



PLANNING & ZONING BOARD AGENDA

Wednesday, July 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. Nomination of Chair and Vice Chair
4. Public Comment (*sign-in prior to start of meeting per Rules of Decorum*)
5. Setting the Agenda: Addition or Deletion of Agenda Items
6. Approval of Minutes: June 10, 2026
7. Action Items
 - A. Lyngblomsten at Lino Lakes Second Addition PUD Final Plan/Final Plat
8. Discussion Items
 - A. Project Updates

ADJOURNMENT

**PLANNING & ZONING BOARD
STAFF REPORT
AGENDA ITEM 3.**

STAFF ORIGINATOR:

MEETING DATE July 8, 2026

AGENDA ITEM: Nomination of Chair and Vice Chair

CASE NUMBER:

APPLICANT:

OWNER:

REVIEW SCHEDULE:

INTRODUCTION

BACKGROUND

RECOMMENDATION / REQUESTED DIRECTION

ATTACHMENTS

None

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

DATE:	June 10, 2026
TIME STARTED:	6:30 P.M.
TIME ENDED:	6:51 P.M.
MEMBERS PRESENT:	Nathan Vojtech, Michael Root, Patrick Kohler Suzy Guthmueller, Perry Laden, Isaac Wipperfurth, Neil Evenson
MEMBERS ABSENT:	None
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 June 10, 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. Kohler. Motion carried 7 – 0.

4. APPROVAL OF AGENDA

The agenda was approved as presented.

5. APPROVAL OF MINUTES

Mr. Vojtech moved to approve the May 13, 2026 meeting minutes. Motion seconded by Mr. Evenson. Motion carried 6 – 0, with one abstention.

6. ACTION ITEMS

A. Peltier Ponds PUD Final Plan/Final Plat

Ms. Larsen presented the staff report.

The applicant, U.S. Home, LLC, submitted a land use application for Peltier Ponds PUD Final Plan/Final Plat. The PUD Final Plan/Final Plat contains 31 single family lots and 88 townhomes units for a total of 119 housing units.

Mr. Laden had questions about the garage specifications that were spoken upon during the preliminary plat. Ms. Larsen stated that the applicant did comply with the requirements put forth by the board. Mr. Evenson suggested putting a minimum garage size for the fourteen allotted homes with garage sizes under 520 square feet. The board agreed that 20 feet by 22 feet would be the minimum size allowed.

The board has concerns about the lack of an H.O.A. for snow removal and lawn mowing, limiting the space allowed for cars in the 55-foot lot garages.

Mr. Vojtech confirmed that there would be trees planted along the north lot line. Ms. Larsen did confirm that trees would be planted but were not required.

Mr. Kohler wanted to confirm that the environmental coordinators' comments were addressed and would be part of the recommendations. Ms. Larsen stated that the developer will have to address those environmental coordinators' concerns.

Mr. Evenson motioned to approve the Peltier Ponds PUD Final Plan/Final Plat with staff recommendations and the board recommendation of a minimum garage size of 20 by 22 feet (440 square feet). Motion was seconded by Mr. Kohler. Motion carried 7 – 0.

B. Wilkinson Waters Second Addition PUD Final Plan/Final Plat

Ms. Larsen presented the staff report.

The applicant, Anoka Holdings, LLC., submitted a land use application for Wilkinson Waters Second Addition PUD Final Plan/Final Plat. The PUD Final Plan/Final Plat is for the 20-unit, Phase 1B townhome development.

Mr. Vojtech wanted to know if the townhomes were always supposed to be rentals owned by the developer. Ms. Larsen confirmed that there has always been a narrative that some of the townhomes would be rentals and some would be available for purchase, for this specific phase these townhomes would be rentals.

Mr. Laden wanted to know if these townhomes would be age-restricted. Mr. Stalland was available for questions and confirmed there was no age limits on these townhomes.

Mr. Stalland confirmed the phases of the development for the Board.

Mr. Laden motioned to approve the Wilkinson Waters Second Addition PUD Final Plan/Final Plat with staff recommendations. Motion was seconded by Mr. Wipperfurth. Motion carried 7 – 0.

7. DISCUSSION ITEMS

A. Project Updates

Ms. Eller and Ms. Larsen provided project updates to the Board.

Mr. Wipperfurth moved to adjourn the meeting. Motion seconded by Mr. Vojtech. Meeting adjourned at 6:51 p.m.

Respectfully submitted,
Marissa Ertel – Community Development Administrative Assistant

**PLANNING & ZONING BOARD
AGENDA ITEM 7A**

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: July 8, 2026

TOPIC: Lyngblomsten at Lino Lakes Second Addition
PUD Final Plan/Final Plat

CASE NUMBER: PZC2026-0008

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 Lyngblomsten at Lino Lakes Second Addition PUD Final Plan/Final Plat. The development contains a 4-story mixed use building at the southeast corner of the site. The first floor will be commercial uses and resident amenity center. The other three floors will be 59 market-rate independent living units for residents aged 55 and older.

Tentative Review Schedule:

Complete Application Date:	June 11, 2026
60-Day Deadline:	August 10, 2026
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	July 8, 2026
City Council Work Session:	August 10, 2026
City Council Meeting:	August 10, 2026

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
- Lyngblomsten Lino Lakes Campus Plan Set prepared by Wold Architects and Engineers dated June 8, 2026
- 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
- Title Commitment dated May 26, 2026

BACKGROUND

On May 11, 2026, the City Council passed Resolution No. 26-64 approving the PUD Preliminary Plan/Preliminary Plat Amendment #4 for the mixed use building. The Council staff report and resolution detail the project’s consistency with the City’s Comprehensive Plan and compliance with the City Code.

ANALYSIS

PUD Preliminary Plan

The PUD Preliminary Plan is the master plan of the entire 21 acre development. PUD Amendment #4 changed the standalone restaurant and commercial buildings to a single 4-story mixed use building.

Use	# Units
Townhomes	20
Independent Living (IL)-Campus Building	96
Independent Living (IL)-Mixed Use Building	59
Assisted Living (AL)	35
Memory Care	16
Skilled Care	61
	287

Preliminary Plat

The revised preliminary plat consists of the following lots and blocks:

Lot or Outlot	Purpose
Lots 1-21, Block 1	Townhomes
Lot 1, Block 2	Senior Living Campus
Lot 3, Block 2	Skilled Care Wing
Lot 1, Block 1 Second Addition	Mixed Use Building
Outlot A	Stormwater Pond
Outlot B	Lift Station

Phasing Plan

The development will be built out over three (3) phases. This final plat is for Phase 2.

Phase	Use
Phase 1	Townhomes and Senior Living Campus
Phase 2	Mixed Use Building
Phase 3	Skilled Care Wing

PUD Final Plan

The PUD Final Plan is for a specific stage or phase of the PUD Preliminary Plan. The Lyngblomsten at Lino Lakes Second Addition PUD Final Plan consists of a 4-story mixed use building at the southeast corner of the site. The first floor will be commercial uses and resident amenity center. The other three floors will be 59 market-rate independent living units for residents aged 55 and older.

The 2007 Master Planning Study-Hodgson Road & CR J states 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. Per the 2024 Lino Lakes Gateway Planning study, a gateway monument sign will be located in the northeast quadrant of the intersection creating a gateway as users enter Lino Lakes on Hodgson Road.

Per Resolution No. 26-64 approving PUD Preliminary Plan/Preliminary Plat Amendment #4:

1. An outdoor plaza with seating opportunities and amenities shall be constructed in the southeast corner of the site to enhance the gateway corridor.

The architectural rendering shows a private patio with gazebo for the Lyngblomsten residents. Enhanced landscaping with benches are provided for public use.

Final Plat

The Lyngblomsten at Lino Lakes Second Addition final plat consists of the following lots and blocks:

Lot or Outlot	Purpose	Ownership
Lot 1, Block 1	Mixed Use Building	Private

Public Land Dedication

The City will collect a cash fee in lieu of land dedication.

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

Title Commitment

The City Attorney reviewed the title commitment and final plat. The title commitment and final plat shall be updated to address mortgage holders.

Agreements

- Stormwater Maintenance Agreement
 - The stormwater maintenance for public facilities is already in place with the main campus building.
- Development Agreement
 - A Development Agreement will be prepared by the City and shall be executed.
- Site Improvement Performance Agreement
 - NA, required securities will be included in the Development Agreement.
- Anoka County License Agreement
 - Required for landscaping, benches, etc. in County road right-of-way.

Findings of Fact

Per City Code Section 1001.057 Review, Approval or Denial:

(1) The Planning and Zoning Board shall consider the final plat and the Community Development Department shall forward the Planning and Zoning Board recommendations to

the City Council. The following requirements shall be met before consideration of the final plat by the Planning and Zoning Board:

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

The final plat substantially conforms with the preliminary plat.

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

NA. This is a mixed use development.

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

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

RECOMMENDATION

Staff recommends approval of the Lyngblomsten at Lino Lakes Second Addition PUD Final Plan/Final Plat subject to the following conditions being addressed:

1. All comments from the City Engineer memo dated July 1, 2026.
2. All comments from the Environmental Coordinator memo dated June 24, 2026.
3. All comments from City Attorney regarding the title commitment and final plat shall be addressed.
 - a. The title commitment and final plat shall be updated to address mortgage holders.
4. A separate administrative permit application is required for the restaurant accessory outdoor dining.
5. The following documents shall be recorded:
 - a. Final Plat
 - b. Development Agreement
 - c. Anoka County License Agreement (if required)
 - d. Ordinance No. 04-26 vacating drainage and utility easement.
6. All landscaping, benches, amenities, etc. on private property and within road right-of-way shall be maintained by Lyngblomsten at Lino Lakes, LLC or other private entity.
7. Anoka County shall approve any improvements within the road right-of-way.
 - a. If approved, a license agreement will be required.
 - b. The applicant shall work with Anoka County for approvals and agreement.

8. The original site plan Sheet C1.22, Site Plan South dated 3/9/26 showed storage areas in the east side of retail units.
 - a. Storage areas and materials shall not be visible from the outside.
9. Lyngblomsten Lino Lakes Campus Plan Set revision date 3/9/2026:
 - a. All applicable plan sheets:
 - i. Existing and proposed sidewalks and trails shall be clearly identified and labeled as noted in the Legends.
 1. For example, Sheet C1.20, Site Plan Overall clearly shows them marked but Sheet C1.22, Site Plan South does not.
 - b. Preliminary Plat, Sheet 1 of 1:
 - i. Revise to show Lot 2, Block 2 and Outlot C as the new lot.
 1. Site Data and Density table shall be revised accordingly.
 - c. Sheet C1.22, Site Plan South:
 - i. Show the proposed daycare rooms, outdoor play areas, 5 retail suites etc. as it was approved by City Council on May 11, 2026.
 - ii. This applies to all applicable plan sheets.
 - d. Sheet L1.02, Landscape Plan South:
 - i. The transformer along CR J shall be screened.
10. Lyngblomsten Lino Lakes Campus-City Submittal-Final PUD (Amendment 4) dated 6/08/2026:
 - a. All applicable plan sheets:
 - i. Existing and proposed sidewalks and trails shall be clearly identified and labeled as noted in the Legends.
 - b. A more detailed layout plan is required for private patio/gazebo area.
 - i. See Sheet L1.4, Town Center Courtyard Layout Plan as an example.
 - ii. Details are needed for gazebo, benches, sitting areas, fences, etc.
 - c. Sheet S1.2, Final Plat:
 - i. There appears to be a parcel line bisecting the lot east to west. Please revise.
 - ii. The "Existing Drainage & Utility Easement per Plat of Lyngblomsten at Lino Lakes Addition" was vacated on May 26, 2026.
 1. New easements shall be dedicated on this plat.
 - d. Sheet L1.01, Landscape Plan South:
 - i. The transformer along CR J shall be screened.

ATTACHMENTS

1. Lyngblomsten Site Plan
2. Preliminary Plat
3. Architectural Rendering
4. Landscape Plan South
5. Master Plan-Hodgson Road & CR J Study
6. Concept Plan-Gateway Planning Study
7. Final Plat

8. City Engineer Memo dated July 1, 2026
9. Environmental Coordinator Memo dated June 24, 2026



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
Date: _____

License Number: 40063

Description	Revisions	Date	Num
PUD Submittal		10/08/2018	1
PUD Resubmittal		01/14/2019	2
PUD Resubmittal		03/11/2019	3
DD SET		06/28/2019	4
CD CHECK SET		08/30/2019	5
CD 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		11/09/2025	9
PUD AMENDMENT 4		03/09/2025	10
FINAL PUD AMENDMENT 4		06/08/2025	

Comm: 280201049
Date: _____
Drawn: CNJ/DVK/F
Check: gp North

SITE PLAN

Scale: 1" = 50'-0"

A2

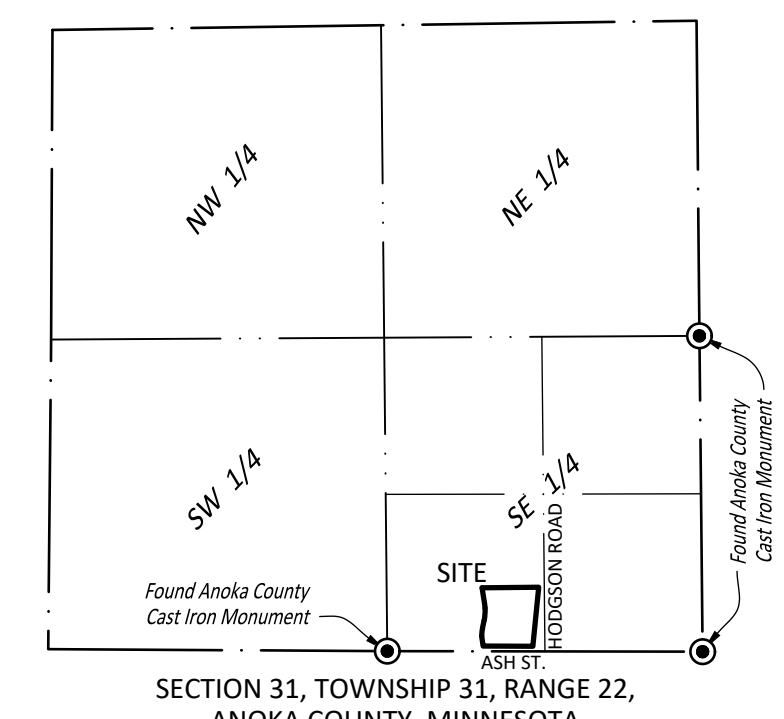
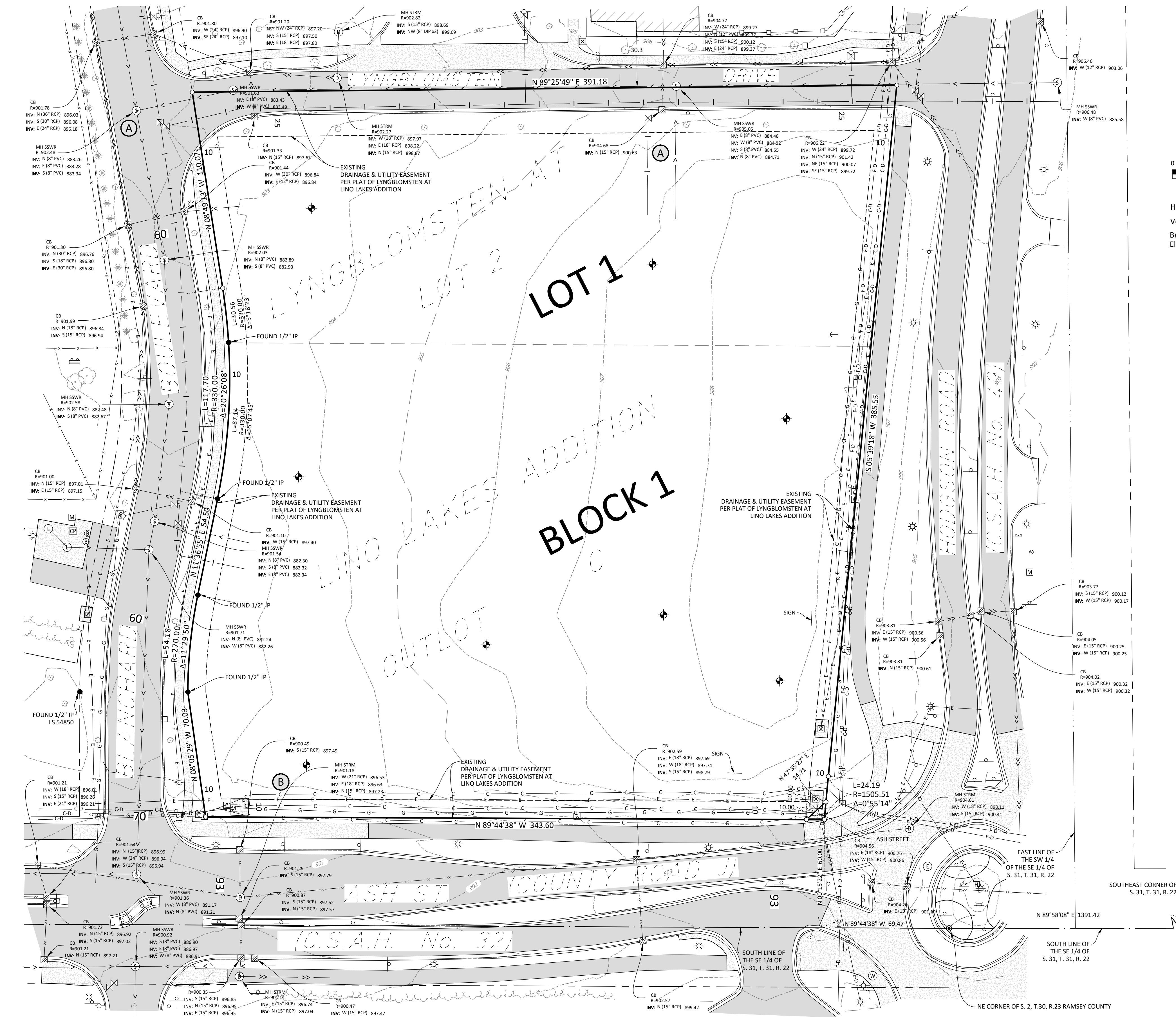


F3 SITE PLAN
1" = 50'-0"
0 37'-6" 75'

MN

A

LYNGBLOMSTEN AT LINO LAKES SECOND ADDITION



Horizontal Datum: Anoka County Coordinate System (1996 Adj.)
 Vertical Datum: NAVD 1988 In Feet
 Benchmark: MNDOT monument "LINO MNDT", located in the northeast quadrant of Sunset Road and 35W
 Elevation = 929.349

LEGEND

○	MONUMENT SET	⊠	BENCH
●	MONUMENT FOUND	⊞	BOLLARD
⊙	CAST IRON MONUMENT FOUND	⊞	MAILBOX
⊞	HANDHOLE	⊞	SOIL BORING
⊞	METER	⊞	SIGNON TRAFFIC
⊞	UTILITY PEDESTAL COMMUNICATION	⊞	CATCH BASIN RECTANGULAR
⊞	VAULT COMMUNICATIONS	⊞	MANHOLE STORM
⊞	TRANSFORMER ELECTRIC	⊞	TRAFFIC SIGN (DESCRIBE)
⊞	LIGHT-GROUND	⊞	POLE - GUY WIRE/ANCHOR
⊞	MANHOLE ELECTRIC	⊞	TREE - CONIFEROUS
⊞	POLE - LIGHT POLE	⊞	TREE - DECIDUOUS
⊞	IRRIGATION CONTROL VALVE	⊞	CURB STOP WATER SERVICE
⊞	UTILITY MARKER GAS	⊞	FIRE HYDRANT
⊞	CONTROL PANEL SANITARY	⊞	MANHOLE WATER
⊞	LIFT STATION SANITARY	⊞	VALVE WATERMAIN
⊞	MANHOLE SANITARY		
— C — C —	UNDERGROUND COMMUNICATION	⊞	TREE DRIP LINE MULTIPLE
— C-D — C-D —	UNDERGROUND COMMUNICATION DRAWN FROM UTILITY MAPS	⊞	CURB & GUTTER
— F-D — F-D —	UNDERGROUND FIBER OPTIC DRAWN FROM UTILITY MAPS	⊞	ADJACENT
— E — E —	UNDERGROUND ELECTRIC	⊞	EASEMENT
— G — G —	UNDERGROUND GAS	⊞	RIGHT OF WAY
— > — > —	UNDERGROUND SANITARY	⊞	SIXTEENTH LINE
— >> — >> —	UNDERGROUND STORM	⊞	QUARTER LINE
— X — X —	UNDERGROUND WATERMAIN	⊞	SECTION LINE
— □ — □ —	FENCE	⊞	INDEX CONTOUR
— □ — □ —	FENCE IRON	⊞	INTERMEDIATE CONTOUR
		⊞	CONCRETE SURFACE
		⊞	BITUMINOUS SURFACE

LEGAL DESCRIPTION

Lot 2, Block 2, and Outlot C, LYNGBLOMSTEN AT LINO LAKES ADDITION, according to said plat on file and of record in the office of the County Recorder, in and for, Anoka County, Minnesota.

SURVEYOR'S NOTES

- A) PROPERTY ZONED: PUD, Planned Unit Development
- B) CONTOUR INTERVAL = 1 FT. & 5 FT.
- C) UTILITIES SHOWN PER GOPHER STATE ONE CALL TICKET NO. 260480504
- D.) **(A)** = Public utilities shown drawn from existing record plan data.
- E.) **(B)** = Private utilities shown drawn from maps provided by Gopher State State One Call Ticket No. 240571302
- F.) This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27003C0344E, Community Panel No. 2700150344E effective date of December 16, 2015.
- G.) Field work completed 2/26/2026

S0.1

SITE DATA

TOTAL AREA = 146,507 SQ. FT. OR 3.36 ACRES

SURVEYOR'S CERTIFICATION

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

Mark R. Salo
 Mark R. Salo
 License Number 43933
 06/26/26
 Date

THIS PLAT PREPARED BY **BOLTON & MENK, INC.**

MULTI-USE BUILDING EXTERIOR ELEVATION MATERIALS

CLADDING MATERIAL			AREA		
A5.105/B1	SIDING TOTAL	3,553			
	BLACK	1,235	19%		
	WOOD	750	11%		
	WHITE	1,568	24%		
	STONE	1,476	23%		
WINDOWS/ DOORS/ LOUVERS			1,512	23%	
A5.105/B6	SIDING TOTAL	1,112			
	BLACK	182	5%		
	WOOD	166	5%		
	WHITE	764	22%		
	STONE	1,563	45%		
WINDOWS/ DOORS/ LOUVERS			769	23%	
A5.105/D1	SIDING TOTAL	4,527			
	BLACK	1,605	18%		
	WOOD	1,178	13%		
	WHITE	1,744	20%		
	STONE	2,172	24%		
WINDOWS/ DOORS/ LOUVERS			2,214	25%	
A5.105/D7	SIDING TOTAL	574			
	BLACK	168	13%		
	WOOD	406	32%		
	STONE	218	17%		
	WINDOWS/ DOORS/ LOUVERS			492	38%
A5.105/F1	SIDING TOTAL	6,857			
	BLACK	2,170	16%		
	WOOD	1,367	10%		
	WHITE	3,320	25%		
	STONE	3,096	24%		
WINDOWS/ DOORS/ LOUVERS			3,267	25%	

CLADDING MATERIAL			AREA		
A5.106/D7	SIDING TOTAL	1,068			
	BLACK	142	4%		
	WOOD	154	5%		
	WHITE	772	25%		
	STONE	1,160	37%		
WINDOWS/ DOORS/ LOUVERS			904	29%	
A5.106/F1	SIDING TOTAL	5,958			
	BLACK	1,605	14%		
	WOOD	1,191	10%		
	WHITE	3,162	28%		
	STONE	2,705	24%		
WINDOWS/ DOORS/ LOUVERS			2,774	24%	

TOTALS			% NOT INCLUDING W/ D/L		
SIDING TOTAL	23,649 SF	--			
BLACK	7,107 SF	20%			
WOOD	5,212 SF	15%			
WHITE	11,330 SF	31%			
STONE	12,390 SF	34%			
WINDOWS/ DOORS/ LOUVERS			11,932 SF	--	
TOTAL INCLUDING W/ D/ L			47,971 SF		
TOTAL NOT INCLUDING W/ D/ L			36,039 SF		
STONE % NOT INCLUDING W/ D/ L			34.4 %		



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



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

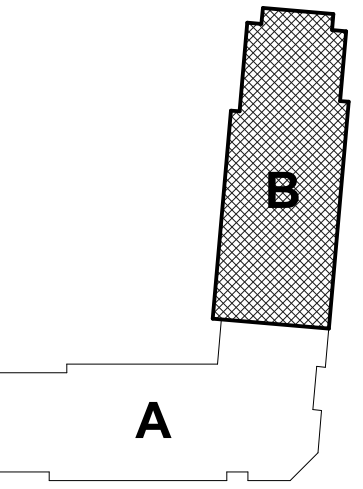


F1 MIXED-USE ELEVATION 7 x
1/8" = 1'-0"



Lyngblomsten
1415 Almond Ave,
Saint Paul, MN 55108

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



KEY PLAN

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

SARA MALIN		
License Number: 40063	Date:	
Description	Revisions	Num
PUD AMENDMENT 4	03/09/2026	
FINAL PUD AMENDMENT 4	06/08/2026	

Comm: 260201049
Date:
Drawn: CNUJDV/KF
Check: gp

MIXED-USE EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"

A5.106

Lyngblomsten Lino Lakes Mixed Use Building

6070 Blanchard Blvd, Lino Lakes, MN 55014

Lyngblomsten
1415 Almond Ave, St Paul, MN 55108



WOLD ARCHITECTS AND ENGINEERS

50 South 6th Street, Suite 2250
Minneapolis, Minnesota 55402
woldae.com | 612.772.9025



3300 FERNBROOK LANE NORTH, SUITE 300
PLYMOUTH, MN 55447
Phone: (763) 544-7129
Email: plymouth@bolton-menk.com
www.bolton-menk.com

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 AN 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 BY 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.

PLANTING CALCULATIONS:

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: 11 LG + 6 SM = 14 LG
 SHRUBS PROVIDED: 0 LG + 70 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: 10 LG + 6 MD = 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 = 53,603 SF
 VEHICULAR HARDSCAPE CANOPY AREA REQUIRED (54,375 x 0.4) = 21,441 SF
 CANOPY COVERAGE PROVIDED = 23,900 SF
 19 LARGE TREES 100% COV. (X950) = 13,500 SF
 14 LARGE TREES 50% COV. (X 600) = 8,400 SF

NOT FOR CONSTRUCTION

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

SAMUEL J. KESSEL
 LIC. NO. 50677 DATE 06/08/2026

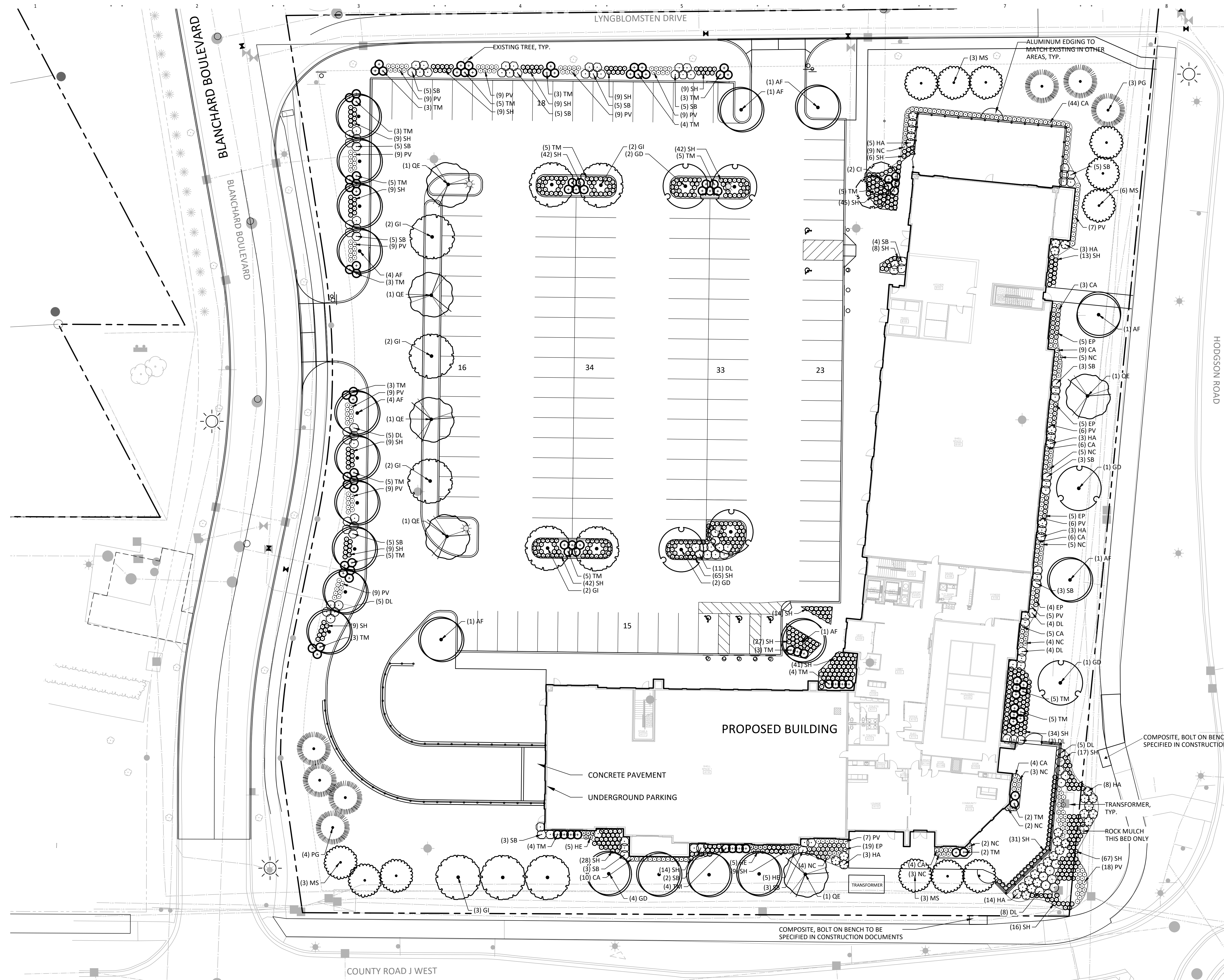
Revisions	Date	Num
FINAL PUD AMENDMENT 4	06/08/2026	1

Comm: 266010
 Date: 06/08/2026
 Drawn: TMB
 Check: SJK

LANDSCAPE PLAN SOUTH

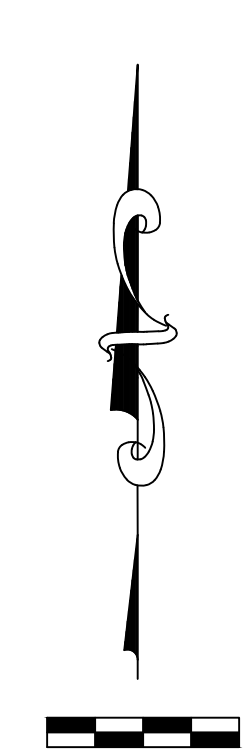
Scale: 1"=20'

L1.01



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	CONTAINER	SPACING
CANOPY TREES							
AF	20	ACER X FREEMANII 'AUTUMN GLEN'	SIENNA GLEN FREEMAN MAPLE	2" CAL.	N.A.	B&B	PER PLAN
GI	10	GLEDTISIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	2" CAL.	N.A.	B&B	PER PLAN
GD	6	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE	2" CAL.	N.A.	B&B	PER PLAN
QE	6	QUERCUS ELLIPSOIDALIS	NORTHERN PIN OAK	2" CAL.	N.A.	B&B	PER PLAN
EVERGREEN TREES							
PG	7	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	N.A.	6-8' HT.	B&B	PER PLAN
ORNAMENTAL TREES							
JG	1	ACER GRISEUM	PAPERBARK MAPLE	1.5" CAL.	N.A.	B&B	PER PLAN
CI	2	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	1.5" CAL.	N.A.	B&B	PER PLAN
MS	12	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1.5" CAL.	N.A.	B&B	PER PLAN
DECIDUOUS SHRUBS							
DL	144	DIERVILLA LONICERA 'MICHIGAN SUNSET'	DWARF BUSH HONEYSUCKLE	N.A.		#5 CONT.	48" O.C.
HA	39	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	N.A.		#5 CONT.	48" O.C.
SB	65	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME JAPANESE SPIREA	N.A.		#5 CONT.	48" O.C.
EVERGREEN SHRUBS							
TM	95	TAXUS X MEDIA 'TAUNTONII'	TAUNTON'S ANGLO-JAPANESE YEW	N.A.		#5 CONT.	48" O.C.
PERENNIALS							
CA	97	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	N.A.		#1 CONT.	24" O.C.
EP	49	ECHINACEA X 'PASTORIS3'	POWOW® WILD BERRY CONEFLOWER	N.A.		#1 CONT.	24" O.C.
HE	17	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAVILY	N.A.		#1 CONT.	24" O.C.
NC	42	NEPETA X 'CAT'S PAJAMAS'	CAT'S PAJAMAS CATMINT	N.A.		#1 CONT.	24" O.C.
PV	158	PANICUM VIRGATUM 'PRAIRIE FIRE'	PRAIRIE FIRE SWITCH GRASS	N.A.		#1 CONT.	24" O.C.
SH	654	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSSEED	N.A.		#1 CONT.	24" O.C.





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

City of Lino Lakes

MASTER PLAN



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

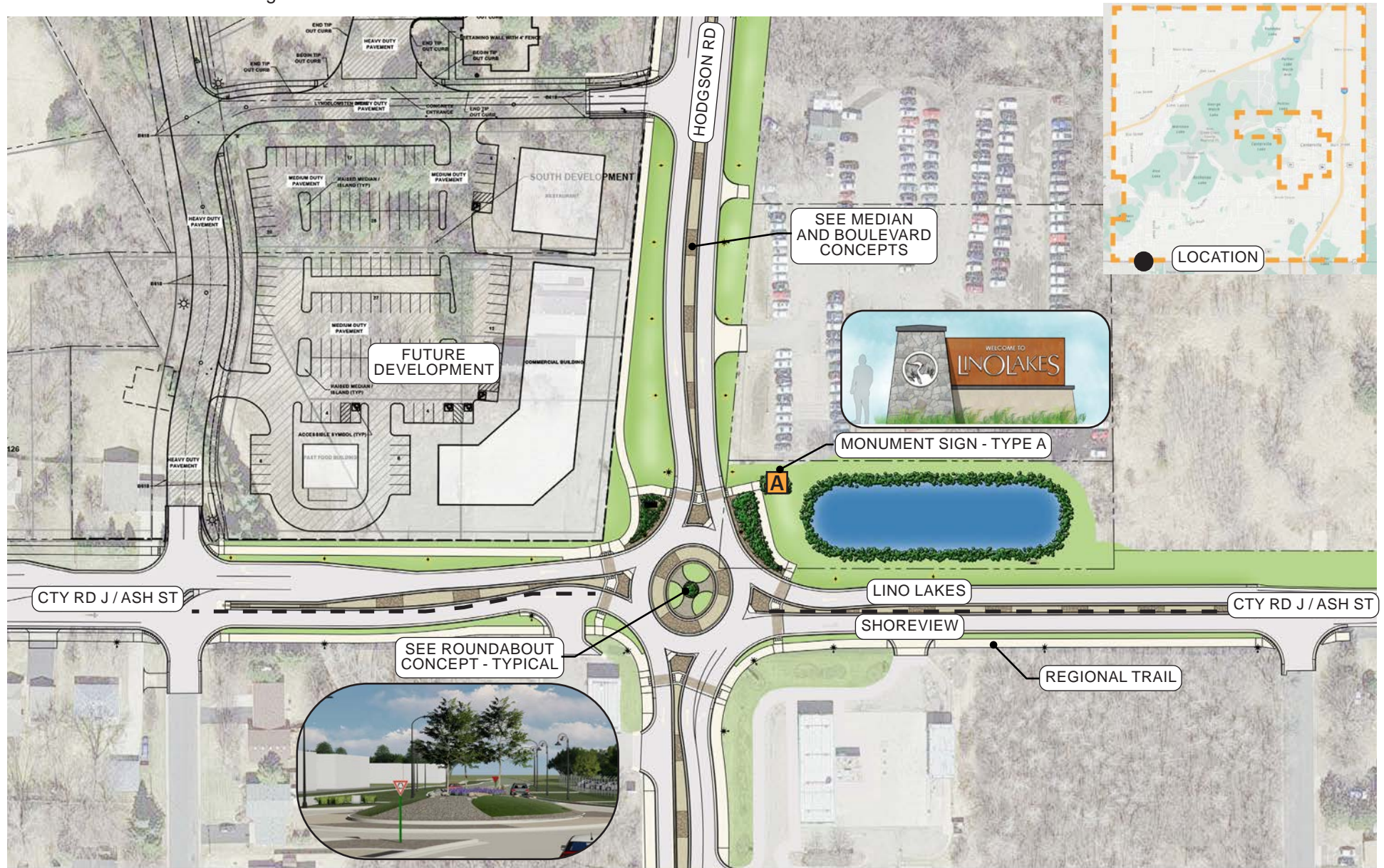
City of Lino Lakes

**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

LYNGBLOMSTEN AT LINO LAKES SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Lyngblomsten at Lino Lakes, LLC, a Minnesota limited liability company, owner of the following described property:

Lot 2, Block 2, and Outlot C, LYNGBLOMSTEN AT LINO LAKES ADDITION, according to said plat on file and of record in the office of the County Recorder, in and for, Anoka County, Minnesota.

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

In witness whereof said Lyngblomsten at Lino Lakes, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

LYNGBLOMSTEN AT LINO LAKES, LLC

SIGNED: _____

By: _____, as _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by _____, as _____ of Lyngblomsten at Lino Lakes, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ Notary Printed Name
My Commission Expires _____

SURVEYORS CERTIFICATE

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

Dated this _____ day of _____, 20_____.

Mark R. Salo, Licensed Land Surveyor
Minnesota License No. 43933

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____ by Mark R. Salo.

Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

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

City Council, City of Lino Lakes, Minnesota

By _____, Mayor By _____, Clerk

COUNTY SURVEYOR

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

David M. Zieglmeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

By _____, Deputy
Property Tax Administrator

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

I hereby certify that this plat of LYNGBLOMSTEN AT LINO LAKES SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20_____, at _____ o'clock ____M. and was duly recorded as Document Number _____.

By _____, Deputy
County Recorder/Registrar of Titles

S1.1

This Plat Prepared By:
 **BOLTON & MENK**

Memorandum

To: Katie Larsen, Lino Lakes City Planner

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

Date: July 1, 2026

Re: Lyngblomsten Nursing Home – Mixed (Residential/Commercial) Use Addition
Final 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 June 8, 2026. Our comments were made on the following documents:

- Lyngblomsten – Final PUD prepared by Bolton and Menk, dated June 8, 2026

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 (4/1/2026) original comments in black
 BMI (6/8/2026) responses in red.
 WSB (7/1/2026) responses and new comments in blue.

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.~~
 BMI (6/8/2026) This has been provided with the revised submittal
 WSB (7/1/2026) Complete
- ~~2. With the Final PUD plan, provide existing conditions plan sheet with removals/demolition required~~

- a. ~~Identify adjacent existing utilities that will be utilized~~
~~BMI (6/8/2026) This has been provided with the revised submittal~~
~~WSB (7/1/2026) Complete~~

- **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.
~~BMI (6/8/2026) This has been provided with the revised submittal~~
~~WSB (7/1/2026) See additional redline comments~~
2. ~~All grading will need to meet maximum 3:1 slope requirements~~
~~BMI (6/8/2026) This has been provided with the revised submittal~~
~~WSB (7/1/2026) Complete~~

- **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
~~BMI (6/8/2026) This has been provided with the revised submittal~~
~~WSB (7/1/2026) See additional redline comments~~

- **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.)

~~BMI (6/8/2026) This has been provided with the revised submittal~~
~~WSB (7/1/2026) See additional redline comments~~

- ~~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"~~

~~BMI (6/8/2026) This has been provided with the revised submittal~~
~~WSB (7/1/2026) Complete~~

3. We recommend that the City Deputy Director of Public Safety-Fire Division review the proposed plan for water supply and hydrant coverage.

~~BMI (6/8/2026) This has been provided with the revised submittal~~
~~WSB (7/1/2026) In progress~~

- **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)~~

~~BMI (6/8/2026) This has been provided with the revised submittal~~
~~WSB (7/1/2026) Complete~~

- **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.

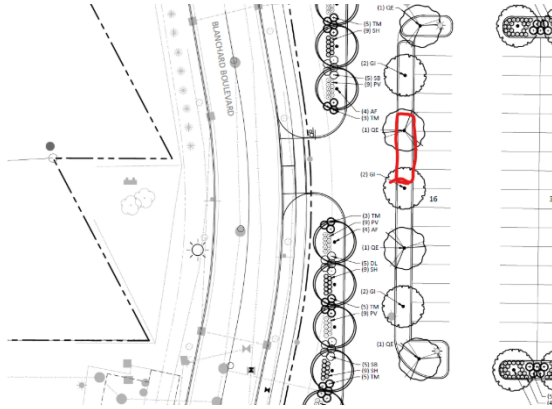


Environmental Memo

To: Katie Larsen, City Planner
From: Tom Hoffman, Environmental Coordinator
Date: June 24, 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. All landscaping should be removed from the Anoka County Right of Way unless an agreement and documentation is provided with the county approving the work.
8. The bench needs to move out of the ROW unless permitted by the County.
9. Tree species are required to be less than 30% of a genus to prevent widespread disease and promote diversity. Currently 47% of the trees are within the genus Acer. Add additional species to reduce the amount of maples
10. Recommend planting so perennials or shrubs in front of the entrance to provide screening of headlights as vehicles enter along with mitigating any potential light shine from the existing home across the road.



- 11.
12. 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.