



AGENDA

PLANNING COMMISSION MEETING

March 7, 2024 - 6:00 PM
City Hall Council Chambers

Members of the public can participate in person at Lakeville City Hall, 20195 Holyoke Avenue. Members of the public may join the meeting via Teams Meeting, **Meeting ID: 258 777 356 886, Passcode xN3436 or by calling Toll Number 1-323-433-2142; Conference ID: 230 056 898#.**

The Planning Commission meeting can be viewed live on Spectrum cable channel 180 or via web stream at LakevilleMN.gov. The Chair will allow for public comments and questions at the appropriate time.

1. Call to order, and flag pledge
2. Roll Call
3. Approval of Minutes
 - a. Approval of January 4, 2024 Planning Commission minutes
 - b. Approval of February 8, 2024 Planning Commission Work Session minutes
4. Announcements
5. Public Hearing
 - a. Urgent Vet Clinic
6. Staff Notices
 - a. The City Council meeting at which the above items may be considered will be held on March 18, 2024
 - b. The next Planning Commission meeting is scheduled for March 21, 2024
7. Adjourn

**CITY OF LAKEVILLE
PLANNING COMMISSION MEETING MINUTES
January 4, 2024**

Chair Majorowicz 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 Jenna Majorowicz, Scott Einck, Pat Kaluza, Brooks Lillehei, Jason Swenson, Amanda Tinsley, Patti Zuzek

Members Absent: Vice Chair Christine Zimmer, Ex-Officio Jeff Hanson

Staff Present: Daryl Morey, Planning Director; Tina Goodroad, Community Development Director; Frank Dempsey, Associate Planner; Kris Jenson, Planning Manager; Tina Morrow, Recording Secretary

3. Approval of the Meeting Minutes

The October 19, 2023 Planning Commission meeting minutes and the November 16 and December 7, 2023 Planning Commission work session minutes were approved as presented.

4. Announcements

Planning Director Daryl Morey announced that due to the lack of agenda items, the January 18, 2024 Planning Commission meeting will be canceled provided none of the items on tonight's agenda are tabled.

5. Ritter Meadows

Chair Majorowicz opened the public hearing to consider the application of Ritter Meadows for a revised preliminary plat of 29 single family lots, 99 detached townhome (villa) lots, and 127 attached townhome units to be known as Ritter Meadows located north of 205th Street and west of I-35.

Ben Schmidt with Twin Cities Land Development presented a brief overview of the project.

Planner Director Daryl Morey presented the planning report. Mr. Morey stated the applicant have submitted a revised preliminary plat for Ritter Meadows, which proposes 255 dwelling units consisting of 29 single family lots, 99 detached townhome (villa) lots, and 127 attached townhome lots on land located north of 205th Street and west of I-35.

The revised preliminary plat now includes the former 2.4-acre Dunham parcel located north of the existing 205th Street/Keokuk Avenue intersection. By incorporating this parcel into the preliminary plat, minor collector Keokuk Avenue can be constructed north of 205th Street with the first phase of the Ritter Meadows development.

Community Development Department staff recommends approval of the Ritter Meadows revised preliminary plat, subject to the ten stipulations listed in the December 28, 2023 planning report.

Chair Majorowicz opened the hearing to the public for comment.

Peter Thelen, 12119 Lucerne Trail

Mr. Thelen expressed his concern regarding light pollution, deer losing their home, pedestrian crossing of 205th Street at Keokuk Avenue, and the dewatering of the Ritter Meadows development and how it can potentially affect the wetlands in the future.

Richard Carron, 16618 Lynch Path

Asked for the piezometer readings for the subject property. He discussed the grading permit application from 2017, that included excavating drainage ditches and dewatering. He questioned the restoration of the former gravel pit on the subject property.

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

Voice vote was taken on the motion.

Ayes – unanimous.

Chair Majorowicz asked for comments from the Planning Commission. Discussion points included:

- Mr. Morey addressed street lighting for residential developments. The Zoning Ordinance requires downcast lighting to avoid any upward glare. Mr. Morey stated that Mr. Thelen and Mr. Carron raised similar concerns at the March 16, 2023 Planning Commission meeting for the original preliminary plat and staff and the Planning Commission adequately addressed those concerns. Any other engineering related questions should be directed to Zach Johnson, City Engineer.
- Commissioner Lillehei recognized Daryl Morey, reflecting on his excellent career at the City of Lakeville.

Motion was made by Kaluza, seconded by Einck to recommend to City Council approval of the Ritter Meadows revised preliminary plat subject to the following stipulations:

1. Street right-of-way dedication, sections construction plans, turn lane construction plans, and private drive construction plans shall be subject to review and approval of the City Engineer with the first phase final plat.
2. Trails:
 - a. The developer shall be responsible for 100 percent of the cost of grading and restoration for trail construction.
 - b. The developer shall be responsible for 5/8th of the cost of bituminous for construction of trails within the preliminary plat, except for the trail within Outlot A, which shall be reimbursed 100 percent by the City, including the waterway crossing.
 - c. The developer shall dedicate a public trail easement over Lot 77, Block 8, subject to review and approval of the Parks and Recreation Director and City Engineer.

3. The developer shall obtain easements to allow for any grading that occurs outside of the plat boundaries.
4. All tree preservation, grading, utilities, stormwater management, drainage and utility easements, and retaining walls shall be subject to review and approval of the City Engineer.
5. Outlot A and Outlot B shall be deeded to the City for stormwater management purposes.
6. The landscape plan shall be subject to review and approval of the City Forester.
7. Outlot C shall be dedicated to the City for park purposes. The balance of required park dedication shall be satisfied as a cash fee in lieu of land calculated at the time of final plat approval.
8. Outlot D shall require future application for preliminary plat and final plat approval subject to the procedures established by Title 10 of the City Code and shall be subject to park dedication requirements at the time of preliminary plat and final plat approval.
9. Attached and detached townhouse dwelling units shall comply with the design and construction standards established by Section 11-57-19 and Section 11-58-21 of the Zoning Ordinance.
10. Keokuk Avenue shall be extended north of 205th Street with the first phase final plat subject to design review and approval by the City Engineer.

Ayes: Zuzek, Kaluza, Lillehei, Majorowicz, Einck, Tinsley, Swenson

Nays: 0

6. United Christian Academy

Chair Majorowicz opened the public hearing to consider the application of United Christian Academy Foundation for the following, located on the north side of 215th Street, west of Keokuk Avenue: 1. Comprehensive Plan amendment to re-guide property from Commercial to Medium/High Density Residential, and 2. Zoning Map amendment to rezone property from C-3, General Commercial District to RM-2, Medium Density Residential District.

Nick Sperides with Sperides Reiners Architects presented a brief overview of the request.

Community Development Director Tina Goodroad presented the planning report. Ms. Goodroad stated the applicant has applied for a comprehensive plan amendment (CPA) to change the land use of a 10-acre parcel from Commercial to Medium/High Density Residential. The application also includes rezoning of the parcel from C-3, General Commercial District to RM-2, Medium Density Residential District.

The comprehensive plan amendment and rezoning of the 10-acre parcel immediately adjacent to the west of the UCA property creates consistent land use and zoning designations for the entire school campus, including the athletic facilities. Adding the 10-acre parcel into the UCA project allows for a better design of the athletic fields.

Community Development Department staff recommends approval of the Comprehensive Plan and Zoning Map amendment and approval of the Findings of Fact dated January 4, 2024:

Chair Majorowicz opened the hearing to the public for comment.

There were no comments from the audience.

Motion was made by Lillehei, seconded by Einck to close the public hearing at 6:33 p.m.

Voice vote was taken on the motion.

Ayes – unanimous.

Chair Majorowicz asked for comments from the Planning Commission. The Planning Commission had no comments.

Ayes: Kaluza, Lillehei, Majorowicz, Einck, Tinsley, Swenson, Zuzek

Nays: 0

7. North Ryan Second Addition

Chair Majorowicz opened the public hearing to consider the application of Dakota County for the following, located south of 215th Street (CSAH 70), north of 217th Street, and west of Jacquard Avenue: 1. Preliminary plat of one industrial lot to be known as North Ryan Second Addition, 2. Conditional use permit to allow a Dakota County recycling facility in the OP, Office Park District, and 3. Vacation of public drainage and utility easements.

Joe Lexa with Dakota County presented a brief overview of the project.

Associate Planner Frank Dempsey presented the planning report. Mr. Dempsey stated the applicant has submitted applications and plans for the proposed development of an 11.97-acre parcel for a Dakota County recycling facility referred to as the proposed Recycle Zone Plus, located south of 215th Street (CSAH 70), north of 217th Street, west of Jacquard Avenue and east of future Javelin Avenue.

The site plan includes an optional on-site garage for County related equipment, an attendant station prior to entering the drop-off area, and a future electric vehicle charging station on the north side of the proposed parking lot.

The first phase construction will include a 17,770 square foot recycle facility/office building requiring a minimum of 30 parking stalls. The site plan proposes 41 vehicle parking stalls with the first phase of construction, including two ADA accessible parking stalls. Phase II construction includes 9,900 square feet of office and recycle facility building area requiring 22 additional parking stalls for a total of 52 stalls for the proposed 27,670 square foot building. The parking lot and internal driveways comply with OP, Office Park District 30 foot setback requirement to the public street right-of-way and five foot setback to internal property lines.

Mr. Dempsey outlined the landscape plan, building height/materials, and the future public trail along the south side of 215th Street.

Community Development Department staff recommends approval of the preliminary plat, conditional use permit, and easement vacation subject to the seven stipulations listed in the December 28, 2023 planning report, and approval of the Findings of Fact dated January 4, 2024.

Chair Majorowicz opened the hearing to the public for comment.

There were no comments from the audience.

Motion was made by Lillehei, seconded by Swenson to close the public hearing at 6:46 p.m.

Voice vote was taken on the motion.

Ayes – unanimous.

Chair Majorowicz asked for comments from the Planning Commission. Discussion points included:

- Commissioner Lillehei asked if this location will have a reuse area and what is the capacity of this facility compared to the existing county recycling facility in Eagan? The applicant indicated that this facility would have a reuse area and the capacity is substantially larger than their current site.
- Commissioner Zuzek commented positively on adding another recycle center in Dakota County and asked about recycling old mattresses.
- Dakota County Commissioner, Mary Liz Holberg indicated that the decision to expand into recycling appliances and mattresses has not yet been made for this facility, however, Dakota County will work with the community about adding this service at a future date.

Motion was made by Lillehei, seconded by Swenson to recommend to City Council approval of the North Ryan Second Addition preliminary plat, conditional use permit and easement vacation subject to the following stipulations, and approval of the Findings of Fact dated January 4, 2024:

1. The recommendations listed in the Engineering Division memorandum dated December 19, 2023.
2. The site and building shall be developed and constructed consistent with the preliminary plat and final plat and site development plans approved by the City Council.
3. A stormwater maintenance agreement for the stormwater facilities in Lot 1, Block 1, North Ryan Second Addition shall be required with the final plat.
4. A landscaping financial security shall be submitted for Lot 1 with the final plat.
5. All signs shall comply with Zoning Ordinance requirements for the O-P District. A sign permit shall be issued by the Planning Department prior to the installation of any signs.
6. Site lighting shall not glare onto public streets and shall not exceed one-foot candle at the property line. A photometric lighting plan shall be submitted for Lot 1 prior to issuance of a building permit.
7. Snow storage shall not take place in required parking spaces. If there is not adequate space to store snow on site, snow must be removed from the site.

Ayes: Lillehei, Majorowicz, Einck, Tinsley, Swenson, Zuzek, Kaluza

Nays: 0

Kris Jenson and Frank Dempsey announced that Planning Director Daryl Morey is retiring, and this will be his last Planning Commission meeting. They gave a brief overview of his career in the City of Lakeville, including the approximate number of Planning Commission

meetings he has attended, the number of plats that have been approved during his tenure, and the growth of population in Lakeville under his leadership. City of Lakeville staff appreciates the work and dedication of Daryl Morey, and it has been a pleasure working with him. Congratulations Daryl for 35 years of public service.

There being no further business, the meeting was adjourned at 7:01 p.m.

Respectfully submitted,

Tina Morrow, Recording Secretary

DRAFT

CITY OF LAKEVILLE
PLANNING COMMISSION WORK SESSION MINUTES
February 8, 2024

Chair Jenna Majorowicz called the work session to order at 6:00 pm.

Members Present: Chair Jenna Majorowicz, Vice Chair Christine Zimmer, Scott Einck, Brooks Lillehei, Jason Swenson, Patty Zuzek

Members Absent: Surya Ganesan, Pat Kaluza, Amanda Tinsley

Staff Present: Community Development Director Tina Goodroad, Planning Manager Kris Jensen, Associate Planner Frank Dempsey

Others Present: Jay Moore and Pete Carbonneau, Oppidan

2024 Ordinance Update – Subdivision and Zoning Ordinance summary

Uses allowed in Mixed Use Districts

Community Development Director Goodroad summarized the uses currently permitted in the M-2 District and introduced representatives from Oppidan who are working to develop at the southeast corner of 179th Street (CSAH 9) and Cedar Avenue (CSAH 31). Jay Moore and Pete Carbonneau were present to discuss property they are marketing, which is zoned M-2, Mixed Use Cedar Corridor District. They are working with a grocer, bank, and coffee shop user and have had interest from several automotive-related uses (car wash, oil change, automotive repair, motor vehicle fuel sales) which are not currently permitted in the M-2 District. Mr. Moore and Mr. Carbonneau requested that the Planning Commission consider allowing some or all of these uses, perhaps with restrictions to locate them away from Cedar Avenue. They also noted that Apple Valley is a regional draw, and this site is more of a neighborhood center.

The Planning Commission made the following comments:

- Commissioners discussed uses that are permitted in the M-2 District as well as desired uses they hear from friends and neighbors.
- Expressed concern over auto-related uses and noise impacts to potential residential uses that are currently permitted within the M-2 District.
- Expressed a desire for walkability/design that encourages pedestrian/bike access to the development, which differs from the auto-related uses proposed by Oppidan.
- Consider permitting one or two of the uses to seed development on the site.
- Confirmed that site was zoned C-3, General Commercial District, prior to the adoption of the 2040 Comprehensive Plan.

Mr. Moore and Mr. Carbonneau thanked the Planning Commission for their time.

Subdivision Ordinance

Tree Preservation

Community Development Director Goodroad indicated that the City Council is willing to consider changes to the tree preservation ordinance to improve the efficiency and effectiveness of tree preservation efforts and to encourage reforestation. The City Forester agrees that improvements could be made and has offered to assist in developing revised language. The Planning Commission expressed support for the consideration of revised language.

Zoning Ordinance Definitions

Planning Manager Jenson reviewed proposed updates to several definitions related to commercial uses for clarity and organization. The Planning Commission supports the proposed modifications.

Off Street Parking Regulations

Associate Planner Dempsey stated that due to changes in commercial and industrial operations, parking requirements should be reconsidered to reflect current parking demands. The chapter has also undergone several updates and modifications and it would benefit from a review for clarity and conciseness. The Planning Commission expressed support for reviewing and updating the chapter.

General Mandatory Landscaping and Maintenance

Planning Manager Jenson noted that a new state law went into effect last summer that requires cities to permit managed natural landscapes on private property. Ordinance language will be updated to reflect this requirement. The Planning Commission supports the change.

Required Screening and Landscaping

Planning Manager Jenson explained that developers have had challenges in getting coniferous/evergreen trees for required landscaping that meets the minimum eight-foot height requirement. The City Forester supports the change as it should allow for greater variety of species that may be used in required plantings. The Planning Commission concurred with the proposed change.

Outdoor Storage and Parking Areas in Industrial Districts

Planning Manager Jenson explained that the proposed change would make the language between two sections in the Outdoor Storage chapter consistent and the change is supported by the City Engineer and Environmental Resources Manager. The Planning Commission concurred with the proposed change.

Home Occupations

Associate Planner Dempsey explained that Staff is considering a change to the Home Occupation regulations which would permit one non-resident employee to work at a home occupation provided that an off-street parking space is available. The Planning Commission concurred with the proposed change.

Motor Vehicle Fuel Facilities

Planning Manager Jenson explained that Planning Consultant Daniel Licht contacted Staff about updates that should be made to the Motor Vehicle Fuel Facilities to be consistent with changes made previously regarding signs on buildings and canopies. The Planning Commission supports the proposed change.

Educational Uses within Residential and Commercial Districts

Community preschool, latchkey (before and after school care), and adult education are conditional uses in commercial districts, yet they aren't allowed in any manner in residential districts, though they often occur at existing school facilities. Staff suggested that the Planning Commission consider amending the language which allows educational facilities by CUP to also permit preschool, before and after school care, and adult education at educational facilities. In addition to that change, Planning Manager Jenson recommended that preschool and adult education activities be changed from a conditional to a permitted use in commercial districts, provided the facility is licensed. This is similar to a change made last year to allow daycares as a permitted use in commercial districts. The Planning Commission supported both changes.

Residential Transition Requirements

Developments proposed within medium density (RM) and multiple family residential (RH) districts that are adjacent to single family (RS) and single and two family (RST) residential districts require a transition (open space or buffer plantings) when the two areas aren't separated by a street or water or within the same preliminary plat. The current RM-3 District language doesn't require a transition. Planning Manager Jenson recommends reviewing this language to ensure that transitions are appropriate and for consistency. The Planning Commission concurred with this recommendation.

Medium and High-Density Residential Districts

Community Development Director Goodroad asked the Planning Commission to consider ways to provide additional flexibilities for developers of attainable/affordable housing within these districts.

- The Planning Commission inquired about the feedback Staff has received from potential developers regarding attainable/affordable housing.
- Planning Manager Jenson added that the City continues to hear from the business community/employers that one of the primary challenges in finding employees is the lack of affordable housing in Lakeville.
- The Planning Commission expressed support for Staff to look at potential options to provide density flexibility to accommodate attainable/affordable housing.

Commercial Car Washes in Commercial Districts

Planning Manager Jenson noted that the current style of commercial car washes includes a number of industrial vacuums, which have the potential for noise impacts were the car wash to be located near residential areas. The current ordinance language requires car washes within 500 feet of residential areas to keep the bay doors closed during the wash cycle and that vacuums may not be in a yard abutting residentially zoned property. Due to the potential impacts from these vacuums, Staff would like to consider language to reduce these impacts.

- The Planning Commission discussed the potential noise from vacuums.
- The Planning Commission supports reviewing the current zoning ordinance language to address these potential impacts.

Office Park Design and Performance Standards

Planning Manager Jensen noted that this proposed change is to correct a missing reference regarding outdoor storage within the OP, Office Park District and doesn't change the outdoor storage provisions within the OP, Office Park District. The Planning Commission expressed support for the change.

Industrial Districts Overlay District

Community Development Director Goodroad explained that there a number of older industrial buildings which were constructed with lower ceiling clearances than is typically desired for current warehouse and manufacturing uses. One tool to support the viability of these older buildings is to create an overlay district that would allow additional uses not currently permitted within the industrial districts, but which may be compatible for these areas.

- The Planning Commission discussed the potential challenges for these buildings and for keeping tenants in these buildings.
- The Planning Commission expressed support for an overlay district that would provide additional flexibility in uses for these buildings.

The work session adjourned at 8:02 pm.

Respectfully submitted,

Kris Jensen, Planning Manager



Memorandum

To: Planning Commission
From: Frank Dempsey, AICP, Associate Planner
Date: March 1, 2024
Subject: Packet Material for the March 7, 2024 Planning Commission Meeting
Agenda Item: AVG of Minnesota, LLC (UrgentVet) Conditional Use Permit
Action Deadline: April 16, 2024

INTRODUCTION

Representatives of AVG Minnesota, LLC (UrgentVet) veterinary clinic have submitted a conditional use permit application and plans for a veterinary clinic to be located at 17698 Kenwood Trail. The veterinary clinic is proposed to occupy 2,780 square feet of an existing multi-tenant commercial building in the Argonne Village shopping center. The subject property is zoned PUD, Planned Unit Development District subject to the performance standards outlined in the C-3, General Commercial District. Section 11-73-7.Q of the Zoning Ordinance allows veterinary clinics by conditional use permit subject to certain criteria to be addressed further in this planning report.

EXHIBITS

The following exhibits are attached for your reference:

- A. Aerial Location Map
- B. Zoning Map
- C. Applicant's Summary Narrative
- D. Argonne Village Site Plan
- E. Veterinary Clinic Floor Plan

Surrounding Land Uses and Zoning

North – Argonne Village Commercial Properties (PUD District)

South – Argonne Village and Hoppe Marketplace Commercial Properties (PUD District)

East – Junelle Path and Dakota County Senior Living Apartments (O-R District)

West – Argonne Village Commercial Properties (PUD District)

PLANNING ANALYSIS

The subject Argonne Village property consists of a 103,070 square foot multi-tenant commercial building, including CUB Foods. The property is 10.7 acres in area and consists of a parking lot to accommodate all the commercial tenant spaces in the building. The proposed veterinary clinic floor plan has been reviewed for compliance with Zoning Ordinance performance standards for veterinary clinics as outlined in Section 11-73-7.Q as follows:

1. All areas in which animals are confined are located indoors and are properly soundproofed from adjacent properties.

The business narrative indicates that the Urgent Vet clinic will operate as a drop-in urgent care for pets that may need immediate care without the need for an appointment. The wall design and ceiling plan is proposed to be augmented with soundproofing materials as required by the Zoning Ordinance. The floor plan identifies the various rooms including waiting, exam, office, and restrooms.

2. Animal carcasses are properly disposed of in a manner not utilizing on site garbage facilities or incineration and the carcasses are properly refrigerated during periods prior to disposal.

An animal morgue consisting of a freezer to hold the carcasses will be included in the plans. A veterinary services provider will properly dispose of animal carcasses.

3. An animal kennel is permitted as a use accessory to the veterinary clinic provided that certain conditions are met.

Animals will not be kenneled on site.

4. There shall be adequate physical separation within a multiple occupancy building between the veterinary clinic and other individual tenant spaces to protect public health and safety.

The wall design and floor plan show a separation of the utility room, storage, staff lounge and office areas from the shared demising walls and a separation of the animal area. Sound attenuation materials on the walls and ceiling will provide additional sound buffering.

Applicant Narrative. The applicant submitted a detailed narrative (Exhibit C) of the proposed veterinary clinic and operations as well as providing responses to the conditional use permit criteria for veterinary clinics and the conditional use permit findings of fact. Staff has reviewed the narrative and has determined that the points made are consistent with Zoning Ordinance requirements as noted.

Required Building and Parking Lot Setbacks. The existing building meets all setback and parking requirements for a commercial use of the building. No exterior site or building alterations are proposed other than business signage.

Floor Plan. The building floor plan describes the various rooms and interior uses within the 2,780 square foot veterinary clinic space. Proposed are six exam rooms, an x-ray room, a comfort room, and a laboratory.

Signs. A new business signs will require a permit prior to installation and compliance with Chapter 23 of the Zoning Ordinance.

RECOMMENDATION

Planning Department staff recommends approval of the UrgentVet conditional use permit subject to the following stipulations:

1. The floor plan and remodeling shall be consistent with the plan and narrative described in the application and approved by the City Council to ensure compliance with Zoning Ordinance requirements.
2. A building permit shall be issued prior to commencing interior alterations on the building interior that require a permit.
3. A sign permit shall be obtained prior to installation of any signage.

Findings of fact for approval of the conditional use permit request are attached.



Location 17698
Kenwood Trail

CUB Foods



EXHIBIT A

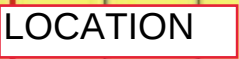


EXHIBIT C

February 14, 2024

Via Overnight Delivery and Email

Frank Dempsey, AICP, Associate Planner
City of Lakeville
20195 Holyoke Avenue
Lakeville, MN 55044
fdempsey@lakevillemn.gov

**RE: Narrative Supporting Conditional Use Permit Application for Veterinary Clinic at
17698 Kenwood Trail, Suite 10, Lakeville, MN 55044**

Dear Mr. Dempsey:

BACKGROUND

We are writing on behalf of AVG OF Minnesota LLC, a Minnesota limited liability company (“**Applicant**”), with regard to the property located at 17698 Kenwood Trail, Suite 10, Lakeville, MN 55044 (“**Property**”). The Applicant seeks a conditional use permit to allow the Property to be used as a veterinary clinic. The Applicant will be the tenant of the Property. The fee simple owner and landlord of the Property is 17756 Kenwood Trail LLC, a Minnesota limited liability company (“**Property Owner**”). The Property Owner has joined in this application. Based upon the records maintained online of the Dakota County Treasurer-Auditor, Applicant certifies to Applicant’s actual knowledge that there are no delinquent property taxes, special assessments, interest, or City utility fees due on the Property. We believe that we have satisfied all required CUP standards but note that since the Property is already fully developed, some of the requirements may have been addressed in the initial PUD and entitlements for the Property.

I. SPECIFIC PERFORMANCE STANDARDS

Applicant seeks a conditional use permit for the use of veterinary clinic in accordance with Lakeville City Code § 11-73-7(Q). A veterinary clinic must meet specific performance standards, outlined as follows:

- 1) All areas in which animals are confined are located indoors and are properly soundproofed from adjacent properties. Lakeville City Code § 11-73-7(Q)(1).
 - a) Indoor Confinement. The Life Safety Plan, located on Sheet Number A-011, of the plan set prepared by Nelson Architecture & Interiors, Inc. (“**Nelson**”) depicts the areas in

which animals will be confined at the veterinary clinic. There are a total of six (6) exam rooms, an x-ray room, a comfort room, and a laboratory. As shown on the Life Safety Plan, all areas in which animals will be confined are located indoors.

- b) Proper Soundproofing From Adjacent Properties. The adjacent properties are part of the same commercial shopping center, commonly known as Argonne Village Shopping Center. The Property is not located directly next to residential property, provided that a high-density residential district is separated from the Property by Junelle Path. The demising walls for the existing tenants on either side of the Property are already properly soundproofed. The Applicant will be adding soundproofing materials to the ceiling as well. The Construction Plan, located on Sheet Number A-111, of the plan set prepared by Nelson provides that 42 inches of Sound Batt Insulation (or better) will be installed. This material will reduce sound transfer across surfaces and appropriately soundproof the veterinary clinic from the adjacent properties.
- 2) Animal carcasses are properly disposed of in a manner not utilizing on site garbage facilities or incineration and the carcasses are properly refrigerated during periods prior to disposal. Lakeville City Code § 11-73-7(Q)(2).

The Applicant will ensure that all animal carcasses within its possession and control are properly disposed of. The Applicant plans to contract with Gateway Services, Inc., or other appropriate vendors for pet after-care services. Gateway Services, Inc., provide freezers and pick-up of animal cadavers as well. The Applicant will properly refrigerate or freeze any remains during any period prior to disposal. The Applicant will not utilize on-site garbage facilities or incineration as a method of disposal of animal carcasses.

- 3) There shall be adequate physical separation within a multiple occupancy building between the veterinary clinic and other individual tenant spaces to protect public health and safety. Lakeville City Code § 11-73-7(Q)(4).

The Property provides adequate physical separation from adjacent occupants in the Argonne Village Shopping Center. In particular, there is a separate entrance and exit to the Property that is not shared with any other occupant of the shopping center. The site plan does not raise any public health and safety concerns with the operation of a veterinary clinic at this Property.

II. EVALUATION CRITERIA

In addition to the specific performance standards outlined above, each conditional use permit application must be evaluated based on the possible effects of the proposed use in accordance with Lakeville City Code Sec. 11-4-3(E)(1)-(5).

- 1) 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.

The City's 2040 Comprehensive Plan provides that the Property will remain zoned for commercial uses. The proposed action to allow a veterinary clinic pursuant to a conditional use permit is consistent with existing City policies and provisions.

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

A veterinary clinic is compatible with the present and future land uses of the area. The Property is a part of the Argonne Village Shopping Center, which provides for a variety of commercial uses.

3) The proposed use conforms with all performance standards contained in this code.

As explained in detail herein, the veterinary clinic meets all specific and general performance standards contained in the Lakeville City Code.

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

The proposed use as a veterinary clinic will be easily accommodated by the existing public services available to the Argonne Village Shopping Center. This use will not burden the City's service capacity.

5) Traffic generation by the proposed use is within capabilities of streets serving the property.

The traffic generated by the veterinary clinic will be consistent with the level of traffic generated by the other commercial uses at the Argonne Village Shopping Center. The Property is served by Kenwood Trail and 175th Street West, which are main roads in the City of Lakeville. These roads are fully capable of serving the traffic generated by the veterinary clinic.

III. GENERAL PERFORMANCE STANDARDS

A conditional use permit application must also meet general performance standards as set forth in Lakeville City Code § 11-4-7.

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.

As noted above in II.5, the Property is served by both Kenwood Trail and 175th Street West. These streets provide sufficient support to the type and volume of traffic that would be generated by the veterinary clinic.

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.

The overall site design for the Argonne Village Shopping Center is designed in a manner that minimizes internal and external traffic conflicts in accordance with Lakeville City Code.

- 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 design for the Argonne Village Shopping Center provides safe passageways for pedestrians. This application for a veterinary clinic at the shopping center does not necessitate any further protection of pedestrian areas than already exists.

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

The Property has adequate off street parking and off street loading in accordance with the Lakeville City Code and in accordance with the requirements of the Planned Unit Development at Argonne Village Shopping Center.

- 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.

Loading areas within the Argonne Village Shopping Center are positioned to minimized internal access problems and maneuvering conflicts. There are no directly adjacent residential uses or districts, provided that there is a high-density residential district separated from the Property by Junelle Path. Allowing a veterinary clinic as a conditional use in the existing shopping center will not create any visual or noise impacts to this residential district.

- 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 landscaping for the Argonne Village Shopping Center is governed by the PUD documents and complies with Chapter 21. The proposal to allow a veterinary clinic as a conditional use in this shopping center will not necessitate any additional screening or landscaping.

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

The general site screening and landscaping of the Argonne Village Shopping Center is governed by the PUD documents and compiles with Chapter 21. This proposal does not alter the general site screening or landscaping.

- 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.

This proposal will not result in the alteration of any exterior lighting at the Argonne Village Shopping Center. The existing exterior lighting at the site does not cast glare toward or onto the public right of way or neighboring residential district.

- 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.

The proposed use of a veterinary clinic will not generate any unreasonable exterior noise. The veterinary clinic will perform all of its services on the interior of the Property. As previously noted, the walls will be appropriately soundproofed for the use.

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

The site drainage system for Argonne Village Shopping Center that was previously approved will not be altered by this application.

- 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 architectural appearance of the Property will remain the same and will not cause a blighting influence. The exterior finish materials and treatment for the Property will remain in place.

- 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.

All receptacles located at the Argonne Village Shopping Center that serve the Property meet the requirements of section 11-18-11.

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

All signage at the Property will comply with Section 11-23-1.

- 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.

The veterinary clinic will comply with all applicable federal, state or county law or regulation. To the extent any such permits are required, the Applicant will provide such documentation to the City of Lakeville.

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

There are no applicable business licenses that are required by the Lakeville City Code for a veterinary clinic.

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

The Property is separated from any residential uses or districts by Junelle Path. The use of the Property as a veterinary clinic is not incompatible with the high-density residential use. The veterinary clinic does not generate any visual or noise impacts to the residential use located across Junelle Path. The hours of operation for the veterinary clinic need not be restricted.

- Q. The use complies with all applicable performance standards of the zoning district in which it is located and where applicable. (Ord. 674, sec. 1, 7-17-2000; amd. Ord. 1031, 6-1-2020; Ord. 1065, 4-4-2022)

The Property complies with all of the applicable performance standards in its zoning district as previously noted.

Based on the foregoing and the attached exhibits, this Conditional Use Permit application satisfies all of the criteria set forth in the Lakeville City Code. The Applicant respectfully requests that the City grant the Conditional Use Permit. We look forward to the opportunity to provide additional details and address any concerns as needed.

Please contact me with any questions about this application.

Sincerely,

/s/Shana Conklin and Howard Roston

Shana Conklin and Howard Roston
Attorney

Direct Dial: 612.492.7441

Email: hroston@fredlaw.com

Enclosures

cc: Chris Smith (via email bsmith@americanveterinarygroup.com)
Andrea McDowell Poehler, Lakeville City Attorney (apoehler@ck-law.com)

Development Summary

LOT	SITE USE	LOT AREA (Acres)	BUILDING AREA * (Sq. Ft.)	PARKING STALLS PROVIDED
1	RESTAURANT	1.5	3,800	73
2	RETAIL	1.9	14,500	89
3	EXISTING RESTAURANT	1.2	3,071	17
4	GROCERY	10.8	68,864	307
OUTLOT A	RETAIL	3.2	30,770	180
OUTLOT B	FUTURE	2.5	N/A	N/A
OUTLOT C	RETAIL/REST.	2.5	5,100	110
OUTLOT D	FUTURE	1.6	6,900	35
OUTLOT E	POND	1.1	N/A	N/A
OUTLOT F	WETLAND & POND	4.3	N/A	N/A
OUTLOT G	WETLAND	3.0	N/A	N/A
OUTLOT H	FUTURE	0.3	N/A	N/A
R.O.W.	ROADWAY	4.9	N/A	N/A
TOTAL		36.4	133,005	841

TOTAL PARKING PROVIDED IS 843 STALLS, INCLUDING 36 ACCESSIBLE STALLS
* Gross Building Area

Sign and Monuments key

1. Lit Directional
2. Taco Bell Monument
3. Main Pylon
4. Tenant Monument (Future)
5. Walgreen's Monument (Future)
6. Wendy's Monument (Future)
7. Lit Directional
- 8 & 9. Small Non-Lit Directional

NOTE: ALL SIGNAGE TO MEET 15' SET
BACK AS PER CITY CODE

Site Details 68

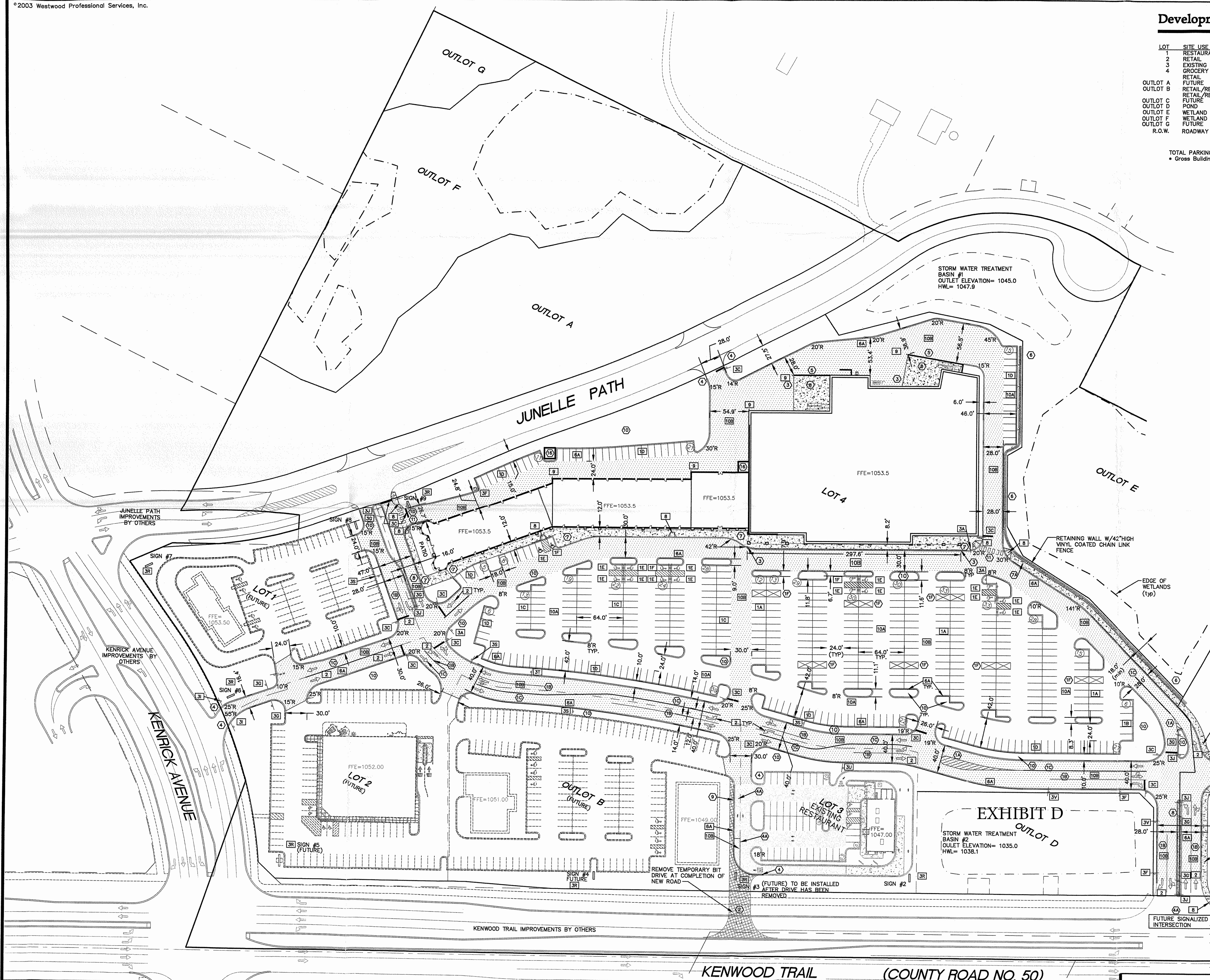
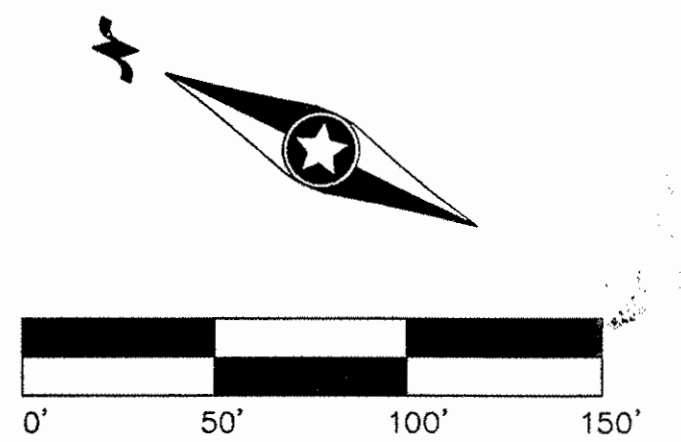
- 1A 90° PARKING SPACE STRIPING AT 9.5' X 20.0' (TYP) *
- 1B 90° PARKING SPACE STRIPING AT 9.5' X 18.0' (TYP) *
- 1C 90° PARKING SPACE STRIPING AT 9.0' X 20.0' (TYP) *
- 1D 90° PARKING SPACE STRIPING AT 9.0' X 18.0' (TYP) *
- 1E HANDICAP PARKING SPACE AND SIGN (TYP.) SEE DETAIL
- 1F "VAN ACCESSIBLE" HANDICAP PARKING SPACE AND SIGN
- 2 TRAFFIC FLOW ARROW (TYP.) SEE DETAIL
- 3A "NO TRUCKS" SIGN
- 3B "STOP" SIGN
- 3C "STOP" SIGN AND STOP BAR
- 3D PEDESTRIAN CROSSING SIGN
- 3E "NO PARKING FIRE LANE" SIGN (LOCATIONS TBD BY FIRE MARSHAL)
- 3F "RIGHT LANE MUST TURN RIGHT" SIGN
- 3G "DO NOT ENTER" SIGN
- 3H RIGHT TURN LANE SIGN
- 3I "BEGIN ONE WAY" SIGN
- 3J "ISLAND SIGNS" AND "9-BUTTON SIGN"
- 3K TENNANT SIGN
- 3L REGULATORY SIGN - 36" X 30" (SEE DETAIL)
- 3T 30" X 24" (SEE DETAIL)
- 3U 30" X 24" (SEE DETAIL)
- 3V 30" X 24" (SEE DETAIL)
- 6A MHDOT B612 CONCRETE CURB & GUTTER (TYP)
- 6C CONCRETE DRIVE APRON
- 8 PEDESTRIAN CURB RAMP SEE DETAIL
- 9 GUARD POST
- 10A STANDARD DUTY BITUMINOUS PAVING
- 10B HEAVY DUTY BITUMINOUS PAVING
- * PARKING LOT STRIPING TO BE WHITE

Site Notes 1A

- 1A STRIPED MEDIAN 4" WIDE YELLOW STRIPES
- 1B 4" TRAFFIC WHITE LANE STRIPE (TYP)
- 1C DOUBLE 4" TRAFFIC YELLOW LANE STRIPE (TYP)
- 1F CART STORAGE
- 2 REMOVE EXISTING BITUMINOUS TACO BELL DRIVEWAY
- 3 CONCRETE FLUSH WITH PAVEMENT
- 4 MATCH EXISTING CURB & GUTTER
- 4A SAWCUT AND MATCH EXISTING BITUMINOUS
- 5 SCREEN WALL (SEE ARCH. PLANS)
- 6 RETAINING WALL W/FENCE
- 7 SIDEWALK (SEE ARCH. PLANS)
- 7A SIDEWALK (SEE DETAIL)
- 8 CONCRETE PAVING (SEE DETAIL)
- 8A CONCRETE PAVING (SEE ARCH. PLANS)
- 9 SAWCUT PAVEMENT WIDEN DRIVE TO MATCH NEW CURBING
- 10 PLANTER ISLAND OR PLANTER AREA
- 11 PEDESTRIAN CROSSING WALK
- 16 TRASH ENCLOSURE
- 68 INDICATES NUMBER OF PARKING STALLS
- T ELECTRONIC TRANSFORMER
- HEAVY DUTY PAVEMENT - 10B
- CONCRETE PAVEMENT - 8

Development Notes

1. SEE EXISTING CONDITIONS SURVEY FOR PROPERTY BOUNDARY DIMENSIONS.
2. PROPOSED ZONING IS PLANNED UNIT DEVELOPMENT.
3. EXISTING SITE IS ZONED C-3, GENERAL COMMERCIAL DISTRICT.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. ALL CURB RADI ARE TO BE A MINIMUM OF THREE FEET UNLESS NOTED OTHERWISE.
6. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.



1 CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

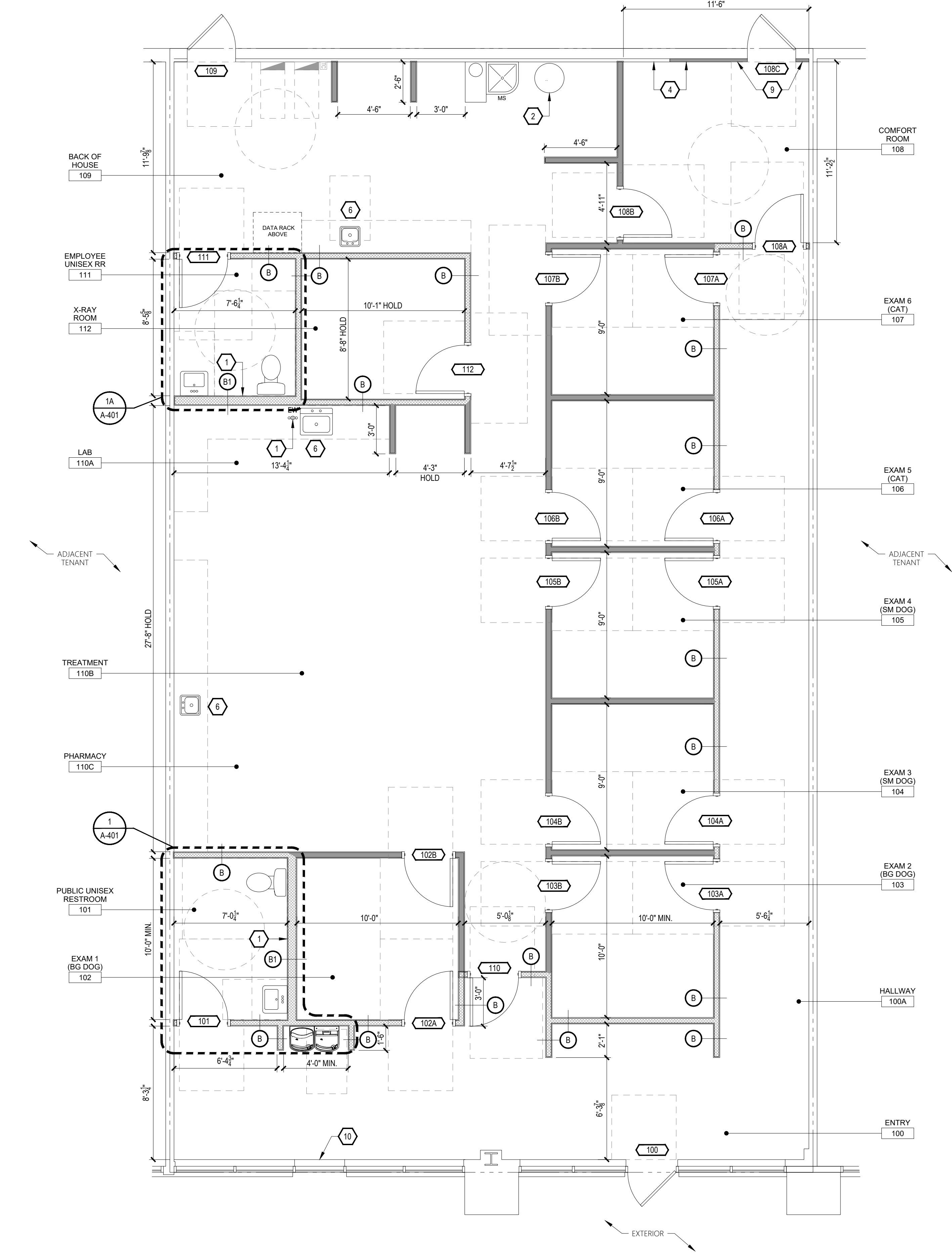


EXHIBIT E

GENERAL NOTES

- EXISTING CONDITIONS. G.C. SHALL VERIFY DIMENSIONS OF THE EXISTING SPACE & OF ANY EXISTING CONSTRUCTION TO REMAIN BY ACTUAL MEASUREMENT BEFORE ANY WORK IS PERFORMED. IF MEASUREMENTS DIFFER FROM DIMENSIONS INDICATED ON THESE PLANS, THE G.C. SHALL NOTIFY THE ARCHITECT IMMEDIATELY. THE G.C. SHALL BE RESPONSIBLE FOR CORRECTING ANY & ALL DISCREPANCIES AT NO ADDITIONAL EXPENSE TO TENANT.
- SURFACE REPAIR. G.C. SHALL PATCH & REPAIR ALL EXISTING SURFACES AS REQUIRED TO PROVIDE PROPER SUBSTRATE FOR NEW FINISHES. ALL SOFT, POROUS, FLAKING OR OTHERWISE DEFECTIVE FINISHES SHALL BE REMOVED BEFORE APPLICATION OF NEW MATERIALS. OPENINGS, VOIDS, OR UNFINISHED SURFACES CREATED BY REMOVAL OR MODIFICATION OF EXISTING WORK SHALL BE FILLED OR PATCH & FINISHED AS NECESSARY TO MATCH EXISTING CONDITIONS FOR NEW FINISHES REQ. SPECIFICALLY, FLOOR SURFACES AT ENTRY SHALL BE LEVELED TO ASSURE SMOOTH SURFACE TRANSITION BETWEEN EXISTING & NEW FLOOR FINISH MATERIALS. VERIFY ANY PATCHING OF EXISTING CONCRETE SLAB IN HOUSE WITH PROJECT MANAGER PRIOR TO DOING WORK.
- DEMISING WALL REPAIR. G.C. SHALL VERIFY ALL DEMISING WALLS EXTEND TO STRUCTURE ABOVE AND ALL PENETRATIONS ARE SEALED TIGHT, AS REQUIRED BY A.H.J. AND SHALL PROVIDE ALL WORK REQUIRED TO CORRECT DEFICIENT CONDITIONS.
- DEMISING WALL FIRE-RATING. G.C. SHALL MAINTAIN THE ARCHITECTURAL, STRUCTURAL AND FIRE-RATING INTEGRITY OF THE DEMISING WALLS, FLOOR SLAB, BEAMS, COLUMNS, ROOF DECK, ETC.
- FIRE-RATED PARTITIONS. ALL RATED PARTITIONS SHALL BE 5/8" FIRE-RATED GYP. BD. ON METAL STUDS AT 16" O.C. AND SHALL EXTEND TO THE UNDERSIDE OF STRUCTURE.
- COMBUSTIBLE MATERIALS. NO COMBUSTIBLE MATERIALS SHALL BE ERECTED ABOVE THE CEILING.
- NEW PARTITION PRE-CONSTRUCTION. CONTRACTOR SHALL LAYOUT ALL WALLS PRIOR TO CONSTRUCTION & IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS.
- METAL STUDS. ALL METAL STUDS SHALL BE 20 GA. TYPICAL NON-LOAD BEARING PARTITIONS. SEE USG STEEL-FRAMED DRYWALL SYSTEMS "LIMITING HEIGHT - STEEL STUD ASSEMBLIES" CHART. USE THE L240 ALLOWABLE DEFLECTION FIGURES ONLY.
- FRAMING LUMBER. ALL FRAMING LUMBER, PLYWOOD AND CONCEALED WOOD SHALL BE FIRE-RETARDANT TREATED (F.R.T.) - NO WOOD IN CEILING FLENUM ABOVE SPRINKLER COVERAGE.
- GYP. BOARD. ALL GYP. BOARD TO BE 5/8" TYPE 'X' UNLESS NOTED OTHERWISE.
- GYP. BOARD END FINISH. PROVIDE DRYWALL TRIM AT ALL EXPOSED EDGES AND CORNERS.
- CAULK AT GYP. BD. TERMINATION. G.C. SHALL PROVIDE CAULK JOINTS WHERE GYP. BD. MEETS THE FLOOR OR ROOF DECK - PACK FLUTES AT DECK AS REQUIRED.
- TYPICAL DOOR JAMB DIMENSION. MIN. DIM. FROM CORNER OR WALL TO FRAMING STUD AT DOOR JAMB OPENING SHALL BE 4" (U.N.O.).
- NEW DOORS. REFER TO SHEET A-701 FOR DOOR SCHEDULE AND ADDITIONAL INFORMATION.
- DIMENSION TOLERANCES. ± ANY ± DIMENSIONS VARY MORE THAN 2" NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- ABANDONED UTILITIES. DO NOT CAP ELECTRICAL NOT SCHEDULED FOR REUSE. ABANDONED UTILITIES SHALL BE REMOVED BACK TO SOURCE OR NEAREST MAIN.
- TYPICAL WALL TYPE. ALL TYPICAL INTERIOR WALLS TO BE TYPE A UNLESS NOTED OTHERWISE.

KEY NOTES

- PLUMBING CHASE WALL. PROVIDE 6" METAL STUD CHASE WALL FOR PLUMBING - REFER TO WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
- NEW WATER HEATER. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW COLUMN WRAP. 5/8" GYP. BD. OVER 7/8" METAL HAT CHANNEL. WRAP AS TIGHT AS POSSIBLE TO EXISTING COLUMN.
- ALIGN WALL. ALIGN WALL WITH EDGE OF EXISTING WALL.
- EXISTING WALL FURRING. EXTEND TO DECK.
- NEW SINK IN MILLWORK. REFER TO FIXTURE PLAN.
- WALL BOARD. PROVIDE EXTRA LAYER OF 5/8" TYPE 'X' GYP. BD. ON VISIBLE SIDE ONLY. EXTEND 6" ABV. CLG.
- WALL CAP. WALL TO EXTEND TO FACE OF GLAZING. INSTALL EXTRUDED ALUMINUM MOULDING END CAP TO MATCH STOREFRONT. TAPE & JOINT COMPOUND GAP TO MATCH WALL COLOR.
- WALL FURRING. INSTALL NEW WALL FURRING AND INSULATION TO MATCH ADJACENT FINISHES. WRAP 5/8" GYP. BD. TO DOOR FRAME AS REQUIRED.
- KNEE WALL. GC TO INSTALL NEW KNEE WALL TO MATCH EXISTING ADJACENT CONSTRUCTION.

PARTITION TYPE SCHEDULE

	EXISTING WALL TO REMAIN:
	WALL TYPE 'A' (TYPICAL) - NEW INTERIOR FULL HEIGHT WALL (EXTEND 6" ABV. CLG.): 3-5/8" METAL STUDS @ 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. BOTH SIDES - FILL CAVITY W. BATT INSULATION.
	WALL TYPE 'A1' - NEW INTERIOR FULL HEIGHT WALL (EXTEND 6" ABV. CLG.): 6" METAL STUDS @ 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. BOTH SIDES - FILL CAVITY W. BATT INSULATION.
	WALL TYPE 'A2' - NEW INTERIOR FULL HEIGHT WALL (EXTEND 6" ABV. CLG.): 3-5/8" METAL STUDS @ 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ON VISIBLE SIDE ONLY - FILL CAVITY W. BATT INSULATION.
	WALL TYPE 'A3' - NEW INTERIOR FULL HEIGHT WALL (EXTEND 6" ABV. CLG.): 2-1/2" METAL STUDS @ 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ON VISIBLE SIDE ONLY - FILL CAVITY W. BATT INSULATION.
	WALL TYPE 'A4' - NEW INTERIOR FULL HEIGHT WALL (EXTEND 6" ABV. CLG.): 1-5/8" METAL STUDS @ 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ON VISIBLE SIDE ONLY - FILL CAVITY W. BATT INSULATION.
	WALL TYPE 'B' - NEW INTERIOR FULL HEIGHT WALL TO DECK: 3-5/8" METAL STUDS @ 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES. - FILL CAVITY W. BATT INSULATION.
	WALL TYPE 'B1' - NEW INTERIOR FULL HEIGHT WALL TO DECK: 6" METAL STUDS @ 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES. - FILL CAVITY W. BATT INSULATION.
	WALL TYPE 'B2' - NEW INTERIOR FULL HEIGHT WALL TO DECK: 3-5/8" METAL STUDS @ 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ON VISIBLE SIDE ONLY - FILL CAVITY W. BATT INSULATION.
	WALL TYPE 'C' - NEW INTERIOR FULL HEIGHT WALL (EXTEND 6" ABV. CLG.): 3-5/8" METAL STUDS @ 16" O.C. 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES - (2) LAYERS ON RADIOLOGY SIDE & (1) LAYER ON OPPOSITE FACE - FILL CAVITY W. BATT INSULATION
	WALL TYPE 'C1' - NEW INTERIOR FULL HEIGHT WALL (EXTEND 6" ABV. CLG.): 3-5/8" METAL STUDS @ 16" O.C. (2) LAYERS 5/8" TYPE 'X' GYP. BD. ON RADIOLOGY SIDE - FILL CAVITY W. BATT INSULATION
	NEW MILLWORK CONSTRUCTION: DASHED OUTLINE. DENOTES NEW MILLWORK CONSTRUCTION. REFER TO THE ELEVATION AND DETAIL DRAWINGS FOR ADDITIONAL INFO.

- GENERAL NOTES:
- USE WATER RESISTANT GYP. BOARD AT ALL WET LOCATIONS.
 - SOUND BATT INSULATION W. STG. OF 42 OR BETTER TO BE INSTALLED IN ALL WALLS UNLESS NOTED OTHERWISE.
 - REFER TO THE METAL STUD SCHEDULE ON DRAWING SHEET A-501 FOR GAUGE SIZES UNLESS NOTED OTHERWISE.
 - REFER TO A-501 FOR WALL TYPE CONSTRUCTION DETAILS.

NELSON
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www.NELSONWorldwide.com
Nelson Architecture & Interiors, Inc.

Urgent Vet

ISSUE INFORMATION

12/22/23

REVISIONS

△	

SEAL

Architect
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.
Signature:
Typed or Printed Name: Robert J. Sullivan Jr.
Date: 12/22/2023 License Number: 61791

PROJECT INFORMATION

**URGENT VET
ARGONNE VILLAGE**
17698 KENWOOD TRAIL
LAKEVILLE, MN 55044

PROJECT #:
23.0003534.000

SHEET TITLE

**CONSTRUCTION
PLAN**

SHEET NUMBER

A-111

CITY OF LAKEVILLE

DAKOTA COUNTY, MINNESOTA

AVG OF MINNESOTA, LLC CONDITIONAL USE PERMIT

FINDINGS OF FACT AND RECOMMENDATION

On March 7, 2024 the Lakeville Planning Commission met at it's regularly scheduled meeting to consider the application of AVG of Minnesota, LLC (UrgentVet) for a conditional use permit to allow a veterinary clinic at 17698 Kenwood Trail. The Planning Commission conducted a public hearing on the proposed conditional use permit 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 zoned PUD, Planned Unit Development District.
2. The property is located in Planning District No. 1 and is classified as Commercial on the Comprehensive Land Use Plan.
3. The legal description of the property is:

Lot 4, Block 1, Argonne Village

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.**

The proposed veterinary clinic is consistent with the policies and provisions of Planning District 1 of the Comprehensive Land Use Plan.

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

The proposed veterinary clinic is compatible with existing land uses in the area.

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

The veterinary clinic will conform with all performance standards set forth in the Zoning Ordinance given compliance with the approved conditional use permit.

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

The proposed veterinary clinic will be served with existing public services.

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

Traffic generation will not significantly increase due to the proposed veterinary clinic and can be accommodated by the adjacent public streets.

5. The planning report dated March 1, 2024 prepared by Associate Planner Frank Dempsey 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 Associate Planner Frank Dempsey dated March 1, 2024.

Dated: March 7, 2024

LAKEVILLE PLANNING COMMISSION

BY: _____
Jenna Majorowicz, Chair