



PLANNING & ZONING BOARD AGENDA

Wednesday, August 12, 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. Swearing in of Board Member
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: July 8, 2026
7. Action Items
 - A. **Public Hearing:** Wilkinson Water PUD Amendment #1-Single-family Lots
 - B. **Public Hearing:** Zoning Ordinance Text Amendment (ZOTA) –Landscape Ordinance
 - C. Robinson South PUD Concept Plan/Concept Plan
 - D. Natures Refuge North Second Addition PUD Final Plan/Final Plat
 - E. Harvest Grange Final Plat
8. Discussion Items
 - A. Project Updates

ADJOURNMENT

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

DATE:	July 8, 2026
TIME STARTED:	6:30 P.M.
TIME ENDED:	6:52 P.M.
MEMBERS PRESENT:	Nathan Vojtech, Patrick Kohler, Suzy Guthmueller, Perry Laden, Neil Evenson

MEMBERS ABSENT:	Isaac Wipperfurth
STAFF PRESENT:	Katie Larsen, Jessica Eller, Marissa Ertel

1. CALL TO ORDER AND ROLL CALL

Chair Laden called the Lino Lakes Planning & Zoning Board meeting to order at 6:30 p.m. on July 8, 2026.

2. PLEDGE OF ALLEGIANCE

3. NOMINATION OF CHAIR AND VICE CHAIR

Mr. Evenson made a motion to nominate Mr. Laden for Chair and Mr. Laden nominated Mr. Evenson for Vice Chair. Motion carried 5 – 0.

4. PUBLIC COMMENT

Chair Laden declared public comment open at 6:37 p.m.

There was no one present for public comment.

Mr. Vojtech motioned to close public comment at 6:37 p.m. Motion was seconded by Mr. Evenson. Motion carried 5 – 0.

5. APPROVAL OF AGENDA

The agenda was approved as presented.

6. APPROVAL OF MINUTES

DRAFT MINUTES

Mr. Vojtech moved to approve the June 10, 2026 meeting minutes. Motion seconded by Mr. Kohler. Motion carried 5 – 0.

7. ACTION ITEMS

A. Lyngblomsten at Lino Lakes Second Addition PUD Final Plan/Final Plat

Ms. Larsen presented the staff report.

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.

Mr. Evenson asked if the commercial would be facing the street or the interior. Ms. Larsen stated that access will be on the interior of the site, with signage on the interior and street facing portion.

Ms. Guthmueller stated that the outdoor plaza being a private amenity for the Lyngblomsten residents is disappointing as a gateway for the City. Ms. Guthmueller had questions about the gateway City signage and whether there could be two signs.

Judd Fenlon, Grand Real Estate Advisors, was available for questions.

Mr. Vojtech had questions about access to the patio and whether this would be screened. Mr. Fenlon stated that this would be private access that would be screened. Mr. Vojtech asked where the patio for the restaurant would be located. Mr. Fenlon stated it would be at the north end of the site.

Mr. Kohler motioned to approve the Lyngblomsten at Lino Lakes Second Addition PUD Final Plan/Final Plat with staff recommendations. Motion seconded by Mr. Vojtech. Motion carried 5 – 0.

8. DISCUSSION ITEMS

A. Project Updates

Ms. Larsen provided project updates to the Board.

Mr. Evenson moved to adjourn the meeting. Motion seconded by Mr. Kohler. Meeting adjourned at 6:52 p.m.

Respectfully submitted,

Marissa Ertel – Community Development Administrative Assistant

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

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: August 12, 2026

TOPIC: **PUBLIC HEARING:** Wilkinson Waters PUD Amendment #1-Single-family Lots

CASE NUMBER: PZC2026-0010

APPLICANT: Charles Cudd Co.
Attn: Robert Wachholz
15050 23rd Ave N
Plymouth, MN 55447

OWNER: Anoka Holdings, LLC
Attn: Lauren Grouws
5959 Centerville Road, Suite 200
North Oaks, MN 55127

INTRODUCTION

The applicant, Charles Cudd Co, submitted a Land Use Application for PUD Amendment #1. They are requesting an amendment to the PUD Preliminary Plan/Preliminary Plat ("PUD Amendment #1") to construct 13 single-family lots west of Wilkinson Way instead of the approved 20 townhomes lots.

Tentative Review Schedule:

Complete Application Date:	July 14, 2026
60-Day Deadline:	September 12, 2026
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	August 12, 2026
City Council Work Session:	September 8, 2026
City Council Meeting:	September 14, 2026

BACKGROUND

The Land Use Application is for the following:

- PUD Preliminary Plan/Preliminary Plat Amendment #1-Single-family Lots

This staff report is based on the following information:

- Applicant Narrative prepared by ISG dated July 13, 2026
- Anoka Holdings, LLC Wilkinson Waters Preliminary Plat Plan prepared by ISG dated July 13, 2026
- Tree Survey prepared by ISG date July 30, 2023
- Certificate of Survey prepared by ISG dated February 10, 2025
- Preliminary Plat prepared by ISG dated February 10, 2025
- Ash Street Traffic Impact Study prepared by October 14, 2024
- Wetland Delineation Report prepared by Kjolhaug Environmental Services Company, Inc. dated October 19, 2021
- Stormwater Management Report prepared by ISG revision date July 13, 2026

Previous Council Action

- June 9, 2025: Ordinance No. 10-25 rezoning from R, Rural to PUD, Planned Unit Development
- May 27, 2025: Resolution No. 25-64 amending 2040 Comprehensive Plan
- May 27, 2025: Resolution No. 25-65 approving PUD Preliminary Plan/Preliminary Plat
- April 27, 2026: Resolution No. 26-60 approving PUD Final Plan/Final Plat
- July 13, 2026: Resolution No. 26-127 approving Second Addition PUD Final Plan/Final Plat

ANALYSIS

Current PUD Preliminary Plan

Wilkinson Waters is a master planned development located in the northwest quadrant of Ash Street/County Road J and Centerville Road/CSAH 21. The development contains 4 parcels totaling approximately 76 gross acres and consists of a mix of 340 unit residential housing types and commercial development.

Proposed PUD Preliminary Plan Amendment #1

PUD Amendment #1 proposes to change the 20 townhome units west of Wilkinson Way to 13 single-family lots. See attached Applicant's Narrative for additional information. The total number of housing units will decrease from 340 to 333.

	May 2025 Current PUD Plan	August 2026 PUD Amend #1
Housing Type	# Units	# Units
4-plex Townhomes =	40 (10 buildings)	20 (5 buildings)
Single-family Lots =	0	13
Market Rate Multi-Family = (2 buildings x 100 units)	200	200
Senior Living Multi-Family =	100	100
	340	333

The residential development transitions from single-family lots to townhomes to the apartments adjacent to CSAH 21 (Centerville Road). A future senior living building is proposed near Wilkinson Lakes. Trails, sidewalks and stormwater ponds are included throughout the development.

Comprehensive Plan and Density

On May 27, 2025, as part of the PUD Preliminary Plan/Preliminary Plat process, the City amended the 2040 Comprehensive Plan and re-guided the developable area of the site to Signature Gateway. This district 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. The range of allowed housing units is 194-363. The proposed 333 housing units is within this range.

The site's net density decreased slightly from 14.05 units per acre to 13.76 units per acre but is still consistent with the Signature Gateway density requirements.

	PID #34-31-22-43-0006	PID #34-31-22-44-0001		PID#34-31-22-44-0008 PID #35-31-22-33-0002 New Signature Gateway Parcel	
	Southwest Parcel	Northwest Parcel	Middle Parcel		Total
Gross Area (acres)	15.16	15.18	0.00	45.48	75.82
Wetlands & Water Bodies	15.16	12.11	0.00	9.43	36.70
Public Parks & Open Space	0.00	3.07	0.00	0.81	3.88
Arterial ROW	0.00	0.00	0.00	4.03	4.03
Other (UPA Powerline Easement)	0.00	0.00	0.00	2.11	2.11
Other (Commercial)	0.00	0.00	0.00	4.90	4.90
Net Area (acres)	0.00	0.00	0.00	24.20	24.20
Guided Land Use Per 2040 Comprehensive Plan	Medium Density Residential	Medium Density Residential	Signature Gateway	Signature Gateway	
Required Net Density	4.0 to 6.0 upa	4.0 to 6.0 upa	8.0-10.0 upa; max. 15	8.0-10.0 upa; max. 15	
Required Range # Housing Units					Total
Low	0	0	0	194	194
High	0	0	0	242	242
High + Signature Gateway -Max 15	0	0	0	363	363
Proposed # Housing Units					333
Gross Density (units/acre)					4.39
Net Density (units/acre)					13.76

Zoning

Ordinance No. 10-25 rezoned the entire Wilkinson Waters development to PUD, Planned Unit Development to implement the Signature Gateway land use. The conventional zoning district for each use is as follows:

Conventional Zoning District	Use
R-4, High Density Residential District	Townhomes, apartments, and senior building
GB, General Business	Commercial development
R-2, Two Family Residential	Single-family lots

Lot and Setback Requirements

The R-2, Two Family Residential will be used as the conventional zoning district for the single-family lots. PUD flexibility is required for lot width and side setbacks.

Single-family Lots	R-2 Requirements	PUD Amend #1	PUD Flexibility Required?
Min. Lot Size	7,500 sf	8,250 sf	No
Min. Lot Width			
--Interior Lot	60 ft	55ft	Yes
--Corner Lot	80 ft	90 ft	No
Min. Lot Depth	125 ft	150 ft	No
--Double Frontage	135 ft	NA	NA
Building Setback (ft)			
-From Streets	25 ft	25 ft	No
-Rear Yard			
--Principal	25 ft	25 ft	No
-Accessory	5 ft	5 ft	No
-Side Yard			
--Principal	10 ft	7.5 ft	Yes
--Accessory	5 ft	7.5 ft	Yes
Buffer Abutting Arterial St	15 ft wide	Double Row of Trees	No
Impervious Surface	65% Max Allowed	65% Max Allowed	No
Building Height	35 ft	30 ft to roof peak	No

Impervious Surface Coverage

The subject property is located within the Shoreland Management Overlay District of both Wilkinson Lake and Amelia Lake. Maximum allowed townhome impervious coverage is 35% and commercial/multi-family is 60%. Per Sheet A0-12, Land Use & Density Plan, the overall development's total aggregate impervious coverage is 24.6%, which is less than the minimum 35% allowed.

The single-family lots will be allowed a maximum of 65% impervious coverage consistent with R-2 zoning requirements. Overall development impervious coverage will still be less than 35%.

Building Requirements

The R-2 zoning district and City Code Section 1007.043(2) also has specific requirements for garages.

Per R-2 City Code Section 1007.112 (4) Building Requirements:

(b) *Garages*. All single-family dwellings shall have a garage and shall comply with the following:

3. If the garage door faces the street, the length of the garage wall facing the street shall not be greater than 50% of the length of the entire front facade of the structure; except on houses that comply with all of the following conditions:

- a. The second floor living space extends over the two-car portion of the garage; and
- b. The garage doors are decorative and have a strip of windows; and
- c. Garages in excess of two stalls shall be broken up so the additional stalls are recessed two feet from the main garage facade; and
- d. Garage width does not exceed 32 feet.

All garages meet or exceed the required 520sf.

PUD flexibility is being requested related to the 50% garage wall/ front façade and second floor living space requirement. Houses that do not have second floor living space over the garage will have windowed massing over garage such as windows or dormers.

Architecture

Exterior materials are a combination of horizontal lap siding, shake, vertical board and batten, and rugged stone masonry. Three color schemes include night gray, pearl gray, and evening blue. See attached color renderings and concept designs.

Design Guidelines

Design Guidelines & Statement of Intent for Wilkinson Waters were prepared as part of the original PUD Preliminary Plan. PUD Amendment #1 is consistent with the guidelines and will be incorporated into the original Guidelines as an Addendum.

Preliminary Plat

The amended preliminary plat contains the following:

Lot or Outlot	Purpose	Ownership
Lots 1-13, Block 1	Single-family Lots	Private
Lot 6, Block 1	Future senior living building	Private
Lots 1-5, Block 2	Townhomes	Private

Lot 6, Block 2	2 multifamily buildings	Private
Lot 7, Block 2	Future commercial	Private
Outlot A	Open space, wetlands, buffer, lake, trail corridor	Private
Outlot B	Public Park	City
Outlot C	Public Park	City
Outlot D	Open space, stormwater pond, trail corridor	Private

Traffic Study

Traffic impacts were analyzed with the original PUD Preliminary Plan for the entire development. Road improvements are under construction and level of service requirements are met. PUD Amendment #1 reduces the total number of housing units from 340 to 333. Further traffic analyze is not required.

Landscaping

Buffer and Screen Standards

Screening is required between Ash Street public right of way and the single-family lots. Fourteen (14) large trees are proposed along Ash Street. This requirement is met.

Boulevard Trees

Boulevard trees are required at a rate of 1 tree per lot. Eighteen (18) boulevard trees are being planted for 13 new single-family lots. This requirement is met.

Easements

Portions of the trail easement and drainage & utility easements that were dedicated on the Wilkinson Waters Addition final plat need to be vacated in conjunction with the 3rd Addition final plat.

Additional City and Government Agency Review Comments

- Lino Lakes Police Department received the plans and had no comments.
- Lino Lakes Fire Department reviewed the plans and had no comments.
- City Engineer comments are provided in the attached memo.
- Environmental Coordinator comments are provided in the attached memo.

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.

A master plan for this area is not required per the 2040 Comprehensive Plan-Planning District 4.

Per Planning District 4, a gateway should be planned at the intersection of Centerville Road and County Road J (Ash Street). The Lino Lakes Gateway Planning manual was prepared in June 2024 and includes this area.

PUD Amendment #1 continues to implement the Signature Gateway land use and Gateway Planning.

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

The commercial component supports economic expansion.

The development proposes a mix of residential housing types consisting of single-family homes, townhomes, market rate apartments, and senior living. This variety in housing types supports life-cycle housing.

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

PUD Amendment #1 continues to support innovations in development.

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

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

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

PUD Amendment #1 continues to preserve and enhance these desirable site characteristics.

(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 #1 continues to transition development from low intense single-family homes near Wilkinson Lake and the wetland to higher intense apartments near the arterial roads.

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

PUD Amendment #1 does not change the existing utility and street network.

(f) Mix of land use types.

PUD Amendment #1 continues to support a mix of residential housing types and commercial development.

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

PUD Amendment #1 proposes a mix of residential housing types consisting of single-family lots, townhomes, market rate apartments, and senior living. This variety in housing types supports life-cycle housing that is desirable to the City.

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

Per the 2040 Comprehensive Plan, page 3-3 of the Land Use Plan: Goal 1, Policy e. details the following additional public values that may be achieved in the Wilkinson Waters concept plan:

- *Preserving open space, providing park dedication and trails, and/or providing stormwater management areas, in excess of minimum standards to implement the Greenway System*
 - *53% open space > than minimum 50% required by Shoreland PUD*
- *Using "Green" building and low impact development techniques*
- *Restoring/enhancing ecological systems*
- *Managing stormwater using natural filtration and other ecologically based approaches*

- *Providing life-cycle and affordable housing*
- *Diversifying the tax base to lessen the tax burden on residential properties*

PUD Amendment #1 continues to support these public benefits.

Preliminary Plat

Per City Code Section 1001.013, Premature Subdivision:

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

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

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

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

PUD Amendment #1 is consistent with the goals and policies of the comprehensive plan regarding resource management, land use, housing, transportation and utilities. The development is also consistent with the local water management plan, capital improvement plans and growth management policies.

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

1. The urban subdivision must be located within the Metropolitan Urban Service Area (MUSA) or the staged growth area as established by the city's Comprehensive Plan;
2. The cost of utilities and street extensions must be covered by one or more of the following:
 - a. An immediate assessment to the proposed subdivision;
 - b. One hundred percent of the street and utility costs are privately financed by the developer;
 - c. The cost of regional and/or oversized trunk utility lines can be financed with available city trunk funds; and
 - d. The cost and timing of the expenditure of city funds are consistent with the city's capital improvement plan.

3. The cost, operation and maintenance of the utility system are consistent with the normal costs as projected by the water and sewer rate study; and
4. The developer payments will offset additional costs of utility installation or future operation and maintenance.

PUD Amendment #1 is consistent with infill policies. The residential and commercial development is within Utility Staging Area 1A. One hundred percent of the street and utility costs are privately financed by the developer. The cost, operation and maintenance of the utility system is consistent with the normal costs projected by the water and sanitary system plans. No future utility costs are proposed.

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

1. If the existing level of service (LOS) outside of the proposed subdivision is A or B, traffic generated by a proposed subdivision will not degrade the level of service more than one grade;
2. If the existing LOS outside of the proposed subdivision is C, traffic generated by a proposed subdivision will not degrade the level of service below C;
3. If the existing LOS outside of the proposed subdivision is D, traffic generated by a proposed subdivision will not degrade the level of service below D;
4. The existing LOS must be D or better for all streets and intersections providing access to the subdivision. If the existing level of service is E or F, the subdivision developer must provide, as part of the proposed project, improvements needed to ensure a level of service D or better;
5. Existing roads and intersections providing access to the subdivision must have the structural capacity to accommodate projected traffic from the proposed subdivision or the developer will pay to correct any structural deficiencies;
6. The traffic generated from a proposed subdivision shall not require city street improvements that are inconsistent with the Lino Lakes capital improvement plan. However, the city may, at its discretion, consider developer-financed improvements to correct any street deficiencies;
7. The LOS requirements in divisions (2)(c)1. to 4. above do not apply to the I-35W/Lake Drive or I-35E/Main St. interchanges. At city discretion, interchange impacts must be evaluated in conjunction with Anoka County and the Minnesota Department of Transportation, and a plan must be prepared to determine improvements needed to resolve deficiencies. This plan must determine traffic generated by the subdivision project, how this traffic contributes to the total traffic, and the time frame of the improvements. The plan also must examine financing options, including project contribution and cost sharing among other jurisdictions and other properties that contribute to traffic at the interchange; and
8. The city does not relinquish any rights of local determination.

PUD Amendment #1 reduces the number of housing units. The overall development meets the requirements for level of service (LOS). Existing roads and intersections providing access to the

subdivision will have the structural capacity to accommodate projected traffic from the proposed subdivision upon completion of Ramsey and Anoka County intersections improvement. No street improvements are proposed that are inconsistent with the City's capital improvement plan. The city does not relinquish any rights of local determination.

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

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

PUD Amendment #1 will have an adequate water supply served by White Bear Township.

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

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

PUD Amendment #1 will be served with an adequate waste disposal system through White Bear Township.

Public Land Dedication

Public land dedication fees will be determined with each final plat.

PUD Public Benefit vs PUD Flexibility Summary

Summary

Public Benefit Gained:

1. Economic expansion
2. Greater variety of housing types such as single-family lots, townhomes, market rate apartments, and senior living that support life-cycle housing
3. Multi-functional greenway corridor and storm water management system
4. Transition from low intense residential development near natural resource to higher intense development near arterial roads
5. Efficient use of land and streets resulting in smaller network of utilities and streets
6. Diversified tax base through a mix of residential and commercial land uses
7. Creation and preservation of open space that is accessible to the public
8. More parkland dedication fees available for park/trail development
9. Wider landscape buffers and trail corridors

Flexibility Provided:

1. Building height: 40 feet (3-story) and 55 feet (4-story) > allowed 36 feet height in shoreland district.
2. Floor Area: 550 square foot studio apartment unit < required 700 square feet with additional 100 square feet per bedroom
 - a. A maximum of 15% of all multi-family units can be studio apartments.
3. Single-family Lots
 - a. Lot Width: 55ft < 60ft
 - b. The length of the garage wall facing the street shall not be greater than 50% of the length of the entire front facade of the structure; except on houses that comply with all of the following conditions:
 1. The second floor living space extends over the two-car portion of the garage or there is windowed massing over garage.
 2. The garage doors are decorative and have a strip of windows; and
 3. Garages in excess of two stalls shall be broken up so the additional stalls are recessed two feet from the main garage facade; and
 4. Garage width does not exceed 32 feet.
4. Townhomes
 - a. Base Lot Width: 142ft < 150ft Shoreland PUD requirement
 - b. Base Lot Size: 18,239sf < 20,000sf R-4 requirement
5. Multifamily Buildings
 - a. Multifamily dwellings do not meet, "Distinct ground level(s). The ground level of any 3-story building and the first two stories of a building four stories or taller shall be visually distinct from the upper stories. This distinction shall be articulated by at least one of the following: an intermediate cornice line; an awning arcade or portico; a change in building materials, texture, or detailing; a change in window shape or treatment; or other elements which meet the objective."
6. Setbacks

- a. Single-family Lots
 - 1. Principal Building/Attached Garage Foundation Side Lot Line: 7.5ft < 10ft
 - 2. Principal Building Cantilever Side Lot Line: 5ft < 7.5ft
 - 3. Front Entry Porch Foundation Side Lot Line: 6.5ft < 7.5ft
 - 4. Air Conditioning Unit Side Lot Line: 5ft < 10ft
- b. Multifamily
 - 1. Building Side Lot Line: 15ft < 20ft requirement
- c. Townhomes
 - 1. Building Rear Lot Line: 15ft < 30ft requirement
 - 2. Building Side Lot Line: 10ft < 20ft requirement
- d. Public Easements
 - 1. NOTE: In no event may any structure, eave, porch, air conditioning unit, or any other element, fixture, or improvement associated with the house encroach into a public easement.

RECOMMENDATION

Staff recommends approval of Wilkinson Water PUD Amendment #1 for 13 single-family lots with the following conditions:

1. Ordinance No. 10-25, Resolution No. 25-64, Resolution No. 25-65, Resolution No. 26-60 approving PUD Final Plan/Final Plat are still in effect.
2. The Wilkinson Water Design Guidelines & Statement of Intent and Amendments shall provide additional development guidance.
3. An anti-monotony plan shall be submitted with the building permit applications.
4. The maximum impervious surface coverage for the single-family lots is 65% of the lot area.
5. Portions of the trail easement and drainage & utility easements that were dedicated on the Wilkinson Waters Addition final plat need to be vacated in conjunction with the 3rd Addition final plat.
6. Wilkinson Waters Third Addition PUD Final Plan/Final Plat shall be based on as-built plans.

The following comments shall be addressed:

1. City Engineer Memo dated July 27, 2027 (1st Addition comments) and August 5, 2026 (PUD Amend #1)
2. Environmental Memo dated July 22, 2026
3. Design Guideline & Statement of Intent for Addendum #1.
 - a. Create cover page similar to Design Guidelines
 - b. Add color renderings, floor plans, and exterior materials
 - c. Update density chart
4. All plan sheets:

- a. Revision Schedule dates shall continue after latest version dated 11/3/25 and the description shall be PUD Amend #1 (13 SF lots).
- 5. Sheet A0-17, Preliminary Plat:
 - a. Block number shall be added to Block 1.
 - b. Show lot widths and lot depths.
 - c. Drainage and utility easements shall be shown on all lot lines.
 - d. Add information under Proposed Zoning for R-2 requirements.
- 6. All plan sheets for Charles Cudd Co architecture plans:
 - a. Plans shall be to scale.
 - b. Plans shall represent house plans that are proposed for construction.
 - c. Air conditioning units shall not be in drainage & utility easements. These may need to be moved to rear yard.
- 7. Sheet C3-10, Overall Site Plan:
 - a. Under Residential Setbacks R-2 Two Family District, change Side Lot Line to:
 - i. Principal Building and Attached Garage
 - ii. Detached Accessory Building
- 8. Sheet C3-13, Site Plan:
 - a. Show side lot line drainage & utility easements.
- 9. Sheet C3-14, Site Plan:
 - a. Change 30' Building Setback to 25ft.

ATTACHMENTS

- 1. Applicant Narrative
- 2. Supplemental Narrative
- 3. Current Overall Land Use & Density Plan
- 4. Proposed PUD Amendment #1-Land Use & Density Plan
- 5. Current Preliminary Plat
- 6. Proposed PUD Amendment #1-Preliminary Plat
- 7. Architectural Renderings
- 8. Floor Plan Example
- 9. Engineering Memo dated July 27, 2026
- 10. Engineering Memo dated August 5, 2026
- 11. Environmental Memo dated July 22, 2026



RE: WILKINSON WATERS DEVELOPMENT – PRELIMINARY PUD AND PRELIMINARY PLAT SUBMITTAL

Mr. Grochala,

ISG is submitting this amendment to the Wilkinson Waters PUD Preliminary Plan and Plat Development package on behalf of Charles Cudd Co., the applicant and developer of Outlot G from the First Addition Plat of Wilkinson Waters. The property is generally located on the western side of Wilkinson Way just south of Ash Street. This proposed amendment will modify the proposed five (5) – 4plex townhome buildings to 13 detached single-family dwellings. This reduction in density is still in alignment with the City's comprehensive plan and does not fully change the overall function and feel of the originally planned PUD development. The currently planned public infrastructure is sufficient to support the planned lots and the overall development will still be integrated into the natural landscape north of Wilkinson Lake.

INTRODUCING CHARLES CUDD CO. LUXURY VILLAS

Consistent with and fully supportive of the upscale, life cycle, mixed-use development objectives of the Wilkinson Waters PUD, Charles Cudd Co. is delighted to introduce a single-family home ownership option to the development plan.

With modest application of PUD flexibility, the luxury villas of Charles Cudd Co. will find a quite suitable home at Wilkinson Waters.

So well received in nearby North Oaks, the luxury villas of Charles Cudd Co. consistently find demand in premier communities around the Twin Cities. Strong architectural design, premium interior finishes, and enhanced, complementary, well-groomed landscape align completely with the intentions of the Wilkinson Waters project and will add a desirable home ownership dimension to the PUD and to the City of Lino Lakes.

Several home plans and companion imagery of the most popular Charles Cudd Co. luxury villas are incorporated into this Preliminary PUD Plan submittal as representative of what is intended for Wilkinson Waters.

Prominent massing over the garage, expressive front entries, handsome exterior detail of stone, varied siding textures, sturdy trim details, and generously sized windows set these homes apart and create a complimentary transition to premium single-family housing from the understandably more garage dominant street presence of the rental townhomes across the street as originally planned for the site.

As made possible by the available PUD flexibilities of the Wilkinson Waters PUD, Charles Cudd Co is committed to working with the City of Lino Lakes to further align its proven luxury villa home plans with City and project objectives relating to home architecture.

Charles Cudd Co looks forward to supporting the initiative of North Oaks Company and the other development partners executing this tremendous example of a “live, work, play” neighborhood as uniquely accomplished by the City's application of PUD flexibility.

For desired streetscape variety, Charles Cudd Co. will offer multiple different floor plans for the proposed lots including full walk out basement plans and, if appropriate, due to potential grading and water table issues, slab on grade villas with loft living space. Due to the scale of the walk-out homes (3,200 to 4,000 square feet), Charles Cudd Co. walk-out villas do not have living

space over the garage. However, substantial massing, windows over the garage, and the architectural character and features described above are intended to meet the street front objectives of the City's R-2 zoning and that of the Wilkinson Waters PUD.

Three representative floor plans, two walk-out plans and a slab-on-grade plan, are incorporated into this Preliminary PUD Plat and Plan with a sampling of interior imagery from these fine homes. It is contemplated that certain exterior material details and front entry architecture will be fine-tuned to more closely align with PUD parameters. It should be noted also that while the representative slab plan shows a three-car garage facade, all Charles Cudd Co. Luxury villas at Wilkinson Waters will be two-car garage facades with any possible third stall accomplished via tandem recessed garage stall.

ZONING AND 2040 PLANNED LAND USE

The current property is zoned as PUD according to the City of Lino Lakes Zoning Map. Figure 1 below depicts an aerial with the approximate development property outlined in red. This existing zoning district is guided by the City of Lino Lakes 2024 Comprehensive Plan for Signature Gateway. An excerpt of the future land use map is below in Figure 2. Additionally, Figure 3 below is a snippet of the Land Use Designation table from the Comprehensive Plan to describe the Signature Gateway use. It should be noted that this single family development is part of the larger Wilkinson Waters Master planned community.



Figure 1: Aerial of Proposed Property

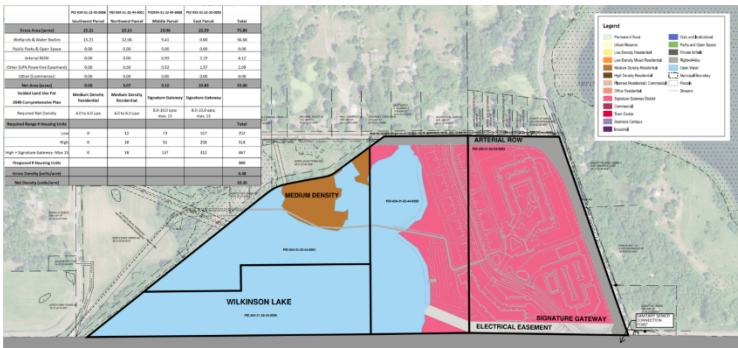


Figure 2: Future Land Use Plan (Excerpt)

Medium Density Residential	Residential development at 4.0 to 6.0 dwelling units per acre
High Density Residential	Residential development at 6.0 to 8.0 units per acre
Signature Gateway District	A mix of higher density residential, commercial services and employment opportunities. Residential densities of 8.0 to 10.0 units per acre are permitted and the Council may approve up to 15 units per acre

Figure 3: Future Land Use Description

In addition to the Future Land Use Plan, the proposed development also lies within the Shoreland Overlay Zone of both Wilkinson Lake and Amelia Lake. The shoreland overlay boundary can be seen on the associated submittal plan documents and is governed by a 1,000 foot radius from the ordinary high water level of the associated lakes. The high water level for Wilkinson Lake and Amelia Lake are 895.2 and 908.1, respectively.

TRANSPORTATION SYSTEMS

The transportation network surrounding the proposed development is well established with regional arterial roadways to the north and east of the overall development (Ash Street and Centerville Road). Wilkinson Way is the local street the proposed 13 single family lots will front and connects to both of these regional arterial roadways. The previously completed traffic study for the overall Wilkinson Waters development still holds and is applicable for this proposed PUD amendment.

PROPOSED ZONING & YIELD PLAN

This project is being submitted as an amendment to the current Planned Unit Development (PUD) to the City of Lino Lakes. The development team has had multiple meetings with the City Staff to confirm interpretation of the Cities Zoning Ordinances, 2040 Comprehensive Plan, and submittal requirements. City staff has directed that this phase of the project shall be submitted as a PUD with a base zoning of R-2 – Two Family Residential District. There are planned City utilities that are going to be cutting through the middle of the proposed single family development layout. As such, there are a few flexibilities that are being requested to be included as part of the PUD process:

1. Minimum Lot Width of 55 feet instead of 60 feet.
2. Setback from Side Lot Line of 7.5' instead of 10'
 - a. In discussion with City of Lino Lakes staff, it is the development teams understanding that typical single-family development has a 5' and 10' side yard setback resulting in a cumulative 15' separation between buildings. The requested flexibility maintains the 15' building separation.
3. Front and Rear yard setbacks to be 25' (per R-2 zoning requirements) instead of the 30' front and rear setbacks as defined by the original PUD.
4. In lieu of the requirement of a second floor living space over the garage, the allowance for Windowed Massing over the garage to maintain architectural character to be allowed.
5. Third stall of garage shall be optional and will only be provided in a tandem design

A breakdown of the comparisons of the City of Lino Lakes R-2 Zoning Standards and the proposed Charles Cudd housing product is listed as an attachment to this narrative (Attachment A).

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In regards to the overall development, the table below outlines the described allowable density and the proposed density of the development. The cart below is based off of the Density Chart as approved in the Comprehensive Plan Amendment Chart that was created for the Wilkinson Waters Development. This chart is slightly different than the one in the previous design guidelines however is the most accurate chart to base the modifications off of. Incorporation of the Charles Cudd Co villas in lieu of rental townhomes reduces the total proposed housing units by seven (7) to a total of three hundred and thirty three (333) reducing the gross density modestly from 4.48 units per acre to 4.39 units per acre. The reduced total housing unit count remains slightly above land use guided maximums but well within the total housing unit density allowed pursuant to the Signature Gateway definition.

	PID #34-31-22-43-0006	PID #34-31-22-44-0001	PID#34-31-22-44-0008	PID #35-31-22-33-0002	
	Southwest Parcel	Northwest Parcel	Middle Parcel	East Parcel	Total
Gross Area (acres)	15.21	15.13	19.96	25.59	75.89
Wetlands & Water Bodies	15.21	12.06	9.41	0.00	36.68
Public Parks & Open Space	0.00	0.00	0.00	0.00	0.00
Arterial ROW	0.00	0.00	0.93	3.19	4.12
Other (UPA Powerline Easement)	0.00	0.00	0.52	1.57	2.09
Other (Commercial)	0.00	0.00	0.00	0.00	0.00
Net Area (acres)	0.00	3.07	9.10	20.83	33.00
Guided Land Use Per 2040 Comprehensive Plan	Medium Density Residential	Medium Density Residential	Signature Gateway	Signature Gateway	
Required Net Density	4.0 to 6.0 upa	4.0 to 6.0 upa	8.0-10.0 upa; max. 15	8.0-10.0 upa; max. 15	
Required Range # Housing Units					Total
Low	0	12	73	167	252
High	0	18	91	208	318
High + Signature Gateway -Max 15	0	18	137	312	467
Proposed # Housing Units					333
Gross Density (units/acre)					4.39
Net Density (units/acre)					10.09

PHASING AND LAND DEDICATION

The proposed 13 lot single family development will be executed in a single phase of platting. The homes will be constructed over a two year period after platting approval. The single-family development of the Wilkinson Waters Master Plan will be the third addition plat which is in alignment with the original phasing plan of the PUD Master Plan. The only land dedication associated with the third addition plat to Wilkinson Waters will be public utility easements along the frontages and rear lot lines, and a major utility corridor through the middle of the block for sanitary sewer purposes.

We appreciate the opportunity to bring this submittal package before the City of Lino Lakes Staff and the City of Lino Lakes Council. We look forward to working with the City to bring this development to the community that will add to the experience of the southeast gateway to the community.

Sincerely,



Jeremy Foss, PE
Civil Engineering Practice Group Leader

Jeremy.Foss@ISGInc.com

Attachment A

Ordinance Element	R-2 Criteria	PUD - Charles Cudd
(1) Purpose	Single Family/Two Family	Single Family
(2)(a)(2) Minimum Lot Size ~ Single Family	7500 square feet	8250 square feet
(2)(b)(2)(a) Minimum Lot Width ~ SF Interior	60 feet	55 feet
(2)(b)(2)(b) Minimum Lot Width ~ SF Corner	80 feet	90 feet
(2)(c) Minimum Lot Depth	125 feet	150 feet
(2)(d)(1)(a) Setback from Local Street	25 feet	25 feet
(2)(d)(1)(b) Setback from Collector Street	40 feet	42.5 feet
(2)(d)(2)(a) Setback from Rear Lot Line	25 feet	25 feet
(2)(d)(3)(a) Setback from Side Lot Line	10 feet	7.5 feet
(2)(e) Collector Street Buffer	Double Row, Triangulated	Double Row, Triangulated
(3) Maximum Impervious Surface	>65% of lot area	>65% of lot area
(4)(a)(1) Minimum Building Footprint ~ SF Rambler	1,050 square feet	1,800 square feet
(4)(b)(1) Garage Construction Standards	20' width, Minimum 520 SF	22' width, Minimum 540 SF
(4)(b)(2) Front porch, Garage Shall Not Protrude	6' deep porch, 100% across front of house, forward of garage	House forward of garage or minimum 6' deep porch, 100% across front of house, forward of garage
(4)(b)(3) Street Facing Garage >50% of Façade Must Comply with the Following:	a. Second Floor Living Space Over Garage b. Decorative Strip of Windows Upon Garage Door(s) c. Third Stall Recessed d. Width < 32'	a. Living Space or Windowed Massing Over Garage b. Architectural Strip of Windows Upon Garage Doors - Standard c. N/A - Two Stalls, opt 3rd tandem only d. Width < 32'
(4)(c) Building Construction Standards		
1007.043 (2)(a) SF Design Criteria	1 Foundation approved by B.O. 2 Minimum width of 24' 3 Garage width of 20', 520 SF 4 Minimum 12" overhang with enclosed soffit 5 shingles, tile, or standing seam metal roofing material 6 Comply with MN Building Code 7 Metal siding limited/prohibited	1 Permanent Concrete 2 Consistent 40' width at front setback anticipated. Width of main body of living space 32' or greater, rear projection of sun room or owner's suite for architectural and roofline interest may be less than 24' 3 Garage width of 22', 540 SF, third stall or additional storage by tandem space 4 Varies 1'6" to 2'+, 12" minimum with enclosed soffit 5 Typically shingled, standing seam in accent only when architecturally appropriate 6 MN Building Code compliant 7 No metal siding
(5) Maximum Building Height	35 feet	< 35 feet

CHARLES CUDD CO.

ARCHITECTURAL DESIGN • BUILD

Wilkinson Waters Preliminary PUD Charles Cudd Co. Luxury Villa Submittal Supplement

Attachments

- Hand Rendered Wilkinson Way Streetscape with Front Elevation Alternates
- Hand Rendered New Home Concept Designs (Side and Rear Elevations)
- Exterior Material Board – Color Scheme A
- Exterior Material Board – Color Scheme B
- Exterior Material Board – Color Scheme C

Supporting Narrative

To bring its popular luxury villa homes into greater alignment with the City of Lino Lakes ordinance criteria, Charles Cudd Co. has advanced design work to incorporate sheltered front porch entry, alternate elevations each reinforcing second story massing, and exterior material use to correspond with City and PUD expectations.

The attached colored, hand-rendered, streetscape presents three different front exterior elevations to the same luxury villa home in proportion and at scale. Additional hand rendering carries imagery of intended exterior material use to side and rear elevations with generously scaled windows to take advantage of terrific long views over marsh and water.

While interior floor plans remain subject to design considerations and will come forward as consideration of the application progresses, the source plan most readily adapts to extending a front entry porch, works structurally and architecturally in varied configurations from full walkout/lookout basement, to one-level slab, or slab with loft up, and incorporates a desirable third garage stall in tandem configuration.

Custom designed for Wilkinson Waters, the dual-pitched main roofs of this home plan whether built as a one level walkout, slab, or slab with loft up are anchored by steep accent gables or shed roof elements with upper-level windows contributing to bring together an elegant, harmonious, streetscape consistent with the qualities of the site and upscale intentions of the broader gateway development.

CHARLES CUDD CO.

ARCHITECTURAL DESIGN • BUILD

While typical to the character of any Charles Cudd Co. home, exterior material use exemplifies the objectives of the City's ordinance with a thoughtful combination of horizontal lap siding, shake, vertical board and batten, and rugged stone masonry purposefully placed upon foundational elements of the home.

To compliment the character of the neighborhood, the front entry of each home is sheltered, expressive, welcoming, and detailed with the use of square masonry columns, classically trimmed columns, or decorative timber columns accented with corbels, other light-colored trim detail, and complimented by a rich wood-toned front entry door.

Three sample exterior material boards are provided as representative of distinctive exterior material texture and color schemes for the luxury villas. While ultimately individualized to the style preferences of the home buyer, Charles Cudd Co offerings will ensure exteriors are made harmonious by common elements and colors (shingles, trim, railings, doors, windows) and bold stone textures all fully complimentary to the exterior materials intended for rental, amenity, and commercial portions of the Wilkinson Waters PUD project.

PUD Flexibility Considerations

Custom redesign of Charles Cudd Co luxury villa homes to comport with City of Lino Lakes ordinance and intentions of the Wilkinson Waters PUD serves to reduce PUD flexibility considerations to modest setback adjustments common in transition from attached multi-family to single-family housing.

Influenced by the mid-block imposition of a municipally required utility easement corridor, and generally consistent with the City's approach with detached single-family housing, reduction of side yard setbacks from 10' to 7.5' facilitates a balanced streetscape without undue loss of housing opportunity, while adjustment to front and back setbacks from 30' to 25' retains ample driveway depth to curb while enabling greater home design and streetscape flexibility.

Recent design work draws attention to the need for clarification from the City (or reconsideration as the case may be) regarding shallow, under-soffit, cantilevered wall extensions. Cantilevered wall extensions under-soffit in width generally 10' or less are common to narrow home design for the interior design flexibility and exterior sidewall articulation such an architectural element can provide. Dimensions from foundation wall to foundation wall (minimum of 15') and eve to eve (minimum of 12') with 1'6" minimum soffit depth do not change. Consequently, for the significant benefit these

CHARLES CUDD CO.

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minor wall extensions can provide interiors and, especially, to exterior appearances along sidewalls, permissions are commonplace and fully supported by building code.

While the advantages of this architectural design technique are perhaps more evident in the view of a floor plan, the supplied rendered images of the streetscape and side elevations do show contemplated under-soffit cantilevered wall extensions in attempt to demonstrate benefits to sidewall shadow lines and opportunity for sensible siding material transitions with no actual setback conflict or negative architectural consequence. Clarity on the permission to employ under-soffit wall extension into the custom design of Charles Cudd Co luxury villas is requested in connection with the City's consideration of this Preliminary PUD Plat submittal.



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.
JERREMY D. FOSS, PE

FOR PRELIMINARY PLAT REVIEW ONLY

DATE 3/10/2025 LIC. NO. 55871

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PROJECT
ANOKA HOLDINGS, LLC
WILKINSON WATERS
LINO LAKES MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
08/25/25	BOUNDARY CORRECTION	DWG
10/01/25	F.P. CITY COMMENTS	DWG
11/03/25	F.P. CITY COMMENTS 2	DWG

PROJECT NO. 24-30671
FILE NAME 30671 C3-LAND USE
DRAWN BY DWG/TW
DESIGNED BY DWG/TW
REVIEWED BY JDF/TW
ORIGINAL ISSUE DATE 03/10/25
CLIENT PROJECT NO. -

TITLE
LAND USE & DENSITY PLAN

SHEET
A0-12

LEGEND		
SYMBOL	DESCRIPTION	AREA
	MULTI-FAMILY BUILDING	3.8 AC
	COMMERCIAL DEVELOPMENT	4.9 AC
	SENIOR LIVING BUILDING	1.0 AC
	PRIVATE ROADWAY	4.2 AC
	PUBLIC OPEN SPACE	3.9 AC
	PRIVATE OPEN SPACE	11.1 AC
	LAKE (NNL)	16.7 AC
	STORM PONDS	1.8 AC
	WETLANDS (REMAINING)	20.0 AC
	PUBLIC ROW (ARTERIAL)	4.0 AC
	PUBLIC ROW (DEVELOPMENT)	2.3 AC
	OVERHEAD ELECTRIC EASEMENT	2.1 AC

WETLANDS:
KJOLHAUG ENVIRONMENTAL SERVICES
2500 SHADYWOOD RD
SUITE 130
MINNETRISTA, MN 55331
952-401-8757

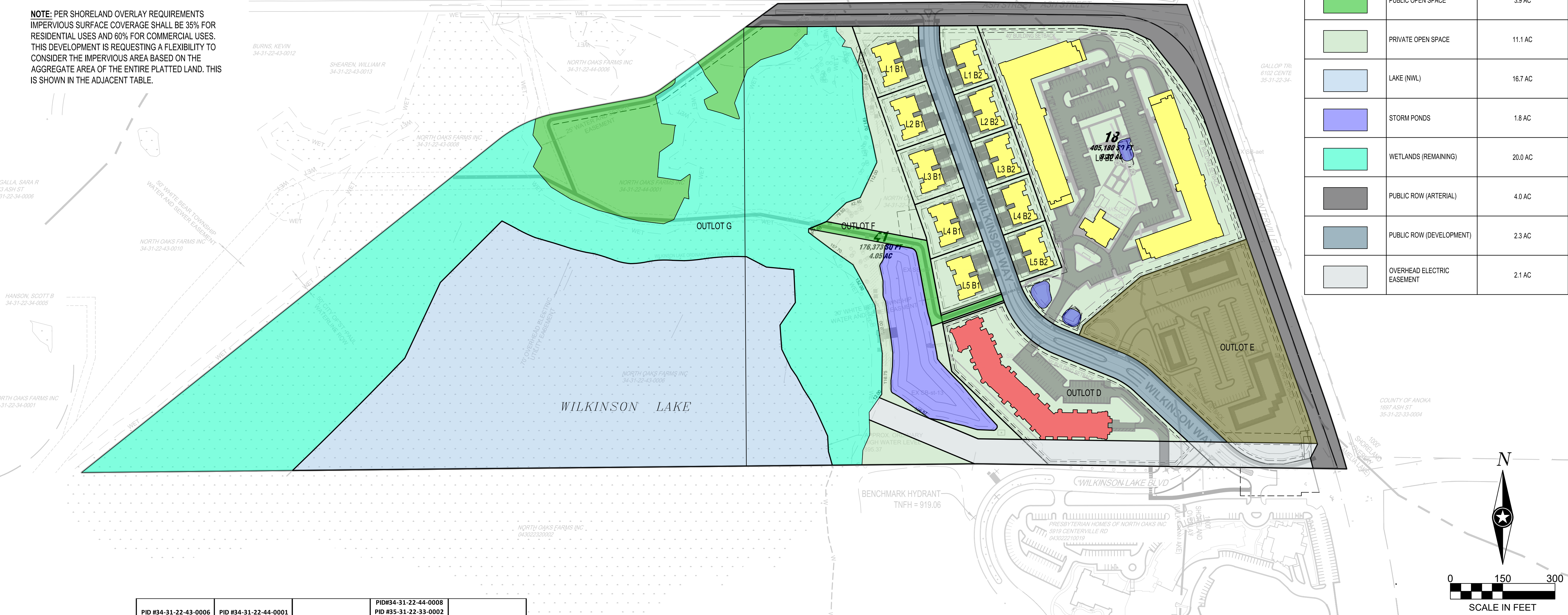
SOIL BORINGS:
BRAUN INTERTEC
11001 HAMPSHIRE AVE S.
MINNEAPOLIS, MN 55438
952-995-2000

NOTE: THIS TABLE IS THE SUM OF ALL TABULATED RESIDENTIAL IMPERVIOUS AREA FROM THE TABLE ON THE LEFT. A CONSERVATIVE APPROACH IN REGARDS WITH THE ROW IS TAKEN ASSUMING THAT 100% OF THE ROW IS IMPERVIOUS. WITH THIS APPROACH IT CAN BE FOUND THAT THE AGGREGATE IMPERVIOUS COVERAGE IS BELOW THE RESIDENTIAL IMPERVIOUS COVERAGE THRESHOLD OF 35%. WE ARE REQUESTING THAT THE FLEXIBILITY FOR IMPERVIOUS COVERAGE FOR THIS DEVELOPMENT BE CONSIDERED BASED OFF OF THE ENTIRETY OF THE PLATTED AREA AND NOT BASED ON EACH INDIVIDUAL SUBDIVIDED PARCEL. PLEASE NOTE THAT OUTLOT D AND OUTLOT E ARE NOT THE FINAL PLAN ALIGNMENTS BUT A PRELIMINARY CONCEPT OF THOSE PARCELS, HOWEVER EVEN IF THE ENTIRE PARCEL AREA WAS INCLUDED IN THE IMPERVIOUS COVERAGE COLUMN THE AGGREGATE IMPERVIOUS COVERAGE WOULD STILL BE BELOW THE 35% IMPERVIOUS COVERAGE THRESHOLD.

AGGREGATE IMPERVIOUS COVERAGE TABLE			
Land Use	Impervious Coverage (Sq Ft.)	Total Plat Area	Percent Coverage
Residential	417,462	984,323	42.4%
Commercial	102,222	224,862	45.5%
ROW	291,852	291,852	100.0%
Public	-	1,802,353	0.0%
Total	811,536	3,303,390	24.6%

INDIVIDUAL PARCEL IMPERVIOUS COVERAGE TABLE				
Parcel	Land Use	Impervious Coverage (Sq Ft.)	Lot Size (Sq Ft.)	Percent Coverage
L1 B1	Residential	11,770	30,510	38.6%
L1 B2	Residential	11,402	24,310	46.9%
L1 B3	Residential	11,402	24,310	46.9%
L1 B4	Residential	11,402	24,608	46.3%
L1 B5	Residential	11,402	27,818	41.0%
L1 B2	Residential	10,890	22,744	47.9%
L2 B2	Residential	10,974	18,239	60.2%
L3 B2	Residential	10,974	18,239	60.2%
L4 B2	Residential	10,974	18,239	60.2%
L5 B2	Residential	10,974	18,239	60.2%
L6 B2	Residential	231,199	405,180	57.1%
Outlot D	Residential	74,099	171,814	43.1%
Outlot E	Commercial	102,222	224,862	45.5%
Outlot F	Residential	-	180,073	0.0%
Outlot G	Public	-	1,802,353	0.0%

NOTE: PER SHORELAND OVERLAY REQUIREMENTS IMPERVIOUS SURFACE COVERAGE SHALL BE 35% FOR RESIDENTIAL USES AND 60% FOR COMMERCIAL USES. THIS DEVELOPMENT IS REQUESTING A FLEXIBILITY TO CONSIDER THE IMPERVIOUS AREA BASED ON THE AGGREGATE AREA OF THE ENTIRE PLATTED LAND. THIS IS SHOWN IN THE ADJACENT TABLE.



	PID #34-31-22-43-0006	PID #34-31-22-44-0001		PID#34-31-22-44-0008 PID #35-31-22-33-0002 New Signature Gateway Parcel	Total
Southwest Parcel		Northwest Parcel	Middle Parcel		
Gross Area (acres)	15.16	15.18	0.00	45.48	75.82
Wetlands & Water Bodies	15.16	12.11	0.00	9.43	36.70
Public Parks & Open Space	0.00	3.07	0.00	0.81	3.88
Arterial ROW	0.00	0.00	0.00	4.03	4.03
Other (UPA Powerline Easement)	0.00	0.00	0.00	2.11	2.11
Other (Commercial)	0.00	0.00	0.00	4.90	4.90
Net Area (acres)	0.00	0.00	0.00	24.20	24.20
Guided Land Use Per 2040 Comprehensive Plan	Medium Density Residential	Medium Density Residential	Signature Gateway	Signature Gateway	
Required Net Density	4.0 to 6.0 upa	4.0 to 6.0 upa	8.0-10.0 upa; max. 15	8.0-10.0 upa; max. 15	
Required Range # Housing Units					Total
Low	0	0	0	194	194
High	0	0	0	242	242
High + Signature Gateway -Max 15	0	0	0	363	363
Proposed # Housing Units					340
Gross Density (units/acre)					4.48
Net Density (units/acre)					14.05

SITE DATA	
TOTAL RESIDENTIAL UNITS:	340
APARTMENTS:	200
SENIOR LIVING:	100
TOWNHOMES:	40

SITE DATA	
TOTAL SITE AREA:	75.8 AC
TOTAL R.O.W. AREA:	6.3 AC
RESIDENTIAL LOT AREA:	21.9 AC
COMMERCIAL LOT AREA:	4.9 AC
TOTAL PUBLIC WATER AREA:	36.7 AC
PUBLIC OPEN SPACE:	3.9 AC
EASEMENT AREA	2.1 AC



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.
JERREMY D. FOSS, PE

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PROJECT
ANOKA HOLDINGS, LLC
WILKINSON WATERS
LINO LAKES MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
07/13/2026	SUBMITTAL 01	DWG/MEB

PROJECT NO. 24-30671
FILE NAME 30671 C3-LAND USE
DRAWN BY DWG/TW
DESIGNED BY DWG/TW
REVIEWED BY JDF/TW
ORIGINAL ISSUE DATE 07/13/2026
CLIENT PROJECT NO. -

TITLE
LAND USE & DENSITY PLAN

SHEET
A0-12

LEGEND		
SYMBOL	DESCRIPTION	AREA
	MULTI-FAMILY BUILDING	2.7 AC
	SINGLE FAMILY BUILDING	1.1 AC
	COMMERCIAL DEVELOPMENT	4.9 AC
	SENIOR LIVING BUILDING	1.0 AC
	PRIVATE ROADWAY	4.2 AC
	PUBLIC OPEN SPACE	3.9 AC
	PRIVATE OPEN SPACE	11.1 AC
	LAKE (NNL)	16.7 AC
	STORM PONDS	1.8 AC
	WETLANDS (REMAINING)	20.0 AC
	PUBLIC ROW (ARTERIAL)	4.0 AC
	PUBLIC ROW (DEVELOPMENT)	2.3 AC
	OVERHEAD ELECTRIC EASEMENT	2.1 AC

AMELIA L.

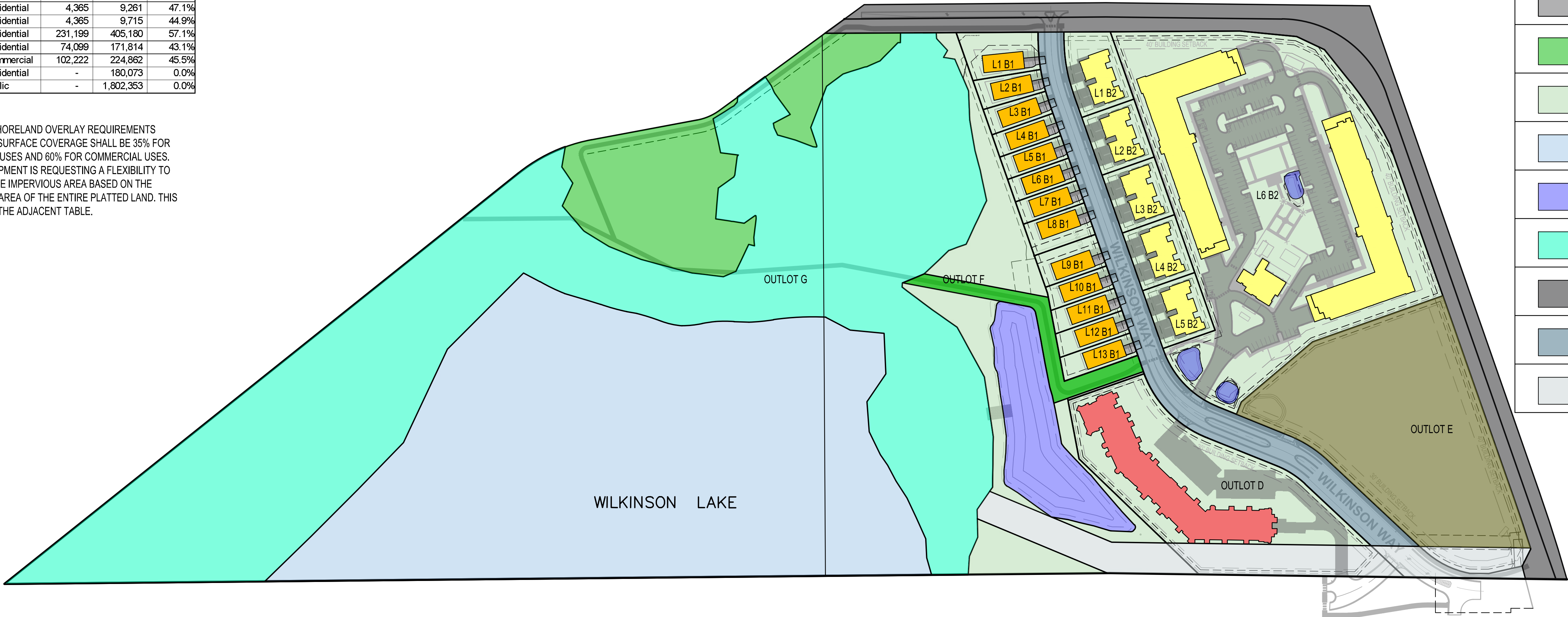
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MINNEAPOLIS, MN 55438
952-995-2000

WETLANDS:
KJOLHAUG ENVIRONMENTAL
SERVICES
2500 SHADYWOOD RD
SUITE 130
MINNETRISTA, MN 55331
952-401-8757

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INDIVIDUAL PARCEL IMPERVIOUS COVERAGE TABLE					AGGREGATE IMPERVIOUS COVERAGE TABLE			
Parcel	Land Use	Impervious Coverage (Sq Ft.)	Lot Size (Sq Ft.)	Percent Coverage	Land Use	Impervious Coverage (Sq Ft.)	Total Plat Area	Percent Coverage
L1 B1	Residential	11,770	30,510	38.6%	Residential	419,617	1,016,522	41.3%
L1 B2	Residential	11,402	24,310	46.9%	Commercial	102,222	224,862	45.5%
L1 B3	Residential	11,402	24,310	46.9%	ROW	291,852	291,852	100.0%
L1 B4	Residential	11,402	24,608	46.3%	Public	-	1,802,353	0.0%
L1 B5	Residential	11,402	27,818	41.0%	Total	813,691	3,303,390	24.6%
L1 B6	Residential	4,561	17,357	26.3%				
L1 B7	Residential	4,365	9,465	46.1%				
L1 B8	Residential	4,365	8,675	50.3%				
L1 B9	Residential	4,365	8,250	52.9%				
L1 B10	Residential	4,365	8,250	52.9%				
L1 B11	Residential	4,365	8,250	52.9%				
L1 B12	Residential	4,365	8,250	52.9%				
L1 B13	Residential	4,365	11,625	37.5%				
L1 B2	Residential	4,365	11,625	37.5%				
L2 B2	Residential	4,365	8,370	52.2%				
L3 B2	Residential	4,365	8,806	49.6%				
L4 B2	Residential	4,365	9,261	47.1%				
L5 B2	Residential	4,365	9,715	44.9%				
L6 B2	Residential	231,199	405,180	57.1%				
Outlot D	Residential	74,099	171,814	43.1%				
Outlot E	Commercial	102,222	224,862	45.5%				
Outlot F	Residential	-	180,073	0.0%				
Outlot G	Public	-	1,802,353	0.0%				

NOTE: PER SHORELAND OVERLAY REQUIREMENTS IMPERVIOUS SURFACE COVERAGE SHALL BE 35% FOR RESIDENTIAL USES AND 60% FOR COMMERCIAL USES. THIS DEVELOPMENT IS REQUESTING A FLEXIBILITY TO CONSIDER THE IMPERVIOUS AREA BASED ON THE AGGREGATE AREA OF THE ENTIRE PLATTED LAND. THIS IS SHOWN IN THE ADJACENT TABLE.

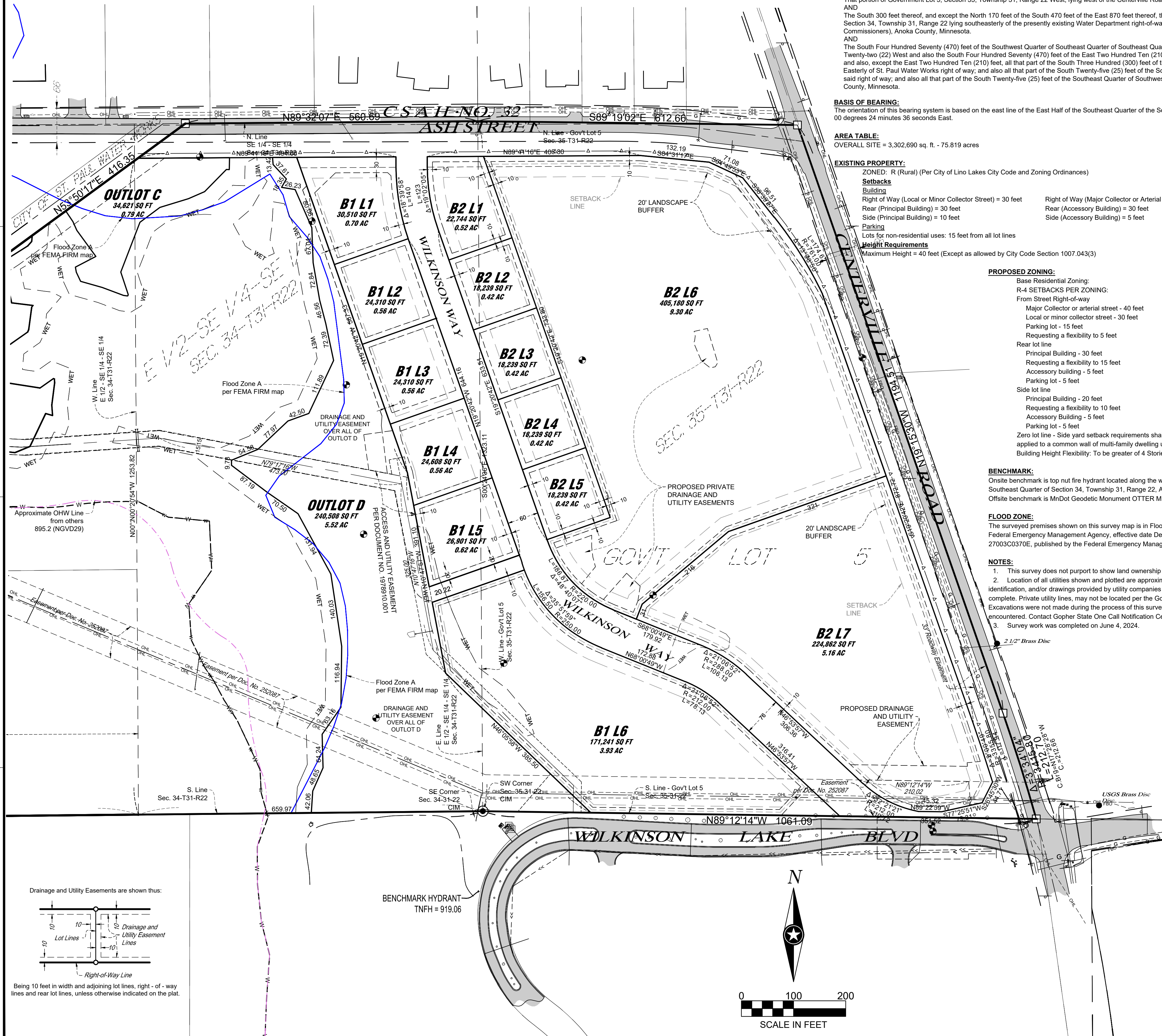


	PID #34-31-22-43-0006	PID #34-31-22-44-0001		PID#94-31-22-44-0008 PID #35-31-22-33-0002 New Signature Gateway Parcel	Total
Southwest Parcel	Northwest Parcel	Middle Parcel			
Gross Area (acres)	15.16	15.18	0.00	45.48	75.82
Wetlands & Water Bodies	15.16	12.11	0.00	9.43	36.70
Public Parks & Open Space	0.00	3.07	0.00	0.81	3.88
Arterial ROW	0.00	0.00	0.00	4.03	4.03
Other (UPA Powerline Easement)	0.00	0.00	0.00	2.11	2.11
Other (Commercial)	0.00	0.00	0.00	4.90	4.90
Net Area (acres)	0.00	0.00	0.00	24.20	24.20
Guided Land Use Per 2040 Comprehensive Plan	Medium Density Residential	Medium Density Residential	Signature Gateway	Signature Gateway	
Required Net Density	4.0 to 6.0 upa	4.0 to 6.0 upa	8.0-10.0 upa; max. 15	8.0-10.0 upa; max. 15	
Required Range # Housing Units					Total
Low	0	0	0	194	194
High	0	0	0	242	242
High + Signature Gateway -Max 15	0	0	0	363	363
Proposed # Housing Units					333
Gross Density (units/acre)					4.39
Net Density (units/acre)					13.76

SITE DATA	
TOTAL RESIDENTIAL UNITS:	333
APARTMENTS:	200
SENIOR LIVING:	100
TOWNHOMES:	20
SINGLE FAMILY HOMES:	13

SITE DATA	
TOTAL SITE AREA:	75.8 AC
TOTAL R.O.W. AREA:	6.3 AC
RESIDENTIAL LOT AREA:	21.9 AC
COMMERCIAL LOT AREA:	4.9 AC
TOTAL PUBLIC WATER AREA:	36.7 AC
PUBLIC OPEN SPACE:	3.9 AC
EASEMENT AREA	2.1 AC

WILKINSON WATERS ADDITION



EXISTING LEGAL DESCRIPTION:

The East Half of the Southeast Quarter of the Southeast Quarter (E1/2 SE1/4 of SE 1/4) of Section 34, Township 31, Range 22, East of St. Paul Water Works, Anoka County, Minnesota.
AND
That portion of Government Lot 5, Section 35, Township 31, Range 22 West, lying west of the Centerville Road, Anoka County, Minnesota.
AND
The South 300 feet thereof, and except the North 170 feet of the South 470 feet of the East 870 feet thereof, that part of the West three-quarters of the South Half of the Southeast one-quarter (W 3/4 S 1/2 SE 1/4) Section 34, Township 31, Range 22 lying southeasterly of the presently existing Water Department right-of-way (meaning thereby the right-of-way easement for conduit purposes of the St. Paul Board of Water Commissioners), Anoka County, Minnesota.
AND
The South Four Hundred Seventy (470) feet of the Southwest Quarter of Southeast Quarter of Southeast Quarter (SW 1/4 of SE 1/4 of SE 1/4) of Section Thirty-four (34), Township Thirty-one (31) North, Range Twenty-two (22) West and also the South Four Hundred Seventy (470) feet of the East Two Hundred Ten (210) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34); and also, except the East Two Hundred Ten (210) feet, all that part of the South Three Hundred (300) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34) lying Easterly of St. Paul Water Works right of way; and also all that part of the South Twenty-five (25) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34) lying westerly of said right of way; and also all that part of the South Twenty-five (25) feet of the Southeast Quarter of Southwest Quarter (SE 1/4 of SW 1/4) of said Section Thirty-four (34) lying Easterly of the County Road, Anoka County, Minnesota.

BASIS OF BEARING:

The orientation of this bearing system is based on the east line of the East Half of the Southeast Quarter of the Southeast Quarter of Section 34, Township 31, Range 22, Anoka County, Minnesota. Said line bears South 00 degrees 24 minutes 36 seconds East.

AREA TABLE:

OVERALL SITE = 3,302,690 sq. ft. - 75.819 acres

EXISTING PROPERTY:

ZONED: R (Rural) (Per City of Lino Lakes City Code and Zoning Ordinances)

Setbacks

Building

Right of Way (Local or Minor Collector Street) = 30 feet Right of Way (Major Collector or Arterial Street) = 40 feet
Rear (Principal Building) = 30 feet Rear (Accessory Building) = 30 feet
Side (Principal Building) = 10 feet Side (Accessory Building) = 5 feet

Parking

Lots for non-residential uses: 15 feet from all lot lines

Height Requirements

Maximum Height = 40 feet (Except as allowed by City Code Section 1007.043(3))

PROPOSED ZONING:

Base Residential Zoning:

R-4 SETBACKS PER ZONING:

From Street Right-of-way

Major Collector or arterial street - 40 feet
Local or minor collector street - 30 feet
Parking lot - 15 feet
Requesting a flexibility to 5 feet

Rear lot line

Principal Building - 30 feet
Requesting a flexibility to 15 feet
Accessory building - 5 feet
Parking lot - 5 feet

Side lot line

Principal Building - 20 feet
Requesting a flexibility to 10 feet
Accessory Building - 5 feet
Parking lot - 5 feet

Zero lot line - Side yard setback requirements shall not be applied to a common wall of multi-family dwelling units
Building Height Flexibility: To be greater of 4 Stories or 55' from grade to mid-rake.

Base Commercial Zoning:

General Business Setbacks per Zoning

From Street Right-of-way

Major Collector or arterial street - 40 feet
Local or minor collector street - 30 feet
Parking lot - 15 feet
Requesting a flexibility to 5 feet

Rear lot line

Principal Building - 30 feet
Requesting a flexibility to 15 feet
Accessory building - 5 feet
Parking lot - 10 feet

Side lot line

Principal Building - 30 feet
Requesting a flexibility to 15 feet
Accessory Building - 10 feet
Parking lot - 10 feet

BENCHMARK:

Onsite benchmark is top nut fire hydrant located along the westerly side of Wilkinson Lake Boulevard approximately 154 feet south of the southeast corner of the Southeast Quarter of Section 34, Township 31, Range 22, Anoka County, Minnesota - Elev = 919.06 feet.
Offsite benchmark is MnDot Geodetic Monument OTTER MNDT RESET - Elev = 941.081 feet.

FLOOD ZONE:

The surveyed premises shown on this survey map is in Flood Zone A, according to Flood Insurance Rate Map Community Panel No. 27003C0365E, published by the Federal Emergency Management Agency, effective date December 16, 2015 and Flood Zone X, according to Flood Insurance Rate Map Community Panel No. 27003C0370E, published by the Federal Emergency Management Agency, effective date December 16, 2015.

NOTES:

- This survey does not purport to show land ownership or all easements or encumbrances that affect the described property.
- Location of all utilities shown and plotted are approximate, based on Gopher State One Call. Location of all utilities shown and plotted are based on visible surface identification, and/or drawings provided by utility companies contacted by the Gopher State One Call. Utility lines in street right-of-way are not necessarily complete. Private utility lines, may not be located per the Gopher State One Call, available record drawings were used in preparing the location of these lines. Excavations were not made during the process of this survey to locate underground utilities and/or structures. Additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center for verification of utility type and field location, prior to excavation.
- Survey work was completed on June 4, 2024.

LEGEND	
	Bituminous Surface
	Concrete Surface
	Gravel Surface
	Sanitary Sewer Line
	Sanitary Line from others
	Storm Sewer Line
	Storm Line from others
	Water Line
	Water Line from others
	Forcemain line from others
	Wetland line from others
	Underground Gas Line
	Underground Electric Line
	Underground Utility Line
	Underground Fiber Optic Line
	Overhead Utility Line
	Landscaping Edge
	Field Edge
	Water's Edge
	Treeline
	Deciduous Tree
	Utility Marker
	Soil Boring
	Iron Monument Found
	Indicates Mag Nail Found
	Indicates Cast Iron Monument Found
	Indicates Concrete Stone "X" Found
	Electric Meter
	Utility Vault
	Gas Meter
	Ground Light
	Light Pole
	Transformer
	Utility Pedestal
	Utility Pole/Guy Wire
	Curb Stop
	Hydrant
	Water Valve
	Benchmark
	Cleanout
	Drop Intake
	Manhole/Catch Basin
	Lift Station
	Mailbox
	Post
	Sign
	Street Sign
	Coniferous Tree



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 A. SCHWANZ

Mark A. Schwanz

DATE 2/10/25 LIC. NO. 45817

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PROJECT

ANOKA HOLDINGS, LLC

WILKINSON WATERS

LINO LAKES MN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	PROJ. NO.
FILE NAME	30671 PPLAT
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	---

TITLE

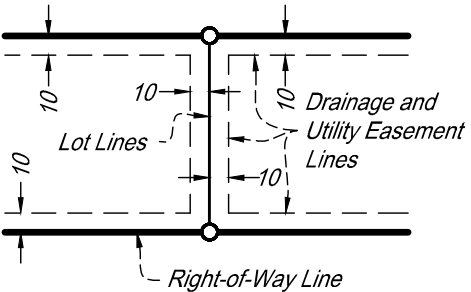
PRELIMINARY PLAT

SHEET

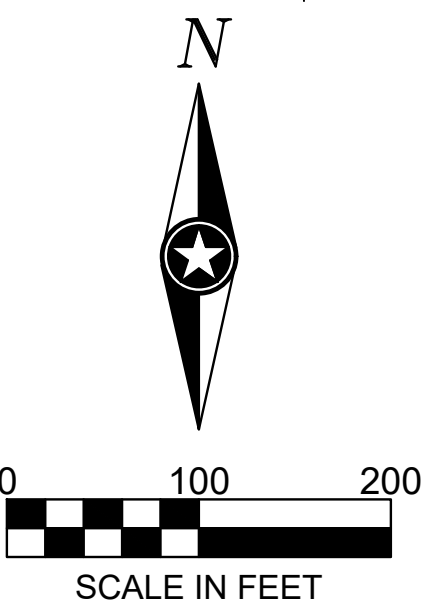
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OF 2

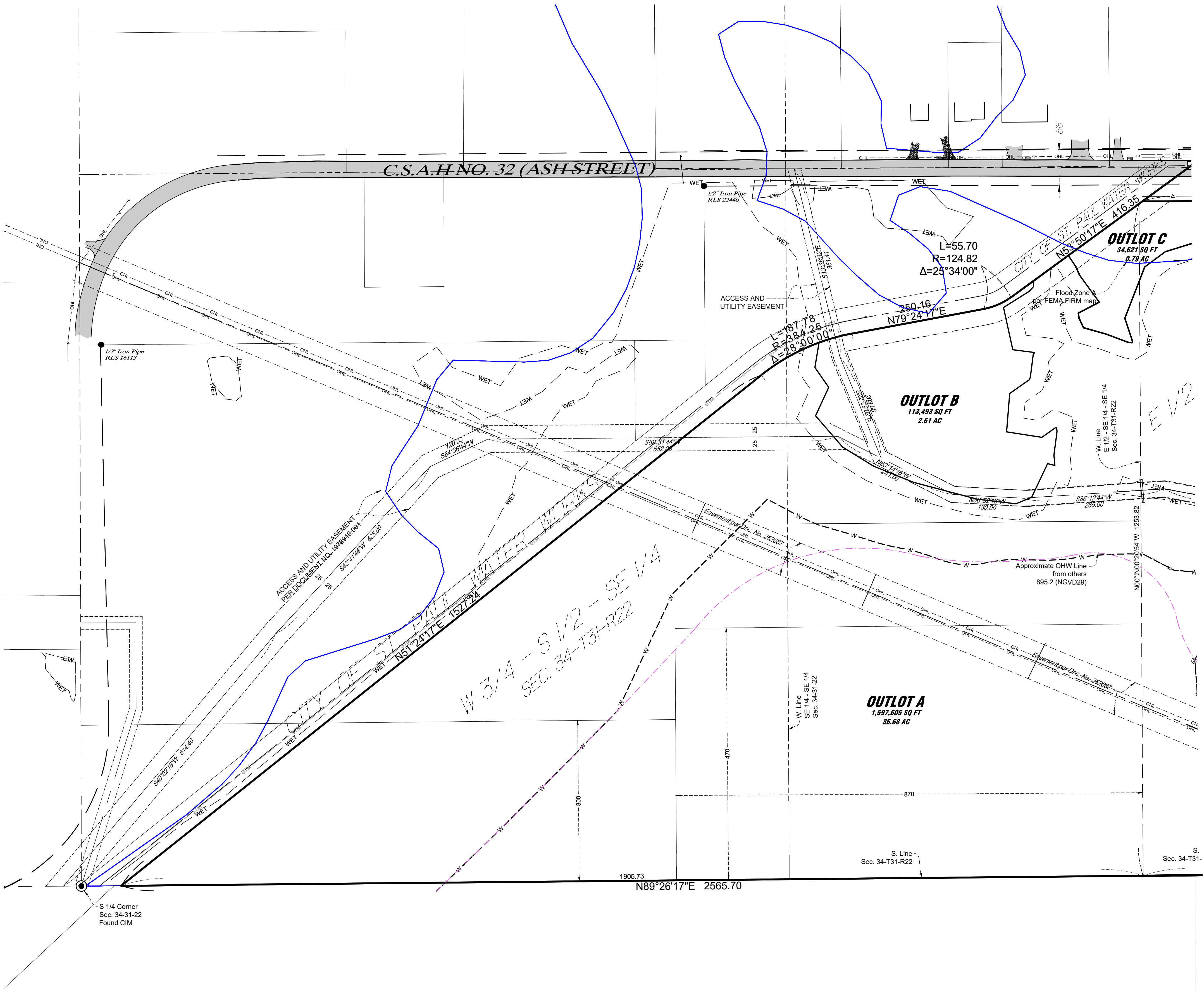
Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining lot lines, right- of - way lines and rear lot lines, unless otherwise indicated on the plat.

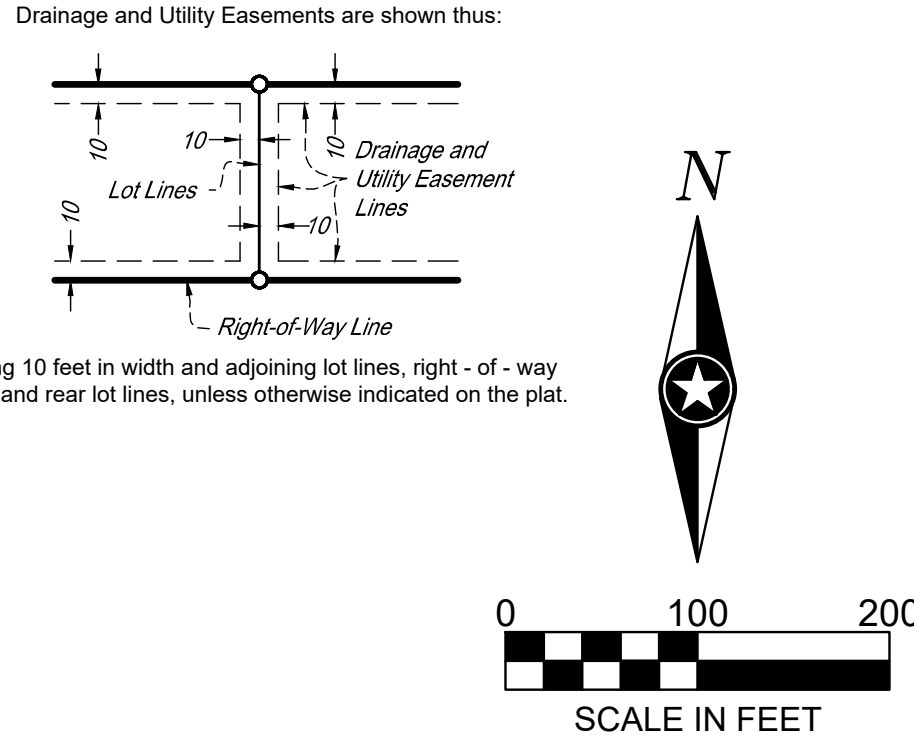


WILKINSON WATERS ADDITION



- LEGEND**
- Bituminous Surface
 - Concrete Surface
 - Gravel Surface
 - Sanitary Sewer Line
 - Sanitary Line from others
 - Storm Sewer Line
 - Storm Line from others
 - Water Line
 - Water Line from others
 - Forcemain line from others
 - Wetland line from others
 - Underground Gas Line
 - Underground Electric Line
 - Underground Utility Line
 - Underground Fiber Optic Line
 - Overhead Utility Line
 - Landscaping Edge
 - Field Edge
 - Water's Edge
 - Treeline

- Iron Monument Found
- Indicates Mag Nail Found
- Indicates Cast Iron Monument Found
- Indicates Concrete Stone "X" Found
- Electric Meter
- Utility Vault
- Gas Meter
- Ground Light
- Light Pole
- Transformer
- Utility Pedestal
- Utility Pole/Guy Wire
- Curb Stop
- Hydrant
- Water Valve
- Benchmark
- Cleanout
- Drop Intake
- Manhole/Catch Basin
- Lift Station
- Mailbox
- Post
- Sign
- Street Sign
- Coniferous Tree
- Deciduous Tree
- Utility Marker
- Soil Boring



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 A. SCHWANZ
Mark A. Schwanz
DATE 2/10/25 LIC. NO. 45817

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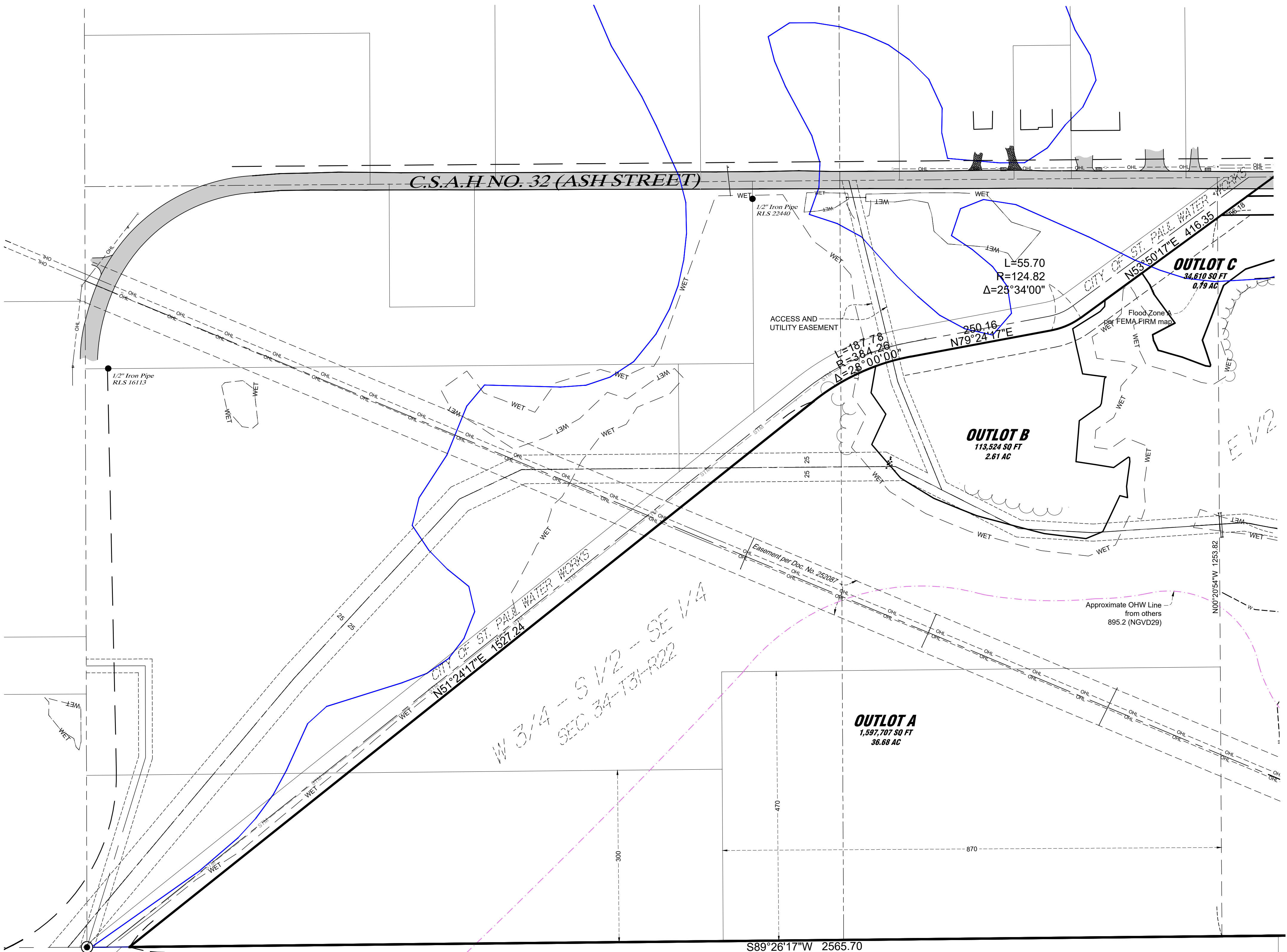
PROJECT
ANOKA HOLDINGS, LLC
WILKINSON WATERS
LINO LAKES MN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. PROJ. NO
FILE NAME 30671 PPLAT
DRAWN BY ---
DESIGNED BY ---
REVIEWED BY ---
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. -

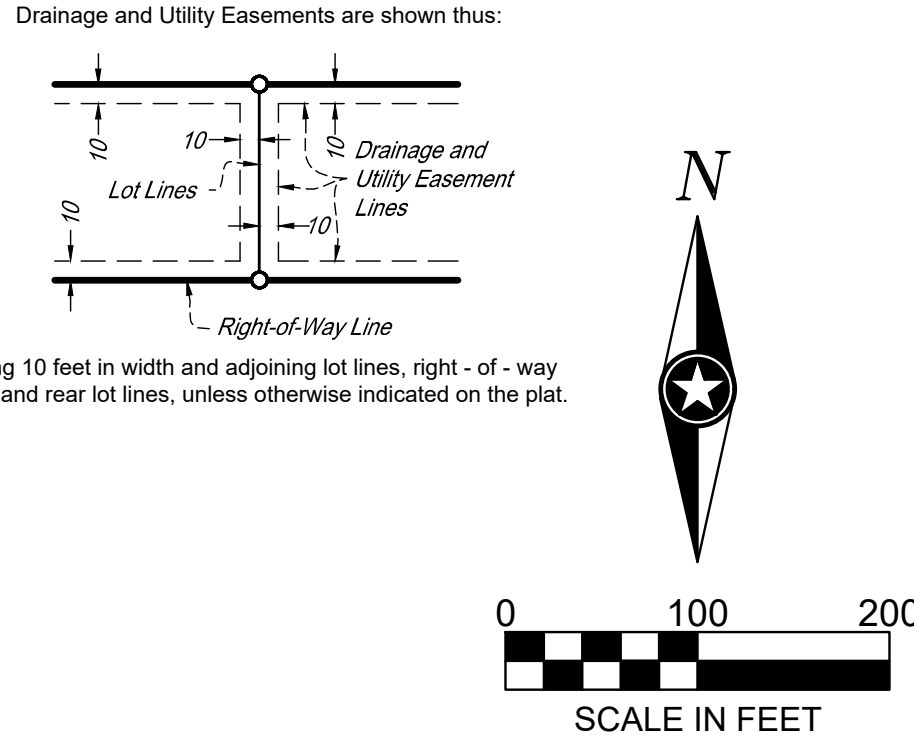
TITLE
PRELIMINARY PLAT
SHEET
1 OF 2

WILKINSON WATERS ADDITION



- LEGEND
- Bituminous Surface
 - Concrete Surface
 - Gravel Surface
 - Sanitary Sewer Line
 - Sanitary Line from others
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- Drop Intake
- Manhole/Catch Basin
- Lift Station
- Mailbox
- Post
- Sign
- Street Sign
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- Utility Marker
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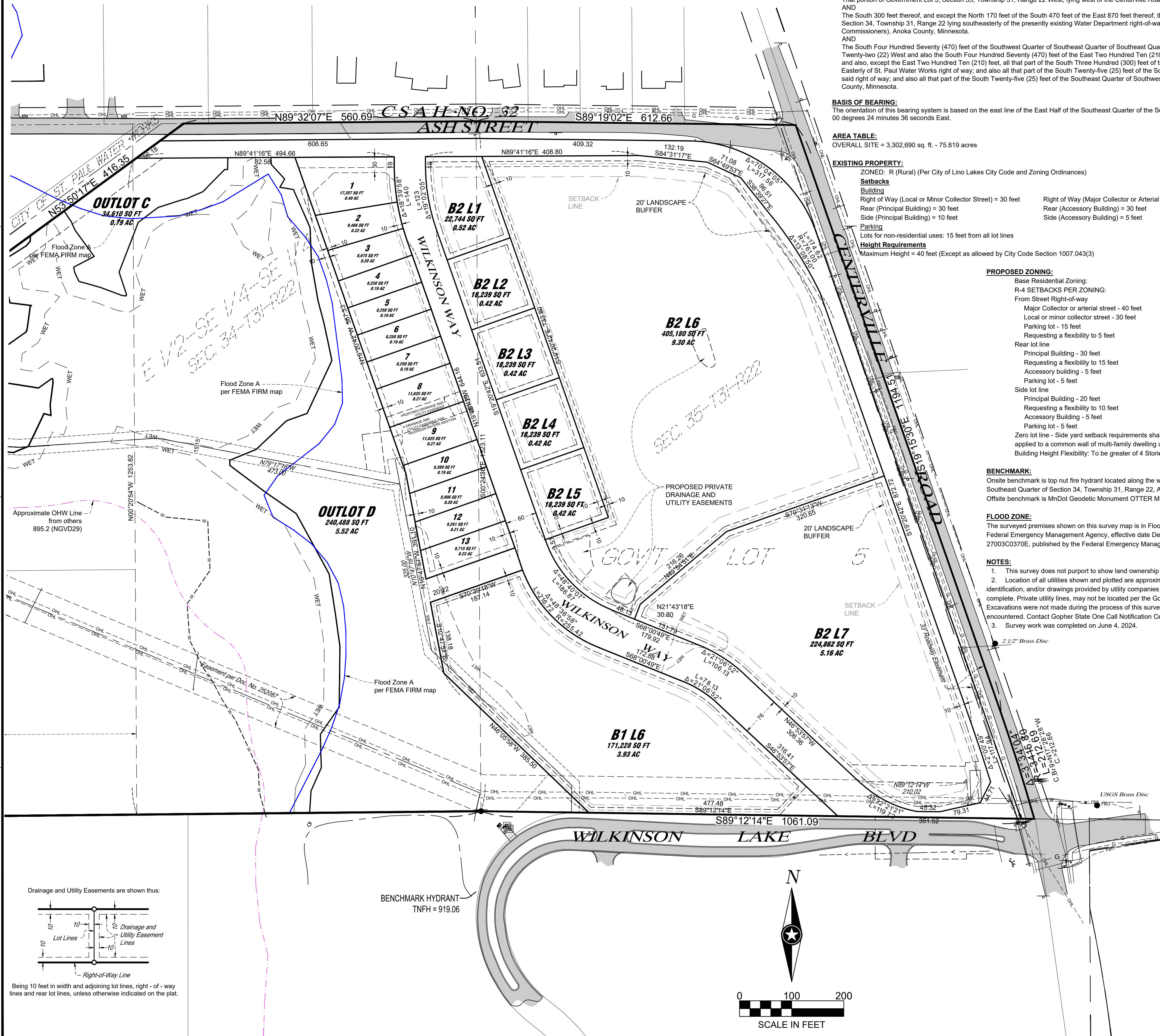
PROJECT
ANOKA HOLDINGS, LLC
WILKINSON WATERS
LINO LAKES MN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	PROJ. NO
FILE NAME	30671 PPLAT
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	1-1-1-
CLIENT PROJECT NO.	-

TITLE
PRELIMINARY PLAT
SHEET
A0-16

WILKINSON WATERS ADDITION



EXISTING LEGAL DESCRIPTION:

The East Half of the Southeast Quarter of the Southeast Quarter (E1/2 SE1/4 of SE 1/4) of Section 34, Township 31, Range 22, East of St. Paul Water Works, Anoka County, Minnesota.
AND
That portion of Government Lot 5, Section 35, Township 31, Range 22 West, lying west of the Centerville Road, Anoka County, Minnesota.
AND
The South 300 feet thereof, and except the North 170 feet of the South 470 feet of the East 870 feet thereof, that part of the West three-quarters of the South Half of the Southeast one-quarter (W 3/4 S 1/2 SE 1/4) Section 34, Township 31, Range 22 lying southeasterly of the presently existing Water Department right-of-way (meaning thereby the right-of-way easement for conduit purposes of the St. Paul Board of Water Commissioners), Anoka County, Minnesota.
AND
The South Four Hundred Seventy (470) feet of the Southwest Quarter of Southeast Quarter of Southeast Quarter (SW 1/4 of SE 1/4 of SE 1/4) of Section Thirty-four (34), Township Thirty-one (31) North, Range Twenty-two (22) West and also the South Four Hundred Seventy (470) feet of the East Two Hundred Ten (210) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34); and also, except the East Two Hundred Ten (210) feet, all that part of the South Three Hundred (300) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34) lying Easterly of St. Paul Water Works right of way, and also all that part of the South Twenty-five (25) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34) lying westerly of said right of way, and also all that part of the South Twenty-five (25) feet of the Southeast Quarter of Southwest Quarter (SE 1/4 of SW 1/4) of said Section Thirty-four (34) lying Easterly of the County Road, Anoka County, Minnesota.

BASIS OF BEARING:

The orientation of this bearing system is based on the east line of the East Half of the Southeast Quarter of the Southeast Quarter of Section 34, Township 31, Range 22, Anoka County, Minnesota. Said line bears South 00 degrees 24 minutes 36 seconds East.

AREA TABLE:

OVERALL SITE = 3,302,690 sq. ft. - 75.819 acres

EXISTING PROPERTY:

ZONED: R (Rural) (Per City of Lino Lakes City Code and Zoning Ordinances)

Setbacks

Building

Right of Way (Local or Minor Collector Street) = 30 feet
Right of Way (Major Collector or Arterial Street) = 40 feet
Rear (Principal Building) = 30 feet
Rear (Accessory Building) = 30 feet
Side (Principal Building) = 10 feet
Side (Accessory Building) = 5 feet

Parking

Lots for non-residential uses: 15 feet from all lot lines

Height Requirements

Maximum Height = 40 feet (Except as allowed by City Code Section 1007.043(3))

PROPOSED ZONING:

Base Residential Zoning:

R-4 SETBACKS PER ZONING:

From Street Right-of-way

Major Collector or arterial street - 40 feet
Local or minor collector street - 30 feet
Parking lot - 15 feet
Requesting a flexibility to 5 feet

Rear lot line

Principal Building - 30 feet
Requesting a flexibility to 15 feet
Accessory building - 5 feet
Parking lot - 5 feet

Side lot line

Principal Building - 20 feet
Requesting a flexibility to 10 feet
Accessory Building - 5 feet
Parking lot - 5 feet

Zero lot line - Side yard setback requirements shall not be applied to a common wall of multi-family dwelling units
Building Height Flexibility: To be greater of 4 Stories or 55' from grade to mid-rake.

Base Commercial Zoning:

General Business Setbacks per Zoning

From Street Right-of-way

Major Collector or arterial street - 40 feet
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Requesting a flexibility to 5 feet

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Principal Building - 30 feet
Requesting a flexibility to 15 feet
Accessory building - 5 feet
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Side lot line

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Parking lot - 10 feet

BENCHMARK:

Onsite benchmark is top nut fire hydrant located along the westerly side of Wilkinson Lake Boulevard approximately 154 feet south of the southeast corner of the Southeast Quarter of Section 34, Township 31, Range 22, Anoka County, Minnesota - Elev = 919.06 feet.
Offsite benchmark is MnDot Geodetic Monument OTTER MNDT RESET - Elev = 941.081 feet.

FLOOD ZONE:

The surveyed premises shown on this survey map is in Flood Zone A, according to Flood Insurance Rate Map Community Panel No. 27003C0365E, published by the Federal Emergency Management Agency, effective date December 16, 2015 and Flood Zone X, according to Flood Insurance Rate Map Community Panel No. 27003C0370E, published by the Federal Emergency Management Agency, effective date December 16, 2015.

NOTES:

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- Survey work was completed on June 4, 2024.

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	Water Valve
	Benchmark
	Cleanout
	Drop Intake
	Manhole/Catch Basin
	Lift Station
	Mailbox
	Post
	Sign
	Street Sign
	Coniferous Tree



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MARK A. SCHWANZ

Mark A. Schwanz

DATE 2/10/25 LIC. NO. 45817

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PROJECT

ANOKA HOLDINGS, LLC

WILKINSON WATERS

LINO LAKES MN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
7/7/26	OUTLOT G UPDATED	JW

PROJECT NO.	PROJ. NO.
FILE NAME	30671 PPLAT
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---/---/---
CLIENT PROJECT NO.	---

TITLE

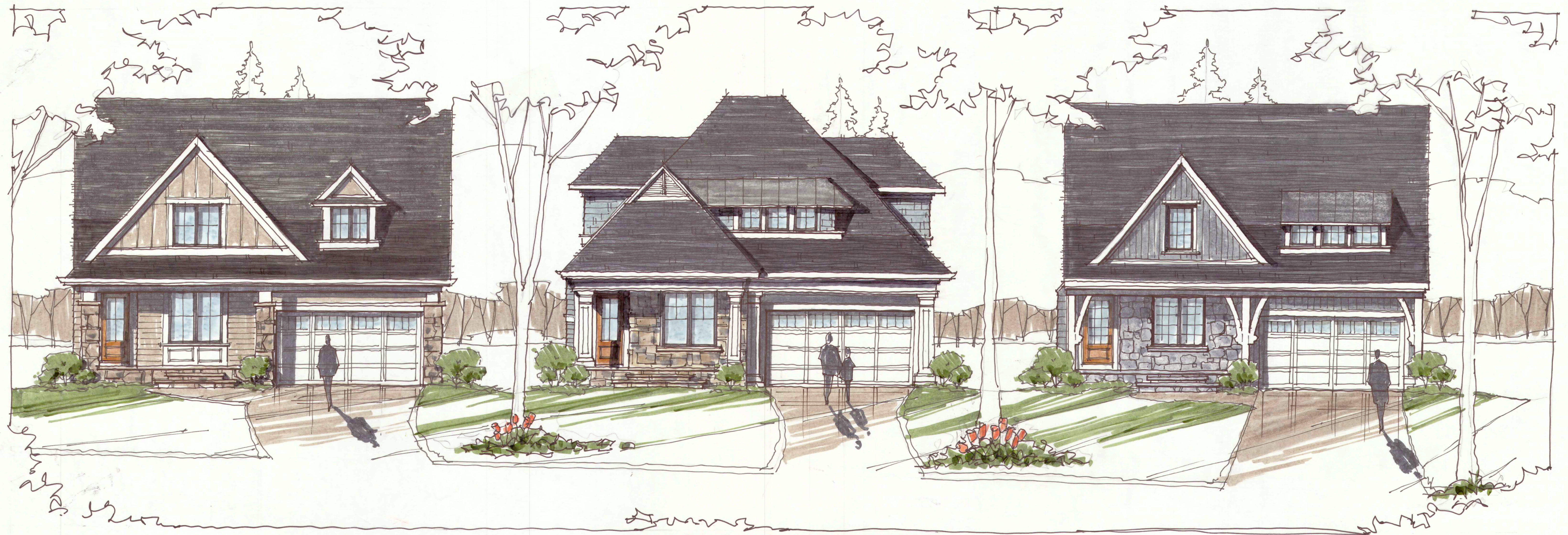
PRELIMINARY PLAT

SHEET

A0-17

Architectural New Home Concept Designs

Wilkinson Waters

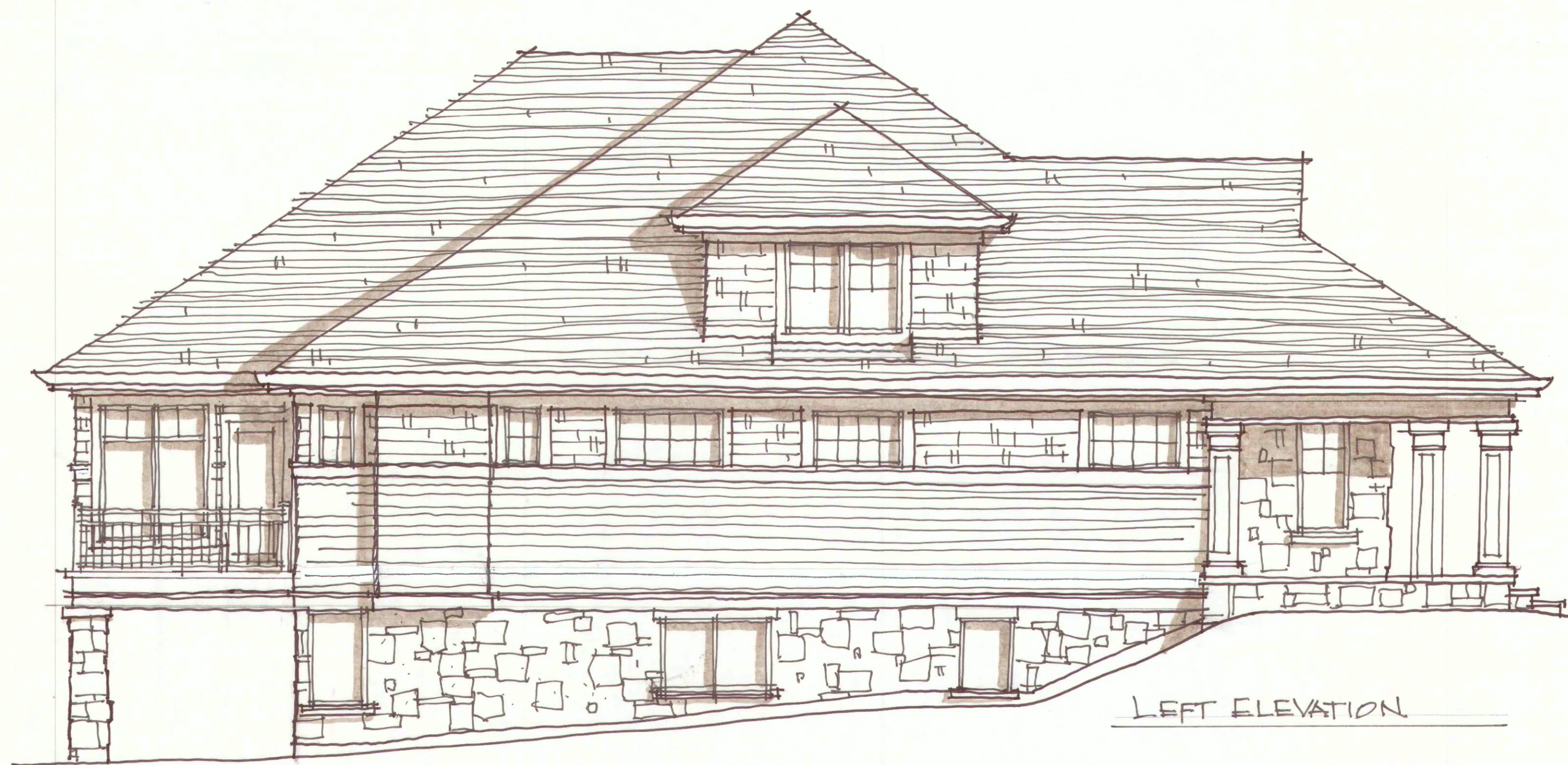


CHARLES CUDD CO.
ARCHITECTURAL DESIGN • BUILD

THESE ARCHITECTURAL PLANS AND THE HOME CONSTRUCTED PURSUANT TO THE
PLANS ARE THE EXCLUSIVE COPYRIGHTED PROPERTY OF CHARLES CUDD CO, LLC
AND ARE PROTECTED BY UNITED STATES COPYRIGHT LAW. ANY UNAUTHORIZED
USE OF THESE PLANS IS STRICTLY PROHIBITED

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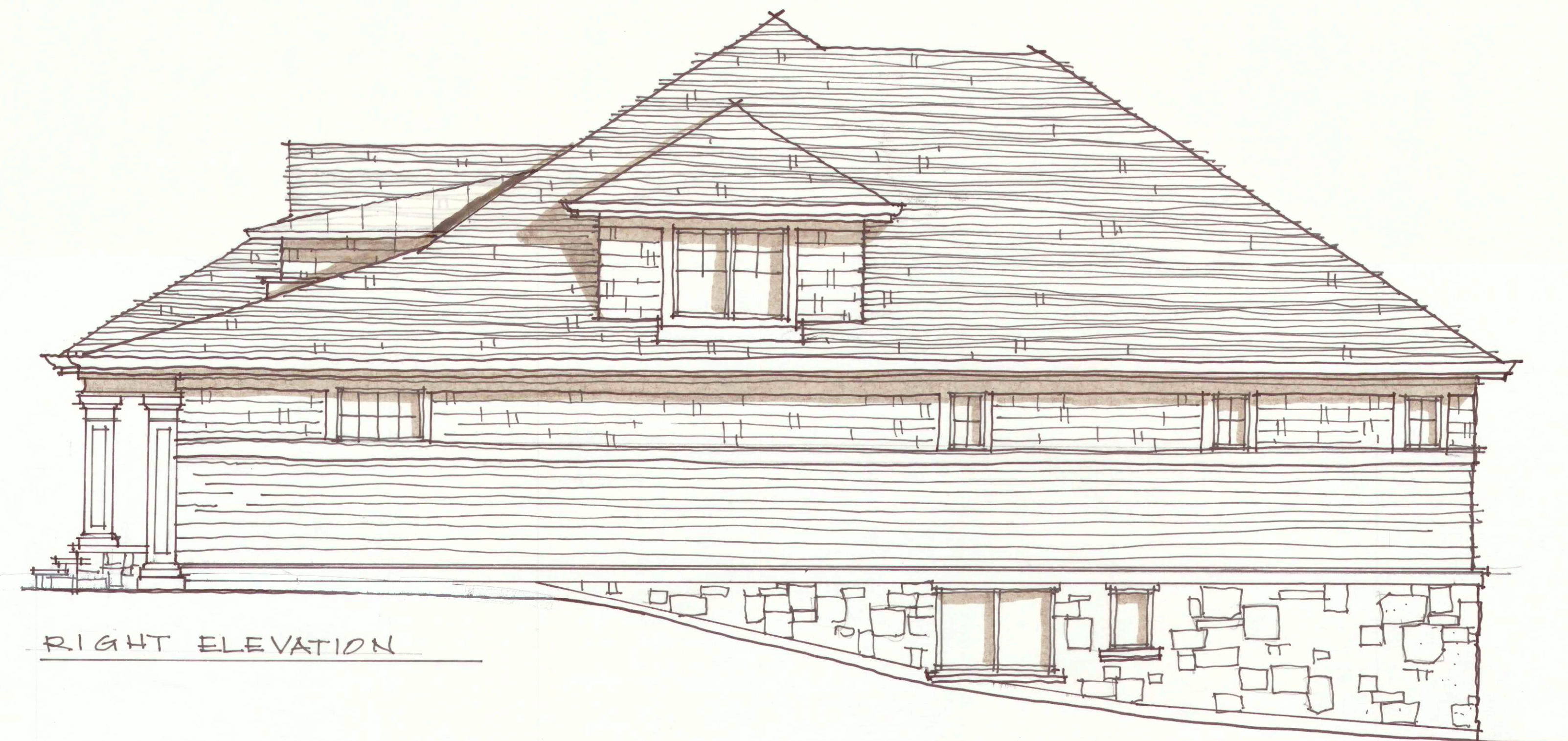
Architectural New Home Concept Designs Wilkinson Waters



LEFT ELEVATION



REAR ELEVATION



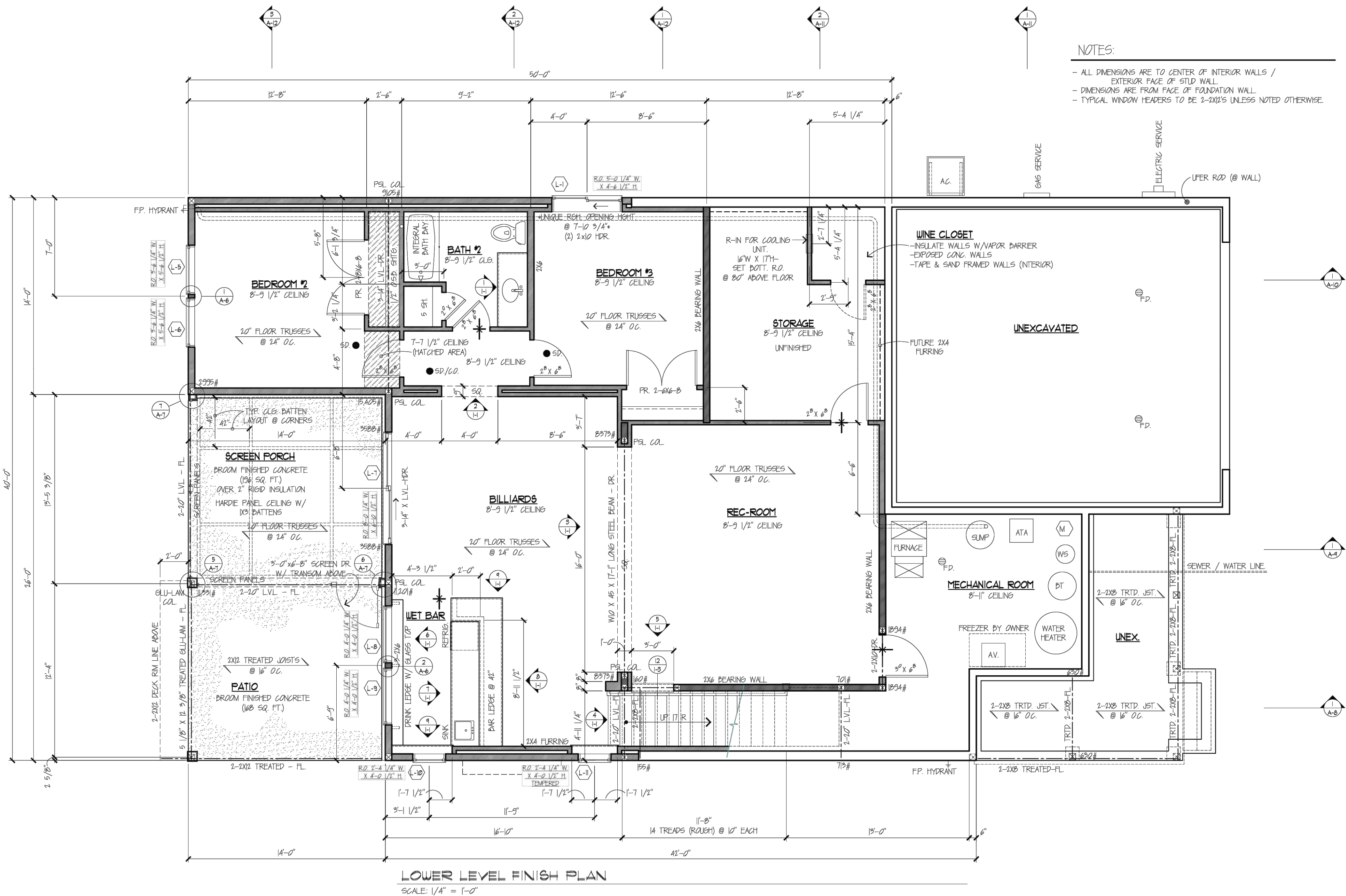
RIGHT ELEVATION

CHARLES CUDD CO.
ARCHITECTURAL DESIGN • BUILD

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PLANS ARE THE EXCLUSIVE COPYRIGHTED PROPERTY OF CHARLES CUDD CO, LLC
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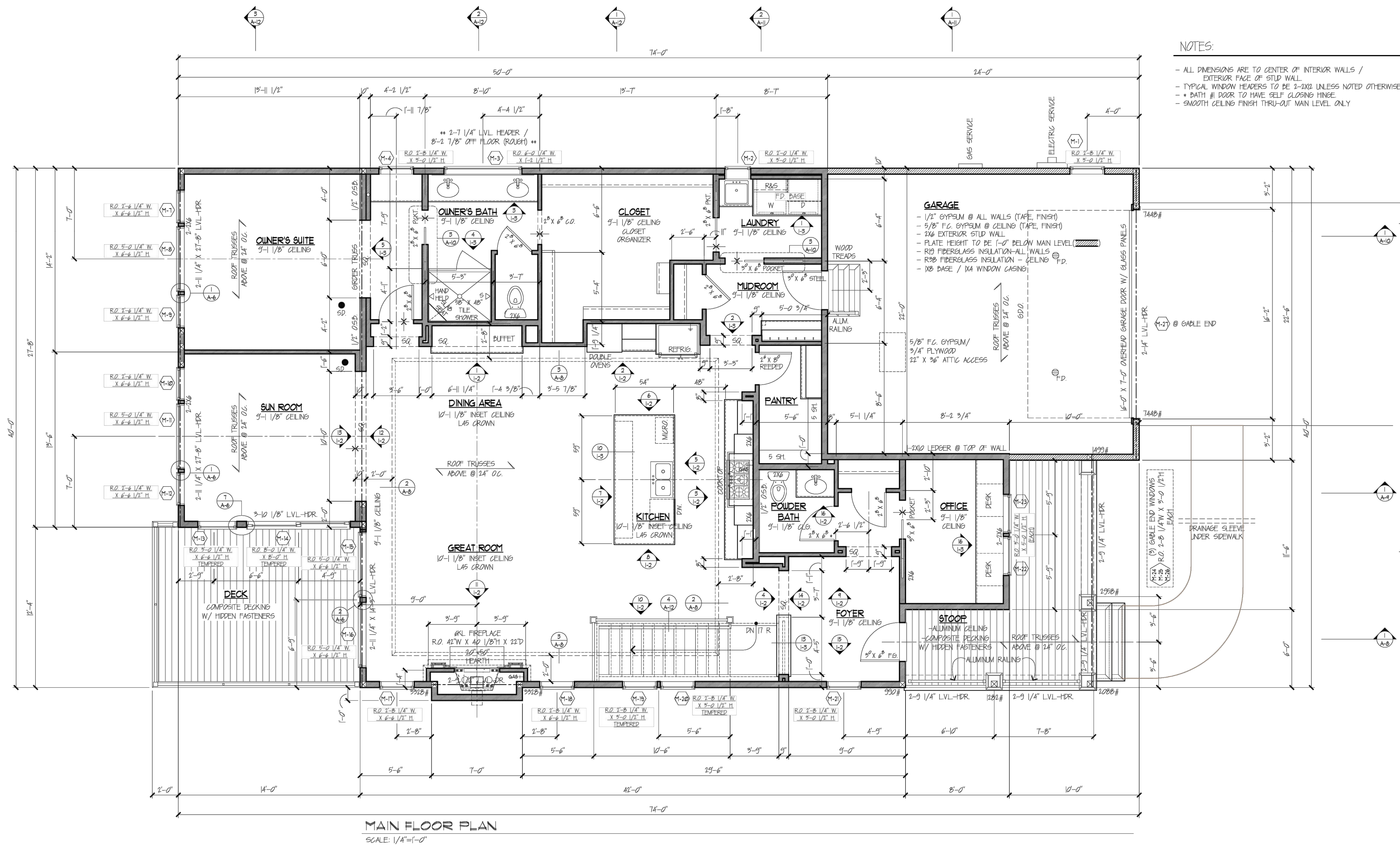
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EXAMPLE ARCHITECTURE PLANS FROM CHARLES CUDD CO



PRELIMINARY NOT FOR CONSTRUCTION

EXAMPLE ARCHITECTURE PLANS FROM CHARLES CUDD CO



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.
JERREMY D. FOSS, PE

FOR PRELIMINARY PLAT REVIEW ONLY
DATE: 7/13/2025 LIC. NO. 55871

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PROJECT
ANOKA HOLDINGS, LLC
WILKINSON WATERS

LINO LAKES MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
07/13/2026	SUBMITTAL 01	DWG/MEB

PROJECT NO. 24-30671
FILE NAME 30671 CO-SF
DRAWN BY DWG/TW
DESIGNED BY DWG/TW
REVIEWED BY JDF/TW
ORIGINAL ISSUE DATE 07/13/2026
CLIENT PROJECT NO. -

TITLE
BENNINGTON PLAN

SHEET
AF-11

PRELIMINARY NOT FOR CONSTRUCTION



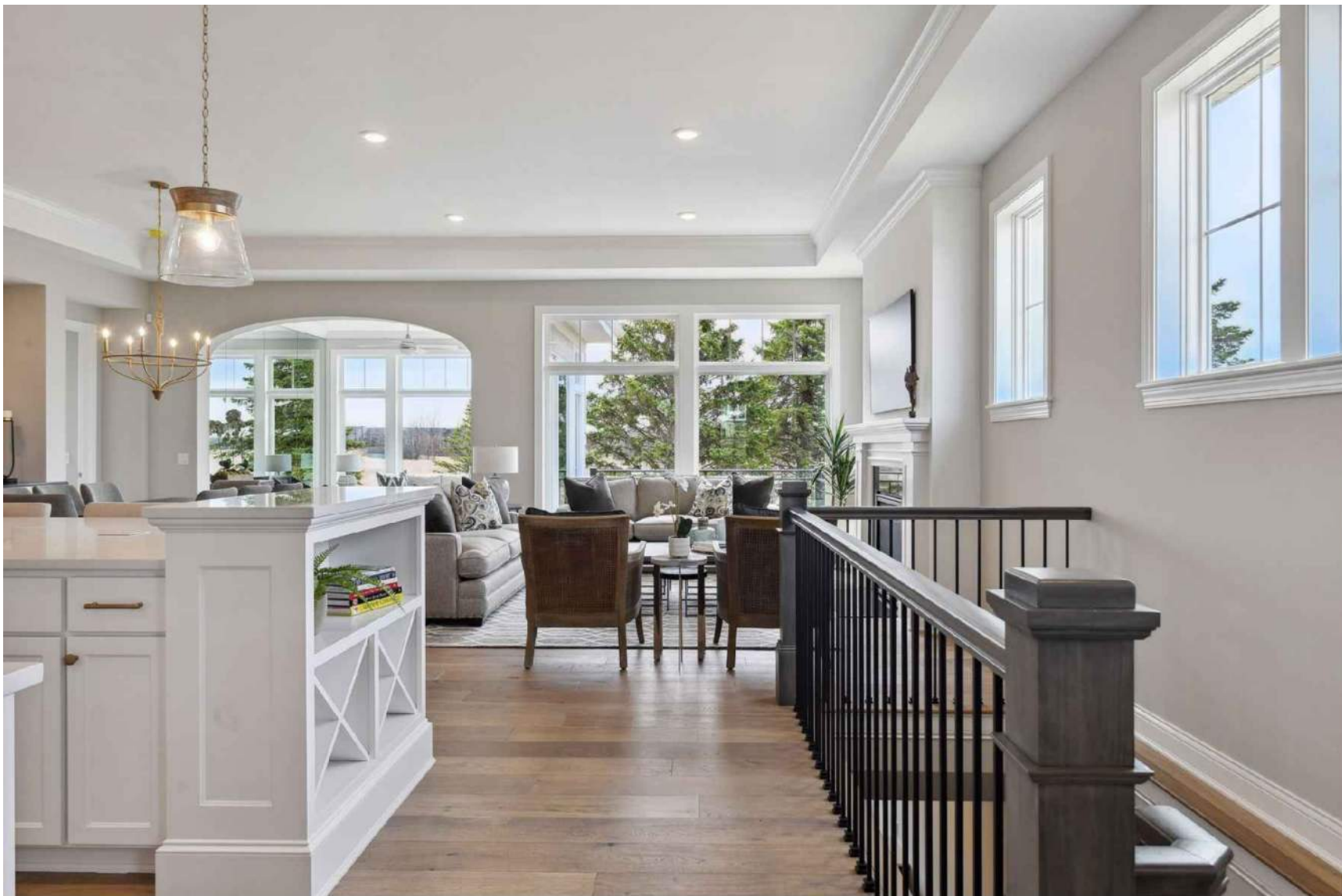
KITCHEN



MAIN LEVEL LIVING SPACE

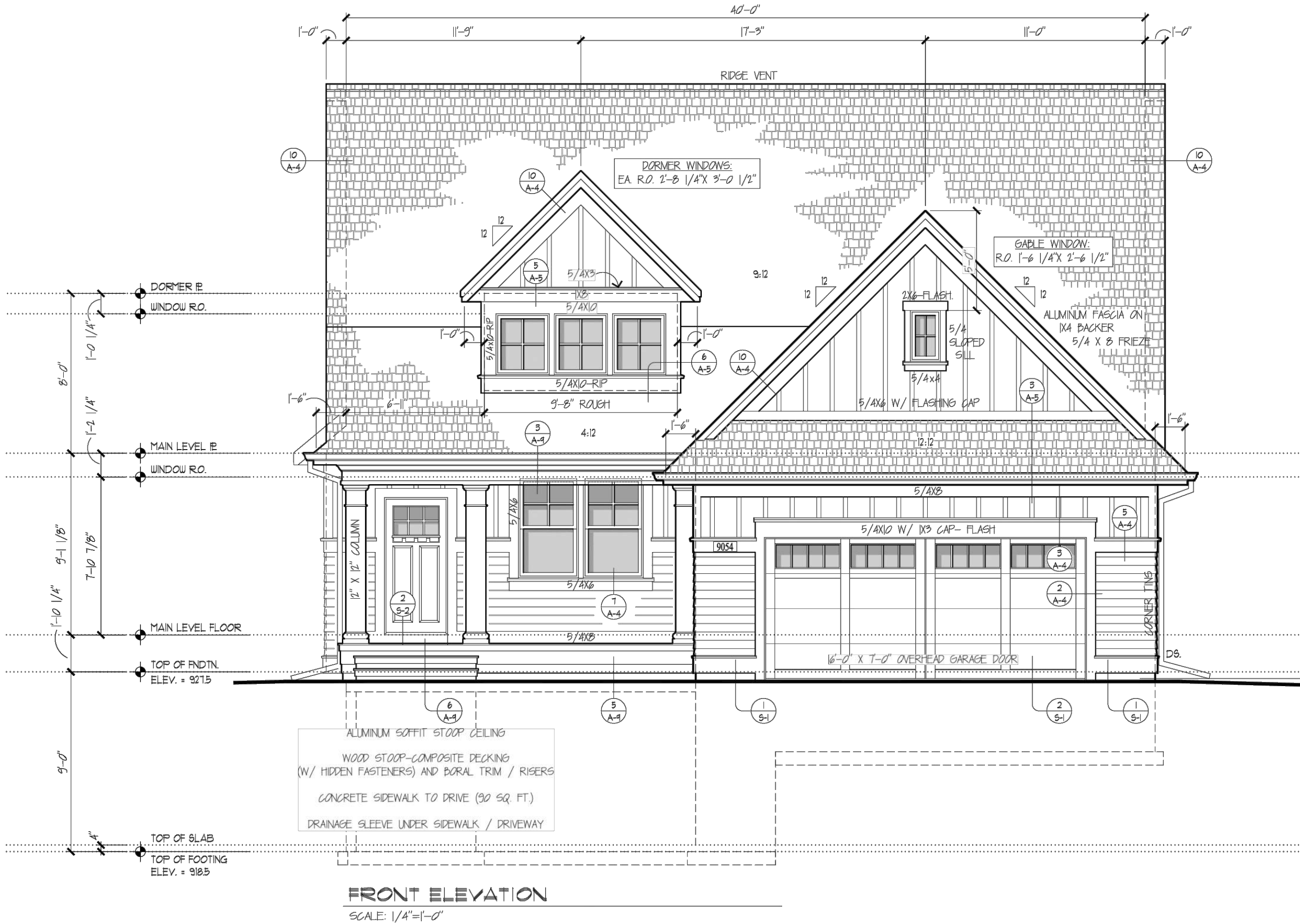


MAIN LEVEL LIVING SPACE



MAIN LEVEL ENTRY

EXAMPLE ARCHITECTURE PLANS FROM CHARLES CUDD CO



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.
JERREMY D. FOSS, PE

FOR PRELIMINARY PLAT REVIEW ONLY
DATE: 7/13/2025 LIC. NO. 55871
SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT
ANOKA HOLDINGS, LLC
WILKINSON WATERS
LINO LAKES MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
07/13/2026	SUBMITTAL 01	DWG/MEB

PROJECT NO. 24-30671
FILE NAME 30671 CO-SF
DRAWN BY DWG/TW
DESIGNED BY DWG/TW
REVIEWED BY JDF/TW
ORIGINAL ISSUE DATE 07/13/2026
CLIENT PROJECT NO. -

TITLE
BENNINGTON ELEVATIONS

SHEET
AF-12

PRELIMINARY NOT FOR CONSTRUCTION

EXAMPLE ARCHITECTURE PLANS FROM CHARLES CUDD CO



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PROJECT
ANOKA HOLDINGS, LLC
WILKINSON WATERS

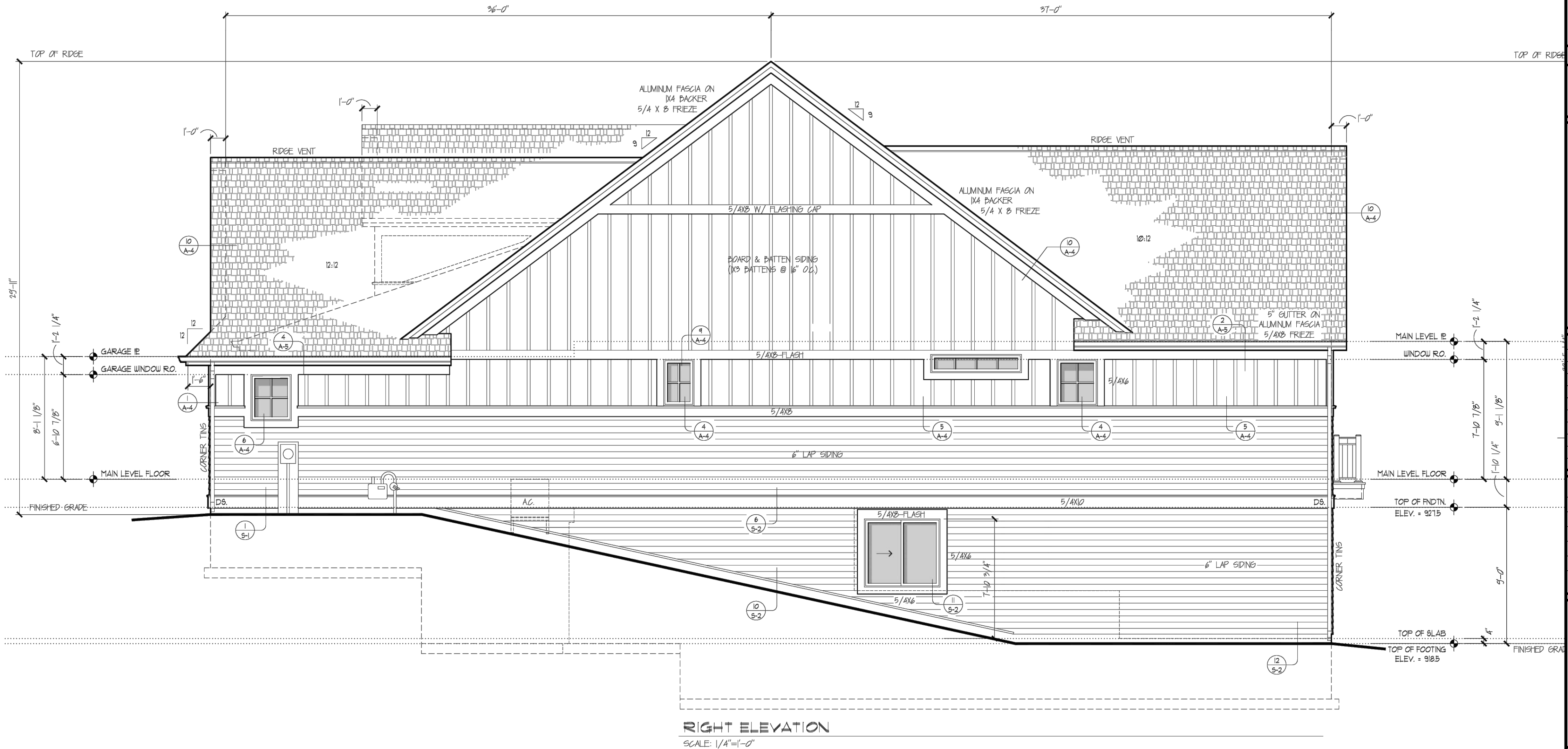
LINO LAKES MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
07/13/2026	SUBMITTAL 01	DWG/ME

PROJECT NO.	24-30671
FILE NAME	30671 CO-SF
DRAWN BY	DWG/TW
DESIGNED BY	DWG/TW
REVIEWED BY	JDF/TW
ORIGINAL ISSUE DATE	07/13/2026
CLIENT PROJECT NO.	-

TITLE
BENNINGTON ELEVATIONS

SHEET
AF-13



RIGHT ELEVATION
SCALE: 1/4"=1'-0"

EXAMPLE ARCHITECTURE PLANS FROM CHARLES CUDD CO



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JERREMY D. FOSS, PE

FOR PRELIMINARY PLAT REVIEW ONLY

DATE 7/13/2025 LIC. NO. 55871

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PROJECT

**ANOKA
HOLDINGS, LLC**

**WILKINSON
WATERS**

LINO LAKES MINNESOTA

[illegible]

PROJECT NO.	24-30671
FILE NAME	30671 C0-SF
DRAWN BY	DWG/TW
DESIGNED BY	DWG/TW
REVIEWED BY	JDF/TW
ORIGINAL ISSUE DATE	07/13/2026
CLIENT PROJECT NO.	-

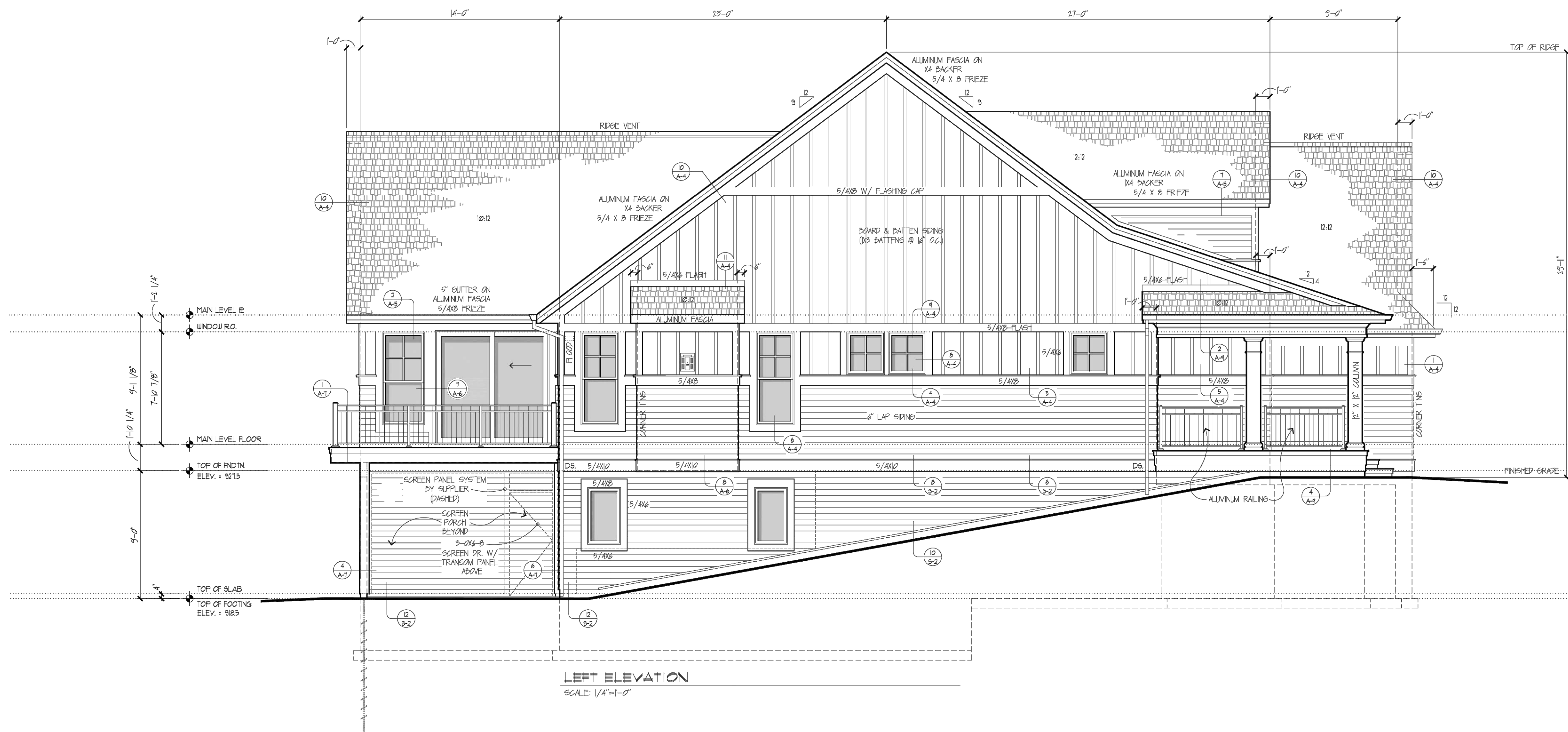
TITLE

BENNINGTON ELEVATIONS

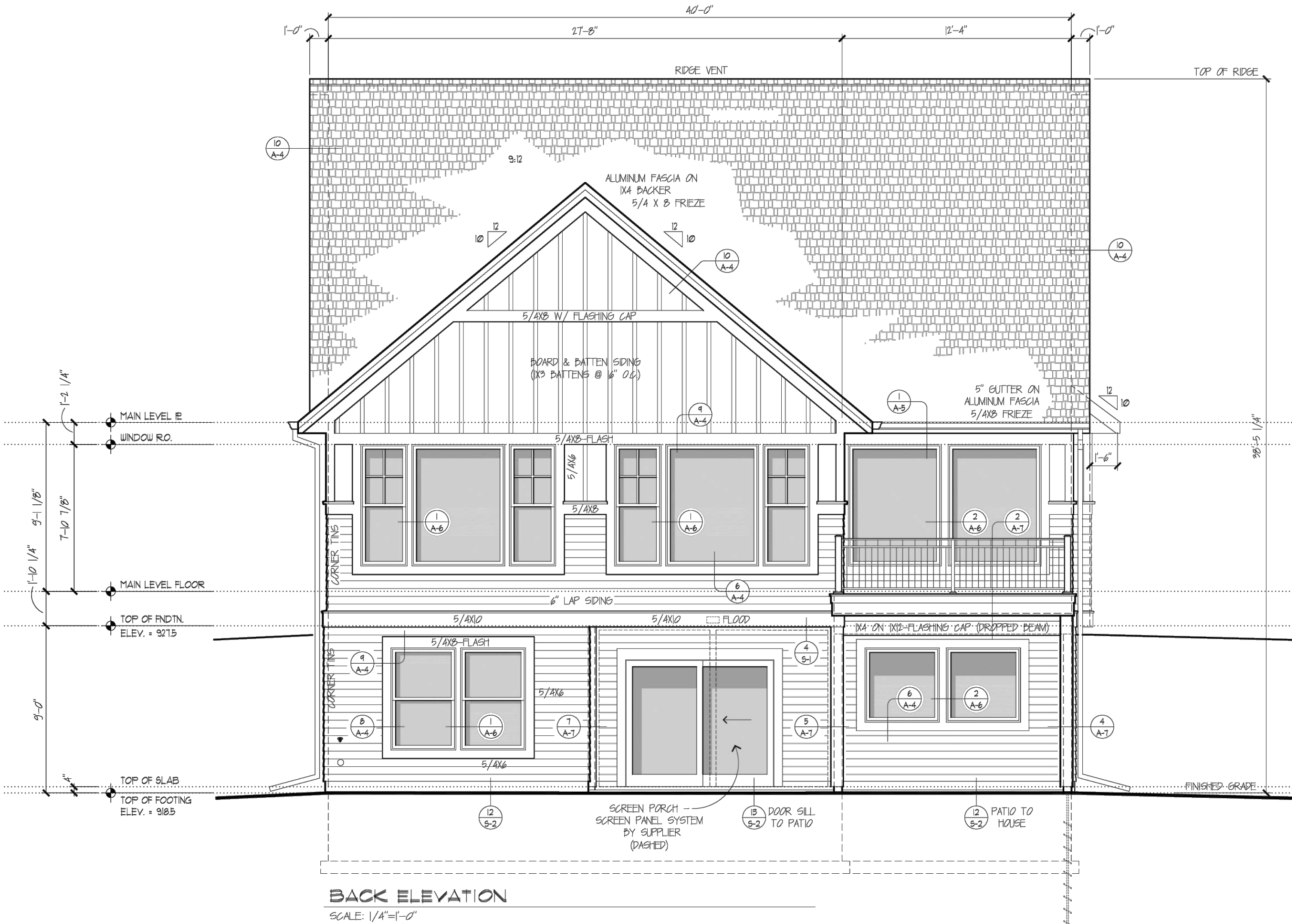
SHEET

AF-14

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



EXAMPLE ARCHITECTURE PLANS FROM CHARLES CUDD CO



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.
JERREMY D. FOSS, PE
FOR PRELIMINARY PLAT REVIEW ONLY
DATE 7/13/2025 LIC. NO. 55871
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PROJECT
ANOKA HOLDINGS, LLC
WILKINSON WATERS
LINO LAKES MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
07/13/2026	SUBMITTAL 01	DWG/MEB

PROJECT NO.	24-30671
FILE NAME	30671 CO-SF
DRAWN BY	DWG/TW
DESIGNED BY	DWG/TW
REVIEWED BY	JDF/TW
ORIGINAL ISSUE DATE	07/13/2026
CLIENT PROJECT NO.	-

TITLE
BENNINGTON ELEVATIONS

SHEET
AF-15

PRELIMINARY NOT FOR CONSTRUCTION

Memorandum

To: Katie Larsen, Lino Lakes City Planner

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

Date: July 27, 2026

Re: Wilkinson Waters 1st Addition
Final Plat Review
026515-000

WSB's review of the Final Plat for the Wilkinson Waters development in Lino Lakes, MN, prepared by ISG and received March 16, 2026. Our comments were made on the following documents:

- Wilkinson Waters Major Infrastructure 90% Plan Review prepared by ISG, dated July 9, 2026.

The following review comments should be responded to in writing by the applicant. This review is only concerned with elements pertaining to City approval in its permitting authority on behalf of VLAWMO, these comments are highlighted. Other comments will be reviewed with future complete submittals, there may be additional comments generated at that time.

ISG Response (01/16/26)
WSB Response/Comment (2/13/2026)
ISG Response (02/27/26)
WSB Response/Comment (3/23/2026)
ISG Response (04/15/26)
WSB Response/Comment (4/22/2026)
WSB Response/Comment (7/27/2026)

Engineering

- **General**

The Wilkinson Waters Development includes 76 acres south of Ash Street/County Road 32, West of Centerville Road/County Road 21 and north of Wilkinson Lake Boulevard, the border with the City of North Oaks. The current conceptual project proposes 40 Townhome units, two (2) 100-unit apartments, one (1) 100-unit senior living facility and 33,000 square feet of commercial retail space.

Comments:

- ~~1. Update Public and Private construction plans and/or Final PUD plans such that they match. Currently the Final PUD plans match the approved preliminary PUD plans but differ from the Public and Private construction plans. (see included overlay pages).~~
~~ISG Response (01/16/26) — Per phone call we will not submit a Final PUD plan and the Final Construction Plans will serve as the Final PUD plans as well.~~

~~WSB Response/Comment (2/13/2026) Complete~~

2. WSB Response/Comment (3/23/2026) A proposal has been made to shift the property lines between L5B1 and the Commercial lot to the south, 15 feet to the north.
 - a. Shift the storm sewer to the center of the revised easement and revise all adjacent utilities (water reuse, etc.) and surface features (castings, trails, ped ramps, etc.) to verify feasibility.
 - b. Show revised property lines between Lots 3 and 4 Block 1 with the 15' shift north from the south
 - i. Revise all adjacent utilities (water reuse, etc.) and surface features (castings, trails, ped ramps, etc.)
 - ii. Maintain minimum 1:1 separation distance from building structures/easement to invert of utilities

ISG Response (04/15/26) – Revised property lines are shown on plans. Trail was revised to reflect updates per the lot line changes. Utilities were updated per the lot line change, and the easements were updated for the utilities.

WSB Response/Comment (4/22/2026) The building pads have been removed and the grading plan drainage between the lots has not been updated so the drainage swale is not centered between lots. With the final plat, the grading plan will have to be updated for the lot lines and the services updated to match the units of the buildings

WSB Response/Comment (7/27/2026) The easements along the sanitary sewer alignment through Outlot G as well as along the trail no longer match. These easements may need to be vacated and rededicated with future additions

• **Grading**

The Wilkinson Waters Development includes site grading for the townhomes, apartments, and retail space as well as the connecting roads, driveways, and parking areas.

Comments:

1. ~~See redline plan sheets for Public, Private, and Turn Lane plans~~
~~ISG Response (01/16/26) – Noted.~~
~~WSB Response/Comment (2/13/2026) See updated redline comments~~
~~ISG Response (02/27/26) – Noted.~~
~~WSB Response/Comment (3/23/2026) Complete~~
2. ~~WSB Response/Comment (2/13/2026) Existing culvert under Ash St near the proposed roundabout is no longer needed~~
 - a. ~~Coordinate drainage with Anoka County~~
~~ISG Response (02/27/26) – Will coordinate with Anoka County and update callouts and language in Turn Lane Plan Set.~~
~~WSB Response/Comment (3/23/2026) To be submitted with Turn Lane Plan Set~~
~~ISG Response (04/15/26) – Noted, received Anoka County comments 04/14 and will resubmit after comments are addressed.~~
~~WSB Response/Comment (4/22/2026) Revised turn lane plans to be submitted~~
~~WSB Response/Comment (7/27/2026) Complete~~

3. WSB Response/Comment (7/27/2026) The grading in the area of Outlot G is acceptable as an outlot but will need to be updated to match the future layout of the single-family lots

- **Stormwater Management**

Stormwater management for the Wilkinson Waters site consists of a large sedimentation basin and various smaller BMPs to provide additional treatment. There is a stormwater reuse system being constructed with this project. Existing and proposed discharge rates are summarized below.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing	24.12	55.09	125.90	Needed if basins landlocked
Currently Proposed	12.18	33.87	85.71	Needed if basins landlocked

Comments:

1. ~~The site continues to be compliant with City stormwater requirements.~~
 ISG Response (01/16/26) – Noted.
 WSB Response/Comment (2/13/2026) Complete
2. Stormwater reuse agreement needed
 ISG Response (01/16/26) – Will be supplied and a part of the Development Agreement.
 WSB Response/Comment (2/13/2026) To be included with the Development Agreement
 ISG Response (04/15/26) - Acknowledged

- **Water Supply**

The Wilkinson Waters Development proposes two connections with their design. A 12" connection at the south end on the west side of the proposed roundabout which will be extended along Wilkinson Way north to the north end for a future connection to Ash Street (CR 32). The second connection will utilize the existing 8" stub as part of the existing assumed White Bear Lake Township infrastructure that is located across the Rapp farmland in Lino Lakes. With the connection to the White Bear Lake Township infrastructure, bidirectional meters will be installed to measure the amount of water consumed from the system. These meters will be replaced with interconnections when City water is extend to the area in the future.

Otherwise, the development will include a water system with 8- inch diameter water main and various stub sizes being extended to each lot depending on its use.

The City is still evaluating the ownership and future maintenance of the existing and proposed utility infrastructure and will be clarified between the developer North Oaks Farms, White Bear Lake Township, and the Cities of North Oaks and Lino Lakes.

Comments:

1. ~~See attached water meter manual for water meter information.~~
~~ISG Response (01/16/26) — Noted.~~
~~WSB Response/Comment (2/13/2026) Complete~~
2. ~~The applicant shall verify fire flow requirements are being met for the project.~~
~~ISG Response (01/16/26) — Fire flow verification will be completed after construction of the water main and in conjunction with building permit approval. Fire Hydrant Flow test will be completed once watermain constructed. Currently no City of Lino Lakes waterlines are adjacent to the site.~~
~~WSB Response/Comment (2/13/2026) Complete following construction~~
~~ISG Response (02/27/26) — Noted.~~
~~WSB Response/Comment (7/27/2026) Complete~~
3. ~~See redline plan sheets for Public and Private plans.~~
~~ISG Response (01/16/26) — Noted, responses added to redline plan sheets.~~
~~WSB Response/Comment (2/13/2026) See updated redline comments~~
~~ISG Response (02/27/26) — Noted.~~
~~WSB Response/Comment (3/23/2026) See updated redline comments~~
~~ISG Response (04/15/26) — Noted, responses added to reline plan sheets.~~
~~WSB Response/Comment (7/27/2026) Complete~~
4. WSB Response/Comment (7/27/2026) Water Meter Manholes and details to be updated and finalized in coordination with Public Works

• **Sanitary Sewer**

There is an existing 18-inch sanitary sewer line located at the intersection of Wilkinson Lake Blvd/CR J (81)/CSAH 21 that is owned and maintained by White Bear Township. The 18-inch sanitary sewer line receives flow from North Oaks Lift Station #8 and ultimately Lino Lakes sewer district 4 which includes the Wilkinson Waters Development. The City would be open to extending the 18 inch through the site to serve as much of the development as possible. However, due to depth, the site would still need to be connected to the deeper 8 inch line as proposed. Sanitary sewer collection for the Wilkinson Waters Development is proposed to connect to the existing sewer line that runs from Rapp Farm Lift Station, located westerly from the site, to the North Oaks Lift Station #8 just south of the site.

The project requires a Joint Powers Agreements between the developer North Oaks Farms, White Bear Lake Township, and the Cities of North Oaks and Lino Lakes. Per the Centerville Road Sanitary Sewer memo updated 4/22/21, the City of Lino Lakes service district 4 has 354 GPM capacity reserved in the Centerville Road trunk line.

The developer completed an analysis of the existing North Oaks Lift Station #8 that will receive flow from the Wilkinson Waters development and future flow from Lino Lakes sewer District 4 western portion. It was determined that the North Oaks Lift Station #8 would need to be upgraded to meet the future capacity. As a result, the developer has identified a future lift station site and the forcemain in Wilkinson Way is upsized to a 10 inch. The lift station near Rapp Farm should have capacity to serve the Lino Lakes area District 4 western portion in the future.

There is an additional lift station planned in the future to serve the northern portion of sewer District 4 that will pump into the 18" line located at the intersection of Wilkinson Lake

Blvd/CR J (81)/CSAH 21. There is an 8-inch forcemain being installed along the new Wilkinson Waters road alignment for this future lift station. As mentioned above the 8-inch forcemain gets upsized to 10inch.

The site will otherwise be served by 8- inch diameter main along with various sized service pipes being extended to each lot depending on its use. An additional sanitary sewer stub will be extended to the north at Ash Street (CR 32) for future connections.

The future lift station site is located within a drainage and utility easement. The HOA documents should include allowance for a future city lift station within the Outlot owned by the HOA.

Comments:

1. ~~The new lift station site will need to be larger to accommodate an 80-foot radius for installation.~~
~~ISG Response (01/16/26) — Lift station site grading has been updated to be 80'~~
~~WSB Response/Comment (2/13/2026) Complete~~
2. ~~Upsize the forcemain to 10 inch diameter where the two combine.~~
~~ISG Response (01/16/26) — Downstream Forcemain that was already constructed was 8" in diameter and existing under the roundabout at Wilkinson Lakes Blvd and Centerville Road.~~
~~WSB Response/Comment (2/13/2026) Complete~~
3. The HOA documents should include language for a future city lift station within the Outlot owned by the HOA.
ISG Response (01/16/26) – Noted, these will be included in the HOA documents and a part of the development agreement.
WSB Response/Comment (2/13/2026) to be included with development agreement
ISG Response (04/15/26) – acknowledged
4. ~~See redline plan sheets for Public and Private plans.~~
~~ISG Response (01/16/26) — Noted, responses added to redline plan sheets.~~
~~WSB Response/Comment (2/13/2026) See updated redline comments~~
~~ISG Response (02/27/26) — Noted.~~
~~WSB Response/Comment (3/23/2026) Complete~~
5. ~~WSB Response/Comment (2/13/2026) Sanitary meter manhole can be removed following discussions with MCES~~
 - a. ~~Flows will be measured using different methods~~
~~ISG Response (02/27/26) — Noted, sanitary meter was removed from plans.~~
~~WSB Response/Comment (3/23/2026) Complete~~
6. WSB Response/Comment (4/22/2026) Developer to provide a lift station generator. Coordinate specifications with Lino Lakes and North Oaks public works.
7. WSB Response/Comment (7/27/2026) The sanitary sewer alignment shown through Outlot G is not currently centered on the final easement. Easement to be vacated and rededicated with future addition to be centered.

- **Transportation**

A traffic study was submitted and reviewed for conformance with City Ordinance Sections 1001.013 and 1007.0202. Adjacent intersections of Wilkinson Lake Blvd/CR J (81)/CSAH 21 and CSAH 32/CSAH 21 were included in a Traffic Study for the Ramsey County SP6281-53 (TH 35E and CR J) project and the ICE Report for Wilkinson Lake Blvd/CR J (81)/CSAH 21. There are no additional transportation comments. Turning movement exhibits for the proposed design vehicle are to be provided at the site accesses.

Comments:

1. The Turn Lane plans should be reviewed by Anoka County.
~~ISG Response (01/16/26) – Plans have been submitted to Anoka County and will be approved by Anoka County as well.~~
~~WSB Response/Comment (2/13/2026) Provide response letter to City~~
2. ~~The applicant should consider a traffic calming bump out at the trail crossing.~~
~~ISG Response (01/16/26) – Bumpout was added to the trail crossing.~~
~~WSB Response/Comment (2/13/2026) Complete~~
3. ~~Show all accessible parking spaces on the site plan, a minimum of six are required for a parking lot with 151-200 spaces.~~
~~ISG Response (01/16/26) – An additional accessible parking stall has been provided on the site plan.~~
~~WSB Response/Comment (2/13/2026) Complete~~
4. ~~Verify poles are not shown in the sidewalk or on retaining walls in the photometric plan.~~
~~ISG Response (01/16/26) – Pole locations have been updated.~~
~~WSB Response/Comment (2/13/2026) Complete~~
5. ~~Install and pave trail between the Ash Street roundabout and Wilkinson Way with Phase 1~~
~~ISG Response (01/16/26) – Noted, will be installed with Phase 1~~
~~WSB Response/Comment (2/13/2026) Complete~~
6. WSB Response/Comment (4/22/2026) Move the boardwalk alignment so it is not on top of the existing utilities
WSB Response/Comment (7/27/2026) Boardwalk adjusted with final public plans but not with updated preliminary plat amendment. Verify that boardwalk/trail alignment and easement are current and consistent.

• **Wetlands and Mitigation Plan**

The Vadnais Lake Area WMO (VLAWMO) (WCA LGU) issued a Notice of Decision (NOD) (LGU No. 14.2021) approving the wetland boundaries on March 17, 2022 (Appendix A). The decision is valid for 5 years. The WCA NOD also confirmed that Wetland 7 is an incidental wetland and therefore not regulated-under WCA.

The USACE issued an Approved Jurisdictional Determination (AJD) on April 6, 2022 for Wetlands 8, 9 and 10 (File No. MVP-2015-03940-SSC) (Appendix A). The AJD is valid for 5 years.

A map of the site location is provided in Figure 1. Three wetlands (Wetlands 1, 7, and 10) were delineated within the current project area in September 2021 by KES (Figure 2). Previously submitted information discussed the delineation in more detail and included the National Wetland Inventory (NWI) and soil survey mapping. A copy of the previously submitted delineation report (Hawkins-Rogalla Lino Lakes Wetland Delineation Report) is available upon request.

A wetland replacement plan and no loss request (for incidental wetland) was submitted, reviewed, and approved through VLAWMO and the City. The TEP in its WCA Notice of Decision agreed that WL7 is incidental per WCA rules, WL10 is wetland based on new guidance and the WL5 boundary was extended to the northwest. Per aerial photos in 3-9-2022 addendum, WL9 and WL8 are wetland. No other changes were directed to all other delineated wetland boundaries in the project area. Approved wetland boundaries are shown in the 3-10-2022 Rogalla and Hawkins surveys from Kurth Surveying, Inc.

The proposed WCA-regulated 0.13 ac of impact to Wetland 10 will be replaced at a 2:1 ratio via the debiting of wetland bank credits from the Rapp Farm and Anderson Slough wetland bank (#170) located within major watershed 20 and Bank Service Area 7, which is the same major watershed and Bank Service Area as the project location. This bank is owned by the project applicant. A draft Standard Credit Withdrawal Form is included. Compensatory mitigation is not proposed for USACE-regulated Wetland 7.

Wetland buffers meeting The Vadnais Lake Area WMO (VLAWMO) minimum and average requirements will be required around all wetland areas following construction.

- **Landscaping**

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

- **Floodplain**

No current outstanding comments.

- **Drainage and Utility Easements**

Roadways are proposed within right-of-way and lots include standard drainage and utility easements. Larger drainage and utility easements will be required to be provided over any utilities outside the right of way and any surface water management features

The plan shows White Bear Lake Township easements (30' and 50') with the existing sanitary sewer and watermain crossing the site. White Bear Lake Township has commented that the Township has no easement and that the lines were installed and owned by the North Oaks Company. Please update the linework or provide a record showing the easements.

Comments:

1. Easements are being reviewed by City staff
ISG Response (01/16/26) – Noted.

[WSB Response/Comment \(2/13/2026\) Complete](#)

[WSB Response/Comment \(7/27/2026\)](#) The easements along the sanitary sewer alignment through Outlot G as well as along the trail no longer match. These easements may need to be vacated and rededicated with future additions

- **Development Agreement**

A development agreement will be required with the final plat.

[ISG Response \(01/16/26\) – Noted, Development Agreement will be established.](#)

[WSB Response/Comment \(2/13/2026\) In-process](#)

- **Grading Agreement**

Grading is in place.

- **Stormwater Maintenance Agreement**

Private stormwater facilities will be maintained through a Declaration for Maintenance of Stormwater Facilities. The City of Lino Lakes shall be party to the Declaration. City Engineer has provided a template.

[ISG Response \(01/16/26\) – Noted, and will be a part of the Development Agreement.](#)

[WSB Response/Comment \(2/13/2026\) In-process](#)

- **Permits Required**

Required permits may include some of the following and others:

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for Construction
3. Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
4. Minnesota Department of Health
5. Vadnais Lake Area Water Management Organization Permit
6. US Army Corps of Engineers Section 404 Permit

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

Memorandum

To: Katie Larsen, Lino Lakes City Planner

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

Date: August 5, 2026

Re: Wilkinson Waters
Preliminary Plat – 1st Amendment Review
037531-000

WSB's review of the 1st Amendment to the Preliminary Plat for the Wilkinson Waters development in Lino Lakes, MN, prepared by ISG and received July 13, 2026. Our comments were made on the following documents:

- Wilkinson Waters Preliminary Plat prepared by ISG, dated July 13, 2026.
- Wilkinson Waters Stormwater Report prepared by ISG, dated July 13, 2026.

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

Engineering

- **General**

The Wilkinson Waters Development includes 76 acres south of Ash Street/County Road 32, West of Centerville Road/County Road 21 and north of Wilkinson Lake Boulevard, the border with the City of North Oaks. The revised conceptual project proposes 20 Townhome units, 13 single family lots, two (2) 100-unit apartments, one (1) 100-unit senior living facility and 33,000 square feet of commercial retail space.

Comments:

1. The 40' easement along the sanitary sewer alignment between single family Lots 8 and 9 is no longer centered on the sanitary sewer main. This easement may need to be vacated and rededicated with future additions

- **Grading**

The Wilkinson Waters Development includes site grading for the townhomes, apartments, and retail space as well as the connecting roads, driveways, and parking areas.

Comments:

1. See redline plan sheets
2. Include proposed house types (SOG/FB)
3. Label Lot and Block for single family homes
4. A proposed building pad is shown in the side drainage and utility easement
 - a. Show side drainage and utility easements for all lots

- b. Building pads must be shown outside the drainage and utility easements

- **Stormwater Management**

Stormwater management for the Wilkinson Waters site consists of a large sedimentation basin and various smaller BMPs to provide additional treatment. There is a stormwater reuse system being constructed with this project. Existing and proposed discharge rates are summarized below.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing	24.12	55.09	125.90	Needed if basins landlocked
Currently Proposed	17.82	53.05	122.71	Needed if basins landlocked

Comments:

1. Stormwater reuse agreement will need to be part of the development agreement
2. Stormwater report narrative must address proposed stormwater reuse system and operational elevations. It appears that there is no proposed drawdown gate/valve in the main basin OCS, applicant to confirm.
3. The OCS design and NWL/HWL elevations do not match between the plans and stormwater report.
4. Applicant to revise storm sewer sizing calculations based on updated impervious from single-family home layout.

- **Water Supply**

The Wilkinson Waters Development proposes two connections with their design. A 12" connection at the south end on the west side of the proposed roundabout which will be extended along Wilkinson Way north to the north end for a future connection to Ash Street (CR 32). The second connection will utilize the existing 8" stub as part of the existing assumed White Bear Lake Township infrastructure that is located across the Rapp farmland in Lino Lakes. With the connection to the White Bear Lake Township infrastructure, water meters will be installed to measure the amount of water consumed from the system. These meters will be replaced with interconnections when City water is extend to the area in the future.

Otherwise, the development will include a water system with 8- inch diameter water main and various stub sizes being extended to each lot depending on its use.

There is a Joint Powers Agreement between White Bear Lake Township and North Oaks and Lino for the supply of water from the White Bear Lake Township supply and North Oaks and White Bear Lake Township watermain pipe systems.

Comments:

1. Water Meter Manholes and details to be updated and finalized in coordination with Public Works

- **Sanitary Sewer**

There is an existing 18-inch sanitary sewer line located at the intersection of Wilkinson Lake Blvd/CR J (81)/CSAH 21 that is owned and maintained by White Bear Township. The 18-inch sanitary sewer line receives flow from North Oaks Lift Station #8 and ultimately Lino Lakes sewer district 4 which includes the Wilkinson Waters Development. The City would be open to extending the 18 inch through the site to serve as much of the development as possible. However, due to depth, the site would still need to be connected to the deeper 8 inch line as proposed. Sanitary sewer collection for the Wilkinson Waters Development is proposed to connect to the existing sewer line that runs from Rapp Farm Lift Station, located westerly from the site, to the North Oaks Lift Station #8 just south of the site.

There is a Joint Powers Agreements between White Bear Lake Township and the Cities of North Oaks and Lino Lakes for the use of existing Sanitary sewer trunk lines. Per the Centerville Road Sanitary Sewer memo updated 4/22/21, the City of Lino Lakes service district 4 has 354 GPM capacity reserved in the Centerville Road trunk line.

The developer completed an analysis of the existing North Oaks Lift Station #8 that will receive flow from the Wilkinson Waters development and future flow from Lino Lakes sewer District 4 western portion. It was determined that the North Oaks Lift Station #8 would need to be upgraded to meet the future capacity. As a result, the developer has identified a future lift station site and the forcemain in Wilkinson Way is upsized to a 10 inch. The lift station near Rapp Farm should have capacity to serve the Lino Lakes area District 4 western portion in the future.

There is an additional lift station planned in the future to serve the northern portion of sewer District 4 that will pump into the 18" line located at the intersection of Wilkinson Lake Blvd/CR J (81)/CSAH 21. There is an 8-inch forcemain being installed along the new Wilkinson Waters road alignment for this future lift station. As mentioned above the 8-inch forcemain gets upsized to 10inch.

The site will otherwise be served by 8- inch diameter main along with various sized service pipes being extended to each lot depending on its use. An additional sanitary sewer stub will be extended to the north at Ash Street (CR 32) for future connections.

Comments:

1. The 40' easement along the sanitary sewer alignment between single family Lots 8 and 9 is no longer centered on the sanitary sewer main. This easement may need to be vacated and rededicated with future additions
2. The development agreement should include that the HOA documents have language for a future city lift station within the Outlot owned by the HOA.
3. Developer to provide a lift station generator. Coordinate specifications with Lino Lakes and North Oaks public works.

- **Transportation**

A traffic study was submitted and reviewed for conformance with City Ordinance Sections 1001.013 and 1007.0202. Adjacent intersections of Wilkinson Lake Blvd/CR J (81)/CSAH 21 and CSAH 32/CSAH 21 were included in a Traffic Study for the Ramsey County SP6281-53 (TH 35E and CR J) project and the ICE Report for Wilkinson Lake Blvd/CR J (81)/CSAH 21. There are no additional transportation comments. Turning movement exhibits for the proposed design vehicle are to be provided at the site accesses.

Comments:

1. Boardwalk adjusted with final public plans but not with updated preliminary plat amendment. Verify that boardwalk/trail alignment and easement are current and consistent.

- **Wetlands and Mitigation Plan**

A wetland replacement plan and no loss request (for incidental wetland) was submitted, reviewed, and approved through VLAWMO and the City.

Wetland buffers meeting The Vadnais Lake Area WMO (VLAWMO) minimum and average requirements will be required around all wetland areas following construction.

- **Landscaping**

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

- **Floodplain**

No current outstanding comments.

- **Drainage and Utility Easements**

Roadways are proposed within right-of-way and lots include standard drainage and utility easements. Larger drainage and utility easements will be required to be provided over any utilities outside the right of way and any surface water management features

The plan shows White Bear Lake Township easements (30' and 50') with the existing sanitary sewer and watermain crossing the site. White Bear Lake Township has commented that the Township has no easement and that the lines were installed and owned by the North Oaks Company. Please update the linework or provide a record showing the easements.

Comments:

1. The 40' easement along the sanitary sewer alignment between single family Lots 8 and 9 is no longer centered on the sanitary sewer main. This easement may need to be vacated and rededicated with future additions
2. Show single family drainage and utility easements on all plan sheets

- **Development Agreement**

A development agreement will be required with the final plat.

- **Grading Agreement**

Grading is in place.

- **Stormwater Maintenance Agreement**

Private stormwater facilities will be maintained through a Declaration for Maintenance of Stormwater Facilities. The City of Lino Lakes shall be party to the Declaration. City Engineer has provided a template.

- **Permits Required**

Required permits may include some of the following and others:

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for Construction
3. Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
4. Minnesota Department of Health
5. Vadnais Lake Area Water Management Organization Permit
6. US Army Corps of Engineers Section 404 Permit

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



Environmental Memo

To: Katie Larsen, City Planner

From: Tom Hoffman, Environmental Coordinator

Date: July 22, 2026

Re: Environmental Comments – Wilkinson Waters PUD Amendment #1

Staff reviewed the Wilkinson Waters PUD Amendment #1 and had the following comments/recommendations:

1. Confirm calculations are accurate for overall boulevard tree planting with the additional residential lots.
 - a. Plan sheets currently show LT and do not specify which species will be planted where.
 - b. Sheet C5-15 has species of large trees but does not specify the number of each species.
2. It appears that 18 boulevard trees are being planted for 13 new single family lots. Boulevard trees are required at a rate of 1 tree per lot. Recommend moving additional proposed trees outside of the boulevard to help prevent over crowding and potential utility issues.
 - a. If trees can't be accommodated on private property they can be removed as the boulevard tree requirements are being met.

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

STAFF ORIGINATOR: Jessica Eller, Community Development Specialist

MEETING DATE: August 12, 2026

TOPIC: **PUBLIC HEARING:** Zoning Ordinance Text Amendment (ZOTA) –
Landscape Ordinance

CASE NUMBER: TA2023-009

APPLICANT: City of Lino Lakes

OWNER: NA

INTRODUCTION

The City of Lino Lakes is evaluating updates to its Landscape Ordinance to improve clarity, consistency, and overall effectiveness while continuing to protect the community's urban tree canopy. Staff began working with HKGi on updates to Section 1007.049: Screening, Landscaping, Buffer Yards, and Tree Preservation in January 2026. These updates were focused on the tree preservation elements within Section 1007.049 and are intended to simplify complicated and conflicting requirements while still maintaining roughly the same level of preservation.

Staff anticipates returning with additional revisions to the buffer and screening provisions at a later date.

Tentative Review Schedule:

Complete Application Date:	N/A
60-Day Deadline:	N/A
Environmental Board Meeting:	May 27, 2026
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	August 12, 2026
City Council Work Session:	September 8, 2026
City Council Meeting:	1 st Reading: September 14, 2026 2 nd Reading: September 28, 2026

BACKGROUND

As development continues throughout the City, the ordinance update is intended to simplify preservation requirements and create a more user-friendly process. Proposed updates also include revisions to ordinance definitions and terminology to improve clarity, consistency, and interpretation for property owners, developers, and city staff.

Trees and natural canopy are important components of the community's character and environmental health. Preservation of the existing canopy provides benefits including stormwater management, erosion reduction, and improved air quality. Maintaining tree canopy also supports neighborhood aesthetics and contributes to overall quality of life within the community.

The proposed ordinance updates are intended to balance environmental stewardship with reasonable use of private property. The revisions aim to establish clearer preservation standards and replacement requirements to help mitigate canopy loss when tree removal occurs while also improving predictability and consistency during development review and permitting processes.

ANALYSIS

Summary of Major Changes

1. Tree types are proposed to be defined as follows:
 - Common trees (i.e. aspen, elm), hardwood trees (i.e. birch, cherry, oak, hackberry), and coniferous trees (i.e. pine, spruce)
 - For each of these tree types, significant and specimen trees have also been defined:
 - TREE, SIGNIFICANT. A tree that is structurally sound and healthy and that is either a common tree at least twelve (12) inches DBH, a coniferous tree at least eight (8) inches DBH, or a hardwood tree at least six (6) inches DBH.
 - TREE, SPECIMEN. A tree that is structurally sound and healthy and that is either a common tree at least 30 inches DBH, a coniferous tree at least 18 inches DBH, or a hardwood tree at least 24 inches DBH. A specimen tree is a significant tree.
2. Definitions for Environmentally Sensitive Area (ESAs), natural resource conservation area, natural resource enhancement area, and woodland area have been consolidated into a single definition. The proposed definition reads as follows:
 - ENVIRONMENTALLY SENSITIVE AREA (ESAs). An area that contains native vegetation, natural features, and/or natural resources including:
 - Land within the Rice Creek Watershed District (RCWD) Wetland Management Corridor (WMC);

- The shore impact zone of a public water as defined in Chapter 1102: Shoreland Management Overlay;
 - Within 50 feet of a creek or public ditch;
 - Wetland areas that are non-contiguous to the RCWD WMC extending outward from the wetland boundary 75 feet for management class A (Preserve), 50 feet for management class B (Manage 1), 30 feet for management class C (Manage 2) and class D (Manage 3); and
 - Connecting greenways as described in the 2040 Comprehensive Plan.
3. Changes are proposed to the way that the preservation and mitigation standards are defined and calculated.
- Currently, the preservation and mitigation standards are listed in Table 6 (see below) and vary based on the location of the tree(s) being removed. Applicants must define the Basic Use Area and all Environmentally Sensitive Areas (ESAs) for development before these calculations can be completed.
 - Proposed:
 - The proposed language removes the Basic Use Area language and focuses instead on whether or not trees are located within an ESAs, or outside of it.
 - A percentage of trees may be removed on a site without requiring replacement. Tree removal above this percentage requires replacement. Proposed percentages are:
 - In residential districts: 30% of significant trees in ESAs
 - In residential districts: 50% of significant trees outside of ESAs
 - In mixed use, commercial, industrial, and public/semi-public districts: 50% of significant trees outside of the ESAs and 70% of significant trees outside the ESAs.
 - Tree replacement ratios are proposed to be established as follows:
 - Specimen trees are to be replaced 1 inch for every 1 inch removed
 - Hardwood significant trees are to be replaced 1 inch for every 2 inches removed
 - Common and coniferous significant trees are to be replaced 1 inch for every 4 inches removed
 - Calculations will now be done consistently using caliper inches, rather than number of trees.

Table 6. Tree Preservation and Mitigation Standards

Environmentally Sensitive Area (ESAs) Category	<i>Tree Location: within Basic Use Area</i>	<i>Tree Location: not within Basic Use Area</i>	
	Deciduous trees 6 inches DBH and over or evergreen trees between 12 to 20 feet tall	Deciduous trees 6-12 inches DBH or evergreen trees between 12 and 20 feet tall	Deciduous trees over 12 inches DBH or evergreen trees over 20 feet tall
Non-ESAs	No mitigation required	Provide one tree per tree removed	Provide two trees per tree removed
Natural Resource Enhancement Area	Provide one tree per four trees removed	Provide two trees per tree removed	Provide three trees per tree removed
Natural Resource Conservation Area	Provide one tree per two trees removed	Provide two trees per tree removed	Provide three trees per tree removed

4. The information required to be provided on a tree survey has been adjusted to ensure that developers provide consistent information to Staff. These adjustments include:
 - A requirement for the developer to provide an electronic table which lists the tree tag, tree species, tree type (common, coniferous, or hardwood), tree size, whether the tree is in the ESAs, whether the tree will be removed or saved, and the tree's condition.
 - Clarification that certain types of trees are exempt from inclusion in the tree survey, including those that are part of a commercial tree operation, those transplanted from the site to another private lot or public space within the City, and those located within the right-of-way of major roadways.
5. Incentives were added to encourage protection of existing tree stands. This includes a provision to allow total replacement inches required to be reduced by 5% for every 0.25 acre of a significant tree stand that is preserved within a development, as well as a credit for preserving specimen trees at a rate of 2 inches of replacement for one inch preserved; up to 50% of the total required inches.
6. Warranty language was added to ensure that all preserved trees and all trees planted as replacement trees are guaranteed to be alive and in good health following the completion of the development.

Additional changes being proposed will be discussed with the Environmental Board. A copy of the original ordinance language is attached with proposed redline updates and comments for review.

Findings of Fact

Staff seeks public and Board input as to whether the proposed zoning ordinance amendment meets the following findings of fact.

Per City Code Section 1007.015(4):

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

1. The proposed action is consistent with the official City Comprehensive Plan.
2. The proposed action is or will be compatible with present and future land uses of the area.
3. The proposed action conforms with all performance standards contained herein.
4. The proposed action can be accommodated with existing public services and will not overburden the city's service capacity.
5. Traffic generation by the proposed action is within capabilities of streets serving the property as described in § [1007.020](#)(4)(d) of this chapter.

ENVIRONMENTAL BOARD RECOMMENDATION

The Environmental Board reviewed the proposed amendments at its May 27, 2026 meeting. Staff reviewed the Board's feedback and incorporated applicable comments into the proposed ordinance revisions.

RECOMMENDATION

Staff seeks the Planning & Zoning Board's input regarding the proposed zoning ordinance text amendment and findings of fact.

ATTACHMENTS

1. Draft Ordinance

§ 1007.001 RULES AND DEFINITIONS.

(2) Definitions. The following words and terms, wherever they occur in this chapter shall be interpreted as herein defined:

TREE. Any of the following type of trees, as each is defined herein:

~~—(a) CONIFEROUS TREE, CONIFEROUS. A woody plant bearing seeds and cones which, at maturity, is at least 12 feet or more in height, having foliage on the outermost portion of the branches year round, is at least 12 feet or more in height.~~

~~—(b) DECIDUOUS TREE, DECIDUOUS. A woody plant which, at maturity, is at least 15 feet or more in height, having a defined crown, and which sheds leaves annually and at maturity, is at least 15 feet or more in height.~~

~~—(c) SIGNIFICANT TREE, SIGNIFICANT. A healthy tree measuring a minimum of six inches in diameter at breast height (DBH) for deciduous trees, or a minimum of 12 feet in height for coniferous trees. A tree that is structurally sound and healthy and that is either a common tree at least twelve (12) inches dbh, a coniferous tree at least eight (8) inches dbh, or a hardwood tree at least six (6) inches dbh.~~

~~—(d) SIGNIFICANT TREE STAND, SIGNIFICANT. A grouping or cluster of coniferous and/or deciduous significant trees with contiguous crown cover, occupying 500 or more square feet of property at least one acre in size, which may be located on one or more parcels including areas extending onto adjacent properties, which are comprised of deciduous trees six inches or larger DBH or coniferous trees 12 feet or higher in height.~~

~~—(e) SPECIMEN TREE, SPECIMEN. A tree that is structurally sound and healthy and that is either a common tree at least 30 inches dbh, a coniferous tree at least 18 inches dbh, or a hardwood tree at least 24 inches dbh. A specimen tree is a significant tree. A healthy hardwood tree measuring equal to or greater than 30 inches DBH and/or a coniferous tree measuring 50 feet or greater in height.~~

§ 1007.049 SCREENING, LANDSCAPING, BUFFER YARDS AND TREE PRESERVATION.

(1) Purpose. To establish landscaping and tree preservation standards to promote high quality site development, compatibility of uses, biodiversity, tree preservation, and to enhance the health, safety and general welfare of the residents of the community.

(a) Definitions. For the purpose of the landscaping, screening and tree preservation standards, the following definitions shall apply:

~~—BASIC USE AREA. The area necessary for construction of the site's allowed use in accordance with the following:~~

~~—1. Commercial, industrial, and institutional uses include the area within the footprints of buildings and vehicular hardscape and within 20 feet around those improvements~~

~~—2. Residential subdivisions include the area within the street right-of-way and that portion of a residential lot between the right-of-way and within 100 feet beyond and parallel to the street right-of-way.~~

~~—3. Surface water management ponds are not part of the basic use area.~~

BIODIVERSITY. The variety, distribution and abundance of living organisms in an ecosystem.

DAMAGE. Action or inaction which does not follow good arboriculture practices. Damage may include damage inflicted upon roots by machinery, changing the natural grade above the root system or around the trunk, destruction of the natural shape or any action which causes infection, infestation or decay.

DIAMETER AT BREAST HEIGHT (DBH). ~~-The width of a tree~~Diameter at breast height, typically measured at four and one-half feet to six feet above the ground. Multi-stem trees are considered one individual tree, and each stem must be measured 4.5 feet above the base of the stem and added together to determine the diameter of the multi-stem tree.

DETENTION AREA. Area of a detention pond from the normal water level and up the side slopes to ten feet offset from the high water level.

DISTURBANCE. Any construction, development, removals, earth movement, clearing or other similar activity.

DRIP LINE. Imaginary line on the ground that is extended straight downward from the outermost edge of the canopy.

ENVIRONMENTALLY SENSITIVE AREA (ESA). An area that contains native vegetation, natural features and/or natural resources: ~~- These include surface water (rivers, lakes, streams and ditches); shoreland and floodplain areas, especially riparian and wildlife corridors; wetlands, sensitive groundwater (wellhead) protection areas and sensitive geological features; state or federally listed (endangered, threatened or special concern) plant and animal species and their habitat; natural plant communities, including forests, woodlands and prairies, particularly those of high species diversity and other unique and sensitive features. ESA's are categorized as Natural Resource Conservation Areas and Natural Resource Enhancement Area.~~

(1) Land within the Rice Creek Watershed District (RCWD) Wetland Management Corridor (WMC);

(2) The shore impact zone of a public water as defined in Chapter 1102 Shoreland Management Overlay;

(3) Within 50 feet of a creek or public ditch;

(4) Wetland areas that are non-contiguous to the RCWD WMC extending outward from the wetland boundary 75 feet for management class A (Preserve), 50 feet for management class B (Manage 1), 30 feet for management class C (Manage 2) and class D (Manage 3); and

—Connecting greenways as described in the Comprehensive Plan.

(4)(5) _____

TREE, COMMON. A deciduous tree such as aspen, elm, and any other tree not as defined in the city's Landscaping Guidelines and Technical Requirements. This includes any tree not defined as a hardwood deciduous tree or a coniferous tree.

TREE, HARDWOOD. A deciduous tree as defined in the city's Landscaping Guidelines and Technical Requirements. such as birch, cherry, hickory, ironwood, hard maples, oak, hackberry, locust, and walnut.

FOUNDATION LANDSCAPE ZONE. An area located within fifteen feet of the building.

LARGE SHRUB. Large shrubs have a mature height over six feet.

LARGE TREE. Over story deciduous trees with a mature height of at least 40 feet.

MEDIUM SHRUB. Medium shrubs have a mature height of three to six feet.

MEDIUM TREE. Deciduous trees with a mature height over 18 feet and up to 39 feet.

~~—NATURAL RESOURCE CONSERVATION AREA. An area within the Shoreland District of DNR Public Waters (lakes and creeks), 50 feet of a creek or public ditches, and areas within the Rice Creek Watershed District (RCWD) Wetland Management Corridor (WMC).~~

~~—NATURAL RESOURCE ENHANCEMENT AREA. Includes wetland areas non-contiguous to the RCWD WMC extending outward from wetland boundary 75 feet for management class A (Preserve), 50 feet for management class B (Manage 1), 30 feet for management class C (Manage 2) and class D (Manage 3); areas located within the 100-year (1% chance) floodplain; and Woodland Preservations Areas.~~

REMOVAL. Actual removal or effective removal through actions resulting in the death of a tree.

ROOT PROTECTION ZONE. An imaginary circle surrounding the tree trunk with a radius distance of one foot per one inch of tree DBH (e.g., a 20 inch diameter tree has a Root Protection Zone with a radius of 20 feet).

SCREEN. A barrier that hinders sight and, potentially, access.

SMALL SHRUB. Small shrubs have a mature height of less than three feet. Small shrubs are interchangeable with perennials, ornamental grasses and groundcovers to fulfill landscape standards.

SMALL TREE. Understory deciduous trees with a mature height of 18 feet and under.

~~UNDESIRABLE TREE, UNDESIRABLE.~~ Trees that are dead, diseased, structurally weak, invasive, ~~or~~ trees that are hazardous to people, infrastructure or buildings, or other trees as defined in the city's Landscaping Guidelines and Technical Requirements.

VEHICULAR HARDSCAPE. Areas covered with hard surface intended for motor vehicles, including but not limited to off-street loading spaces, parking lots, driveway, drop-offs, and drive through facilities.

WETLAND MANAGEMENT CORRIDOR. A contiguous corridor encompassing high priority wetland resources established by the Rice Creek Watershed District.

~~—WOODLAND PRESERVATION AREA. A remnant woodland ecosystem that is generally mapped in the City's Minnesota Land Cover Classification System, and although it may be degraded it generally meets the criteria for one of the following types of ecosystems as~~

~~reasonably determined by the city: alder, aspen, black ash swamp, deciduous forest, floodplain forest, lowland forest, maple basswood, mixed hardwood swamp, northern hardwood, oak forest, paper birch, saturated or seasonally flooded deciduous forest, seasonally flooded deciduous forest, tamarack swamp, upland deciduous forest or woodland and willow swamp.~~

(2) Landscaping standards. New residential platted subdivisions, mixed use, commercial, institutional and industrial uses shall be subject to the landscaping standards unless specifically excepted. The landscape standards have been divided into five categories: canopy cover, foundation landscape, open areas landscape, buffer and screen, and boulevard trees. Projects shall comply with the applicable requirements of all five categories.

(3) Canopy cover standards. The purpose of this requirement is to mitigate the effects of vehicular hardscape by establishing tree canopy cover to intercept rainfall, protect pavement from sun deterioration, reduce the heat island affect, and improve aesthetics. Canopy cover requirements do not apply to single-family residential development, multi-family residential development without surface parking other than individual unit driveways and permitted outdoor storage areas in Industrial Districts.

(a) The required minimum canopy coverage for all uses is 40%.

(b) The following equation shall be used to calculate required canopy coverage:

Vehicular Hardscape (Square Feet) x Canopy Cover Percent = Required Minimum Canopy Cover (Square Feet)

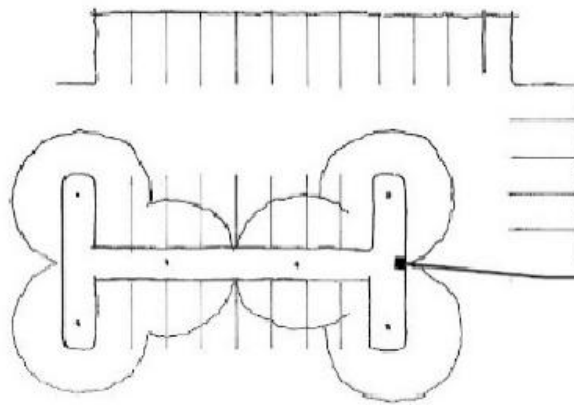
The total of the assigned canopy coverage values for all the trees in or near the vehicular hardscape must be equal or greater than the required minimum. Pervious pavements are considered 50% hardscape.

(c) The assigned canopy coverage value of each tree is based on planting location, tree size and anticipated tree canopy size 15 years after planting. The assigned canopy cover value to each deciduous tree is described in the following table and illustrations:

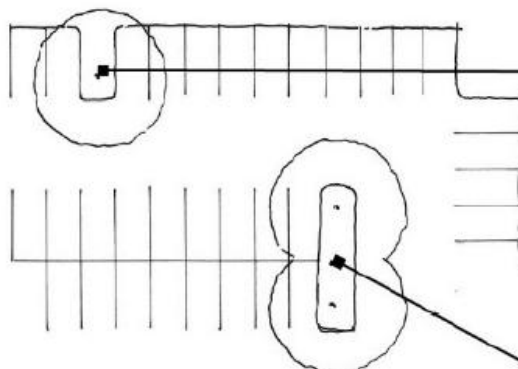
Table 1

<i>Assigned Canopy Cover Value</i>			
Planting Location (for new trees)	Interior parking lot islands	Within less than 7 feet of vehicular hardscape edge	7 to 12 feet from vehicular hardscape edge
Assigned Canopy Coverage Value	100 percent of the canopy square footage	50% of the canopy square footage	25% of the canopy square footage

Square feet (SF) of canopy coverage assigned to each deciduous tree	Large Tree	950 SF (or 1200 SF in islands of 3 or more trees) <u>1200 SF</u>	600 SF	300 SF
	Medium Tree	500 SF	250 SF	125 SF
	Small Tree	250 SF	125 SF	NA
	Existing Tree: 6 - 12" DBH	1900 SF	950 SF	NA
	Existing Tree: 12+'' DBH	2850 SF	1425 SF	NA



Large trees in an island containing 3 more trees are given additional Canopy Value. See Canopy Coverage Table.



Trees surrounded by hardscape on 3 sides are valued at 100% Canopy.

Trees with access to planting soil outside of the island are required to meet soil volume requirements for a shared bed.

Trees in interior islands are valued at 100% Canopy

(d) Existing trees may be used to fulfill canopy coverage, as described in Table 5~~division (9)~~ below of this section, when the drip line has proximity to the edge of the hardscape; ~~therefore, existing trees do not need to be within less than seven feet of the vehicular hardscape edge.~~

(e) Within off-street parking areas of 50 or more spaces, interior irrigated landscaped islands, peninsulas or rain gardens shall be provided at a minimum rate of 100 square feet per 25 surface spaces or fraction thereof. Such islands or peninsulas shall be contained within raised, curbed beds, a minimum of 10' in width on the ends of each row of parking, consistent with other applicable parking lot construction requirements of this ordinance. It is not the intent of this section to relieve a project of the installation of islands or peninsulas that are necessary to promote the safe and efficient flow of traffic, regardless of parking lot size.

(f) No landscaping or screening shall interfere with drive or pedestrian visibility for vehicle entering, circulating or exiting the premises.

(4) Foundation landscape standards. The purpose of these standards is to soften and enhance building architecture, define access points, add color and seasonal interest, and to blend buildings in with the natural environment. Foundation landscaping standards do not apply to single family residential development.

(a) The foundation landscape planting standards are described in the following table:

Table 2

<i>Foundation Landscape Standards</i>		
	Per 100 linear feet (LF) of Building*	
Location	Trees and Shrubs	<u>Shrubs</u>
Front and Public/Private Street	2 large	6 large

(b) ~~The number of plantings shall be~~ Lineal footage shall be Rrounded to the nearest tenth, with a minimum factor of one.

(c) Round all calculations to the nearest whole number of plants.

(d) The required plant materials shall be planted in the foundation landscape zone adjacent to the building face where the requirement applies. The city may allow flexible planting locations where service areas or other constraints make the standards difficult to meet.

(e) Existing trees may be used to fulfill the foundation landscape standards as described in division (9) below of this section.

(f) Smaller landscape materials may be substituted at the following rates:

1 Large Tree = 1.5 Medium or 2 Small Trees

1 Large Shrub = 1.5 Medium or 3 Small Shrubs

(g) One large tree may be substituted for every two large shrubs in lieu of the shrub requirement at the discretion of the city.

(h) The design of landscaping for ground areas under the building roof overhang must take into account the potential effects of runoff from the roof edge.

(i) Trees planted within 30 feet of the building shall be considered within the foundation landscape zone.

(5) 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 areas include disturbed site areas, that are not located within the foundation landscape zone, vehicular hardscape area or the building footprint and include cul-de-sac islands, boulevard medians, storm water management areas, and common areas in multifamily sites that are not for recreation facilities. Open area landscaping standards do not apply to single family residential lots. Open areas landscaping shall meet the following standards.

(a) The open areas planting standards are described in the following table:

Table 3

<i>Open Areas Landscape Standards</i>		
Per 2500 SF*	Trees and Shrubs	<u>Shrubs</u>
	1 large	2 large
*Rounded to the nearest tenth, with a minimum factor of one.		

-

(b) Round all calculations to the nearest whole number of plants.

(c) Only land above the normal water level shall be included in the open area calculation for storm water detention areas. Planting shall be located above the normal

water level in detention areas. The city may require specific tree species in locations where water levels vary.

(d) Existing trees may be used to fulfill open areas landscape standards as described in Table 5 ~~division (9)~~ below of this section.

(e) Smaller landscape materials may be substituted at the following rates:

1 Large Tree = 1.5 Medium or 2 Small Trees

2 Large Shrub = 1.5 Medium or 3 Small Shrubs

(f) One large tree may be substituted for every two large shrubs in lieu of the shrub requirement at the discretion of the city.

(g) Areas that are included in a project-specific natural resource management plan that addresses vegetation are not subject to the open areas landscaping standards.

(6) Buffer and screen standards. The purpose of this requirement is to separate and buffer different land use types, screen roads and parking, and screen utility and loading areas. The location of buffers and screens are listed below, while the width of the buffer yard can be found in the respective zoning districts. Buffers and screens shall meet the following standards:

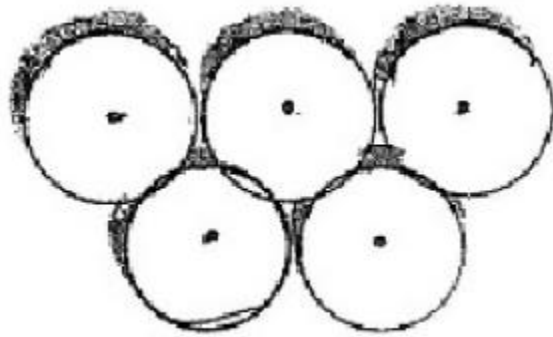
(a) Required screen location, height, and materials are described in the following table:

Table 4

<i>Location</i>	<i>Required Screen Height</i>	<i>Required Screen Materials</i>
Between a parking lot and public right of way or private sidewalk where parking <u>street where parking</u> projects toward the public right-of-way or private streets <u>sidewalk</u>	30 inches	- Planting screen in compliance with paragraph (6f) <u>b2</u>. Or - A combination of berm and screen in compliance with division (6)(b) below.
Between residential uses and arterial or collector street	6 Feet measured from the low adjacent grade of the structure or the elevation of	

Between any development and adjacent, less intense, residential land uses (this includes across a street from residential), but not on the side of a use considered to be the front (as determined by the Zoning Administrator)	the adjacent road. 6' will be measured from which ever is higher to provide screening	- Planting screen in compliance with (6)(b). Or - Wall or fence and plantings shall provide shrub cover for 50% of the wall or fence on the exterior side. Or A combination of berm and screen in compliance with division (6)(b).
Between loading/service area and public view		
Outdoor Storage Yards	10 Feet	A wall or fence of permanent materials and planting shall provide shrub cover for 50% of the wall or fence fence on the exterior side <u>fence when abutting residential land use</u>. At its discretion, the City Council may approve a modification or waiver from these standards where the affected lot line adjoins another industrial property.

(b) All planting screens shall require at a minimum a double row of plants with triangulated spacing (See illustration). Planting plans shall include species which are sized to appropriately screen visibility within five years of planting. Small shrubs shall be planted at a maximum interval of three feet on center; medium shrubs shall be planted at a maximum interval of four feet on center; and large shrubs shall be planted at a maximum interval of six feet on center unless; otherwise authorized by the city.



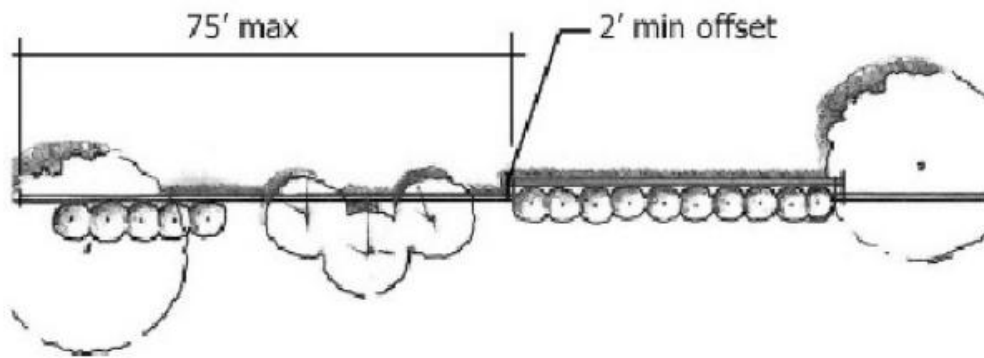
(c) A wall or fence intended to provide a continuous year round screen shall block visibility completely.

(d) In addition to the shrub cover required in the table above, all screens shall be planted with large trees every 50 LF, medium trees every 35 LF, small trees every 25 LF, or some combination thereof, along the length of the screen.

(e) Existing vegetative screens should be left in place unless composed of invasive species or otherwise directed by the city. Existing screens may be enhanced with new plantings to comply with the requirements.

(f) Berms shall be irrigated, have maximum side slopes of 3:1, and have no less than four inches of topsoil.

(g) Permanent walls and fences shall be offset by a minimum of two feet at intervals of 75 feet maximum length for stability and visual relief (See illustration).



(h) Approved permanent wall/fence materials shall include wood, metal, masonry, concrete stone, or other prefabricated and/or sustainable materials. Non-decorative concrete block is prohibited for screening walls. Rock face block or other decorative material is required for masonry walls. Chain link fences with slats are prohibited for screening walls.

~~(i)~~ ~~(i)~~ Maintenance of the required buffer strip planting and/or fence shall be the responsibility of the individual property owners or, if applicable, the homeowners association.

~~(i)~~ ~~Buffer widths will be required at a minimum width of 20' for the following zoning districts~~

(7) Boulevard tree standards.

(a) Boulevard trees shall be required in all new residential subdivisions.

(b) Boulevard trees are required at the rate of one tree per lot frontage for single family and two-family lots. Townhome and multi-family properties shall provide boulevard trees at a rate of one tree per 70 linear feet of street frontage where property fronts any public or private street.

(c) Boulevard trees shall be planted within the city maintained ~~14 feet of the curb line~~ or as otherwise determined by the City Forester.

(d) Existing trees may be used to fulfill boulevard tree standards at the city's discretion.

(e) The city may, at its discretion, purchase and install the required boulevard trees. In such case, the city shall collect a standard fee per tree. Said fee shall be established by the City Council and based on the estimated market rate cost to purchase and install trees within the development site.

(8) Sod and ground cover. All areas not otherwise improved in compliance with the approved site plans shall have a minimum depth of four inches of topsoil and be sodded including

boulevard areas. Exceptions to these criteria may be approved by the Zoning Administrator as follows:

(a) Seed may be provided in lieu of sod in any of the following cases:

1. Where the seed is applied to future expansion areas as shown on the approved plans, or

2. Where the seed is applied adjacent to natural areas or wetlands. Seed mixture shall be approved by the city, or

3. For single family and two family residential properties, proper erosion control measures shall be implemented and maintained until vegetation is established. Sod may be required in areas subject to erosion as determined by the Building Official or City Engineer.

(b) Undisturbed areas containing existing viable natural vegetation which can be maintained free of foreign and noxious plant materials.

(c) Areas designated as open space or future expansion areas properly planted and maintained with native grasses or wild flowers indigenous to Minnesota. Seed mixture shall be approved by the city.

(d) Use of mulch materials such as bark, wood chips, and decorative rock in support of shrubs and foundation plantings.

(e) Native landscapes in compliance with M.S. § 412.925.

(9) General landscaping standards.

(a) All lot areas not used for off-street parking, off-street loading, sidewalks, driveways, building sites, or other requirements shall be landscaped with grass, shrubs, trees or other acceptable vegetation, or treatment as required by this chapter prior to issuance of a certificate of occupancy. Exceptions to this requirement are listed in division (15) below of this section.

(b) Commercial, industrial, public/semi-public, institutional, and multi-family residential uses shall be required to submit a site landscape plan, in compliance with § 1007.020, Site and Building Plan Review, of this chapter, for approval by the city prior to issuance of a building permit.

(c) Desirable existing trees may be used to fulfill canopy cover, foundation landscape, and open areas landscape standards if applicable by placement. Desirable existing trees are valued according to the following table:

Table 5

<i>Existing Tree Value</i>

Tree Size	deciduous trees under 6 inches DBH or evergreen trees under 12 feet tall	deciduous trees between 6 to 12 inches DBH or evergreen trees between 12 to 20 feet tall	deciduous trees over 12 inches DBH or evergreen trees over 20 feet tall.
Tree Value	1 large tree	2 large trees	<u>3</u> large trees

(d) Plantings may be grouped if part of an approved landscape plan.

(e) Standards may be met with different sizes of trees and shrubs.

(f) New trees may fulfill canopy coverage, foundation landscape, landscape screen, and open space standards simultaneously if applicable by location.

(g) An existing tree is considered to be removed if the tree trunk is damaged or if more than 30% of the root protection zone area is disturbed during the construction process.

(h) The city may allow flexibility in landscape standards if there are conflicts with solar power, wind power, water harvesting, food production, or other innovative measures proposed for the site.

(i) The landscape plan shall be compared to all applicable CPTED (Crime Prevention Through Environmental Design) standards and reviewed by the Police Department.

(j) Trees and shrubs shall not be planted in the right-of-way without city authorization and shall not be planted in easements without authorization from the holder of the easement.

(k) Turf slopes in excess of three to one (3:1) are prohibited.

(l) Commercial, industrial, multi-family, public/semi-public, and institutional uses shall install irrigation systems to ensure survivability of landscape materials.

~~(m) Off-street parking area landscaping.~~

~~a. All open off street parking areas of six or more required spaces shall be landscaped on all sides in compliance with § 1007.049.~~

~~b. Within off street parking areas of 50 or more spaces, irrigated landscaped islands or peninsulas or rain gardens shall be provided at a rate of 100 square feet per 25 surface spaces or fraction thereof. Such islands or peninsulas shall be contained within raised, curbed beds consistent with other applicable parking lot construction requirements of this ordinance. It is not the intent of this section to relieve a project of the installation of islands or peninsulas that are necessary to promote the safe and efficient flow of traffic, regardless of parking lot size.~~

~~c. No landscaping or screening shall interfere with drive or pedestrian visibility for vehicle entering, circulating or exiting the premises.~~

(10) Tree Preservation and Replacement

(a) Purpose

~~Tree preservation and mitigation standards.~~ The purpose of these standards is to protect valuable trees and stands of vegetation, while not interfering with landowners' reasonable use and development of property. The goal is to preserve higher quality natural areas and natural features, minimize unnecessary loss of habitat, biodiversity and forest resources, and to replace removed trees in areas where tree cover is most critical.

(b) Applicability

- (1) Unless specifically excepted, tree preservation and mitigation standards apply to all plats, site plans, conditional use permits, interim use permits, grading, building, and other activity that requires a city permit or approval.

~~(1) — (a) Tree preservation and mitigation standards are described in the following table:~~

~~(2) Table 6~~

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

~~— (b) Trees used for mitigation may also fulfill the open areas landscape standards at the discretion of the city.~~

~~—(c) Trees with 30% of the roots damaged are considered to be removed and must be mitigated for at the applicable rates.~~

~~—(d) Undesirable trees are not subject to the tree preservation and mitigation standards.~~

~~—(e) Areas where trees are being removed for ecological restoration in accordance with a city approved restoration plan are not subject to the tree preservation and mitigation.~~

- (2) ~~f~~On existing lots with existing buildings where no building or development activity that requires a permit or approval from the city is occurring, the removal of trees is not subject to tree preservation and mitigation standards.

~~—(g) Replacement trees shall be planted on site.~~

~~—(h) The applicant may request to pay a fee per tree in lieu of some or all of the trees required for mitigation. At the city's discretion, the city may accept the fee for planting trees within the general area of the development project. The city shall maintain a standard fee per tree based on the estimated market rate cost to purchase and install trees.~~

~~—(11) Landscaping guidelines and technical specifications. The selection, installation, and maintenance of all planting materials shall be in compliance with the City's Landscaping Guidelines and Technical Specifications Manual.~~

~~(b)~~(c) Tree Survey

- (1) A tree survey is required for all property that contains a significant tree.

- (2) The tree survey shall be the basis for the tree preservation plan, tree mitigation standards, and the use of existing trees to fulfill landscape standards.

- (3) The tree survey shall provide the following information for all significant and specimen trees on a site:

- ~~1. In the basic use area and other areas where tree removal is proposed, for all significant trees:~~

a. Tree tag

b. Tree Location

c. Root protection zones

- i. For significant tree stands designated for preservation, the survey should identify the location of the combined root protection zones ~~of all tree stands designated for preservation on the development property.~~

- ii. ~~On adjacent properties, the root protection zone of significant tree where the root protection zone is within five feet of the development property.~~

- d. Whether the tree will be removed or saved
 - e. ESAs on the site
- (4) In addition to the tree survey, the applicant shall also provide an electronic table with the following information:
- a. Tree tag
 - b. Tree species
 - c. Tree type: common, coniferous, or hardwood
 - d. Tree size (dbh)
 - e. Located in ESA: yes or no
 - ~~e~~f. Tree to be removed or saved
 - ~~e~~g. Tree condition
 - i. Tree is dead or in poor condition. Structural defect such as a crack or split or evidence of advanced disease or predation.
 - ~~i~~ii. Tree is in fair to good health. At least 75% full canopy cover with no structural defect.
- (5) The following trees are exempt from inclusion in the tree survey:
- a. Trees that are planted as part of a commercial operation including a tree farm, nursery, or orchard.
 - b. Trees that are transplanted from the site to another private lot or public space within the City.
 - ~~a~~c. Trees that are located within the public right-of-way or public street easement of major collector and arterial streets.
- ~~(5)~~(6) For a new plat or new planned unit development, the tree survey shall be one plan sheet and the tree preservation plan shall be a separate plan sheet.
- ~~(7)~~ (7) For a building permit for a new structure on an existing lot, the tree survey and preservation information may be included on the lot survey typically required for a building permit instead of on a separate document.
- ~~(6)~~(8) For a building permit for an addition to an existing structure, the tree survey information may be provided in an informal medium that sufficiently conveys the information.
- ~~(7)~~ At the city's discretion, the tree survey requirement may be waived under the following circumstances:
- ~~(8)~~(9) ‡ in circumstances when significant trees will not be removed and are not likely to be impacted by construction based on construction limits shown on the grading plan.

~~(c) — 2. Significant trees will only be removed within the basic use area and the basic use area is not an ESA.~~

(d) Tree Preservation Plan.

(1) A tree preservation plan shall be required for all soil disturbance activities where tree preservation and mitigation standards apply. ~~A tree preservation plan shows how the tree preservation and mitigation standards will be met and how preserved trees will be protected during construction and other potentially harmful activities.~~

~~(1)(2)~~ If a natural resource management plan has been approved for the site, the tree preservation plan shall be in compliance with said plan.

~~— (b) The tree preservation plan shall be based on the tree survey.~~

~~(2)(3)~~ A tree preservation plan shall identify:

a. ~~The basic use area and e~~Environmentally sensitive areas (ESAs).

b. The disturbance area.

c. Tree size (~~DBH~~dbh), species, condition, location, and root protection zone for all significant trees to be preserved, or;

~~d. The combined root protection zone of all stands of trees designated for preservation, whichever is applicable.~~

~~e.d.~~ Location and type of tree protection fence.

~~f.e.~~ Staging areas.

~~g.f.~~ Temporary construction access routes when temporary site access is necessary within root protection zone of any tree or tree stand designated for preservation.

a. Temporary access shall be routed in a manner that is least disruptive to the tree or tree stand per the approval of the City Forester.

b. Temporary access roads shall not exceed 25 feet in width and shall be delineated by snow fencing or safety fencing.

c. An eight-inch deep cover of wood chip mulch shall be placed over the temporary access route to cushion the root protection zones from compaction.

~~h.g.~~ Existing and proposed grading.

~~i.h.~~ The plan shall show directional felling and trenching to separate root systems prior to bulldozing trees or stumps if necessary to avoid damage to adjacent trees.

~~j.i.~~ The plan shall be coordinated with utility planning so that utilities are installed in a manner that protects trees intended to be saved.

- ~~(3) (e) Trees to be preserved shall be tagged in the field and keyed to the tree preservation plan. The city may inspect the trees to verify compliance with the preservation plan at any time during construction.~~
- ~~(f) If a natural resource management plan has been approved for the site, the tree preservation plan shall be in compliance with said plan.~~
- ~~(g) The following shall occur prior to soil disturbance:~~
- ~~1. The tree preservation plan shall be approved by the city.~~
 - ~~2. Fencing and all tree protection measures shall be installed and inspected by the city.~~
 - ~~3. Erosion control measures shall be installed and inspected by the city.~~
 - ~~4. All required financial securities have been submitted.~~
 - ~~5. Any required development agreement has been approved. (14) Tree preservation during construction. Trees that are to be preserved must be protected by the following methods unless otherwise approved by the city.~~
- ~~(a) Before land clearing, grading, or construction begins, the city approved tree protection fencing or other method shall be installed and maintained around the root protection zone of the trees to be protected. Fencing shall be a minimum of four feet high and of a highly visible material, such as snow fence or polyethylene laminar safety netting, and must be standing throughout the construction process. Cut roots with clean, pruning cuts at the fence line prior to fence installation to avoid later tearing of the roots. Signage shall be installed to instruct workers to stay out of the root protection zone.~~
- ~~(b) Areas where development must encroach upon the root protection zone must be identified on the tree preservation plan in which case the fencing shall be installed at that edge.~~
- ~~(c) No actions that may harm the health of the tree; including but not limited to construction, traffic, compaction, storage of equipment or materials including soil, grading, or concrete washout areas; may occur in the root protection zone.~~
- ~~(d) Trees damaged by construction, or with more than 30% of the roots disturbed, shall be counted as removed and mitigated at applicable rates.~~
- ~~(e) Tree protection measures shall remain in place until all grading and construction activity is terminated.~~
- ~~(15) Final inspection. Prior to the issuance of a certificate of occupancy, the project developer, builder, or representative shall certify in writing to the city that all elements of the tree preservation plan and landscaping plan were completed. These must be~~

~~confirmed by the city. However, the city may issue a certificate of occupancy prior to completion of landscaping in the following situations:~~

- ~~—(a) If winter weather will prevent healthy planting practices, a security shall be posted to ensure the remaining planting is accomplished and all planting must be installed by June 15 the following spring. —(b) A certificate of occupancy may be issued by the city on residential lots prior to lawn seeding or sod, provided an escrow security is submitted sufficient to ensure that the work will be completed and the date of completion is specified.~~
- ~~—(16) Non-compliance. If the city finds that the property is not in compliance with the approved landscaping plan or tree preservation plan, it shall inform the property owner or, if applicable, the homeowners association, regarding the non-compliance and describe, in writing, the steps needed to bring the property into compliance within a reasonable timeframe, not to exceed 60 calendar days. —(17) Performance security. The city may require performance security to ensure compliance with the requirements of this chapter.~~
- ~~—(a) The performance security shall extend for two years from the date of planting. The form of the security (cash, letter of credit, or other form) shall be determined by the city.~~
- ~~—(b) If after notification of non-compliance the property owner or, if applicable, the homeowners association, fails to achieve the compliance within 60 calendar days, the city may exercise its authority to use the performance security to address compliance.~~

~~At the City's discretion, the tree preservation plan requirement may be waived if the tree survey shows that no significant trees are on the development property or adjacent properties that are near the construction area. If a tree survey shows that no significant trees are on the development property or adjacent properties are near the construction area, the city may waive the tree preservation plan requirement.~~

(e) Tree Removal

- (1) Within any rural or residential zoning district or residential PUD, development may remove or disturb up to 30% of the total diameter inches of significant trees within the ESA and up to 50% of the total diameter inches of significant trees outside of the ESA without requiring replacement. Any tree removal beyond this threshold shall require replacement tree planting.
- (2) Within any business, industrial, or non-residential PUD, development may remove or disturb up to 50% of the total diameter inches of significant trees within the ESA and up to 70% of the total diameter inches of significant trees on site without requiring replacement. Any tree removal beyond this threshold shall require replacement tree planting.

~~(4)(3)~~ In the case of a development which includes both residential and non-residential uses, tree removal shall be calculated individually for each portion of the development.

(4) The following are not subject to the tree preservation and mitigation requirements and may be removed without replacement:

a. Undesirable trees as defined in the city's Landscaping Guidelines and Technical Requirements.

b. Unhealthy trees – those that are listed as dead or in poor condition on the tree survey.

~~a-c.~~ Trees that are not significant or specimen trees.

d. Areas where trees are being removed for ecological restoration in accordance with a city approved restoration plan ~~are not subject to the tree preservation and mitigation.~~

(f) Tree Replacement

(1) The following calculation procedure shall be used to determine tree replacement requirements for significant trees:

a. Determine the total number of diameter inches of significant trees within the subject property.

i. Calculate the total number of diameter inches of significant trees within any ESAs on the subject property.

ii. Calculate the total number of diameter inches of significant trees outside of any ESAs on the subject property.

b. Calculate the diameter inches of significant trees to be removed and replaced as follows. This calculation should be done both for significant trees located outside of ESAs and significant trees in ESAs. ~~Significant trees in ESAs~~

i. Calculate ~~30% of~~ the total diameter of significant trees within the subject property to determine the allowed tree removal limit, or the number of diameter inches allowed to be removed without replacement.

ii. Subtract the total diameter inches of significant common trees that will be removed from the allowed tree removal limit.

iii. If any diameter inches remain, subtract the total diameter inches of significant coniferous trees that will be removed from the remaining allowed tree removal limit.

iv. If any diameter inches remain, subtract the total diameter inches of significant hardwood trees that will be removed from the remaining allowed tree removal limit.

- ## (2) Tree replacement ratios

- ### (3) Replacement trees

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ii. Six feet in height for a coniferous tree which shall be equivalent to two caliper inches when determining replacement requirements.

b. Replacement tree species shall be limited to those identified in the city's Landscaping Guidelines and Technical Requirements.

i. Where 20 caliper inches or more must be replaced, no more than 30% of the total caliper inches shall be of the same genus.

~~(2)(4)~~ Trees used to fulfill replacement requirements for mitigation may also fulfill the canopy cover, foundation landscape, and open areas landscape standards at the discretion of the city.

~~(3)(5)~~ Replacement trees shall be planted on site.

~~(6)~~ The applicant may request to pay a cash fee per tree in lieu of some or all of the trees required for mitigation. At the city's discretion, the city may accept the fee, or a combination of cash payment and tree replacement in lieu of planting replacement trees. Cash fees accepted by the City in lieu of (or in combination with) planting of replacement trees shall be placed in the Tree Preservation Fund and used solely for purchase, planting, and replacement of trees on publicly owned property or the acquisition of forested lands in the City. for planting trees within the general area of the development project. The city shall maintain a standard fee per tree based on the estimated market rate cost to purchase and install trees as established by the City fee schedule.

~~(7)~~ Incentives. As an incentive to protect specimen trees or significant tree stands, the city will allow the following:

a. For every 0.25 acre of a significant tree stand that is preserved within a development site, the total caliper inches of tree replacement that is required may be reduced by 5%.

b. Specimen Tree Credit. A credit in diameter inches will be applied at a ratio of two inches of replacement for one inch preserved (2:1) up to fifty percent (50%) of the required replacement diameter inches.

~~a.c.~~ Trees and woodlands eligible for the credits provided for by this section shall be approved by the city forester as healthy trees worth saving.

~~(f)(g)~~ Process

~~(1) — (e)~~ Trees to be preserved shall be tagged in the field and keyed to the tree preservation plan. The city may inspect the trees to verify compliance with the preservation plan at any time during construction.

~~(2)~~ If a natural resource management plan has been approved for the site, the tree preservation plan shall be in compliance with said plan.

~~(3)~~(1) The following shall occur prior to soil disturbance:

- a. The tree preservation plan shall be approved by the city.
- b. Fencing and all tree protection measures shall be installed and inspected by the city.
- c. Erosion control measures shall be installed and inspected by the city.
- d. All required financial securities have been submitted.
- e. Any required development agreement has been approved.

~~(4)~~(2) Final inspection. Prior to the issuance of a certificate of occupancy, the project developer, builder, or representative shall certify in writing to the city that all elements of the tree preservation plan and landscaping plan were completed. These must be confirmed by the city. However, the city may issue a certificate of occupancy prior to completion of landscaping in the following situations:

- a. If winter weather will prevent healthy planting practices, a security shall be posted to ensure the remaining planting is accomplished and all planting must be installed by June 15 the following spring.
- b. A certificate of occupancy may be issued by the city on residential lots prior to lawn seeding or sod, provided an escrow security is submitted sufficient to ensure that the work will be completed and the date of completion is specified.

~~(5)~~(3) Non-compliance. If the city finds that the property is not in compliance with the approved landscaping plan or tree preservation plan, it shall inform the property owner or, if applicable, the homeowners association, regarding the non-compliance and describe, in writing, the steps needed to bring the property into compliance within a reasonable timeframe, not to exceed 60 calendar days.

~~(g)~~(h) Tree Protection Measures

- (1) ~~Tree preservation during construction~~ Required Protective Measures. Trees that are to be preserved must be protected by the following methods unless otherwise approved by the city.
- a. Before land clearing, grading, or construction begins, the city approved tree protection fencing or other method shall be installed and maintained around the root protection zone of the trees to be protected. Fencing shall be a minimum of four feet high and of a highly visible material, such as snow fence or polyethylene laminar safety netting, and must be standing throughout the construction process. Cut roots with clean, pruning cuts at the fence line prior to fence installation to avoid later tearing of the roots. Signage shall be installed to instruct workers to stay out of the root protection zone.

b. Areas where development must encroach upon the root protection zone must be identified on the tree preservation plan in which case the fencing shall be installed at that edge.

~~b-c.~~ Root protection should be provided for significant trees on adjacent lots to protect existing trees and limit impacts on adjacent properties.

~~c-d.~~ No actions that may harm the health of the tree; including but not limited to construction, traffic, compaction, storage of equipment or materials including soil, grading, or concrete washout areas; may occur in the root protection zone.

~~d-e.~~ Trees damaged by construction, or with more than 30% of the roots disturbed, shall be counted as removed and mitigated at applicable rates.

f. Tree protection measures shall remain in place until all grading and construction activity is terminated.

(i) Security

(1) Performance security. The city may require performance security to ensure compliance with the requirements of this chapter.

a. The performance security shall extend for two years from the date of planting. The form of the security (cash, letter of credit, or other form) shall be determined by the city.

~~a-b.~~ If after notification of non-compliance the property owner or, if applicable, the homeowners association, fails to achieve the compliance within 60 calendar days, the city may exercise its authority to use the performance security to address compliance.

(j) Warranty

(1) All trees identified to be preserved shall be guaranteed to be alive, in good health, and of good quality and structural condition for two years from the date of landscaping acceptance.

(2) All trees planted as replacement trees in accordance with this section shall be guaranteed to be alive, in good health, and of good quality and structural condition for 12 months from the time of planting.

(3) Warranty replacement

a. Any tree identified to be preserved or replacement tree which is not alive or healthy, as determined by the city forester, before the expiration of the warranty period shall be removed and replaced with a new tree meeting the requirements for a replacement tree.

b. The warranty replacement tree shall be planted within eight months of removal.

~~a-c. The warranty replacement tree shall be guaranteed to be alive, in good health, and of good quality and structural condition for 12 months from the time of planting.~~

~~(h) Security~~

~~(2) Performance security. The city may require performance security to ensure compliance with the requirements of this chapter.~~

~~a. The performance security shall extend for two years from the date of planting. The form of the security (cash, letter of credit, or other form) shall be determined by the city.~~

~~b. If after notification of non-compliance the property owner or, if applicable, the homeowners association, fails to achieve the compliance within 60 calendar days, the city may exercise its authority to use the performance security to address compliance.~~

~~(Am. Ord. 13-23, passed 9-11-2023)~~

~~Cross-reference:~~

~~City fee schedule, see § 218.01~~

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

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: August 12, 2026

REQUEST: Robinson South PUD Concept Plan/Concept Plan

CASE NUMBER: PZC2026-0011

APPLICANT: TCLD Land Holdings, LLC
4800 Olson Memorial Hwy, Ste 100
Golden Valley, MN 55422

OWNER: Robinson Landscaping, LLC

INTRODUCTION

The applicant, TCLD Land Holdings, LLC, submitted a land use application for Robinson South PUD Concept Plan/Concept Plan (“Concept Plan”). They are proposing a master planned development in the southeast quadrant of Main Street and Sunset Avenue. The development contains approximately 153 gross acres and consists of a mix of 389 housing units and a private K-12 school.

Tentative Review Schedule:

Complete Application Date:	July 14, 2026
60-Day Deadline:	September 12, 2026
Environmental Board Meeting:	July 29, 2026
Park Board Meeting:	August 5, 2026
Planning & Zoning Board Meeting:	August 12, 2026
City Council Work Session:	September 8, 2026
City Council Meeting:	N/A

The Land Use Application is for the following:

- PUD Concept Plan/Concept Plan (“Concept Plan”)

Future land use applications may include:

- Comprehensive Plan Amendment
- Rezone property from R, Rural to PUD, Planned Unit Development
- PUD Preliminary Plan/Preliminary Plat
- PUD Final Plan/Final Plat

This staff report is based on the following submittals:

- Applicant Narrative prepared by TCLD dated July 13, 2026
- Robinson South Concept Plan prepared by Alliant dated July 13, 2026
- Robinson South Concept-Utility Design prepared by Alliant dated July 13, 2026
- Robinson South Concept-Land Use Existing prepared by Alliant dated July 13, 2026
- Robinson South Land Use-Density Plan prepared by Alliant dated July 13, 2026
- Robinson South Concept-Map Showing Surrounding Area prepared by Alliant dated July 13, 2026
- Robinson South Concept Photos From Surrounding Streets prepared by Alliant dated July 13, 2026
- Robinson South Concept Theoretical Yield Plan prepared by Alliant dated July 13, 2026
- Robinson South Concept Wetland Exhibit prepared by Alliant dated July 13, 2026
- Geotechnical Evaluation Report prepared by Bruan Intertec dated July 13, 2026
- Wetland Delineation Memo prepared by Kjolhaug Environmental Services Company, Inc. dated July 11, 2022

BACKGROUND

Current Proposal

Residential

Robinson South consists of single-family homes and townhomes. The total number of housing units is 389. See the attached applicant's narrative for a detailed description of the development.

Housing Type	# Units
Single Family 55 ft wide lots =	130
Single Family 65 ft wide lots =	178
Single Family 80 ft wide lots =	8

Row Townhomes =	73
Total Number of Units =	389

Private School

A private K-12 school is proposed in the northwest quadrant of the development. The applicant is currently working with Avail Academy.

Land Use and Open Space

The attached Land Use – Density Plan and following table detail the proposed land uses, acres and percentages.

Land Use	Total Area (ac)	%
Net - Single Family - 55 ft*	21.81	14.2%
Net - Single Family - 65 ft*	37.04	24.2%
Net - Single Family - 80 ft*	2.09	1.4%
Townhomes	2.20	1.4%
Private Road/Driveway	1.64	1.1%
Public Roadway Right of Way	22.16	14.5%
Major Perimeter Right of Way	5.53	3.6%
Transmission Easement*	2.51	1.6%
Gas Pipeline Easement	3.54	2.3%
Public Open Space	2.32	1.5%
Private Open Space	4.19	2.7%
County Ditch / Easement*	5.71	3.7%
County Drainage Easement	0.54	0.4%
Preserved Wetland	0.99	0.6%
Stormwater Management	14.87	9.7%
Compensatory Flood Storage	9.99	6.5%
Net School Property	16.13	10.5%
Total Area	153.27	100.0%

**Areas Net of overlapping uses*

The development provides open space with trails, ditches, stormwater ponds, etc. creating multi-functional greenway corridors. Total open space equals 29.1%. The private townhome area has 52% open space. The Concept Plan also shows several of the single family lots abut open space.

ANALYSIS

Existing Conditions

Per the applicant's narrative, the development site is currently in use as part of the Robinson Landscaping, Inc. sod farm agricultural use. The property also includes a residence and buildings used for operation of the sod farm. The site topography is very flat with multiple ditches to provide drainage and an irrigation source.

Wetlands exist along the ditch corridors. A majority of the site is in the floodplain, and mitigation will be utilized for stormwater management. A 100ft wide pipeline easement and a 90ft wide transmission utility bisects the southeast quadrant of the site.

Surrounding Zoning and Land Use

Direction	Zoning	Current Land Use	2040 Future Land Use
North	R, Rural	Agricultural	Mix of Residential Densities and PR/C
South	PUD (Century Farm North)	Residential	Medium Density
East	R, Rural	Rural Residential	Urban Reserve
West	City of Blaine (Wetland/Open Space)	City of Blaine (Wetland/Open Space)	City of Blaine (Wetland/Open Space)

2040 Comprehensive Plan

Land Use

The proposed development area contains 4 different land use categories: Low density residential (LDR), Medium density residential (MDR), High density residential (HDR), and Planned Residential/Commercial (PRC). The City amended the 2040 Comprehensive Plan land use areas in December 2025 to be consistent with the Main Street Master Plan.

Per the 2040 Comprehensive Plan, the site is in Planning District 2. The Comprehensive Plan states:

- Planning District 2 includes Planned Residential/Commercial areas.

- The Robinson Farm and Main Street site is planned to accommodate an 80/20 percent mix of residential and commercial. While allowed in all areas, commercial development will be required in at least one quadrant. To ensure implementation the City may choose to rezone land to a compatible neighborhood commercial zoning district upon completion of a corridor plan. A Master Plan for the Main Street Corridor between Sunset Avenue and 4th Avenue should be completed.

Commercial development is proposed north of Main Street in the Del Webb/Pulte Homes concept plan. In August 2025, the City approved the Main Street Master Plan. Development within the plan area shall be consistent with the Master Plan. This is discussed in more detail later in the staff report.

Density

The attached Land Use & Density table details the development's general housing unit range and density using Met Council's density formula. It is important to note that the 16 acre private K-12 school is not included in these density calculations since it is not a residential use.

The preliminary range of housing units allowed for the entire site is 364 to 545. The proposed 389 housing units falls within this density range. The development's overall net density is 3.56 units per acre.

Staff Comments:

1. Land Use -Density Plan:
 - a. The private K-12 school area shall be subtracted from the gross area.
 - b. Stormwater pond area shall be subtracted from the gross area.
 - c. Each land use category (LDR, MDR, HDR) shall meet the individual housing unit range.
 - i. For example, the HDR 156 housing units does not meet 229-305 unit range.

Growth Management Strategy

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

The City will plan to accommodate an annual average of 230 units per year over each 5-year phasing period not to exceed 345 units in any one year. From 2010 to 2025, the City's average annual number of units is 120. This is less than the 230 unit annual allocation allowed.

With existing projects underway the project will be phased over multiple years to meet growth management requirements.

Main Street Master Plan

In August 2025, the City approved the Main Street Master Plan. The Master Plan outlines a vision to guide future development within a 962-acre study area in the city's northwestern corner. It also provides guidance on enhancing and conserving natural resources, as well as integrating development with adjacent neighborhoods and existing transportation networks. Although the Main Street Master Plan did not select a final development plan, it does identify a preferred scenario to guide development within the study area.

The Robinson South Concept Plan is within the Main Street Master Plan study area and will be reviewed against the Master Plan preferred scenario for consistency.

Preferred Development Scenario

The Preferred Development Scenario 2 master plan (Master Plan) identifies general locations of minor drainage route, stormwater detention areas, pocket parks, planned residential/commercial neighborhood, natural landscape, greenway system, neighborhood park, major drainage route and priority wetlands.

In comparison, the Robinson South Concept Plan is generally consistent with the Master Plan-Preferred Development Scenario.

Land Use Plan

As discussed, the proposed development area contains 4 different land use categories: Low density residential (LDR), Medium density residential (MDR), High density residential (HDR), and Planned Residential/Commercial (PRC).

The single family and townhome neighborhoods are located within the varying residential land uses.

The 16 acre private K-12 school is in the Planned Residential/Commercial (PRC) land use area. Per City Code Section 1007.024(4) Planned Unit Development, land that is guided PRC uses the R-5, High Density Residential and Business District zoning development standards. Per City Code Section 1007.115(11)(f): Public, educational, and religious uses are allowed by conditional use permit in an R-5 zoning district.

In comparison, the Robinson South Concept Plan is generally consistent with the Master Plan-Land Use Plan.

Staff Comments:

1. A comprehensive plan amendment may be required for the project to adjust the land use boundaries.
2. The townhomes in the medium density land use area near the Robinson Drive neighborhood shall be moved to high density areas consistent with the Main Street Master Plan.
3. The private K-12 school will require site & building plan review and conditional use permit as part of the PUD preliminary plan/preliminary plat process or separate land use application.

Mobility-Roadway Network

Main Street is a principal arterial street, 4th Avenue is major collector street, and Robinson Drive is a minor collector street. A roundabout exists at Main Street and Sunset Avenue.

The Master Plan identifies the need and general locations for future minor collector streets extending from Main Street to Century Trail, adjacent to the Planned Residential/Commercial land use area (private K-12 school), and connection to 4th Avenue. Half-mile access and roundabout along Main Street are also identified.

In comparison, the Robinson South Concept Plan is generally consistent with the Master Plan-Roadway Network with comments noted below. The City will be responsible for making the connection from the development to 4th Street. The timing of this connection is to be determined. There is no connection to Carl Street which is consistent with the Master Plan.

Staff Comments:

1. A stronger east-west minor collector street shall be created to the east boundary for future connection to 4th Avenue consistent with the Master Plan.
 - a. No lots shall directly access this minor collector street.
 - b. Trail shall be provided along this minor collector street.
2. The Century Trail and east-west collector street shall be shifted south.
 - a. 80ft wide street right-of-way.
 - b. Trail on both sides.
3. Cul du sacs and private streets shall not exceed 500ft in length.
4. The plans shall show right in/right out access only at:
 - a. Robinson Drive and Sunset Avenue
 - b. Street north of Robinson Drive and Sunset Avenue
5. The Main Street and Sunset Avenue intersection shall comply with the 2024 Lino Lakes Gateway Planning manual primary gateway elements such as monument signs, landscaping, etc.

Mobility-Trails

The Main Street Master Plan identifies the need for trail corridors along the major and minor collector streets. The Anoka County Regional trail is proposed along Main Street.

In comparison, the Robinson South Concept Plan is generally consistent with the Master Plan-Trails. Trails are provided along minor collector streets. The trail near the townhomes connects with the existing trail section that connects to Robinson Drive and Century Farm North park.

Staff Comments:

1. A regional trail shall be constructed along the south side of CSAH 14 (Main Street).
2. A trail shall be constructed along the east side of Sunset Avenue.
3. A trail shall be constructed along the east-west minor collector street to the east lot line.
4. A trail shall be constructed along both sides of the Century Trail 80ft wide right-of-section near Main Street.
5. Trail corridors shall be a minimum 30-40 feet in width above the high water level.
6. The trail shown between Lots 83 and 84 to Lots 100-101 shall be evaluated.

Drainage

The Main Street Master Plan identifies the location of existing and future drainage systems.

In comparison, the Robinson South Concept Plan is generally consistent with the Master Plan-Drainage System. Major and minor drainage systems/ditches are incorporated into the development and establish multi-functional greenway corridors.

Natural Systems

The Main Street Master Plan identifies the general location of the greenway and natural resource enhancement system. The greenway system generally follows the drainage systems.

In comparison, the Robinson South Concept Plan is generally consistent with the Master Plan-Natural Systems plan. Multi-functional greenway corridors with trails, ditches and open space are created throughout the development.

Conservation Framework

The Main Street Master Plan details a conservation framework for the Anoka County ditches including maintenance easements, 50ft wide native buffers, and cross-sections.

If the Robinson South project moves forward, preliminary plans shall detail compliance with the conservation framework especially along the Century Trail connection to Main Street.

Staff Comments:

1. Buffers along Anoka County ditches shall be restored with native plantings.

Parks and Open Space

The Main Street Master Plan identifies locations of neighborhood park, pocket parks, and open space.

In comparison, the Robinson South Concept Plan is generally consistent with the Master Plan-Parks and Open Space plan. Per the City's 2040 Comprehensive Plan, the existing Century Farm North park to the south is the neighborhood park that services the area. The park is currently undeveloped and park dedication fees from the Robinson South project will help fund its development.

The Robinson South townhome neighborhood includes a private amenity area.

Staff Comments:

1. The county ditch easements, pipeline easement and overhead power easement shall be open space consistent with Master Plan.
 - a. These easements shall not be within the single family lots.
2. Public trail costs will be credited to the developer.
3. Private amenity area costs will not be credited to the developer.
4. Protected Open Space Area signs shall be installed along lot lines abutting open space.

Major Road Sections

The Main Street Master Plan details major road section cross sections with open space/storm water detention.

If the Robinson South proposal moves forward, preliminary plans shall detail compliance with the major road section requirements.

Staff Comments:

1. Along Main Street, more open space/stormwater detention separation consistent with the Master Plan shall be provided.
2. Landscape buffers shall be provided along Main Street.

Utilities-Water Supply and Sanitary Sewer

The Main Street Master Plan details water supply and sanitary sewer requirements. See Engineering Memo for more information.

If the Robinson South proposal moves forward, preliminary plans shall detail compliance with the utility system.

Development Phasing Plan

The Main Street Master Plan details a development phasing plan based on the City's utility staging plan. The Robinson South Concept Plan is in Utility Staging Area 1A (2018-2025).

Current Zoning and Land Use

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

Rezoning

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

PUD Land Use and Conventional Zoning District

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

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

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

Conventional Zoning District Guidelines and PUD Flexibility

Lot Width and Lot Sizes

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

The Robinson South Concept Plan proposes 55ft, 65ft, and 80ft wide single family lots. The proposed lot depths are 120ft. PUD flexibility is required for the 55ft wide lots and all lot depths.

More detailed information and analysis is required for the townhomes to determine if PUD flexibility is required.

Staff Comments:

1. Per the subdivision ordinance, City Code Section 1001.098 Lots,
 - (1) *Area*. The minimum lot area, width and depth shall not be less than that established by the Lino Lakes Zoning Chapter in effect at the time of adoption of the final plat. Minimum lot area for urban lots shall consist of buildable land exclusive of utility transmission easements or water course easements that encumber lot development.
2. Minimum 125ft lot depths shall be established for all single family lots.
3. All single family lots shall meet the minimum lot area requirement based on Lot Width x 125ft Lot Depth.
 - a. Example:
 - i. 55ft x 125ft = 6,875sf
 - ii. 65ft x 125ft = 8,125sf
 - iii. 80ft x 125ft = 10,000sf

Setbacks

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

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

80ft Wide Single Family	City Ordinance Requirement	Proposed Setbacks	PUD Flexibility Required?
Street ROW	R-1 = 30ft	25ft	Yes
Rear Lot Line	R-1 = 30ft	25ft	Yes
Side Lot Line	R-1 = 5ft garage/ 10ft house	7.5ft / 7.5ft	Yes

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

Townhomes	City Ordinance Requirement	Proposed Setbacks	PUD Flexibility Required?
Local or Minor Collector (from lot line)	R3 = 30 ft	25ft	Yes
Major Collector or Arterial (from lot line)	R3 = 40ft	25ft	Yes
Private Street (from back of curb)	Private Street = 25 ft	25 ft	No.
Rear Lot Line	R3 = 30 ft	30 ft	No
Side Lot Line	R3 = 10 ft	10 ft	No

Staff Comments:

1. Staff does not recommend PUD flexibility on the townhome setbacks.
2. Townhome driveway lengths onto private driveways shall be a minimum 25ft.
3. City Code Section 1007.024(6) further details Urban Residential Planned Unit Development requirements regarding municipal water and sanitary sewer services, density, open space, neighborhood performance standards and yards. The applicant shall demonstrate these requirements are met.

Building Design Standards and Other Performance Standards

Building and architectural design standard review is not required at concept plan level. City Code Section 1007.043 details minimum residential building design standard requirements. The conventional residential zoning districts also provide additional requirements. Sample color renderings of the single family and townhome elevations are provided in the attached applicant's narrative.

Staff Comments:

1. All housing units (single family and townhomes) should meet the minimum requirements of City Code Section 1007.043. This includes minimum garage footprint of 520sf.
2. Performance standards (architecture, parking spaces, lighting, landscaping, etc.) will be fully evaluated in with the complete submittal of PUD Preliminary Plan/Preliminary Plat.
3. Higher architectural standards may be required for PUD flexibility.

Subdivision Ordinance

Blocks and Lots

The Robinson South Concept Plan provides a mix of residential lots and blocks. Outlots will contain floodplain mitigation, buffers, stormwater ponds, public and private open space/parks etc.

Streets and Alleys

CSAH 14 (Main Street) is a Principal Arterial road. Internal streets consist of minor collector, local streets, and private streets intended to serve the site. Public sidewalks are provided along the streets.

Staff Comments:

1. Seventy-five (75) feet total of road right-of-way shall be dedicated along CSAH 14 (Main Street).

2. Sixty (60) feet total of road right-of-way shall be dedicated along CR 53 (Sunset Avenue).
3. Sixty-six (66) feet of road right-of-way shall be dedicated for Robinson Drive.
4. Private streets shall be a minimum of 26 ft wide back to back.
5. Townhome driveway lengths shall be a minimum 25ft.
6. Cul du sacs shall not exceed 500ft in length.
7. Private streets shall not exceed 500ft in length.

Easements

Staff Comments:

1. Standard drainage and utility easements at least 10 feet wide shall be provided along all lot lines.
2. Drainage and utility easements shall also be dedicated over stormwater management facilities.
3. Conservation easements and buffers shall be required over open space, ditches, wetlands, and greenway corridors.
4. Ditch maintenance easements shall be provided.

Stormwater Management and Erosion and Sediment Control

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

Yield Plan

As required per City Code Section 1001.026(4), the applicant submitted the attached yield plan. The yield plan shows the maximum number of dwelling units that would be permitted given the minimum lot size and lot widths for conventional subdivisions and other requirements of the Lino Lakes Zoning and Subdivision Chapters.

The submitted yield plan provides 205 single family lots, 22 twin homes and 386 townhomes totaling 613 housing units.

The proposed concept plan is 389 housing units.

Phasing Plan

Per the applicant's narrative, the entire site will be mass graded in one phase to allow for the creation of the storm water ponds and lakes. Development of the neighborhood clusters with utilities and streets will be completed in multiple phases based on market demand.

Mass grading is anticipated to begin Winter 2026/27 with the first phase of utilities and streets completed by Summer/Fall 2027. Home construction to immediately follow phase 1 infrastructure completion in 2027 with a full build out of the community taking place over four to five years.

Traffic Study

A traffic study is not required at the time of concept plan review.

Staff Comments:

1. A traffic study is required with submission of the PUD Preliminary Plan/Preliminary Plat. The study will be evaluated for compliance with the Main Street AUAR.

Tree Preservation and Landscaping

A Tree Preservation Plan and Landscape Plan in compliance with Section 1007.043(17), Required Screening, Landscaping and Buffer Yards shall be submitted. Additional landscaping may be required as a condition of the PUD.

Staff Comments:

1. A noise study will be required with the PUD Preliminary Plan/Preliminary Plat.
 - a. Berm and/or any noise mitigation requirements shall be measured from side or rear yard ground elevations to top of berm or fence.
2. Twenty (20) ft wide landscaped buffers are required along Sunset Avenue adjacent to the townhomes and along Main Street adjacent to the single family lots.

Main Street Alternative Urban Areawide Review (AUAR)

The City adopted the Main Street AUAR in August 2025. The development is within the AUAR area. All development within the study area must comply with the AUAR mitigation plan.

Staff Comment:

1. The applicant shall show compliance with the AUAR mitigation plan with submission of the PUD Preliminary Plan/Preliminary Plat.

Wetlands

The concept plan identifies existing wetlands running parallel to both Sunset Avenue (CR 53) and Main Street (CSAH 14). Previous wetland delineations reviewed by the Rice Creek Watershed District (RCWD) have identified these as severely degraded, partially drained and excavated wetlands. These wetlands have been converted to private drainage ditches serving existing sod farm operations. The City recommends that the developer pursue sequencing flexibility to impact these wetland areas. The expansion of county road right of way and roadway improvements, multi-use trail improvements and municipal buffer requirements for both adjacent residential purposes and surface water management features will make it difficult to preserve in their current form. Filling may allow for creation of higher quality upland buffers adjacent to water features along both corridors.

The wetlands along the east lot line are within the Wetland Management Corridor.

The wetland exhibit indicates 1.77 acres of wetlands are preserved and 1.42 acres are impacted. Any wetland impacts are required to meet WCA requirements and provide mitigation.

Staff Comments:

1. Wetlands within the Wetland Management Corridor require an average 50ft wide buffer (minimum 25ft).
2. Wetlands outside the Wetland Management Corridor require a minimum 10ft wide buffer.
3. Wetlands and buffers are not allowed on the single family lots.
4. Developer should pursue sequencing flexibility to impact these wetland areas along the County roads.

Floodplain

The 2015 FEMA Floodplain Map indicates Zone A flood plain on the site. The site will be graded and flood storage and stormwater ponds incorporated into the development. Any floodplain impacts are subject to City requirements per City Code Chapter 1103.

Staff Comments:

1. A Base Flood Elevation is required to be determined, using detailed methods acceptable by the Federal Emergency Management Agency (FEMA).
2. A FEMA CLOMR and LOMR may be required for development if there are floodplain impacts.

Additional City and Government Agency Review Comments

- Anoka County Highway Department, July 27, 2026 email:

- RI/RO on Sunset Avenue is acceptable.
 - Roundabout on CSAH 14 (Main Street) is acceptable.
 - Further discussion with the County is needed regarding RI/RO onto CSAH 14 (Main Street).
 - Centennial ISD#12 and Forest Lake #831 inquired about the private K-12 school.
 - Lino Lakes Police Department received the concept plan and had no comments.
 - Lino Lakes Fire Department reviewed the concept plan and had no comments.
 - City Engineer comments are provided in the attached memo.
 - Environmental Board comments are provided in the attached memo.
 - The August 5, 2026 Park Board did not meet due to a lack of a quorum. Per the staff report, the Public Services Director recommended:
1. Park Dedication cash-in-lieu of land. Dollars will be designated for development of Century Farms North Park. Credit for trail construction to be determined.
 2. Trail Connections to incorporate into the design:
 - a. The future Anoka County Regional Trail along the south side of Main Street should be depicted.
 - b. A trail is needed along Sunset Avenue and should be depicted.

PUD Preliminary Plan/Preliminary Plat

The City's review and comments on the concept plan's relation to the 2040 Comprehensive Plan and development regulations does not grant any rights to the applicant to develop the property as depicted by the concept plan.

A land use application for PUD Preliminary Plan/Preliminary Plat shall be required. If required by the City Council, the developer shall have a neighborhood meeting prior to submittal of a PUD Preliminary Plan/Preliminary Plat.

PUD Public Benefit vs PUD Flexibility Summary

Per City Code Section 1007.024:

- (2) The PUD, by allowing deviation from the strict provisions of this ordinance related to setbacks, heights, lot area, width and depths, yards, etc., may be considered by the City when it would result in one or more of the following public benefits:
 - (a) Implementation of a master plan consistent with the Planning District objectives of the Comprehensive Plan.

The Main Street Master Plan was adopted by City Council in August 2025. The Robinson South Concept Plan implements the master plan.

- (b) 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 Robinson South Concept Plan preserves and enhances the wildlife habitat, unique natural resources, existing vegetation, natural topography, geologic features and reduces the negative impact on the environment by creating a multi-functional greenway corridor with wider ditch easements, stormwater management, trail system and open space. The greenway corridor will also be protected by a vegetative buffer that provides additional protection to the natural resources.

The site provides opportunity to implement a stormwater reuse system for irrigation purposes. The system should be evaluated and implemented to the greatest extent feasible to offset the use of municipal water for irrigation.

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

The Robinson South Concept Plan creates a mixed use residential development with a private K-12 school. Stormwater management and floodplain mitigation are incorporated into the multifunctional greenway corridor. Several single family lots abut open space.

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

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

- (e) Mix of land use types.

The Robinson South Concept Plan includes a mix of residential housing types (townhomes and single family lots) within low, medium and high density land uses. A private K-12 school is also proposed.

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

The Robinson South Concept Plan proposes a mix of residential housing types consisting of townhomes and varying single family lot sizes. This variety in housing types supports life-cycle housing that is desirable to the City.

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

Per the 2040 Comprehensive Plan, page 3-3 of the Land Use Plan: Goal 1, Policy e. details the following additional public values that may be achieved in the Robinson South concept plan:

- Preserving open space, providing park dedication and trails, and/or providing stormwater management areas, in excess of minimum standards to implement the greenway system
- Restoring/enhancing ecological systems
- Managing stormwater using natural filtration and other ecologically based approaches
- Providing life-cycle and affordable housing
- Providing infrastructure that benefits community beyond the project site that would otherwise not be financially feasible

Summary

Public Benefit Gained:

1. Implementation of Main Street Master Plan.
2. Construction of a variety of housing types including single family lots and townhomes that supports life-cycle housing.
3. Creation of a multi-functional greenway corridor and storm water management system.
4. Preservation, protection, and enhancement of ditch system and natural resources.
5. Efficient use of land and private streets resulting in smaller network of utilities and streets.
6. Creation and preservation of open space that is accessible to the public.
7. Construction of regional trail corridor along Main Street
8. More parkland dedication fees available for Century Farm North park development.
9. Wider landscape buffers and trail corridors.

Flexibility Provided:

1. Reduced lot depth from 125 and 135ft to 120ft for all lots.
 - a. Note: staff recommends minimum 125ft depth for all lots.
2. 80ft wide lots:
 - a. Decreased lot size from 10,800sf to 9,600sf
 - b. Decreased street right-of-way setback from 30ft to 25ft
 - c. Decreased rear lot line setback from 30ft to 25ft

- d. Decreased side lot line setback from 10ft to 7.5ft
- 3. 65ft wide lots:
 - a. Decreased side lot line setback from 10ft to 7.5ft
- 4. 55ft wide lots:
 - a. Decreased lot size from 7,500sf to 6,600sf
 - b. Decreased lot width from 60ft to 55ft
 - c. Decreased side lot line setback from 10ft to 7.5ft
- 5. Townhomes:
 - a. Decreased local or minor collector street right-of-way setback from 30ft to 25ft
 - b. Decreased major collector or arterial street right-of-way from 40ft to 25ft.
 - c. Note: staff does not recommend PUD flexibility on the townhome setbacks.

RECOMMENDATION

Staff is requesting feedback from the Planning & Zoning Board:

- 1. Are there other Benefits Gained or Flexibility Provided?
- 2. Should the applicant provide additional public benefits to be considered for PUD zoning?
 - a. Examples could be more open space, enhanced greenway corridor, , additional buffers, higher architectural & building standards, additional landscaping etc.
- 3. Should the applicant hold a neighborhood meeting prior to PUD Preliminary Plan/Preliminary Plat submittal?

Additional Staff Comments:

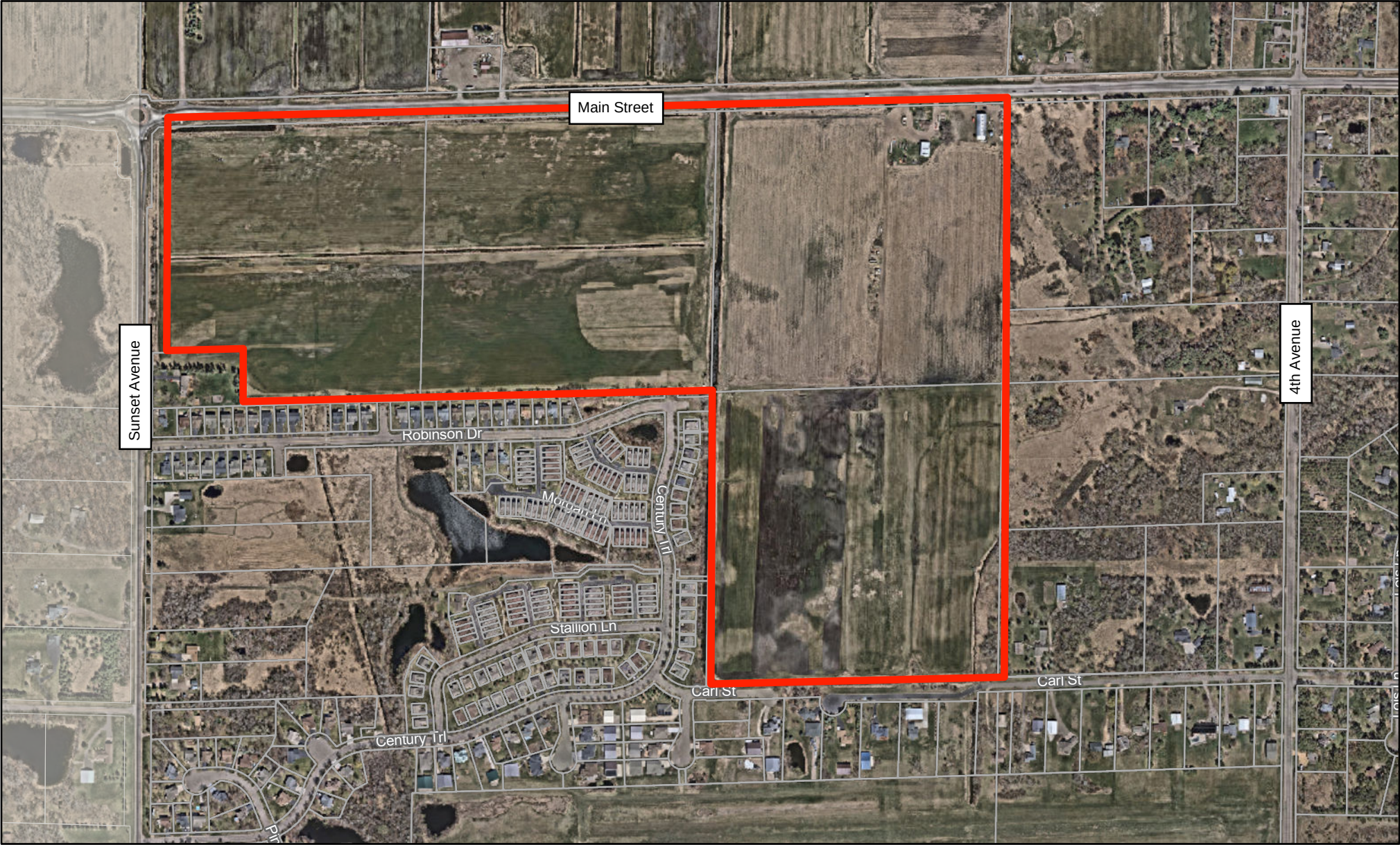
- 1. A PUD Design Guidelines Booklet shall be drafted detailing the entire development's regulations such as building and parking setbacks, architectural standards, building heights, landscaping, signage, etc.
- 2. A private entity shall own and maintain the outlots containing open space, private streets, storm ponds, landscaping, etc.
- 3. The City will maintain the public streets, public trails, and stormwater ponds.
- 4. A minimum of 50% of the gross townhome land area shall be reserved as common open space for townhomes.

ATTACHMENTS

- 1. Site Location & Aerial Map
- 2. Applicant Narrative
- 3. Concept Plan with Aerial Map

4. Land Use & Density Plan
5. Surrounding Area Map
6. Future Land Use Plan
7. Yield Plan
8. Wetland Plan
9. Density Chart
10. PUD Land Use and Conventional Zoning District Guidelines Chart
11. Main Street Master Plan
12. City Engineer Memo dated August 5, 2026
13. Environmental Memo dated August 4, 2026

Robinson South Site Location & Aerial Map



1 in = 600 Ft

-  Parcels
-  City Mask





Concept Plan Submittal Narrative Robinson South, Lino Lakes, Minnesota July 13, 2026

Twin Cities Land Development is pleased to make application for Concept Plan review for the Robinson Property south of Main Street. We are interested in obtaining feedback and direction from the Commissions, City Council and City Staff regarding the development proposal. The concept has been developed in consideration of the City's recent completed Main Street Master Plan and AUAR. Included in this narrative are key items from the City Checklist.

DEVELOPMENT TEAM / CONSULTANTS:

Developer:

TCLD Land Holdings, LLC

Ben Schmidt, President

ben@tclanddev.com (612) 716-3047

Angela Meyer, Senior Development Manager

anglea@tclanddev.com (714) 501-7482

4800 Olson Memorial Highway, Suite 100
Golden Valley, MN 55422

Surveyor/Land Planning/Engineering/Landscape:

Alliant Engineering, Inc.

733 Marquette Avenue, Suite 700

Minneapolis, MN 55402

Wetlands:

Kjolhaug Environmental Services, Inc.

2500 Shadywood Road, Suite 130

Orono, MN 55331

Environmental/Geotechnical:

Braun Intertec

11001 Hampshire Avenue South

Minneapolis, MN 55438

Concept Plan Submittal

Robinson South

9

July 13, 2026

Page 1 of 9

PROPERTY / DEVELOPMENT SITE INFORMATION:

Legal Description:

The Northeast Quarter of the Northwest Quarter of Section 7, Township 31, Range 22, Anoka County, Minnesota.

The Northwest Quarter of the Northwest Quarter of Section 7, Township 31, Range 22, Anoka County, Minnesota.

EXCEPT the south 250 feet of the west 460 feet thereof,
ALSO EXCEPT that part of the Northwest Quarter of the Northwest Quarter described as follows:
Commencing at
the Northwest corner of said Northwest Quarter Section 7; thence South 00 degrees 03 minutes 04 seconds West
assumed bearing along the west line of said Northwest Quarter, a distance of 60.07 feet; thence North 88 degrees 10 minutes 44 seconds East, a distance of 33.02 feet to the easterly right of way of County Road 53 and the point of beginning; thence South 00 degrees 03 minutes 04 seconds West along said easterly right of way, a distance of 360.00 feet; thence South 89 degrees 56 minutes 56 seconds East, a distance of 20.00 feet; thence North 00 degrees 03 minutes 04 seconds East, a distance of 330.63 feet; thence North 44 degrees 06 minutes 54 seconds East, a distance of 43.10 feet to the southerly right of way of County Road No. 14; thence South 88 degrees 10 minutes 44 seconds West along said southerly right of way, a distance of 50.00 feet to the point of beginning there terminating, Anoka County, Minnesota.

The Northwest Quarter of the Northeast Quarter of Section 7, Township 31, Range 22, Anoka County, Minnesota.

The Southwest Quarter of the Northeast Quarter of Section 7, Township 31, Range 22, Anoka County, Minnesota.

EXCEPTING from the above described land, Parcel 19, Parcel 20 and Parcel 21, Anoka County Highway Right-of-way Plat No. 50.

Abstract Property

Address: 310 Main Street, Lino Lakes, MN.

<u>PIDs:</u>	073122220001	= 35.3509 acres
	073122210001	= 39.0331 acres
	073122120001	= 38.9757 acres
	<u>073122130001</u>	<u>= 39.9127 acres</u>
Total Acres		= 153.2724 acres

Concept Plan Submittal
Robinson South

July 13, 2026
Page 2 of 9

Existing Site Description

The development site is currently in use as part of the Robinson Landscaping, Inc. sod farm agricultural use. The property also includes a residence and buildings used for operation of the sod farm. The site topography is very flat with multiple ditches to provide drainage and an irrigation source.

The property is bound by Main Street (CSAH 14) to the north and Sunset Ave (CR 53) to the west. The County has previously requested 75-feet of Right of Way dedication from the centerline of Main Street and 60-feet of Right of Way dedication from the centerline of Sunset Avenue; both requests are depicted on the Concept Plan.

Other roadway access points have been provided to the property through the Century Farm development to the south at Cardinal Way, Robinson Drive, and Century Trail. Additionally, a pedestrian trail has been stubbed to the property from Century Farm Addition to the south, just west of the Cardinal Way street connection.

Adequate public water and sanitary sewer is available to the property from Century Farm development to the south at Cardinal Way, Robinson Drive, and Century Trail.

The development site has been historically used for agriculture and currently has no significant tree removal required to construct the development.

Braun Intertec performed a Geotechnical Evaluation Report, dated July 13, 2026, on the site. The results are summarized below, with peat levels ranging from 0.5-feet to 8-feet in depth and water levels ranging from 4-feet to 9-feet in depth.

Table 1. Subsurface Profile Summary*

Strata	Soil Type - ASTM Classification	Range of Penetration Resistances	Commentary and Details
Topsoil / Swamp Deposits	PT, OL, CL, SM	N/A	▪ Mostly peat with lesser amounts of organic clay, lean clay, and silty sand. ▪ Thicknesses at boring locations ranged from about 1/2 to 8 1/2 feet. ▪ Black and dark brown in color. ▪ Moisture condition generally moist.
Alluvial Deposits	SP, SP-SM, SM, ML	2 to 14 BPF	▪ Mixture of poorly graded sand, poorly graded sand with silt, silty sand, sandy silt, and silt. ▪ Generally brown to gray in color. ▪ Moisture condition generally moist to wet.

*Abbreviations defined in the attached Descriptive Terminology of Soil sheet.

Land use and Zoning Designations

The development property is guided for several different land uses within the City's 2040 Comprehensive Plan and per City's recently approved Main Street Master Plan including:

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Planned Residential/Commercial.

Land uses for properties adjacent to the site are guided with consistent uses:

- To West: City limits with Blaine (Lino Lakes land use N/A)
- To North: Includes a combination of the 4 land uses on the development site
- To East: Low density residential
- To South: Medium density residential

The development site is currently zoned entirely as R - Rural. The requested zoning for the site will establish a PUD zoning for the entire development site, compatible and consistent with the City's goals and objectives for the property.

The zoning for the properties abutting the site include:

- To West: City limits with Blaine (Lino Lakes zoning N/A)
- To North: R - Rural
- To East: R - Rural
- To South: PUD (mixed residential neighborhood)

DEVELOPMENT FEEDBACK REQUEST

Proposed Development Plan Summary

The applicant proposes to provide the City of Lino Lakes with a mixed-use development that includes a variety of residential housing options catering to all spectrums of consumers and to satisfy the market demand and a private K-12 school. The housing styles will be grouped together within clusters or pods as follows:

- 55-feet wide single-family lots (min lot area = 6,600 sf)
- 65-feet wide single-family lots (min lot area = 7,800 sf)
- 80-feet wide single-family lots (min lot area = 9,600 sf)
- Row style townhomes

The proposed typical single family lot design standards include:

- 25' front yard setback
- 25' rear yard setback
- 7.5' side yard setback (interior)
- 25' side yard setback to ROW

The proposed typical townhome design standards include:

- 25' minimum driveway length
- 20' minimum building separation
- 25' setback to public ROW
- 30' setback to perimeter property line (to south/west)

Other miscellaneous proposed design standards include:

- 60' minimum typical neighborhood roadway ROW (public)
 - 30' back to back road width – cul-de-sac roadway
 - 32' back to back road width – typical residential roadway
- 80' minimum ROW - north segment of Century Trail connection to future RAB
- 26' back to back road width – private roadways
- County road ROW dedication:
 - 75' wide half ROW - CSAH 14
 - 60' wide half ROW – CR 53
- Right in right out (RIRO) connection to CSAH 14
- Connections to existing roadway stubs from Century Farm development
- Proposed public roadway and utility extension to land east of the development site.
- 8' wide bituminous trails – location shown in plan
- 5' wide sidewalk along 1 side of non-cul-de-sac roadways
- Preservation of many onsite wetland/ditch areas with proposed buffers in accordance with RCWD requirements
- 25' minimum width easement adjacent to the county ditch.
- Construction of substantial ponding and lake areas that will be an amenity to Main Street view corridor and to the various housing types proposed within the project. The main county ditch system will be preserved and protected while the newly created ponding and lakes will provide for stormwater management goals and floodplain mitigation.
- Future school to be final designed and approved through future land use application – conceptual school design shown in provided plan
- Provision of an easement (or outlot) for creation of a “Welcome to Lino Lakes” monument sign in the northwest corner of the project in the southeast quadrant of Main Street and Sunset Ave
- Project proposes Public Open space along county ditch and in public trail segments outside public right of way.

Proposed Land Use / Density Summary

The base density range for the property has been estimated from the Main Street Master Plan established land uses. The net developable area was calculated ranges by deducting non-developable areas from gross land area for the existing property. The density ranges from a minimum of 489 units to a maximum of 711 units at full development. This base density range was then used to create the required Theoretical Yield Plan. See following calculations for the current land use base density range for the property:

Land Use & Yield Breakdown - Existing / Theoretical Max Density														
Land Use	Gross Area	Preserved***	Major / County ROW	County Roadway Pond Easement	Pipeline Easement	Transmission Easement	Public Open Space	County Ditch/ Easement	Net Area	Density Range	Unit Range (Low)	Unit Range (High)	Proposed Units	Resulting Density
LDR	81.76	0.21	1.45		3.54	2.51		5.71	68.35	1.6-3.0	109.4	205.0	205	3.00
MDR	9.36	0.35	0.24						8.77	4.0-6.0	35.1	52.6	52	5.93
HDR	46.45	0.15	1.83						44.47	6.0-8.0	266.8	355.8	356	8.00
Planned Res/Comm - 80%Res	12.57	0.29	2.01	0.54					9.73	8.0-10.0	77.8	97.3		0.00
Planned Res/Comm - 20%Comm	3.14	0							3.14	NA				
Totals	153.27	0.99	5.53	0.54	0.00	0.00	0.00	5.71	134.45	NA	489	711	613	4.56
* Area Excludes Wetland Overlap Area, Does Include Transmission and Ditch Easement Overlaps														
** Area Excludes Pipeline Easement Overlap, Does Include Ditch Easement Overlap														
*** Area Only Includes Wetland Area Outside of Major / County Road ROW/Dedication														

* Area Excludes Wetland Overlap Area, Does Include Transmission and Ditch Easement Overlaps

** Area Excludes Pipeline Easement Overlap, Does Include Ditch Easement Overlap

*** Area Only Includes Wetland Area Outside of Major / County Road ROW Dedication

The proposed Concept Plan provides for a total of 389 units on the site.

- 55-feet wide Single Family Lots: 130
- 65-feet wide Single Family Lots: 178
- 80-feet wide Single Family Lots: 8
- Row Townhomes: 73
- **TOTAL HOUSING UNITS: 389 UNITS**

The proposed plan does propose density below the current density range for the property per the 2040 Comprehensive Plan. The project does propose density within the target range for the Low and Medium Density areas but the plan has less units in the High Density area. The project also is proposing a school in replacement of the Comprehensive Plan Planned Residential / Commercial area along with converting some High Density Residential to School. The proposed 389 units does result in a net density of 3.18 units/ acre for the entire property, see following table for calculation:

Land Use & Yield Breakdown - Proposed															
Land Use	Gross Area	Preserved *** Wetlands	Major / County ROW	County Roadway Pond Easement	Pipeline * Easement	Transmission ** Easement	Public Open Space	County Ditch Easement	Floodplain Compensatory	Net Area	Density Range	Unit Range (Low)	Unit Range (High)	Proposed Units	Resulting Density
LDR	81.76	0.21	1.45		3.54	2.51	1.64	5.71	4.29	62.42	1.6-3.0	99.9	187.3	186	2.98
MOR	9.36	0.35	0.24				0.10			8.66	4.0-6.0	34.7	52.0	47	5.42
HDR	46.45	0.15	1.83				0.58		5.70	38.19	6.0-8.0	229.1	305.5	156	4.08
Planned Res/Comm - 80% Res	12.57	0.29	2.01	0.54						9.73	8.0-10.0	77.8	97.3		0.00
Planned Res/Comm - 20% Comm	3.14									3.14	NA				
Totals	153.27	0.99	5.53	0.54	0.00	0.00	2.32	5.71	9.99	122.14	NA	441	642	389	3.18
* Area Excludes Wetland/Overlap Area, Does Include Transmission and Ditch Easement Overlaps															
** Area Excludes Pipeline Easement/Overlap, Does Include Ditch Easement/Overlap															
*** Area Only Includes Wetland Area Outside of Major / County Road ROW/Dedication															

* Area Excludes Wetland Overlap Area, Does Include Transmission and Ditch Easement Overlaps

** Area Excludes Pipeline Easement Overlap, Does Include Ditch Easement Overlap

*** Area Only Includes Wetland Area Outside of Major / County Road ROW Dedication

HOUSING TYPE EXAMPLES

55' wide single-family lots



65' wide single-family lots:



80' wide single-family lots:



Row style townhomes:



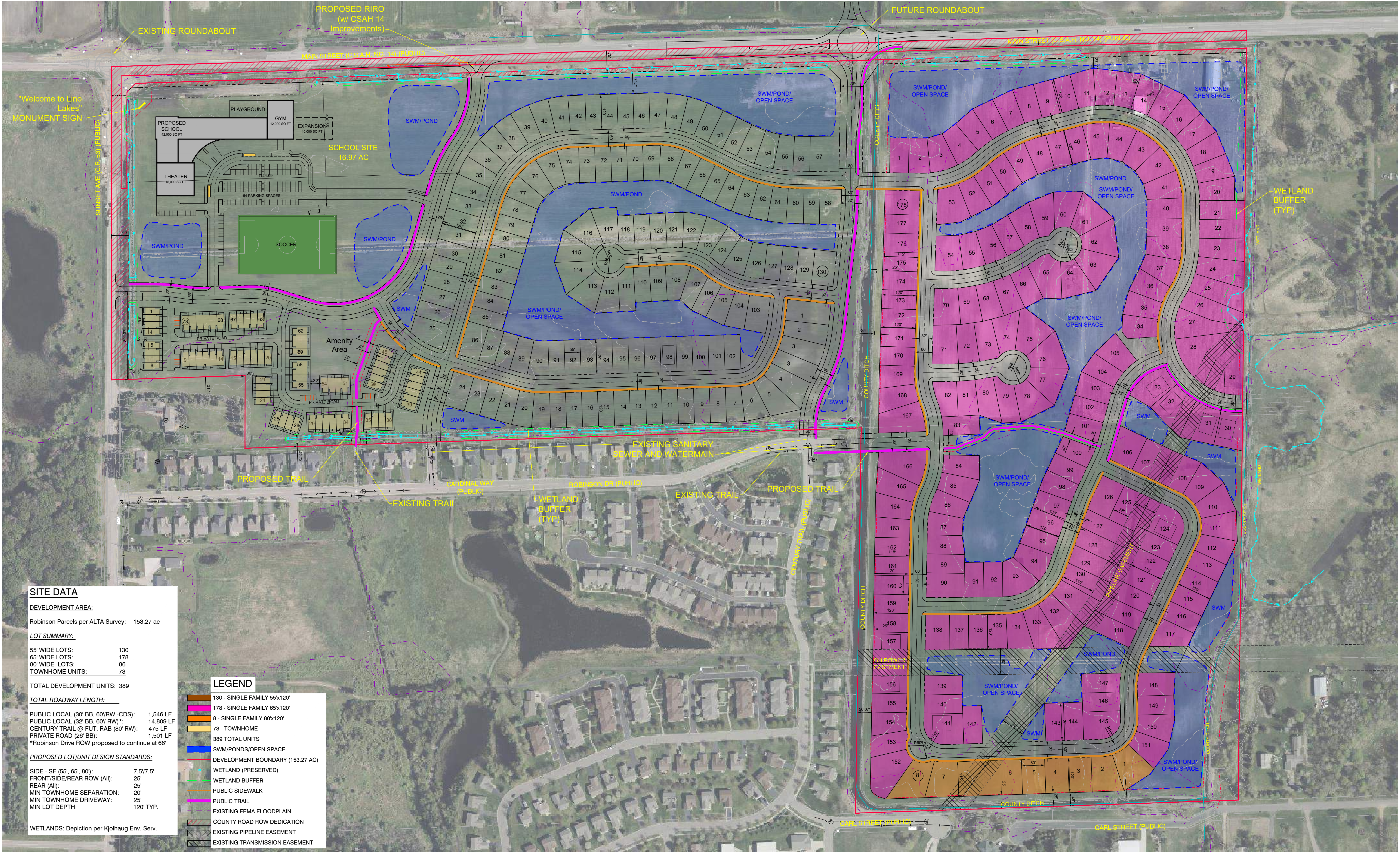
TIMING/PHASING/STAGING

The entire site will be mass graded in one phase to allow for the creation of the storm water ponds and lakes. Development of the neighborhood clusters with utilities and streets will be completed in multiple phases based on market demand.

Mass grading is anticipated to begin Winter 2026/27 with the first phase of utilities and streets completed by Summer/Fall 2027. Home construction to immediately follow phase 1 infrastructure completion in 2027 with a full build out of the community taking place over four to five years.

CONCLUSION

The applicant respectfully requests feedback and direction on the concept plan and planned unit development from the Commissions, City Council and City Staff. We believe the concept plan will allow for a development that is consistent with City's goals and objectives for this area and create a community that will enhance Lino Lakes and the surrounding area.



SITE DATA	
DEVELOPMENT AREA:	
Robinson Parcels per ALTA Survey: 153.27 ac	
LOT SUMMARY:	
55' WIDE LOTS:	130
65' WIDE LOTS:	178
80' WIDE LOTS:	86
TOWNHOME UNITS:	73
TOTAL DEVELOPMENT UNITS: 389	
TOTAL ROADWAY LENGTH:	
PUBLIC LOCAL (30' BB, 60'/RW - CDS):	1,546 LF
PUBLIC LOCAL (32' BB, 60'/RW)*:	14,809 LF
CENTURY TRAIL @ FUT. RAB (80' RW):	475 LF
PRIVATE ROAD (26' BB):	1,501 LF
*Robinson Drive ROW proposed to continue at 66'	
PROPOSED LOT/UNIT DESIGN STANDARDS:	
SIDE - SF (55', 65', 80'):	7.5'/7.5'
FRONT/SIDE/REAR ROW (All):	25'
REAR (All):	25'
MIN TOWNHOME SEPARATION:	20'
MIN TOWNHOME DRIVEWAY:	25'
MIN LOT DEPTH:	120' TYP.
WETLANDS: Depiction per Kjolhaug Env. Serv.	

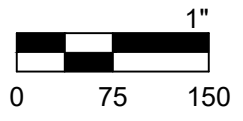
LEGEND	
	130 - SINGLE FAMILY 55'x120'
	178 - SINGLE FAMILY 65'x120'
	8 - SINGLE FAMILY 80'x120'
	73 - TOWNHOME
	389 TOTAL UNITS
	SWM/PONDS/OPEN SPACE
	DEVELOPMENT BOUNDARY (153.27 AC)
	WETLAND (PRESERVED)
	WETLAND BUFFER
	PUBLIC SIDEWALK
	PUBLIC TRAIL
	EXISTING FEMA FLOODPLAIN
	COUNTY ROAD ROW DEDICATION
	EXISTING PIPELINE EASEMENT
	EXISTING TRANSMISSION EASEMENT



ROBINSON SOUTH - CONCEPT PLAN

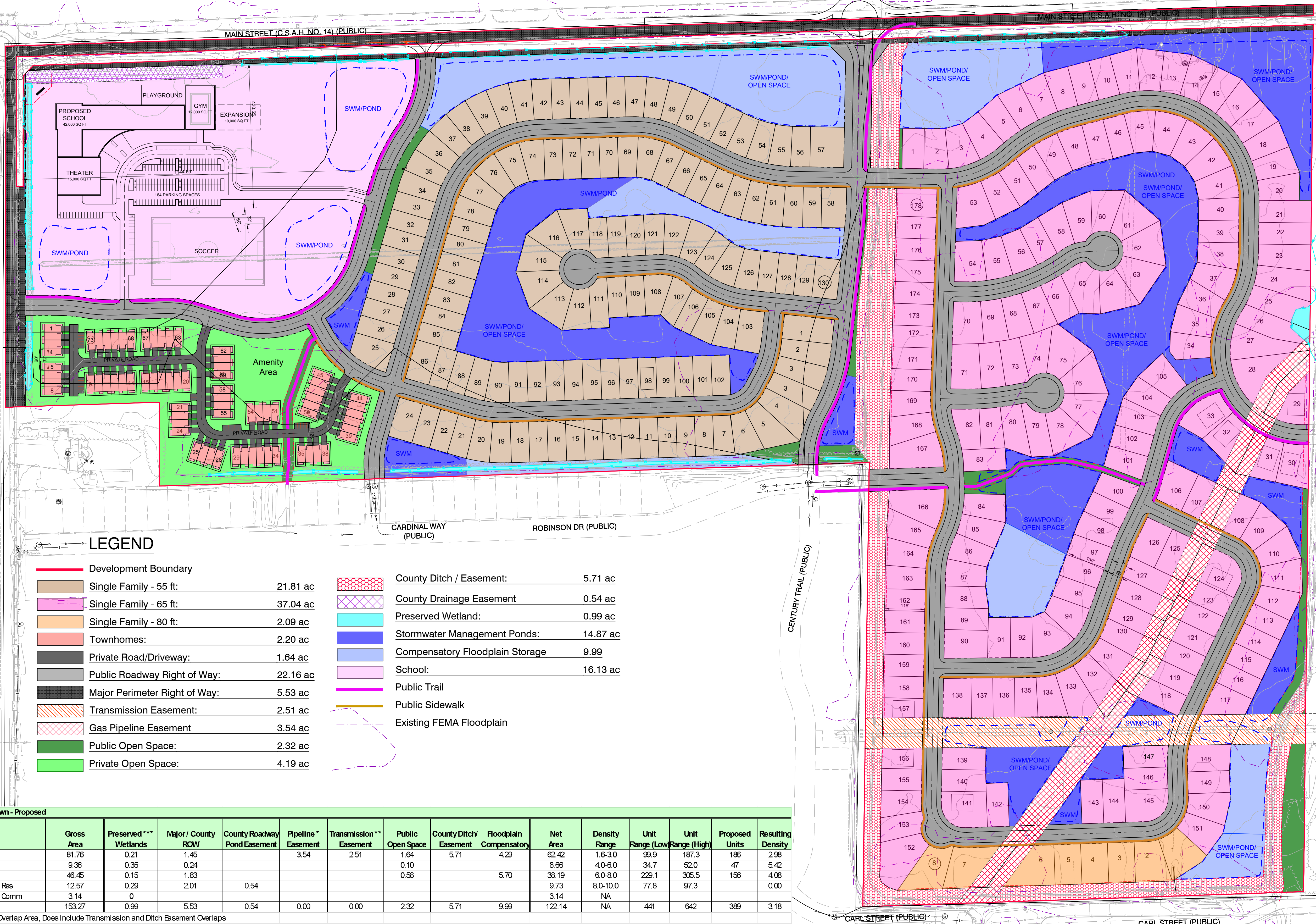
LINO LAKES, MINNESOTA

Revision D



Date: 2026-07-13
Drawn By: TLM/MPR





LEGEND

	Development Boundary	
	Single Family - 55 ft:	21.81 ac
	Single Family - 65 ft:	37.04 ac
	Single Family - 80 ft:	2.09 ac
	Townhomes:	2.20 ac
	Private Road/Driveway:	1.64 ac
	Public Roadway Right of Way:	22.16 ac
	Major Perimeter Right of Way:	5.53 ac
	Transmission Easement:	2.51 ac
	Gas Pipeline Easement	3.54 ac
	Public Open Space:	2.32 ac
	Private Open Space:	4.19 ac
	County Ditch / Easement:	5.71 ac
	County Drainage Easement	0.54 ac
	Preserved Wetland:	0.99 ac
	Stormwater Management Ponds:	14.87 ac
	Compensatory Floodplain Storage	9.99
	School:	16.13 ac
	Public Trail	
	Public Sidewalk	
	Existing FEMA Floodplain	

Land Use & Yield Breakdown - Proposed															
Land Use	Gross Area	Preserved *** Wetlands	Major / County ROW	County Roadway Pond Easement	Pipeline * Easement	Transmission ** Easement	Public Open Space	County Ditch/ Easement	Floodplain Compensatory	Net Area	Density Range	Unit Range (Low)	Unit Range (High)	Proposed Units	Resulting Density
LDR	81.76	0.21	1.45		3.54	2.51	1.64	5.71	4.29	62.42	1.6-3.0	99.9	187.3	186	2.98
MDR	9.36	0.35	0.24				0.10			8.66	4.0-6.0	34.7	52.0	47	5.42
HDR	46.45	0.15	1.83				0.58		5.70	38.19	6.0-8.0	229.1	305.5	156	4.08
Planned Res/Comm - 80% Res	12.57	0.29	2.01	0.54						9.73	8.0-10.0	77.8	97.3		0.00
Planned Res/Comm - 20% Comm	3.14	0								3.14	NA				
Totals	153.27	0.99	5.53	0.54	0.00	0.00	2.32	5.71	9.99	122.14	NA	441	642	389	3.18

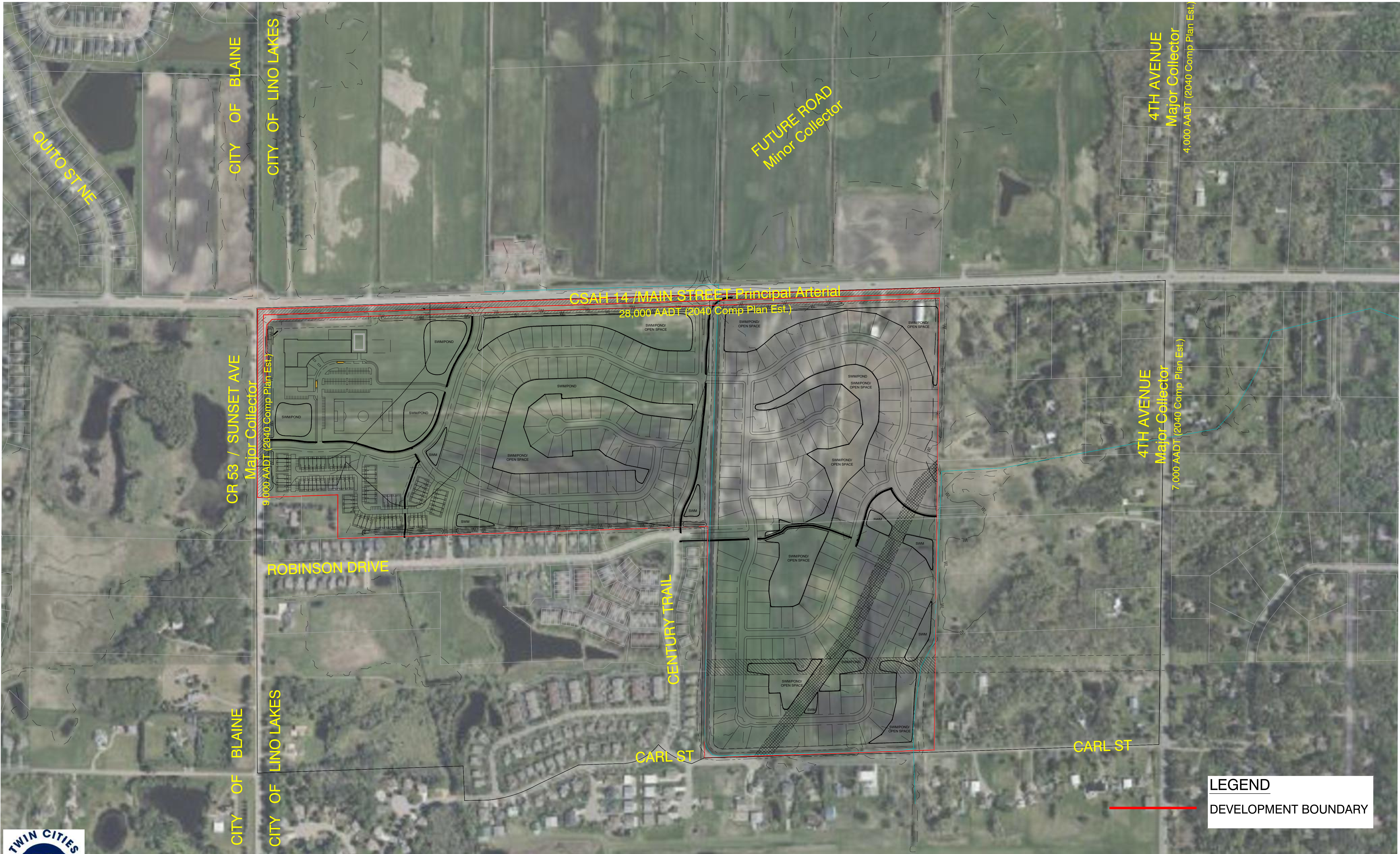
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ROBINSON SOUTH - LAND USE - DENSITY PLAN

LINO LAKES, MINNESOTA

Revision D

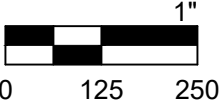
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ROBINSON SOUTH - CONCEPT
LINO LAKES, MINNESOTA
MAP SHOWING SURROUNDING AREA

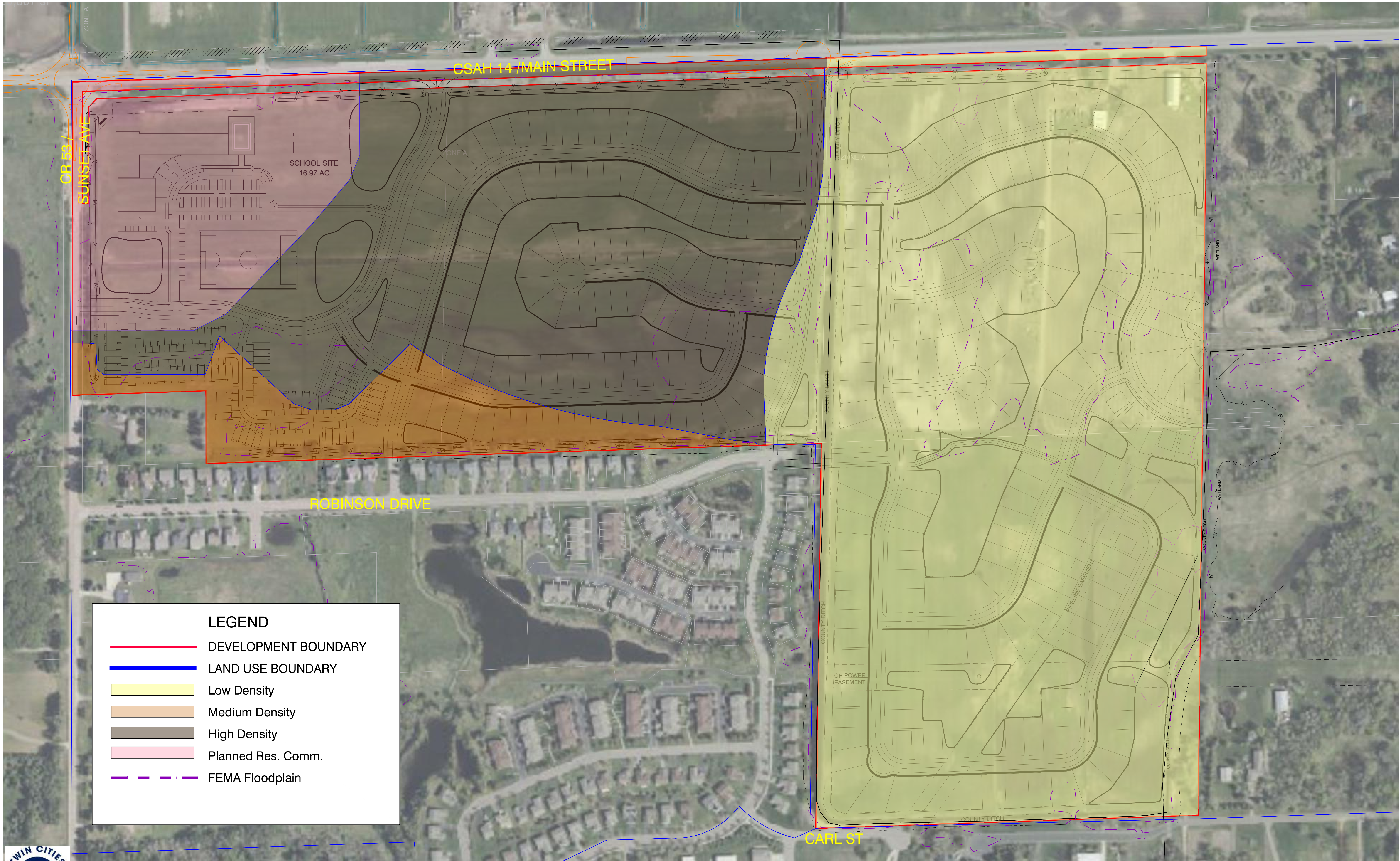
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LEGEND
DEVELOPMENT BOUNDARY



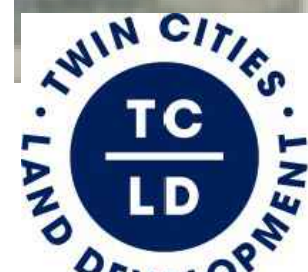
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Scale: As shown





LEGEND

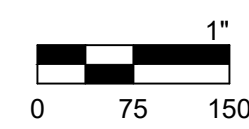
- DEVELOPMENT BOUNDARY
- LAND USE BOUNDARY
- Low Density
- Medium Density
- High Density
- Planned Res. Comm.
- FEMA Floodplain



ROBINSON SOUTH - CONCEPT

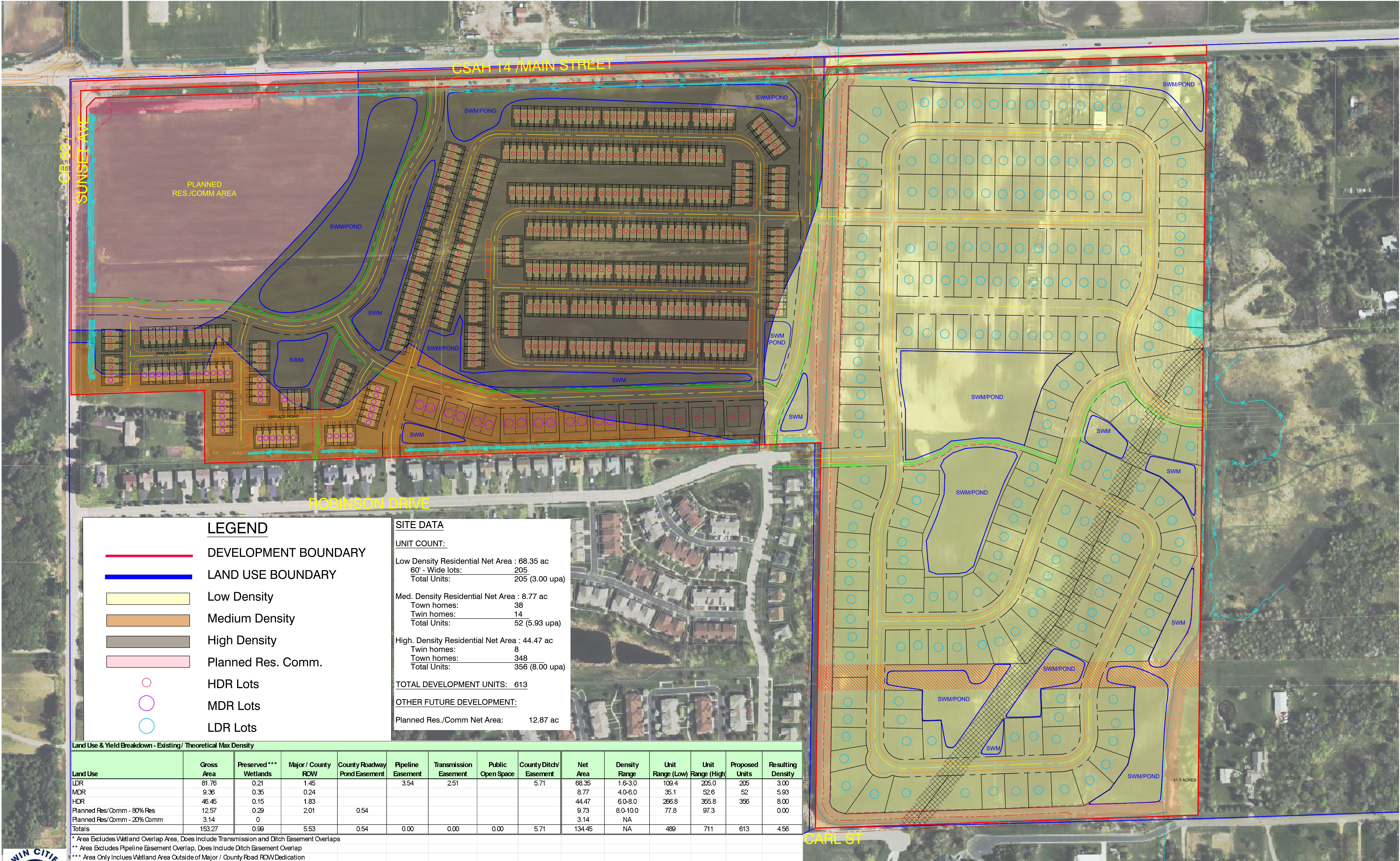
LINO LAKES, MINNESOTA

LAND USE EXISTING



Date: 2026-07-13
Drawn By: CES
Scale: As shown





LEGEND

- DEVELOPMENT BOUNDARY
- LAND USE BOUNDARY
- Low Density
- Medium Density
- High Density
- Planned Res. Comm.
- HDR Lots
- MDR Lots
- LDR Lots

SITE DATA

UNIT COUNT:

Low Density Residential Net Area : 68.35 ac
60' - Wide lots: 205
Total Units: 205 (3.00 upa)

Med. Density Residential Net Area : 8.77 ac
Town homes: 38
Twin homes: 14
Total Units: 52 (5.93 upa)

High Density Residential Net Area : 44.47 ac
Twin homes: 8
Town homes: 348
Total Units: 356 (8.00 upa)

TOTAL DEVELOPMENT UNITS: 613

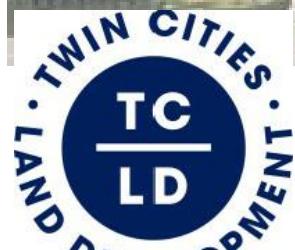
OTHER FUTURE DEVELOPMENT:

Planned Res./Comm Net Area: 12.87 ac

Land Use & Yield Breakdown - Existing/ Theoretical Max Density

Land Use	Gross Area	Preserved*** Wetlands	Major / County ROW	County Roadway Pond Easement	Pipeline Easement	Transmission Easement	Public Open Space	County Ditch/ Easement	Net Area	Density Range	Unit Range (Low)	Unit Range (High)	Proposed Units	Resulting Density
LDR	81.76	0.21	1.45		3.54	2.51		5.71	68.35	1.6-3.0	109.4	205.0	205	3.00
MDR	9.36	0.35	0.24						8.77	4.0-6.0	35.1	52.6	52	5.93
HDR	46.45	0.15	1.83						44.47	6.0-8.0	266.8	355.8	356	8.00
Planned Res./Comm - 80% Res	12.57	0.29	2.01	0.54					9.73	8.0-10.0	77.8	97.3		0.00
Planned Res./Comm - 20% Comm	3.14	0							3.14	NA				
Totals	153.27	0.99	5.53	0.54	0.00	0.00	0.00	5.71	134.45	NA	489	711	613	4.56

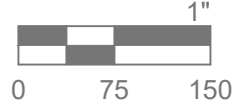
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ROBINSON SOUTH - CONCEPT
LINO LAKES, MINNESOTA

THEORETICAL YIELD PLAN

N



Date: 2026-07-13
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Scale: As shown

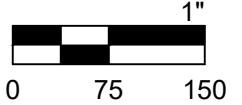




ROBINSON SOUTH - CONCEPT WETLAND EXHIBIT

LINO LAKES, MINNESOTA

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Date: 2026-07-13
Drawn By: CES



Land Use & Density - Proposed																
Land Use	Gross Area	Preserved *** Wetlands	Major / County ROW	County Roadway Pond Easement	Pipeline * Easement	Transmission ** Easement	Public Open Space	County Ditch/ Easement	Floodplain Compensatory	Private School	Net Area	Density Range	Unit Range (Low)	Unit Range (High)	Proposed Units	Resulting Density
LDR	81.76	0.21	1.45		3.54	2.51	1.64	5.71	4.29		62.42	1.6-3.0	99.9	187.3	186	2.98
MDR	9.36	0.35	0.24				0.10				8.66	4.0-6.0	34.7	52.0	47	5.42
HDR	46.45	0.15	1.83				0.58		5.70		38.19	6.0-8.0	229.1	305.5	156	4.08
Planned Res/Comm = Private School	12.57	0.29	2.01	0.54						9.73	0.00	NA	NA	NA	NA	
Planned Res/Comm = Private School	3.14	0								3.14	0.00	NA	NA	NA	NA	
Totals	153.27	0.99	5.53	0.54	0.00	0.00	2.32	5.71	9.99		109.27	NA	364	545	389	3.56

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** Area Excludes Pipeline Easement Overlap, Does Include Ditch Easement Overlap

*** Area Only Inclues Wetland Area Outside of Major / County Road ROW Dedication

City Comment: Need to net out entire 16 acre private school area and stormwater ponds.

ROBINSON SOUTH PUD CONCEPT PLAN
PUD Land Use and Conventional Zoning District Guidelines Chart
Robinson South Concept Plan dated 7-13-26

PUD Land Use	Correlating Conventional Zoning District	Proposed Housing Type or Use	Development Standards/Guidelines			Proposed Development			PUD Flexibility Required?
			Lot Width (ft)	Lot Depth (ft)	Lot Size (sf)	Lot Width (ft)	Lot Depth (ft)	Lot Size (sf)	
Low Density Res	R-1X, Single Family Executive	NA, no 90' lots proposed	90	135	12,825	NA	NA	NA	NA
	R-1, Single Family	80' wide proposed	80	135	10,800	80	120	9,600	Yes ¹
	R-2, Two Family Residential	65' wide proposed	60	125	7,500	65	120	7,800	Yes
Medium Density Res	R-2, Two Family Residential	55' wide proposed	60	125	7,500	55	120	6,600	Yes
	R-3, Medium Density Residential	Townhomes proposed	100	NA	24,000	800	NA	370,775	No
High Density Res	R-2, Two Family Residential ²	55' wide proposed	60	125	7,500	55	120	6,600	Yes
	R-3, Medium Density Residential	Townhomes proposed	100	NA	24,000	800	NA	370,775	No

Note: Comp Plan Amendment required to change land use boundaries.

1. 80ft wide lots are 120 ft deep; however, there is a 45ft wide ditch to the south providing more separation from Carl Street.
2. R-2 Development standards allowed in High Density per PUD.
3. Staff recommends all single family lot depths be a minimum 125ft.

SCENARIO 2

'SOUTH OF MAIN'

TOWNHOME/MULTI-FAMILY RESIDENTIAL
/ LIMITED NEIGHBORHOOD -SCALE
COMMERCIAL



ALTERNATIVE

STORMWATER DETENTION AREA

NEIGHBORHOOD PARK

MINOR DRAINAGE ROUTE

PRIORITY WETLANDS



NATURAL LANDSCAPE

STORMWATER DETENTION AREA

POCKET PARK

GREENWAY SYSTEM & NATURAL
RESOURCE ENHANCEMENT AREA

POCKET PARK

PRIORITY WETLANDS

MAJOR DRAINAGE ROUTE

MINOR DRAINAGE ROUTE

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

Memorandum

To: Katie Larsen, Lino Lakes City Planner

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

Date: August 5, 2026

Re: Robinson South
Concept Plan Review
037352-000

As requested by City staff, WSB reviewed the Concept Plans for the Robinson South Addition for a PUD prepared by Alliant and received July 13, 2026. The site is located south of Main Street (CSAH 14), east of Sunset Avenue (CSAH 53), and north of Robinson Drive and Carl Street. A Main Street Master Plan and Environmental Assessment Worksheet, that included the proposed development area, was completed in 2025. Our comments were made on the following documents:

- Robinson South Concept Plan prepared by Alliant, received July 13, 2026.

Engineering

- **Grading**

The Robinson South development site grading will include grading for roads, stormwater facilities and rough lot grading. Site grading will need to meet all City requirements and match into the existing elevations of the surrounding County roads and private parcels.

Comments:

1. Townhome units 1-8, 27-38 should have additional separation from the wetlands.
2. HWL of wetlands, ditches, and ponds shall be outside of proposed lots.
3. In addition to maintenance easement required by RCWD for the ditch systems. The Master Plan identifies native buffers averaging 50 feet wide and minimum of 25 feet wide measured from the top of bank.
4. Construction plans should include the City of Lino Lakes general specifications and standard detail plates for street and utility construction.

- **Stormwater Management**

The proposed Robinson South development is drained by a series of private ditches and roadway ditches west of Sunset Avenue (CSAH 53) and south of Main Street (CSAH 14) that tie into Anoka County public ditch 10-22-32 (ACD 10-22-32). ACD 10-22-32 flows south through the proposed Robinson South development to Carl Street. ACD 10-22-32 continues south under Carl Street and ultimately discharges to Marshan Lake.

Anoka County and Rice Creek Watershed District should review the preliminary drainage design concurrent to the City's preliminary plat reviews.

Most of the site is within the City's General Floodplain District (FEMA Zone A) and, according to a previous Geotechnical Report, groundwater levels range from 5-10 feet in depth. The applicant will be required to meet all City of Lino Lakes ordinances and RCWD rules for surface water management.

Comments:

1. Based on groundwater levels, infiltration basins are not likely on site, filtration or sedimentation basins appear to be more appropriate.
2. Stormwater infrastructure must be reasonably accessible for future maintenance.
3. The Developer shall incorporate stormwater reuse systems as part of the project which will require a water balance study be included with the next submittal.

- **Water Supply**

The Development can be served by the City's existing water supply system assuming the proposed Well No. 7 is constructed in 2027. The City is constructing a water treatment plant for manganese removal which will be placed in service in the fall of 2026 and will provide adequate treatment capacity for the Development.

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

Water distribution in the Development will include watermain loops varying in size from 8-inch to 12-inch diameter.

Comments:

1. The water system shall include the installation of a 10-inch diameter watermain from 7902 Sunset Ave. to Main Street for future extension to the north. It shall also include a 12-inch diameter watermain extended along Century Trail to Main St for future extension to the north.
2. The City plans to complete a trunk water system loop from the east side of the development site to the existing system at Woodduck Trail and Main Street.
3. The applicant to verify water pressure is adequate within the development site including commercial and multifamily locations.

- **Sanitary Sewer**

The Development is identified as a Stage 1A and 1B Planned Service Areas in the 2040 Comprehensive Plan and is located in the 2I sanitary sub-district.

The City's existing sanitary sewer system has capacity for 300-500 more units in the entire Sanitary Sewer District 2. The City is currently completing a study to evaluate the West Side Relief interceptor alignments south of the site as outlined in the 2040 Comprehensive Plan. This is to address the existing gravity sewers and lift stations downstream of the site whose capacity is largely consumed by existing flows. The West Side Relief Sewer is needed to free up capacity by diverting existing sewers in sub-district 2E and to serve new development area.

There is existing 12-inch diameter polyvinyl chloride (PVC) sanitary sewer along Robinson Drive and 15-inch diameter PVC sanitary sewer along Century Trail. A sewer stub extends to the north from the manhole at the intersection of Robinson Drive and Century Trail with an invert of 879.78. There is a sanitary manhole at the north end of Cardinal Way with an invert of 883.18. The sanitary sewer on Cardinal Way is 10-inch diameter PVC. Inverts are according to record plans for the Century Farms North development.

Comments:

1. All proposed units will be required to connect to the City's sanitary sewer system.

- **Transportation**

The Robinson Property is located south of Main Street (CSAH 14), east of Sunset Avenue (CSAH 53) north of Robinson Drive and east of 4th Avenue. The concept plan includes an extension of Century Trail from Robinson Drive to Main Street (CSAH 14), a roundabout at Century Trail and Main Street (CSAH 14). A connection from the site to Robinson Drive at Cardinal Way. A new right-in/right-out access to Sunset Avenue (CSAH 53) between Robinson Drive and Main Street (CSAH 14) and a new right-in/right-out access to Main Street (CSAH 14) between Sunset Avenue (CSAH 53) and Century Trail.

1. Traffic study to include Intersections:

- Sunset Ave/Main St
- Main St/4th Ave
- Main St/Lake Dr
- Sunset Ave/Robinson Dr
- Sunset Ave/Century Trl
- Sunset Ave/Lilac St
- Lilac St/4th Ave (might be changed to AWS-WSB to analyze)
- New intersections with Sunset Ave
- New intersections with Main St
- Per Anoka County Main St and Lexington Ave & Lake Drive and Apollo Drive

Analysis to include:

- Existing (use 2025 counts from study)
 - Year 2030 Build and No-Build (to compare with AUAR)
 - Year 2045 Build and No-Build (to compare with AUAR)
 - Assume same growth rates
 - Distribution updated with school traffic
 - Assume connection to 4th Ave
 - Projected ADT on: Robinson Dr, Century Trl, new connection to 4th Ave
- Turn Lane warrants
Mitigation Analysis

Recommended improvements

2. Access to the site of off County roads will be coordinated with Anoka County. Century Trail and Main St intersection are planned as a roundabout. The other site access to county roadways, at a minimum, will be restricted to right-in/right-out.
3. A trail should be included along both Main St and Sunset Avenue for the length of the site. The Main St trail is to meet regional trail design standards per MnDOT.

- **Wetlands and Mitigation Plan**

An approved wetland delineation will be required. The applicant will need to work with Rice Creek Watershed District for Wetland Conservation Act regulations.

The site includes wetlands, ditch systems, and the Anoka County Ditch (ACD) 10-22-32 trunk ditch system. There is a large wetland complex east of this project does extend onto the proposed project parcels and is part of the Wetland Management Corridor. A vegetated buffer with an average width of 50 ft. and a minimum width of 25 ft. will be required per RCWD rules.

A wetlands and mitigation plan will be reviewed during the Preliminary Plat and approved through RCWD.

- **Landscaping**

The landscaping will be reviewed by staff and the City's Environmental Coordinator with future submittals. The Environmental Coordinator will provide separate comments.

Comments with Preliminary Plat submittal:

1. Trees shall not be placed over utility pipes. Applicant to review boulevard tree locations to make sure they are planted an adequate distance (ideally 10 ft) from water and sanitary services.
2. Elevated landscaping (fences, trees, shrubs, etc.) will need to be kept out of the sight triangles at each of the intersections

- **Floodplain**

Most of the site is within FEMA's General Floodplain District (FEMA Zone A). A Base Flood Elevation will need to be determined and approved by FEMA. A CLOMR and subsequent LOMR will be required. RCWD will require floodplain mitigation. The applicant will need to provide a detailed floodplain mitigation plan to demonstrate compliance with RCWD Rule E.

- **Drainage and Utility Easements**

Comments for the Preliminary Plat submittal:

1. Per City Code, the City requires 10-ft wide drainage and utility (D&U) easements along plat boundaries and along lot lines. Drainage and utility easements along lot lines are allowed to be centered on common rear and side lot lines.
2. All trails will be required to be within easements. Separate trail easements will need to be dedicated.

3. The right-of-way for local collector roadways, Century Trail and Robinson Drive, shall be a minimum 66-ft wide depending on the function and pedestrian amenities. All other local roads shall have designated right-of-way that is 60-ft wide.
4. Additional drainage and utility easement will need to be provided for Anoka County Ditch (ACD) 10-22-32.

- **Development Agreement**

A development agreement will be required with the final platting process.

- **Stormwater Maintenance Agreement**

A Stormwater Maintenance Agreement will be required with the final plat. Public facilities will be covered by the City's Programmatic Maintenance Agreement.

- **Permits Required**

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for Grading
3. Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
4. Minnesota Department of Health
5. Rice Creek Watershed District Permit
6. Anoka County Right-of-Way and Access Permit
7. USACE for Wetland Alteration
8. FEMA CLOMR/LOMR
9. Additional permits may be required as part of the development process.

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 Hanke at (651) 982-2430 or dhanke@linolakes.us.



Environmental Memo

To: Katie Larsen, City Planner
From: Tom Hoffman, Environmental Coordinator
Date: August 4, 2026
Re: Environmental Comments – Robinson South TCLD Concept Plan

Environmental Board had recommended the following at their July 29, 2026 meeting:

1. An erosion control plan will be submitted to the city for the proposed development and will require compliance with the City's erosion and sediment control standards
2. A SWPPP will be required for the project, ensure that the SWPPP meets all requirements on the NPDES permit including section 5.1-5.26
3. 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.
4. Refer to the AUAR Mitigation plan for specific requirements within the proposed project area. The area falls within the Lino Lakes Main Street AUAR and will be required to meet the mitigation requirements.
5. Floodplain alterations will require submittal of appropriate Letter of Map Change to FEMA to document changes to floodplain boundaries.
6. Provide totals for floodplain fill and impacts within the project area along with calculations for compensatory storage being provided.
 - a. Calculations and modeling will need to be verified that changes to the floodplain do not impact adjacent properties up or downstream of the project.
7. Follow sequencing process of wetland avoidance, minimization, and mitigation as outlined in the Wetland Conservation Act (WCA). If wetlands are altered, follow the applicable City of Lino Lakes, WCA, RCWD, and USACE Permitting.
 - a. Provide totals of wetland impacts, both permanent and temporary.
 - b. Include wetland banking mitigation form
8. Stormwater management BMP's shall be constructed in accordance with City, RCWD, and MIDS requirements.
 - a. Developments are encouraged to use best practices to reduce chloride uses in snow and ice removal.

9. City Engineer will review stormwater management requirements to confirm they meet all requirements.
10. Evaluation of the feasibility of stormwater reuse for all developments will be required as part of the AUAR.
 - a. The City recommends planting native and drought tolerant species to minimize irrigation requirements.
11. Provide maintenance and access bench for ACD system 10-22-32. A 20-foot buffer will be maintained on each side of the ditch as required by RCWD to allow for regular maintenance.
12. A DNR temporary water appropriation permit will be required for any dewatering needed for construction.
13. Invasive species will be controlled during site construction. Additionally appropriate measures will be taken to control the spread of invasive species during construction and landscaping. Refer to the AUAR mitigation sheet for additional information.
14. If applicable tree clearing activities will be restricted to winter months (November 1- March 31). If winter tree clearing is not feasible, technical consultation with the USFWS may be required.
15. Boulevard trees are required at the rate of one (1) tree per lot frontage for single family and two-family lots.
 - a. Townhomes and multi-family properties require one tree per 70 feet of linear feet of road frontage.
 - b. Open areas shall be landscaped. Landscape screening and buffers shall be installed along CSAH 14/Main Street.
16. Reseed herbaceous areas with native seed mixes where possible to avoid impacts to the monarch butterfly and rusty patch bumble bee.
17. Many state-listed plant species were identified by the DNR having potential to be affected by the proposed development scenarios.
 - a. A qualified surveyor will need to determine if suitable habitat exists within the activity of impact.
 - b. Conduct a survey prior to any project activities, the survey will determine next steps for avoidance, minimization, and permitting.
18. DNR required specific mitigation measures to avoid impacts to state-listed threatened Blandings turtle.
 - a. Limit erosion and wetland impacts.
 - b. Check bare ground, trenches, holes, and depressions during construction activities.
 - c. Develop a Blanding's turtle mitigation plan.
19. Consult with USFWS to determine appropriate mitigation strategies for activities near the Bald Eagle nest.
20. Implement Conservation Design Framework, including conservation of ESA's and buffering natural resources.

21. Any native plantings that are being installed should have a management plan and maintenance schedule moving forward. Areas that will be maintained by the HOA should develop a management plan.
22. Minimize blue light, up light, and backlight to the extent practicable.
23. Master plan show 180' set back from Main street. Current plans show anywhere from 78-37'.
24. Provide a 20' wide landscaped buffer in the backyards of homes adjacent to Main street. Current design with set back and narrow stormwater ponding will not meet this requirement.
25. Current plans show lots ending prior to ACD 10-22-32, this area should either be put into an outlot or covered by easements. Work with Rice Creek on final design.
26. Existing stormwater pond on the se corner of the roundabout appears to be removed with the proposed school design. This pond may change shape and location but still needs to provide function for the drainage in that area.
27. Include a map showing the areas of flood plain storage with overall calculations for the entire site.
28. HWL should be contained outside of private property and contained within the basins and buffer areas.
29. Wetland buffers should all be located outside of lots, currently shown wetland buffers in rear yards.
30. Confirm all WMC areas throughout the project area, the east side of the project appears to be within the WMC and would require additional buffering.
31. Lot 29 shows buffer going into the side of the building pad, lot 29 likely needs to be removed.
32. Are wetlands along Sunset and Main St being protected with the project or mitigated. With the addition of pedestrian facilities and site grading it doesn't seem feasible to protect those wetlands.
33. Drainage will need to be maintained along the county ditch system.

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

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: August 12, 2026

REQUEST: Natures Refuge North Second Addition PUD Final Plan/Final Plat

CASE NUMBER: FP2026-0009

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

OWNER: Same

INTRODUCTION

The applicant, M/I Homes of Minneapolis/St Paul, LLC., submitted a land use application for Natures Refuge North Second Addition PUD Final Plan/Final Plat. The final plat is for 48 single family villa lots. This is the last phase/plat of this development.

Tentative Review Schedule:

Complete Application Date:	July 14, 2026
60-Day Deadline:	September 12, 2026
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	August 12, 2026
City Council Work Session:	September 14, 2026
City Council Meeting:	September 14, 2026

This staff report is based on the following information:

- Natures Refuge North 2nd Addition Sanitary Sewer, Watermain, Storm Sewer and Street Construction Plans prepared by Carlson Engineering dated July 10, 2026

- Natures Refuge North 2nd Addition Landscape Plan prepared by Carlson Engineering dated July 10, 2026
- Natures Refuge North Grading Development and Erosion Control Plans prepared by Carlson Engineering dated July 10, 2026
- Natures Refuge North Second Addition Final Plat prepared by Carlson Engineering received on July 13, 2026
- Title Commitment dated April 16, 2026

BACKGROUND

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

ANALYSIS

PUD Preliminary Plan

The PUD Preliminary Plan is the master plan of the entire development. The Natures Refuge North PUD Preliminary Plan consists of the following housing products and units:

	PUD Preliminary Plan
Housing Product	# Units
60ft Wide Single Family Villas	94

Preliminary Plat

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

Phasing Plan

The development is proposed to be constructed in two (2) phases. This final plat is for Phase 2. Outlot A is a future single family lot. It is not currently feasible for this outlot to be platted as a lot due to grades. If the property to the north develops, Outlot A may be platted into a lot in the future.

Phase	# Lots
1	45
2	48

Future Phase (Outlot A)	1
Total	94

PUD Final Plan

The PUD Final Plan is for a specific stage or phase of the PUD Preliminary Plan. The Natures Refuge North Second Addition PUD Final Plan consists of the following housing products and units:

	PUD Final Plan
Housing Product	# Units
60ft Wide Single Family Villas	48

Final Plat

The final plat contains the following lots and outlots:

Lot or Outlot	Purpose	Ownership
Lots and Blocks	48 single family lots	Private
A	Future 1 lot development	Private

As noted above, Outlot A is a future single family lot. It is not currently feasible for this outlot to be platted as a lot due to grades. If the property to the north develops, Outlot A may be plated into a lot in the future.

Public Land Dedication

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

Natures Refuge North Second Addition	
Total # Units =	48
x Park Dedication Fee	\$3,800
= Cash in Lieu Value	\$182,400
(Trail Construction Costs)	(\$35,880)

TOTAL CASH FEE DUE =	\$146,520
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WMC Buffer Declaration and Conservation Easements

WMC Buffer Declaration and Conservation Easements were recorded over the open space and wetland outlots with the First Addition. There are no additional declarations or easements required with the Second Addition.

Title Commitment

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

Agreements

- Stormwater Maintenance Agreement
 - The stormwater maintenance for public facilities are covered under the City's Programmatic Stormwater Management Agreement. Borrow areas / lakes area are maintained by the HOA.
- Development Agreement and Final Plat
 - A Development Agreement will be prepared by the City and shall be executed.
- Site Improvement Performance Agreement
 - Not applicable.

Findings of Fact

Per City Code Section 1001.057 Review, Approval or Denial:

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

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

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

- (b) For plats that consist solely of individual single family residential lots, final plat applications for subsequent phases shall not be approved until building permits have

been issued for 40% of lots in the preceding phase. This division applies only when the preceding phase consists of 40 or more lots; and

The development is proposed to be constructed in two (2) phases. Phase 1 has 45 lots, and 22 permits have been issued (49%).

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

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

RECOMMENDATION

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

1. The conditions detailed Resolution No. 25-61 and Resolution No. 25-118 remain in effect.
2. A trail easement shall be recorded over the trails and corridors after the trails have been constructed.
3. The HOA documents shall be amended to include the newly platted lots.

The following items shall be addressed prior to releasing the final plat:

1. All comments from the City Attorney.
 - a. The title work shall be updated to reflect proper ownership and plat signatures.

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

1. All comments from the City Engineer memo dated August 5, 2026.
2. All comments from the Environmental Coordinator memo dated August 6, 2025.
3. Recorded copies of the following documents shall be provided to the City:
 - a. Final plat
 - b. Development Agreement
 - c. Amended HOA documents

ATTACHMENTS

1. Land Use Plan
2. Preliminary Plat
3. Final Plat
4. City Engineer Memo dated August 5, 2026
5. Environmental Coordinator Memo dated August 6, 2026

NATURES REFUGE NORTH

LINO LAKES, MINNESOTA



VICINITY MAP

(NO SCALE)

SOIL BORINGS

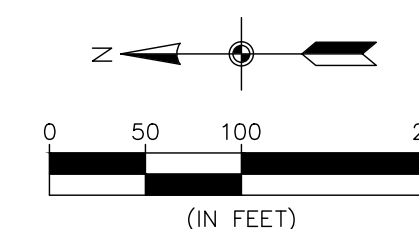
HAUGO GEOTECHNICAL SERVICES
2825 CEDAR AVE. S.
MINNEAPOLIS, MN 55407
(612)729-2959

WETLANDS

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

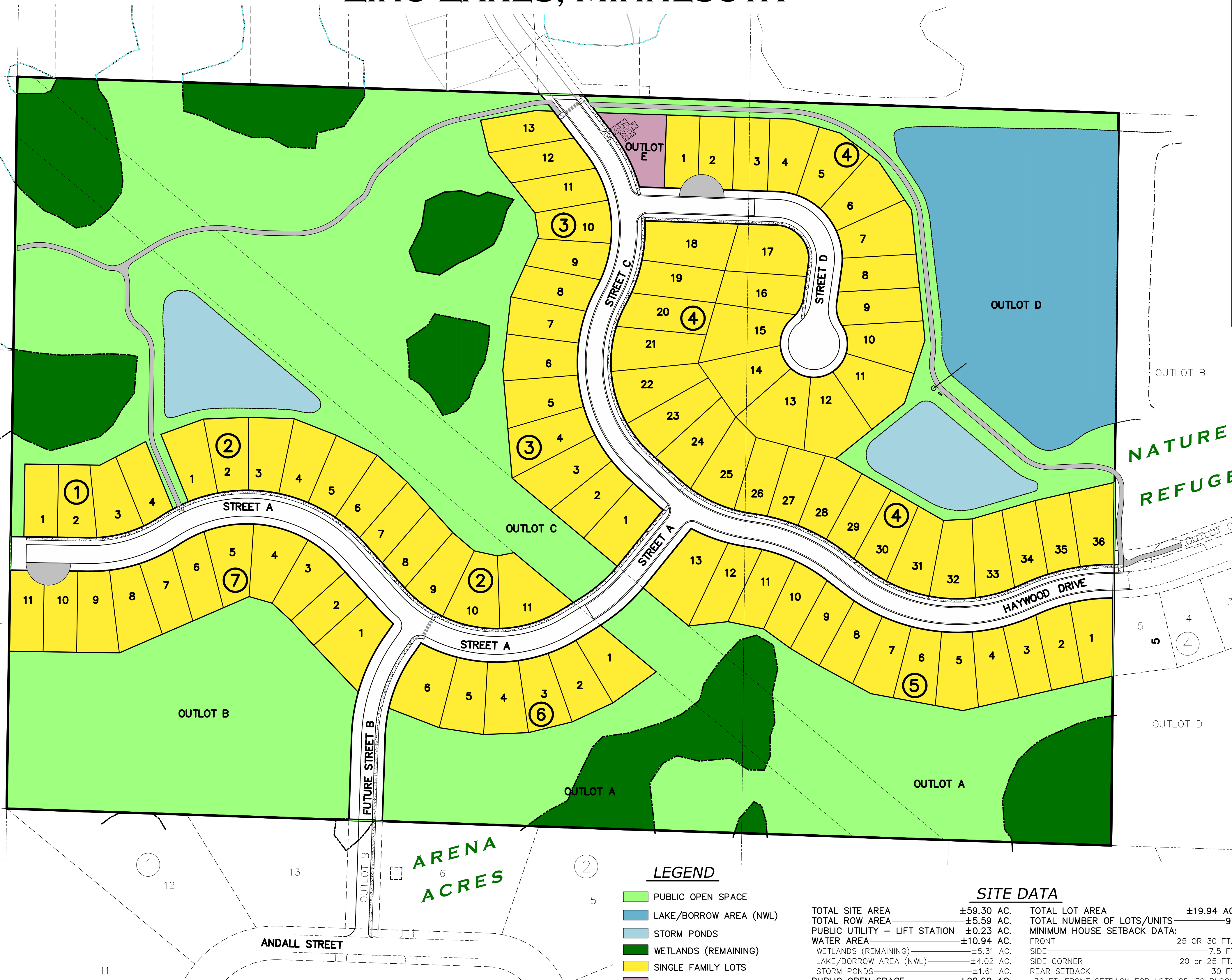
OWNER CONTACT

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



BENCHMARK

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

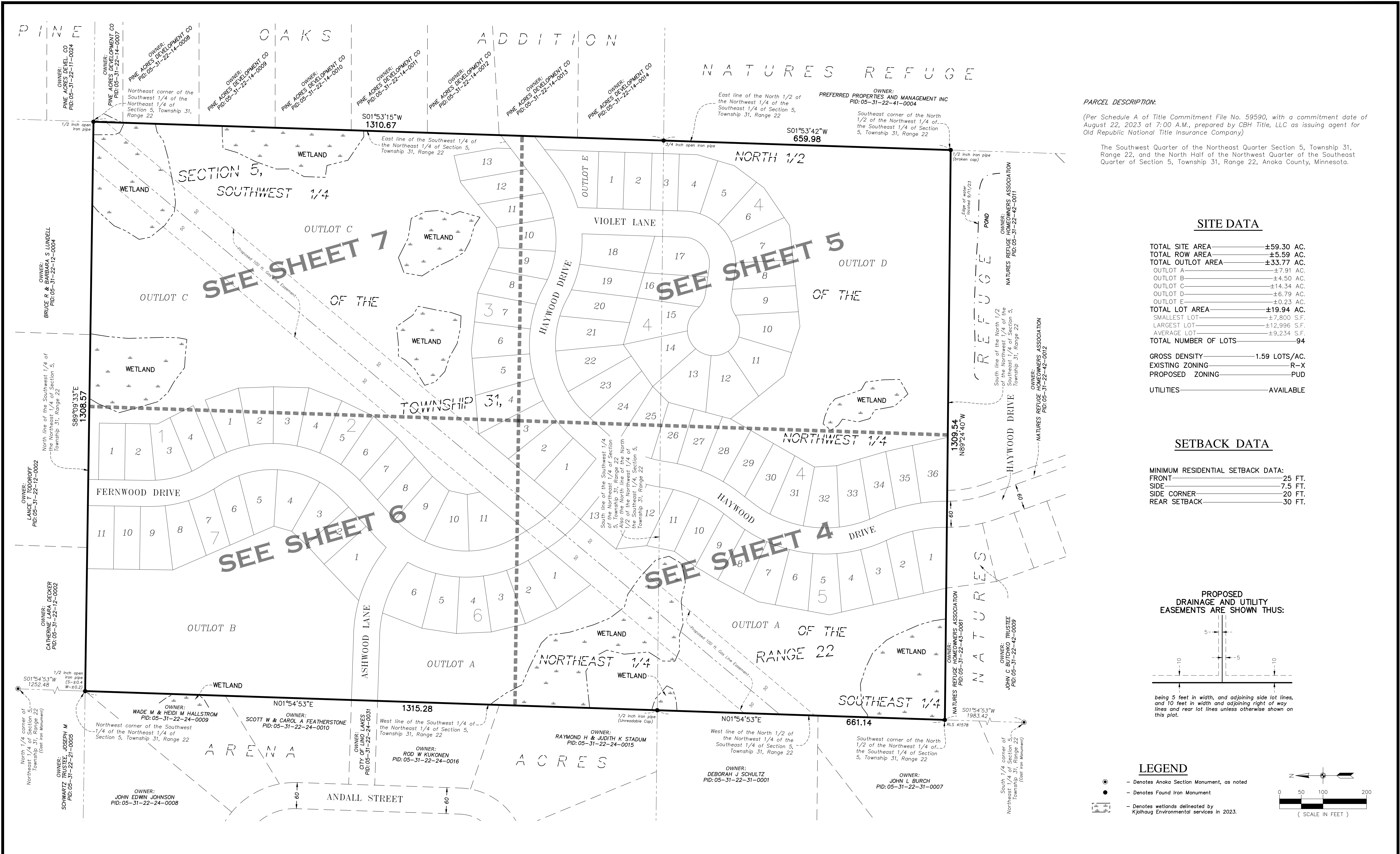


LEGEND

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

SITE DATA

TOTAL SITE AREA	±59.30 AC.	TOTAL LOT AREA	±19.94 AC.
TOTAL ROW AREA	±5.59 AC.	TOTAL NUMBER OF LOTS/UNITS	94
PUBLIC UTILITY - LIFT STATION	±0.23 AC.	MINIMUM HOUSE SETBACK DATA:	
WATER AREA	±10.94 AC.	FRONT	25 OR 30 FT.*
WETLANDS (REMAINING)	±5.31 AC.	SIDE	7.5 FT.
LAKE/BORROW AREA (NWL)	±4.02 AC.	SIDE CORNER	20 OR 25 FT.*
STORM PONDS	±1.61 AC.	REAR SETBACK	30 FT.
PUBLIC OPEN SPACE	±22.60 AC.		*30 FT. FRONT SETBACK FOR LOTS 25-36 BLOCK 4 & LOTS 1-12 BLOCK 5

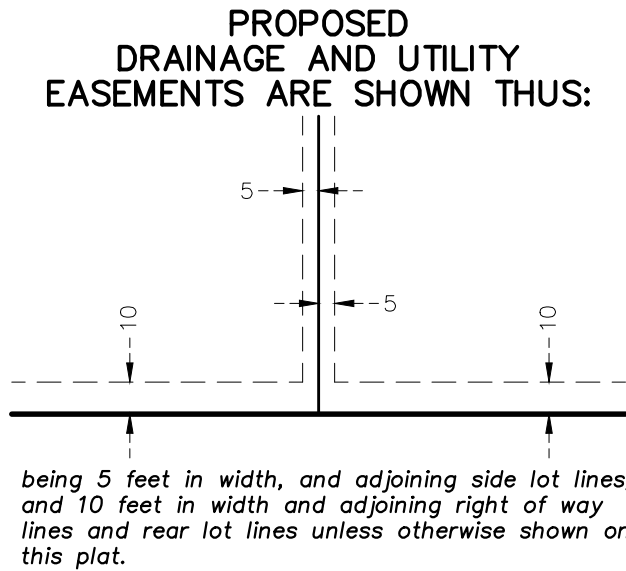


PARCEL DESCRIPTION:
(Per Schedule A of Title Commitment File No. 59590, with a commitment date of August 22, 2023 at 7:00 A.M., prepared by CBH Title, LLC as issuing agent for Old Republic National Title Insurance Company)

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

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

SETBACK DATA	
MINIMUM RESIDENTIAL SETBACK DATA:	
FRONT	25 FT.
SIDE	7.5 FT.
SIDE CORNER	20 FT.
REAR SETBACK	30 FT.



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

(SCALE IN FEET)

CARLSON ENGINEERING

ENGINEERING
SURVEYING
PLANNING

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

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

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

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

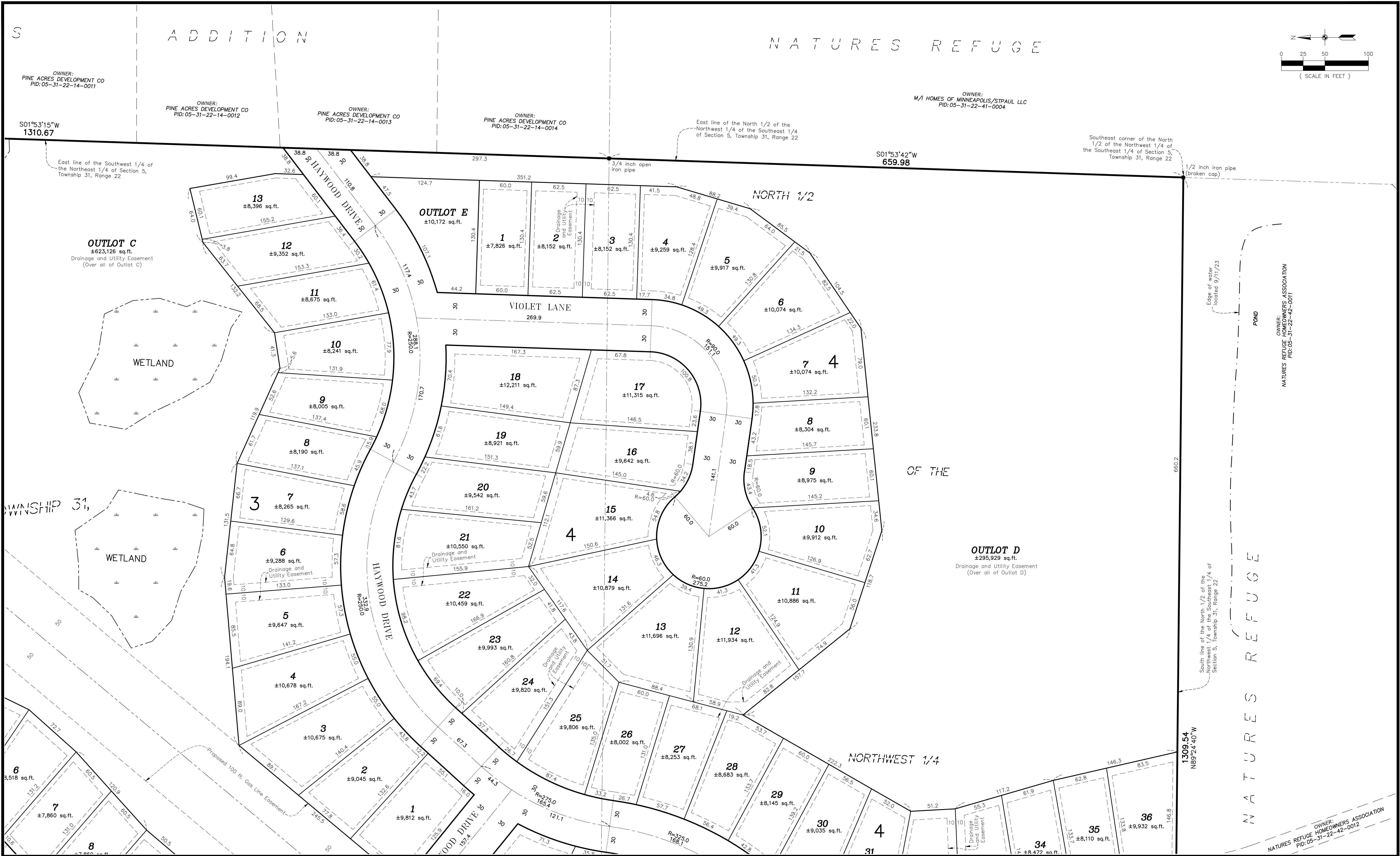
Revisions:
1. 4/25/25 Per City & Watershed Comments
2. 6/4/25 Per City & Watershed Comments
3. 6/26/25 Per City Comments
4. 7/25/25 Per City Comments
5. 9/22/25 Revise Street Names

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

NATURES REFUGE NORTH
Lino Lakes, Minnesota

PRELIMINARY PLAT INDEX

3 of 15



CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING

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

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

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

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

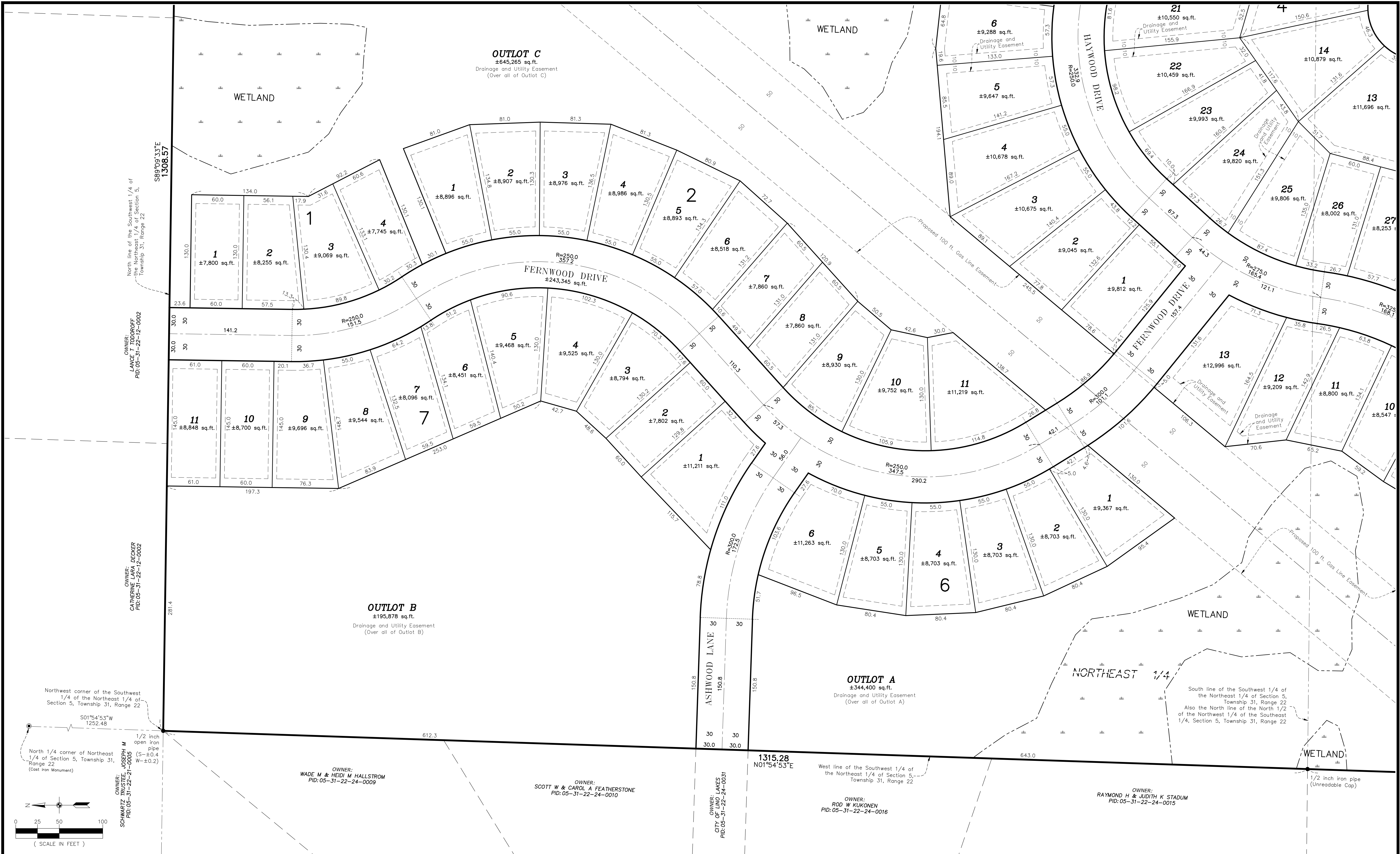
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M/I HOMES OF MINNEAPOLIS, LLC
5354 Parkdale Drive, #100
St. Louis Park, Minnesota 55416

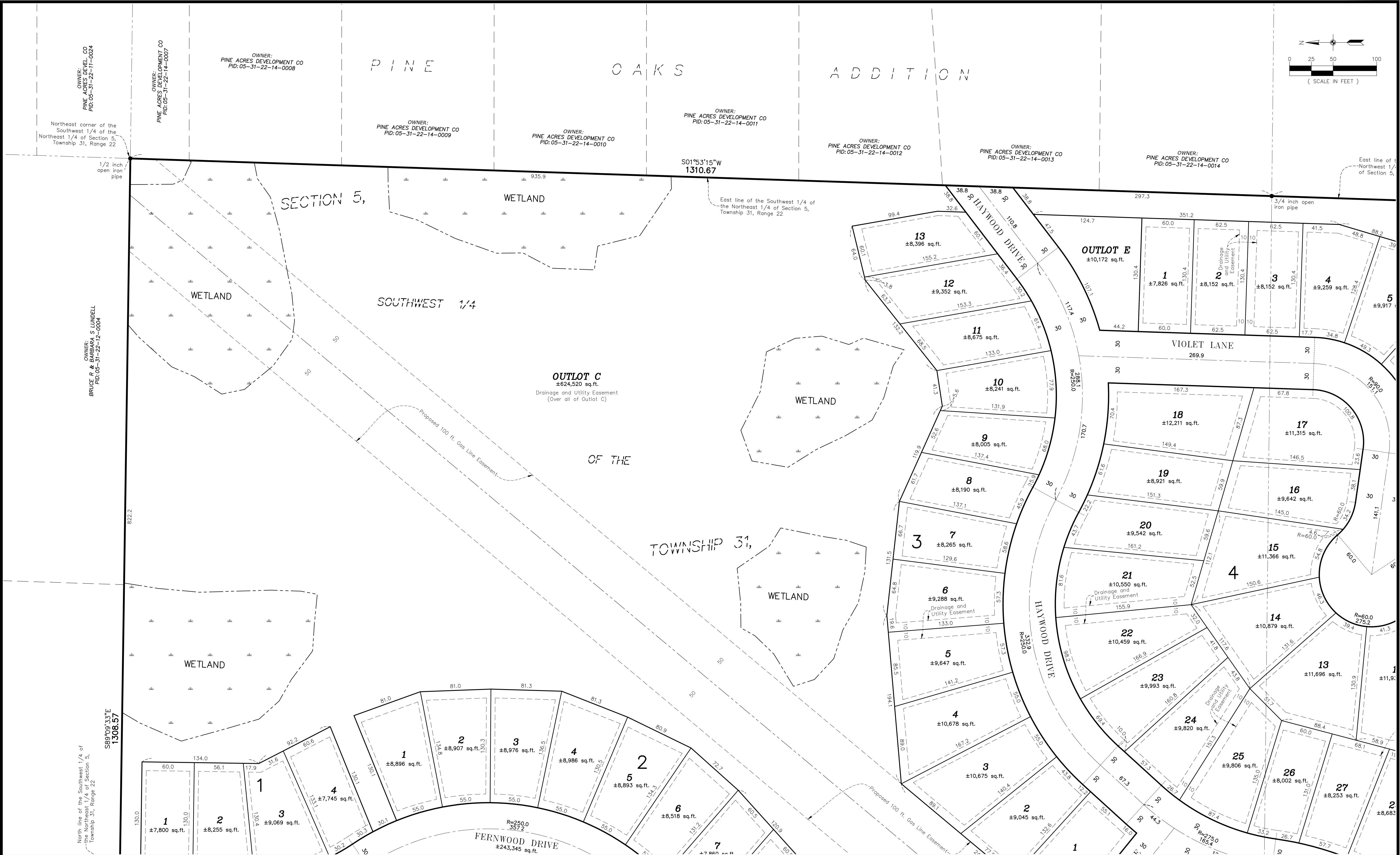
NATURES REFUGE NORTH
Lino Lakes, Minnesota

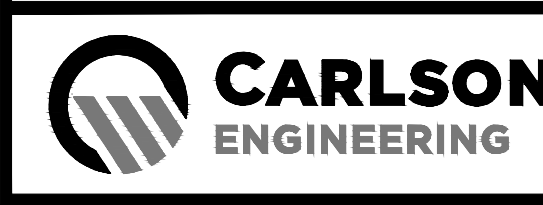
PRELIMINARY PLAT

5
of
15



CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING	3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSON-ENGINEERING.COM	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota OWNER: WADE M & HEIDI M HALLSTROM PID: 05-31-22-24-0009 OWNER: SCOTT W & CAROL A FEATHERSTONE PID: 05-31-22-24-0010 OWNER: ROD W KUKONEN PID: 05-31-22-24-0016	DRAWN BY: NJS ISSUE DATE: 3/4/2025 FILE NO: 957	Revisions: 1. 4/25/25 Per City & Watershed Comments 2. 6/4/25 Per City & Watershed Comments 3. 6/26/25 Per City Comments 4. 7/25/25 Per City Comments 5. 9/22/25 Revise Street Names	M/I HOMES OF MINNEAPOLIS, LLC 5354 Parkdale Drive, #100 St. Louis Park, Minnesota 55416	NATURES REFUGE NORTH Lino Lakes, Minnesota	PRELIMINARY PLAT	6 of 15
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 CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING	3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSON-ENGINEERING.COM	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota Print Name: Thomas R. Balluff, L.S. Signature: <i>Thomas R. Balluff</i> Date: 3/4/2025 License #: 40361	DRAWN BY: NJS ISSUE DATE: 3/4/2025 FILE NO: 957	Revisions: 1. 4/25/25 Per City & Watershed Comments 2. 6/4/25 Per City & Watershed Comments 3. 6/26/25 Per City Comments 4. 7/25/25 Per City Comments 5. 9/22/25 Revise Street Names	M/I HOMES OF MINNEAPOLIS, LLC 5354 Parkdale Drive, #100 St. Louis Park, Minnesota 55416	NATURES REFUGE NORTH Lino Lakes, Minnesota	PRELIMINARY PLAT	7 of 15
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By: _____, Deputy

LOT 1
Area: 226.48
Dimensions: 60.00, 130.43, 60.00, 62.50
Bearing: S88°06'45"E

LOT 2
Area: 202.69
Dimensions: 62.50, 130.43, 62.50, 62.50
Bearing: S88°06'45"E

LOT 3
Area: 202.69
Dimensions: 62.50, 130.43, 62.50, 62.50
Bearing: S88°06'45"E

LOT 4
Area: 202.69
Dimensions: 62.50, 130.43, 62.50, 62.50
Bearing: S88°06'45"E

LOT 5
Area: 202.69
Dimensions: 62.50, 130.43, 62.50, 62.50
Bearing: S88°06'45"E

LOT 6
Area: 202.69
Dimensions: 62.50, 130.43, 62.50, 62.50
Bearing: S88°06'45"E

LOT 7
Area: 202.69
Dimensions: 62.50, 130.43, 62.50, 62.50
Bearing: S88°06'45"E

LOT 8
Area: 202.69
Dimensions: 62.50, 130.43, 62.50, 62.50
Bearing: S88°06'45"E

LOT 9
Area: 202.69
Dimensions: 62.50, 130.43, 62.50, 62.50
Bearing: S88°06'45"E

LOT 10
Area: 202.69
Dimensions: 62.50, 130.43, 62.50, 62.50
Bearing: S88°06'45"E

LOT 11
Area: 202.69
Dimensions: 62.50, 130.43, 62.50, 62.50
Bearing: S88°06'45"E

LOT 12
Area: 202.69
Dimensions: 62.50, 130.43, 62.50, 62.50
Bearing: S88°06'45"E

LOT 13
Area: 202.69
Dimensions: 62.50, 130.43, 62.50, 62.50
Bearing: S88°06'45"E

LOT 14
Area: 202.69
Dimensions: 62.50, 130.43, 62.50, 62.50
Bearing: S88°06'45"E

LOT 15
Area: 202.69
Dimensions: 62.50, 130.43, 62.50, 62.50
Bearing: S88°06'45"E

LOT 16
Area: 202.69
Dimensions: 62.50, 130.43, 62.50, 62.50
Bearing: S88°06'45"E

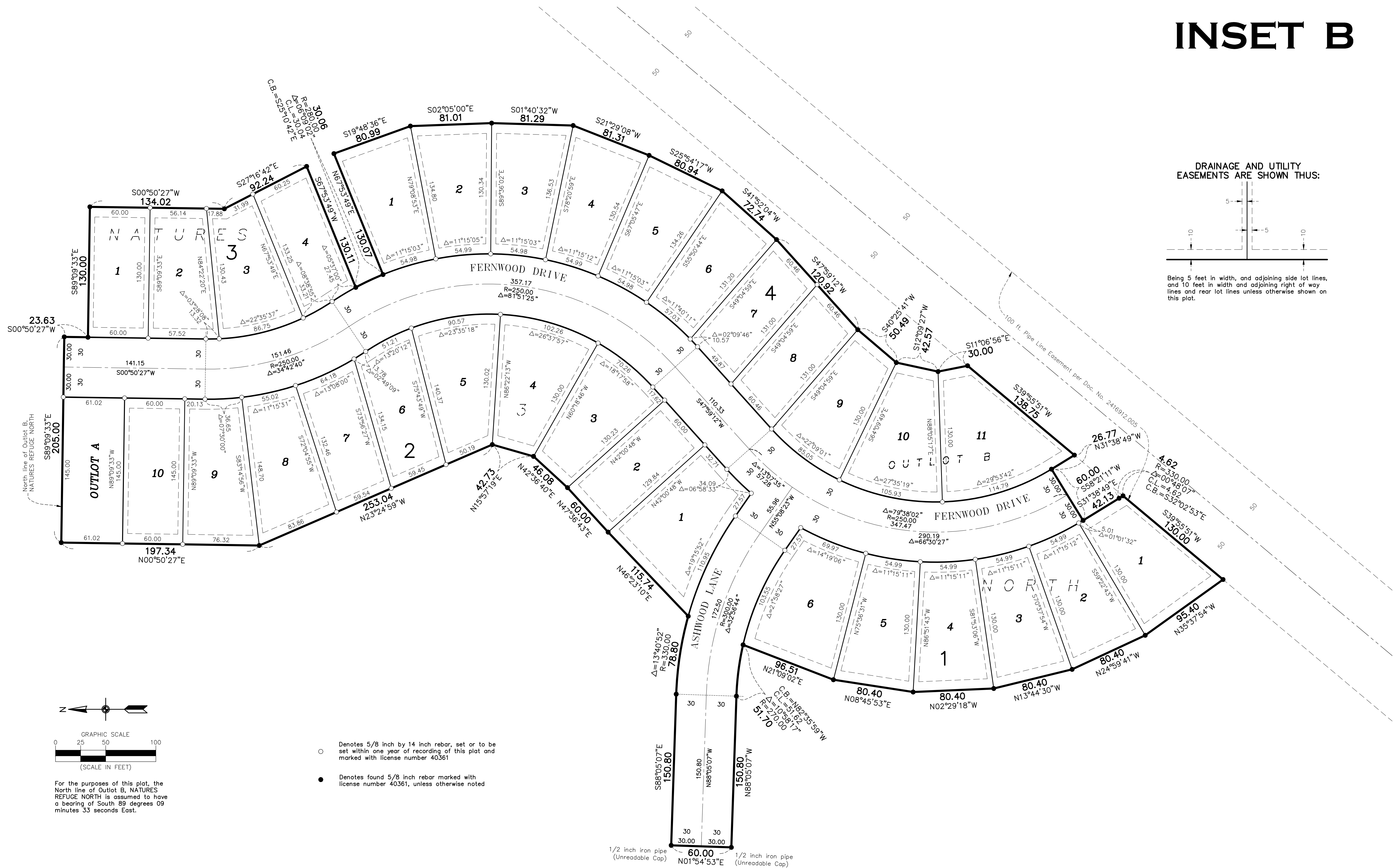
LOT 17
Area: 202.69
Dimensions: 62.50, 130.43, 62.50, 62.50
Bearing: S88°06'45"E

STREET NAMES:
NATURES OUTLET
REFUGE
VIOLET LANE
NORTON

Other Features:
Drainage and Utility Easement
Center Line (C.L.)
Radius (R)
Bearing (B)

NATURES REFUGE NORTH SECOND ADDITION

INSET B



Memorandum

To: Katie Larsen, Lino Lakes City Planner

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

Date: August 5, 2026

Re: Natures Refuge North 2nd Addition - Final Plat
Engineering Review - 037446-000

WSB's review of the Final Plat submittal for the Natures Refuge North 2nd Addition in Lino Lakes, MN, prepared by Carlson and received September 10, 2025. Our comments were made on the following documents:

- Natures Refuge North 2nd Addition Sanitary Sewer, Water Main, Storm Sewer, and Street Construction Plans prepared by Carlson, dated July 10, 2026.
- Natures Refuge North 2nd Addition Final Plat prepared by Carlson

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 Natures Refuge North 2nd Addition is the second phase of the overall Natures Refuge North development. The current project proposes the remaining 48 villa lots and associated infrastructure. This property was originally part of a larger development of which an Environmental Assessment Worksheet (EAW) was prepared. The evaluation concluded that the project did not have the potential for significant environmental effects.

- **Grading**

The Natures Refuge North 2nd Addition includes grading for the remaining 48 villa lots as well as extensions of Fernwood Drive, Violet Lane and Ashwood Lane to Andall Street in adjacent Arena Acres .

Comments:

1. Final grading plan consistent with approved Natures Refuge North Preliminary Plat

- **Stormwater Management**

Stormwater management for the Natures Refuge North Addition consists of storm sewer draining streets and yards, two sedimentation basins, and a large basin excavated for fill material. The stormwater systems shall meet the City's and Rice Creek Watershed District's (RCWD) Stormwater Management requirements. All proposed future public streets must meet City design standards. Existing and proposed discharge rates are summarized below.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing	0.26	0.95	8.68	Needed if basins landlocked
Proposed	0.45	1.07	7.46	Needed if basins landlocked

1. Storm sewer capacity calculations will be needed for the proposed storm sewer along Ashwood Lane.
2. Inlet spread and run calculations will be needed to confirm public roads are designed in accordance with City standards of maintaining an 8' drivable lane during the 3-year storm event.
3. The SWMP modeling must be updated to factor in the proposed routing of water via storm sewer running west along Ashwood Lane. The wetland FES inlets will drain the low spots differently than the latest submitted modeling.
 - a. This updated drainage may also impact wetland bounce/inundation calculations.

- **Water Supply**

The proposed water system extension is consistent with the preliminary plat. This addition of the development is being served by 12- inch, or 8- inch diameter ductile iron pipe (DIP) water main with 1-inch Type K copper services being extended to each lot.

Comments:

1. See redline comments on attached plans
2. Verify potential conflicts at all utility crossings
 - a. Insulate when separation between storm sewer and watermain or forcemain is less than 36"

- **Sanitary Sewer**

The proposed sanitary sewer is consistent with the preliminary plat. This addition of the development is being served by 8-inch diameter poly-vinyl chloride (PVC) pipe along with 4-inch diameter Schedule 40 PVC service pipe to each lot.

Comments:

1. None

- **Transportation**

The proposed roadways are consistent with the preliminary plat. The work in this addition includes constructing Fernwood Drive, Violet Lane, and Ashwood Lane. Fernwood Drive and Violet Lane are proposed to be 32' wide from back-of-curb to back-of-curb, and Ashwood Lane is proposed to be 24' wide from back-of-curb to back-of-curb.

Trails and sidewalks

A trail and sidewalks are proposed to be installed consistent with the preliminary plat including extending from Fernwood Drive to Haywood Drive. Reference the City Planner's report for further trail and sidewalk details.

Comments:

1. Ashwood Lane is to be 24' wide face of curb to face of curb (26' B-B)

- **Wetlands and Environment**

Wetlands and mitigation plan reviewed and approved during the Preliminary Plat.

Comments:

1. Wetland mitigation work (wetland creation and wetland restoration) to be completed and documentation submitted to the City.

- **Landscaping**

A Landscape Plan for Natures Refuge North 2nd Addition has been submitted and will be reviewed by staff and the City's Environmental Coordinator. The Environmental Coordinator will provide separate comments.

- **Floodplain**

The Natures Refuge North 2nd Addition does not impact the existing floodplain.

- **Drainage and Utility Easements**

Roadways are proposed within right-of-way and lots include standard drainage and utility easements. Larger drainage and utility easements will be required to be provided over any utilities outside the right of way and any surface water management features.

Comments:

1. Provide minimum 10' drainage and utility easement on either side of the storm sewer (minimum 20' centered)

- **Development Agreement**

A development agreement will be required with the final plat.

- **Grading Agreement**

Grading agreement not required at this time.

- **Stormwater Maintenance Agreement**

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

- **Permits Required**

Potential permits may include some of the following and others:

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for Construction
3. Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
4. Minnesota Department of Health
5. Rice Creek Watershed District Permit
6. US Army Corps of Engineers Section 404 Permit

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



Environmental Memo

To: Katie Larsen, City Planner

From: Tom Hoffman, Environmental Coordinator

Date: August 6, 2026

Re: Environmental Comments – Natures Refuge North 2nd Addition

Environmental Coordinator had recommended the following comments:

1. Include any removals of trees for storm sewer work and Ashwood. Any additional proposed removals should be included in the plan.
2. Further evaluation of the proposed storm sewer along Ashwood will be required. Provide information for change in HWL, Bounce, and inundation for the adjacent wetland.
3. Any stormwater that can be routed to Natures Refuge North swales or ponds should be directed to remain on site. Portions of lot 1 adjacent to Ashwood and Fernwood show portions of the yard draining into the FES and not the adjacent swale.
4. Grading of the proposed storm sewer needs to be adjusted to allow for a swale or drainage over the proposed pipe to allow the existing yards to drain. Currently it appears along the west end the grade is increasing that would not allow water to drain and would push drainage on to the private property.
5. Consider raising the FES on both existing low points in the wetland fill area. The south side of the road FES is proposed lower than the existing low point. Some inundation in these areas is acceptable. Drainage should be held onsite where feasible and the storm should act as an emergency overflow and to allow drainage during large events to prevent flooding.
6. Provide a restoration and stabilization plan for the storm sewer improvements.
7. Corner lots require two boulevard trees. Ashwood and Fernwood would each require two boulevard trees one for each frontage. Coniferous trees should not be included for boulevard plantings.
8. Landscaping along Ashwood should be completed to prevent future encroachment into the sidewalk and road. Recommend planting overstory trees along with coniferous and ornamental trees. Limiting the number of trees to provide spacing, diversity, and variance in height is recommended.

9. Use of native shrubs in the understory is recommended along Ashwood, Dogwood, Forsythia, Ninebark, and Viburnum would all be native shrubs to provide screening and allow for a diversity of planting along with over story and canopy trees.

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

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: August 12, 2026

TOPIC: Harvest Grange Final Plat

CASE NUMBER: FP2026-0002

APPLICANT: Twin Cities Land Holding, LLC
Attn: Ben Schmidt and Christine Cook
4800 Olson Memorial Highway, Suite 100
Eden Prairie, MN 55344

OWNER: Multiple (Rehbein, Nelson, Shudy)

INTRODUCTION

The applicant, Twin Cities Land Holding, LLC, submitted a land use application for final plat for a residential subdivision called Harvest Grange. The final plat contains 30 single family lots and 65 townhome lots for a total of 95 residential lots.

Tentative Review Schedule:

Complete Application Date:	July 13, 2026
60-Day Deadline:	September 11, 2026
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	August 12, 2026
City Council Work Session:	September 14, 2026
City Council Meeting:	September 14, 2026

This staff report is based on the following information:

- Applicant Narrative dated July 10, 2026
- Harvest Grange Preliminary Plat Plan Set prepared by Carlson Engineering revision date June 24, 2026

- Harvest Grange Grading, Development & Erosion Control Plans prepared by Carlson Engineering revision date July 23, 2026
- Land Use Plan prepared by Carlson Engineering revision date May 11, 2026
- Net Area Exhibit prepared by Carlson Engineering revision date May 11, 2026
- Stormwater Management Plan prepared by Carlson Engineering revision date June 29, 2026
- Harvest Grange Final Plat
- Title Commitment dated June 8, 2026

BACKGROUND

On June 8, 2026, the City Council passed Resolution No. 26-23 approving the preliminary plat. The Council staff report and resolution detail the project's consistency with the City's Comprehensive Plan and compliance with the City Code.

ANALYSIS

Preliminary Plat

The preliminary plat contains the following lots and blocks:

Lot or Outlot	Purpose	Ownership
Lots and Blocks	30 single family lots	Private
Lots and Blocks	65 townhome lots	Private
Lot 41, Block 1 Lot 56, Block 2	2 townhome common lots and Private Streets	HOA
Outlot A	Wetlands, buffers, stormwater ponds, floodplain mitigation	HOA
Outlot B	Wetlands and buffer	HOA
Outlot C	Wetlands, buffer, floodplain mitigation	City

Phasing Plan

The development is proposed to be constructed in one (1) phase.

Final Plat

The final plat contains the same lots, blocks, and outlots as the above noted preliminary plat.

Public Land Dedication

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

Harvest Grange	
Total # Units =	95
x Park Dedication Fee	\$3,800
= Cash in Lieu Value	\$361,000

Title Commitment

The City Attorney reviewed the title commitment and final plat. The title commitment needs to be updated to match the final plat.

Agreements

- Stormwater Maintenance Agreement
 - The stormwater maintenance for public facilities (Pond 100 and 200) in the Harvest Grange development will be covered under the City's Programmatic Stormwater Management Agreement after the facilities have been installed and accepted by the City.
 - The stormwater maintenance of the borrow areas will be maintained by the HOA and a Declaration for Maintenance of Stormwater Facilities will be required. Both the Rice Creek Watershed District (RCWD) and the City of Lino Lakes shall be parties to the Declaration.
- Development Agreement and Final Plat
 - A Development Agreement will be prepared by the City and shall be executed.
- Site Improvement Performance Agreement
 - Not applicable.

Findings of Fact

Per City Code Section 1001.057 Review, Approval or Denial:

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

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

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

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

NA. The development is proposed to be constructed in one (1) phase.

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

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

RECOMMENDATION

Staff recommends approval of the Harvest Grange final plat with the following conditions:

1. Outlot A, Outlot B, private streets, cluster mailbox units (CBU's), and monument sign shall be owned and maintained by an HOA.
2. Outlot C shall be owned and maintained by the City.
3. The private street shall gain access from the public street and shall maintain the street drainage with concrete curb and gutter per City Standard Specifications for Construction. Private street access on urban and rural streets shall have at a minimum a five-foot bituminous or concrete apron. The remainder of the private street shall be designed, constructed and surfaced as approved by the City Engineer.
4. All townhome units adjacent to 20th Avenue (CSAH 54) shall be constructed in such a way that the exterior to interior sound level attenuation is at least 30dB(A) as detailed in the noise study.
 - a. Window areas shall require a minimum STC 30 glazing.
5. The developer shall submit to the City the MPCA SSTA Abandonment Reporting Form as proof that the private septic system has been properly removed.
6. The developer shall submit to the City the MDH Well and Boring Sealing Record as proof that the private well has been properly capped.

The following items shall be addressed prior to releasing the final plat:

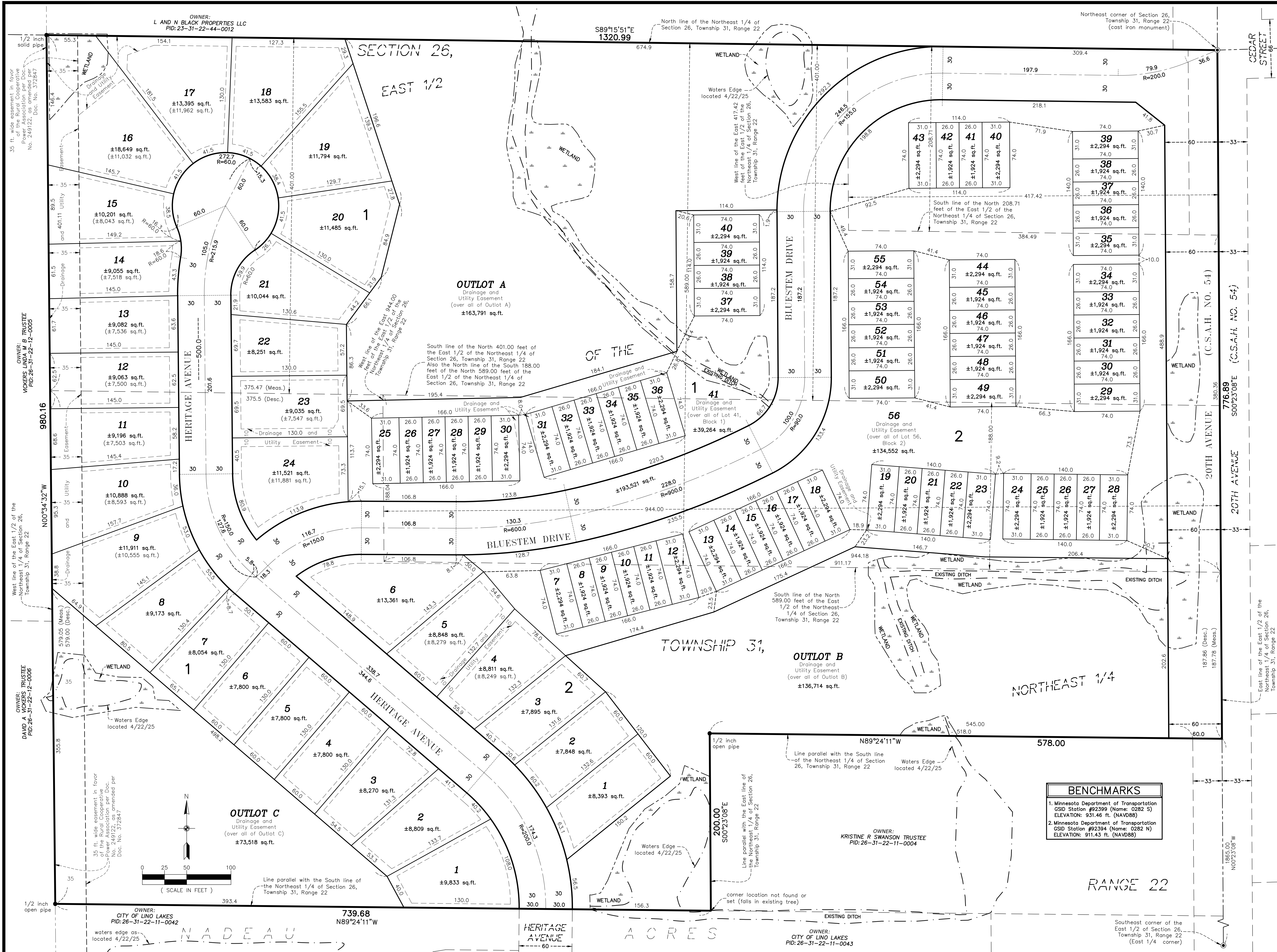
1. Additional road right-of-way shall be dedicated along CSAH 54 near Cedar Street to fit the proposed roundabout and all sidewalks, trails, ramps, etc.
2. All comments from the City Attorney.
 - a. The title commitment needs to be updated to match the final plat.

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

1. All comments from the City Engineer memo dated August 5, 2026.
2. All comments from the Environmental Coordinator memo dated July 23, 2026.
3. All comments from Anoka County Highway Department.
4. A FEMA LOMR will be required prior to issuing building permits for impacted lots within the floodplain.
5. Recorded copies of the following documents shall be provided to the City:
 - a. Final plat
 - b. Development Agreement
 - c. Declaration of Maintenance for Stormwater Facilities
 - d. Deeds
 - i. Outlots A and B to HOA.
 - ii. Outlot C to City.
6. Copies of the following documents shall be provided to the City:
 - a. MPCA SSTA Abandonment Reporting Form
 - b. MDH Well and Boring Sealing Record

ATTACHMENTS

1. Preliminary Plat
2. Final Plat
3. City Engineer Memo dated August 5, 2026
4. Environmental Coordinator Memo dated July 23, 2026



PROPERTY DESCRIPTION:

That part of the East Half (E1/2) of the Northeast Quarter (NE1/4), Section 26, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of said East Half of the Northeast Quarter; thence Northerly, along the East line of said Northeast Quarter, a distance of 1865.00 feet, to the point of the actual point of beginning; thence Westerly parallel with the South line of said Northeast Quarter, a distance of 578.00 feet; thence Southerly, parallel with said East line of the Northeast Quarter, a distance of 200 feet; thence Westerly parallel with said South line, a distance of 733.71 feet, more or less to the West line of said East Half of the Northeast Quarter; thence Northerly along said West line of the Northeast Quarter, a distance of 579.00 feet, more or less to the South line of the North 401 feet of said East Half of the Northeast Quarter; thence Easterly along said South line of the North 401 feet, a distance of 375.5 feet to the West line of the East 944 feet of said East Half of the Northeast Quarter; thence Southerly, along said West line of the East 944 feet, a distance of 188.04 feet, to the South line of the North 589 feet of said East Half of the Northeast Quarter; thence Easterly, along said South line of the North 589 feet, a distance of 844.18 feet, to the East line of said East Half of the Northeast Quarter; thence Southerly along said East line, a distance of 187.86 feet to the actual point of beginning.

AND

That part of the North 401.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota, lying Southerly and Westerly of the North 208.71 feet of the East 417.42 feet, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

The East 944.00 feet of the South 188.00 feet of the North 589.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

The Northerly 208.71 feet of the Easterly 417.42 feet of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota.

(abstract property)

GENERAL NOTES:

1) Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 26, Township 31, Range 22, which is assumed to bear S89°15'51"E.

SITE DATA

TOTAL SITE AREA ±26.98 AC.
TOTAL ROW AREA ±4.44 AC.
TOTAL OUTLOT AREA ±8.59 AC.
OUTLOT A ±3.76 AC.
OUTLOT B ±3.14 AC.
OUTLOT C ±1.69 AC.
TOTAL LOT AREA ±13.95 AC.
SINGLE FAMILY LOT AREA ±6.88 AC.
TOWNHOME LOT AREA ±3.07 AC.
TOWNHOME COMMON LOT AREA ±4.00 AC.
SMALLEST LOT ±1,924 S.F.
LARGEST LOT ±134,552 S.F.
AVERAGE LOT ±6,264 S.F.

TOTAL NUMBER OF LOTS 97
SINGLE FAMILY LOTS 30
TOWNHOME LOTS 65
TOWNHOME COMMON LOTS 2
GROSS DENSITY 3.60 LOTS/AC.
EXISTING ZONING RURAL
PROPOSED ZONING R2/R3
UTILITIES AVAILABLE

MINIMUM RESIDENTIAL SETBACK DATA:

FRONT 25 FT.
SIDE (GARAGE) 5 FT.
SIDE (HOUSE) 10 FT.
SIDE CORNER 25 FT.
REAR SETBACK 25 FT.

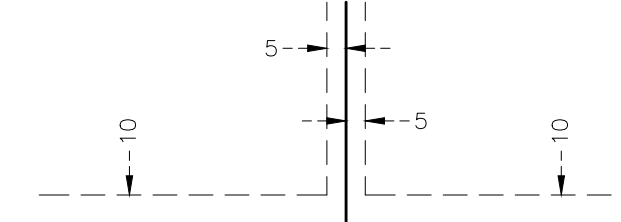
MINIMUM TOWNHOME SETBACK DATA PUBLIC STREETS

BUILDING TO ROW/OUTLOT LINE:
FRONT (LOCAL) 30 FT.
FRONT (ARTERIAL) 40 FT.
REAR LOT LINE 30 FT.
SIDE LOT LINE 10 FT.

MINIMUM TOWNHOME SETBACK DATA PRIVATE STREETS

BUILDING TO BACK OF CURB:
FRONT 30 FT.
SIDE (BETWEEN BUILDINGS) 20 FT.
SIDE CORNER 30 FT.
TO PARKING BAY 20 FT.

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

LEGEND

- Denotes Anoka County Cast Iron Section Monument
- Denotes Found Iron Monument as noted
- Denotes 5/8 inch by 14 inch rebar marked with RLS 40361
- WETLAND Denotes Wetlands delineated by Kjelhaug Environmental Services in 2023
- Denotes buildable area including easement area



3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.483.7900
FAX 763.483.7959
CARLSON-ENGINEERING.COM

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

Print Name: Thomas R. Balluff, L.S.
Signature: *Thomas R. Balluff*
Date: 1/02/2026 License #: 40361

DRAWN BY: NS/NPC
ISSUE DATE: 1/02/2026
FILE NO: 2884

Revisions:
1. 05/11/26 - per Revised Layout
2. 06/24/26 - per Final Plans

TCLD LAND HOLDINGS, LLC
4800 Olson Memorial Hwy - #100
Golden Valley, MN 55422



HARVEST
GRANGE
Lino Lakes, MN

PRELIMINARY PLAT

3
of
9

HARVEST GRANGE

KNOW ALL PERSONS BY THESE PRESENTS: That TCLD–Harvest Grange, LLC, a Minnesota limited liability company, owner of the following described property:

That part of the East Half (E1/2) of the Northeast Quarter (NE1/4), Section 26, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of said East Half of the Northeast Quarter; thence Northerly, along the East line of said Northeast Quarter, a distance of 1865.00 feet, to the point of the actual point of beginning; thence Westerly parallel with the South line of said Northeast Quarter, a distance of 578.00 feet; thence Southerly, parallel with said East line of the Northeast Quarter, a distance of 200 feet; thence Westerly parallel with said South line, a distance of 739.7 feet, more or less to the West line of said East Half of the Northeast Quarter; thence Northerly along said West line of said East Half of the Northeast Quarter, a distance of 579.00 feet, more or less to the South line of the North 401 feet of said East Half of the Northeast Quarter; thence Easterly along said South line of the North 401 feet, a distance of 375.5 feet to the West line of the East 944 feet of said East Half of the Northeast Quarter; thence Southerly, along said West line of the East 944 feet, a distance of 188.04 feet, to the South line of the North 589 feet of said East Half of the Northeast Quarter; thence Easterly, along said South line of the North 589 feet, a distance of 944.18 feet, to the East line of said East Half of the Northeast Quarter; thence Southerly along said East line, a distance of 187.86 feet to the actual point of beginning.

AND

That part of the North 401.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota, lying Southerly and Westerly of the North 208.71 feet of the East 417.42 feet, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

The East 944.00 feet of the South 188.00 feet of the North 589.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

The Northerly 208.71 feet of the Easterly 417.42 feet of the Northeast Quarter of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as HARVEST GRANGE and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 54 as shown on this plat.

In witness of said TCLD–Harvest Grange, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

TCLD–HARVEST GRANGE, LLC

Benjamin Schmidt, Chief Manager/President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____ by Benjamin Schmidt, Chief Manager/President of TCLD–Harvest Grange, LLC, a Minnesota limited liability company, on behalf of said company.

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

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

Dated this ____ day of _____, 20____.

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

STATE OF _____
COUNTY OF _____

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

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

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

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

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

By: _____, Mayor
By: _____, Clerk

COUNTY SURVEYOR

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

David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

Property Tax Administrator
By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

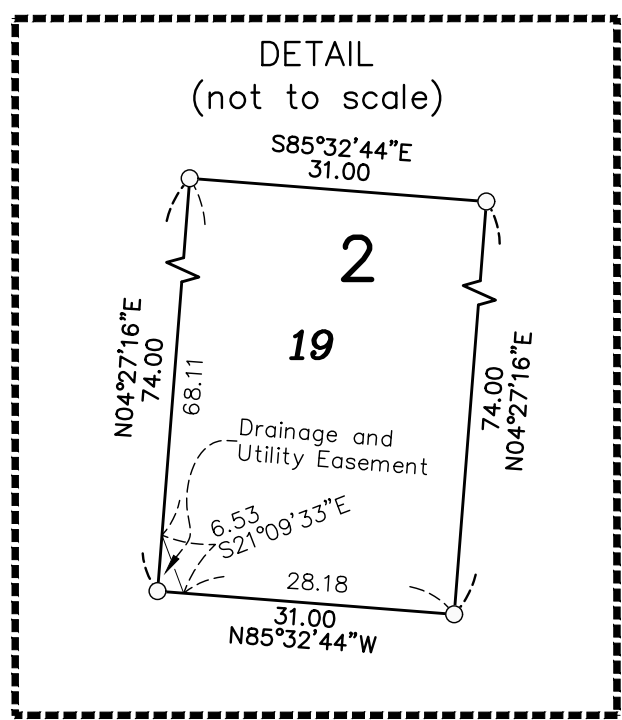
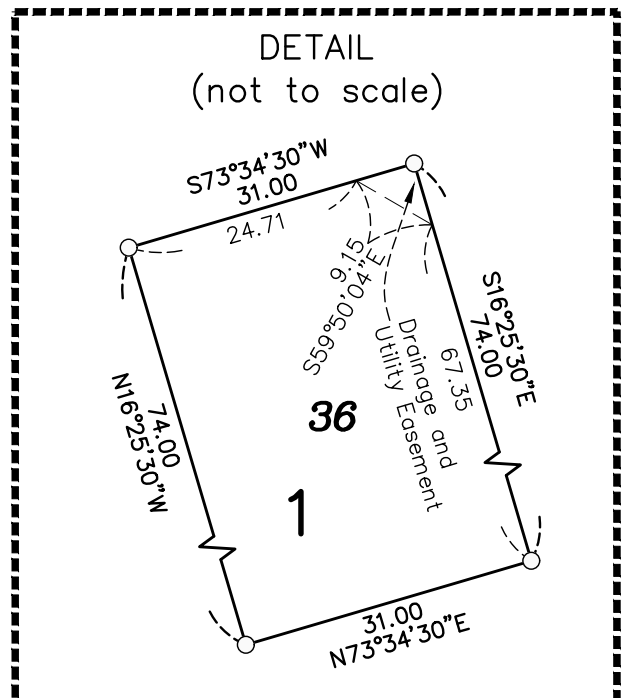
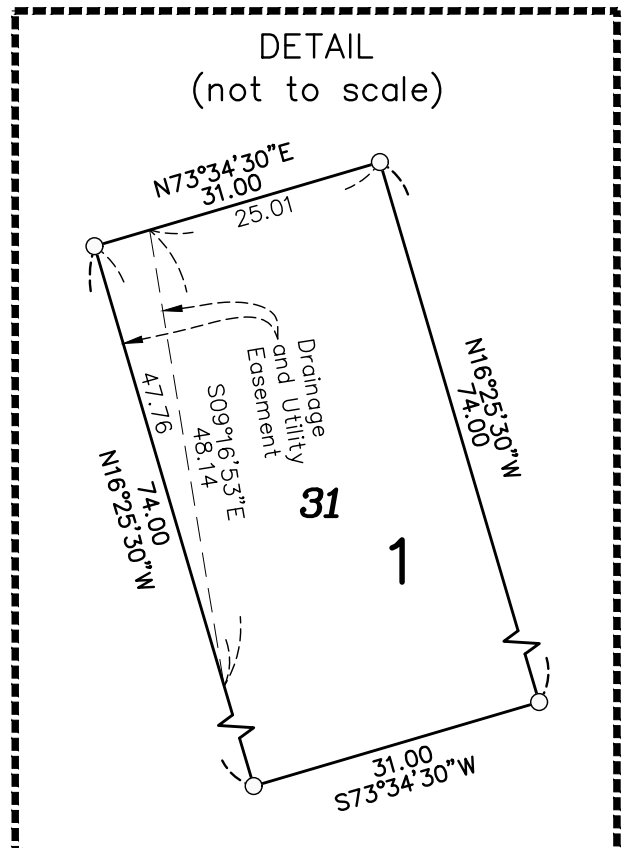
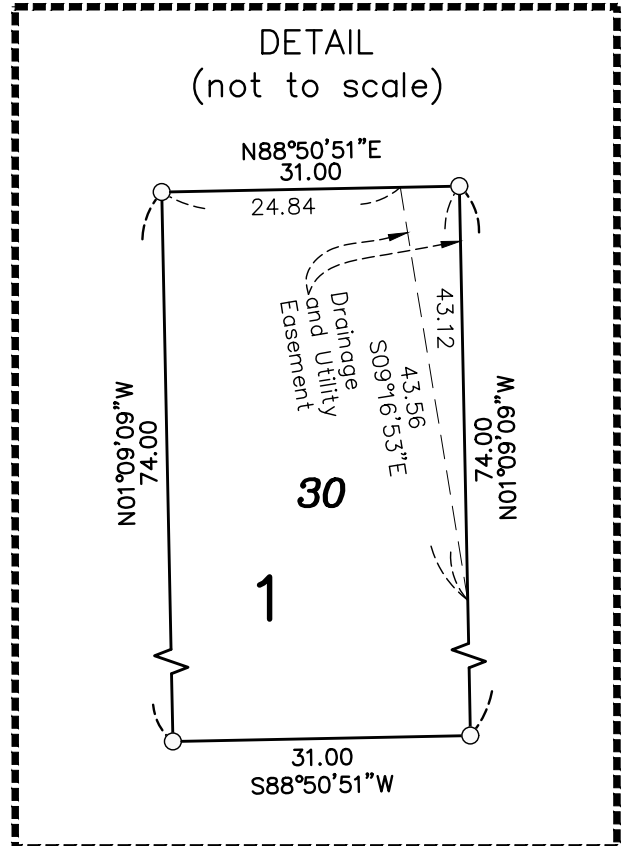
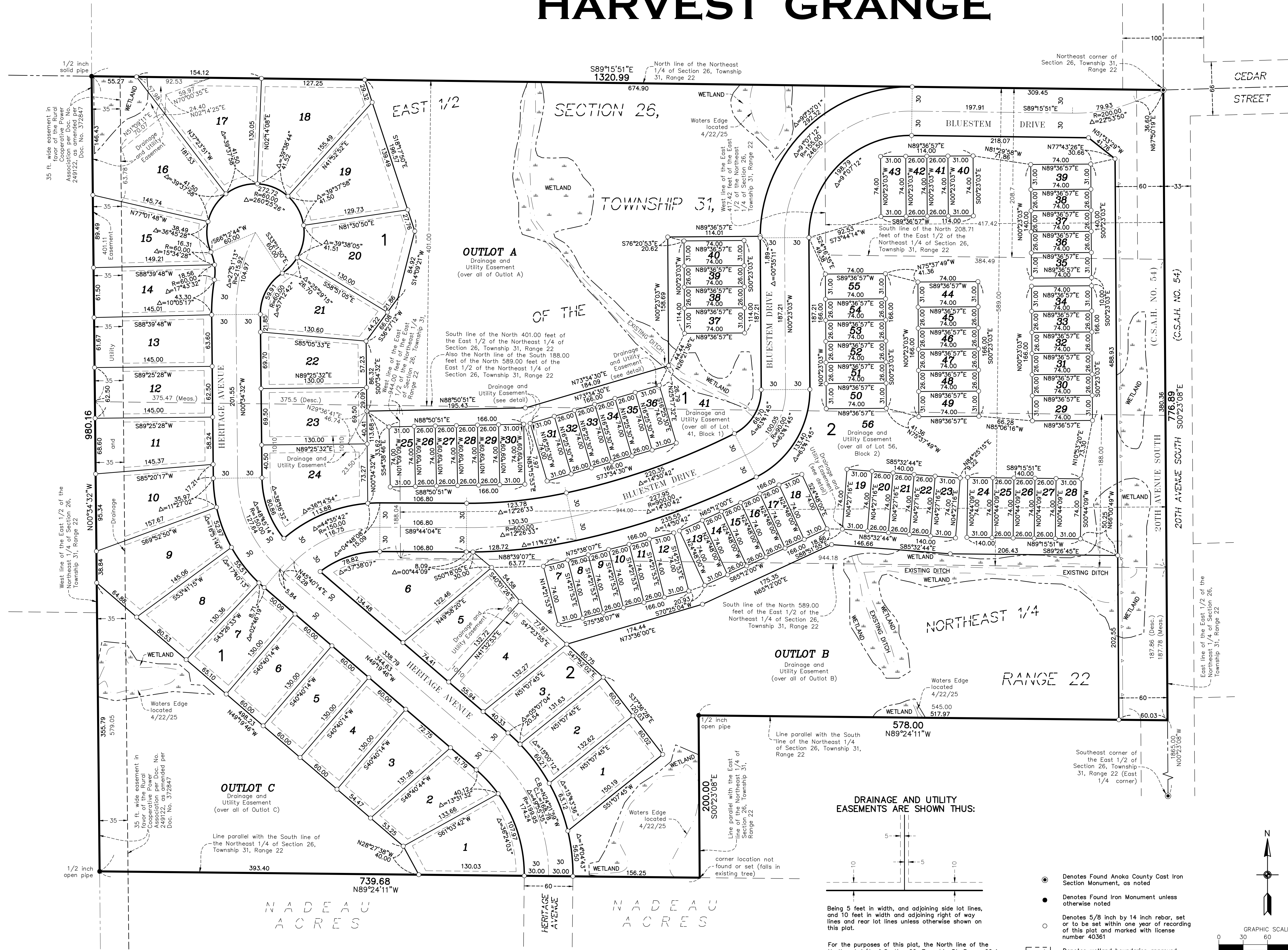
County of Anoka, State of Minnesota

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

County Recorder/Registrar of Title
By: _____, Deputy

HARVEST GRANGE

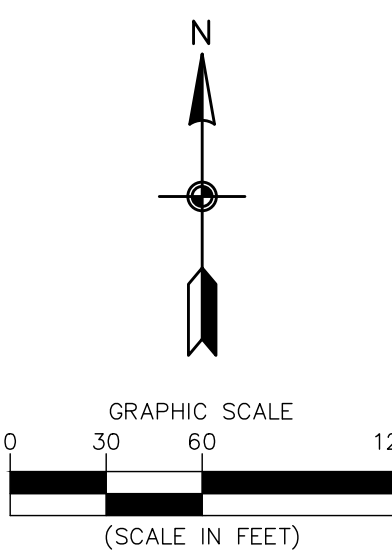
CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 26, TWP. 31, RGE. 22



- Denotes Found Anoka County Cast Iron Section Monument, as noted
- Denotes Found Iron Monument unless otherwise noted
- Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes wetland boundaries approved by Kjoehaug in 2025
- Denotes Right of Access dedicated to Anoka County

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

For the purposes of this plat, the North line of the Northeast 1/4 of Section 26, Township 31, Range 22 is assumed to have a bearing of South 89 degrees 15 minutes 51 seconds East.



Memorandum

To: Katie Larsen, Lino Lakes City Planner

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

Date: August 5, 2026

Re: Harvest Grange (formerly Nelson-Rehbein) Parcels
Final Plat Review
037530-000

WSB's review of the Final Plat for the **Harvest Grange (formerly Nelson-Rehbein)** development in Lino Lakes, MN, prepared by Carlson Engineering and received July 13, 2026. Our comments were made on the following documents:

- Harvest Grange – Final Plat Submittal prepared by Carlson Engineering, dated June 24, 2026.

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

Engineering

- **General**

The Harvest Grange development includes approximately 25 acres west of 20th Avenue (CSAH 54), between Red Oak Lane and West Cedar Street. The current conceptual project proposes 30 single family lots and 67 Townhome lots (2 common) (97 lots total) and associated infrastructure.

- **Grading**

The Harvest Grange development includes site grading for the 97 lots/units as well as extensions of Heritage Avenue, and other local public street (Bluestem Drive) and private streets (Harvest Way, Autumn Court, Golden Lane).

Comments

1. See additional red line comments on plan sheets

- **Stormwater Management**

Stormwater management for the Harvest Grange site consists of a two sedimentation basins to provide rate control and water quality treatment. Additional grading is proposed for borrow material and floodplain fill mitigation. There is a significant amount of offsite flows from the east and south that will be passed through the site via an existing ditch system. Existing and proposed discharge rates are summarized below.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing	30.94	65.31	130.15	Needed if basins landlocked
Currently Proposed	13.02	29.71	63.74	Needed if basins landlocked

Comments

1. More detailed utility design will be required in future submittals to review constructability and conflicts. More comments may be generated at that time.
Carlson Response (5/8/26) Noted.
WSB Response/Comment (5/27/2026) Comment remains open for future submittals.
Carlson Response (7/13/26) Attached final plans for review.
WSB Response/Comment (8/5/2026) See markup on plans for utility crossings.
2. The existing ditch system needs to be cleared and cleaned out and regraded with the project. Please incorporate into the final construction plans accordingly.
Carlson Response (5/8/26) To be discussed. This may cause wetland impacts.
WSB Response/Comment (5/27/2026) Ditch maintenance is required and not considered wetland impact if addressing erosion.
Carlson Response (7/13/26) Discussions with RCWD and city in process. WSB Response/Comment (8/5/2026) Site visit – Ditch is being replaced with pipe and otherwise can remain as wetland. Maintenance of wetlands not required. Will remove sediment downstream 20th Ave culvert crossing. Applicant to include the Drainageway cleanout exhibit information on the grading plan also. Or include the exhibit in the plan set.
3. WSB Response/Comment (8/5/2026) Inlet spread and run calculations, especially at sag points, are needed to confirm public roads are designed in accordance with City standards of maintaining an 8' drivable lane during the 3-year storm event.
4. WSB Response/Comment (8/5/2026) The FES upstream of STMH 1000 is shown with an invert of 902 in the plans, but an invert of 901 in the model.

• **Water Supply**

Water supply for the Harvest Grange development will be served by an existing 16-inch diameter trunk watermain along 20th Avenue (CSAH 54) that will be looped through the site to an existing 8" diameter watermain within Heritage Avenue. Otherwise, the development will include a water system with predominately 8- inch diameter ductile iron pipe (DIP) water main with 1-inch Type K copper services being extended to each lot. An additional water stub will be extended to the north along Street D for looping and future development.

The development is in the City's Drinking Water Study Management Area and has moderate vulnerability and would be subject to those requirements.

The City's water system has the pumping capacity to supply the proposed project. However, due to the City's limited firm capacity each project is being evaluated on a case-by-case basis to determine its impact on the system's peak day demand.

Comments

1. WSB Response/Comment (8/5/2026) Discussion of use of HDPE vs PVC C900 for directional drilling
2. WSB Response/Comment (8/5/2026) Applicant to verify water pressure is adequate for all locations within the development. All proposed units are required to be on the municipal water supply.

• **Sanitary Sewer**

Sanitary sewer collection for the Harvest Grange development will be served by the existing 8-inch polyvinyl chloride (PVC) sanitary sewer within Heritage Avenue and will be extended north to serve the site. The site will be served along with 4-inch Schedule 40 PVC service pipe to each lot. An additional sanitary sewer stub will be extended to the north along Bluestem Drive

Comments

1. WSB Response/Comment (8/5/2026) No comments

• **Transportation**

The Harvest Grange property is adjacent to 20th Avenue (CSAH 54) which is A-Minor Arterial Reliever, Heritage Avenue and Red Oak Lane, which are local roads. The applicant is showing connections with the right of way to Heritage Avenue in the south portion of the development and at 20th Avenue (CSAH 54) across from Cedar Street. The intersection of 20th Avenue and Cedar Street was reviewed with Anoka County and the project traffic engineer. It was determined that a southbound right turn lane on 20th Avenue is required. A northbound left turn lane was considered; however, with the planned future roundabout at this location, an additional turn lane is not required with this phase of development.

A traffic study has been completed for the proposed development. The Level Of Service analysis of intersection capacity meets the City's Ordinance. The proposed traffic volume increase on local roads is well within the capacity of the roadway. The City of Lino Lakes' Transportation Plan details the importance of neighborhood street connections.

Trails and sidewalks

Additional trails and sidewalks will be required along the interior and connector roads as directed by the City Planner.

Comments

1. Anoka County to verify turn lane requirements at the temporary right-in, right-out.
Carlson Response (5/8/26) This is being coordinated with the county.
WSB Response/Comment (5/27/2026) A southbound right-turn lane is shown at the access across from Cedar Street. Add required signing and striping for the turn lane on final plans.
Carlson Response (7/13/26) Noted – turn lane plans attached. Responses to ACHD letter attached.
WSB Response/Comment (8/5/2026) Provide final approval letter from Anoka County
2. Provide proposed signing and pavement marking on future site plans.
Carlson Response (5/8/26) To be shown on final construction plans.
WSB Response/Comment (5/27/2026) To be verified in a future submittal.
Carlson Response (7/13/26) See attached final plans.
WSB Response/Comment (8/5/2026) Bluestem Dr/Golden Ln intersection okay; Discuss remaining horizontal curves that are less than 200' and potential need for additional reduced speed signage
3. Provide street profiles with horizontal and vertical curves that meet 30 MPH stopping sight distance requirements
Carlson Response (5/8/26) Unable to adjust street horizontal curves due to site conditions. Vertical curves may be adjusted as necessary, reduced speed limit signs can be added for streets that do not meet 30 MPH requirements.
WSB Response/Comment (5/27/2026) Adjust curves or add advisory signage for curves based on MUTCD guidance.
Carlson Response (7/13/26) 15 MPH Reduced speed warning sign (yellow) added for curve along Street D / Street A.
WSB Response/Comment (8/5/2026) Bluestem Dr/Golden Ln intersection okay; Discuss remaining horizontal curves that are less than 200' and potential need for additional reduced speed signage
4. **WSB Response/Comment (8/5/2026)** Push the streetlight at Heritage connection to the north to be between the existing red oak and Bluestream.
 - a. Add street light at Bluestream and 20th Street
5. **WSB Response/Comment (8/5/2026)** Provide how the proposed turn lane curb and gutter terminate in the middle of the existing business entrance?

- **Landscaping**

A Landscape Plan for the Harvest Grange development has been submitted and is being reviewed by staff and the City's Environmental Coordinator. The Environmental Coordinator will provide separate additional comments.

- **Floodplain**

The site includes ~5% Zone A Floodplain. The Base Flood Elevation is currently shown as 901.18 per RCWD and will need to be approved by FEMA but, typically, the RCWD elevation is accepted by FEMA. A LOMR will be required as well as applicable floodplain mitigation prior to the issuance of building permits for affected

lots. The LOMR-F application will need to be submitted post grading. The floodplain cut and fill figure indicates a net increase in floodplain volume, this must be maintained for RCWD and FEMA floodplain permitting.

- **Drainage and Utility Easements**

Roadways are proposed within right-of-way and lots include standard drainage and utility easements. Larger drainage and utility easements will be required to be provided over any utilities outside the right of way and any surface water management features. The western 60' feet of CSAH 54 should be dedicated as right of way to Anoka County as well as an additional trail easement.

Conservation easements will be required over wetlands. Standard side yard drainage and utility easements and easements over public utilities will be required.

Comments

1. Reference in proposed roundabout at Cedar to verify that right of way and setbacks are sufficiently provided

- **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 (Pond 100 and 200) in the Harvest Grange development will be covered under the City's Programmatic Stormwater Management Agreement after the facilities have been installed and accepted by the City.

The stormwater maintenance of the borrow areas will be maintained by the HOA and a Declaration for Maintenance of Stormwater Facilities will be required. Both the Rice Creek Watershed District (RCWD) and the City of Lino Lakes shall be parties to the Declaration.

- **Permits Required**

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
3. Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
4. Minnesota Department of Health
5. Rice Creek Watershed District Permit
6. Anoka County Right-of-Way Permit
7. FEMA CLOMR and LOMR

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: July 23, 2026

Re: Environmental Comments – Harvest Grange Preliminary Plat

The Environmental Board recommended the following at their January 28, 2026 meeting:

1. Stormwater management to be reviewed by City Engineer.
 - a. Use of stormwater for irrigation purposes for the site should be evaluated and if feasible, required as part of site development. Larger stormwater ponds constructed for fill should be evaluated for water reuse.
 - b. Infiltration is not feasible onsite.
2. Final wetland banking mitigation credits shall be submitted to the city with confirmation of the bank location.
 - a. Waiting on final NOD for Shudy Wetland updates
3. Floodplain alterations shall be completed through RCWD and FEMA for any changes. Any LOMR-F should be completed by the developer to ensure property owners aren't required to obtain flood insurance.
 - a. Floodplain mitigation is being completed onsite and is meeting the required replacement ratio. Any changes within the floodplain or mitigation areas shall be submitted to the city and watershed for review.
4. Several green ash trees are shown in the tree inventory as being saved. Based on the widespread nature of EAB in Lino Lakes, the majority of Ash are infected or dead.
 - a. If the ash tree hasn't been treated for EAB in the past, removal should be evaluated as part of the project to limit dead trees and maintenance issues after home construction.
5. Seed mixes should be updated to MNDOT seed mix design numbers for final plans. Please provide more site-specific mixes for each location.

- a. Native weed free seed mixes should be proposed to promote wildlife habitat and native ecosystems.
- 6. Low maintenance turf should be evaluated throughout the development. Ground covers should be drought resistant to reduce the need for irrigation use.
- 7. Plans show 10' turf maintenance area. 10' is not a large enough access area to provide future maintenance and trucking. Lot 25 block one should show maintenance access extending into the drainage and utility easement.
 - a. Turf is acceptable through the yards, but should be native ground cover along the basin and through outlot A.
 - b. Lot 38 of the town homes appears to have turf going into the buffer area along the drainage swale. Additional buffer should be provided where possible to enhance sediment and pollutant removal.
- 8. Provide maintenance access to manhole between lots 37 and 38. Between the retaining wall and drainage swale access for future maintenance looks difficult.
- 9. EOF's between the stormwater basins and drainage swale should be stabilized to prevent future maintenance and erosion concerns.
- 10. Confirm ownership and maintenance for the drainage swale, understanding is that the city would maintain pipe crossings conveying public drainage. The rest of the system would be privately owned.
- 11. Provide final calculations and plans for the water re-use irrigation system.
 - a. Include maps of green space to be irrigated.
 - b. Maintenance and Use agreements will need to be completed for water re-use.
 - i. To be included with final plans
- 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. Provide Copy of NPDES Permit
 - b. A SWPPP shall be required in additional submittals as required by the MPCA meeting sections 5.2-5.26
 - c. Final erosion and sediment control will be reviewed with future submittals
- 13. Tree removal should be completed in the fall or winter to minimize impacts to migrating or nesting bat populations

14. Recommend planting no more than 30% of a genus for tree planting.
Ornamentals currently show 50% for Crab apple.
15. Currently have 33 boulevard trees show for 30 lots, including to corners. Lot 6 Block 2 has 3 trees. Confirm calculations to reflect additional tree.
16. Driveways on the town homes do not show turf or vegetation between each unit.
Provided additional detail on the areas between driveways and the type of ground cover.
 - a. Plans show cross hatching on the landscape plan but there is no legend showing what type of vegetation is proposed. Assuming it is turf grass in between the town home driveway.
 - b. Plans show no detail of landscaping for the front of the town homes.
Provide a landscape detail showing planting of the front foundations and between driveways.
17. On the landscape plan add a detail or comment of where the 27 required boulevard trees are for the town homes. I'm having a hard time distinguishing open space and boulevard trees in these areas to verify requirements.
 - a. Boulevard trees should be spaced between the driveways were feasible to break up the impervious and provide shade.