



AGENDA
PLANNING COMMISSION MEETING
May 21, 2026 - 6:00 PM
City Hall Council Chambers

Members of the public can participate in person at Lakeville City Hall. The Planning Commission meeting can be viewed via web stream at [Lakevillemn.gov/LiveTV](https://lakevillemn.gov/LiveTV) or live on Spectrum cable channel 180. The Chair will allow for public comments and questions at the appropriate time.

1. Call to order and flag pledge
2. Swearing in of new Planning Commissioner Bryce Schuenke
3. Roll Call
4. Approval of Minutes
 - a. May 7, 2026 Planning Commission minutes
5. Announcements
6. Public Hearing
 - a. Valvoline Instant Oil Change - Conditional Use Permit for Minor Auto Repair and a Commercial Building Less than 2,000 square feet in Marketplace at Cedar
 - b. Conditional use permit for Restoration Covenant Church at 16880 Cedar Avenue for building expansion and to exceed 125% of the minimum parking stalls required.
7. Staff Notices
 - a. The City Council meeting at which the above items may be considered will be held on June 1, 2026.
 - b. The next Planning Commission meeting is scheduled for June 4, 2026.
 - c. Planning Manager's memo
8. Adjourn

Planning Commission Meeting Agenda
May 21, 2026

Page 2

CITY OF LAKEVILLE
PLANNING COMMISSION MEETING MINUTES
May 7, 2026

Chair Zimmer called the meeting to order at 6:00 p.m. in the Council Chambers at City Hall. The Pledge of Allegiance to the flag was given.

Members Present: Chair Christine Zimmer, Vice Chair Scott Einck, Pat Kaluza, John Swaney, Jason Swenson, Mark Traffas, Ex-Officio Kelli Coughlin

Members Absent: Amanda Tinsley

Staff Present: Kris Jenson, Planning Manager; Heather Botten, Senior Planner; Jon Nelson, Assistant City Engineer; Dawn Erickson, Community Development Recorder

3. Approval of the Meeting Minutes

The April 16, 2026 Planning Commission meeting minutes were approved as presented.

4. Announcements

Planning Manager Kris Jenson stated there were no announcements.

5a. Interstate South Logistics Park Fourth Addition

Chair Zimmer opened the public hearing to consider the application of Scannell Properties #496, LLC for a preliminary plat and conditional use permit for a two lot, one outlot subdivision to be known as Interstate South Logistics Park Fourth Addition.

Jake Kurth with Scannell Properties #496, LLC introduced the project.

Ms. Jenson stated the site is 37.9 acres in area, is located south of 215th Street (CSAH 70), east of Jacquard Avenue, and north of 217th Street, and is zoned I-1, Light Industrial District. The applicant is proposing an approximately 75,000 square foot building with a proposed future expansion area of 25,000 square feet for a single tenant on Lot 2, Block 1. The building will house the Domino's Pizza Distribution Supply Chain Center and be 10% office, 18% manufacturing and 72% warehouse with the future expansion anticipated to be 100% warehouse space. The conditional use permit is to allow the site to exceed 125% of the parking requirements based upon the uses proposed for the site.

The development of Lot 1, Block 1, will be reviewed under a separate application.

Community Development Department staff has determined that Interstate South Logistics Park Fourth Addition preliminary plat and conditional use permit comply with Subdivision and Zoning Ordinance requirements for the I-1 district. Staff recommends approval.

Chair Zimmer opened the hearing to the public for comment.

There was no public comment.

Motion was made by Einck, seconded by Swaney to close the public hearing at 6:09 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Chair Zimmer asked for comments from the Planning Commission.

- Commissioner Kaluza asked if the loading doors will be labeled in some way to aid first responders to locate the appropriate entrance if there is an incident; Mr. Kurth indicated that the doors will be labeled.
- Commissioner Traffas asked if the purpose of the fencing is for security or privacy. Mr. Kurth stated the fencing is primarily for security purposes.
- Commissioner Swenson expressed appreciation for the potential for future expansion on the site, and noted that the explanation regarding the additional parking spaces requested to be built on site at this time is a reasonable and logical request.
- Commissioner Swaney asked if the expansion on the north end would be the same business or a different business. Mr. Kurth confirmed that it is future expansion space for the Dominoes facility, as freezer/cooler buildings are very expensive compared to a warehouse buildings, and due to that investment, an area for expansion on the site is built into the layout.

Motion was made by Swenson, seconded by Swaney to recommend to City Council approval of the preliminary plat to be known as Interstate South Logistics Park Fourth Addition, and the conditional use permit to exceed 125% of the minimum parking stalls required by the Zoning Ordinance for Lot 2, Block 1, and the findings of fact, subject to the following stipulations:

1. The recommendations listed in the Engineering Division memorandum dated April 30, 2026.
2. The site and building shall be developed and constructed consistent with the site development plans approved by the City Council.
3. Snow storage shall not take place in required parking spaces. If there is not adequate space to store snow onsite, snow must be removed from the site.
4. A lockbox issued by the Fire Department for emergency access is required for each gate on site.
5. Prior to City Council consideration of the preliminary plat and CUP, the landscape plan must be revised to include overstory and/or evergreen trees along the north property line.

Ayes: Kaluza, Zimmer, Einck, Swaney, Swenson, Traffas

Nays: 0

5b. Kueber Coffee Minnesota, LLC

Chair Zimmer opened the public hearing to consider the application of Kueber Coffee Minnesota, LLC for a conditional use permit for a convenience restaurant with a drive-through service window

in the M-2, Mixed Use Cedar Corridor District and to allow a commercial building to be less than 2,000 square feet of floor area.

Jerry Wendel with Wendel X introduced the project.

Senior Planner Heather Botten presented the staff report. The Zoning Ordinance allows convenience restaurants with a drive-through service window by conditional use permit. It also requires a conditional use permit for a principal building for a commercial use that is less than 2,000 square feet of floor area. The request is to allow a coffee shop to be approximately 898 square feet in size, including a 510 square foot building and a 388 square foot cooler and storage area. The site is proposed to have a double drive-through lane and no indoor or outdoor seating on site.

Community Development Department staff recommend approval of the conditional use permit for a convenience restaurant with a drive-through service window and a principal structure of less than 2,000 square feet with the stipulations listed in the planning and the engineering staff reports.

Chair Zimmer opened the hearing to the public for comment.

There was no public comment.

Motion was made by Swaney, seconded by Einck to close the public hearing at 6:20 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Chair Zimmer asked for comments from the Planning Commission.

- Chair Zimmer asked if the snow removal in the drive through with the shrubs on the outside will be manageable, and if the staff that are taking orders outside will have somewhere to warm themselves when waiting. Mr. Kurth stated the building does have some heating outside. He stated they do not anticipate a problem with snow removal.

Motion was made by Einck, seconded by Swaney to recommend to City Council approval of the conditional use permit for a convenience restaurant with a drive-through service window in the M-2, Mixed Use Cedar Corridor District and to allow a commercial building of less than 2,000 square feet of floor area, and the findings of fact, subject to the following stipulations:

1. The site shall be developed according to the plans approved by the City Council.
2. The hours of operation shall be limited to five o'clock (5:00) A.M. to eleven o'clock (11:00) P.M.
3. Any rooftop and/or ground-mounted mechanical equipment must be screened per Zoning Ordinance requirements.
4. Plantings on the site must adhere to the landscape plan and an as-built planting plan provided prior to inspection of the installed landscaping. The Developer must provide a security with the building permit to guarantee installation of the landscaping.
5. Snow storage shall not occur within required parking spaces.

6. Prior to City Council consideration, the landscape plan must be updated to comply with the Foresters' comments, including adding shrubs along the north property line and additional landscaping added around the parking lot.

Ayes: Zimmer, Einck, Swaney, Swenson, Traffas, Kaluza

Nays: 0

6a. Election of Officers

Motion was made by Kaluza, seconded by Swaney to nominate for the office of Chair Commissioner Zimmer and to nominate Commissioner Einck for the office of Vice Chair, and to close the nominations. Chair Zimmer called three times for additional nominations.

Voice vote was taken on the motion.

Ayes: Unanimous

There being no further business, the meeting was adjourned at 6:26 p.m.

Respectfully submitted,

Dawn Erickson, Community Development Recorder



Memorandum

To: Planning Commission
From: Heather Botten
Date: May 14, 2026
Subject: Packet Material for the May 21, 2026 Planning Commission Meeting
Agenda Item: Brian Wellert – Valvoline Instant Oil Change - Minor Auto Repair and a commercial building less than 2,000 square feet in Marketplace at Cedar

Application Action Deadline: July 29, 2026 – 2nd 60-days

BACKGROUND

Representatives of Valvoline Instant Oil Change have applied for a conditional use permit for a minor auto repair in the M-2, Mixed Use Cedar Corridor District and to allow a commercial building less than 2,000 square feet of floor area. The development is for property at 7292 179th Street, located at the southwest corner of 179th Street and Glacier Way.

Section 11-66-7.A of the Zoning Ordinance allows minor auto repair by conditional use permit subject to specific criteria and section 11-17-17 of city code states that principal buildings for commercial and industrial uses having less than 2,000 square feet of floor area may only be allowed upon approval of a conditional use permit. The conditional use permit request is to allow a stand-alone oil service building approximately 1,871 square feet in size.

The proposed development plans have been reviewed by Community Development and Engineering staff.

EXHIBITS

- A. Location Map
- B. Zoning Map
- C. Site Plan
- D. Grading and Drainage Plan
- E. Landscape Plan
- F. Building Elevations

STAFF ANALYSIS

Comprehensive Plan. The property is located in Planning District No. 5, Cedar Corridor, and is guided for Corridor Mixed Use in the 2040 Comprehensive Land Use Plan. The Corridor Mixed Use Designation allows for development of residential, commercial, public and corridor mixed-uses along the Cedar Avenue. The proposed convenience restaurant use is consistent with the land uses envisioned for this district.

Zoning. The property is zoned M-2, Mixed Use Cedar Corridor District. The site is 27,931 square feet in area (0.64 acres). The proposed minor auto repair/oil service building is consistent with the uses allowed in a commercial district.

Surrounding Land Uses, Zoning, and Comprehensive Plan Designation

Direction	Existing Use	Land Use Plan	Zoning
North	Stormwater pond	Restricted Development	P/OS, Public/Open Space
South	Vacant- future Mister Carwash	Commercial	M-2, Mixed Use
East	Townhomes	Medium Density Residential	RM-3, Medium Density Residential
West	Vacant	Commercial	M-2, Mixed Use

Grading, Drainage, Erosion Control, and Utilities. Grading, drainage and erosion control plans have been submitted with the Marketplace at Cedar plat. Engineering and Environmental Resources have reviewed the site, grading, drainage and erosion control, and utility plans. The Engineering Division recommends approval of the CUP with final plans being approved at the time of building permit.

Setbacks. The proposed building meets or exceeds the setback requirements of the M-2 District of:

	Required	Proposed
Yard abutting a major collector or arterial St.	30 feet	30 feet
Yard abutting a major collector or arterial St.	30 feet	50 feet+
Side	10 feet	50 feet+
Front	10 feet	90 feet+

Building Height. The proposed building is a single-story structure approximately 22 feet in height, with a decorative tower 24 feet in height at the tallest point. A maximum building height of 48 feet or four stories, whichever is less, is allowed in the M-2 District.

Parking/Drive Aisles. The setback requirements for parking are 10 feet abutting right-of-way and five feet from interior lot lines. The proposed site improvements meet or exceed these requirements. The off-street parking spaces and drive aisles meet the Zoning Ordinance requirements for size and dimensions.

Auto repair uses require one parking space per 200 square feet of floor area. The minimum number of parking spaces for the proposed use is eight and the maximum, without a CUP, is 11. The site plan demonstrates 11 parking spaces, complying with code requirements.

Service Bays. The proposed building has three service bays for performing oil changes and other minor auto repairs. Vehicles enter the building from the south and exit to the north. There is space for stacking four cars behind each service bay.

Access. Access to the site will be via the private drive located the southwest corner of the site.

Landscaping. The landscape plan provides plantings mainly on the north, east, and south sides of the site. Sizes of proposed plantings comply with Section 11-21-9.C of the Zoning Ordinance. The City Forester reviewed and approved the plans. Plantings on the site must adhere to the plan and provide a as-built landscape plan prior to inspection of the installed landscaping. An escrow for the landscape materials and installation amount will be collected with the building permit.

Building Exterior. The exterior building finish shall be composed of at least 65% grade A materials; not more than 35% grade B or grade C materials and not more than 10% grade D materials. The applicant has provided colored building elevation illustrating a variety of materials and color pallet as required by Section 11-66-7.E.2 of the Zoning Ordinance. The proposed building will be constructed of Grade A, brick material and Grade C, EIFS. The materials and percentages proposed comply with Zoning Ordinance requirements.

Signs. All proposed signs are subject to the allowances established for the M-2 District by Section 11-23-19.D of the Zoning Ordinance. Wall signs are shown on all elevations; the Zoning Ordinance allows a corner lot to have up to a total area of 200 square feet of wall signs. Sign permits are required to be issued prior to the installation of any signs on the building.

Signs shown on the plans are illustrative only and no approvals are granted as a part of the CUP request.

Exterior Lighting. No light source or combination thereof which casts light on a public street shall exceed one foot-candle meter reading as measured at the right of way or property line. The submitted photometric plan shall be revised prior to City Council review of the CUP. All lighting shall be accomplished in such a way as to have no direct source of light visible from the public right-of-way. All building mounted lighting must face downward onto the structure.

Mechanical Equipment. Any roof-mounted mechanical equipment must be screened if greater than three feet in height. Ground-mounted mechanical equipment must be screened with landscaping and/or fencing.

Snow Storage. Snow storage may not take place in required parking spaces.

CUP /SITE PLAN REVIEW

Use. Section 11-66-7.A allows Minor Auto Repair subject to approval of a conditional use permit and in accordance with specific performance standards applied to the subject property.

1. The entire site other than that taken up by a building, structure or plantings shall be surfaced with a material to control dust and drainage which is subject to the approval of the city engineer.
2. A minimum lot area of twenty thousand (20,000) square feet and minimum lot width of one hundred fifty feet (150').
3. A curb not less than six inches (6") above grade shall separate the public sidewalk from motor vehicle service areas.
4. Parking space shall be screened from view of abutting residential districts in compliance with section [11-21-9](#) of this title.
5. No outside storage of any product (whether new, used or to be discarded or recycled) and no overnight parking shall be allowed.
6. Service bay doors shall not face any residential district or use and shall remain closed at all times unless open to move a vehicle into or out of a service bay.
7. Sale of products other than those specifically mentioned in this section be subject to a conditional use permit and be in compliance with this section.
8. Building and off-street parking stalls and drive aisles related to the use shall be located no closer than five hundred feet (500') of a principal arterial roadway.
9. All conditions pertaining to a specific site are subject to change when the council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying the conditions.

GENERAL PERFORMANCE STANDARDS

In addition to the criteria for minor auto repair listed above, Section 11-4-7 lists the following performance standards for conditional use permits:

A. The use and the site in question shall be served by a street of sufficient capacity to accommodate the type and volume of traffic which would be generated and adequate right of way shall be provided.

The site has access from a private road within the Marketplace At Cedar plat that connects to Glanshaw Avenue, a local commercial street, which connects with Glacier Way, a minor collector street. The overall Marketplace At Cedar site will also have a private road access to Cedar Avenue. These public streets and private roads are of sufficient capacity to serve the site.

B. The site design for access and parking shall minimize internal as well as external traffic conflicts and shall be in compliance with chapter 19 of the Zoning Ordinance.

Access locations for the development were discussed with the plat and will be reviewed with each development.

C. If applicable, a pedestrian circulation system shall be clearly defined and appropriate provisions made to protect such areas from encroachment by parked or moving vehicles.

N/A

D. Adequate off street parking and off street loading shall be provided in compliance with chapters 19 and 20 of the Zoning Ordinance.

The proposed parking complies with Section 11-19-13 of the Zoning Ordinance.

E. Loading areas and drive-up facilities shall be positioned so as to minimize internal site access problems and maneuvering conflicts, to avoid visual or noise impacts on any "adjacent" residential use or district, and provided in compliance with chapter 20 of this title.

The proposed service bays do not face the residential development to the east and sufficient landscaping is provided along the easterly boundary to reduce the visual impact from the adjacent residential neighborhood.

F. Whenever a nonresidential use "is adjacent to" a residential use or district, a buffer area with screening and landscaping shall be provided in compliance with chapter 21 of this title.

There is landscaping, include maple and spruce trees and shrubs located along the easterly boundary of the site to provide screening from the townhomes to the east.

G. General site screening and landscaping shall be provided in compliance with chapter 21 of this title.

Plantings are proposed around the site. The landscape plan has been approved by the City Forester.

H. All exterior lighting shall be directed so as not to cast glare toward or onto the public right of way or neighboring residential uses or districts, and shall be in compliance with section 11-16-17 of the Zoning Ordinance.

All the proposed lighting shall be shielded, downcast type fixtures to prevent glare onto adjacent streets and properties. The photometric plan meets the maximum allowed threshold of one-foot candle at the property line.

I. Potential exterior noise generated by the use shall be identified and mitigation measures as may be necessary shall be imposed to ensure compliance with section 11-16-25 of the Zoning Ordinance.

The proposed minor auto repair will have noises similar to other uses allowed in commercial districts.

J. The site drainage system shall be subject to the review and approval of the city engineer.

The Engineering Division has reviewed and approved the site drainage and utility plans.

K. The architectural appearance and functional design of the building and site shall not be so dissimilar to the existing or potential buildings and area so as to cause a blighting influence. All sides of the principal and accessory structures are to have essentially the same or coordinated, harmonious exterior finish materials and treatment.

The proposed building is substantially similar on all sides with a coordinated exterior finish. The building is a one-story building, approximately 22 feet in height. There are two decorative towers that are 24 feet in height. The building is below the maximum height of 48 feet allowed in the M-2 district.

L. Provisions shall be made for daily litter control, an interior location for recycling, and trash handling and storage or an outdoor, enclosed receptacle area shall be provided in compliance with section 11-18-11 of the Zoning Ordinance.

A trash/recyclables enclosure is proposed to be located on the southwest side of the building complying with code requirements.

M. All signs and informational or visual communication devices shall be in compliance with chapter 23 of the Zoning Ordinance.

Signs are not approved with the CUP. All signs shall comply with Chapter 23 of the zoning ordinance.

N. The use and site shall be in compliance with any federal, state or county law or regulation that is applicable and any related permits shall be obtained and documented to the city.

Valvoline is required to obtain any permits from Metropolitan Council or other agencies, if applicable.

O. Any applicable business licenses mandated by this code are approved and obtained.

Not applicable.

P. The hours of operation may be restricted when there is judged to be an incompatibility with a residential use or district.

The hours of operation are not expected to be incompatible with the surrounding commercial area.

Q. The use complies with all applicable performance standards of the zoning district in which it is located and where applicable, any nonconformities shall be eliminated.

Not applicable.

R. All additional conditions pertaining to a specific site are subject to change when the council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying or expanding the conditions set forth herein.

Not applicable.

RECOMMENDATION

Community Development Department staff recommends approval of the conditional use permit for a minor auto repair building in the M-2, Mixed Use Cedar Corridor District and to allow a commercial building less than 2,000 square feet of floor area, subject to the following stipulations:

1. The site shall be developed according to the plans approved by the City Council.
2. Any rooftop and/or ground-mounted mechanical equipment must be screened per Zoning Ordinance requirements.
3. The City Forester has reviewed and approved the landscape plan dated March 4, 2026. Landscaping on site must be installed per the approved plan. Prior to a landscape inspection, an as-built landscape plan must be submitted to the city.
4. The Developer must provide a security with the building permit to guarantee installation of the landscaping.
5. Snow storage shall not occur within required parking spaces.
6. No outside storage of any product (whether new, used or to be discarded or recycled) and no overnight parking shall be allowed.
7. Prior to City Council consideration, the photometric plan shall be updated to comply with code requirements.

Approval of a conditional use permit requires adoption of findings of fact by the Planning Commission and City Council. Draft findings of fact are attached to this report.



RE: Conditional Use Narrative
Valvoline Instant Oil Change
7292 179th Street W
Lakeville, MN

Valvoline, LLC is proposing to construct a new oil change facility at 7292 179th Street W, PID: 224760501060. The site is zoned M-2 Mixed Use Cedar Corridor. Valvoline respectfully submits the attached Conditional Use permit package for the City's approval.

There are over 1,500 Valvoline Instant Oil Change locations nationwide. VIOC operations primarily provide quick oil changes as well as other minor automotive preventative services. Services are mostly offered via drive-through, and customers can remain in their vehicles from start to finish.

Per City standards, we provide the following responses:

The lot is zoned M-2 Mixed Use Cedar Corridor and is part of a proposed new commercial development. Valvoline fits in with the uses and zoning of the surrounding area. Residential homes are located to the east of the site across Glacier Way, but with the distance, landscaping, plus Valvoline's hours and operational practices we feel there shouldn't be any harm to the residents.

Valvoline is a low-traffic generator and therefore will not impede the existing or future operations of the area.

Per the site plan submitted, adequate utilities, access roads, drainage, and other necessary facilities will be developed.

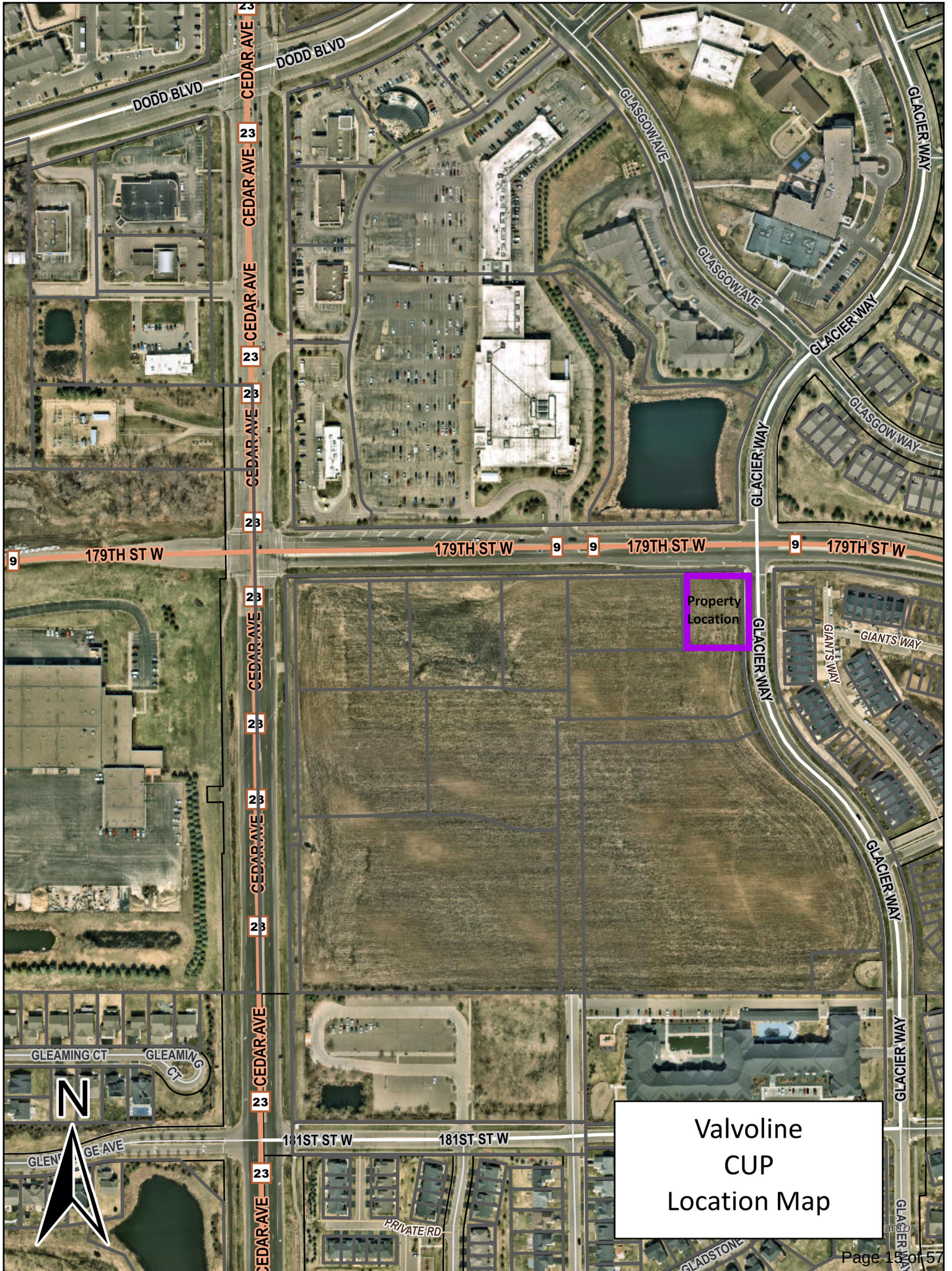
The use is not in conflict with the Cedar Corridor.

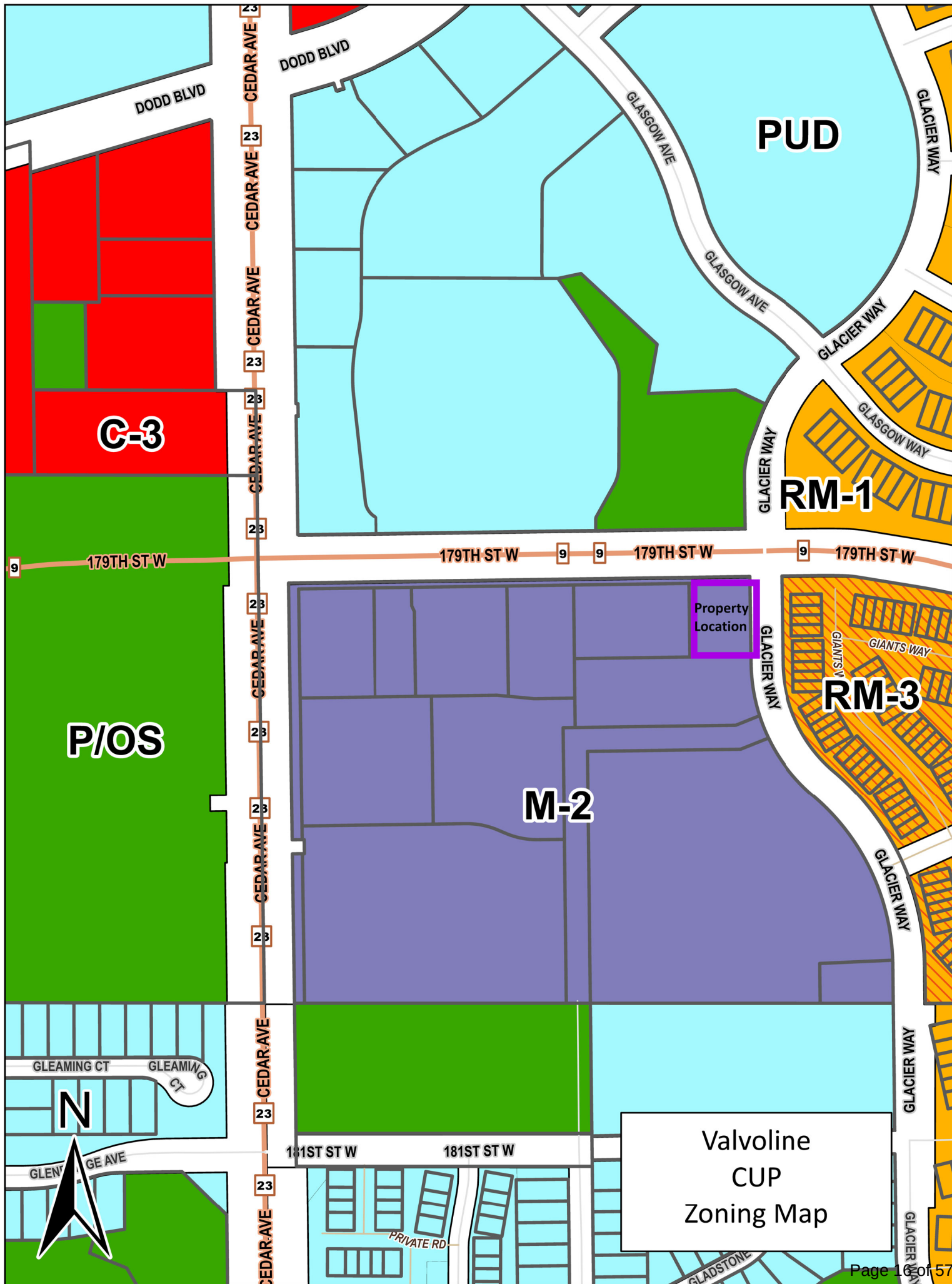
Site plans with additional details are included with this submittal. On behalf of Valvoline, LLC, CESO thanks the City for consideration of this application.

Regards,

A handwritten signature in black ink, appearing to read 'Brian Wellert', written over a light blue horizontal line.

Brian Wellert
Sr. Project Manager
CESO, INC





COPYRIGHT NOTICE
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.

DATE	ISSUE
11/16/2026	CUP OWNER REVIEW START
04/04/2026	CUP SET

PROFESSIONAL SEAL

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.

Print Name: Jeffrey Alan Tibbitts
Signature: [Signature]
Date: 03/04/2026 Registration No. 42586

PROFESSIONAL LICENSE NO:
586

PROFESSIONAL IN CHARGE
JEFFREY ALAN TIBBITTS

PROJECT MANAGER
/

S

PROJECT NAME

[illegible]

LAKEVILLE, MN
(179TH ST W)

PROJECT NUMBER
4471-02

FEET NAME

SITE PLAN

EET #

C-1.0

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY AMERICAN ENGINEERING TESTING, DATED SEPTEMBER 16, 2025.
- ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
- LOWER LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR.

S1 CURB AND GUTTER PER VIOC STANDARDS. REFER TO DETAIL ON C-7.0.
S2 STRAIGHT CURB DETAIL. REFER TO DETAIL ON C-7.0.
S5 TAPER CURB TO MATCH EXISTING.
S6 TAPER CURB FROM 6" TO 0" OVER 10'. REFER TO DETAIL ON C-7.0.
S7 LIMITS OF SAWCUT.
S8 MATCH EXISTING PAVEMENT ELEVATION.
S9 EXISTING PAVEMENT TO REMAIN.
S10 ASPHALT/CONCRETE PAVING (PER PAVING PLAN)
S11 HEAVY DUTY CONCRETE APRON OUTSIDE TRASH ENCLOSURE (PER PAVING PLAN)
S13 CONCRETE SIDEWALK. REFER TO DETAIL ON C-7.0.
S14 CONCRETE SEALER BY SIKKA: SIKAGARD H 1001 (3 COATS)
S15 SIDEWALK RAMP @ 8.33% MAX. REFER TO DETAIL ON C-7.0.
S16 MONUMENT / PYLON SIGN (PER ARCH. PLANS)
S17 DUMPSTER ENCLOSURE (PER ARCH. PLANS)
S18 BICYCLE RACK. REFER TO NOTE FOR NUMBER. REFER TO DETAIL ON C-7.0.
S20 CONDENSATION UNIT. REFER TO MECHANICAL PLANS
S23 ADA ACCESSIBLE: SEAT AND BACK AND ASILE STRIPPING & SYMBOL OF ACCESSIBILITY
(TYPICAL- PER ADA AND LOCAL REQUIREMENTS). REFER TO DETAIL ON C-7.0.
S24 ACCESSIBLE PARKING SIGN (TYPICAL- PER ADA AND LOCAL REQUIREMENTS)
VAN ACCESSIBLE PARKING SIGN (TYPICAL- PER ADA AND LOCAL
REQUIREMENTS). REFER TO DETAIL ON C-7.0.
S26 DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
S28 PARKING STALL STRIPING (PER LOCAL CODES)
S31 PEDESTRIAN CROSSWALK STRIPING. (PER LOCAL CODES) REFER TO DETAIL ON C-7
S35 TRANSFORMER PAD LOCATION (SEE UTILITY PLAN)
S36 BOLLARD (SEE NOTE FOR NUMBER) REFER TO DETAIL ON C-7.0.
S37 LIGHT POLE (TYPICAL- PER LIGHTING PLAN)
S38 LANDSCAPE AREA (PER LANDSCAPE PLAN)
S39 LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
S40 "DO NOT ENTER" BAR. REFER TO DETAIL ON C-7.0.
S46 CONSTRUCTION CAMERA POST PER STD C-7.0.
S47 SERVICE BELL HOSE. (PER ARCH PLANS).
S62 TRASH ENCLOSURE CONCRETE PAD (PER ARCH. PLANS)

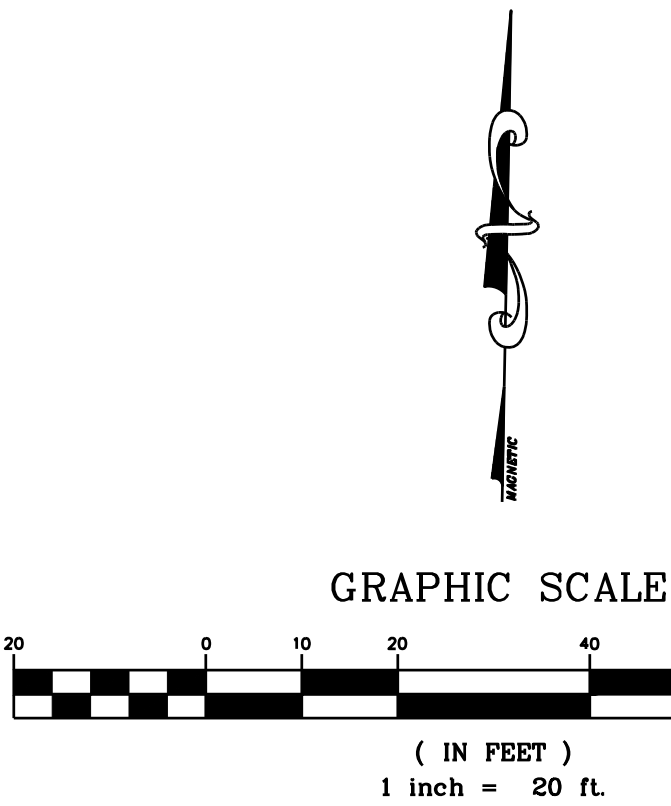


	PROPERTY LINE
	PROPERTY BOUNDARY
	RIGHT OF WAY
	EASEMENT
	CULVERT
	STORM PIPE
	SANITARY SEWER
	WATER
	GAS
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	CONTOUR
	MANHOLE (STORM, SANITARY)
	CATCH BASIN
	WATER VALVE
	WATER REDUCER
	SANITARY CLEAN OUT

PROPERTY LINE
PROPOSED CURB
PROPOSED CURB & GUTTER
PROPOSED FENCE.
PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
PROPOSED PARKING SPACES
PROPOSED EASEMENT LINE
PROPOSED SAW CUT
PROPOSED SITE CONSTRUCTION CAMERA PER STD C-7.0
PROPOSED DRIVEWAY ASPHALT PAVEMENT. REFER TO PAVING PLAN
PROPOSED ASPHALT PARKING LOT PAVEMENT. REFER PAVING PLAN
PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO PAVING PLAN.
PROPOSED HEAVY DUTY CONCRETE APRON OUTSIDE TRASH ENCLOSURE. REFER TO PAVING PLAN.
PROPOSED BLACK CONCRETE SEALER.
PROPOSED TRASH ENCLOSURE CONCRETE PAD. REFER TO ARCH PLANS.

SITE DATA SUMMARY:	
VALVOLINE TRACT:	0.64 ACRES/ 27,930 SF
ZONING	M-2 - MIXED USE CEDAR CORRIDOR
BUILDING	1,871 SF
FAR:	1:8.10
LOT COVERAGE:	6.70% (1,871 SF)
PARKING REQUIRED:	9 (1 ACCESS. PARKING SPACES)
PARKING PROVIDED:	11 (1 ACCESS. PARKING SPACES)
PERVIOUS COVER:	11,576 SF
IMPERVIOUS COVER:	16,354 SF
REQUIRED BICYCLE PARKING	0
PROVIDED BICYCLE PARKING	2

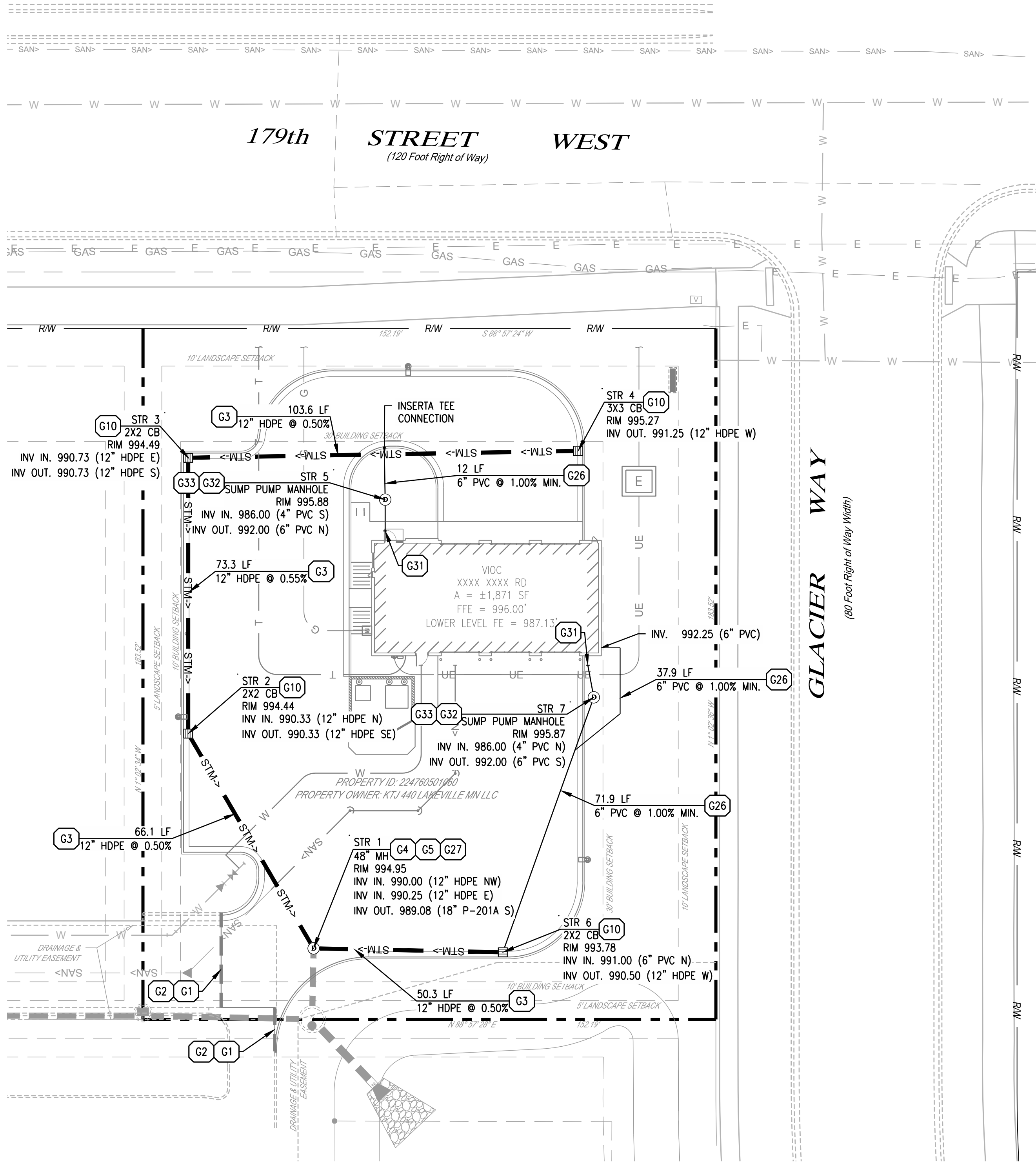
FORTY- EIGHT (48) HOURS
 BEFORE DIGGING IS TO
 COMMENCE, THE CONTRACTORS
 SHALL NOTIFY THE FOLLOWING
 AGENCIES: MINNESOTA UTILITIES
 PROTECTION SERVICE AT 811 OR
 800-252-1166 AND ALL OTHER
 AGENCIES WHICH MIGHT HAVE
 UNDERGROUND UTILITIES
 INVOLVING THIS PROJECT AND
 ARE NONMEMBERS OF STATE
 UTILITIES PROTECTION SERVICE



Drawing Name: C:\Users\cesoinc\OneDrive\Projects\44171\44171_02.dwg Project Path: C:\Users\cesoinc\OneDrive\Projects\44171\44171_02.dwg Date: 03/04/2026 10:00am Plotter: HP DesignJet T1100e Plot Size: 11x17 inches Scale: 1 inch = 20 feet



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MINNESOTA UTILITIES PROTECTION SERVICE AT 811 OR 800-252-1166 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



EXISTING LEGEND:

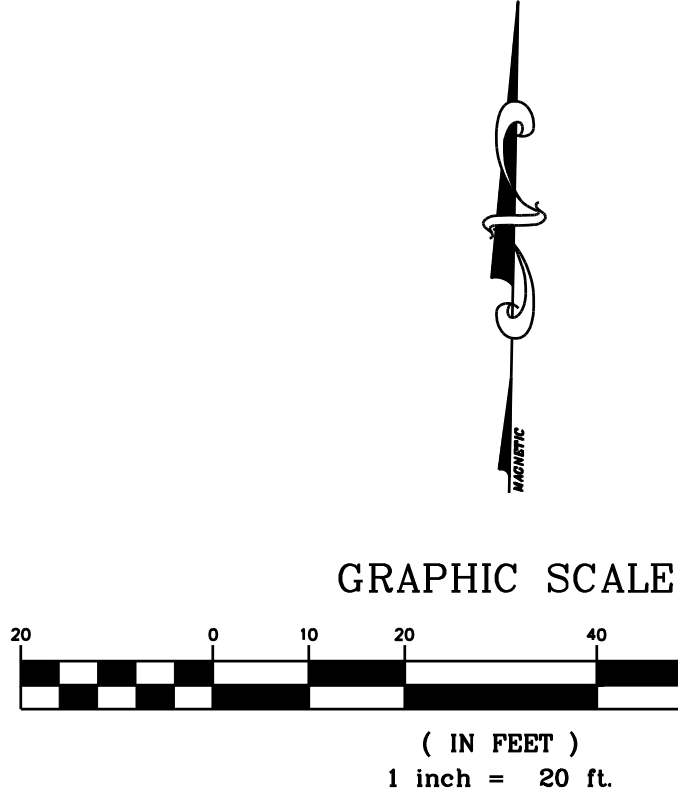
- PROPERTY LINE
- PROPERTY BOUNDARY
- RIGHT OF WAY
- EASEMENT
- CULVERT
- STORM PIPE
- SANITARY SEWER
- WATER
- GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- CONTOUR
- MANHOLE (STORM, SANITARY)
- CATCH BASIN
- WATER VALVE
- WATER REDUCER
- SANITARY CLEAN OUT

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED CONTOUR
- PROPOSED STORM PIPE
- DRAINAGE SLOPE AND DIRECTION

GRADING KEY NOTES

- G1 MATCH EXISTING PAVEMENT ELEVATION.
- G2 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- G3 STORM SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE)
- G4 STORM SEWER MANHOLE. REFER TO DETAIL ON C-7.1.
- G5 STORM SEWER STUB-OUT
- G10 GRATE INLET. SEE NOTE FOR GRATE TYPE. REFER TO DETAIL ON C-7.1.
- G26 CONNECT INTERNAL ROOF DRAIN SYSTEM TO STORM STRUCTURE (SEE NOTE FOR NUMBER AND SIZE). REFER TO SHEET P-1.1.
- G27 CONNECT TO EXISTING STORM DRAIN PIPE. (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)
- G31 REFER TO PLUMBING PLAN FOR FOUNDATION DRAIN DESIGN
- G32 REFER TO PLUMBING AND ELECTRICAL PLANS FOR SUMP PUMP, POWER AND LOW VOLTAGE DESIGN.
- G33 FOUNDATION SUMP PUMP MANHOLE STRUCTURE PER ARCHITECTURAL PLANS



CESO
WWW.CESOINC.COM
3601 RIGBY ROAD, SUITE 300
MINNEAPOLIS, MN 55412
PHONE: 952.435.8584 FAX: 952.208.4826

COPYRIGHT NOTICE
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.

DATE: 01/16/2026
ISSUE: CUP OWNER REVIEW SET
03/04/2026 CUP SET

PROFESSIONAL SEAL

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.

Print Name: Jeffrey Alan Tibbitts
Signature: [Signature]
Date: 03/04/2026 Registration No. 42586

PROFESSIONAL LICENSE NO: 42586

PROFESSIONAL IN CHARGE: JEFFREY ALAN TIBBITTS

PROJECT MANAGER: BW

QUALITY CONTROL: JMS

DRAWN BY: LRK

PROJECT NAME



VALVOLINE
INSTANT OIL CHANGE

LAKEVILLE, MN
(179TH ST W)

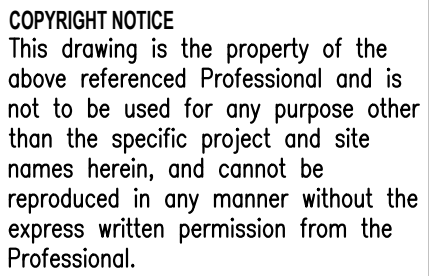
PROJECT NUMBER: 764471-02

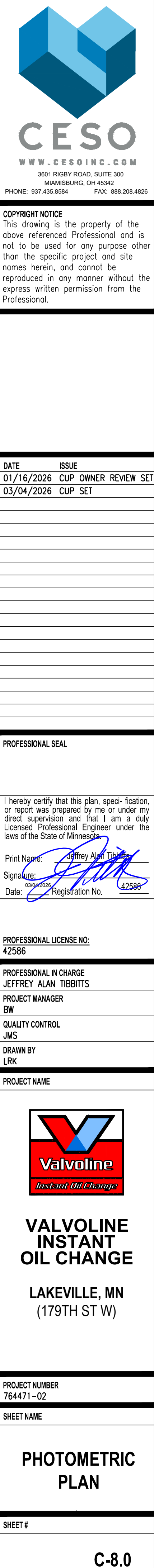
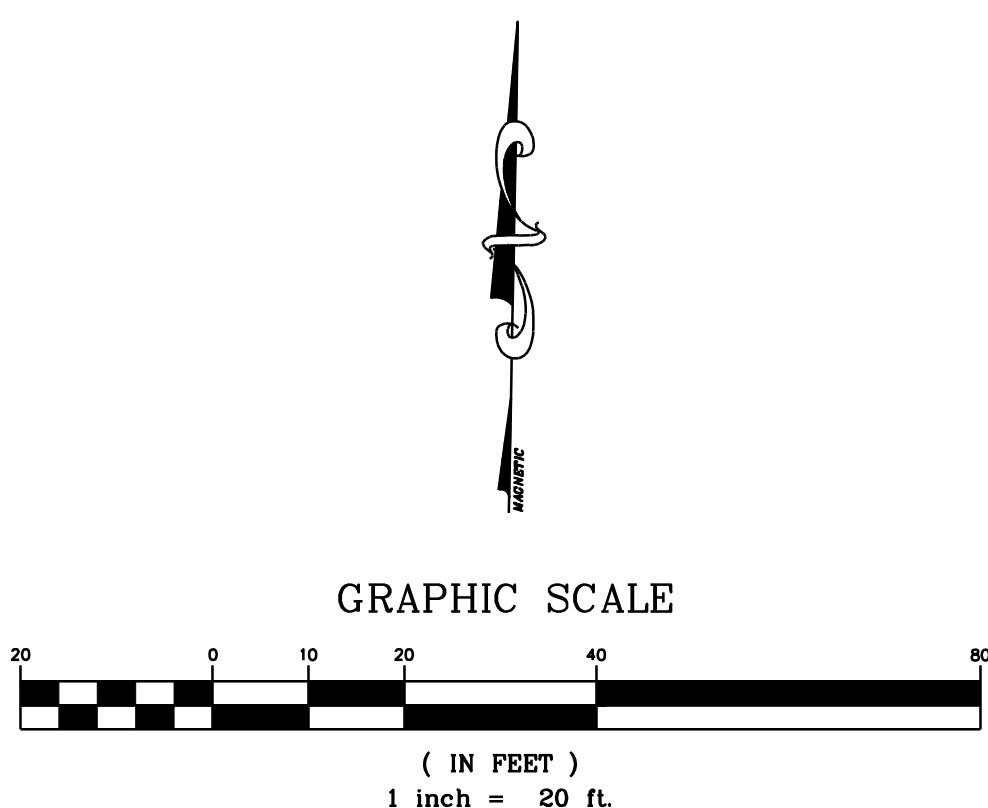
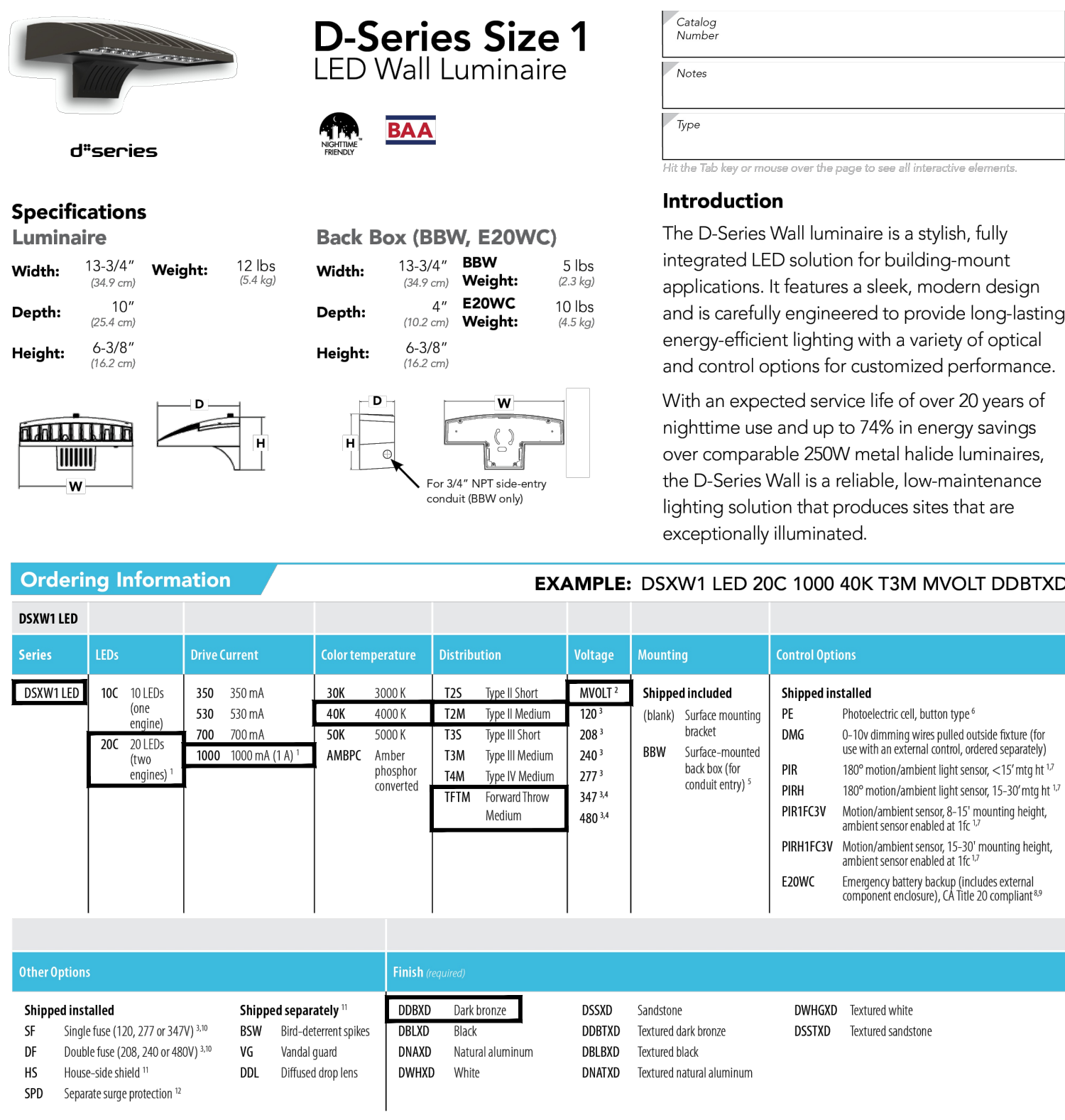
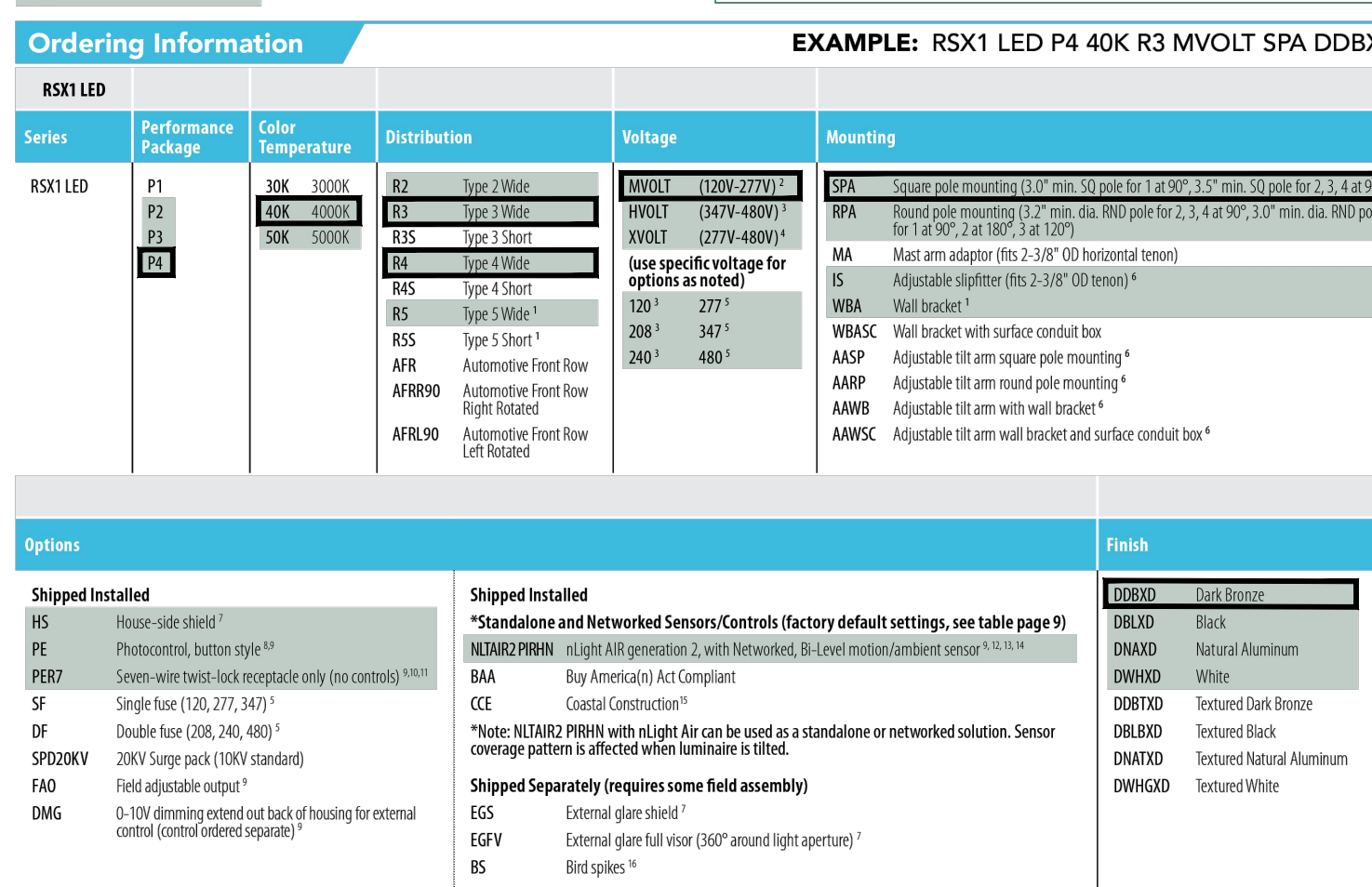
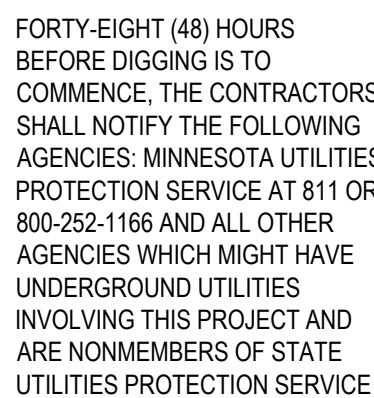
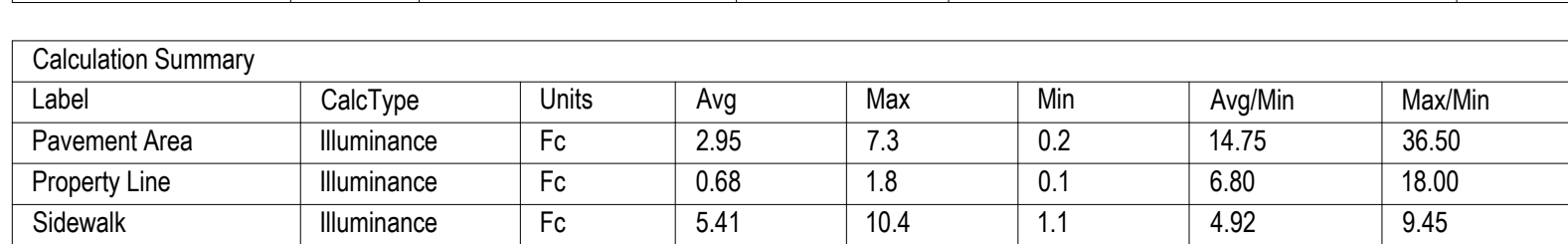
SHEET NAME

DRAINAGE
PLAN

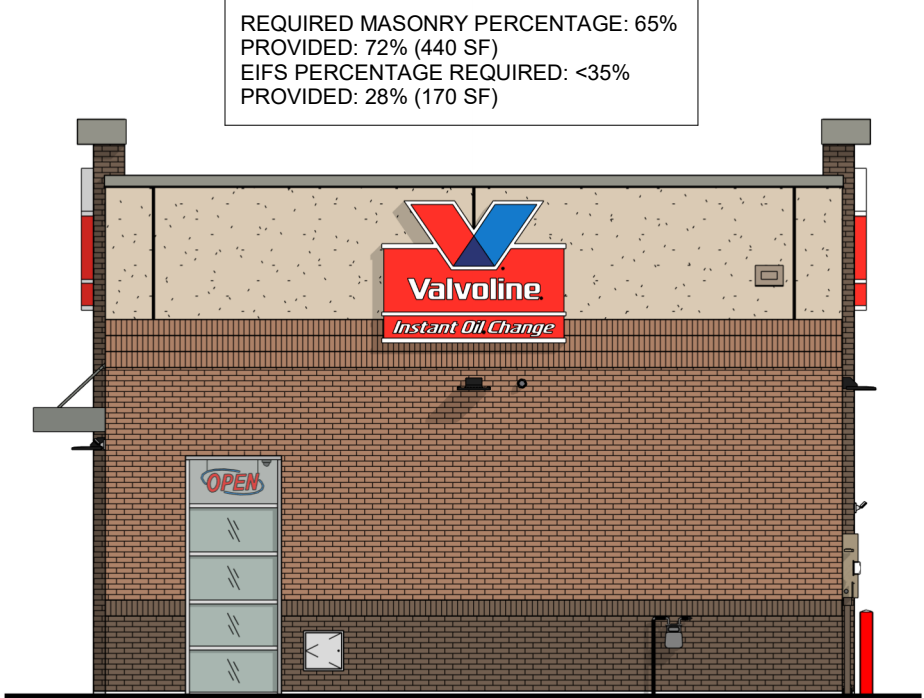
SHEET #

C-4.2

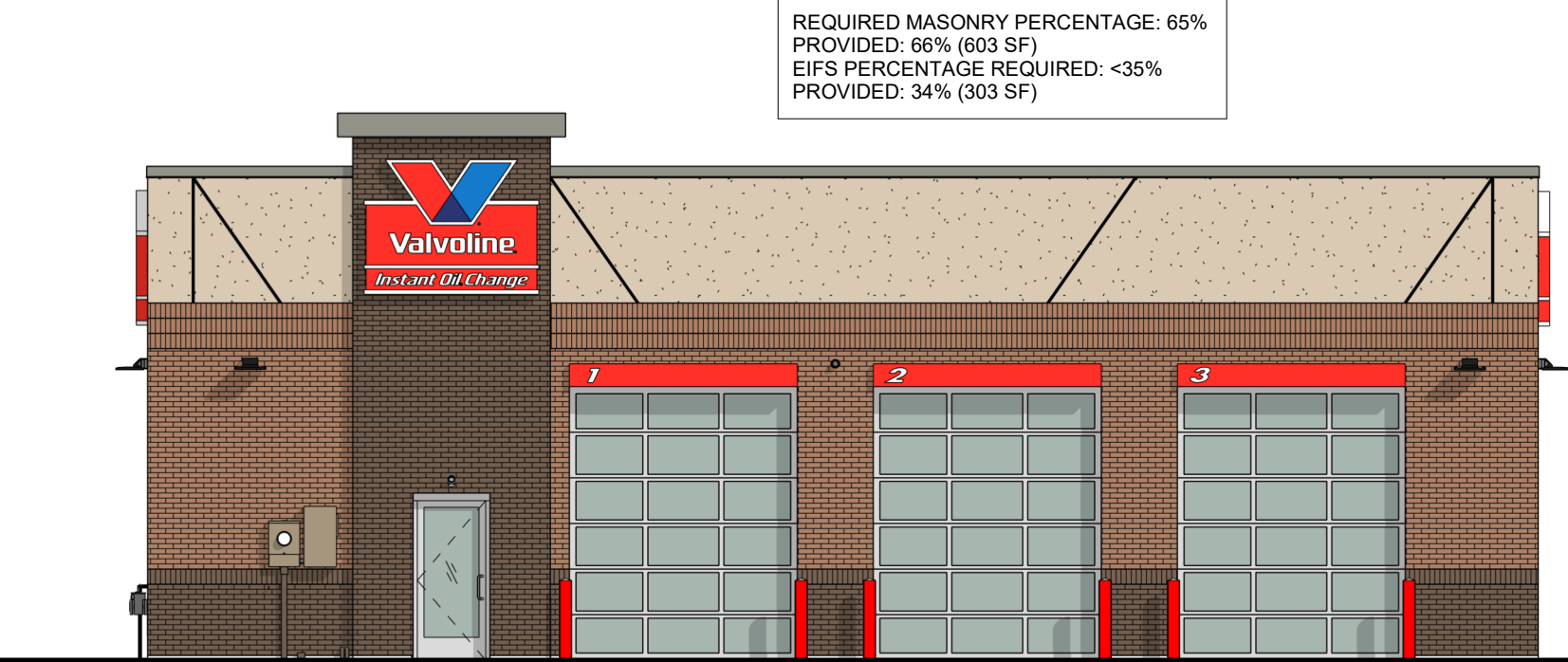




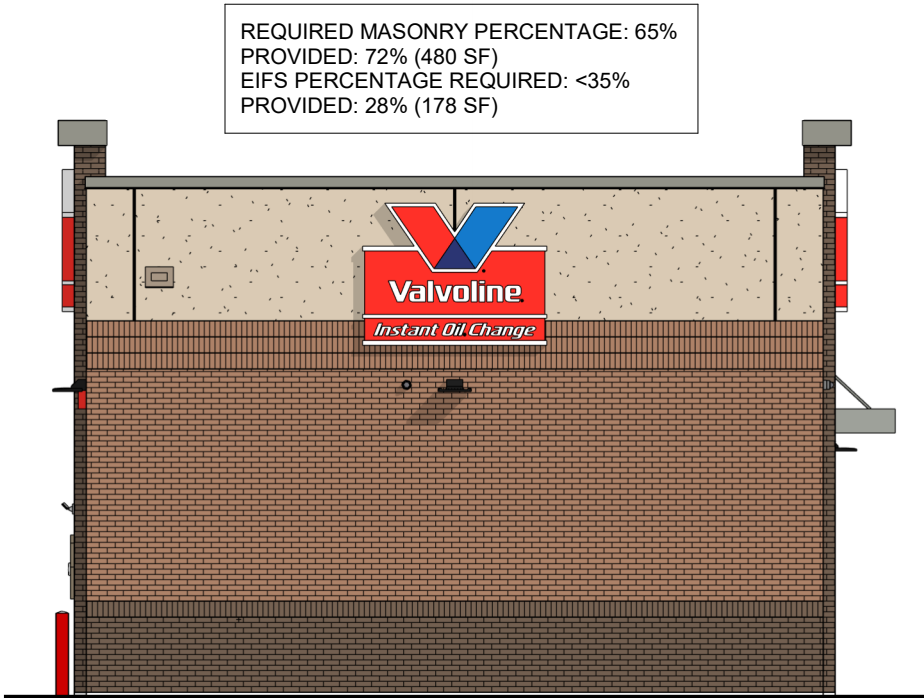
Autodesk Docs://VIOC Lakeville MN (179th W)/VIOC - Lakeville, MN (179th W) - RVT24.rvt 5/8/2026 11:20:33 AM



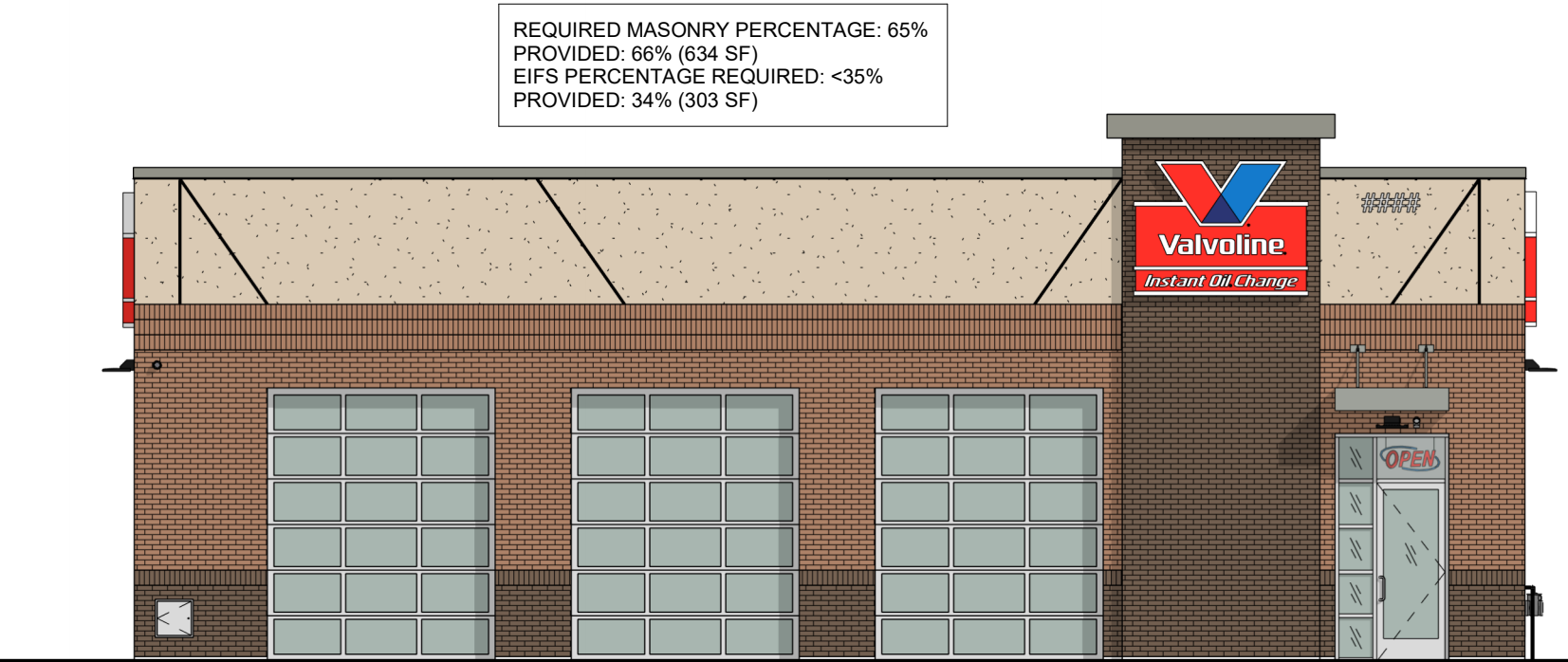
2 EXTERIOR ELEVATION (RIGHT)
Scale: 1/8" = 1'-0"



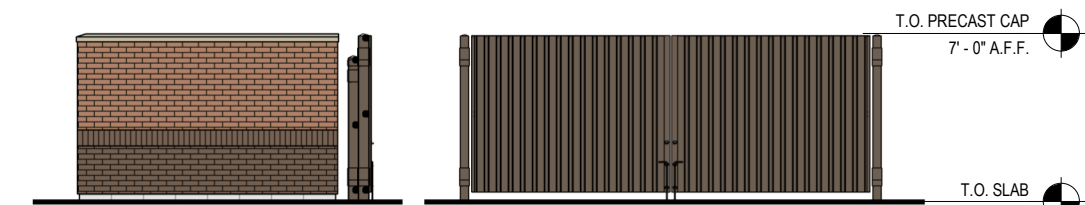
1 EXTERIOR ELEVATION (REAR)
Scale: 1/8" = 1'-0"



4 EXTERIOR ELEVATION (LEFT)
Scale: 1/8" = 1'-0"



3 EXTERIOR ELEVATION (FRONT)
Scale: 1/8" = 1'-0"



5 TRASH ENCLOSURE ELEVATIONS
Scale: 1/8" = 1'-0"

- T.O. TOWER ± 24' - 0"
- T.O. PARAPET ± 21' - 8"
- T.O. ACCENT BAND 14' - 0"
- B.O. ACCENT BAND 12' - 0"
- T.O. WAINSCOT 4' - 0"
- UPPER LEVEL 0' - 0"

- T.O. TOWER ± 24' - 0"
- T.O. PARAPET ± 21' - 8"
- T.O. ACCENT BAND 14' - 0"
- B.O. ACCENT BAND 12' - 0"
- T.O. WAINSCOT 4' - 0"
- UPPER LEVEL 0' - 0"

EXTERIOR FINISHES - BRICK / BRICK

EXTERIOR INSULATED FINISH SYSTEM:	DRYVIT (SANDPEBBLE FINE) COLOR #1: #113 AMARILLO WHITE	MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLAZING.
THIN BRICK #1 (WAINSCOT AND TOWER):	GLEN-GERY "MODULAR BAXTER BROWN WIRECUT"	PREFABRICATED METAL CANOPY:	AWNEX INC. "SEATTLE" DESIGN PREFINISHED AWNEX "BENGAL SILVER"	TRASH ENCLOSURE GATE SYSTEM:	FIELD PAINT SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER
THIN BRICK #2 (ABOVE WAINSCOT):	GLEN-GERY "MODULAR MT RUSHMORE"	PARAPET CAP FLASHING:	ALUMINUM BREAK METAL PREFINISHED TO MATCH PAC-CLAD "SILVER"	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
PRECAST CAP TRASH ENCLOSURE:	CUSTOM CAST STONE - "LIGHT BUFF"	TOWER SOFFIT AND FASCIA:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-12") PREFINISHED PAC-CLAD "SILVER"	ACCESS PANEL:	STAINLESS STEEL
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"	THRU-WALL SCUPPER:	ALUMINUM BREAK METAL - PREFINISHED TO MATCH DIMENSIONAL METALS, INC. - "BEIGE"		

ISSUE RECORD	DATE								

3BAY FLAT ROOF - BRICK / BRICK



CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA

CONDITIONAL USE PERMIT
FINDINGS OF FACT AND RECOMMENDATION

On May 21, 2026, the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of Brian Wellert – Valvoline Instant Oil Change for a conditional use permit for a minor auto repair in the M-2, Mixed Use Cedar Corridor District and to allow a commercial building less than 2,000 square feet of floor area at Lot 6, Block 1, Marketplace at Cedar. The Planning Commission conducted a public hearing on the conditional use permit application preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The subject property is located in Comprehensive Planning District 5, which guides the property for Corridor Mixed Use.
2. The subject site is zoned M-2, Mixed Use Cedar Corridor District.
3. Legal description of the property:

Lot 6, Block 1, Marketplace At Cedar.

4. Chapter 4 of the City of Lakeville Zoning Ordinance provides that a conditional use permit may not be issued unless certain criteria are satisfied. The criteria and our findings regarding them are:

- a. **The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.**

Finding: The proposed minor auto repair use is consistent with the Comprehensive Plan's guided commercial land use and the M-2, Mixed Use Cedar Corridor zoning of the property.

- b. **The proposed use is or will be compatible with present and future land uses of the area.**

Finding: The proposed use will be compatible with the present and future commercial land uses in the surrounding area.

- c. The proposed use conforms to all performance standards contained in the Zoning Ordinance and the City Code.

Finding: Provided compliance with the stipulations of the conditional use permit, the proposed use will conform to all other performance standards contained in the Zoning Ordinance and the City Code.

- d. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.

Finding: The property is served with City sanitary sewer and water. The proposed commercial use will not overburden the City's service capacity.

- e. Traffic generated by the proposed use is within capabilities of streets serving the property.

Finding: The traffic generated by the proposed minor auto repair use will not overburden the streets serving the property.

- 5. The report dated May 14, 2026 and prepared by Heather Botten, Senior Planner is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the conditional use permit conditioned upon compliance with the planning report prepared by Heather Botten, Senior Planner, dated May 14, 2026.

DATED: May 21, 2026

LAKEVILLE PLANNING COMMISSION

BY: _____
Christine Zimmer, Chair



Memorandum

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: May 15, 2026
Subject: Packet Material for the May 21, 2026 Planning Commission Meeting

Agenda Item: Restoration Covenant Church Conditional Use Permit for:

1. Building expansion of religious institution use with new sanctuary space.
2. Exceed 125% of the minimum parking spaces required by the Zoning Ordinance.

Application Action Deadline: June 15, 2026

INTRODUCTION

Applications for a conditional use permit have been submitted by representatives of Restoration Covenant Church for the expansion of the existing 5,400 square foot facility as well as to expand the parking lot to include more than 125% of the minimum number of parking spaces required by the Zoning Ordinance. The existing 5,700 square foot church facility was built in 1980 and is located on a 4.37 acre parcel adjacent to Cedar Avenue (CSAH 23). The plans propose a 7,555 square foot addition for a new 301 seat sanctuary and lobby space, allowing a portion of the existing building to be remodeled for classrooms and activity space with table seating for 130 people. This is the first of three planned additions.

The Restoration Covenant Church plans have been distributed to Engineering and Environmental Resources staff for review.

EXHIBITS

- A. Aerial Location Map

- B. Zoning Map
- C. Existing Conditions and Removals
- D. Site Plan
- E. Grading & Drainage Plan
- F. Utility Plan
- G. Tree Preservation Plan & Inventory (2 pages)
- H. Landscape Plan
- I. Floor Plan
- J. Building Elevations (4 pages)
- K. Photometric Plan
- L. RCC Weekly Schedule of Services, Activities, & Operations (2 Pages)

PLANNING ANALYSIS

Existing Conditions. The site has a 5,400 square foot church and 72 parking spaces and shares an entrance from Cedar Avenue (CSAH 23) with the Spectrum office building to the south.

Adjacent Land Uses.

- North: Single family home (RS-3 District)
- South: Spectrum office building (C-3 District)
- East: Bunker Hill park (P/OS District)
- West: Cedar Avenue (CSAH 23), twinhomes (RST-1 District) and single family homes (RS-3 District)

Zoning. The subject property is zoned RS-3, Single Family Residential District which allows religious institution uses by conditional use permit.

Setbacks. The existing structure and proposed addition meet the RS-3 District setback requirements, as follows:

Front and rear yards – 30 feet

Side Yards – 20 feet

Religious institutions are required to have double the side yard setback requirements, so the setback from the north and south property lines is 20 feet, rather than the 10 feet required for a residential dwelling.

Streets. The subject site abuts Cedar Avenue (CSAH 23), which is classified as a minor principal arterial street in the City's Transportation plan.

Trails and Sidewalks. There is an existing trail along the east side of Cedar Avenue. No additional trails or sidewalks are proposed with this project.

Grading, Drainage and Utility Plans. The grading, drainage and utility plans were submitted to the Engineering Division for their review. The civil plans are still under review and must be finalized prior to consideration by

the City Council. Please refer to the May 15, 2026 Engineering Division report for more detailed review comments.

Tree Preservation. Forestry staff have reviewed the submitted tree preservation plan, which identifies 2,470 inches of significant trees within the property boundary. The removal threshold is 40%, or 988 inches. The plans indicate that 1,819 inches will be removed, so 104 diameter inches of replacement planting is required, which is satisfied by the proposed plantings within the landscape plan.

Signs. Any changes to the structure of the existing freestanding sign or addition of signs to the site require the issuance of building permit before installation.

CONDITIONAL USE PERMIT

Section 11-52-7.D allows religious institutions in the RS-3, Single Family Residential District subject to approval of a conditional use permit. Section 11-19-13.J allows the number of parking spaces to exceed 125% of the minimum number required by conditional use permit subject to the following criteria:

- A. The use and the site in question shall be served by a street of sufficient capacity to accommodate the type and volume of traffic which would be generated and adequate right of way shall be provided.

The site is served by Cedar Avenue (CSAH 23), which is classified as a minor principal arterial street.

- B. The site design for access and parking shall minimize internal as well as external traffic conflicts and shall be in compliance with chapter 19 of this title.

Access to the site will remain unchanged with this building addition.

- C. If applicable, a pedestrian circulation system shall be clearly defined and appropriate provisions made to protect such areas from encroachment by parked or moving vehicles.

The existing sidewalk along the front of the building will be continued along the front of the building expansion, providing a clearly defined pedestrian area.

- D. Adequate off street parking and off street loading shall be provided in compliance with chapters 19 and 20 of this title.

The site currently has 72 parking spaces, with the parking area proposed to be expanded to the east to accommodate up to 153 spaces. Parking for religious institution uses is calculated based on the design capacity of the main assembly, which in this case has a capacity for 301 persons and requiring a minimum of 100 parking spaces. A conditional use

permit is being processed because the site is proposing in excess of 125% of the Zoning Ordinance requirements, which is supported by staff. The applicant has provided information about the activities to be expected at the site (Exhibit L). The other factors factoring in to staff's support of the request is the inability of the site to overflow to local streets for larger events; while there is an adjacent office building to the south of the site, there is no shared parking agreement, meaning those spaces cannot be counted on to be available to be used if needed. Finally, while the proposed future additions to the building do not include an increase to the sanctuary space, the addition of classrooms and multi-purpose spaces increase the likelihood that there will be additional parking demand outside of the traditional worship times.

Prior to City Council consideration of the CUP, the site plan must be revised to show that all parking spaces within the parking lot expansion area meet the nine (9) foot minimum width requirement as required by 11-19-7.1 of the Zoning Ordinance.

- E. Loading areas and drive-up facilities shall be positioned so as to minimize internal site access problems and maneuvering conflicts, to avoid visual or noise impacts on any "adjacent" residential use or district, and provided in compliance with chapter 20 of this title.

Not applicable.

- F. Whenever a nonresidential use "is adjacent to" a residential use or district, a buffer area with screening and landscaping shall be provided in compliance with chapter 21 of this title.

The landscape plan indicates that a number of existing trees along the north property line will remain on site and that two clusters of coniferous trees will be added in those areas to provide additional buffering to the single family home in that area.

- G. General site screening and landscaping shall be provided in compliance with chapter 21 of this title.

The landscape plan includes proposed plantings around the perimeter of the site and the parking lot. Parking lot screening has also been added to west, south, and east sides of the parking lot. No plantings are proposed in the area of the future building additions. The City Forester has reviewed and approved the landscape plan. Prior to any landscape inspections on site, an as-planted landscape plan must be submitted to Forestry staff.

- H. All exterior lighting shall be so directed so as not to cast glare toward or onto the public right of way or neighboring residential uses or districts, and shall be in compliance with section 11-16-17 of this title.

The photometric plan indicates that parking lot lighting will be 20 foot tall poles on a 2.5 foot tall base and located within the center rows of parking. The light levels are in compliance with section 11-16-17 of the Zoning Ordinance.

- I. Potential exterior noise generated by the use shall be identified and mitigation measures as may be necessary shall be imposed to ensure compliance with section 11-16-25 of this title.

There is not anticipated to be any exterior noise generated by the use beyond the general day to day activity.

- J. The site drainage system shall be subject to the review and approval of the city engineer.

The stormwater system is still under review by Engineering staff. The civil plans must be approved by the Engineering Division as well as a Site Improvement Performance Agreement and Stormwater Maintenance Agreement executed by the Developer and approved by the City Council prior to any construction beginning on site.

- K. The architectural appearance and functional design of the building and site shall not be so dissimilar to the existing or potential buildings and area so as to cause a blighting influence. All sides of the principal and accessory structures are to have essentially the same or coordinated, harmonious exterior finish materials and treatment.

The proposed building addition is primarily clad in cultured stone, face brick, and glass (79%), in compliance with Zoning Ordinance requirements. The Zoning Ordinance permits the east elevation of the structure, which faces away from public right of way, and will be covered and/or removed at the time of building expansion, to utilize grade D materials. The existing structure will have new exterior materials as well, such as to give the entire structure a cohesive appearance.

The proposed addition has an overall height to the peak of 33 feet, 4 inches, which is less than the 35 foot maximum height allowed in the RS-3 district. The building also proposed a painted metal cross atop the building, which would have a height of approximately 40 feet. Section 11-17-74 D exempts church spires and crosses or other symbols as an element of the principal building

- L. Provisions shall be made for daily litter control, an interior location for recycling, and trash handling and storage or an outdoor, enclosed receptacle area shall be provided in compliance with section 11-18-11 of this title.

A temporary trash enclosure will be created on the east side of the building addition. A permanent trash enclosure is planned to be constructed at the east side of the parking lot once the church is working on the final phase of construction.

- M. All signs and informational or visual communication devices shall be in compliance with chapter 23 of this title.

A small monument sign exists on site currently for the church. Any structural changes to the sign require a sign permit to be issued prior

- N. The use and site shall be in compliance with any federal, state or county law or regulation that is applicable and any related permits shall be obtained and documented to the city.

Not applicable

- O. Any applicable business licenses mandated by this code are approved and obtained.

Not applicable

- P. The hours of operation may be restricted when there is judged to be an incompatibility with a residential use or district.

The hours of church operation are not expected to be incompatible with the area.

- Q. The use complies with all applicable performance standards of the zoning district in which it is located and where applicable.

The use complies with the performance standards of the RS-3 district.

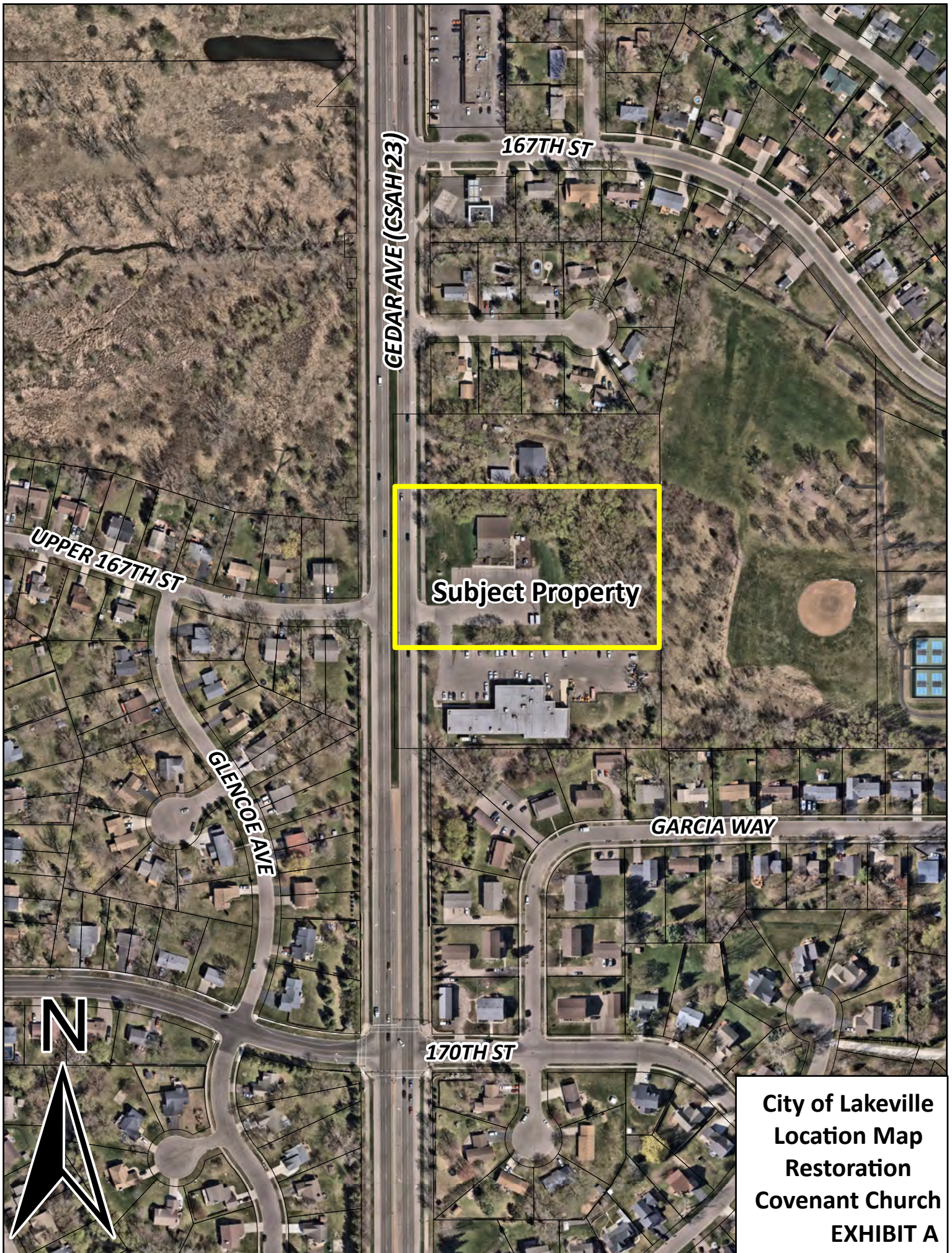
RECOMMENDATION

Community Development staff have reviewed the plans for Restoration Covenant Church and determined they meet the requirements of the Zoning and Subdivision Ordinances and recommends approval of a conditional use permit, subject to the following stipulations:

1. The stipulations and recommendations listed in the Engineering Division memorandum dated May 15, 2026.
2. Civil plans must be approved by the Engineering Division.
3. A Site Improvement Performance Agreement (SIPA) and Stormwater Maintenance Agreement (SMA) must be executed, approved by the City Council, and recorded with Dakota County prior to construction beginning on the site.
4. The building and site shall be developed consistent with the plans approved by the City Council.

5. A landscape security shall be submitted with the SIPA.
6. An as-planted landscape plan must be submitted prior to a landscape inspection of the site.
7. Prior to City Council consideration of the CUP, the site plan must be revised to show that all parking spaces within the parking lot expansion area meet the nine (9) foot minimum width requirement as required by 11-19-7.I of the Zoning Ordinance.

Findings of fact are attached for consideration.



CEDAR AVE (CSAH 23)

167TH ST

UPPER 167TH ST

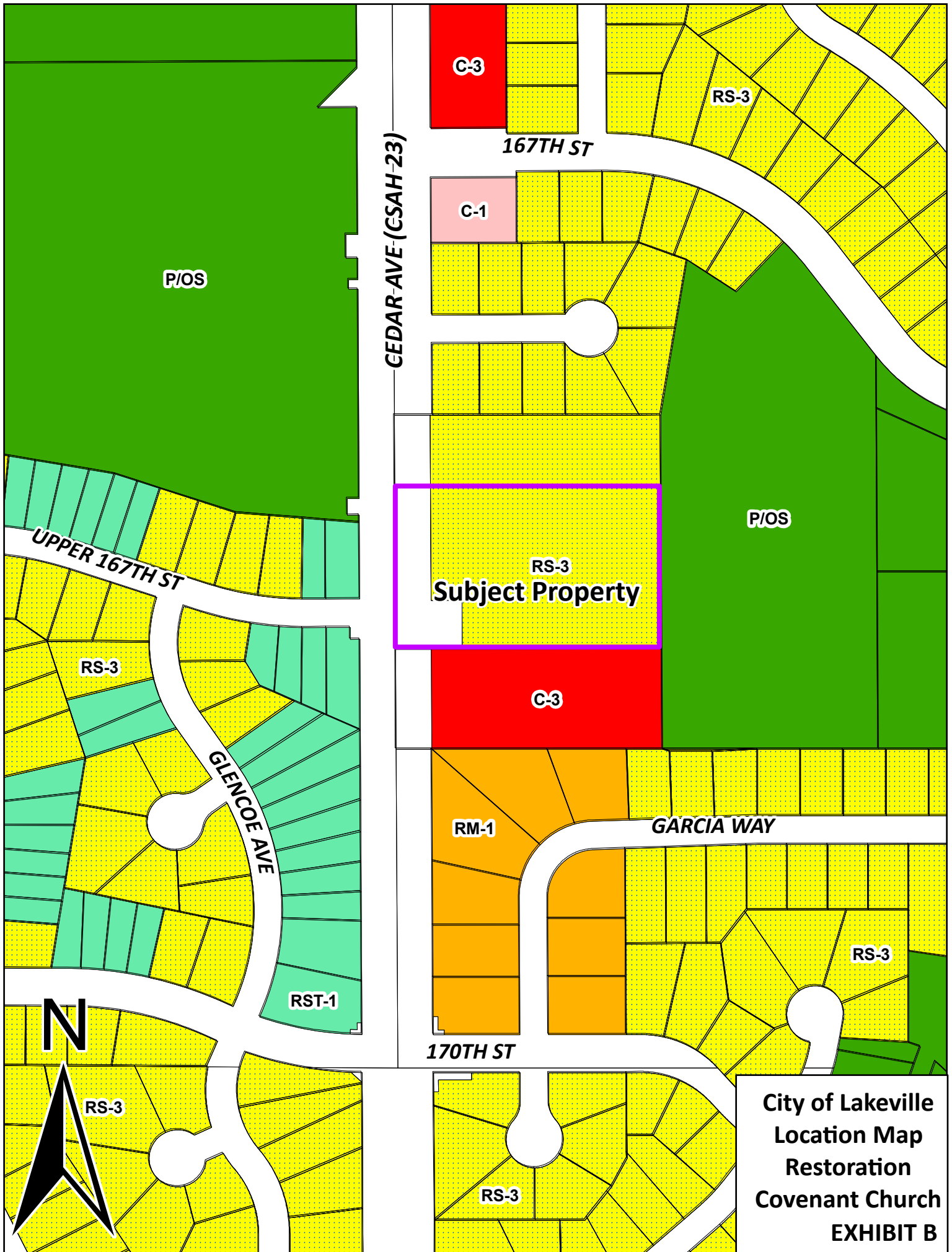
GLENCOE AVE

Subject Property

GARCIA WAY

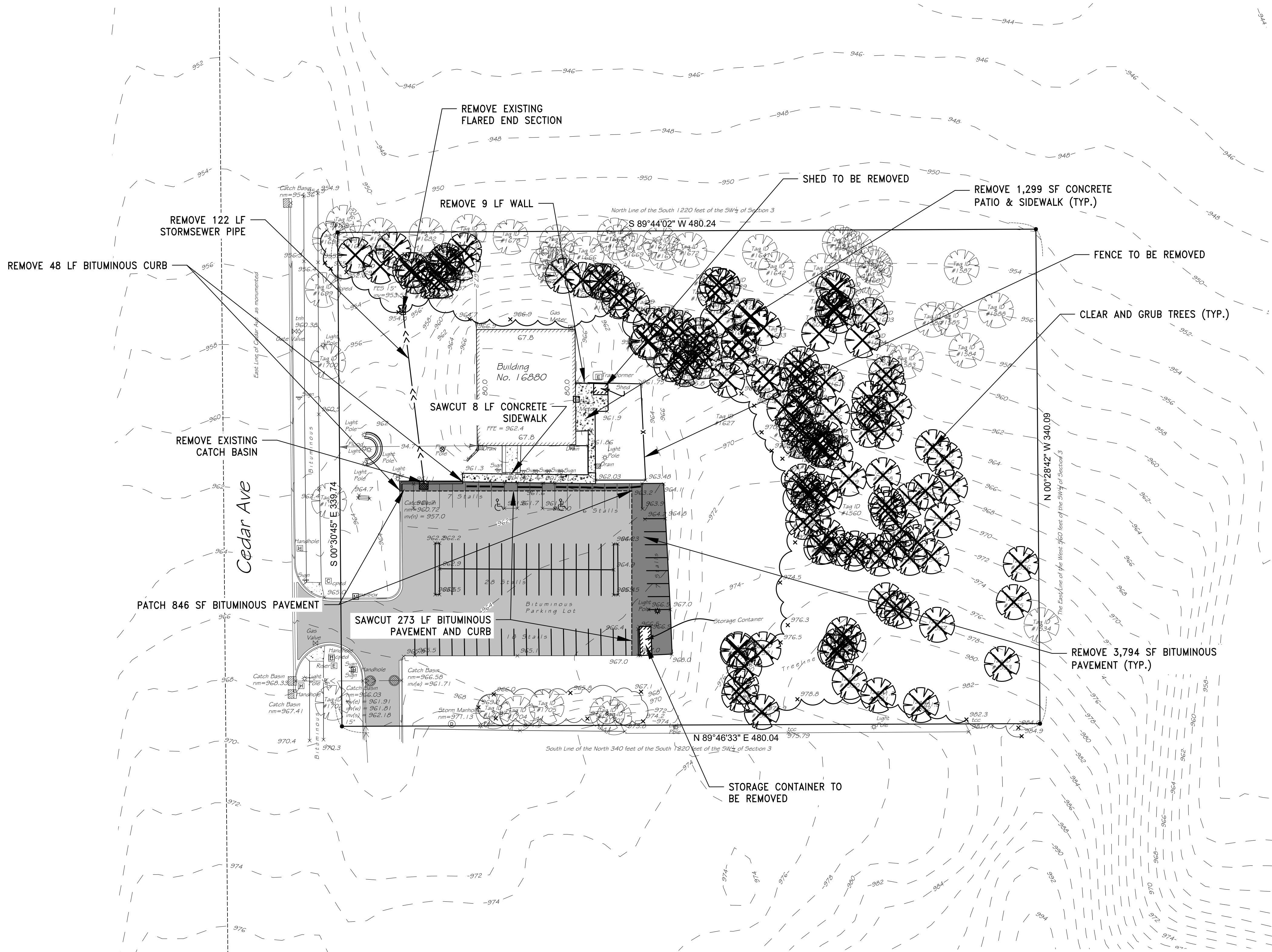
170TH ST

City of Lakeville
Location Map
Restoration
Covenant Church
EXHIBIT A

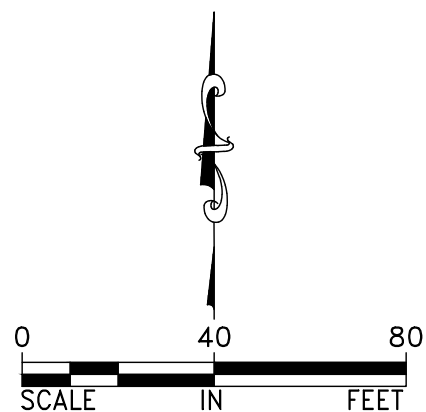


City of Lakeville
Location Map
Restoration
Covenant Church
EXHIBIT B

f:\survey\3-114-20 - dakota\16680 cedar ave\02 engineering - 91180\01 CAD\05 Sheet Files\03 Existing Conditions & Removals Plan.dwg



- LEGEND**
- EXISTING CONTOUR
 - EXISTING BUILDING
 - EXISTING CURB & GUTTER
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATERMAIN
 - EXISTING CONCRETE PAVEMENT
 - EXISTING BITUMINOUS PAVEMENT
 - EXISTING FENCE
 - EXISTING SIGN
 - EXISTING HYDRANT
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FES
 - EXISTING CATCH BASIN
 - REMOVE TREE (VERIFY WITH TREE PRESERVATION PLAN)
 - REMOVE CONCRETE PAVEMENT
 - REMOVE BITUMINOUS PAVEMENT
 - SAWCUT PAVEMENT



DESIGNED BY: JAP	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. NOT FOR CONSTRUCTION JEFFREY A. PRASCH, P.E. DATE: 12.22.25 LIC. NO.: 52706	REVISIONS	
DRAWN BY: ABL		02.10.26	EXISTING CONTOURS AND RETAINING WALL
CHECKED BY: GRP		04.16.26	CITY COMMENTS

DEMARC
LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.DemarcInc.com

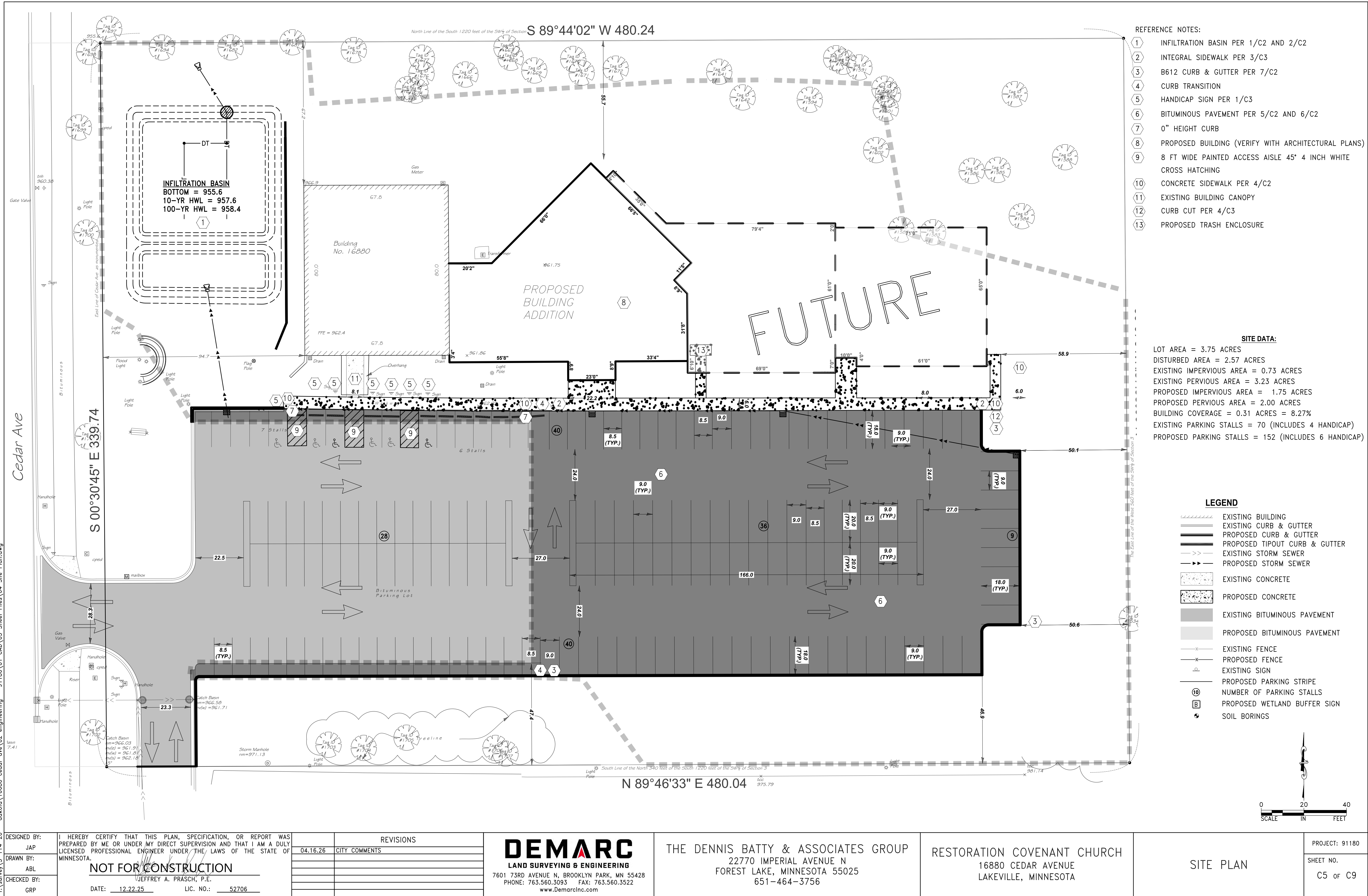
THE DENNIS BATTY & ASSOCIATES GROUP
22770 IMPERIAL AVENUE N
FOREST LAKE, MINNESOTA 55025
651-464-3756

RESTORATION COVENANT CHURCH
16880 CEDAR AVENUE
LAKEVILLE, MINNESOTA

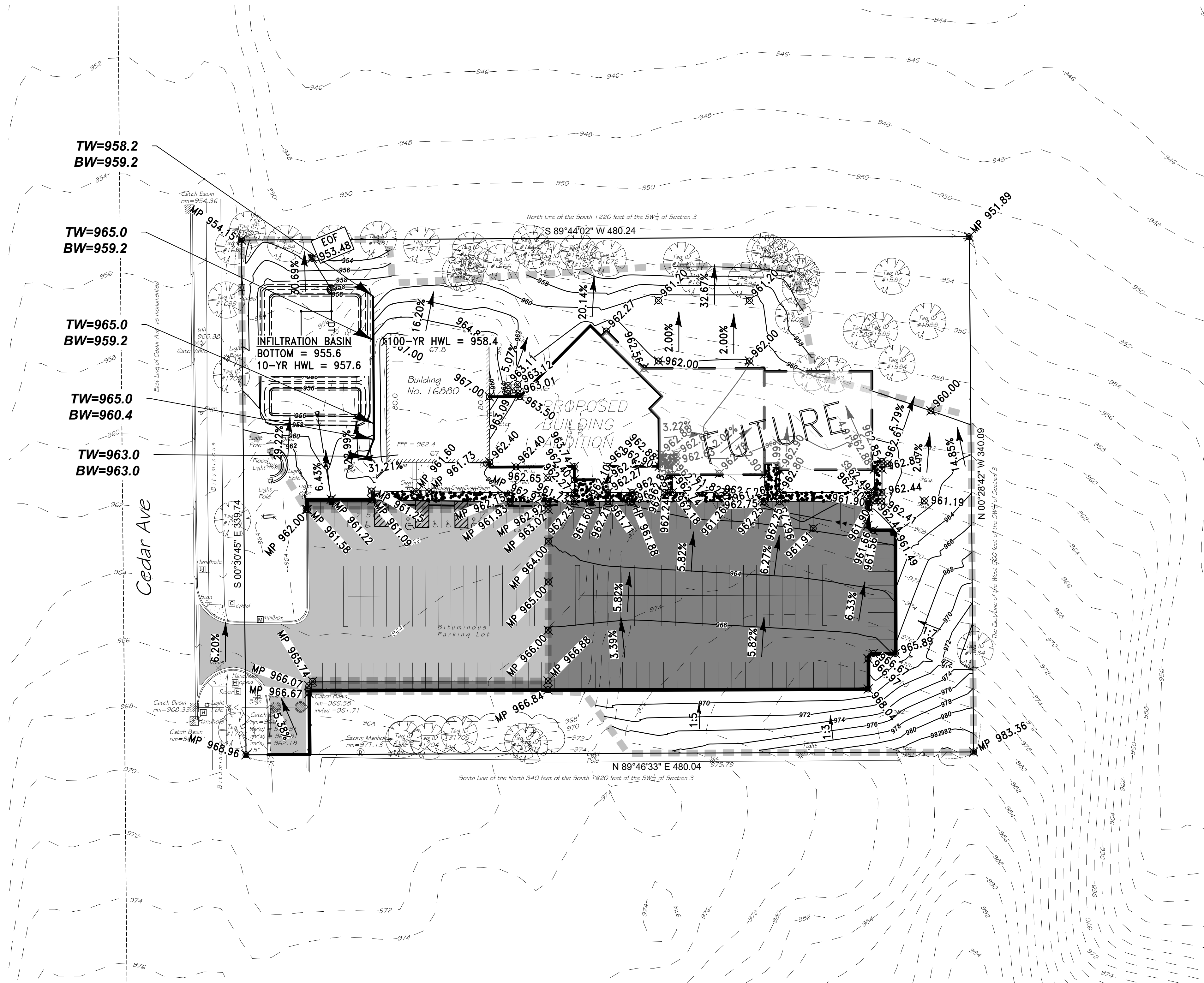
EXISTING CONDITIONS &
REMOVALS

PROJECT: 91180
SHEET NO.
C4 OF C9

f:\survey\3-114-20 - dakota\16680 cedar ave\02 engineering - 91180\01 CAD\05 Sheet Files\04 Site Plan.dwg



f:\survey\3-114-20 - dakota\16680 cedar ave\02 engineering - 91180\01 CAD\05 Sheet Files\05 Grading & Drainage Plan.dwg



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED TIPOUT CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED BITUMINOUS CURB
- PROPOSED GRADING LIMITS
- PROPOSED SLOPE
- HP 910.00 PROPOSED HIGH POINT
- MP 910.00 PROPOSED MATCH POINT
- LP 910.00 PROPOSED LOW POINT
- TS 910.00 PROPOSED TOP OF SLAB
- PROPOSED GUTTER LINE OR FINISHED GROUND ELEVATION
- PROPOSED WETLAND BUFFER
- EDGE OF DELINEATED WETLAND
- PROPOSED WETLAND BUFFER SIGN
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED EMERGENCY OVERFLOW

DESIGNED BY:	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS		
JAP	PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY		
DRAWN BY:	LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF		
ABL	MINNESOTA.		
CHECKED BY:	NOT FOR CONSTRUCTION		
GRP	JEFFREY A. PRASCH, P.E.		
	DATE: 12.22.25	LIC. NO.:	52706

REVISIONS	
02.10.26	EXISTING CONTOURS AND RETAINING WALL
04.16.26	CITY COMMENTS

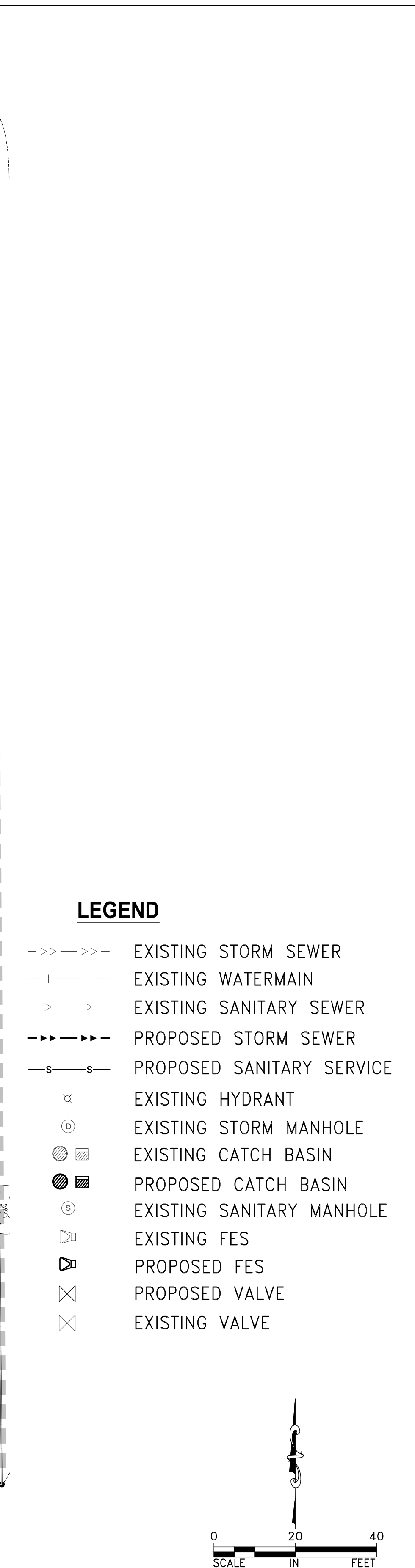
DEMARC
LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.DemarcInc.com

THE DENNIS BATTY & ASSOCIATES GROUP
22770 IMPERIAL AVENUE N
FOREST LAKE, MINNESOTA 55025
651-464-3756

RESTORATION COVENANT CHURCH
16880 CEDAR AVENUE
LAKEVILLE, MINNESOTA

GRADING & DRAINAGE PLAN

PROJECT: 91180
SHEET NO.
C6 OF C9

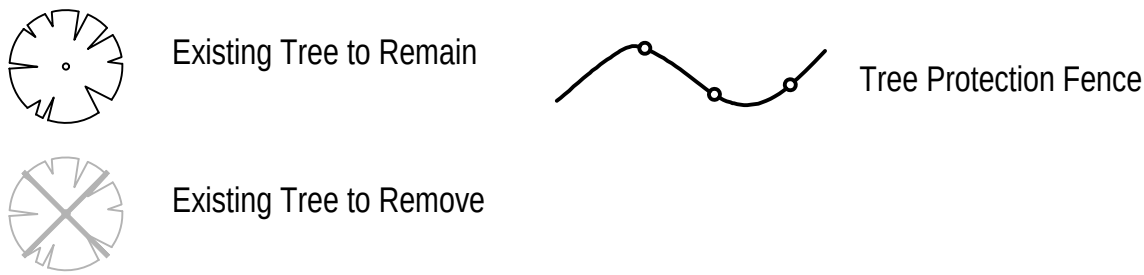


UTILITY PLAN	PROJECT: 91180
	SHEET NO. C7 of C9

GENERAL NOTES:

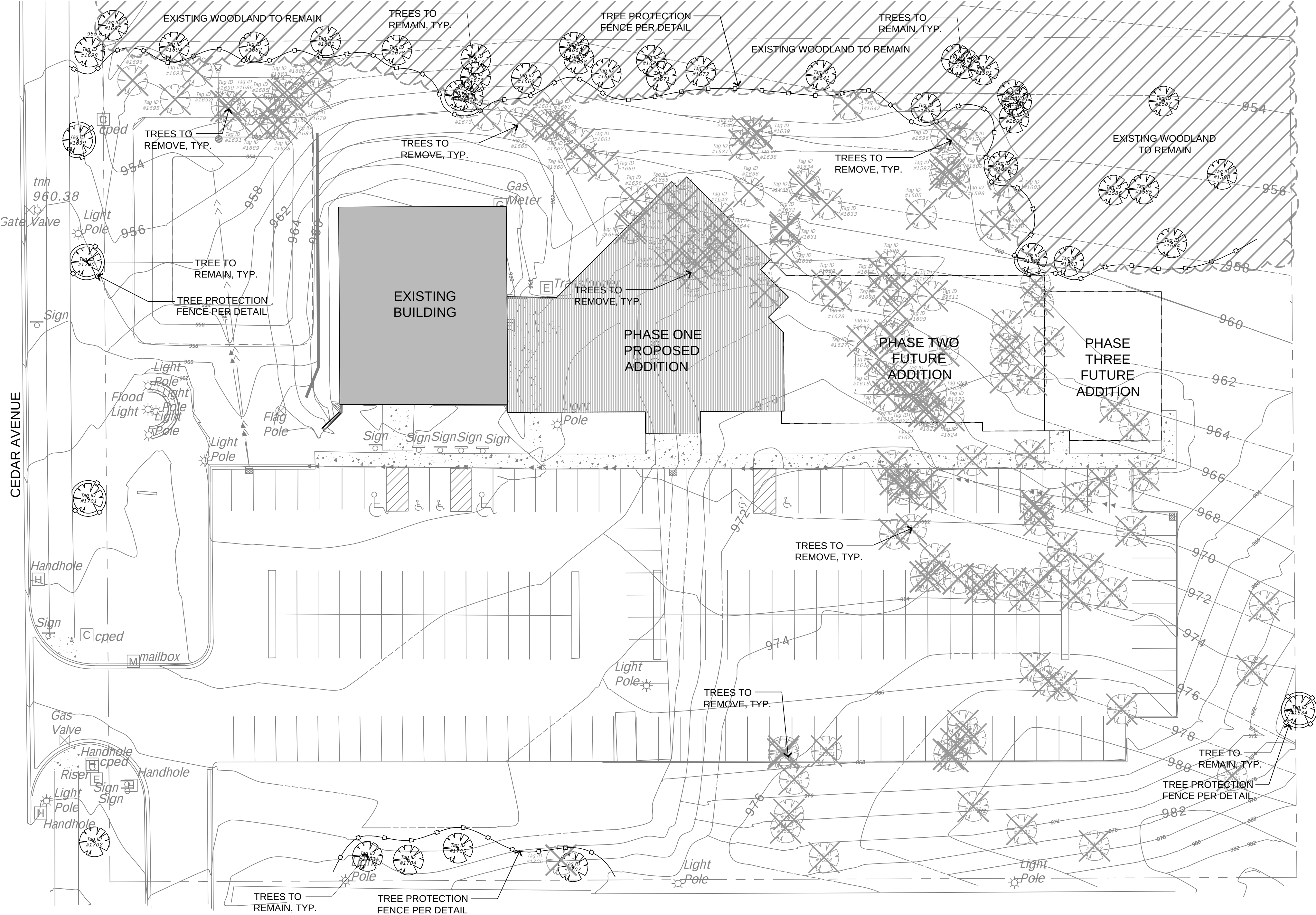
1. See Civil Engineer's plans for site plan layout and dimensions.
2. Contractor to coordinate all work in the city right-of-way with City of Lakeville Public Works Department.
3. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
4. See Civil Engineer's Plans for proposed grading & utilities.
5. See Sheet L2 for Landscape Details, Notes, and Schedule.
6. Refer to Civil Engineer's Plans for work limits and extent of grading.

LANDSCAPE LEGEND:



NOTE: Refer to Civil 'Existing Conditions & Removals' Plan for Tree Removals. Unless otherwise noted on civil plans, grind stumps to a minimum of 30" below grade.

*** SEE SHEET L4 FOR TREE MITIGATION NOTES, SEE SHEET L5 FOR TREE MITIGATION SCHEDULES ***



TREE PRESERVATION AND MITIGATION PLAN:

CITY OF LAKEVILLE LANDSCAPE TREE PRESERVATION REQUIREMENTS:

Zoning: Residential District

Development in residential districts may remove or disturb up to forty percent (40%) of the total diameter inches of significant trees without replacement; any tree removal or disturbance beyond this threshold shall require replacement tree planting.

Tree Replacement Requirements:

- a. **Common Trees:** Twelve and one-half percent (12.5%) of the diameter inches removed above the removal limits shall be replaced.
- b. **Conifer Trees:**
 - (1) Twenty five percent (25%) of the diameter inches removed above the removal limit must be replaced.
 - (2) Coniferous species shall be replaced with new trees, either coniferous or deciduous, at a rate of twenty five percent (25%) the diameter of inches removed.
- c. **Hardwood Deciduous Trees:** Fifty percent (50%) of the diameter inches removed above the removal limit shall be replaced with new deciduous or coniferous tree diameter inches.
- d. **Heritage Trees:** One hundred percent (100%) of diameter inches removed must be replaced.

* Replacement tree species shall be limited to those identified on the City of Lakeville Building Permit Guidelines, except as otherwise approved by the City Forester, and the following:
-- Where ten (10) or more replacement trees are required, not more than twenty percent (20%) shall be of the same genus.
-- Ornamental tree species of a lesser size may comprise up to fifteen percent (15%) of the required replacement diameter inches provided that the required total replacement diameter inches is met.

MITIGATION REQUIREMENTS CALCULATION:

TOTAL EXISTING SIGNIFICANT INCHES: 2,470
TOTAL SIGNIFICANT INCHES REMOVED: 1,819

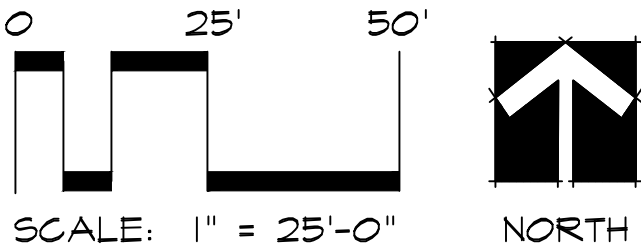
40% ALLOWED REMOVAL: 988
SIGNIFICANT INCHES PRESERVED: 651
TOTAL MITIGATION INCHES REQUIRED: 104

OVERSTORY TREES PROPOSED: 17
COLUMNAR TREES PROPOSED: 04
CONIFEROUS TREES PROPOSED: 15
ORNAMENTAL TREES PROPOSED: 07

TOTAL TREES PROPOSED: 43
TOTAL MITIGATION INCHES PROPOSED: 104

TREES TO REMAIN IN THE WORK LIMITS NOTE:

All trees scheduled to remain within the work limits shall have a forester limb them up, remove suckers & crossing branches, and ensure clearances for vehicles and trucks. Clear and grub any underbrush.



CALYX DESIGN GROUP
Landscape Architecture & Planning

475 CLEVELAND AVE. N, SUITE 101A, ST PAUL, MN 55104
PHONE: 651.788.9018
www.calyxdesigngroup.com

ISSUE DATE: 03/09/2026	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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA. PRELIMINARY DATE: xx/xx/xxxx LIC. NO.: 48084	REVISIONS	
DRAWN BY: AL		1	01/09/2026 Preliminary Landscape Set
CHECKED BY: BH		2	01/23/2026 Preliminary Landscape Revisions
		3	03/20/2026 CUP Application Submittal

DEMARC
LAND SURVEYING & ENGINEERING

7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.DemarcInc.com

THE DENNIS BATTY & ASSOCIATES GROUP
22770 IMPERIAL AVENUE N
FOREST LAKE, MINNESOTA 55025
651-464-3756

RESTORATION COVENANT CHURCH
16880 CEDAR AVENUE
LAKEVILLE, MINNESOTA 55068

TREE
PRESERVATION &
MITIGATION PLAN

PROJECT: 25147

SHEET NO.

L0 OF L5

TREE MITIGATION SHEDULES:

TagID	Common Name	Classification	Caliper	Condition	Significant?	Save/Remove?	Notes:
1518	Sberian Elm	INVASIVE	7	FAIR	NO	REMOVE	
1519	Sberian Elm	INVASIVE	6	FAIR	NO	REMOVE	
1520	Sberian Elm	INVASIVE	7	FAIR	NO	REMOVE	
1521	Box Elder	COMMON	19	POOR	NO	REMOVE	Major decay at the base
1522	Sberian Elm	INVASIVE	6	FAIR	NO	REMOVE	
1523	Sberian Elm	INVASIVE	6	FAIR	NO	REMOVE	
1524	Sberian Elm	INVASIVE	7	FAIR	NO	REMOVE	2 Trunks - 7, 6
1525	Box Elder	COMMON	8	FAIR	YES	REMOVE	
1526	Box Elder	COMMON	7	FAIR	YES	REMOVE	
1527	Box Elder	COMMON	14	FAIR	YES	REMOVE	2 Trunks - 14, 12
1528	Box Elder	COMMON	10	FAIR	YES	REMOVE	
1529	Box Elder	COMMON	11	FAIR	YES	REMOVE	
1530	Sberian Elm	INVASIVE	6	FAIR	NO	REMOVE	
1531	Sberian Elm	INVASIVE	8	FAIR	NO	REMOVE	
1532	American Elm	COMMON	8	FAIR	YES	REMOVE	
1533	Box Elder	COMMON	13	FAIR	YES	REMOVE	3 Trunks - 13, 8, 7
1534	American Elm	COMMON	9	FAIR	YES	SAVE	
1535	Box Elder	COMMON	20	FAIR	YES	REMOVE	2 Trunks - 20, 13
1536	American Elm	COMMON	6	FAIR	YES	REMOVE	
1537	Cottonwood	COMMON	21	FAIR	YES	REMOVE	
1538	Box Elder	COMMON	8	FAIR	YES	REMOVE	
1539	Box Elder	COMMON	12	FAIR	YES	REMOVE	3 Trunks - 12, 9, 7
1540	Box Elder	COMMON	10	FAIR	YES	REMOVE	
1541	Cottonwood	COMMON	16	FAIR	YES	REMOVE	
1542	Cottonwood	COMMON	16	FAIR	YES	REMOVE	
1543	Cottonwood	COMMON	18	FAIR	YES	REMOVE	
1544	Cottonwood	COMMON	18	FAIR	YES	REMOVE	
1545	Cottonwood	COMMON	15	FAIR	YES	REMOVE	
1546	Cottonwood	COMMON	22	FAIR	YES	REMOVE	
1547	Cottonwood	COMMON	21	FAIR	YES	REMOVE	
1548	Box Elder	COMMON	8	FAIR	YES	REMOVE	
1549	Box Elder	COMMON	12	FAIR	YES	REMOVE	
1550	Box Elder	COMMON	8	FAIR	YES	REMOVE	
1551	Box Elder	COMMON	8	FAIR	YES	REMOVE	
1552	Box Elder	COMMON	7	POOR	NO	REMOVE	50% of tree is dead
1553	Cottonwood	COMMON	32	FAIR	YES	REMOVE	
1554	Box Elder	COMMON	11	FAIR	YES	REMOVE	
1555	Box Elder	COMMON	8	FAIR	YES	REMOVE	2 Trunks - 8, 6
1556	Box Elder	COMMON	10	FAIR	YES	REMOVE	2 Trunks - 10, 8
1557	Box Elder	COMMON	15	FAIR	YES	REMOVE	
1558	Box Elder	COMMON	11	FAIR	YES	REMOVE	
1559	Box Elder	COMMON	8	FAIR	YES	REMOVE	
1560	Box Elder	COMMON	11	FAIR	YES	REMOVE	
1561	Box Elder	COMMON	12	FAIR	YES	REMOVE	
1562	Box Elder	COMMON	16	FAIR	YES	REMOVE	2 Trunks - 16, 11
1563	Box Elder	COMMON	13	FAIR	YES	REMOVE	
1564	Box Elder	COMMON	9	FAIR	YES	REMOVE	
1565	Box Elder	COMMON	20	FAIR	YES	REMOVE	
1566	Cottonwood	COMMON	21	FAIR	YES	REMOVE	
1567	Box Elder	COMMON	9	FAIR	YES	REMOVE	
1568	Cottonwood	COMMON	24	FAIR	YES	REMOVE	
1569	Cottonwood	COMMON	18	FAIR	YES	REMOVE	
1570	Cottonwood	COMMON	22	FAIR	YES	REMOVE	
1571	Cottonwood	COMMON	16	FAIR	YES	REMOVE	
1572	Cottonwood	COMMON	23	FAIR	YES	REMOVE	
1573	Cottonwood	COMMON	18	FAIR	YES	REMOVE	
1574	Box Elder	COMMON	23	FAIR	YES	REMOVE	
1575	Box Elder	COMMON	13	FAIR	YES	REMOVE	3 Trunks - 13, 12, 9
1576	Box Elder	COMMON	14	FAIR	YES	REMOVE	
1577	Box Elder	COMMON	25	FAIR	YES	REMOVE	
1578	Box Elder	COMMON	14	FAIR	YES	REMOVE	
1579	Box Elder	COMMON	7	FAIR	YES	REMOVE	
1580	Box Elder	COMMON	12	FAIR	YES	REMOVE	
1581	Box Elder	COMMON	10	FAIR	YES	REMOVE	
1582	Box Elder	COMMON	20	FAIR	YES	SAVE	
1583	Box Elder	COMMON	18	FAIR	YES	SAVE	2 Trunks - 18, 17
1584	Black Walnut	DEGDUOUS	11	GOOD	YES	SAVE	
1585	Box Elder	COMMON	25	FAIR	YES	SAVE	
1586	Box Elder	COMMON	19	FAIR	YES	SAVE	2 Trunks - 19, 13
1587	Box Elder	COMMON	7	FAIR	YES	SAVE	
1588	Green Ash	COMMON	7	FAIR	NO	SAVE	Appears healthy
1589	Box Elder	COMMON	11	FAIR	YES	SAVE	
1590	Box Elder	COMMON	13	FAIR	YES	SAVE	
1591	Box Elder	COMMON	10	FAIR	YES	SAVE	
1592	Box Elder	COMMON	9	FAIR	YES	SAVE	
1593	Box Elder	COMMON	7	FAIR	YES	SAVE	
1594	Box Elder	COMMON	15	FAIR	YES	SAVE	
1595	Box Elder	COMMON	16	FAIR	YES	REMOVE	
1596	Box Elder	COMMON	20	FAIR	YES	REMOVE	
1597	Box Elder	COMMON	14	POOR	NO	REMOVE	Mechanical damage along trunk
1598	Box Elder	COMMON	18	FAIR	YES	REMOVE	
1599	Box Elder	COMMON	16	FAIR	YES	REMOVE	
1600	Box Elder	COMMON	18	FAIR	YES	REMOVE	2 Trunks - 18, 6

1601	Box Elder	COMMON	13	FAIR	YES	SAVE	
1602	Box Elder	COMMON	13	FAIR	YES	SAVE	
1603	Box Elder	COMMON	10	FAIR	YES	REMOVE	
1604	Box Elder	COMMON	16	FAIR	YES	REMOVE	
1605	Box Elder	COMMON	12	FAIR	YES	REMOVE	
1606	Box Elder	COMMON	22	FAIR	YES	REMOVE	
1607	Box Elder	COMMON	15	FAIR	YES	REMOVE	
1608	Box Elder	COMMON	12	FAIR	YES	REMOVE	
1609	Box Elder	COMMON	10	FAIR	YES	REMOVE	
1610	Box Elder	COMMON	24	FAIR	YES	REMOVE	3 Trunks - 24, 17, 14
1611	Box Elder	COMMON	21	POOR	NO	REMOVE	Decay at base
1612	Box Elder	COMMON	12	FAIR	YES	REMOVE	
1613	Box Elder	COMMON	14	FAIR	YES	REMOVE	
1614	Box Elder	COMMON	15	FAIR	YES	REMOVE	
1615	Box Elder	COMMON	18	FAIR	YES	REMOVE	
1616	Box Elder	COMMON	14	FAIR	YES	REMOVE	
1617	Box Elder	COMMON	11	FAIR	YES	REMOVE	
1618	Box Elder	COMMON	7	FAIR	YES	REMOVE	
1619	Box Elder	COMMON	8	FAIR	YES	REMOVE	
1620	Box Elder	COMMON	9	FAIR	YES	REMOVE	
1621	Box Elder	COMMON	14	FAIR	YES	REMOVE	
1622	Box Elder	COMMON	16	FAIR	YES	REMOVE	
1623	Box Elder	COMMON	11	FAIR	YES	REMOVE	
1624	Box Elder	COMMON	15	FAIR	YES	REMOVE	2 Trunks - 15, 14
1625	Box Elder	COMMON	20	POOR	NO	REMOVE	Major decay at base
1626	Box Elder	COMMON	11	POOR	NO	REMOVE	2 Trunks - 11, 9(9' trunk is in poor conditio
1627	Box Elder	COMMON	14	FAIR	YES	REMOVE	
1628	Box Elder	COMMON	13	FAIR	YES	REMOVE	
1629	Box Elder	COMMON	20	FAIR	YES	REMOVE	
1630	Box Elder	COMMON	9	FAIR	YES	REMOVE	
1631	Box Elder	COMMON	9	FAIR	YES	REMOVE	
1632	Box Elder	COMMON	12	FAIR	YES	REMOVE	
1633	Box Elder	COMMON	8	FAIR	YES	REMOVE	
1634	Box Elder	COMMON	16	FAIR	YES	REMOVE	
1635	Box Elder	COMMON	15	FAIR	YES	REMOVE	
1636	Box Elder	COMMON	9	POOR	NO	REMOVE	Decay along trunk
1637	Box Elder	COMMON	12	FAIR	YES	REMOVE	
1638	Box Elder	COMMON	12	FAIR	YES	REMOVE	
1639	Box Elder	COMMON	12	FAIR	YES	REMOVE	
1640	Box Elder	COMMON	9	FAIR	YES	REMOVE	
1641	Box Elder	COMMON	24	FAIR	YES	SAVE	
1642	Box Elder	COMMON	22	POOR	NO	REMOVE	Broken at base, but still alive, tree is growing horizontally off of the ground
1643	Box Elder	COMMON	12	FAIR	YES	REMOVE	
1644	Box Elder	COMMON	24	FAIR	YES	REMOVE	2 Trunks - 24, 17
1645	Box Elder	COMMON	22	FAIR	YES	REMOVE	
1646	Box Elder	COMMON	22	POOR	NO	REMOVE	Decay at base, tree is 80% dead
1647	American Elm	COMMON	6	FAIR	YES	REMOVE	
1648	Box Elder	COMMON	15	FAIR	YES	REMOVE	
1649	Mulberry	COMMON	7	FAIR	NO	REMOVE	
1650	Box Elder	COMMON	22	FAIR	YES	REMOVE	
1651	Box Elder	COMMON	6	FAIR	YES	REMOVE	
1652	Box Elder	COMMON	8	FAIR	YES	REMOVE	
1653	Box Elder	COMMON	9	FAIR	YES	REMOVE	
1654	Box Elder	COMMON	15	FAIR	YES	REMOVE	
1655	Box Elder	COMMON	22	FAIR	YES	REMOVE	
1656	Mulberry	COMMON	6	FAIR	NO	REMOVE	
1657	Green Ash	COMMON	6	FAIR	NO	REMOVE	Appears healthy
1658	Green Ash	COMMON	8	POOR	NO	REMOVE	Infested by emerald ash borer
1659	Box Elder	COMMON	26	FAIR	YES	REMOVE	
1660	Box Elder	COMMON	16	FAIR	YES	REMOVE	
1661	American Elm	COMMON	9	FAIR	YES	REMOVE	
1662	Box Elder	COMMON	23	POOR	NO	REMOVE	Major decay at base
1663	American Elm	COMMON	9	FAIR	YES	REMOVE	
1664	Box Elder	COMMON	9	FAIR	YES	REMOVE	
1665	Box Elder	COMMON	18	FAIR	YES	REMOVE	
1666	Box Elder	COMMON	25	FAIR	YES	SAVE	
1667	Box Elder	COMMON	14	FAIR	YES	SAVE	
1668	Box Elder	COMMON	7	FAIR	YES	SAVE	
1669	Box Elder	COMMON	15	FAIR	YES	SAVE	
1670	Box Elder	COMMON	23	FAIR	YES	SAVE	
1671	Box Elder	COMMON	25	FAIR	YES	SAVE	
1672	Box Elder	COMMON	18	FAIR	YES	SAVE	
1673	Box Elder	COMMON	18	FAIR	YES	REMOVE	
1674	Box Elder	COMMON	17	FAIR	YES	SAVE	
1675	Box Elder	COMMON	23	FAIR	YES	SAVE	
1676	Box Elder	COMMON	17	FAIR	YES	SAVE	2 Trunks - 17, 16
1677	Box Elder	COMMON	9	FAIR	YES	SAVE	
1678	Box Elder	COMMON	18	FAIR	YES	SAVE	
1679	Box Elder	COMMON	20	FAIR	YES	REMOVE	
1680	Box Elder	COMMON	24	FAIR	YES	REMOVE	
1681	Box Elder	COMMON	12	FAIR	YES	SAVE	
1682	Box Elder	COMMON	20	FAIR	YES	SAVE	
1683	Box Elder	COMMON	16	FAIR	YES	REMOVE	

1684	Box Elder	COMMON	6	FAIR	YES	REMOVE	
1685	Box Elder	COMMON	16	FAIR	YES	REMOVE	
1686	Box Elder	COMMON	22	FAIR	YES	REMOVE	
1687	Box Elder	COMMON	25	FAIR	YES	REMOVE	
1688	Box Elder	COMMON	24	FAIR	YES	REMOVE	
1689	Box Elder	COMMON	15	FAIR	YES	REMOVE	
1690	Box Elder	COMMON	13	FAIR	YES	REMOVE	
1691	Box Elder	COMMON	20	FAIR	YES	REMOVE	
1692	Box Elder	COMMON	16	FAIR	YES	REMOVE	
1693	Box Elder	COMMON	10	FAIR	YES	REMOVE	
1694	Box Elder	COMMON	9	FAIR	YES	SAVE	
1695	Box Elder	COMMON	21	FAIR	YES	REMOVE	
1696	Hybrid Elm	COMMON	16	GOOD	YES	REMOVE	
1697	Hybrid Elm	COMMON	18	GOOD	YES	SAVE	
1698	Hackberry	DEGDUOUS	12	GOOD	YES	SAVE	
1699	Hybrid Elm	COMMON	17	GOOD	YES	SAVE	
1700	Hybrid Elm	COMMON	19	GOOD	YES	SAVE	
1701	Autumn Blaze Maple	DEGDUOUS	9	GOOD	YES	SAVE	
1702	Hybrid Elm	COMMON	20	GOOD	YES	SAVE	
1703	Box Elder	COMMON	23	FAIR	YES	SAVE	2 Trunks - 23, 22
1704	American Elm	COMMON	21	FAIR	YES	SAVE	2 Trunks - 21, 17
1705	American Elm	COMMON	23	FAIR	YES	SAVE	
1706	Box Elder	COMMON	23	POOR	NO	REMOVE	Major decay along trunk
1707	Box Elder	COMMON	13	FAIR	YES	SAVE	3 Trunks - 13, 11, 10

		Caliper/Inches
Total Existing Significant Inches		2,470
Total Significant Inches On Site Removed		1,819
Total Significant Inches 40% Allowed Removal		988
Total Significant Inches On-Site Preserved		651
Total Significant Inches Needing Mitigation		104

ALLOWABLE TREE REMOVAL: Development in residential districts may remove or disturb up to forty percent (40%) of the total diameter inches of significant trees without replacement; any tree removal or disturbance beyond this threshold shall require replacement tree planting.

City of Lakeville, Minnesota Municipal Code - Ordinance NO. 1109 - 11-21-11: Tree Preservation

GENERAL NOTES:

1. See Civil Engineer's plans for site plan layout and dimensions.
2. Contractor to coordinate all work in the city right-of-way with City of Lakeville Public Works Department.
3. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
4. See Civil Engineer's Plans for proposed grading & utilities.
5. See Sheet L2 for Landscape Details, Notes, and Schedule.
6. Refer to Civil Engineer's Plans for work limits and extent of grading.



CALYX
DESIGN GROUP
Landscape Architecture & Planning

475 CLEVELAND AVE. N, SUITE 101A, ST PAUL, MN 55104
PHONE: 651.788.9018
www.calyxdesigngroup.com

DEMARC
LAND SURVEYING & ENGINEERING

7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.DemarcInc.com

THE DENNIS BATTY & ASSOCIATES GROUP
22770 IMPERIAL AVENUE N
FOREST LAKE, MINNESOTA 55025
651-464-3756

RESTORATION COVENANT CHURCH
16880 CEDAR AVENUE
LAKEVILLE, MINNESOTA 55068

TREE MITIGATION
SCHEDULES

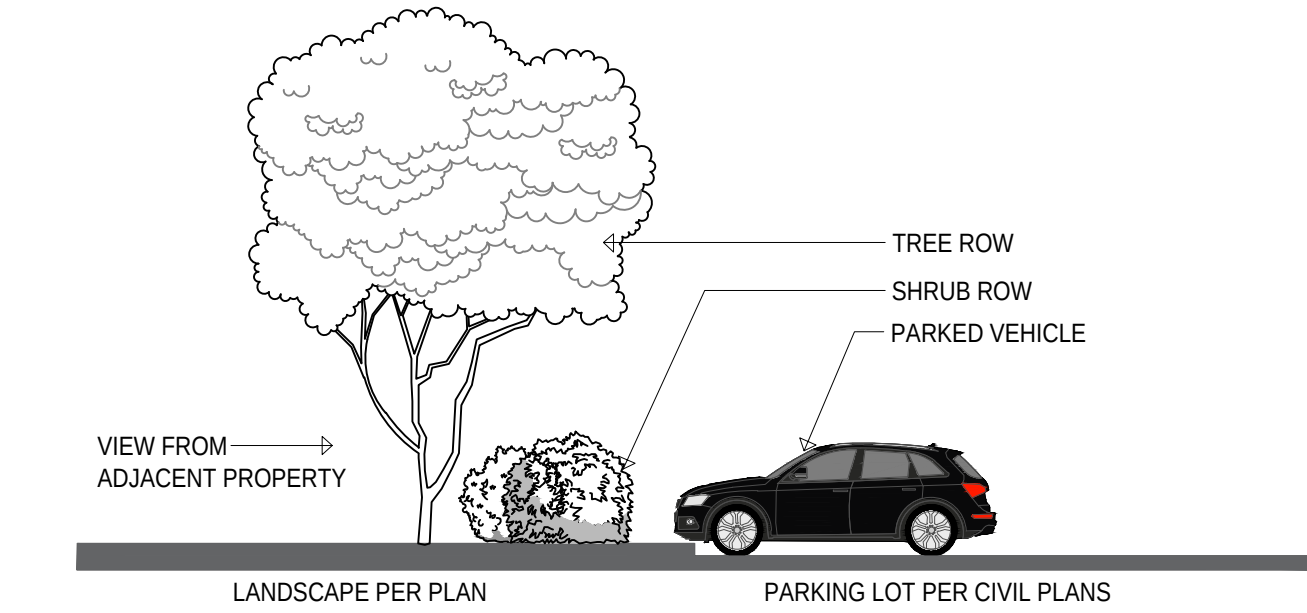
PROJECT: 25147

GENERAL NOTES:

- 1. See Civil Engineer's plans for site plan layout and dimensions.
- 2. Contractor to coordinate all work in the city right-of-way with City of Lakeville Public Works Department.
- 3. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
- 4. See Civil Engineer's Plans for proposed grading & utilities.
- 5. See Sheet L2 for Landscape Details, Notes, and Schedule.
- 6. Refer to Civil Engineer's Plans for work limits and extent of grading.

LANDSCAPE LEGEND:

- Existing Tree to Remain
- Proposed Turf Sod per Landscape Notes
- Proposed Rock Mulch & Weed Mat per Landscape Notes
- Proposed Landscape Edger per Landscape Notes
- Proposed Native Seed 'A' per Landscape Notes
- Proposed Native Seed 'B' per Landscape Notes
- Live Plugs per Schedule



1 L1 PARKING LOT SCREENING STRATEGY - CROSS SECTION
NOT TO SCALE

CITY OF LAKEVILLE LANDSCAPE REQUIREMENTS:

- 11-21-9: REQUIRED SCREENING AND LANDSCAPING:
- A. Screening: Where any commercial, industrial or institutional use, except those within the C-CBD or I-CBD districts, abuts a residential district, that use shall provide screening along the property line abutting any property in the residential district.
 - 1. A greenbelt planting strip shall consist of evergreen trees and/or deciduous trees and shrubs and shall be a minimum of twenty feet (20') in width and of a sufficient density to provide a substantially continuous visual screen at maturity of the installed plantings.
 - B. Landscaping: Required landscaping for new residential subdivisions and commercial, industrial or institutional uses shall include plantings at the property perimeter, off street parking perimeter landscaping and interior landscape plantings as well as required residential buffer yard or transitional buffer zone plantings.

PARKING LOT SCREENING:
Parking lots with more than 5 spaces require screening. Landscape screening shall be set back 2' from the parking stalls. Deciduous trees shall be planted no more than 40 apart. Evergreen trees shall be planted so that branches are touching at narrowest mature canopy width. Large deciduous shrubs shall be planted so that branches are touching at narrowest projected mature width.

MINIMUM PLANTING SIZES:

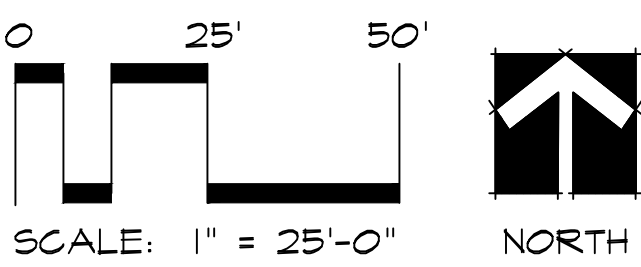
- 2.5" Shade Tree
- 2" Ornamental Tree
- 8' Coniferous Tree

IRRIGATION:
e: Properties developed after May 17, 2010, with detached townhouse, two-family, townhouse or multiple-family dwelling units within the RST-2, RM or RH district and all commercial, industrial or institutional uses shall provide an exterior inground irrigation system within the property where necessary to ensure that all turf grass, ground cover of cultivated vegetation, garden, hedges, trees and shrubbery maintenance can be accomplished.

TREE DIVERSITY MATRIX:

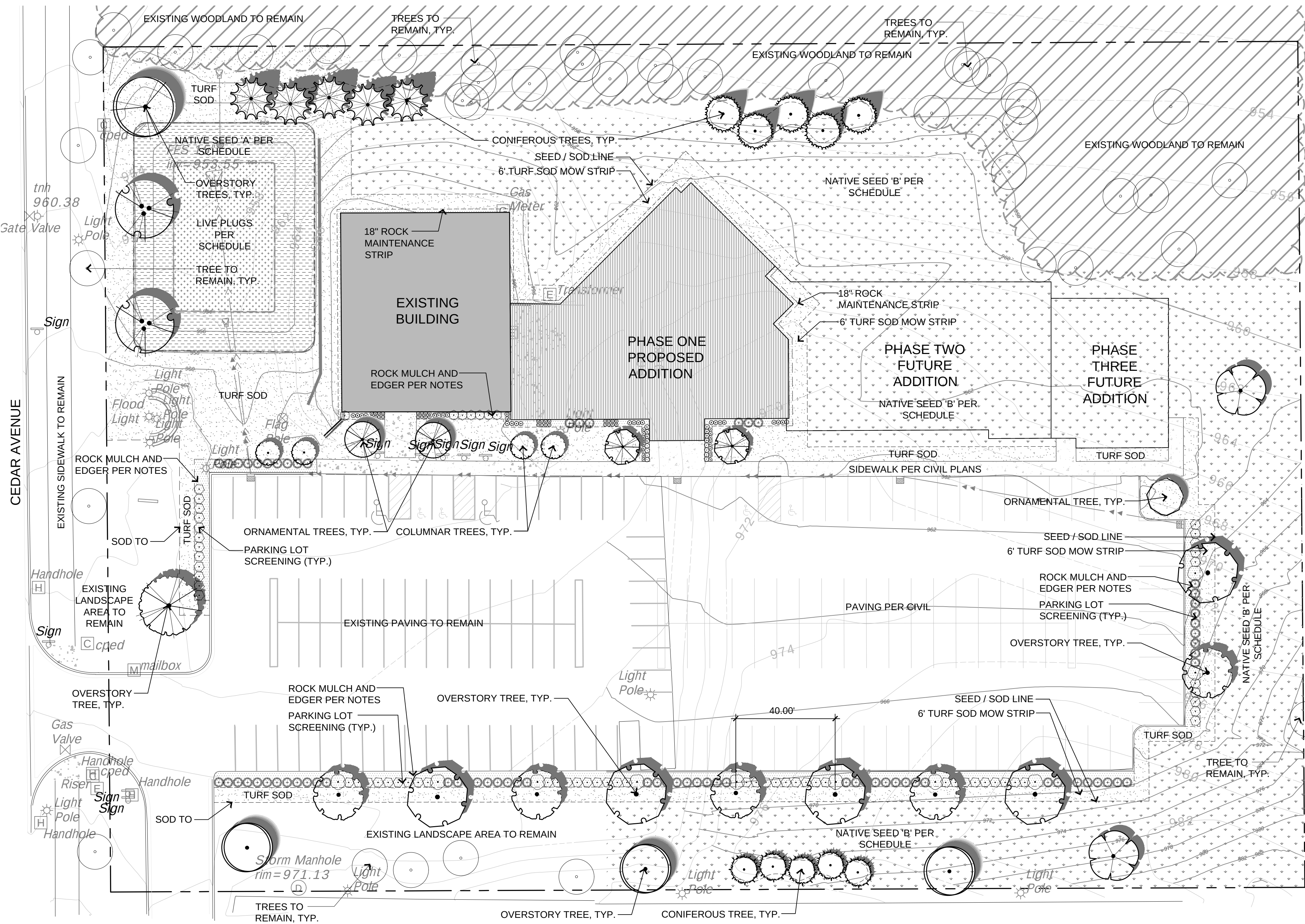
BOTANICAL GENUS:	QUANTITY	% OF TOTAL	CLASSIFICATION
Acer sp.	2	5%	Deciduous Tree
Betula sp.	6	14%	Deciduous Tree
Gleditsia sp.	5	12%	Deciduous Tree
Gymnocladus sp.	5	12%	Deciduous Tree
Tilia sp.	3	7%	Deciduous Tree
Abies sp.	5	12%	Coniferous Tree
Juniperus sp.	5	12%	Coniferous Tree
Picea sp.	5	12%	Coniferous Tree
Aesculus sp.	2	5%	Ornamental Tree
Maackia sp.	1	2%	Ornamental Tree
Malus sp.	2	5%	Ornamental Tree
Syringa sp.	2	5%	Ornamental Tree
TOTAL TREES:	43		
OVERSTORY TREES:	21	52.5	Inches
ORNAMENTAL TREES:	7	14	Inches
CONIFEROUS TREES:	15	37.5	Inches
		104	Mitigation Inches

* NOTE: REFER TO LANDSCAPE SHEET L2 FOR PLANT SCHEDULE *



CALYX
DESIGN GROUP

Landsc Architecture & Planning
475 CLEVELAND AVE. N, SUITE 101A, ST PAUL, MN 55104
PHONE: 651.788.9018
www.calyxdesigngroup.com



LANDSCAPE LAYOUT PLAN:

ISSUE DATE:
03/09/2026

DRAWN BY:
AL

CHECKED BY:
BH

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: xx/xx/xxxx

LIC. NO.: 48084

PRELIMINARY

REVISIONS		
1	01/09/2026	Preliminary Landscape Set
2	01/23/2026	Preliminary Landscape Revisions
3	03/20/2026	CUP Application Submittal

DEMARC
LAND SURVEYING & ENGINEERING

7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.DemarcInc.com

THE DENNIS BATTY & ASSOCIATES GROUP
22770 IMPERIAL AVENUE N
FOREST LAKE, MINNESOTA 55025
651-464-3756

RESTORATION COVENANT CHURCH
16880 CEDAR AVENUE
LAKEVILLE, MINNESOTA 55068

LANDSCAPE PLAN

PROJECT: 25147
SHEET NO.
L1 OF L5

LANDSCAPE NOTES:

1. Tree saucer mulch to be four inches (4") depth single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified. All deciduous trees are measured at 48" from finished grade to determine tree diameter (DBH). All coniferous trees are measured from finished grade to the top of the central leader. If no central leader is present on coniferous trees, that plant is rejected and must be replaced immediately.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown.

6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
8. All plant materials shall be fertilized upon installation as specified.
9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.

10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission.
11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed material for the duration of the plant warranty, with the exception of turf sod, which shall be maintained for 30 days after installation or until the first mowing, whichever comes first. Contractor must bag clippings from initial mowing and remove from the job site. Any acts of vandalism or damage which may occur prior to warranty start shall be the responsibility of the contractor. Contractor shall provide the owner with O&M information, including (but not limited to), written instructions on proper lawn mowing height, yearly lawn maintenance recommendations, proper plant pruning information, plant & lawn fertilization schedule, and disease/pest control.

13. The contractor shall guarantee newly planted material (including seeding) through ONE calendar year from the date of written owner acceptance. Plants that exhibit more than 15% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.

14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.

15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.

16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.

17. Replacement and repairs requested by the Owner during the warranty period must be made within 14 business days of the request.

18. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.

19. Turf Sod (if noted per plans) activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for turf bed preparation, installation, maintenance, acceptability, and warranty. Sod installer is to place (2) metal sod staples per roll of sod regardless of slope. On slopes 6:1 or greater, install (4) metal sod staples per roll of sod.

20. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.

21. The Landscape Contractor shall clear and grub underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials. Remove trees where noted on the civil plan, including the stump to 30" below grade.

22. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.

23. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.

24. The Landscape Contractor shall establish to his/ her satisfaction that the earthwork is complete, topsoil spread to correct depth, and compaction conditions are adequate to allow for proper drainage at and around the building site. Notify the General Contractor immediately if soil conditions left by the earthwork sub-contractor are not satisfactory. No additional compensation will be paid for discrepancies due to earthwork once the landscape contractor begins plant material installation.

25. Topsoil Requirements: All graded areas of the site that are designated on the plan set for turf shall have no less than 6" of imported top soil, areas designated for shrubs, trees, and perennials shall have no less than 12" of imported top soil, meeting MnDOT classifications for planting soil for trees, shrubs, and turf. Slope away from building.

26. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.

27. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.

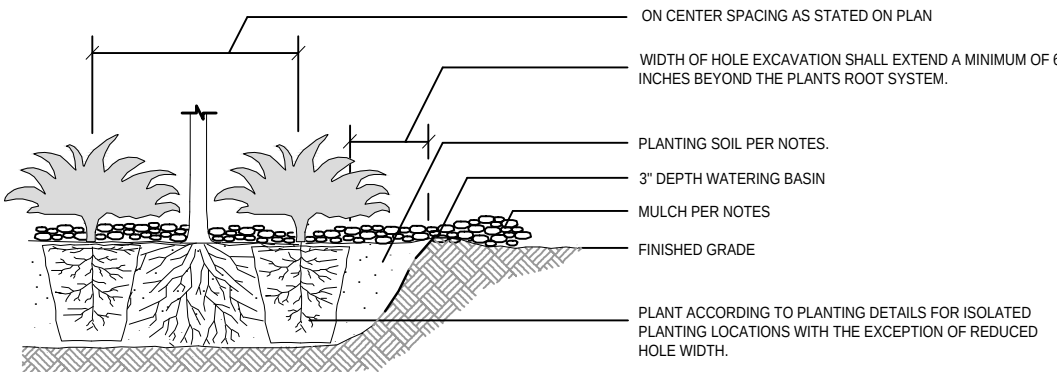
28. All edger shall be commercial grade black Polyethylene edger. Anchor every 18" on-center (minimum). Submit sample.

29. Unless otherwise noted, rock mulch shall be limestone chip rock over free-draining weed barrier. Wood mulch areas shall be a 4" depth of single-shred Western Red Cedar wood mulch over free-draining weed barrier. Trees outside plant beds to receive wood mulch, as noted.

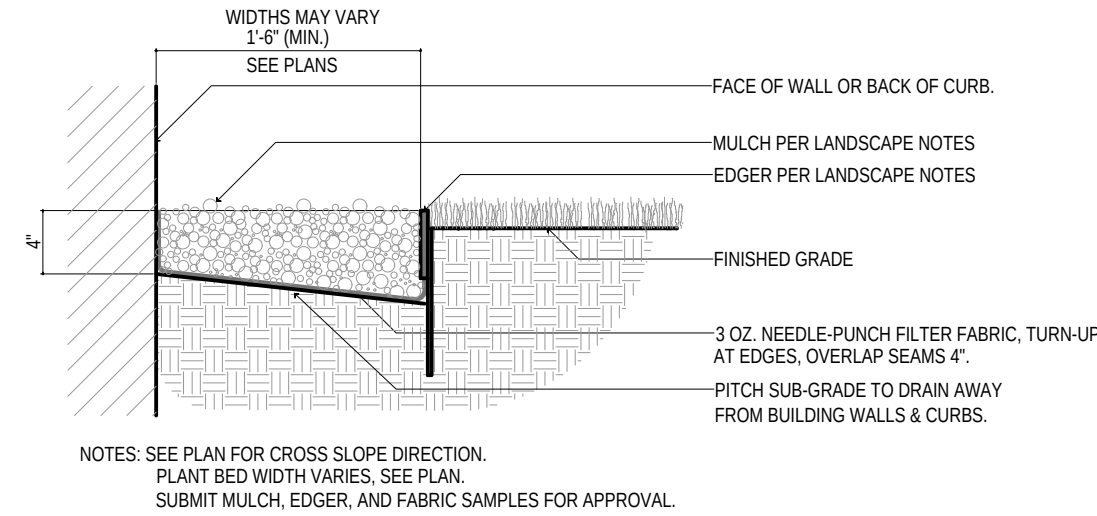
29. Seed Areas (if noted per plan): Maintain newly seeded areas per MnDOT Seeding Manual, 2024 edition. Warranty includes seeding contractor on-site maintenance visits for mowing, weeding, spot-spraying invasives, and re-seeding bare areas as noted. Ensure cover crop achieves 80% germination and erosion is not evident. An acceptable stand of seeding is full, lush, and free of invasive plants & weeds.

GENERAL NOTES:

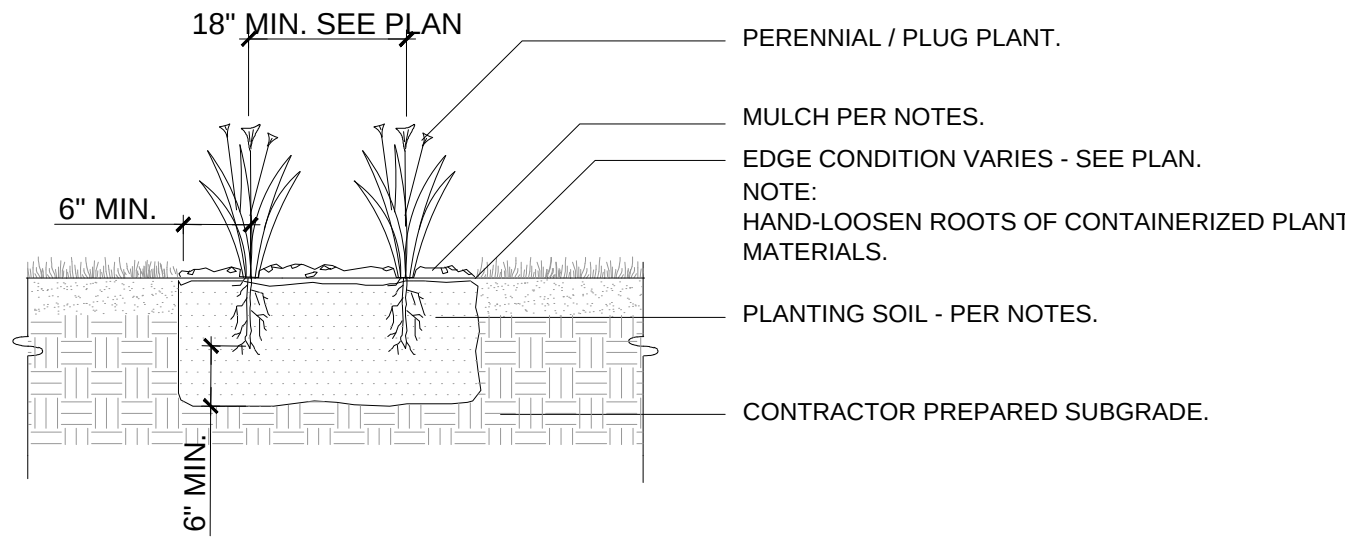
1. See Civil Engineer's plans for site plan layout and dimensions.
2. Contractor to coordinate all work in the city right-of-way with City of Lakeville Public Works Department.
3. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
4. See Civil Engineer's Plans for proposed grading & utilities.
5. Refer to Civil Engineer's Plans for work limits and extent of grading.



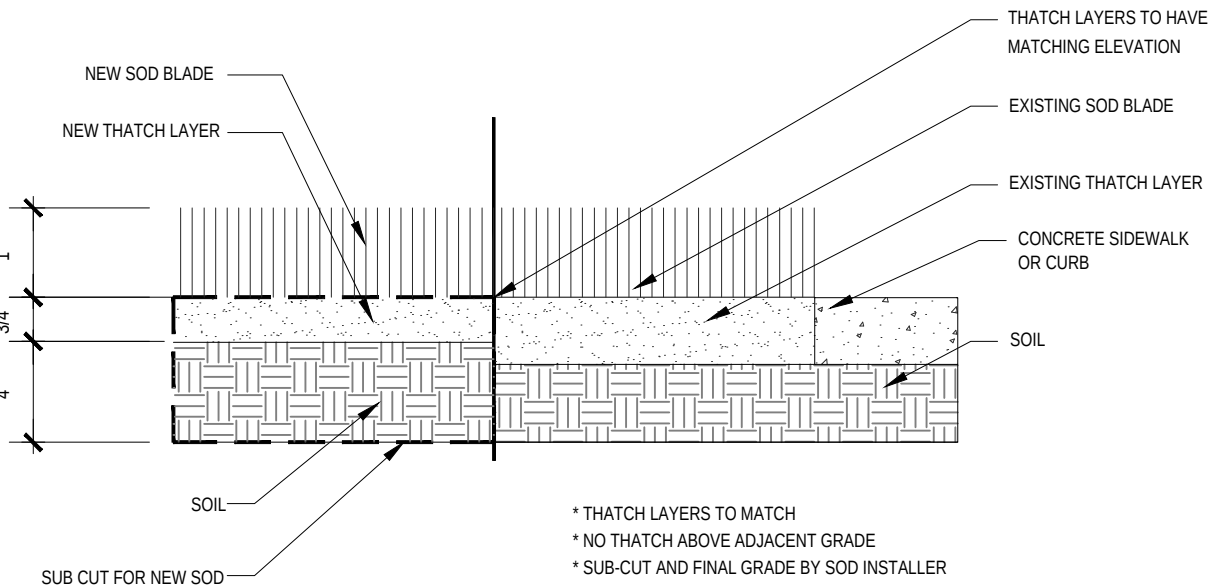
1
L2
TYPICAL SHRUB PLANTING - SECTION
NOT TO SCALE



2
L2
TYPICAL MULCH AND EDGER DETAIL
NOT TO SCALE



3
L2
TYP. PERENNIAL PLANTING - SECTION
NOT TO SCALE



4
L2
NEW SOD TO EXISTING SOD
NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE HEIGHT/SPREAD	QTY
EVERGREEN TREES							
	AB	Abies balsamea	Balsam Fir	8` Hgt.	B&B	40H / 25W	5
	JE	Juniperus virginiana	Eastern Red Cedar	8` Hgt.	B&B	25H / 15W	5
	PD	Picea glauca `Densata`	Black Hills Spruce	8` Hgt.	B&B	40H / 25W	5
ORNAMENTAL TREES							
	AO	Aesculus glabra	Ohio Buckeye	2" Cal.	B&B	18H/12W	2
	MA	Maackia amurensis	Amur Maackia	2" Cal.	B&B	18H/12W	1
	MS	Malus x `Spring Snow`	Spring Snow Crab Apple	2" Cal.	B&B	18H/12W	2
	SI	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	2" Cal.	B&B	18H/12W	2
OVERSTORY TREES							
	AR2	Acer rubrum	Red Maple	2.5" Cal.	B&B	50H / 40W	1
	AS	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B	50H / 40W	1
	BR	Betula nigra	River Birch	2.5" Cal.	B&B	50H / 40W	2
	BP	Betula platyphylla `Fargo`	Dakota Pinnacle Birch	2.5" Cal.	B&B	25H / 15W	4
	GD	Gleditsia triacanthos inermis `Draves` TM	Street Keeper Honey Locust	2.5" Cal.	B&B	40H / 25W	5
	GI3	Gymnocladus dioica `McKBranded` TM	Kentucky Coffeetree	2.5" Cal.	B&B	40H / 25W	5
	TB2	Tilia americana `Boulevard`	Boulevard American Linden	2.5" Cal.	B&B	40H / 25W	3
SHRUBS							
	Ha	Hydrangea arborescens `Annabelle`	Annabelle Hydrangea	5 gal.	Pot	4H / 4W	7
	Rg	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal.	Pot	2H / 8W	10
	Ra	Ribes alpinum	Alpine Currant	5 gal.	Pot	4H / 4W	58
ANNUALS/PERENNIALS							
	Ds	Dicentra spectabilis	Bleeding Heart	1 gal.	Pot	2H / 2W	8
	Hr	Hemerocallis x `Ruby Stella`	Ruby Stella Daylily	1 gal.	Pot	2H / 2W	18
	Lb	Leucanthemum x superbum `Becky`	Shasta Daisy	1 gal.	Pot	2H / 2W	32
	Nw	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint	1 gal.	Pot	2H / 2W	8
GRASSES							
	Ck	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.	Pot	4H/3W	26
EVERGREEN SHRUB							
	Jf	Juniperus chinensis `Sea Green`	Sea Green Juniper	5 gal.	Pot	4H / 4W	73

ISSUE DATE: 03/09/2026	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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA. PRELIMINARY DATE: <u>xx/xx/xxxx</u> LIC. NO.: <u>48084</u>			
DRAWN BY: AL				
CHECKED BY: BH				

REVISIONS			
1	01/09/2026	Preliminary Landscape Set	
2	01/23/2026	Preliminary Landscape Revisions	
3	03/20/2026	CUP Application Submittal	

DEMARC
LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.DemarcInc.com

THE DENNIS BATTY & ASSOCIATES GROUP
22770 IMPERIAL AVENUE N
FOREST LAKE, MINNESOTA 55025
651-464-3756

RESTORATION COVENANT CHURCH
16880 CEDAR AVENUE
LAKEVILLE, MINNESOTA 55068

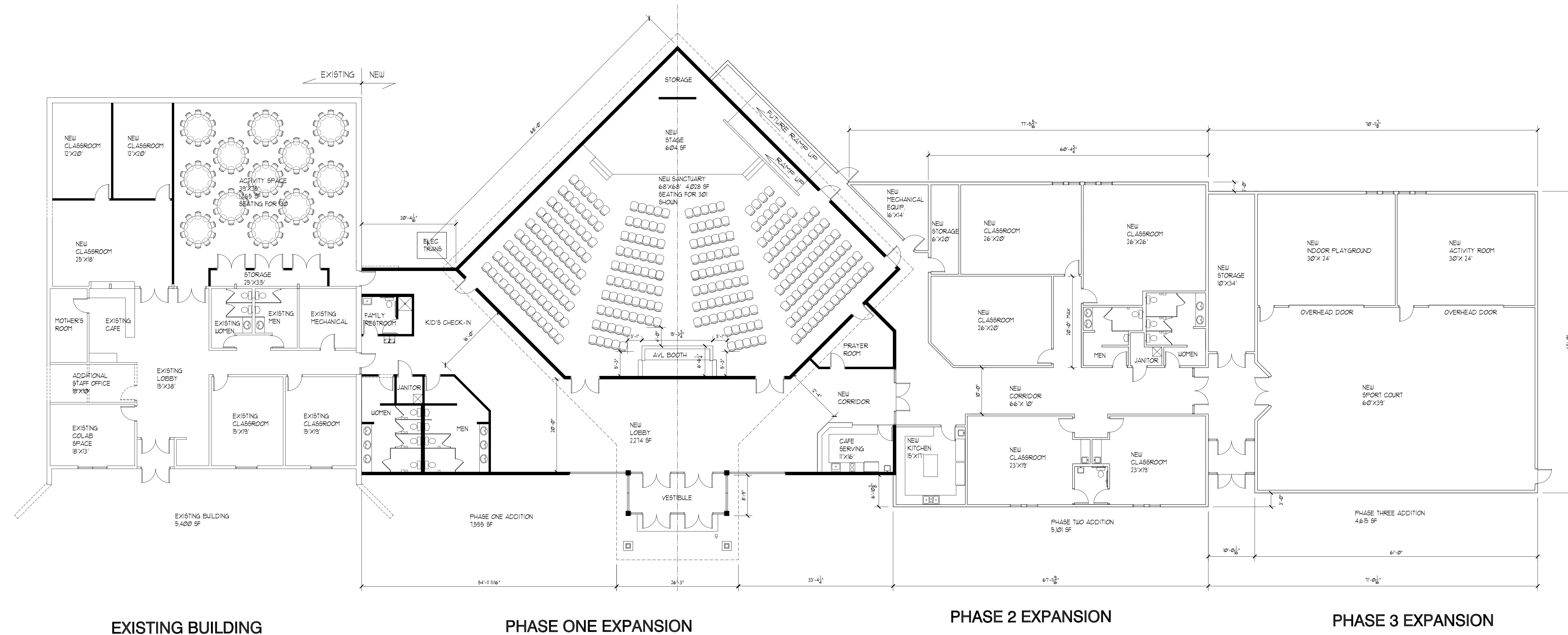
LANDSCAPE DETAILS,
NOTES, & SCHEDULES

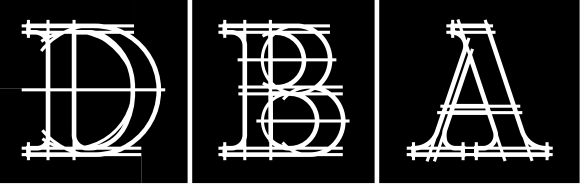
L2 OF L5

CALYX
DESIGN GROUP
Landscape Architecture & Planning
475 CLEVELAND AVE. N, SUITE 101A, ST PAUL, MN 55104
PHONE: 651.788.9018
www.calyxdesigngroup.com



Page 41 of 57





The Dennis Batty
& Associates Group
architects & engineers
incorporated

MINNESOTA
22770 IMPERIAL AVENUE N.
FOREST LAKE, MN 55025
EMAIL: info@dennisbatty.com
PHONE: 651-464-3756
FAX: 651-464-3794

MISSOURI
3242 WEST WINDWARD PASS
SPRINGFIELD, MO 65810
EMAIL: info@dennisbatty.com
PHONE: 417-889-8540
FAX: 417-889-1644

DRAWN BY:

COMMISSION NUMBER:

ISSUE DATE:

PLOT DATE:
04/10/2025

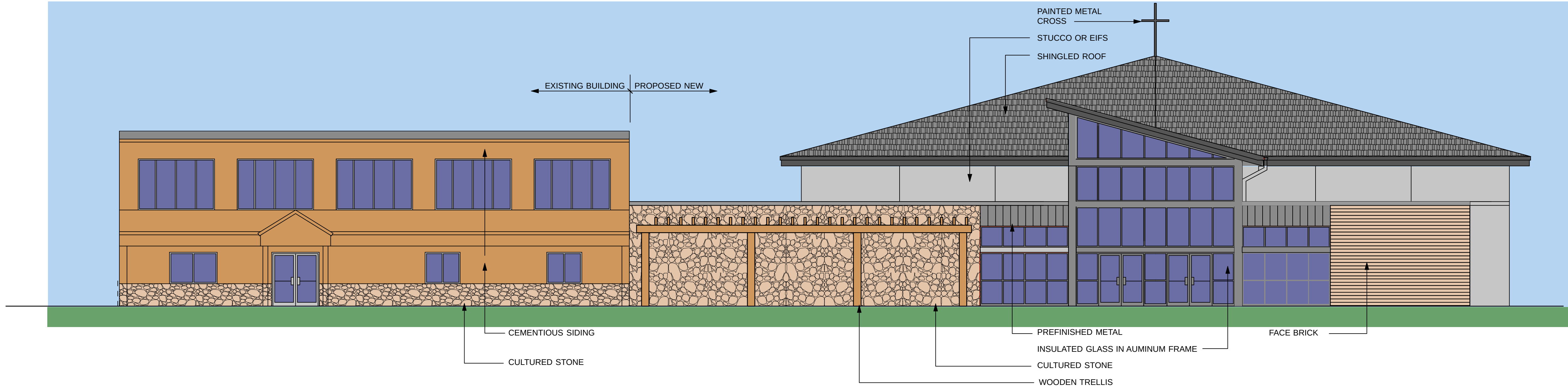
REVISIONS:

PRELIMINARY
NOT FOR
CONSTRUCTION

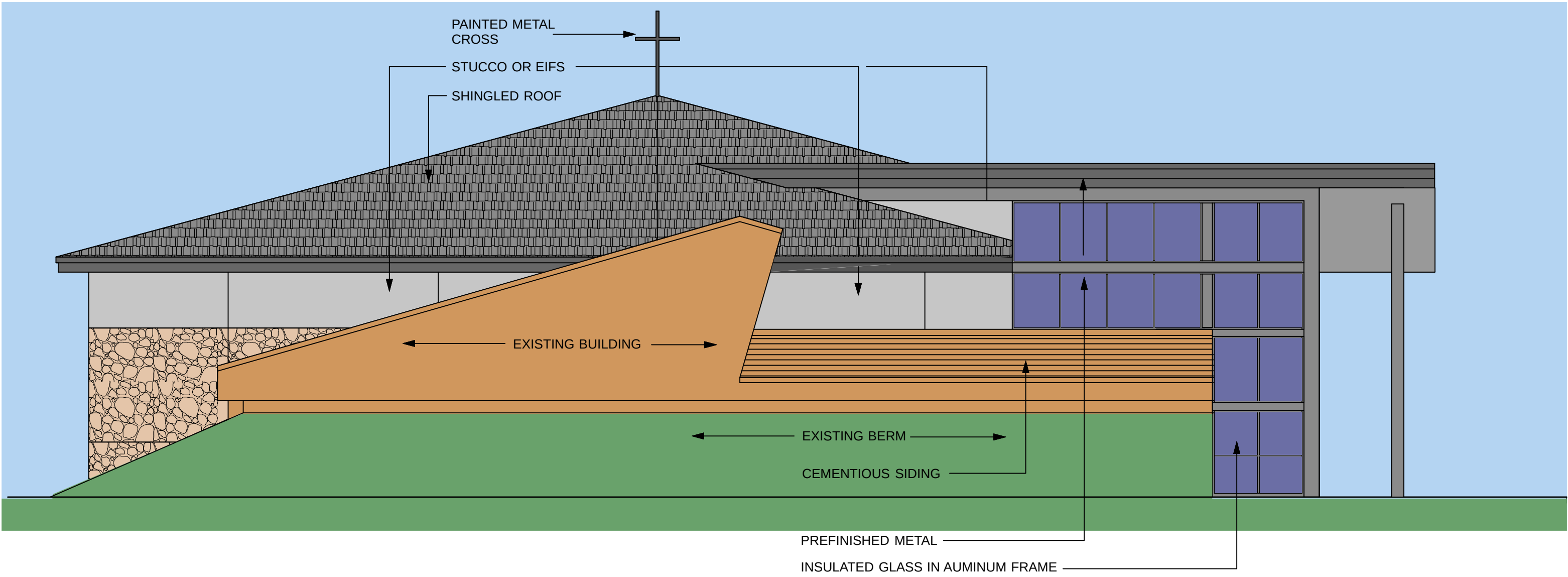
MASTERPLAN STUDY FOR
RESTORATION
COVENANT
CHURCH
FARMINGTON, MN

BUILDING
ELEVATIONS

A4.0



1 SOUTH ELEVATION
A4.0 1/8"=1'-0"



2 WEST ELEVATION
A4.0 1/8"=1'-0"

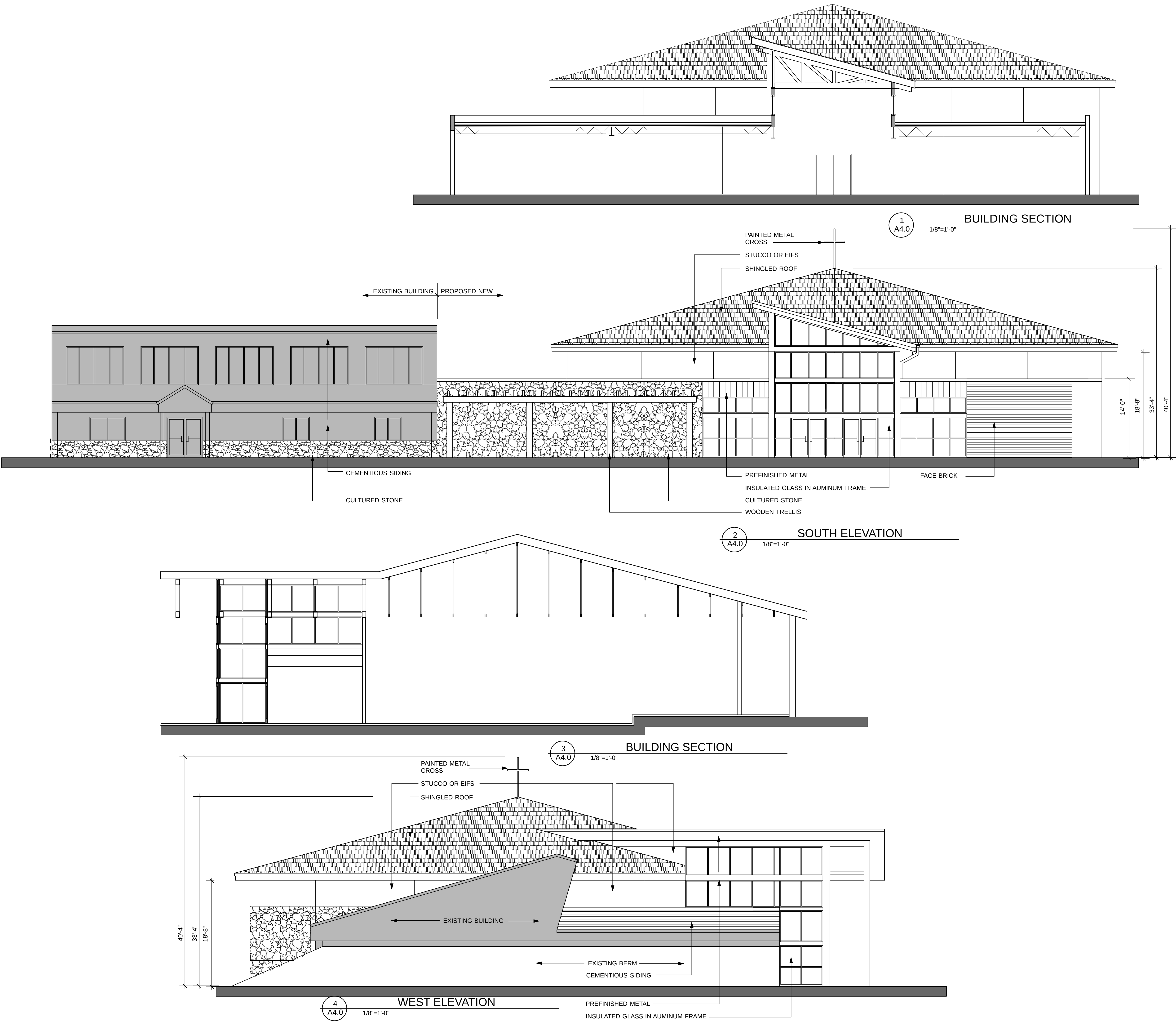
STAPLE AREA

STAPLE AREA

NO ENTITIES THIS AREA

NO ENTITIES THIS AREA

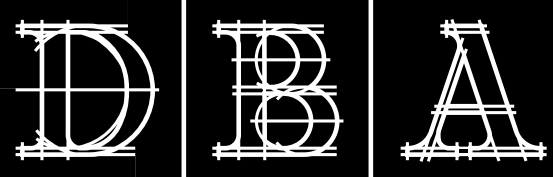
NO ENTITIES THIS AREA



NO ENTITIES THIS AREA

NO ENTITIES THIS AREA

NO ENTITIES THIS AREA



The Dennis Batty
& Associates Group
architects & engineers
incorporated

MINNESOTA

22770 IMPERIAL AVENUE N.
FOREST LAKE, MN 55025
EMAIL: info@dennisbatty.com
PHONE: 651-464-3756
FAX: 651-464-3794

MISSOURI

3242 WEST WINDWARD PASS
SPRINGFIELD, MO 65810
EMAIL: info@dennisbatty.com
PHONE: 417-889-8540
FAX: 417-889-1644

DRAWN BY:

COMMISSION NUMBER:

ISSUE DATE:

PLOT DATE:
04/10/2025

REVISIONS:

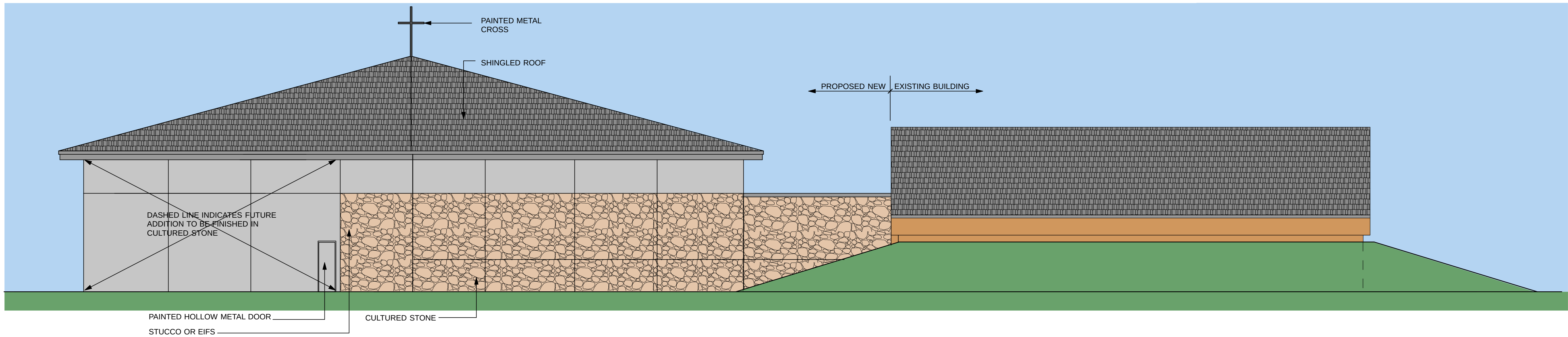
PRELIMINARY
NOT FOR
CONSTRUCTION

MASTERPLAN STUDY FOR
RESTORATION
COVENANT
CHURCH

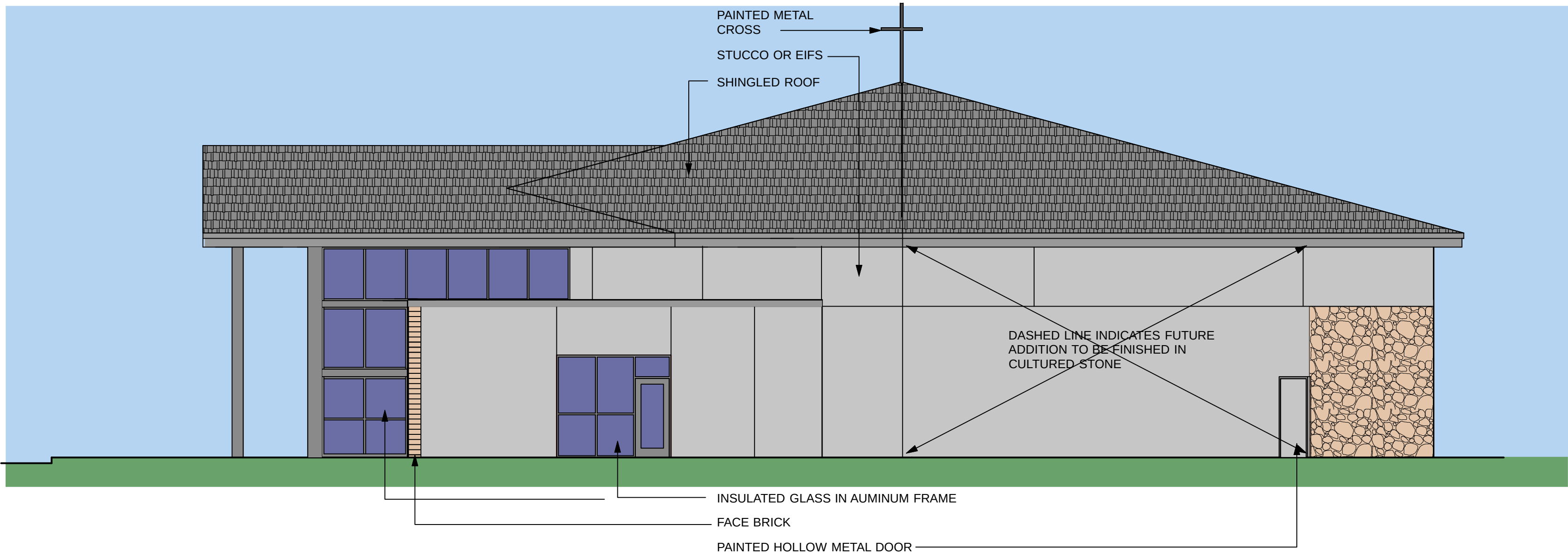
FARMINGTON, MN

BLDG ELEV &
SECTIONS

A4.0



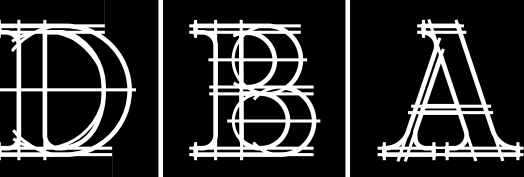
1
A4.1
1/8"=1'-0" NORTH ELEVATION



2
A4.1
1/8"=1'-0" EAST ELEVATION

CLADDING PERCENTAGES							
FACADE:	NORTH				FACADE:	EAST	
TOTAL S.F.	1,742				TOTAL S.F.	566	
MATERIAL	PROPOSED S.F.	PROPOSED %	MAT'L. CLASS		MATERIAL	PROPOSED S.F.	PROPOSED %
BRICK	0	0			BRICK	15	3
CAST STONE	1,377	79	A		CAST STONE	142	25
ACM	365	21	C		ACM	213	38
GLASS	0	0			GLASS	196	35
TOTAL	1,742	100			TOTAL	566	100
GRADE A		79%			GRADE A		62%

FACADE:	SOUTH				FACADE:	WEST	
TOTAL S.F.	2,400				TOTAL S.F.	723	
MATERIAL	PROPOSED S.F.	PROPOSED %	MAT'L. CLASS		MATERIAL	PROPOSED S.F.	PROPOSED %
BRICK	266	11	A		BRICK	0	0
CAST STONE	644	27	A		CAST STONE	121	17
ACM	76	3	C		ACM	252	35
GLASS	1,414	59	A		GLASS	350	48
TOTAL	2,400	100			TOTAL	723	100
GRADE A		97			GRADE A		65%



The Dennis Batty
& Associates Group
architects & engineers
incorporated

MINNESOTA

22770 IMPERIAL AVENUE N.
FOREST LAKE, MN 55025
EMAIL: info@dennisbatty.com
PHONE: 651-464-3756
FAX: 651-464-3794

MISSOURI

3242 WEST WINDWARD PASS
SPRINGFIELD, MO 65810
EMAIL: info@dennisbatty.com
PHONE: 417-889-8540
FAX: 417-889-1644

DRAWN BY:

COMMISSION NUMBER:

ISSUE DATE:

PLOT DATE:

04/10/2025

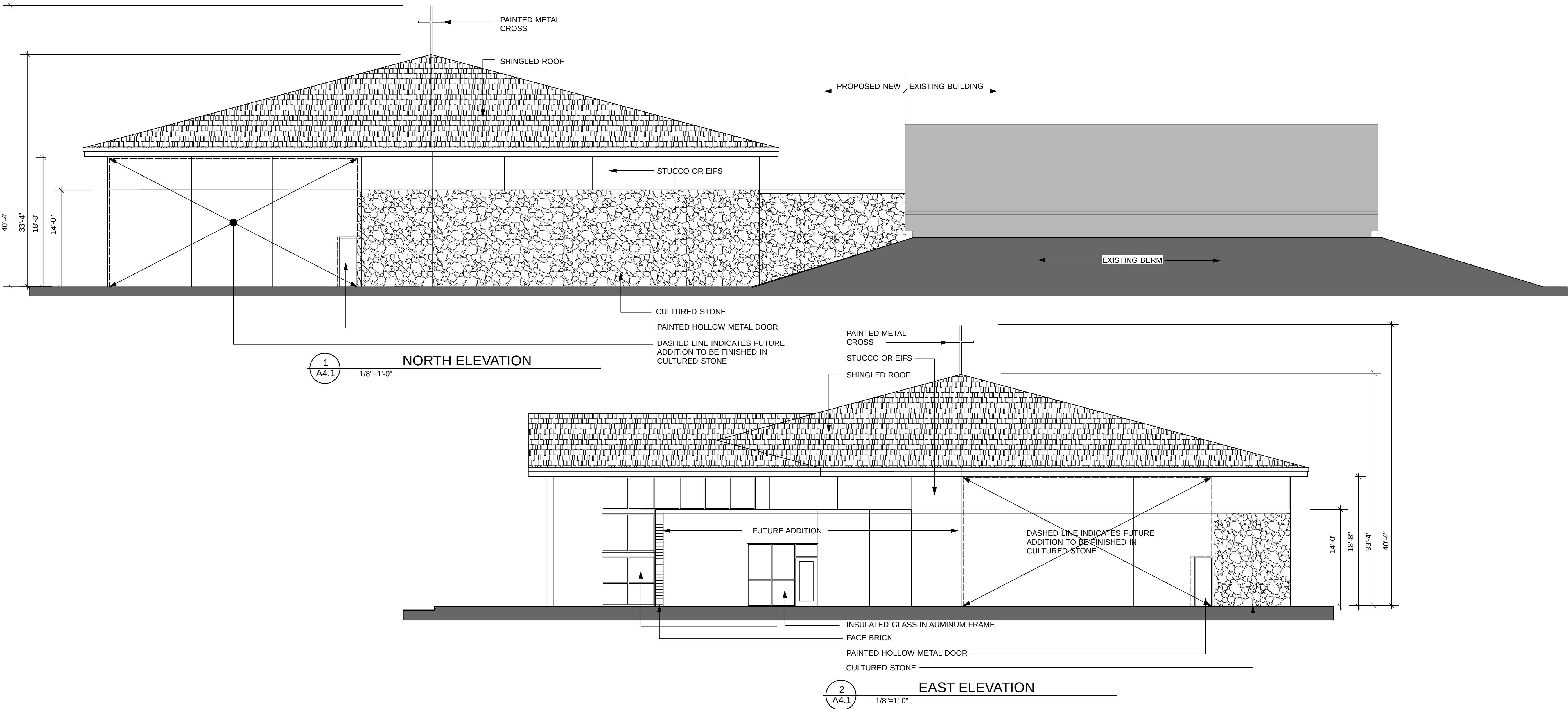
REVISIONS:

MASTERPLAN STUDY FOR
RESTORATION
COVENANT
CHURCH

FARMINGTON, MN

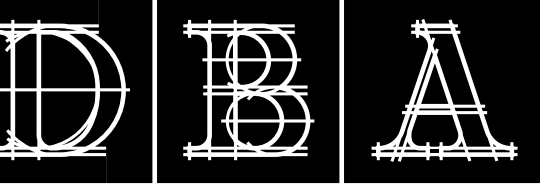
BUILDING
ELEVATIONS

A4.1



CLADDING PERCENTAGES							
FACADE: NORTH				FACADE: EAST			
TOTAL S.F.		2,825 GROSS, W/O FUTURE EXPANSION=3,795		TOTAL S.F.		616	
MATERIAL	PROPOSED S.F.	PROPOSED %	MAT'L CLASS	MATERIAL	PROPOSED S.F.	PROPOSED %	MAT'L CLASS
BRICK	0	0		BRICK	0	0	
CAST STONE	1,377	79	A	CAST STONE	0	0	
AC	365	2	C	AC	0	0	
M	+	+		M	+	+	
GLASS	0	0		GLASS	0	0	
FUTURE EXPAN. - AC	1,082	NOT INCLUDED	C	FUTURE EXPAN. - AC	616	100	C
TOTAL	TOTAL	100		TOTAL	TOTAL	100	
FACADE: SOUTH				FACADE: WEST			
TOTAL S.F.		2,404		TOTAL S.F.		630, BUTTS UP AGAINST EXISTING BUILDING	
MATERIAL	PROPOSED S.F.	PROPOSED %	MAT'L CLASS	MATERIAL	PROPOSED S.F.	PROPOSED %	MAT'L CLASS
BRICK	266	1	A	BRICK	0	0	
CAST STONE	644	27	A	CAST STONE	0	0	
AC	76	3	C	AC	0	0	
M	+	+		M	+	+	
GLASS	1,414	59	A	GLASS	0	0	
TOTAL	2,404	100		TOTAL			

CLASS MATERIAL TOTALS							
FACADE: SOUTH		FACADE: WEST		FACADE: NORTH		FACADE: EAST	
MATERIAL CLASS	PERCENTAGE TOTAL	MATERIAL CLASS	PERCENTAGE TOTAL	MATERIAL CLASS	PERCENTAGE TOTAL	MATERIAL CLASS	PERCENTAGE TOTAL
A	97	BUTTS UP AGAINST EXISTING BUILDING		A	79	C	100
C	3			C	2	TOTAL	100
TOTAL	100			TOTAL	100		



The Dennis Batty
& Associates Group
architects & engineers
incorporated

MINNESOTA

22770 IMPERIAL AVENUE N.
FOREST LAKE, MN 55025
EMAIL: info@dennisbatty.com
PHONE: 651-464-3756
FAX: 651-464-3794

MISSOURI

3242 WEST WINDWARD PASS
SPRINGFIELD, MO 65810
EMAIL: info@dennisbatty.com
PHONE: 417-889-8540
FAX: 417-889-1644

DRAWN BY:

COMMISSION NUMBER:

ISSUE DATE:

PLOT DATE:

04/10/2025

REVISIONS:

MASTERPLAN STUDY FOR
RESTORATION
COVENANT
CHURCH

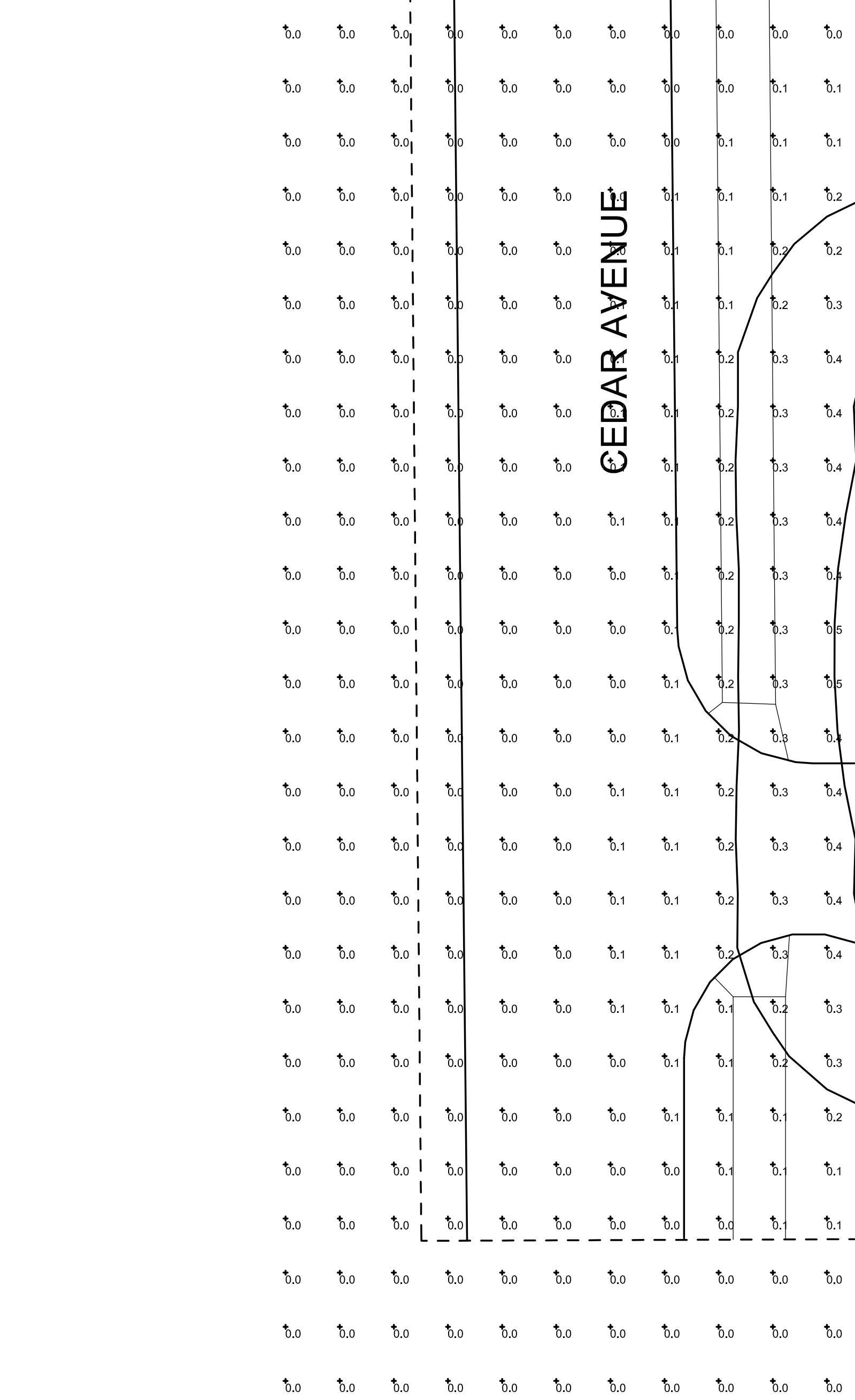
FARMINGTON, MN

BUILDING
ELEVATIONS

A4.1

MISSOURI

**3242 WEST WINDWARD PASS
SPRINGFIELD, MO 65810
EMAIL: info@dennibetty.com
PHONE: 417-889-8540
FAX: 417-889-1644**



Sunday Morning Hours | 9 + 10:30am Services

(Memorial Day through Labor Day: 10am Service Only)

Projected:

With the initial construction phase, we anticipate returning to one Sunday service and adding a second morning service again as attendance grows, potentially within approximately 12–18 months.

Primary Sunday activity would continue to remain within the 7:40am–1pm timeframe, with occasional monthly or biweekly evening ministry events occurring between 6–9pm.

While many households arrive together, parking demand is increased by volunteer teams, worship and tech teams, Restoration Kids volunteers, and families arriving at different times for ministry programming and service responsibilities.

Tuesday Evenings | 5:45–8pm (Occasional Use)

Women's ministry book groups, men's Bible studies, leadership meetings, and ministry planning gatherings.

Wednesday Evenings

Midweek Ministry Programming

Children's and adult ministry programming offered during designated seasons throughout the year.

(Typically concluding by 8pm)

Friday Evenings

Serve Team + general ministry events

(Typically concluding by 9pm)

Additional parking is important to accommodate overlapping gatherings as participation continues to grow.

Because the church property does not have the ability to utilize neighborhood streets for overflow parking, Restoration Church is requesting additional parking beyond the minimum required 100 spaces in order to safely and effectively support ministry activities and community outreach events throughout the year.

For example, Restoration Church hosts community outreach events such as Trunk or Treat, which draw a large number of families from the surrounding community. These events require the parking lot to function both as event space for participating vehicles providing decorated trunks and activity areas, while still maintaining adequate parking for guests attending the event. Additional on-site parking helps provide safer traffic circulation and allows families and guests to arrive and depart more efficiently.

PARKING AGREEMENT: At this time, the church does not have a formal parking agreement with the office property to the south and would not rely on neighborhood street parking for regular operations or larger events.

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

**CONDITIONAL USE PERMIT
FINDINGS OF FACT AND RECOMMENDATION**

On May 21, 2026, the Lakeville Planning Commission met at it's regularly scheduled meetings to consider the application of Restoration Covenant Church for a conditional use permit to allow: 1) a building expansion of a religious institution in the RS-3, Single Family Residential District, and 2) to exceed 125% of the minimum parking stalls required by the Zoning Ordinance. The Planning Commission conducted a public hearing on the application preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The property is located in Comprehensive Planning District No. 3, the property for public & quasi-public uses.
2. The property is zoned RS-3, Single Family Residential District.
3. The legal description of the property is:

The north 340 feet of the south 1,220 feet of the west 560 feet of the southwest quarter of Section 3, Township 114, Range 20, Dakota County, Minnesota.

4. Section 11-4-3E of the City of Lakeville Zoning Ordinance provides that a conditional use permit may not be issued unless certain criteria are satisfied. The criteria and our findings regarding them are:

- a) **The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.**

Finding: The proposed religious institution is consistent with uses allowed in residential areas of the City. The building meets the height requirements of the RS-3 District and the exterior materials requirements for institutional uses, which is consistent with the policies and provisions of Planning District 3 of the Comprehensive Land Use Plan.

- b) **The proposed use is or will be compatible with future land uses of the area.**

Finding: The expansion of the existing religious institution in the RS-3 District will be compatible with existing and future land uses in the area provided compliance with the stipulations outlined in the conditional use permit.

- c) **The proposed use conforms with all performance standards contained in the Zoning Ordinance and the City Code.**

Finding: The proposed religious institution use in the RS-3 District conforms to the performance standards set forth in the Zoning Ordinance required for a conditional use permit for the religious institution and additional parking.

- d) **The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.**

Finding: The proposed religious institution use will be served with existing public services and will not overburden the City's service capacity.

- e) **Traffic generation by the proposed use is within capabilities of streets serving the property.**

Finding: Traffic generation from the religious institution use can be accommodated by minor arterial Cedar Avenue.

5. The planning report dated May 15, 2026 prepared by Kris Jenson, Planning Manager, is incorporated herein.

RECOMMENDATION

Dated: May 21, 2026

The Planning Commission recommends that the City Council approve the requested conditional use permit, conditioned upon compliance with the planning report prepared by Kris Jenson, Planning Manager, dated May 15, 2026.

LAKEVILLE PLANNING COMMISSION

Christine Zimmer, Chair



Memorandum

To: Kris Jenson, Planning Manager

From: Grace Ellis, Graduate Engineer
McKenzie L. Cafferty, Environmental Resources Manager
Joe Masiarchin, Parks and Recreation Director

Copy: Zach Johnson, City Engineer
Jon Nelson, Assistant City Engineer
Tina Goodroad, Community Development Director
Julie Stahl, Finance Director
Dave Mathews, Building Official

Date: May 15, 2026

Subject: Restoration Church CUP

- Site Plan Review
- Grading and Erosion Control Plan Review
- Utility Plan Review

BACKGROUND

The Dennis Batty & Associates Group has submitted a site plan application named Restoration Covenant Church. The proposed site plan is located east of and adjacent to Cedar Avenue, west of Donnay's College Park, Outlot 4. This property is a metes and bounds parcel and is zoned RS-3 (Single Family Residential District). The site plan proposes a 7,500 square foot building and parking lot expansion 3.75 acres.

The proposed development will be completed by:

Developer:	The Dennis Batty & Associates Group
Engineer/Surveyor:	Demarc Land Surveying & Engineering

SITE CONDITIONS

The site consists of an existing building and parking lot and contains shared driveway access on the southwest end. The site drains from the southeast to the northwest towards Upper 167th Court.

STREET AND SUBDIVISION LAYOUT

Cedar Avenue

This site is located west of and adjacent to Cedar Avenue, a minor principal, as identified in the City's Transportation Plan. The site proposes utilizing existing shared access from Cedar Avenue.

Private Driveway

Development of this site includes the construction of a privately owned and maintained parking lot.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility, and street construction will be from Cedar Avenue. Dakota County permitting may require an access permit.

PARKS, TRAILS AND SIDEWALKS

Development does not include the construction of public trails and sidewalks.

UTILITIES

SANITARY SEWER

The site is located within subdistricts NC-20575 of the North Creek Outlet sanitary sewer district as identified in the City's Sanitary Sewer Comprehensive Plan.

Development includes the modification and relocation of privately owned and maintained sanitary sewer service. The wastewater from the development will be conveyed via trunk sanitary sewer to be monitored by meter M643A and continue to the Empire Wastewater Treatment Facility. The developer shall show on the plans that the existing and reconstructed sanitary sewer service to their property.

The Sanitary Sewer Availability Charge shall be paid with the building permit.

WATERMAIN

Development includes the modification and relocation of privately owned and maintained water service. The developer shall show on the plans that the existing and reconstructed water service to their property.

DRAINAGE AND GRADING

This site is located within subdistricts NCL-90 and NCL-37 of the North Creek Drainage System stormwater district as identified in the City's Water and Natural Resources Management Plan.

Development includes the construction of one stormwater management basin. Drainage will be directed to the stormwater management basin to collect and treat the stormwater runoff

generated from the site. The basin will outlet to a structure in Cedar Avenue and direct emergency overflow to the public system. The site shall retain emergency overflow on site surpassing a 100-year rain event. The Developer shall sign a stormwater maintenance agreement for the stormwater system prior to the recording of the site improvement performance agreement. The stormwater system shall provide water quality treatment, volume reduction, and rate control of the stormwater runoff generated from the proposed site improvements and must comply with City Ordinance requirements prior to City council approval.

The final grading plan shall identify all fill lots in which the building footings will be placed on fill material. The grading specifications shall also indicate that all embankments meet FHA/HUD 79G specifications. The Developer must certify to the City that all lots with footings placed on fill material are appropriately constructed. Building permits will not be issued until a soils report and an as-built certified grading plan have been submitted and approved by City staff.

This site contains more than one acre of site disturbance. A National Pollution Discharge Elimination System General Stormwater Permit for construction activity is required by the Minnesota Pollution Control Agency for areas exceeding one acre being disturbed by grading.

STORM SEWER

Restoration Church CUP includes the construction of privately owned and maintained storm sewer systems. Storm sewers will be installed to collect and convey stormwater runoff generated from the lot to drain off site.

Draintile construction is required in areas of non-granular soil for the street sub-cuts and lots. Any additional draintile construction, including perimeter draintile required for building footings, which is deemed necessary during construction shall be the developer's responsibility to install and finance.

The Storm Sewer Charge shall be collected with the building permit.

FEMA FLOODPLAIN ANALYSIS

The site is shown on the Flood Insurance Rate Map (Map No. 27037C0213E; Eff. Date 12/2/2011) as Zone X by the Federal Emergency Management Agency (FEMA). Based on this designation, there are no areas in the plat located within a Special Flood Hazard Area (SFHA), as determined by FEMA.

WETLANDS

There are no wetlands located on the site.

TREE PRESERVATION

The Tree Preservation Plan submitted with the Restoration Church site plan identifies 2,470 inches of significant trees located within the project boundaries. As a Residential District, the tree removal threshold is 40%, or 988 inches. Plans propose to remove 1,819 diameter inches, or 73.6%, which is above the threshold. Tree removals above the threshold require 104 diameter inches of replacement planting, which is met on the proposed landscape plan. A total of 651 diameter inches of significant trees are identified to be preserved.

All trees identified for preservation shall be protected with appropriate tree protection fencing and measures installed prior to, and maintained throughout, construction. Any preserved trees that are damaged or removed during construction will require replacement in accordance with the Tree Preservation Ordinance.

EROSION CONTROL

The Developer is responsible for obtaining an MPCA Construction Permit for the site as well as developing a SWPPP for the site prior to construction. The SWPPP must be submitted and approved by the City prior any site work. The permit requires that all erosion and sediment BMPs be clearly outlined in a site's SWPPP. Changes made throughout construction should be documented in the SWPPP.

Additional erosion control measures may be required during construction as deemed necessary by City staff. Any additional measures require shall be installed and maintained by the Developer.

The MS4 Administration Fee has not been collected on the parent parcel and is due with the CUP. The developer shall provide construction cost estimates prior to City Council consideration.

\$100,000	x 2%	= \$2,000
Grading Cost	2026 Rate	MS4 Administration Fee
Restoration Church CUP		Restoration Church CUP

SECURITIES

The Developer shall provide a Letter of Credit as security for the Developer-installed improvements relating to Restoration Church CUP. Updated construction costs shall be provided by the developers engineer prior to City Council consideration.

CONSTRUCTION COSTS

Sanitary Sewer Connection	\$ 5,000.00
Watermain Connection	5,000.00
Storm Sewer Connection	5,000.00
Grading, Erosion Control and Restoration	100,000.00
SUBTOTAL - CONSTRUCTION COSTS	\$ 115,000.00

OTHER COSTS

Developer's Design (3.0%)	\$ 3,450.00
Developer's Construction Survey (2.5%)	2,875.00
City's Legal Expense (0.5%)	575.00
City Construction Observation (5.0%)	5,750.00
Developer's Record Drawing (0.5%)	575.00
Landscaping	25,000.00
SUBTOTAL - OTHER COSTS	\$ 38,225.00
TOTAL PROJECT SECURITY	\$ 153,225.00

CASH FEES

The Developer shall submit the site plan and construction drawings in an electronic format. The electronic format shall be in .pdf and either .dwg/.dxf or .shx format.

The Developer shall also pay a cash fee for City Engineering Administration. The fee for City Engineering Administration will be based on three percent (3.00%) of the estimated construction cost, or \$3,450.00.

CASH REQUIREMENTS

MS4 Administration Fee	\$2,000.00
City Engineering Administration (3.00%)	3,450.00
TOTAL CASH REQUIREMENTS	\$ 5,450.00

RECOMMENDATION

Engineering recommends approval of the site plan, grading and erosion control plan, and utility plan for Restoration Church CUP, subject to the requirements and stipulations within this report.



Memorandum

FYI

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: May 14, 2026
Subject: Future and Continued Planning Commission Agenda Items
Summary of City Council Actions on Planning Commission Items

The following is a list of possible agenda items to be considered at upcoming Planning Commission meetings:

- EB First Addition – CUP amendment and right-of-way vacation
- Authentix Lakeville Second Addition – preliminary plat
- Multi-tenant building Marketplace at Cedar - CUP for a drive-through service window

The following items were approved by the City Council at the May 4, 2026 City Council meeting.

- North Creek Second Addition final plat
- Globus Business Park preliminary plat & CUP
- Haven at Lake Marion preliminary plat, comp plan amendment, rezoning, CUP & right-of-way vacation