOMMENDATION

Staff recommends approval of Lyngblomsten PUD Amendment #4 for the mixed use building with the following conditions:

1. Ordinance No. 07-19, Resolution No. 19-42, Resolution No. 20-44, Resolution No. 20-94, Resolution No. 23-126, and Resolution No. 26-04 are still in effect.
2. The revised Lyngblomsten Design Guidelines shall provide additional development guidance.
3. A separate land use application for final plat shall be submitted after preliminary plat approval.

The following comments shall be addressed:

1. City Engineer Memo dated April 1, 2026
2. Environmental Memo dated April 1, 2026
3. All applicable plans sheets:
 - a. Street names shall be added.
 - b. Existing and proposed sidewalks and trails shall be clearly identified and labeled as noted in the Legends.
 - i. See Sheet S0.1, Preliminary Plat for good example.
4. Sheet S0.1, Preliminary Plat:
 - a. A 10' x 10' triangle of road right-of-way shall be dedicated on the plat in the southeast corner of the lot to provide separation from the existing trail.
5. Sheet C1.22, Site Plan South:
 - a. Exterior trash enclosures are not allowed. Plans shall be revised accordingly.
 - b. Parking space totals per row shall be added.
 - c. A sidewalk south of Lyngblomsten Drive from the Hodgson Rd trail shall be added to connect with the proposed sidewalk in front of the restaurant.
 - d. An outdoor plaza with seating opportunities and amenities shall be constructed in the southeast corner of the site to enhance the gateway corridor.
 - e. The parking calculations table shall match that as shown on page 9 of this staff report.
 - i. Calculations shall also include proper rounding.
6. Sheet C1.23, Striping and Signage Plan Overall:
 - a. Remove parking space calculations from this sheet. There are multiple numbers that are confusing.
7. Sheet A2.000, Mixed Use Basement Level Overall Floor Plan:
 - a. Twenty-four (24) ft wide drive aisles shall be maintained.
 - i. North end near staircase is only 20ft wide and shall be revised.
 - ii. Re-evaluate ADA parking spaces on the north end near the stairs and not near elevators.
8. Sheet A5.105, Exterior Elevations:
 - a. Are the windows on Elevation 5 facing Hodgson Road faux windows?
 - i. The floor plans show storage near the windows.
 - ii. Storage items shall not be visible from the outside.
9. Sheet A5.106, Exterior Elevations:
 - a. Under Exterior Elevation Materials table, should second column A5.105/D7 and F1 be A5.106?
 - b. In the Totals table, include a column with %.



ATTACHMENTS

1. Site Location and Aerial Map
2. Applicant Narrative
3. Current PUD Site Plan #3
4. Proposed PUD Site Plan #4
5. Civil Site Plan
6. Grading Plan
7. Landscape Plan
8. Existing Exterior Elevations-Independent Living Building
9. Proposed Exterior Elevations-Mixed Use Building
10. Architectural Rendering
11. Floor Plans
12. Master Planning Study-Hodgson Rd & CR J
13. Gateway Planning Study-Hodgson Rd & CR J
14. Site Plan Review Worksheet
15. Engineering Memo dated April 1, 2026
16. Environmental Memo dated April 1, 2026

Site Location & Aerial Map-Lyngblomsten



1 in = 300 Ft

-  Parcels
-  City Mask





Lyngblomsten Mixed Use Project

Written Project Narrative

Address: 6030 Blanchard Blvd Lino Lakes, MN 55014

Property ID: 31-31-22-43-0070 and 31-31-22-43-0066

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 is proposing a new mixed-use building as the next phase of development within its senior living campus in Lino Lakes, Minnesota. This application is being submitted in support of a Preliminary Plat and PUD Amendment for the subject parcels. The proposed project will occupy a prominent corner- north of County Road J and west of Hodgson Road. The new mixed-use building is intended to strengthen both the internal function of the Lyngblomsten community and the public-facing presence of the site along this important corridor.

The project consists of a mixed-use building with commercial and resident-oriented space on the first floor and market-rate senior independent living units above. The development is designed to serve as a major next step in the long-term evolution of the campus by adding housing, amenities, and neighborhood-serving retailers in a way that is compatible with the existing Lyngblomsten community and supportive of future phases.

Purpose and Need

Lyngblomsten previously evaluated a care center addition as the next phase of campus expansion. As the project team and ownership continued to study the broader needs of the campus and surrounding market, it became clear that advancing the mixed-use component first is the right step at this time. This approach allows Lyngblomsten to meet current demand for additional 55+ independent living, activate a highly visible corner of the property, expand campus amenities, and create a broader base of residents and activity that will support a future care center addition.

The project responds to several important needs. First, it expands market-rate housing options for older adults seeking independent living within a high-quality campus environment. Second, it introduces first-floor commercial uses that will bring activity, services, and tax-generating value to the site and the City. Third, it enhances the overall Lyngblomsten campus by providing new shared amenity space for residents across the existing townhomes, independent living, assisted living, memory care, and the

proposed new building. In this way, the mixed-use building is both a standalone project and a strategic campus-building investment.

Site Context and Design Integration

The subject property is located within the Lyngblomsten at Lino Lakes campus and occupies a visible position near the corner corridor, north of County Road J and west of Hodgson Road. Today, this portion of the site remains open and underutilized. The proposed development will help define the street edge, strengthen the visual presence of the campus, and create a more complete and active development pattern at this key location.

The project has been planned to integrate with the existing Lyngblomsten campus and not operate as an isolated building. It is intended to connect functionally with the larger campus environment, reinforce internal circulation, and support the long-term vision for phased expansion. From an urban design standpoint, the building will bring a stronger sense of enclosure and activity to the street while also serving as a gateway element for the broader Lyngblomsten property.

Building Program and Design

The proposed building is a mixed-use structure with one lower-level parking level (approx. 29,800 SF), an active first floor (approx. 29,800 SF), and three upper residential floors (approx. 26,500 SF). Based on the current plans, the development will include 59 market-rate independent living units for residents age 55 and older. The current unit mix includes fifteen (15) one-bedroom (802-814 SF), twenty-one (21) one-bedroom plus den (937-1,083 SF), eighteen (18) two-bedroom (1,178-1,258 SF), and five (5) two-bedroom plus den units (1,356-1,509 SF), providing a range of housing choices for seniors seeking independent living within the Lyngblomsten campus.

The first floor is intended to include a mix of resident-serving and community-oriented uses. Current planning assumptions include approximately five retail bays, a restaurant use, daycare space, and resident amenity areas. The amenity program is intended to serve not only the residents of the new building, but residents across the broader Lyngblomsten campus, including the townhomes, independent living, assisted living, and memory care components. These amenities are expected to include spaces such as a fitness center, pickleball court, community room, and additional gathering or wellness-oriented spaces that contribute to campus life and resident engagement.

This mixed-use arrangement is intentional. It creates an active ground floor, supports a stronger sense of place, and provides services and amenities that add value to the campus as a whole. It also aligns with the long-term vision of making the Lyngblomsten campus more complete, vibrant, and sustainable as additional phases are brought forward over time.

Access, Parking, and Circulation

The project will be served through the existing street network and internal campus circulation system. Because the site sits at a prominent corner within the Lyngblomsten development, access and traffic flow are important parts of the planning effort. The design is intended to provide clear vehicular access, functional parking distribution, pedestrian connectivity, and efficient movement between the proposed building and the existing campus.

A preliminary parking analysis has been completed using City of Lino Lakes parking standards for the proposed mix of uses. Per City Code, the required parking for the proposed development is based on the residential unit count and the anticipated mix of commercial uses within the building. The 59 residential units require 89 parking stalls under the City's parking standards. The proposed commercial uses require an additional 110 parking stalls, resulting in a total required parking supply of 199 stalls for the project.

The proposed site plan provides parking both within the building and in surface parking areas. The development includes 70 structured parking stalls located beneath the building and 138 surface parking stalls, for a total of 208 parking stalls provided on site.

Therefore, the proposed parking supply exceeds the City's minimum parking requirement for the development.

Pedestrian circulation is also an important part of the plan. The building is intended to connect safely and conveniently to the rest of the Lyngblomsten campus so that residents from multiple buildings can access shared amenities and activity spaces. The final site design will continue to reinforce these connections.

Utilities, Drainage, and Stormwater

Utility service, grading, drainage, and stormwater management for the project will be coordinated as part of the full civil engineering and final development review process. The project team has already undertaken due diligence work related to site conditions, including geotechnical and groundwater investigation, to support design and construction planning. These efforts will inform final recommendations regarding building foundation systems, stormwater design, utility connections, and site grading.

The project will be designed to work within the broader campus infrastructure framework while also meeting applicable City and watershed requirements. Final stormwater management, drainage patterns, and utility plans will be reviewed with City staff and the applicable agencies as part of the entitlement and engineering review process.

Construction Schedule and Phasing

- **Schematic Design/Preliminary PUD:** March 9, 2026; Council action May 11, 2026
- **Final PUD:** June 8, 2026; Council action July 13, 2026
- **Construction Documents:** April 2026 – June 2026
- **Construction Start:** Fall 2026; substantial completion Fall 2027

Community Benefit and Compliance

The proposed project offers meaningful benefit to both Lyngblomsten and the City of Lino Lakes. It adds new market-rate 55+ housing in a campus setting that already provides a continuum of senior-oriented living options. It introduces commercial space and active uses that can contribute to the tax base and bring a stronger public presence to an important corridor and intersection. It strengthens the overall success of the Lyngblomsten campus by adding shared amenities, reinforcing the viability of future phases, and making better use of a currently open and underutilized site.

From a land use standpoint, the project is a logical and compatible extension of the existing campus. It is consistent with the broader planned-unit development framework, advances the long-term buildout of the property, and supports a phased approach to campus growth. The Preliminary Plat and PUD Amendment are therefore requested to allow Lyngblomsten to proceed with this next phase in a manner that is thoughtful, market-supported, and beneficial to the community.



CAMPUS SUMMARY:

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

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

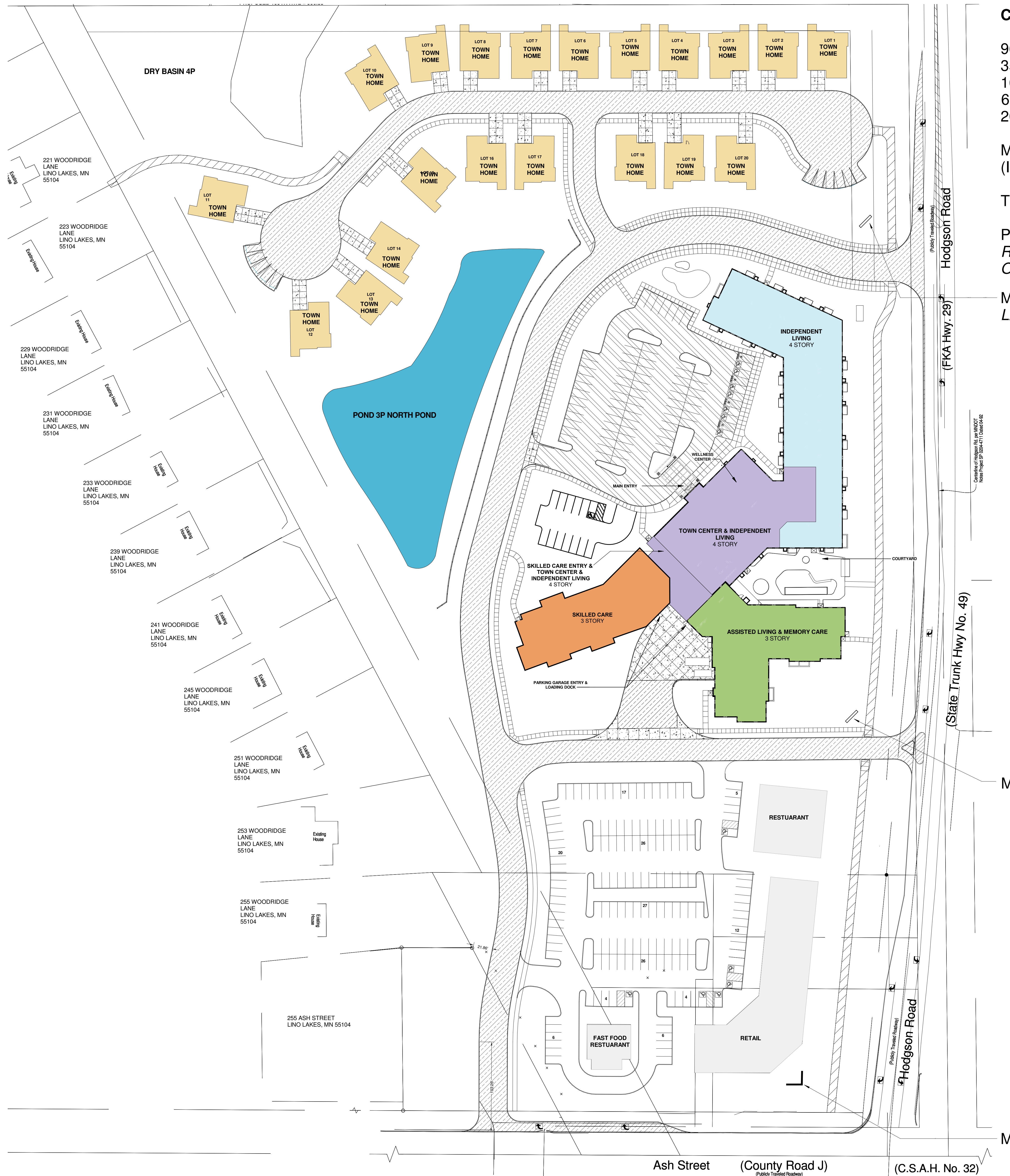
TOWNHOME SF: 1,480 SF

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

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

MONUMENT SIGN, SEE SHEET SIGNAGE EXTERIOR, A17

MONUMENT SIGN, SEE SHEET SIGNAGE EXTERIOR, A17



F3 SITE PLAN
1" = 50'-0"
0 37'-6" 75'

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

Sara Malin
Sara Malin
License Number: 40063 Date: _____

| Description | Revisions | Date | Num |
|---------------------|-----------|------------|-----|
| PUD Submittal | | 10/08/2018 | 1 |
| PUD Resubmittal | | 01/14/2019 | 2 |
| PUD Resubmittal | | 03/11/2019 | 3 |
| DD SET | | 06/28/2019 | 4 |
| CD CHECK SET | | 08/30/2019 | 5 |
| CD QADG CHECK SET | | 09/22/2019 | 6 |
| CD SET | | 10/04/2019 | 7 |
| PUD DEV STAGE RESUB | | 06/11/2020 | 8 |
| PUD AMENDMENT 3 | | 11/16/2023 | 9 |

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

North

SITE PLAN



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

CAMPUS SUMMARY:

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

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

MULTI-USE COMMERCIAL/ IL
BUILDING GSF: 137,427 SF
(INCLUDING BASEMENT)

TOWNHOME SF: 1,480 SF

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

MONUMENT SIGN, SEE SHEET SIGNAGE EXTERIOR, A17

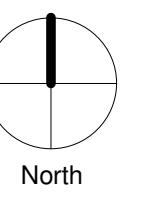
POTENTIAL DIRECTIONAL SIGNAGE
LOCATION

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

Sara Malin
Sara Malin
License Number: 40063 Date:

| Description | Revisions | Date | Num |
|---------------------|-----------|------------|-----|
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| CD CHECK SET | | 08/30/2019 | 5 |
| CD QA/QC CHECK SET | | 09/22/2019 | 6 |
| CD SET | | 10/04/2019 | 7 |
| PUD DEV STAGE RESUB | | 06/11/2020 | 8 |
| PUD AMENDMENT 3 | | 11/02/2025 | 9 |
| PUD AMENDMENT 4 | | 03/09/2025 | 10 |

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



SITE PLAN

Scale: 1" = 50'-0"



F3 SITE PLAN
1" = 50'-0"
0 37'-6" 75'

MN

A

Lyngholmsten Lino Lakes Mixed Use Building

6070 Blanchard Blvd, Lino Lakes, MN 55014

Lyngholmsten
1415 Almond Ave, St Paul, MN 55108

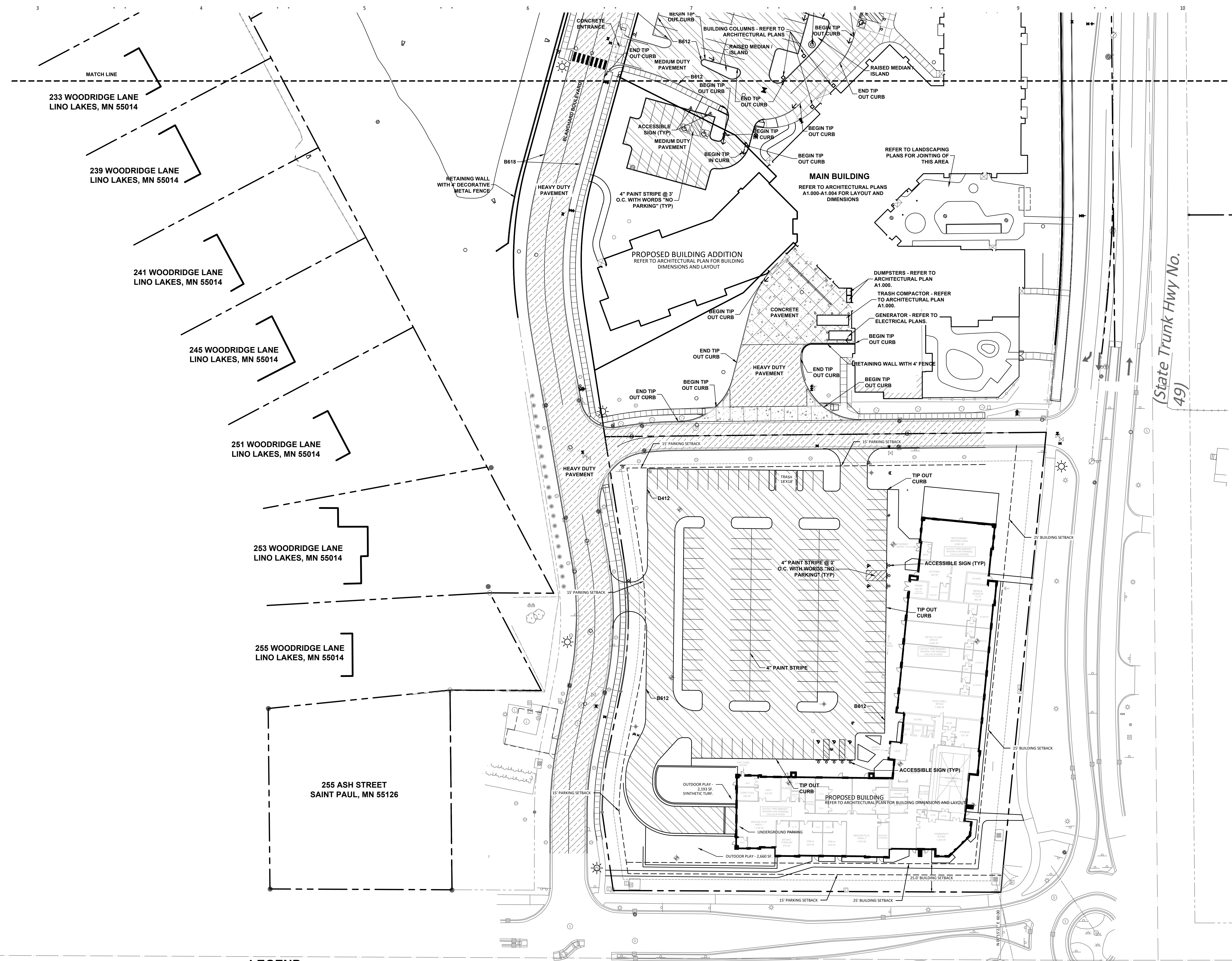


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www.bolton-menk.com

MN



LEGEND

- 1 22.1 REFERENCE KEY TO SITE DETAILS
DETAIL ID NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE SLAB
- PROPOSED BITUMINOUS TRAIL PAVEMENT
- PROPOSED MEDIUM DUTY BITUMINOUS PAVEMENT
- PROPOSED URBAN STREET PAVEMENT
- PROPOSED RETAINING WALL
- PROPOSED DECORATIVE METAL FENCE
- PROPOSED TRAFFIC CONTROL SIGN
- PROPOSED BOLLARD
- PAINTED ACCESSIBLE SYMBOL
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED FLARED END SECTION (FES)
- PROPOSED HYDRANT (HYD)
- PROPOSED GATE VALVE (GV)
- PROPOSED POST INDICATOR VALVE (PIV)
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPOSED FLAGPOLE - REFER TO ARCHITECTURAL PLANS
- PROPOSED STREET LIGHT POLE
- PROPERTY LINE
- TRAIL WITHIN RIGHT OF WAY

NOTES:

1. REFER TO SHEET C1.21, SITE PLAN NORTH, FOR NOTES.
2. REFER TO SHEET C1.31, GRADING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES.

SITE STATISTICS:

- NORTHEAST PARKING**
TOTAL STALLS = 6
ACCESSIBLE STALLS REQUIRED = 1
ACCESSIBLE STALLS PROVIDED = 0
- NORTHWEST PARKING**
TOTAL STALLS = 5
ACCESSIBLE STALLS REQUIRED = 1
ACCESSIBLE STALLS PROVIDED = 0
- MAIN PARKING**
TOTAL STALLS = 77
ACCESSIBLE STALLS REQUIRED = 4
ACCESSIBLE STALLS PROVIDED = 4
- SOUTH DEVELOPMENT PARKING**
TOTAL STALLS = 135
ACCESSIBLE STALLS REQUIRED = 5
ACCESSIBLE STALLS PROVIDED = 5
- CARE CENTER PARKING (SOUTH OF MAIN LOT)**
TOTAL STALLS = 11
ACCESSIBLE STALLS REQUIRED = 1
ACCESSIBLE STALLS PROVIDED = 2

Lino Lakes Parking Stall Requirements - FINAL 3/4/2026

| Use | Number of Parking Spaces Required | NET Sq. Ft. | From Code | Parking Stalls |
|--|--|-------------|-----------|----------------|
| Senior Housing | 1.5 spaces per independent living apartment unit other than studio apartments. Studio apartments require 1 space per unit. Half of the parking spaces for independent living shall be underground. | 59 Units | 1.5 | 39 |
| Day Care Facilities | 1 space for each 300 square feet of floor area. | 4753 | 300 | 21 |
| Retail Store and Service Establishment | 1 space for each 200 square feet of floor area. | 4465 | 200 | 23 |
| Restaurants, Cafes, Private Clubs Serving Food and/or Drinks, Bars, On-Sale Nightclubs | 1 space for each 300 square feet of dining room, plus 1 space for each employee of the maximum work shift. | 2483 | 300 | 42 |
| Fast Food Restaurant | 1 space for each 67 square feet of gross floor area. | 1456 | 67 | 22 |
| Total Surface Lot | | | | 120 |

Notes:
Net SF is the amount of usable SF (removing SF allocated to support, toilets, circulation, unusable space)
Calculated parking is based on each area's Net SF



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

DAVID A. REY
LIC. NO. 40180 DATE 03/09/2026

| Revisions | | |
|-------------------------|------------|-----|
| Description | Date | Num |
| PUD SUBMITTAL | 10/08/2018 | 1 |
| PUD RESUBMITTAL | 01/14/2019 | 2 |
| PUD RESUBMITTAL | 03/11/2019 | 3 |
| PUD DEV STAGE RESUB | 08/11/2020 | 4 |
| PUD DEV STAGE RESUB | 07/13/2020 | 5 |
| PUD DEV STAGE RESUB | 08/21/2020 | 6 |
| PUD DEV STAGE RESUB | 04/06/2021 | 7 |
| PUD AMENDMENT 3 | 11/10/2025 | 8 |
| PUD AMEND 3-CITY REVIEW | 12/22/2025 | 9 |
| PUD AMENDMENT 4 | 03/09/2026 | 10 |

Comm: 266010
Date: 03/09/2026
Drawn: BJD
Check: DAR

SITE PLAN SOUTH

PUD Development Stage Plan / Preliminary Plat Sheet rev 3-11-19
C1.22
Scale: 1"=40'

C1.22

Lyngblomsten Lino Lakes Mixed Use Building

6070 Blanchard Blvd, Lino Lakes, MN 55014

Lyngblomsten
1415 Almond Ave, St Paul, MN 55108

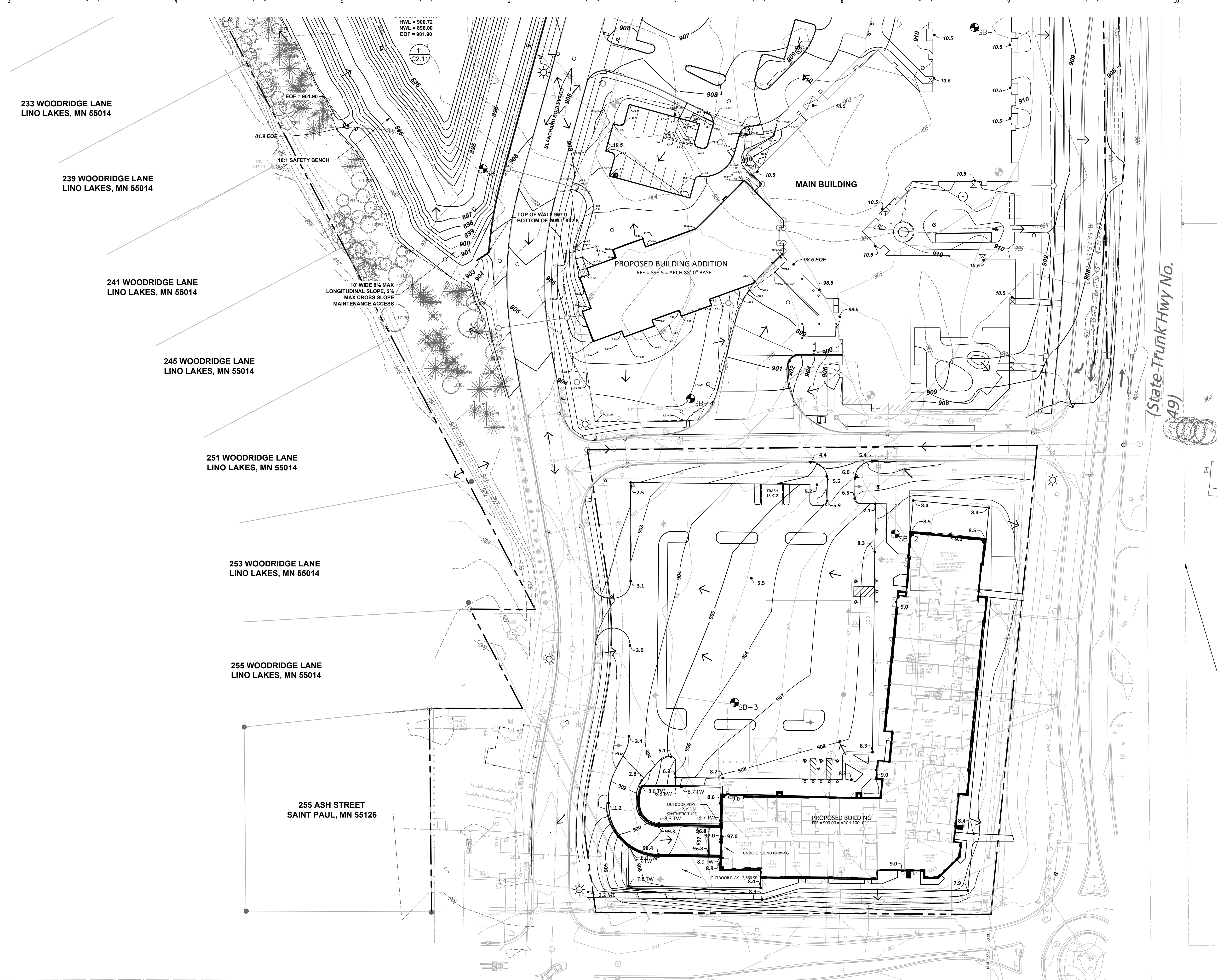


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www.bolton-menk.com

MN



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PLAI
DESI

NOTES

1. REFER TO SHEET C1.31, GRADING AND DRAINAGE PLAN NORTH, FOR GENERAL NOTES.

BENCHMARKS (FIELD VERIFY BEFORE USING)

- BENCHMARK: MNDOT MONUMENT LOCATED AT THE SOUTHEAST QUADRANT OF SUNSET AVENUE OVER 35W
Elevation = 929.283 (NGVD29)
- SITE BENCHMARK: TOP NUT OF HYDRANT LOCATED AT THE SOUTHWEST QUADRANT OF ASH STREET AND HODGSON ROAD.
Elevation = 906.81 (NGVD29)
- SITE BENCHMARK: TOP NUT OF HYDRANT LOCATED AT THE SOUTHWEST QUADRANT OF ASH STREET AND HODGSON ROAD.
Elevation = 903.48 (NGVD29)
- SITE BENCHMARK: THRESHOLD ELEVATION ON EAST SIDE OF BUILDING LOCATED AT 6011 HODGSON ROAD.
Elevation = 905.36 (NGVD29)

LEGEND

- REFERENCE KEY TO SITE DETAILS
DETAIL I.D NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
ME = MATCH EXISTING
- PROPOSED GRADING LIMITS
- PROPOSED SAND SUBBASE AT FROST FOOTED STOOPS
- APPROXIMATE SOIL BORING LOCATION
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED FLARED END SECTION (FES)
- PROPOSED HYDRANT (HYD)
- PROPOSED GATE VALVE (GV)
- PROPOSED POST INDICATOR VALVE (PIV)
- FLOW ARROW
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPERTY LINE

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

DAVID A. REY
LIC. NO. 40180 DATE 03/09/2026

| Revisions | | |
|-------------------------|------------|-----|
| Description | Date | Num |
| PUD SUBMITTAL | 10/08/2016 | 1 |
| PUD RESUBMITTAL | 01/14/2019 | 2 |
| PUD RESUBMITTAL | 03/11/2019 | 3 |
| PUD DEV STAGE RESUB | 05/11/2020 | 4 |
| PUD DEV STAGE RESUB | 07/13/2020 | 5 |
| PUD DEV STAGE RESUB | 08/21/2020 | 6 |
| PUD AMENDMENT 3 | 11/10/2025 | 7 |
| PUD AMEND 3-CITY REVIEW | 12/22/2025 | 8 |
| PUD AMENDMENT 4 | 02/09/2026 | 9 |

Comm: 266010
Date: 03/09/2026
Drawn: BJD
Check: DAR

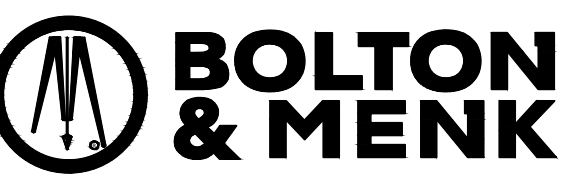
GRADING AND DRAINAGE PLAN SOUTH
PUD Development Stage
Plan / Preliminary Plat Sheet
rev 3-11-19
C1.32
Scale: 1"=40'

C1.32



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GENERAL NOTES:

- CONTRACTOR SHALL FOLLOW MNDOT SECTION 2571 & CITY OF LINO LAKES CONSTRUCTION SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS AND DETAILS.
- CONTRACTOR TO COORDINATE WORK WITH ANY OTHER PROJECTS IN THE AREA.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES OR FEATURES ON SITE (SIGNS, LIGHTS, CURBS, SIDEWALK, PLANT MATERIAL, ETC...) WHICH MAY OCCUR DURING CONSTRUCTION. NO CLAIMS OR PAYMENT FOR DAMAGE AND/OR REPLACEMENT WILL BE ALLOWED.
- CONTRACTOR SHALL LEGALLY DISPOSE OF EXCESS MATERIALS OFF-SITE. NO PAYMENT FOR DISPOSAL FEES OR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO DISPOSAL SITES. DISPOSE ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. NO WASTE MATERIAL SHALL BE PLACED WITHIN THE RIGHT-OF-WAY OR ON PUBLIC ROADWAYS. PROVIDE ANY ADDITIONAL EXCAVATION REQUIRED FOR LIMITED RE-SHAPING OF ADJACENT AREAS TO ALLOW FOR DRAINAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND EQUIPMENT DURING NON-WORKING HOURS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING SOIL AND DEBRIS DEPOSITED BY CONSTRUCTION ACTIVITY OFF STREETS, DRIVEWAYS, SIDEWALKS, AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL REMOVE ANY AND ALL SUCH DEBRIS SPILLED IMMEDIATELY. ALL PAVED STREETS AND WALKS SHALL BE MAINTAINED BY POWER BRUSH OR STREET SWEEPER THROUGHOUT CONSTRUCTION PERIOD.
- PROTECT EXISTING WALKS, DRIVEWAYS AND STREET SURFACING UNLESS SPECIFICALLY NOTED OTHERWISE. REMOVE AND REPLACE DAMAGED SURFACING WITHOUT ADDITIONAL COMPENSATION.
- THE CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITIES TO WITHIN CONSTRUCTION LIMITS UNLESS OTHERWISE AUTHORIZED BY THE OWNER IN WRITING PRIOR TO ACTIVITY.
- SOD ALL DISTURBED AREAS NOT COVERED BY PAVEMENT, BUILDING, OR PLANTING BEDS UNLESS OTHERWISE NOTED.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. DRAWING WILL PREVAIL IF CONFLICT OCCURS.
- CONTRACTOR SHALL PLACE HARDWOOD MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE ENGINEER.
- THE REQUIRED LANDSCAPING SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF ZONING COMPLIANCE.

IRRIGATION NOTES:

- MODIFY THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE THE BUILDING EXPANSION. SYSTEMS SHALL MATCH AND BE SEAMLESSLY CONNECTED AND FUNCTIONAL.
- IRRIGATION ASSUMES SUITABLE WATER QUALITY FREE OF SALTS AND OTHER CONTAMINANTS. WATER SOURCE FOR OTHERS. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO CONTAMINATED WATER SOURCE.
- PERENNIAL AND SHRUB BEDS SHALL BE IRRIGATED WITH DRIP IRRIGATION.
- ALL TURF AREAS SHALL BE IRRIGATED WITH SPRAY HEADS OR ROTORS.

FOUNDATION PLANTINGS

REQUIREMENT: 2 LG TREES + 6 LG SHRUBS PER 100 LF OF BLDG FRONT & STREET FACING DISTANCE = 494 LF
TREES REQUIRED (LARGE) = 10
SHRUBS REQUIRED (LARGE) = 30
TREES PROVIDED: 5 LG + 0 MED + 10 SM = 10 LG
SHRUBS PROVIDED: 0 LG + 71 MED + 283 SM = 142 LG

OPEN AREA PLANTINGS

REQUIREMENT: 1 LG TREE + 2 LG SHRUBS PER 2,500 SF OPEN SPACE
OPEN AREA = 33,995 SF
TREES REQUIRED (LARGE) = 14
SHRUBS REQUIRED (LARGE) = 28
TREES PROVIDED: 12 LG + 4 SM = 14 LG
SHRUBS PROVIDED: 0 LG + 4 MED + 98 SM = 34 LG

BUFFER & SCREEN PLANTINGS

SEE PLAN. NO CALCULATIONS REQUIRED.

PARKING LOT CANOPY COVERAGE PLANTINGS

REQUIREMENT: 40% MIN. COVERAGE
VEHICULAR HARDSCAPE = 54,375 SF
CANOPY AREA REQUIRED (54,375 x 0.4): = 21,750 SF
CANOPY COVERAGE PROVIDED = 23,450 SF
19 LARGE TREES 100% COV. (X950) = 18,050 SF
9 LARGE TREES 50% COV. (x 600) = 5,400 SF

PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | CALIPER | HEIGHT | CONTAINER | SPACING |
|-------------------------|-----|--|----------------------------------|-----------|-------------|-----------|----------|
| CANOPY TREES | | | | | | | |
| AF | 14 | ACER X FREEMANII 'AUTUMN GLEN' | SIENNA GLEN FREEMAN MAPLE | 2" CAL. | N.A. | B&B | PER PLAN |
| GI | 9 | GLEDITSIA TRICANTHOS INERMIS 'SKYCOLE' | SKYLINE® HONEY LOCUST | 2" CAL. | N.A. | B&B | PER PLAN |
| GD | 8 | GYMNOCALADUS DIOICUS 'ESPRESSO' | KENTUCKY COFFEETREE | 2" CAL. | N.A. | B&B | PER PLAN |
| OE | 8 | QUERCUS ELLIPSOIDALIS | NORTHERN PIN OAK | 2" CAL. | N.A. | B&B | PER PLAN |
| EVERGREEN TREES | | | | | | | |
| PG | 6 | PICEA GLAUCA DENSATA | BLACK HILLS SPRUCE | N.A. | 6' - 8' HT. | B&B | PER PLAN |
| ORNAMENTAL TREES | | | | | | | |
| AG | 1 | ACER GRISEUM | PAPERBARK MAPLE | 1.5" CAL. | N.A. | B&B | PER PLAN |
| BP | 2 | BETULA PLATYPHYLLA 'WHITESPIRE' | WHITESPIRE BIRCH | 2" CAL. | 6' - 8' HT. | B&B | PER PLAN |
| CI | 2 | CRATAEGUS CRUS-GALLI INERMIS | THORNLESS COCKSPUR HAWTHORN | 1.5" CAL. | N.A. | B&B | PER PLAN |
| MS | 9 | MALUS X 'SPRING SNOW' | SPRING SNOW CRABAPPLE | 1.5" CAL. | N.A. | B&B | PER PLAN |
| DECIDUOUS SHRUBS | | | | | | | |
| DL | 31 | DIERVILLA LONICERA 'MICHIGAN SUNSET' | DWARF BUSH HONEYSUCKLE | N.A. | #5 CONT. | 48" O.C. | |
| HA | 21 | HYDRANGEA ARBORESCENS 'ANNABELLE' | ANNABELLE HYDRANGEA | N.A. | #5 CONT. | 48" O.C. | |
| SB | 53 | SPHRAEA JAPONICA 'GOLDFLAME' | GOLDFLAME JAPANESE SPIREA | N.A. | #5 CONT. | 48" O.C. | |
| EVERGREEN SHRUBS | | | | | | | |
| TM | 64 | TAXUS X MEDIA 'TAUNTONI' | TAUNTON'S ANGLO-JAPANESE YEW | N.A. | #5 CONT. | 48" O.C. | |
| PERENNIALS | | | | | | | |
| CA | 149 | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | N.A. | #1 CONT. | 24" O.C. | |
| EP | 43 | ECHINACEA X 'PAS702917' | POWOW® WILD BERRY CONEFLOWER | N.A. | #1 CONT. | 24" O.C. | |
| HE | 10 | HEMEROCALLIS X 'STELLA DE ORO' | STELLA DE ORO DAYLILY | N.A. | #1 CONT. | 24" O.C. | |
| NC | 40 | NEPETA X 'CATS PAJAMAS' | CATS PAJAMAS CATMINT | N.A. | #1 CONT. | 24" O.C. | |
| PV | 81 | PANICUM VIRGATUM 'PRAIRIE FIRE' | PRAIRIE FIRE SWITCH GRASS | N.A. | #1 CONT. | 24" O.C. | |
| SH | 570 | SPOROBOLUS HETEROLEPIS | PRAIRIE DROPS EED | N.A. | #1 CONT. | 24" O.C. | |

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

DAVID A. REY
LIC. NO. 40180 DATE 03/09/2026

| Revisions | Date | Num |
|---------------------------|------------|-----|
| DESCRIPTION | | |
| PUD AMEND 3 - CITY REVIEW | 12/22/2025 | 1 |
| PUD AMENDMENT 4 | 03/09/2026 | 2 |

Comm: 266010
Date: 03/09/2026
Drawn: BJD
Check: DAR

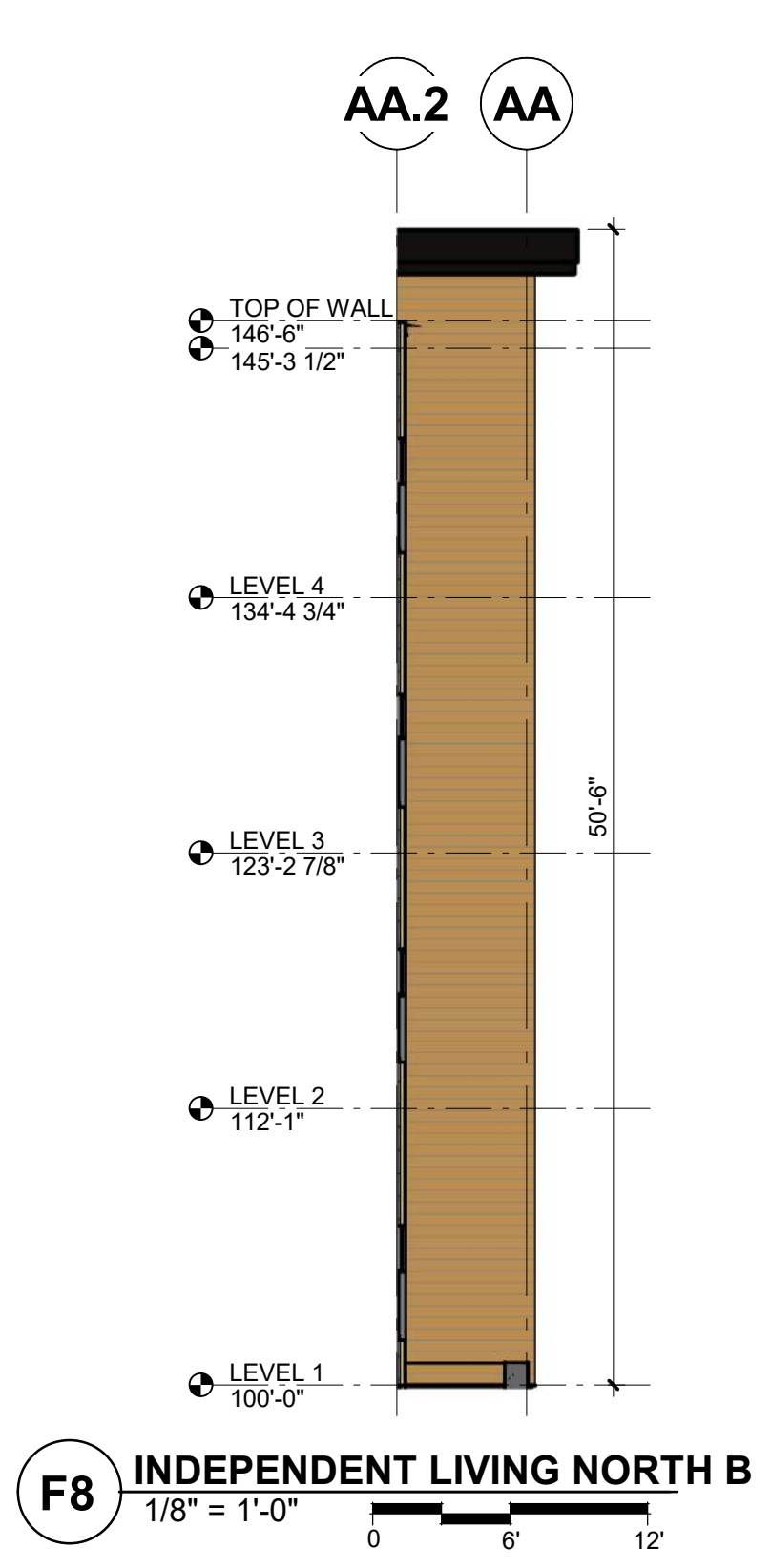
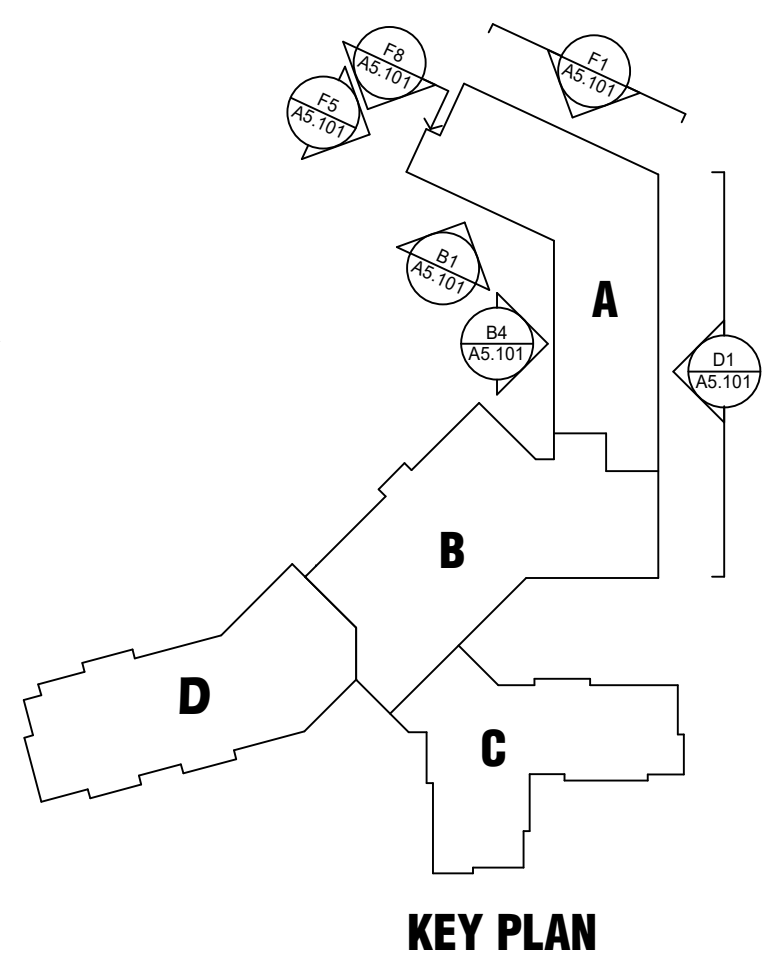
LANDSCAPE PLAN SOUTH

Scale: 1:20

L1.02



MN



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

Sara Malin
Sara Malin
Date: _____

License Number: 40063

| Description | 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 QA/QC CHECK SET | 09/22/2019 | 6 |
| CD SET | 10/04/2019 | 7 |
| PUD DEV STAGE RESUB | 09/11/2020 | 8 |
| P+2 RESUBMITTAL | 08/12/2020 | 9 |
| PUD AMENDMENT 3 | 11/10/2025 | 9 |
| PUD AMENDMENT 4 | 03/09/2026 | 10 |

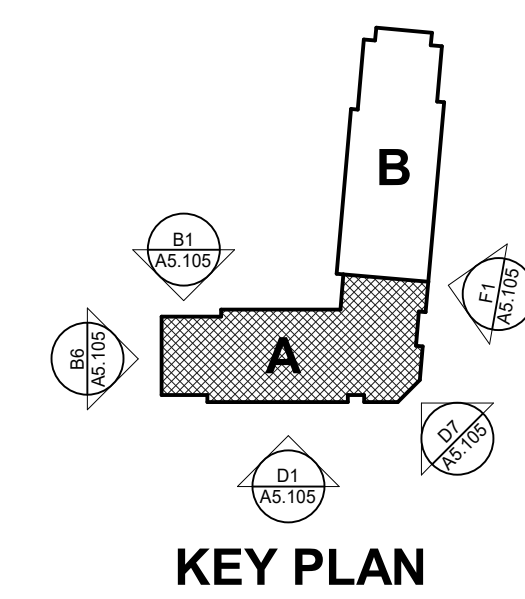
Comm: 196015
Date: 8/21/2020
Drawn: Author
Check: BP

EXTERIOR ELEVATIONS

Scale: As Indicated

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

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



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

Sara Malin
Sara Malin
License Number: 40063 Date:

| Description | Revisions | Date | Num |
|-----------------|-----------|------------|-----|
| PUD AMENDMENT 4 | | 03/09/2026 | |
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Comm: 266010
Date: _____
Drawn: CN
Check: BP

**MIXED-USE
EXTERIOR
ELEVATIONS**

Scale: As Indicated

MN



B1 MIXED-USE ELEVATION 1
1/8" = 1'-0"



B6 MIXED-USE ELEVATION 2
1/8" = 1'-0"



D1 MIXED-USE ELEVATION 3
1/8" = 1'-0"



D7 MIXED-USE ELEVATION 4
1/8" = 1'-0"



F1 MIXED-USE ELEVATION 5
1/8" = 1'-0"

REFER TO A5.106 FOR EXTERIOR MATERIAL SF COUNTS AND PERCENTAGES

| | | |
|-------|-------------------------------|--------------------------|
| CS-2 | FIBER CEMENT SIDING | ARCTIC WHITE |
| CS-3 | FIBER CEMENT SIDING | MIDNIGHT BLACK |
| CS-4 | WOOD LOOK FIBER CEMENT SIDING | WARM SIENNA |
| MSV-1 | MANUFACTURED STONE VENEER | OHIO BLUE VEIN CUT STONE |

Lyngblomsten
1415 Almond Ave.
Saint Paul, MN 55108



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

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MULTI-USE BUILDING EXTERIOR ELEVATION MATERIALS

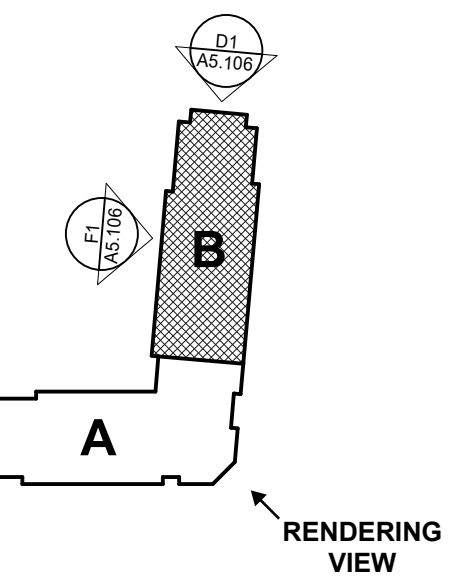
| CLADDING MATERIAL | | | AREA | | |
|-------------------------------|-------------------------|-----------|------|--|--|
| A5.105/B1 | SIDING TOTAL | 3,585 | | | |
| | BLACK | 1,318 | 20% | | |
| | WOOD | 732 | 11% | | |
| | WHITE | 1,535 | 23% | | |
| | STONE | 1,445 | 22% | | |
| WINDOWS/ DOORS/ LOUVERS | 1,560 | 24% | | | |
| A5.105/B6 | SIDING TOTAL | 1,096 | | | |
| | BLACK | 221 | 6% | | |
| | WOOD | 137 | 4% | | |
| | WHITE | 738 | 21% | | |
| | STONE | 1,423 | 40% | | |
| WINDOWS/ DOORS/ LOUVERS | 1,008 | 29% | | | |
| A5.105/D1 | SIDING TOTAL | 4,592 | | | |
| | BLACK | 1,667 | 18% | | |
| | WOOD | 1,194 | 13% | | |
| | WHITE | 1,731 | 19% | | |
| | STONE | 1,941 | 22% | | |
| WINDOWS/ DOORS/ LOUVERS | 2,533 | 28% | | | |
| A5.105/D7 | SIDING TOTAL | 490 | | | |
| | BLACK | 180 | 15% | | |
| | WOOD | 310 | 25% | | |
| | STONE | 213 | 18% | | |
| | WINDOWS/ DOORS/ LOUVERS | 505 | 42% | | |
| A5.105/F1 | SIDING TOTAL | 6,830 | | | |
| | BLACK | 2,153 | 16% | | |
| | WOOD | 1,356 | 10% | | |
| | WHITE | 3,321 | 25% | | |
| | STONE | 2,591 | 20% | | |
| WINDOWS/ DOORS/ LOUVERS | 3,884 | 29% | | | |
| TOTALS | | | | | |
| SIDING | | 23,325 SF | | | |
| BLACK | | 7,539 SF | | | |
| WOOD | | 4,645 SF | | | |
| WHITE | | 11,141 SF | | | |
| STONE | | 11,555 SF | | | |
| WINDOWS/ DOORS/ LOUVERS | | 13,277 SF | | | |
| TOTAL INCLUDING W/ D/ L | | 48,157 SF | | | |
| TOTAL NOT INCLUDING W/ D/ L | | 34,880 SF | | | |
| STONE % NOT INCLUDING W/ D/ L | | 33.1 % | | | |



MIXED-USE BUILDING RENDERING AT THE STREET CORNER OF HODGSON AND ASH - FOR REFERENCE ONLY



D1 MIXED-USE ELEVATION 6
1/8" = 1'-0"



KEY PLAN

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

Sara Malin
Sara Malin
License Number: 40063 Date: _____

| Description | Revisions | Date | Num |
|-----------------|-----------|------------|-----|
| PUD AMENDMENT 4 | | 03/09/2026 | |
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Comm: 266010
Date: _____
Drawn: CN
Check: BP

MIXED-USE
EXTERIOR
ELEVATIONS

Scale: As Indicated

A5.106



F1 MIXED-USE ELEVATION 7
1/8" = 1'-0"

| | | |
|-------|-------------------------------|--------------------------|
| CS-2 | FIBER CEMENT SIDING | ARCTIC WHITE |
| CS-3 | FIBER CEMENT SIDING | MIDNIGHT BLACK |
| CS-4 | WOOD LOOK FIBER CEMENT SIDING | WARM SIENNA |
| MSV-1 | MANUFACTURED STONE VENEER | OHIO BLUE VEIN CUT STONE |



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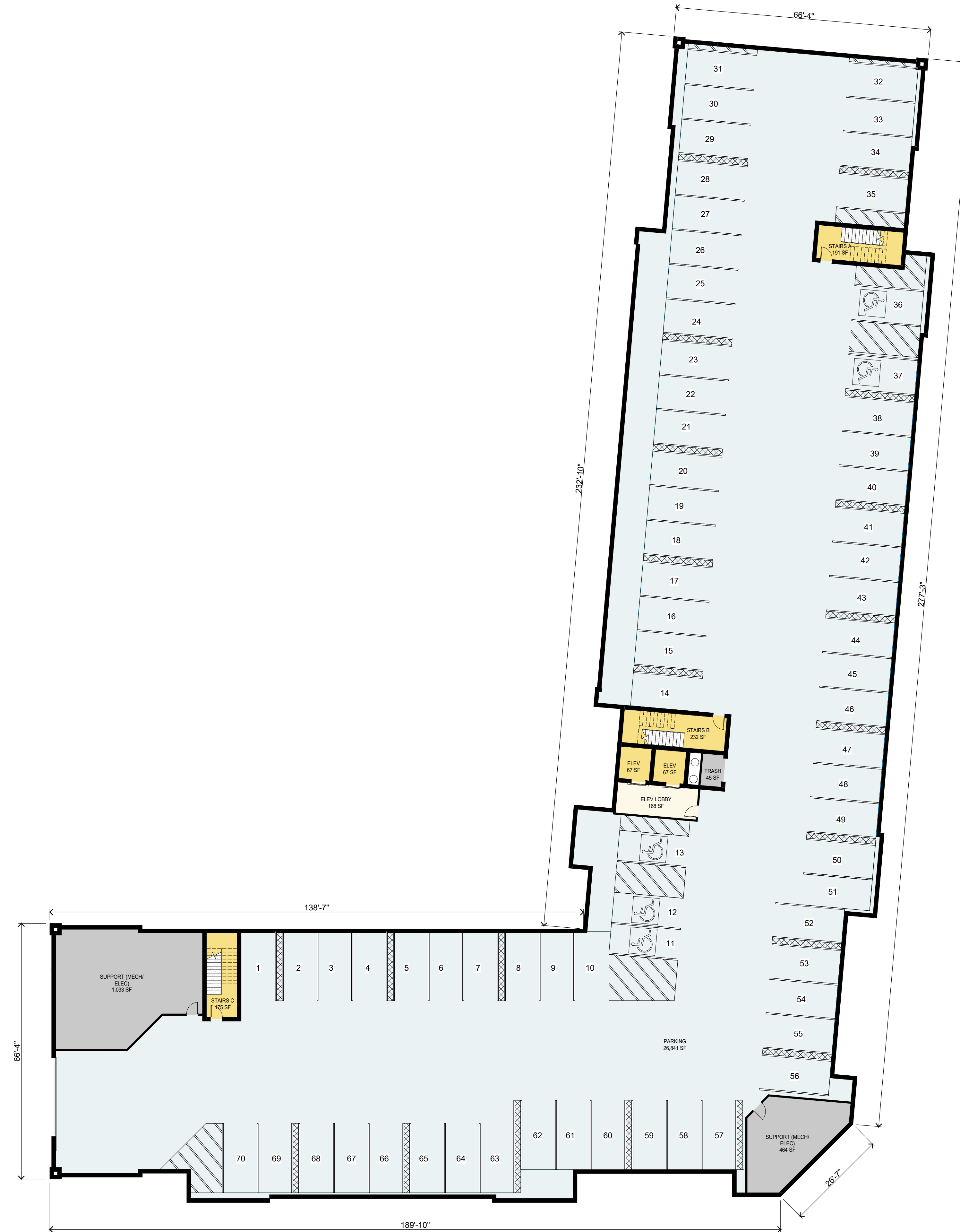
Function of Space Legend

- CIRCULATION
- PARKING GARAGE
- ELEVATOR/ STAIRS
- COMMERCIAL SPACE
- IL AMENITIES
- SUPPORT
- TOILETS
- IL 1 BEDROOM UNIT
- IL 1 BEDROOM + DEN UNIT
- IL 2 BEDROOM UNIT
- IL 2 BEDROOM + DEN UNIT

BASEMENT:

FLOOR GSF: 29,606 SF
TOTAL GSF: 137,427 SF
(INCLUDING BASEMENT)

TOTAL PARKING SPACES: 70



F3 MIXED-USE BASEMENT LEVEL OVERALL FLOOR PLAN
1/16" = 1'-0"

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

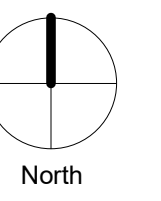
under the laws of the State of MINNESOTA

Sara Malin
Sara Malin

License Number: 40063 Date:

| Description | Revisions | Date | Num |
|-----------------|-----------|------------|-----|
| PUD AMENDMENT 4 | | 03/09/2026 | |
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**MIXED-USE
BASEMENT LEVEL
OVERALL FLOOR
PLAN**

Scale: 1/16" = 1'-0"

A2.000



MN

Function of Space Legend

- CIRCULATION
- PARKING GARAGE
- ELEVATOR/ STAIRS
- COMMERCIAL SPACE
- IL AMENITIES
- SUPPORT
- TOILETS
- IL 1 BEDROOM UNIT
- IL 1 BEDROOM + DEN UNIT
- IL 2 BEDROOM UNIT
- IL 2 BEDROOM + DEN UNIT

LEVEL 1:

FLOOR GSF: 29,606 SF
TOTAL GSF: 137,427 SF
(INCLUDING BASEMENT)



F3 MIXED-USE LEVEL 1 OVERALL FLOOR PLAN
1/16" = 1'-0"

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

Sara Malin
Sara Malin
License Number: 40063 Date: _____

| Description | Revisions | Date | Num |
|-----------------|-----------|------------|-----|
| PUD AMENDMENT 4 | | 03/09/2026 | |
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Comm: 266010
Date: _____
Drawn: CN
Check: BP

MIXED-USE LEVEL 1 OVERALL FLOOR PLAN



MN

Function of Space Legend

- CIRCULATION
- PARKING GARAGE
- ELEVATOR/ STAIRS
- COMMERCIAL SPACE
- IL AMENITIES
- SUPPORT
- TOILETS
- IL 1 BEDROOM UNIT
- IL 1 BEDROOM + DEN UNIT
- IL 2 BEDROOM UNIT
- IL 2 BEDROOM + DEN UNIT

LEVEL 2:

FLOOR GSF: 25,358 SF
TOTAL GSF: 137,427 SF
(INCLUDING BASEMENT)

19 IL UNITS



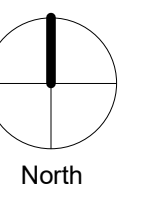
F3 MIXED-USE LEVEL 2 OVERALL FLOOR PLAN
1/16" = 1'-0"

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

Sara Malin
Sara Malin
License Number: 40063 Date:

| Description | Revisions | Date | Num |
|-----------------|-----------|------------|-----|
| PUD AMENDMENT 4 | | 03/09/2026 | |
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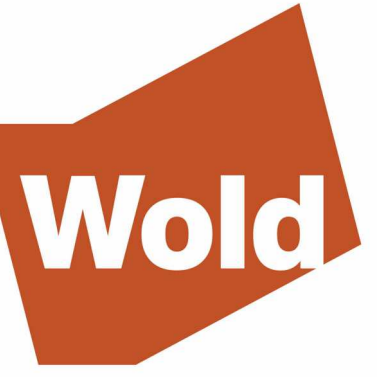
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MIXED-USE LEVEL 2 OVERALL FLOOR PLAN

Scale: 1/16" = 1'-0"

A2.002



MN

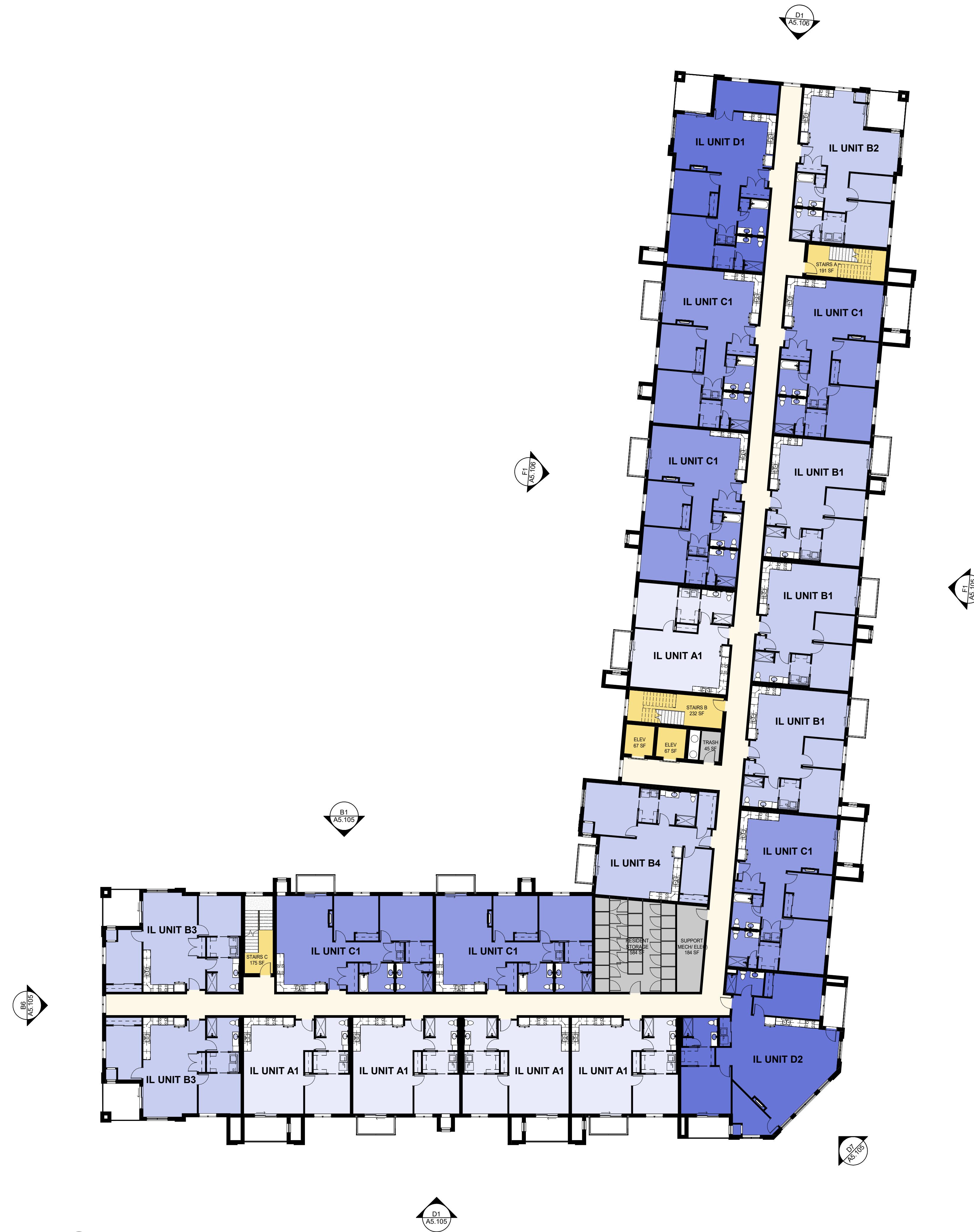
Function of Space Legend

- CIRCULATION
- PARKING GARAGE
- ELEVATOR/ STAIRS
- COMMERCIAL SPACE
- IL AMENITIES
- SUPPORT
- TOILETS
- IL 1 BEDROOM UNIT
- IL 1 BEDROOM + DEN UNIT
- IL 2 BEDROOM UNIT
- IL 2 BEDROOM + DEN UNIT

LEVEL 3:

FLOOR GSF: 26,554 SF
TOTAL GSF: 137,427 SF
(INCLUDING BASEMENT)

20 IL UNITS



F3 MIXED-USE LEVEL 3 OVERALL FLOOR PLAN
1/16" = 1'-0"

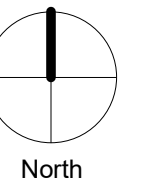
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Sara Malin
Sara Malin

License Number: 40063 Date:

| Description | Revisions | Date | Num |
|-----------------|-----------|------------|-----|
| PUD AMENDMENT 4 | | 03/09/2026 | |
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Comm: 266010
Date:
Drawn: CN
Check: BP



MIXED-USE LEVEL 3 OVERALL FLOOR PLAN

Scale: 1/16" = 1'-0"

A2.003



MN

Function of Space Legend

- CIRCULATION
- PARKING GARAGE
- ELEVATOR/ STAIRS
- COMMERCIAL SPACE
- IL AMENITIES
- SUPPORT
- TOILETS
- IL 1 BEDROOM UNIT
- IL 1 BEDROOM + DEN UNIT
- IL 2 BEDROOM UNIT
- IL 2 BEDROOM + DEN UNIT

LEVEL 4:

FLOOR GSF: 26,303 SF
TOTAL GSF: 137,427 SF
(INCLUDING BASEMENT)

20 IL UNITS



F3 MIXED-USE LEVEL 4 OVERALL FLOOR PLAN
1/16" = 1'-0"

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Sara Malin
Sara Malin

License Number: 40063 Date:

| Description | Revisions | Date | Num |
|-----------------|-----------|------------|-----|
| PUD AMENDMENT 4 | | 03/09/2026 | |
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Comm: 266010
Date:
Drawn: CN
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MIXED-USE LEVEL 4 OVERALL FLOOR PLAN

Scale: 1/16" = 1'-0"

A2.004



**Master Planning Study
Hodgson Road & CR J**

City of Lino Lakes

MASTER PLAN



**Master Planning Study
Hodgson Road & CR J**

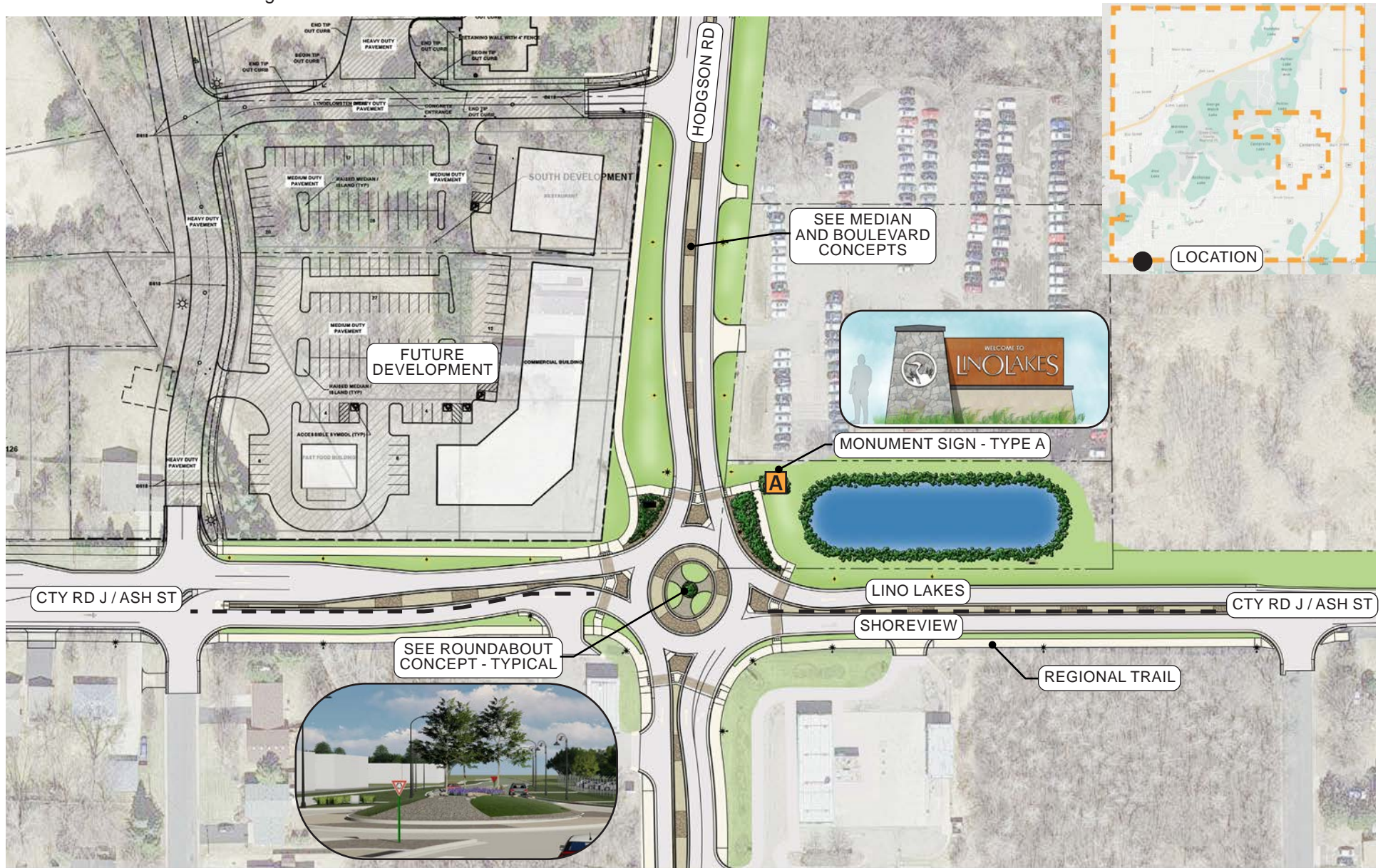
City of Lino Lakes

**HODGSON/CR J
NORTHEAST
CORNER
PERSPECTIVE**

CONCEPT DESIGN | HODGSON ROAD AND COUNTY ROAD J

PRIMARY GATEWAY

This primary gateway is an entrance into the city of Lino Lakes from the south, adjacent to the city of Shoreview. The roundabout island follows the design shown in "Roundabout Design - Typical". (1) One "Monument Sign Type A" will be located in the NE quadrant of the intersection (as shown below) creating a gateway as users enter Lino Lakes on Hodgson Road.



PRIMARY GATEWAY - RENDERING



BIRD'S EYE VIEW FROM SOUTH SIDE OF ROUNDABOUT



**SITE PLAN REVIEW
WORKSHEET**

PROJECT: Lyngblomsten-Mixed Use Buiding Only

DATE: March 26, 2026

REVISED:

Planning & Zoning Board Date: April 8, 2026

City Council Date: TBD May 11, 2026

To be addressed by applicant

ZONING/LAND USE

Zoning District PUD
 Future Land Use Plan Signature Gateway
 Sewered or Unsewered Lot Sewerd
 CUP required? Yes
 Comprehensive Plan Amendment? No
 Rezoning required? No
 Variance required? No

| | Required | Proposed |
|-------------------|-----------------|-----------------|
| Lot size (sq. ft) | 20,000 | 3.36 acres |
| Lot width (ft.) | 100 | 343 |

NOTES:

Commercial Daycare and Residential apartments

Setbacks (ft)-Hodgson Road

Principal Building-Collector/Arterial Street
 Parking Lot

| Required | Proposed |
|----------|----------|
| 25* | 30 |
| 15 | 15 |

Established per Res. No. 19-42

*Current PUD allows for 10ft setback for commercial. Proposing change to 25ft.

Setbacks (ft)-Ash St

Principal Building-Collector/Arterial Street
 Parking Lot

| Required | Proposed |
|----------|----------|
| 25* | 25 |
| 15 | 15 |

*Current PUD allows for 10ft setback for commercial. Proposing change to 25ft.

Setbacks (ft)-Blanchard Blvd

Principal Building-Local Street
 Parking Lot

| Required | Proposed |
|----------|----------|
| 15 | 120 |
| 15 | 15 |

Setbacks-Lyngblomsten Dr

Principal Building-Private Drive
 Parking Lot/Driveway

| Required | Proposed |
|----------|----------|
| 15 | 60 |
| 15 | 15 |

Height

| Required | Proposed |
|------------|----------|
| 50' 6" max | 50' 6" |

Established per Res. No. 19-42

top of wall 47' 8" + 2' 10" = 50' 6"

Shoreland district?

No

OHWB?

NA

Impervious surface restrictions

| Required | Proposed |
|----------|----------|
| 75% | 48% |

Established per Res. No. 19-42

10.1 acres impervious/ 21 acre site = 48%

GENERAL PROVISIONS

Building Type and Construction

Yes

Multi-family requirements met. Consistent with PUD.

Accessory buildings or structures

Number of structures

| Required | Proposed |
|----------|----------|
| NA | None |
| NA | NA |

Size

Refuse and recyclable materials enclosure

Yes

Detached trash enclosure not allowed. Plans shall be revised.

Outdoor lighting

1.0 ft candle allowance onto right of way

0.1

OK

0.4 ft candle allowance onto adjacent prop.

NA

Hooded lights

Yes

Height

| Required | Proposed |
|------------|----------|
| 30 ft max. | 21 |

Location

Street ROW

Side or rear

| Required | Proposed |
|----------|----------|
| 10 ft | 50+ ft |
| 5 ft | NA |

| | Required | Proposed |
|------------------|--------------|----------|
| Curb cut width | 36 feet max. | 26 ft |
| Grade elevation | 5% | TBD |
| Striping 4" wide | 4" | 4" |

Driveway grade elevations shall be shown on grading plans

Continuous concrete perimeter curb barrier
Six (6)+ stalls adjacent to street or residential
requires berm, wall or fence

| |
|-----|
| Yes |
| No |

Required along Lyngblomsten Drive.

Parking lot landscaping

| |
|-----|
| Yes |
|-----|

Six (6)+ stalls requires landscaping

| |
|-----|
| Yes |
|-----|

Commercial uses with 50+ stalls
require islands

100 s.f. per 25 stalls

135 # of stalls / 25 =

5.4

x 100

540 s.f. of island landscaping required

1400 sf provided (4 islands x 350sf each)

Mixed Use Building

stall requirements

| | Required | Proposed |
|-------------------------------|----------|----------|
| # stall requirements | 197 | 205 |
| # handicap stall requirements | 7 | 10 |

135 surface spaces + 70 underground spaces = 205

5 surface ADA spaces + 5 underground ADA spaces = 10

| | |
|--|-----|
| Off-street loading | OK |
| Accessory outdoor dining or seating facilities | TBD |
| Seating area shall be segregated from through pedestrian circulation | TBD |
| Minimum clear passage perimeter of 5 ft | TBD |
| Overstory trees, umbrellas etc. min. 7 ft clearance | TBD |
| Surfaced with concrete, bituminous, etc. | TBD |
| Minimum width 36" aisles | TBD |
| Additional parking required | TBD |

| |
|--|
| <u>Underground loading driveway to basement level or surface parking lot</u> |
| <u>Restaurarant will require separate plan review</u> |
| <u>Restaurarant will require separate plan review</u> |
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SPECIAL REVIEW REGULATIONS

| | |
|---------------------------------|------|
| Shoreland District | None |
| Floodplain District | None |
| Signage | Yes |
| Master Plan-Hodgson Road & CR J | Yes |

| |
|--|
| _____ |
| _____ |
| <u>Separate Sign Permit Application required</u> |
| _____ |

EAW/AUAR COMPLIANCE

| | |
|-----------------------------------|----|
| Does an EAW/AUAR exist? | No |
| Is an EAW/AUAR required? | No |
| Is project in compliance? | NA |
| Does EAU/AUAR need to be revised? | NA |

| |
|-------|
| _____ |
| _____ |
| _____ |

Memorandum

To: Katie Larsen, Lino Lakes City Planner

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

Date: April 1, 2026

Re: Lyngblomsten Nursing Home – Mixed (Residential/Commercial) Use 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 Bolton and Menk and Wold and received March 16, 2026. Our comments were made on the following documents:

- Lyngblomsten – Preliminary PUD prepared by Bolton and Menk, dated March 9, 2026, 2025

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

Engineering

- **General**

The Lyngblomsten Nursing Home is proposing a mixed-use (residential/commercial) building to their campus located north of between Hodgson Road (CSAH 49) and Blanchard Boulevard. The proposed building is a mixed-use structure with one lower-level parking level (approx. 29,800 SF), a commercial first floor (approx. 29,800 SF), and three upper residential floors (approx. 26,500 SF/ea). It proposes 59 independent living units as well as retail, restaurant, and daycare facilities on the first floor together with both an underground and outdoor parking areas as well as additional living amenities.

Comments:

1. With the Final PUD plan, provide new building specific plan sheets (similar to the ‘preliminary plat sheet S0.1’ provided) that accurately depict the current topological information of the site as existing and clearly identify what grading/construction is proposed with the new building.
2. With the Final PUD plan, provide existing conditions plan sheet with removals/demolition required
 - a. Identify adjacent existing utilities that will be utilized

- **Grading**

The Lyngblomsten Mixed Use 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 Final PUD 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.
2. All grading will need to meet maximum 3:1 slope requirements

- **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 Final PUD plan, provide s sub-surface drainage system design, similar to the other buildings on site

- **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 2 sets of existing 8" 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 Final PUD 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.)
2. Identify all utility crossings and provide the top and bottom of pipe elevations
 - a. Vertical pipe separation should be a minimum 18"
 - b. Insulate when separation between storm sewer and water is less than 36"
3. We recommend that the City Deputy Director of Public Safety-Fire Division review the proposed plan for water supply and hydrant coverage.

- **Transportation**

Traffic from the addition is consistent to what was approved with the preliminary plat for the overall campus traffic study. Access to the parking area will be created with connections to Blanchard Boulevard on the west side and Lyngblomsted Drive on the north side. Underground parking with an entrance from the parking area at the southwest corner of the proposed building will be utilized as well.

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 Final PUD plan, show impacts to existing sidewalks with construction.
2. Provide a sidewalk/trail connection from the parking area to the eastern trail/northeastern intersection (Hodgson Road)

- **Wetlands and Mitigation Plan**

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

- **Landscaping**

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

- **Floodplain**

The submitted concept plan does not impact floodplain.

- **Drainage and Utility Easements**

All needed drainage and utility easements have been provided with the approved preliminary plat.

- **Development Agreement**

A development agreement will be required with the final plat.

- **Grading Agreement**

Grading agreement not required at this time.

- **Stormwater Maintenance Agreement**

The stormwater maintenance for public facilities are already in place with the main building.

- **Permits Required**

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

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

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



Environmental Memo

To: Katie Larsen, City Planner
From: Tom Hoffman, Environmental Coordinator
Date: April 1, 2026
Re: Environmental Comments – Lyngblomsten PUD Amendment 4

Environmental Board recommended the following at their March 25, 2026 meeting:

1. 30" screening is required adjacent to parking lots to public right of way. Screening should be provided on the north side of the parking lot adjacent to Lyngblomsten Drive.
2. Provide tree protection fencing and detail in the plan set for existing boulevard trees to be protected during construction.
3. Update canopy coverage calculations. My calculations show 11 trees receiving 50% credit for an additional 1,200 SF. Potentially 1 tree is within 7-12 and would receive 25 percent credit.
4. Recommend adding one additional tree along the Hodgson Road boulevard. Currently the proposal shows trees throughout the building breaking up the frontage. There is one gap of trees between the stairs and the restaurant that doesn't seem to blend into the overall design.
5. Confirm irrigation reuse area and provide final calculations for reuse.
6. Recommend matching curb to the rest of the development.
7. 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. Inlet protection required on all existing catch basins.

**PLANNING & ZONING BOARD
STAFF REPORT
AGENDA ITEM 7.A.**

STAFF ORIGINATOR:

MEETING DATE April 8, 2026

AGENDA ITEM: Project Updates

CASE NUMBER:

APPLICANT:

OWNER:

REVIEW SCHEDULE:

INTRODUCTION

BACKGROUND

RECOMMENDATION / REQUESTED DIRECTION

ATTACHMENTS

None