



AGENDA
PLANNING COMMISSION MEETING
June 6, 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: 286 774 372 695, Passcode j5e5Lo** or by calling **Toll Number 1-323-433-2142; Conference ID: 829 831 485#**.

The Planning Commission meeting can be viewed live on Spectrum cable channel 180 or via web stream at LakevilleMN.gov/LiveTV. 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. May 9, 2024 Planning Commission meeting minutes
 - b. May 9, 2024 Planning Commission work session minutes
4. Announcements
5. Public Hearing
 - a. Kenyon Green Rezoning and Preliminary Plat
6. Staff Notices
 - a. The City Council meeting at which the above items may be considered will be held on June 17, 2024.
 - b. The next Planning Commission meeting is scheduled for June 20, 2024.
 - c. Future and Continued Planning Commission Agenda Items/Summary of City Council Actions on Planning Commission Agenda Items
7. Adjourn

CITY OF LAKEVILLE
PLANNING COMMISSION MEETING MINUTES
May 9, 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.

New Planning Commission alternate member, Alexander Checcini, was sworn in by Community Development Director Tina Goodroad.

Members Present: Chair Jenna Majorowicz, Vice Chair Christine Zimmer, Alexander Checcini, Scott Einck, Pat Kaluza, Jason Swenson, Ex-Officio Jeff Hanson. Commissioner Tinsley arrived at 6:04 pm.

Members Absent: Patty Zuzek

Staff Present: Tina Goodroad, Community Development Director: Kris Jenson, Planning Manager.

4. Approval of the Meeting Minutes

The April 25, 2024 Planning Commission meeting minutes were approved as presented.

5. Announcements

Planning Manager Kris Jenson stated that if tonight's agenda item isn't tabled, the May 23, 2024 Planning Commission meeting will be cancelled.

6a. Debra Holman

Chair Majorowicz opened the public hearing to consider the application of Debra Holman for an interim use permit (IUP) to allow an apiary (bee keeping) in the RS-2, Single Family Residential District, located at 18005 Jacquard Path.

Debra Holman, applicant, presented a brief overview of the request.

Community Development Director Tina Goodroad presented the planning report. Ms. Goodroad stated the applicant submitted an application for an interim use permit to allow an apiary, which is the keeping of bees on a single-family home property located at 18005 Jacquard Avenue.

Ms. Holman proposes to keep one hive initially, with the ability to add a second hive in the same location in the future. Since a maximum of two hives are on a residential lot that is less than 25,000 square feet, the additional hive is recommended to be permitted at the property owner's discretion subject to compliance with Zoning Ordinance requirements.

Ms. Goodroad reviewed the performance standards as well as the interim use requirements from the Zoning Ordinance. The City's discretion in reviewing the application for the IUP is limited to applying the applicable city code provisions to the facts related to the specific application.

Community Development Department staff recommends approval of the Debra Holman interim use permit, subject to the five stipulations listed in the May 3, 2024 planning report.

Chair Majorowicz opened the hearing to the public for comment.

Julie Ostergaard - 18031 Jacquard Path

Ms. Ostergaard expressed concerns about the potential impacts for those who are severely allergic to bee stings, including her daughter and several friends. She noted that when the ordinance was approved, there were comments made by several Councilmembers with concerns about the potential impacts of the ordinance and that they suggested the language be reviewed after a year to see if changes were needed. She requested that the application be denied or tabled until additional restrictions can be added to the Zoning Ordinance.

Motion was made by Kaluza seconded by Zimmer to close the public hearing at 6:14 p.m.

Voice vote was taken on the motion.

Ayes – unanimous.

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

- Public hearing notification requirements.
- Which emergency services carry epinephrine injections (fire does but not police).
- How aggressive bee behavior is or would be defined.
- Recourse for neighbors who experience negative consequences and whether the use of bee spray is prohibited.
- Distance bees will travel to forage; applicant stated normal area is one to two miles but could travel up to five miles.
- Chair Majorowicz stated that her brother has a hive on a larger acre parcel not in Lakeville, but she has been outdoors with her young child and dog at his home and hasn't seen or noticed a large quantity of bees outdoors or had an issue with bees during visits.
- Whether bees tend to revisit certain areas or continue to move around.
- Whether studies of neighboring communities and comparable lots sizes were reviewed
- Commissioners Kaluza and Swenson confirmed that language was adjusted for typical Lakeville lot sizes.
- Commissioner Swenson also shared his experiences with family members that keep bees as well as those who are allergic.
- Commissioner Swenson asked about the Planning Commission's discretion in considering IUP.
- Director Goodroad suggested that a stipulation be added to review the site once the hive is established and then again in one year to review bee keeping and see how the ordinance fits the situation.
- Commissioners expressed support for the added stipulation.

Motion was made by Kaluza, seconded by Swenson to recommend to City Council approval of the Debra Holman interim use permit subject to the following stipulations, as amended:

1. The keeping of bees (apiary) shall comply with all requirements outlined in 11-35-3.F.2 of the Zoning Ordinance, as may be amended from time to time.
2. Not more than two apiaries shall be permitted on the subject property.
3. The apiary(s) shall meet all setback requirements.

4. A fence be installed by the property owner (Holman) if the adjacent trees are cleared or removed by the property owner immediately abutting the Holman property near where the proposed hive is located.
5. The interim use permit shall terminate upon a change of property ownership or when the apiary use has been discontinued for more than a year.
6. The subject property shall be inspected by Community Development staff once the hive is established and one year after the establishment of the hive.

Ayes: Checcini, Kaluza, Majorowicz, Zimmer, Einck, Swenson, Tinsley

Nays: 0

There being no further business, the meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Kris Jensen, Planning Manager

CITY OF LAKEVILLE
PLANNING COMMISSION WORK SESSION MINUTES
May 9, 2024

Chair Jenna Majorowicz called the work session to order at 6:48 pm.

Members Present: Chair Jenna Majorowicz, Vice Chair Christine Zimmer, Alexander Checcini, Scott Einck, Pat Kaluza, Jason Swenson, Amanda Tinsley

Members Absent: Patty Zuzek

Staff Present: Community Development Director Tina Goodroad, Planning Manager Kris Jenson

Chapter 19: Off Street Parking Requirements discussion

Planning Manager Jenson provided an overview of the research completed comparing Lakeville's parking requirements across twelve uses to metro cities of comparable size. The goal is to evaluate parking requirements and determine where adjustments can be made to certain uses. Planning Manager Jenson reminded the commission that the code currently provides provisions to reduce the overall square footage by 10% for the parking calculation to account for storage areas, restrooms, etc. The code also allows for parking deferments if a user determines the full amount of parking is not immediately needed by the use.

The Planning Commission made the following comments:

- Commissioners expressed overall support for considering reductions to parking requirements for retail including use of a graduated scale, possible use of minimum and maximum scale for certain uses.
- Consider cost of parking on smaller users/businesses as well as residential uses.
- Consider parking standards for elementary and middle schools be separated and account for the "extra" facilities that are located with middle schools.
- Support for separating general office (less parking) and medical office uses.
- Support for review of multi-family housing parking standards with caution that enough on-site parking is provided to reduce spillover into neighborhoods. Discussed effectiveness of enclosed spaces at some of the newer apartment complexes. Review potential changes against existing properties.
- Support for considering reductions for daycare uses where there is a history of parking deferrals.
- Support for reducing parking for warehouse and manufacturing facilities.
- Test scenarios for decreases in parking to existing uses to determine effectiveness.
- Staff will consider these comments as updates are prepared for future consideration by the Planning Commission.

The work session adjourned at 8:18 pm.

Respectfully submitted,

Tina Goodroad, Community Development Director



Memorandum

To: Planning Commission

From: Tina Goodroad, AICP, Community Development Director
Frank Dempsey, AICP, Associate Planner

Date: May 30, 2024

Subject: Packet Material for the June 6, 2024 Planning Commission Meeting

Agenda Item:

1. Zoning Map Amendment to rezone property from O-R, Office Residential Transition District to PUD, Planned Unit Development District.
2. Preliminary plat of 17 residential lots to be known as Kenyon Green.
3. PUD development stage plan for 15 attached townhome lots and a 49-unit apartment building with a height exceeding 42 feet

Action Deadline: August 2, 2024

BACKGROUND

Ron Clark Construction has applied for a preliminary plat, Zoning Map amendment rezoning the property to PUD, Planned Unit Development District, and PUD Development Stage Plan to allow the development of a 49-unit workforce rental apartment building and 15 units of attached market rate rental townhome dwelling units on 6.49 acres to be known as Kenyon Green. The Kenyon Green preliminary plat is bound by two arterial roadways and is located west of Interstate 35, north of 185th Street (CSAH 60), and south of Kenyon Avenue.

The Kenyon Green preliminary plat plans have been distributed to the Engineering Division and Parks and Recreation Department staff, the Parks, Recreation and Natural Resources Committee, and the Dakota County Plat Commission.

EXHIBITS

- A. Aerial Map
- B. Existing/Proposed Zoning Map

- C. ALTA Survey
- D. Preliminary Plat
- E. Civil Engineering/Site Plan/Landscape Plans (26 Pages)
- F. Site Lighting Plan
- G. Floor Plan and Building Elevations (9 pages)
- H. April 25, 2024 Plat Commission Letter

PLANNING ANALYSIS

ZONING MAP AMENDMENT

The Kenyon Green preliminary plat area is zoned O-R, Office/Residential District (Exhibit B). Multiple-Family dwellings are allowed in the O-R District subject to the requirements of the RH-1, Multiple Family Residential District and subject to approval of a conditional use permit. The PUD flexibilities will allow the project to propose a mix of medium and high-density residential development on the 6.49 acre parcel and will substitute the requirement for a conditional use permit.

The subject property poses site development with unique challenges due to the shape, natural environment protection areas (wetland), and double fronted property characteristics abutting arterial roadways, limitations on site access due to curve of Kenyon Avenue resulting in the development requiring additional flexibility of site development offered by a PUD with the underlying zoning of the O-R District. The requested flexibilities include:

1. Townhome rear yard setbacks to Kenyon Avenue of 30 feet (50-foot buffer setback required)
2. Townhome building setback to private drive of 25 feet (30 feet required)
3. Townhome wetland buffer rear yard setback of 10 feet for one area (20 feet required)
4. Townhome guest parking setback of between 8.1 and 14 feet (15 feet required)
5. Rear yard apartment building setback to 185th Street of 31-42 feet (50-foot buffer setback required)
6. Side yard apartment building setback to I-35 of 30 feet (50-foot buffer required)
7. Apartment building height of 45 feet (42 feet maximum)

All other required setbacks and parking requirements have been met.

Comprehensive Plan. The Kenyon Green property is located in Planning District 1 of the 2040 Comprehensive Plan, which guides the subject property as Office/Residential Transition, which allows high density residential development, including apartment and townhome dwellings. The subject property is within the current MUSA. The proposed apartment building and townhomes are consistent with the planned land use of the property in accordance with the 2040

Comprehensive Land Use Plan. The Envision Lakeville report, updated in 2023, encourages housing development that allows for housing options for people of all stages of life. The proposed apartments and townhomes are compatible with existing commercial and medium to high density residential uses in the vicinity.

PRELIMINARY PLAT

Existing Conditions. The property is moderately sloped and includes trees and wetlands. The property most recently included a single-family home and accessory buildings until they were removed in late 2019.

Adjacent Land Uses. The adjacent land uses, and zoning are as follows:

North – Kenyon Avenue and an apartment building, (RH-1)

East – Interstate 35 Intersection off-ramp and freeway

South – 185th Street West (CSAH 60), vacant land and a single-family home (RA)

West – Wetland and an office building, (O-R); across Kenyon Avenue is the Prairie Lake townhome development.

Consistency with the Capital Improvement Plan (CIP). City streets, sanitary sewer and water improvements for the area of Kenyon Green will be financed and constructed by the developer. The development costs associated with the Kenyon Green development are not programmed in the 2024-2029 CIP.

Premature Subdivision Criteria. A preliminary plat may be deemed premature if any of the criteria listed in Chapter 10-2-4-1 of the Subdivision Ordinance exist. Eligible criteria pertain to a lack of adequate: drainage, water, streets, sanitary sewer, and public service capacity (police and fire protection). The other pertinent criteria pertain to inconsistencies with the City Comprehensive Land Use and Capital Improvement Plans (discussed above). Staff review of the Kenyon Green preliminary plat against these criteria finds that it is not a premature subdivision.**Lot Requirements.** The preliminary plat of 6.49 acres will consist of one apartment building lot, 15 townhome lots, one common area lot, and one outlot that will encompass the wetland and wetland buffer, in addition to public right of way dedications for 185th Street and Kenyon Avenue. Prior to City Council consideration of the preliminary plat, it must be revised show Outlot A as a common area lot, the townhome unit lots labeled accordingly, and Outlot B relabeled as Outlot A.

Section 11-61-13.B of the Zoning Ordinance requires a minimum of 5,000 square feet of lot area per townhouse dwelling and 2,500 square feet of lot area per apartment dwelling. Lot 1 (apartment building) provides for 1 unit per 2,137 square feet which is slightly less than the 2,500 square feet. required. The proposed townhome density meets requirements providing one unit per 5,097 square feet. The applicant is requesting a deviation to the development density provision to accommodate the 49-unit building on Lot 1. The proposed density of the development is consistent with the character of a O-R District and adjacent multiple family and

townhome development to the north and west. Outlot B (to be relabeled as Outlot A) will be deeded to the City for wetland and wetland buffer preservation.

Outlots. The Kenyon Green preliminary plat currently shows two outlots.

Outlot A (1.17 acres) is common area for the townhomes and must be relabeled with a lot and block designation prior to City Council consideration of the preliminary plat. The parcel will be retained by the Developer.

Outlot B (0.79 acres) contains wetlands and buffer. Prior to City Council consideration of the preliminary plat, the outlot must be relabeled as Outlot A. It will be deeded to the City with the final plat.

Grading, Drainage, Erosion Control, and Utilities. Proposed grading, drainage, erosion control, and utilities for the Kenyon Green preliminary plat is shown on the grading, drainage and erosion control and utility plans. All existing and new local utilities shall be placed underground.

Grading, drainage, erosion control, and utilities details are outlined in the May 22, 2024 engineering report prepared by Jon Nelson, Assistant City Engineer and Mac Cafferty, Environmental Resources Manager. The Engineering Division recommends approval of the preliminary plat.

Tree Preservation. A tree preservation plan was submitted by the developer. There are 317 significant trees located within the Kenyon Green preliminary plat boundaries. The tree preservation plan proposes to save 64 of the significant trees on site. Mac Cafferty, Environmental Resources Manager has reviewed the tree preservation plan and his comments are included in the May 22, 2024 engineering report.

Streets. Kenyon Green abuts Kenyon Avenue, 185th Street (CSAH 60) and Interstate 35. Additional right-of-way will be dedicated for Kenyon Avenue to comply with the major collector street width requirements and 1.09 acres of additional right-of-way will be dedicated for 185th Street, overlaying an existing roadway easement. No additional right of way is required for I-35.

Wetlands. A wetland delineation was completed and approved in 2021. The wetland report indicated an impact of 0.1895 acres that will be replaced with wetland banking credits. Mac Cafferty has reviewed the wetland delineation report and his comments are included in the May 22, 2024 engineering report.

Park Dedication. The 2015 Parks, Trails, and Open Space Plan does not identify dedication of land to the City for public parks from the area of the subject site. Park dedication requirements are to be satisfied by payment of a cash fee in lieu of land at the time of final plat approval as provided for by Section 10-4-8.J of the Subdivision Ordinance. The developer will be providing a playground for the development in the northeast corner of the site.

PLANNED UNIT DEVELOPMENT STAGE PLAN

Proposed Medium and High-Density Residential Land Use. The proposed development consists of one 49-unit three-story apartment building with underground parking and 15 attached townhome units. All units will be rental and owned and maintained by the applicant and managed by a professional management company. Amenities include a community room, exercise room, outdoor play area, grilling stations with picnic tables and management office.

The RH-1, High Density Residential District allows a maximum building height of three stories or 42 feet, whichever is less. In review of the development plans, it was determined that the apartment building must be raised to accommodate a three-foot increase in the elevation of the low floor area of the building. This results in a building height of 45 feet. Given the proximity of the property, building, and surrounding developments and roadways, the additional three feet is acceptable for the location.

The applicant provided a narrative containing information on the proposed project, sample of similar project including elevations, details about architecture for the proposed project and specifics regarding target market for the apartment units combined with financing. The proposed apartment building will provide workforce units with limits on income requirements. Projected rents are included in the narrative.

The City recently conducted a Housing Needs Assessment in 2023 that identified a need for 400 additional affordable units in the city. In addition, our Comprehensive Plan includes the Metropolitan Council's allocation of affordable units for Lakeville which identifies a goal for 1,414 affordable units by 2030. These proposed units will help achieve this goal while providing housing affordable to working adults and families.

Setbacks. Section 11-61-7 of the Zoning Ordinance establishes that various setback regulations of the RH-1 District are to be considered presumptively appropriate for the subject site but may be departed from to accomplish the purposes of the PUD District. The following setbacks of the RH-1 District apply to the subject site:

Yard	Front (Kenyon Ave)	South (185 th St)	East (1-35)	West
Min Setback	50ft.	50ft.	50ft	30ft.

The townhomes abutting Kenyon Avenue, a major collector, require a minimum 50-foot rear yard setback as a residential buffer yard. The apartment building is subject to a minimum setback of 50 feet abutting 185th Street (CSAH 60), a minor arterial roadway. The proposed townhome buildings range between 33.2 feet and 34.8 feet from the north property line abutting Kenyon

Avenue. The apartment building setback ranges between 32.1 feet and 41.1 feet abutting 185th Street and 31.4 feet abutting I-35 right-of-way.

The subject property poses challenges to develop due to its unique shape and more importantly due to the fact it abuts three roadways (considering right of way for I-35). This necessitates increased buffer yard setbacks that would otherwise not be required. The apartment building was located into the required setback to accommodate the location of surface parking that was dictated by the access to Kenyon Avenue. Only a single access to and from Kenyon Avenue is permitted due to the curve of the roadway adjacent to the site. The internal drive provides for access to the surface parking and underground parking at the east side of the apartment building. This same internal drive provides for access to each townhome driveway.

While the south side of the buildings abutting 185th Street encroaches into the buffer yard setback, the site does provide a variety of trees to provide buffering from the roadway. Additionally, evergreen trees are proposed at the east side of the building abutting the ponding area adjacent to I-35. Staff recommends that the landscape plan and grading plan be revised to provide a denser vegetive screen with additional evergreen trees along 185th Street and I-35 that are off-set to increase the amount of buffer along the trail and roadway. The north side of the site abutting Kenyon Avenue provides for trees abutting the townhomes. Additional evergreens in this area will provide for increased buffer to this roadway. Staff recommends support for the setback deviations with the additional buffer yard landscaping to achieve the goal of the increased setback.

Two additional deviations for setbacks are requested for the townhomes including less than 30 feet from the unit lots to the private drive and 15 feet from two unit lots to the guest parking spaces. The townhomes are planned within the narrow portion of the lot with the private drive serving as the only access. The townhomes will each feature a two-car garage and driveway parking space in front of the door. The private drive will effectively and safely provide access with the reduced setbacks.

Apartment Dwelling Unit Sizes. The table below summarized the breakdown in the number of dwelling units by number of bedrooms. The unit mix includes six - one-bedroom units, 18 two-bedroom units, and 25 three-bedroom units. The architectural plans include the floor areas for each type of dwelling unit, which verify compliance the minimum floor areas specified by Section 11-17-13.B of the Zoning Ordinance.

Unit Type	Number	Percentage	Floor Area	
			Minimum Required	Minimum Proposed
1 Bedroom	6	12%	700sf.	747-752 SF
2 Bedroom	18	37%	800sf.	984-966 SF
3 Bedroom	25	51%	880sf.	1,203-1,289 SF

Townhome Design. The townhomes will include two stall garages. The building garage sizes and exteriors shall comply with minimum requirements of the Zoning Ordinance.

Exterior Materials. Section 11-62-19.B of the Zoning Ordinance requires the exterior of multiple-family dwelling structures include a variation in building materials which are to be distributed throughout the building elevations and coordinated into the architectural design of the structure to create an architecturally balanced appearance. To this end, a minimum of 50 percent of the combined area of all elevations of a structure is required to have an exterior finish of brick, stucco and/or natural or artificial stone. The proposed elevations feature a brick exterior accented with stone and lap (material type) siding to provide variety in materials and distinction to the building sections and stories. The main entry on the north elevation includes a canopy and columns with stone up to the third floor. Each unit will feature a deck. The proposed materials meet the 50% requirement.

Detailed floor plans are provided for each apartment unit type. All units feature in unit washer and dryers. Common areas include a community room, office, and fitness room.

Final elevations have not been provided for the proposed townhomes. Staff will review at time of building permit to ensure consistency with the code.

Building Height. Principal buildings within the RH-1 District are limited to a height of three stories or 42 feet, whichever is less, by Section 11-61-21.A of the Zoning Ordinance. The proposed apartment building is a three-story structure measuring 45 feet to accommodate a required increase of three feet to the minimum floor area elevation.

Landscaping. The plans include a landscape plan that addresses the requirements of Section 11-21-7 and 11-21-9 of the Zoning Ordinance at the site perimeter, interior yards, and building foundations.

The landscaping plan provides a variety of overstory, ornamental and evergreen trees as well as shrubs at the perimeter of the townhome buildings and apartment building. The landscape plan inventory includes 64 shade, evergreen, and ornamental trees as well as various shrubs, grasses and perennial plants. The City Forester shall review the landscape plan to determine material species and suitability for the site location.

Buffer Yard Landscape Screening. Buffer yards shall contain a combination of earth berms, plantings, or privacy fencing of a sufficient density to provide a minimum visual screen and a reasonable buffer a minimum effective height of ten feet. The height of the buffer yard is measured along a line drawn at the back of the curb of the roadway, or the edge of bituminous, to the ground elevation at the rear line of the building pad to the height of the plantings to be installed as defined by this section. Landscape screening material shall be planted in two or more staggered rows. The landscape plan and grading plan shall be revised to accomplish the screening required adjacent to Kenyon Avenue, 185th Street (CSAH 60) and Interstate 35. An inground

irrigation system is required within the property where necessary to ensure that all turf grass, ground cover landscaping, hedges, trees and shrubs can be maintained. The Developer will be required to sod the buffer yard to the back of the trail along the north side of 185th Street and the back of the sidewalk along Kenyon Avenue.

Pedestrian Access. There is an existing sidewalk along the south side of Kenyon Avenue up to the west plat boundary. The developer will be extending this sidewalk through the driveway entrance.

Off-Street Parking. Section 11-19-13 of the Zoning Ordinance requires multiple family uses to provide 2.5 off-street parking stalls per dwelling unit for the apartment building. Based on 49 dwelling units, 123 off-street parking stalls are required. The applicant is providing 58 surface parking spaces and 65 underground garage spaces for a total of 123 spaces. The townhomes are required to provide two spaces per unit plus .5 spaces for guest parking. The applicant is providing guest parking in two areas of the townhome portion of the site meeting this requirement.

Exterior Lighting. A photometric lighting plan indicating the lighting type has been submitted and is in compliance with Zoning Ordinance requirements. All exterior lighting shall be shielded as required by Section 11-16-17.B.1 of the Zoning Ordinance. The intensity of the exterior fixture complies with the limits as outlined by Section 11-16-17.A of the Zoning Ordinance.

Exterior Trash/Recycling Storage. Any outdoor trash storage shall be located in an enclosure consistent with Zoning Ordinance requirements.

Plat Commission. The Dakota County Plat Commission reviewed and approved the preliminary plat at its April 24, 2024 meeting. The Plat Commission letter is attached.

Right-of-Way Vacation. The developer will submit an application to vacate a small portion of Kenyon Avenue right of way in order to square off an unusable portion to be incorporated into the apartment property parking area. Additional roadway easements for 185th Street (CSAH 60) must also be vacated, all of which will be done in conjunction with the final plat application.

CONCLUSION

The proposed Kenyon Green development is consistent with the 2040 Lakeville Comprehensive Plan and O-R zoning district requirements, including the goals set forth by the Metropolitan Council for attainable housing. The rezoning to PUD provides for flexibility with certain setbacks as noted in the report to provide a layout that works with the physical site constraints. The overall site provides several amenities including underground parking, quality architecture meeting all the requirements, common spaces and outdoor playground for residents' enjoyment. These benefits are coupled with the inclusion of affordable housing meeting a need identified in the housing study and comprehensive plan.

RECOMMENDATION

Community Development Department staff recommends approval of the Kenyon Green preliminary plat and Zoning Map amendment from O-R, Office Residential Transition District to PUD, Planned Unit Development District, subject to the following stipulations:

1. Implementation of the recommendations listed in the May 22, 2024 engineering report.
2. Park dedication shall be satisfied with a cash contribution paid with the final plat.
3. The relabeled Outlot A, containing the wetland and buffers, must be deeded to the City with the final plat.
4. The townhomes will include two stall garages. The building garage sizes and exteriors shall comply with minimum requirements of the Zoning Ordinance.
5. The excess Kenyon Avenue right of way and drainage and utility and roadway easements noted in the May 22, 2024 engineering report shall be vacated as a condition of final plat approval.
6. Prior to City Council consideration, the landscape plan and grading plan shall be revised to comply with the buffer yard screening requirements adjacent to Kenyon Avenue, 185th Street (CSAH 60) and Interstate 35.
7. Prior to City Council consideration, the preliminary plat shall be amended to change Outlot A to a lot and block designation, re-number the townhome unit lots, and relabeled Outlot B to Outlot A.

Findings of fact for the rezoning is attached to this report.



PROPERTY LOCATION
18430 KENYON AVENUE

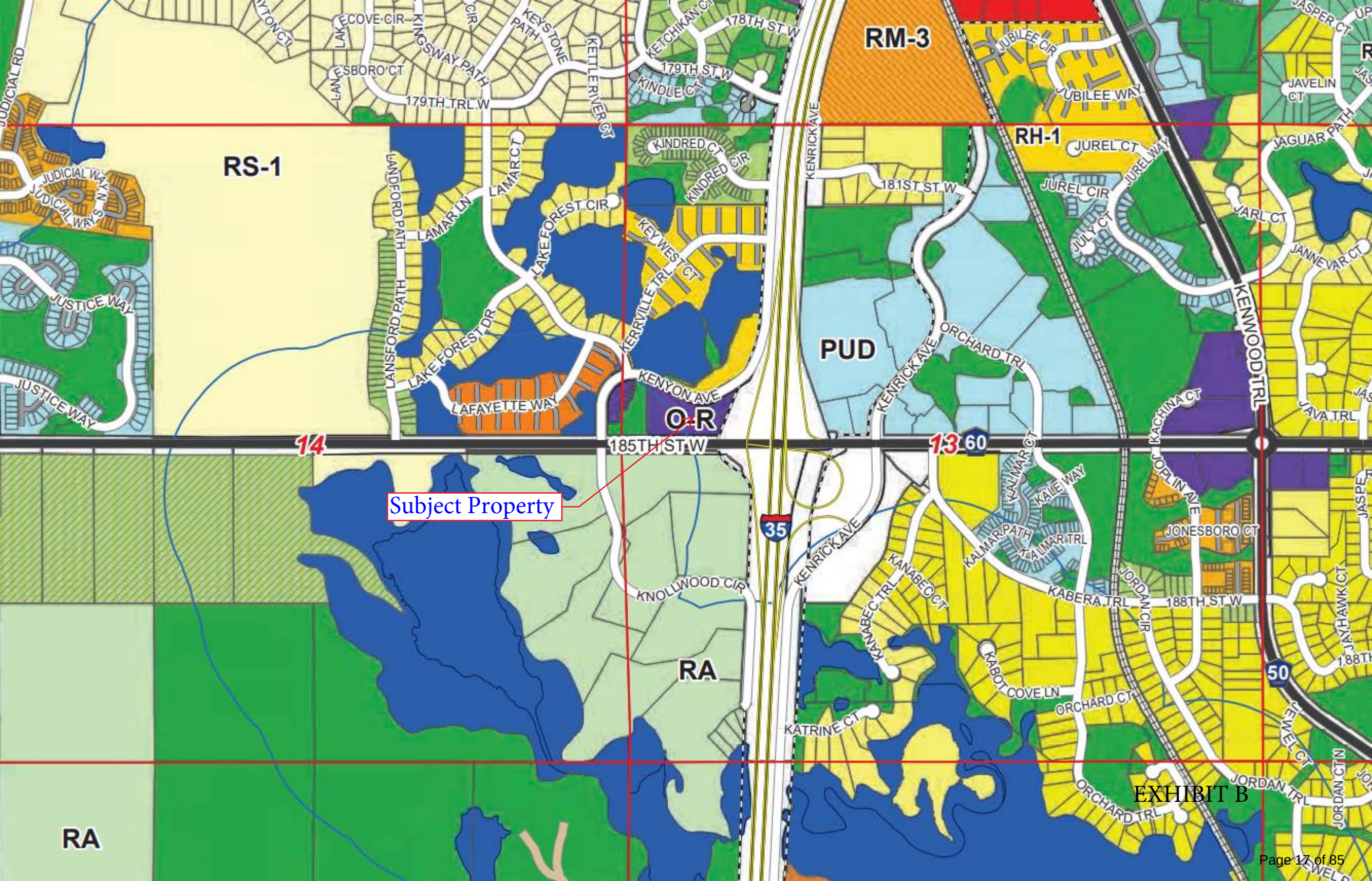


60

185TH ST W

50





RS-1

RM-3

RH-1

PUD

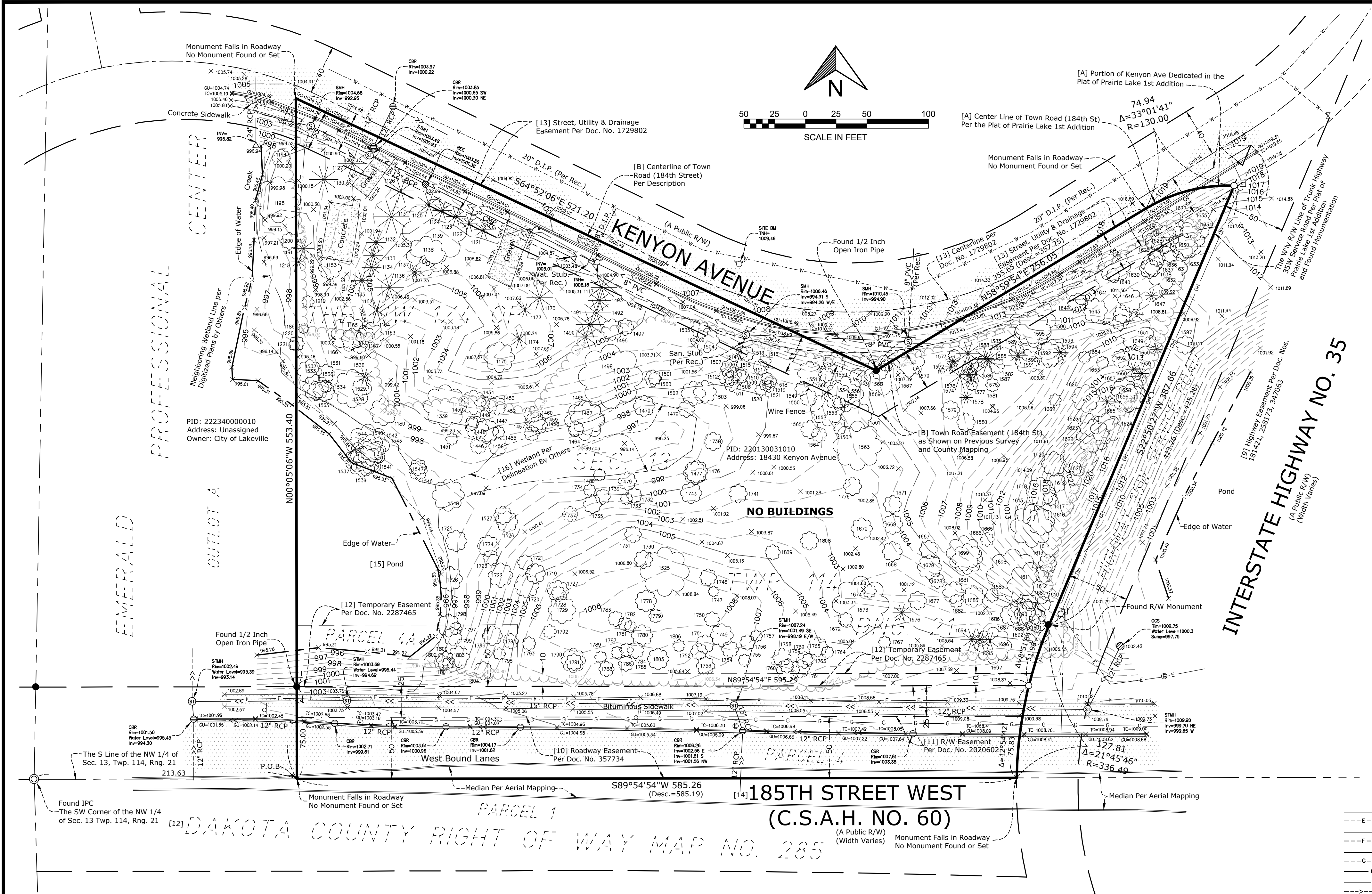
O-R

RA

RA

Subject Property

EXHIBIT B



DESCRIPTION OF PROPERTY SURVEYED

A tract of land in the Northwest Quarter of Section 13, Township 114 North, Range 21 West, Dakota County, Minnesota, described as follows:

Beginning at a point in the South line of said Northwest Quarter, 213.63 feet East of the Southwest corner thereof; the south line of said Northwest Quarter has an assumed bearing of North 89 degrees 54 minutes 54 seconds East; thence North 0 degrees 5 minutes 6 seconds West, 553.40 feet to the center line of a town road; thence along said centerline South 64 degrees 52 minutes 6 seconds East, 521.20 feet; thence continue on said centerline North 58 degrees 59 minutes 54 seconds East, 357.25 feet, to a point on the Westerly right of way line of Trunk Highway 35W service road; thence southerly along said right of way South 22 degrees 54 minutes 54 seconds West, 425.28 feet; thence continue along said right of way on a curve concave to the east having a central angle of 21 degrees 37 minutes 43 seconds and a radius of 336.49 feet to a point on the South line of said Northwest Quarter; thence South 89 degrees 54 minutes 54 seconds West, along said South line, 585.19 feet to the point of beginning.

Abstract Property

GENERAL SURVEY NOTES

- Bearings are based on the Dakota County Coordinate System (1986 Adjustment).
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of the fire hydrant located on the north side of Kenyon Avenue, approximately 385 feet southeast of the northwest corner of the subject property, as shown hereon. Elevation = 1009.46
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
- We have shown hereon a wetland on the subject property per information from electronic data provided to us by Stantec on 11-16-2023 and a wetland delineation report by Wenck Associates, Inc. dated August 2018. The wetland line on the neighboring property to the west is shown hereon per digitized plans by Glenn Rehbein Companies dated 1-24-2006 provided to us by the City of Lakeville.

ALTA/NSPS LAND TITLE SURVEY NOTES

(numbered per Table A)

- Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
- Site Address: 18430 Kenyon Avenue, Lakeville, Minnesota 55044.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27037C0191E, effective date of December 2, 2011.
- The Gross land area is 202,004 +/- square feet or 6,474 +/- acres.
- (a) Exterior dimensions of buildings at ground level as shown hereon. No buildings were observed on the subject property while conducting the fieldwork.
- Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observe all site features located on the subject property.
- No striped parking stalls were observed on the subject property while conducting the fieldwork.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from the Dakota County Interactive Property Map.
- Some features were obtained from aerial mapping as shown and labeled hereon.

SURVEY REPORT

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by CBH Title, LLC as agent for Old Republic National Title Insurance Company, File No. 59150, dated June 19, 2023. We note the following with regards to Schedule B II Exceptions of the herein referenced Title Commitment:
 - Item no.s 1-8 are not survey related.
 - The following are numbered per the referenced Title Commitment:
 - Subject to the rights reserved by the State of Minnesota as set forth in Final Certificates filed as Document Nos. 181421, 258173, 347063, and 418361, **Highway easement lies east of and does not appear to affect the subject property, as shown hereon.**
 - Terms and conditions of easement for roadway and municipal purposes, in favor of Village of Lakeville, as created in Final Certificate filed February 4, 1969, as Document No. 357734. **Roadway easement is located along the south 50 feet of the subject property, as shown hereon. Document also describes a temporary slope easement that expired February 3, 1971, not shown hereon.**
 - Terms and conditions of easement for right-of-way purposes, in favor of the City of Lakeville, as created in Grant of Permanent Easement filed March 27, 2003, as Document No. 2020602 and as further evidenced in Final Certificate filed June 23, 2004, as Document No. 2218772. The City of Lakeville conveyed their rights to this easement to Dakota County by Quit Claim Deed filed December 2, 2003, as Document No. 2146888. **25 foot wide right of way easement is located over a southerly portion of the subject property, as shown hereon.**
 - Subject to Dakota County Road Right of Way Map No. 285 (County State Aid Highway No. 60 / 185th Street West) filed January 21, 2005, as Document No. 2287465. **Said right of way is located over the southerly portion of the subject property, as shown hereon. Document contains temporary easements, as shown hereon. Expiration dates for said temporary easements were not provided.**
 - Terms and conditions of easement for public roadway, drainage and utility purposes, in favor of the City of Lakeville, as created in Grant of Permanent Easement filed November 6, 2000, as Document No. 1729802. **Said easement is located over a northerly portion of the subject property, as shown hereon.**
 - Rights of the public in and to that portion of subject property used for road purposes (184th St W and 185th St W). **185th Street West is located over a southerly portion of the subject property, as shown hereon. 184th St W appears to lie over the northerly 33 feet of the subject property. See Conflicts Item B below.**
 - Rights of other abutting land owners to use that part of the premises which lies within the bed of the pond. **We have shown hereon a pond on the westerly portion of the subject property.**
 - A portion of the property contains wetlands which may be subject to federal, state, or local regulation. The right to use or improve these wetlands is depicted herein. **We have shown hereon a wetland per information from electronic data provided to us by Stantec on 11-16-2023.**
 - Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
 - We have shown hereon the northerly line of the subject property with a curve as shown on the recorded plat of Prairie Lake 1st Addition near the northeast corner of the subject property. The northeast corner of the subject property was dedicated as right of way in said plat.
 - Please note that we have shown hereon a 33 foot wide Town Road Easement (184th St) over the northerly 33 feet of the subject property per Dakota County mapping and per a previous survey by Harry S. Johnson Co., Inc. dated 1-7-2005, provided to us by the client. The recorded plat of Prairie Lake 1st Addition calls out the northerly line of the subject property as the centerline of 184th St as field located on Oct. 26, 1999.

ALTA CERTIFICATION

To: Linda Bakke, Lawrence Mallory, Lynette Mallory, Leonard Mallory, Leslie Mallory, Leigh Mallory, and Lonny Mallory; R.E.C., Inc., a Minnesota corporation; CHB Title, LLC; and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 13, and 15 of Table A thereof. The fieldwork was completed on 12-28-2023.

Dated this 17th day of January, 2024.

Rory L. Synsteliem
rory@civilsitegroup.com

Minnesota License No. 44565

Point #	Tree Table	Point #	Tree Table	Point #	Tree Table	Point #	Tree Table	Point #	Tree Table
Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description
1117	TRC 19 PIN	1490	TRC 15 PIN	1564	TRD 10 POP	1641	TRD 24 OAK	1732	TRD 8 CHE
1121	TRC 12 SPR	1491	TRC 17 PIN	1565	TRD 12 POP	1642	TRD 13 OAK	1733	TRD 10 OAK
1122	TRC 11 SPR	1492	TRC 18 PIN	1567	TRD 26 OAK	1643	TRD 16 OAK	1734	TRD 8 CHE
1123	TRC 12 SPR	1493	TRC 14 PIN	1568	TRD 10 OAK	1644	TRD 12 OAK	1735	TRD 12 CHE
1124	TRC 12 SPR	1496	TRD 14 ASH	1569	TRD 8 ELM	1645	TRD 11 ELM	1736	TRD 10 OAK
1125	TRC 16 SPR	1497	TRD 10 OAK	1570	TRD 20 OAK	1646	TRD 16 OAK	1737	TRD 10 OAK
1126	TRC 16 SPR	1498	TRD 42 OAK	1571	TRC 7 PIN	1647	TRC 8 SPR Z	1738	TRD 12 OAK
1127	TRC 18 SPR	1500	TRD 11 ASH Z	1572	TRC 7 PIN	1649	TRD 8 WALNUT	1741	TRD 12 POP
1130	TRC 18 SPR	1501	TRD 8 ASH Z	1573	TRD 8 OAK	1650	TRC 8 PIN	1743	TRD 14 CHE
1131	TRC 22 SPR	1502	TRD 16 OAK Z	1574	TRC 18 PIN Z	1651	TRD 22 COT	1746	TRD 11 POP
1132	TRC 12 SPR	1503	TRD 15 POP	1575	TRC 10 PIN Z	1652	TRD 12 OAK Z	1747	TRD 7 OAK
1133	TRC 12 SPR	1504	TRD 16 POP	1576	TRC 10 PIN Z	1653	TRD 8 OAK	1749	TRD 15 OAK
1134	TRC 12 SPR	1505	TRD 12 SPR	1577	TRD 7 POP	1654	TRD 8 OAK	1750	TRD 10 OAK
1135	TRC 13 SPR	1506	TRD 12 ELM	1578	TRC 8 PIN	1655	TRC 9 PIN	1751	TRD 12 OAK
1136	TRC 18 SPR	1507	TRD 10 POP Z	1579	TRD 12 POP	1656	TRD 17 OAK	1752	TRD 11 POP
1137	TRC 9 SPR / DEAD	1508	TRD 10 POP Z	1580	TRD 12 PIN	1657	TRD 24 OAK	1753	TRD 12 OAK
1138	TRD 26 MAP	1509	TRD 9 POP	1581	TRD 9 POP	1658	TRD 18 OAK	1754	TRD 11 OAK
1139	TRD 42 COT	1510	TRD 10 POP Z	1582	TRD 10 OAK	1659	TRC 10 PIN	1755	TRD 8 OAK
1153	TRD 15 WALNUT	1511	TRD 10 POP Z	1583	TRD 8 OAK Z	1660	TRC 9 PIN	1756	TRD 10 OAK
1162	TRC 13 PIN	1512	TRD 10 POP Z	1584	TRC 18 PIN	1662	TRD 8 OAK	1757	TRD 8 OAK
1163	TRD 18 MAP	1513	TRD 10 POP Z	1585	TRC 10 PIN	1665	TRD 9 OAK	1758	TRD 12 POP
1164	TRD 12 MAP	1514	TRD 8 POP Z	1586	TRC 12 PIN Z	1666	TRD 23 OAK	1759	TRD 9 POP
1165	TRD 14 MAP	1515	TRD 10 POP Z	1587	TRC 11 PIN	1667	TRD 12 POP	1760	TRD 15 OAK
1166	TRD 23 MAP	1516	TRD 8 POP Z	1588	TRC 15 PIN Z	1668	TRD 13 POP	1761	TRD 12 POP
1167	TRD 10 ASH / DEAD	1517	TRD 8 POP Z	1589	TRD 10 OAK	1669	TRD 13 POP	1762	TRD 11 POP
1172	TRC 9 SPR	1518	TRD 8 POP Z	1590	TRC 12 PIN Z	1670	TRD 14 ELM	1763	TRD 8 POP
1173	TRC 16 SPR	1519	TRD 8 POP Z	1591	TRD 16 COT Z	1671	TRD 12 POP	1764	TRD 8 OAK
1174	TRC 12 SPR	1520	TRD 8 POP Z	1592	TRD 17 COT	1672	TRD 9 POP	1765	TRD 13 POP
1175	TRD 20 MAP	1521	TRD 8 POP Z	1593	TRD 18 COT	1673	TRD 37 COT	1767	TRD 8 WALNUT
1180	TRD 18 WILLOW	1525	TRD 32 OAK	1594	TRC 9 PIN Z	1674	TRD 9 OAK	1776	TRD 12 OAK
1186	TRD 7 WALNUT	1526	TRD 14 POP	1595	TRD 23 OAK Z	1676	TRC 11 PIN	1778	TRD 14 POP
1191	TRD 13 SPR	1527	TRD 12 POP	1596	TRD 30 OAK	1677	TRD 12 OAK	1779	TRD 9 POP
1194	TRD 12 WALNUT	1528	TRD 25 MAP	1597	TRD 12 WALNUT	1678	TRD 10 POP	1780	TRD 14 OAK Z
1198	TRD 30 COT	1529	TRD 11 ASH	1610	TRD 10 OAK	1679	TRD 16 POP	1781	TRD 8 CHE
1200	TRD 11 CRAB	1530	TRC 11 SPR	1611	TRD 13 OAK	1681	TRD 14 POP Z	1782	TRD 9 OAK
1218	TRC 9 SPR	1531	TRD 12 MAP	1612	TRD 12 OAK	1682	TRD 9 OAK	1783	TRD 10 POP
1219	TRD 8 POP	1532	TRD 16 ASH Z	1613	TRD 12 OAK	1683	TRD 14 OAK	1784	TRD 9 POP
1220	TRD 10 POP	1533	TRD 17 WALNUT	1614	TRD 28 OAK	1685	TRD 9 OAK Z	1785	TRD 11 OAK
1221	TRD 7 POP	1534	TRD 11 SPR Z	1615	TRD 14 ELM	1686	TRD 14 OAK	1786	TRD 10 POP Z
1339	TRD 28 ELM	1535	TRD 14 WALNUT	1616	TRD 18 OAK	1687	TRD 18 OAK	1787	TRD 8 OAK
1446	TRD 11 OAK	1536	TRD 8 WALNUT	1617	TRD 9 OAK	1688	TRD 18 OAK	1788	TRD 10 POP
1447	TRD 16 WALNUT	1537	TRD 13 COT	1618	TRD 19 OAK	1689	TRD 11 OAK	1789	TRD 8 POP Z
1448	TRD 15 WALNUT	1539	TRD 20 COT	1619	TRD 12 OAK	1690	TRD 11 CHE	1790	TRD 16 OAK
1449	TRD 9 WALNUT	1540	TRD 24 COT	1620	TRD 16 OAK	1691	TRD 12 OAK Z	1791	TRD 11 OAK
1450	TRD 16 WALNUT	1541	TRD 18 COT	1621	TRD 9 OAK	1692	TRD 17 OAK	1792	TRD 9 POP
1451	TRD 8 OAK	1542	TRD 28 COT	1622	TRD 24 OAK	1694	TRC 14 PIN	1793	TRD 9 POP
1452	TRD 12 WALNUT	1543	TRD 20 WILLOW	1623	TRD 22 OAK	1695	TRC 14 PIN	1794	TRD 10 CHE
1453	TRD 11 WALNUT	1544	TRD 15 WILLOW	1624	TRD 20 OAK	1696	TRC 12 PIN Z	1795	TRD 8 POP
1454	TRD 10 WALNUT	1546	TRD 12 POP	1625	TRD 15 OAK	1697	TRD 24 WILLOW	1796	TRD 13 OAK
1455	TRD 8 WALNUT	1547	TRD 11 WALNUT	1626	TRD 18 OAK	1698	TRD 34 OAK	1797	TRD 8 CHE
1456	TRD 12 OAK	1548	TRD 21 OAK Z	1627	TRD 20 OAK	1699	TRD 20 OAK Z	1798	TRD 15 OAK
1457	TRD 10 WAL	1549	TRD 9 OAK	1628	TRD 18 OAK	1719	TRD 13 POP	1799	TRD 12 OAK
1458	TRD 12 WAL	1550	TRD 11 POP	1629	TRD 12 OAK	1720	TRD 16 POP	1800	TRD 12 OAK
1459	TRD 13 WAL	1551	TRD 16 OAK	1630	TRD 18 OAK Z	1721	TRD 10 POP	1801	TRD 8 OAK
1460	TRD 11 WAL	1552	TRD 22 OAK	1631	TRD 12 OAK	1722	TRD 16 OAK	1802	TRD 10 POP
1464	TRD 10 OAK	1553	TRD 8 OAK	1632	TRD 28 OAK	1723	TRD 10 POP	1803	TRD 14 POP
1465	TRD 26 OAK	1554	TRD 18 OAK	1633	TRD 18 OAK	1724	TRD 14 POP	1804	TRD 12 POP
1467	TRD 22 OAK	1555	TRD 23 OAK	1634	TRD 23 OAK	1725	TRD 14 ELM	1805	TRD 14 OAK
1470	TRD 14 POP	1556	TRD 12 OAK	1635	TRD 22 OAK	1726	TRD 16 OAK	1806	TRD 8 OAK
1472	TRD 11 OAK	1559	TRD 14 CHE	1636	TRD 11 OAK	1727	TRD 14 POP	1808	TRD 12 POP
1476	TRD 15 POP	1560	TRD 10 OAK	1637	TRD 14 OAK Z	1728	TRD 9 POP	1809	TRD 10 OAK
1477	TRD 15 POP	1561	TRD 20 OAK	1638	TRD 13 OAK Z	1729	TRD 18 OAK		
1479	TRD 12 OAK	1562	TRD 8 OAK Z	1639	TRD 21 OAK	1730	TRD 12 POP		
1480	TRD 8 BOX	1563	TRD 32 OAK	1640	TRD 9 OAK	1731	TRD 11 PIN		

Linetype & Symbol Legend

—E—E—E—	ELECTRIC LINE	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
---F---F---	ELECTRIC LINE (RECORD)	⊠	CABLE TV BOX	⊠	UTILITY MANHOLE
---F---F---	FIBER/COMM. LINE	⊠	ELECTRIC MANHOLE	⊠	ELECTRICAL OUTLET
---F---F---	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	HAND HOLE
---G---G---	GASMAIN	⊠	ELECTRICAL METER	⊠	BOLLARD
---OH---OH---	GASMAIN (RECORD)	⊠	FIBER/COMM. MANHOLE	⊠	FLAG POLE
---OH---OH---	OVERHEAD UTILITIES	⊠	POWER POLE	⊠	FUEL TANK
---S---S---	SANITARY SEWER	⊠	GUY WIRE	⊠	HANDICAP SYMBOL
---S---S---	SANITARY SEWER (RECORD)	⊠	GAS METER	⊠	LIGHT POLE
---S---S---	STORM SEWER	⊠	GAS MANHOLE	⊠	MAIL BOX
---S---S---	STORM SEWER (RECORD)	⊠	GAS VALVE	⊠	SIGN
---T---T---	TELEPHONE LINE	⊠	ROOF DRAIN	⊠	CONFEROUS TREE
---T---T---	TELEPHONE LINE (RECORD)	⊠	SEWER CLEAN OUT	⊠	DECIDUOUS TREE
---W---W---	WATERMAIN	⊠	SANITARY MANHOLE	⊠	
---W---W---	WATERMAIN (RECORD)	⊠	STORM MANHOLE	⊠	
---X---X---	CHAINLINK FENCELINE	⊠	CATCH BASIN	⊠	
---X---X---	WOODEN FENCELINE	⊠	FLARED END SECTION	⊠	
---X---X---	GUARDRAIL	⊠	TELEPHONE BOX	⊠	
---X---X---	ACCESS RESTRICTION	⊠	TELEPHONE MANHOLE	⊠	
---X---X---	CONCRETE SURFACE	⊠	TRAFFIC SIGNAL	⊠	
---X---X---	PAVER SURFACE	⊠	HYDRANT	⊠	
---X---X---	BITUMINOUS SURFACE	⊠	FIRE CONNECTION	⊠	
---X---X---	GRAVEL/LANDSCAPE SURFACE	⊠	POST INDICATOR VALVE	⊠	
---X---X---		⊠	WATER MANHOLE	⊠	
---X---X---		⊠	WATER VALVE	⊠	
---X---X---		⊠	WELL	⊠	

EXHIBIT C

18430 Kenyon Avenue

Lakeville, Dakota County, Minnesota 55044

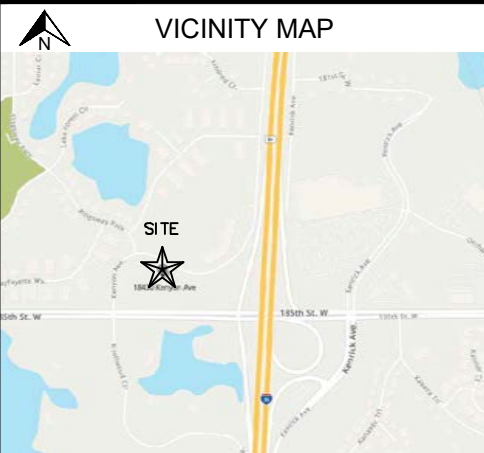
Ron Clark Construction & Design

7500 West 78th Street, Edina, Minnesota 55439

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


RORY L. SYNSTELIEM
DATE 1-17-2024 LICENSE NO. 44565

Q/A/QC
FIELD CREW DO
DRAWN BY DS
REVIEWED BY CJ
UPDATED BY



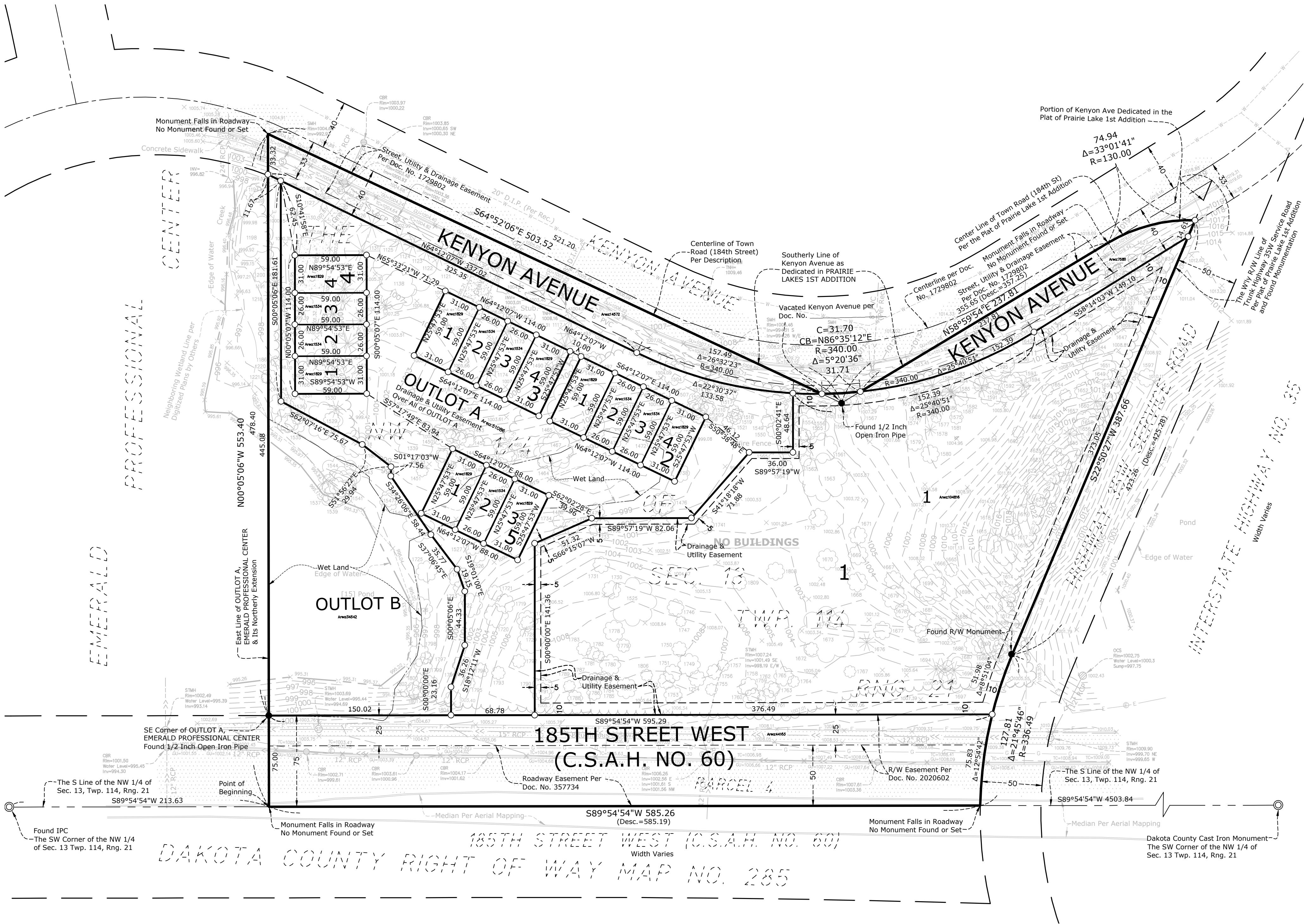
REVISION SUMMARY	
DATE	DESCRIPTION
PROJECT NO : 23406 00	

PROJECT NO. 23406.00

ALTA/NSPS LAND TITLE SURVEY

V1.0

PRELIMINARY PLAT: KENYON GREEN



PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:

A tract of land in the Northwest Quarter of Section 13, Township 114 North, Range 21 West, Dakota County, Minnesota, described as follows:
Beginning at a point in the South line of said Northwest Quarter, 213.63 feet East of the Southwest corner thereof; the south line of said Northwest Quarter has an assumed bearing of North 89 degrees 54 minutes 54 seconds East; thence North 0 degrees 5 minutes 6 seconds West, 553.40 feet to the center line of a town road; thence along said centerline South 64 degrees 52 minutes 6 seconds East, 521.20 feet, thence continue on said centerline North 58 degrees 59 minutes 54 seconds East, 357.25 feet, to a point on the Westerly right of way line of Trunk Highway 35W service road; thence southerly along said right of way South 22 degrees 54 minutes 54 seconds West, 425.28 feet; thence continue along said right of way on a curve concave to the east having a central angle of 21 degrees 37 minutes 43 seconds and a radius of 336.49 feet a distance of 127.02 feet to a point on the South line of said Northwest Quarter; thence South 89 degrees 54 minutes 54 seconds West, along said South line, 585.19 feet to the point of beginning.

Abstract Property

The above description is per a Commitment for Title Insurance issued by CBH Title, LLC as agent for Old Republic National Title Insurance Company, File No. 59150, dated June 19, 2023.

Please note the following description for a portion of Kenyon Avenue to be vacated is per a Road Vacation Exhibit prepared by us on 5-28-2024. Said vacation has not been finalized at the time of this preliminary plat and the description is subject to change.

All that part of Kenyon Avenue, as dedicated by the recorded plat of PRAIRIE LAKES 1ST ADDITION, Dakota County, Minnesota, lying southerly of the following described line:

Commencing at the southeast corner of Outlot A, EMERALD PROFESSIONAL CENTER, according to the recorded plat thereof, Dakota County, Minnesota; thence on an assumed bearing of North 00 degrees 05 minutes 06 seconds West along the east line of said Outlot A and its northerly extension for 478.40 feet to a southerly line of said Kenyon Avenue; thence South 64 degrees 52 minutes 06 seconds East along said southerly line for 503.52 to the point of beginning of the line to be described; thence easterly for 31.71 feet along a non-tangential curve, concave to the north, having a radius of 340.00 feet, a central angle of 05 degrees 20 minutes 36 seconds and a chord bearing of North 86 degrees 35 minutes 12 seconds East to a southerly line of said Kenyon Avenue, and said line there terminating.

DATE OF PREPARATION:

5-28-2024
Please note background survey information is per a survey by Civil Site Group dated 01-17-2024

APPLICANT:

Ron Clark Construction & Design
Mike Waldo
Mwaldo@ronclark.com

BENCHMARKS:

Elevations are based on the NGVD 29 datum. Site Benchmark is the top nut of the fire hydrant located on the north side of Kenyon Avenue, approximately 385 feet southeast of the northwest corner of the subject property, as shown hereon. Elevation = 1009.46

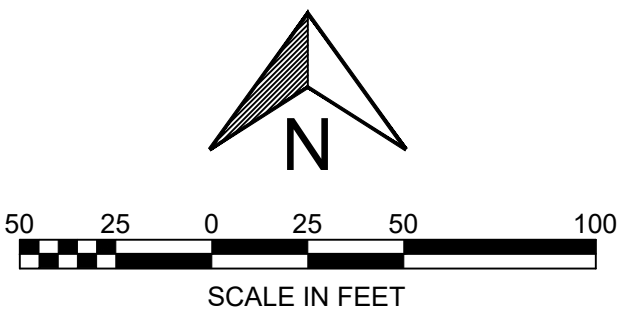
AREAS:

Total Property Area = 282,130 +/- Sq. Ft. or 6.477 +/- Acres
See Graphics for Areas of Individual Lots & Dedicated Right of Ways

FLOOD ZONE:

Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27037C0191E, effective date of December 2, 2011.

Rory L. Synstallen
rory@civilsitegroup.com
Minnesota License No. 44565



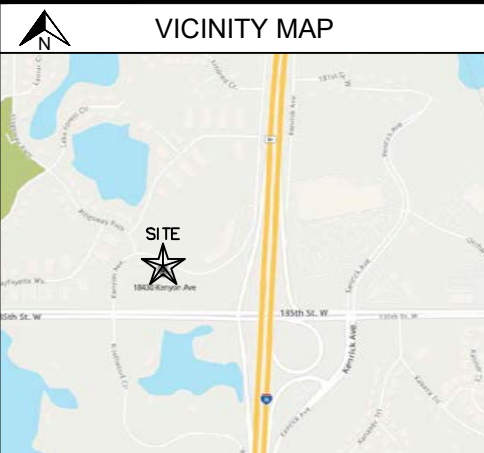
Linetype & Symbol Legend

— E —	ELECTRIC LINE	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
- - - E - - -	ELECTRIC LINE (RECORD)	⊠	CABLE TV BOX	⊠	UTILITY MANHOLE
- · - F - · -	FIBER/COMM. LINE	⊠	ELECTRIC MANHOLE	⊠	ELECTRICAL OUTLET
- · - F - · -	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	HAND HOLE
- · - G - · -	GASMAIN	⊠	ELECTRICAL METER	⊠	BOLLARD
- · - G - · -	GASMAIN (RECORD)	⊠	FIBER/COMM. MANHOLE	⊠	FLAG POLE
- · - OH - · -	OVERHEAD UTILITIES	⊠	POWER POLE	⊠	FUEL TANK
- · - S - · -	SANITARY SEWER	⊠	GUY WIRE	⊠	HANDICAP SYMBOL
- · - S - · -	SANITARY SEWER (RECORD)	⊠	GAS METER	⊠	LIGHT POLE
- · - S - · -	STORM SEWER	⊠	GAS MANHOLE	⊠	MAIL BOX
- · - S - · -	STORM SEWER (RECORD)	⊠	GAS VALVE	⊠	SIGN
- · - T - · -	TELEPHONE LINE	⊠	ROOF DRAIN	⊠	CONIFEROUS TREE
- · - T - · -	TELEPHONE LINE (RECORD)	⊠	SEWER CLEAN OUT	⊠	DECIDUOUS TREE
- · - W - · -	WATERMAIN	⊠	SANITARY MANHOLE	⊠	SOIL BORING
- · - W - · -	WATERMAIN (RECORD)	⊠	STORM MANHOLE	⊠	FOUND IRON MONUMENT
- · - X - · -	CHAINLINK FENCE LINE	⊠	CATCH BASIN	⊠	SET OR TO BE SET IRON MONUMENT
- · - X - · -	WOODEN FENCE LINE	⊠	FLARED END SECTION	⊠	CAST IRON MONUMENT
- · - X - · -	IRON FENCE LINE	⊠	TELEPHONE BOX		
- · - X - · -	GUARDRAIL	⊠	TELEPHONE MANHOLE		
- · - X - · -	ACCESS RESTRICTION	⊠	TRAFFIC SIGNAL		
- · - X - · -	CONCRETE SURFACE	⊠	HYDRANT		
- · - X - · -	PAVER SURFACE	⊠	FIRE CONNECTION		
- · - X - · -	BITUMINOUS SURFACE	⊠	POST INDICATOR VALVE		
- · - X - · -	GRAVEL/LANDSCAPE SURFACE	⊠	WATER MANHOLE		
- · - X - · -		⊠	WATER VALVE		
- · - X - · -		⊠	WELL		

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

RORY L. SYNSTALLEN
DATE 5-28-2024 LICENSE NO. 44565

Q/A/QC	
FIELD CREW	DO
DRAWN BY	DP
REVIEWED BY	CJ
UPDATED BY	



REVISION SUMMARY	
DATE	DESCRIPTION
PROJECT NO.: 23406	

PRELIMINARY PLAT

V2.0

TREE TAG #	POINT ELEVATION	TYPE	SPECIES	SIZE CAL. INCHES	REMOVED CALIPER INCHES	PRESERVED CALIPER INCHES	CATEGORY	SIGNIFICANT TREE
1117	1005.33	TRC	PIN	19	19		R	19
1121	1004.43	TRC	SPR	12		12	S	12
1122	1004.15	TRC	SPR	11		11	S	11
1123	1003.95	TRC	SPR	12		12	S	12
1124	1003.76	TRC	SPR	12		12	S	12
1125	1003.66	TRC	SPR	16		16	S	16
1126	1003.60	TRC	SPR	16		16	S	16
1127	1002.83	TRC	SPR	18		18	S	18
1130	1000.91	TRC	SPR	18	18		R	18
1131	1004.26	TRC	SPR	22		22	R	22
1132	1003.96	TRC	SPR	12		12	R	12
1133	1004.37	TRC	SPR	12		12	R	12
1134	1004.73	TRC	SPR	12		12	R	12
1135	1004.40	TRC	SPR	13	13		R	13
1136	1006.65	TRC	SPR	18	18		R	18
1137	1007.29	TRC	SPR	9	9		R	9
1138	1006.90	TRD	MAP	26	26		R	26
1139	1006.34	TRD	COT	42	42		R	42
1153	1001.29	TRD	WALNUT	15	15		R	15
1162	1005.59	TRC	PIN	13	13		R	13
1163	1003.14	TRD	MAP	18	18		R	18
1164	1003.04	TRD	MAP	12	12		R	12
1165	1002.32	TRD	MAP	14	14		R	14
1166	1002.92	TRD	MAP	23	23		R	23
1167	1001.06	TRD	ASH	10	10		R	10
1172	1007.58	TRC	SPR	9	9		R	9
1173	1006.85	TRC	SPR	16	16		R	16
1174	1008.36	TRC	SPR	12	12		R	12
1175	1008.23	TRD	MAP	20	20		R	20
1180	998.46	TRD	WILLOW	18		18	S	18
1186	998.05	TRD	WALNUT	7		7	S	7
1191	999.44	TRC	SPR	13	13		S	13
1194	1000.10	TRD	WALNUT	12	12		S	12
1198	1000.54	TRD	COT	30	30		S	30
1200	998.53	TRD	CRAB	11	11		S	11
1218	998.51	TRC	SPR	9	9		S	9
1219	998.84	TRD	POP	8	8		R	8
1220	997.11	TRD	POP	10		10	S	10
1221	996.78	TRD	POP	7		7	S	7
1339	1001.55	TRD	ELM	28	28		R	28
1446	998.71	TRD	OAK	11	11		R	11
1447	999.95	TRD	Walnut	16	16		R	16
1448	999.99	TRD	WALNUT	15	15		R	15
1449	1000.27	TRD	WALNUT	9	9		R	9
1450	1002.65	TRD	WALNUT	16	16		R	16
1451	998.82	TRD	OAK	8	8		R	8
1452	1001.91	TRD	WALNUT	12	12		R	12
1453	1002.41	TRD	WALNUT	11	11		R	11
1454	1002.31	TRD	WALNUT	10	10		R	10
1455	999.34	TRD	WALNUT	8	8		R	8
1456	998.43	TRD	OAK	12	12		R	12
1457	998.76	TRD	WAL	10	10		R	10
1458	999.56	TRD	WAL	12	12		R	12
1459	1000.02	TRD	WAL	13	13		R	13
1460	1000.77	TRD	WAL	11	11		R	11
1464	998.36	TRD	OAK	10	10		R	10
1465	998.73	TRD	OAK	26	26		R	26
1467	999.15	TRD	OAK	22	22		R	22
1470	997.87	TRD	POP	14	14		R	14
1472	997.91	TRD	OAK	11	11		R	11
1476	999.26	TRD	POP	15	15		R	15
1477	999.22	TRD	POP	15	15		R	15
1479	998.45	TRD	OAK	12	12		R	12
1480	997.47	TRD	BOX	8	8		R	8
1490	1005.64	TRC	PIN	15	15		R	15
1491	1005.78	TRC	PIN	17	17		R	17
1492	1005.90	TRC	PIN	18	18		R	18
1493	1005.82	TRC	PIN	14	14		R	14
1496	1005.40	TRD	ASH	14	14		R	14
1497	1005.25	TRD	OAK	11	11		R	11
1498	1002.75	TRD	OAK	42	42		R	42
1500	1004.36	TRD	ASH Z	11	11		R	11
1501	1001.80	TRD	ASH Z	8	8		R	8
1502	1006.81	TRD	OAK Z	16	16		R	16
1503	999.57	TRD	POP	15	15		R	15
1504	1003.03	TRD	POP	16	16		R	16
1505	1003.93	TRD	SPR	12	12		R	12
1506	1000.85	TRD	ELM	12	12		R	12
1507	1003.92	TRD	POP Z	10	10		R	10
1508	1000.40	TRD	POP Z	10	10		R	10
1509	1000.34	TRD	POP Z	10	10		R	10
1510	999.77	TRD	POP Z	10	10		R	10
1511	999.78	TRD	POP Z	10	10		R	10
1512	1000.89	TRD	POP Z	10	10		R	10
1513	1000.66	TRD	POP Z	10	10		R	10
1514	1001.36	TRD	POP Z	8	8		R	8
1515	1006.67	TRD	POP Z	10	10		R	10
1516	1004.78	TRD	POP Z	8	8		R	8
1517	1000.53	TRD	POP Z	8	8		R	8
1518	1008.97	TRD	POP Z	8	8		R	8
1519	1000.38	TRD	POP Z	8	8		R	8
1520	1001.10	TRD	POP Z	8	8		R	8
1521	1001.60	TRD	POP Z	8	8		R	8
1525	1008.03	TRD	OAK	32	32		R	32
1526	998.95	TRD	POP	14	14		R	14
1527	998.31	TRD	POP	12	12		R	12
1528	998.64	TRD	MAP	25	25		R	25
1529	998.84	TRD	ASH	11	11		R	11
1530	998.77	TRC	SPR	11	11		R	11
1531	998.54	TRD	MAP	12	12		R	12
1532	997.20	TRD	ASH Z	16		16	S	16
1533	997.65	TRD	Walnut	17		17	S	17
1534	997.62	TRD	SPR Z	11		11	S	11
1535	997.52	TRD	WALNUT	14		14	S	14
1536	998.02	TRD	WALNUT	8		8	S	8
1537	996.41	TRD	COT	13		13	S	13
1539	996.55	TRD	COT	20		20	S	20
1540	996.94	TRD	COT	24		24	S	24
1541	996.53	TRD	COT	18		18	S	18
1542	997.67	TRD	COT	28		28	S	28
1543	997.84	TRD	WILLOW Z	20		20	S	20
1544	997.11	TRD	WILLOW	15		15	S	15
1546	996.73	TRD	POP	12		12	S	12
1547	996.90	TRD	WALNUT	11		11	S	11
1548	997.39	TRD	OAK Z	21		21	S	21
1549	1000.73	TRD	OAK	9	9		R	9
1550	1001.11	TRD	POP	11	11		R	11

TREE TAG #	POINT ELEVATION	TYPE	SPECIES	SIZE CAL. INCHES	REMOVED CALIPER INCHES	PRESERVED CALIPER INCHES	CATEGORY	SIGNIFICANT TREE
1551	1001.62	TRD	OAK	16	16		R	16
1552	1002.33	TRD	OAK	22	22		R	22
1553	1002.82	TRD	OAK	8	8		R	8
1554	1003.14	TRD	OAK	18	18		R	18
1555	1003.77	TRD	OAK	23	23		R	23
1556	1003.65	TRD	OAK	12	12		R	12
1559	1003.50	TRD	CHE	14	14		R	14
1560	1002.02	TRD	OAK	10	10		R	10
1561	1003.80	TRD	OAK	20	20		R	20
1562	1003.59	TRD	OAK Z	8	8		R	8
1563	1003.24	TRD	OAK	32	32		R	32
1564	1000.79	TRD	POP	10	10		R	10
1565	1000.59	TRD	POP	12	12		R	12
1567	1006.49	TRD	OAK	26	26		R	26
1568	1006.39	TRD	OAK	10	10		R	10
1569	1006.61	TRD	ELM	8	8		R	8
1570	1007.63	TRD	OAK	20	20		R	20
1571	1006.72	TRC	PIN	7	7		R	7
1572	1006.79	TRC	PIN	7	7		R	7
1573	1007.02	TRD	OAK	8	8		R	8
1574	1009.11	TRC	PIN Z	18	18		R	18
1575	1011.46	TRC	PIN Z	10	10		R	10
1576	1005.44	TRC	PIN Z	10	10		R	10
1577	1005.19	TRD	POP	7	7		R	7
1578	1005.65	TRC	PIN	8	8		R	8
1579	1006.76	TRD	POP	12	12		R	12
1580	1005.94	TRD	PIN	12	12		R	12
1581	1005.52	TRD	POP	9	9		R	9
1582	1005.86	TRD	OAK	10	10		R	10
1583	1013.98	TRD	OAK Z	8	8		R	8
1584	1006.16	TRC	PIN	18	18		R	18
1585	1006.03	TRC	PIN	10	10		R	10
1586	1009.23	TRC	N Z	12	12		R	12
1587	1005.81	TRC	PIN	11	11		R	11
1588	1010.77	TRC	N Z	15	15		R	15
1589	1007.06	TRD	OAK	10	10		R	10
1590	1007.24	TRC	PIN Z	12	12		R	12
1591	1007.09	TRD	COT Z	16	16		R	16
1592	1007.50	TRD	COT	17	17		R	17
1593	1007.57	TRD	COT	18	18		R	18
1594	1013.58	TRC	PIN Z	9	9		R	9
1595	1012.71	TRD	OAK Z	23	23		R	23
1596	1011.03	TRD	OAK	30	30		R	30
1597	1009.95	TRD	WALNUT	12		12	S	12
1610	1009.48	TRD	OAK	10	10		R	10
1611	1010.32	TRD	OAK	30	30		R	30
1612	1012.79	TRD	OAK	12	12		R	12
1613	1014.38	TRD	OAK	12	12		R	12
1614	1016.23	TRD	OAK	28	28		R	28
1615	1015.37	TRD	ELM	14	14		R	14
1616	1017.35	TRD	OAK	18	18		R	18
1617	1019.29	TRD	OAK	9	9		R	9
1618	1017.12	TRD	OAK	19	19		R	19
1619	1020.44	TRD	OAK	12	12		R	12
1620	1018.46	TRD	OAK	16	16		R	16
1621	1022.84	TRD	OAK	9	9		R	9
1622	1022.39	TRD	OAK	24	24		R	24
1623	1020.62	TRD	OAK	22	22		R	22
1624	1021.08	TRD	OAK	20	20		R	20
1625	1018.60	TRD	OAK	15	15		R	15
1626	1014.76	TRD	OAK	18	18		R	18
1627	1016.93	TRD	OAK	20		20	S	20
1628	1015.14	TRD	OAK	18		18	S	18
1629	1014.54	TRD	OAK	12		12	S	12
1630	1014.93	TRD	OAK Z	18		18	S	18
1631	1012.70	TRD	OAK	12		12	S	12
1632	1011.54	TRD	OAK	28		28	S	28
1633	1013.25	TRD	OAK	18		18	S	18
1634	1013.96	TRD	OAK	23		23	S	23
1635	1016.19	TRD	OAK	22		22	S	22
1636	1012.91	TRD	OAK	11		11	S	11
1637	1023.16	TRD	OAK Z	14		14	S	14
1638	1012.53	TRD	OAK Z	13		13	S	13
1639	1014.31	TRD	OAK	21		21	S	21
1640	1013.38	TRD	OAK	9		9	S	9
1641	1014.03	TRD	OAK	24		24	S	24
1642	1012.75	TRD	OAK	13		13	S	13
1643	1011.80	TRD	OAK	16		16	S	16
1644	1010.28	TRD	OAK	12		12	S	12
1645	1010.75	TRD	ELM	11		11	S	11
1646	1011.10	TRD	OAK	16		16	S	16
1647	1010.00	TRC	SPR Z	8		8	S	8
1649	1011.41	TRD	WALNUT	8		8	S	8
1650	1011.44	TRC	PIN	8	8		R	8
1651	1010.78	TRD	COT	22	22		R	22
1652	1013.51	TRD	OAK Z	12	12		R	12
1653	1012.33	TRD	POP	8	8		R	8
1654	1010.50	TRD	OAK	8	8		R	8
1655	1017.61	TRC	PIN	9	9		R	9
1656	1016.90	TRD	OAK	17	17		R	17
1657	1017.70	TRD	OAK	24	24		R	24
1658	1017.88	TRD	OAK	18	18		R	18
1659	1014.58	TRC	PIN	10	10		R	10
1660	1014.11	TRC	PIN	9	9		R	9
1662	1009.52	TRD	OAK	8	8		R	8
1665	1009.94	TRD	OAK	9	9		R	9
1666	1007.57	TRD	OAK	23	23		R	23
1667	1005.04	TRD	POP	12	12		R	12
1668	1002.77	TRD	POP	13	13		R	13
1669	1003.75	TRD	POP	13	13		R	13
1670	1002.73	TRD	ELM	14	14		R	14
1671	1004.30	TRD	POP	12	12		R	12
1672	1004.25	TRD	POP	9	9		R	9
1673	1004.15	TRD	COT	37	37		R	37
1674	1001.54	TRD	OAK	9	9		R	9
1676	1004.57	TRC	PIN	11	11		R	11
1677	1002.98	TRD	POP	12	12		R	12
1678	1008.79	TRD	OAK	10	10		R	10
1679	1003.27	TRD	POP	16	16		R	16
1681	1002.11	TRD	POP Z	14	14		R	14
1682	1002.02	TRD	OAK	9	9		R	9
1683	1002.73	TRD	OAK	14	14		R	14
1685	1010.39	TRD	OAK Z	9	9		R	9
1686	1003.36	TRD	OAK	14	14		R	14
1687	1005.58	TRD	OAK	18	18		R	18
1688	1006.10	TRD	OAK	18	18		R	18
1689	1007.57	TRD	OAK	11	11		R	11
1690	1006.92	TRD	CHE	11	11		R	11

SITE DATA		
ZONING SUMMARY		
EXISTING ZONING	O-R (USE RH-1 FOR CRITERIA)	
PROPOSED ZONING	PUD	
	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONT (KENYON)	50 FT	30 FT
REAR (195TH)	50 FT	40 FT
SIDE (35W)	50 FT	30 FT
SIDE (WEST)	30 FT	30 FT
BETWEEN TH	20 FT	20 FT
BETWEEN MULTI	25 FT	25 FT
FRONT FROM PRIVATE DRIVE	30 FT	25 FT
SIDE FROM PRIVATE DRIVE	30 FT	6 FT
TOWNHOME FROM PARKING	15 FT	6 FT
WETLAND SETBACKS		
SIDE	10 FT	10 FT
REAR	20 FT	20 FT AND 10 FT
PARKING SETBACKS		
FRONT	15 FT	15 FT
REAR	5 FT	5 FT
SIDE	5 FT	5 FT
	REQUIRED	PROVIDED
PARKING SUMMARY		
PARKING STALL DIMENSIONS	9'X20' (18' W/OVERHANG)	9'X20' AND 9'X18'
COMPACT PARKING STALL DIMENSIONS	NA	NA
DRIVE AISLE DIMENSIONS	24'-0"	24'-0"
	REQUIRED	PROVIDED
PARKING STALLS - MULTI-FAMILY	123	58 SURFACE - 65 GARAGE
PARKING STALLS - TOWNHOME	8	8

CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBS PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.

Found 1/2 Incl Open Iron Pipe

ent Falls in Roadway
ument Found or Set

PRELIMINARY:
NOT FOR CONSTRUCTION

KENYON GREEN
18430 KENYON AVENUE, LAKEVILLE, MN 55044
RON CLARK CONSTRUCTION
7500 WEST 78TH STREET, EDINA, MN 55439

PROJECT

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

David J. Knaeble
DATE 03/28/24 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
03/28/24	SPECIFIC PLAN SUBMITTAL
03/28/24	CITY SUBMITTAL

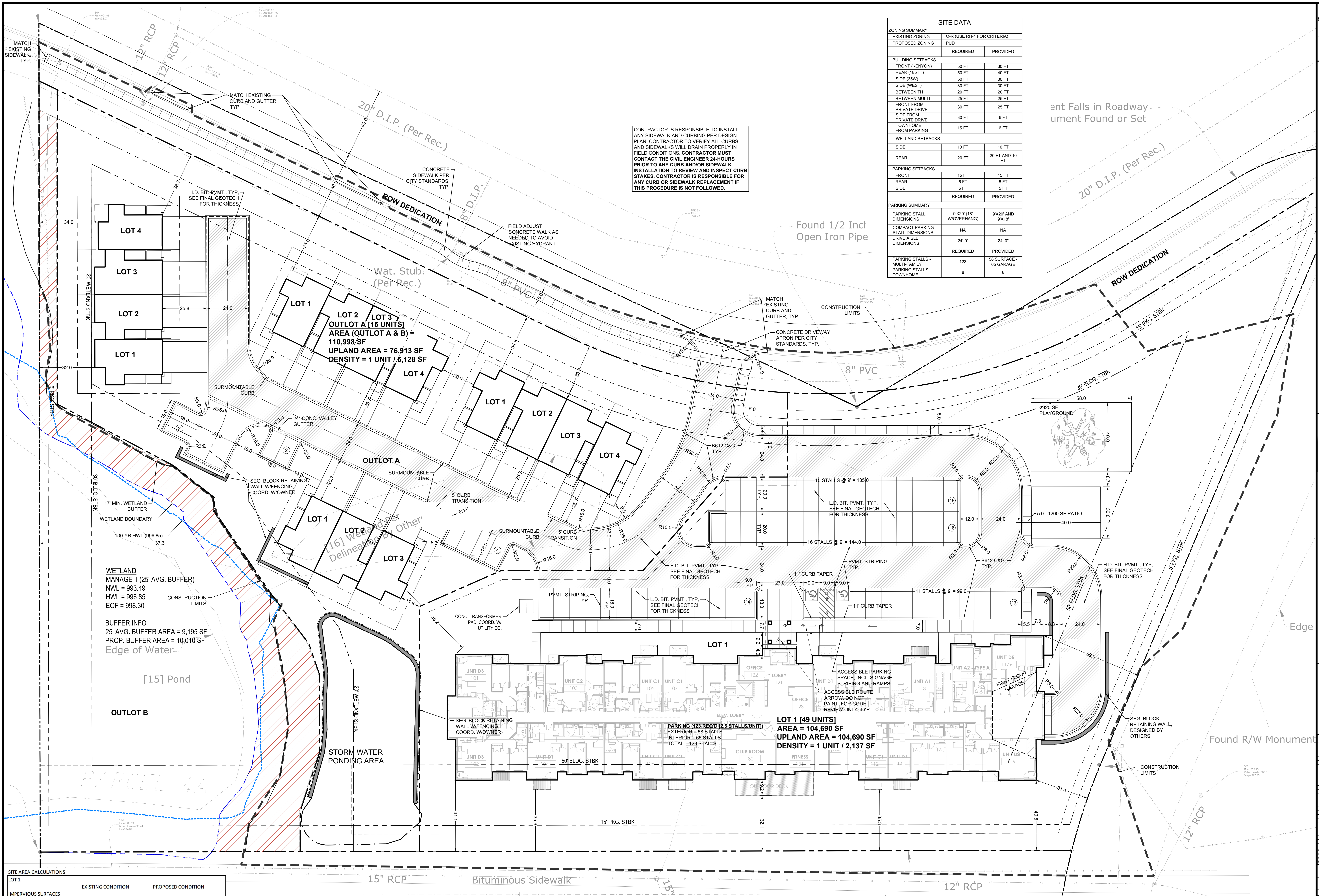
REVISION SUMMARY

DATE	DESCRIPTION
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SITE PLAN

C2.0

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SITE AREA CALCULATIONS						
LOT 1						
	EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		23,431 SF	22.4%	
PAVEMENT	0 SF	0.0%		30,997 SF	29.6%	
TOTAL	0 SF	0.0%	0.0 AC	54,428 SF	52.0%	1.2 AC
PERVIOUS SURFACES						
	104,690 SF	100.0%	2.4 AC	50,262 SF	48.0%	1.2 AC
TOTAL LOT 1 AREA	104,690 SF	100.0%	2.4 AC	104,690 SF	100.0%	2.4 AC
OUTLOT A - TOWNHOME LOTS						
	EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		15,500 SF	14.0%	
PAVEMENT	2,040 SF	1.8%		22,204 SF	20.0%	
TOTAL	2,040 SF	1.8%	0.0 AC	37,704 SF	34.0%	0.9 AC
PERVIOUS SURFACES						
	108,958 SF	98.2%	2.5 AC	73,294 SF	66.0%	1.7 AC
TOTAL OUTLOT A AREA	110,998 SF	100.0%	2.5 AC	110,998 SF	100.0%	2.5 AC

TOTAL SITE AREA											
		EXISTING CONDITION				PROPOSED CONDITION					
IMPERVIOUS SURFACES		2,040	SF	0.9%	0.0	AC	92,132	SF	42.72%	2.1	AC
PERVIOUS SURFACES		213,648	SF	99.1%	4.9	AC	123,556	SF	57.28%	2.8	AC
	TOTAL	215,688	SF	100.0%	5.0	AC	215,688	SF	100.0%	5.0	AC
DIFFERENCE (EX. VS PROP.)		90,092	SF	41.8%							
DISTURBED AREA		206,253	SF	4.7	AC						

SITE PLAN LEGEND:

LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.

HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.

CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. WITHIN ROW SEE CITY DETAIL. WITHIN PRIVATE PROPERTY SEE CSG DETAIL.

PROPERTY LINE

CONSTRUCTION LIMITS

CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN

TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS

ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.

PROPERTY LINE

CONSTRUCTION LIMITS

CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN

TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS

ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.

SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.

HC = ACCESSIBLE SIGN

NP = NO PARKING FIRE LANE

ST = STOP

CP = COMPACT CAR PARKING ONLY

PROPOSED WETLAND BUFFER AREA

WETLAND BOUNDARY

100-YR FLOOD PLAIN LINE = 996.85

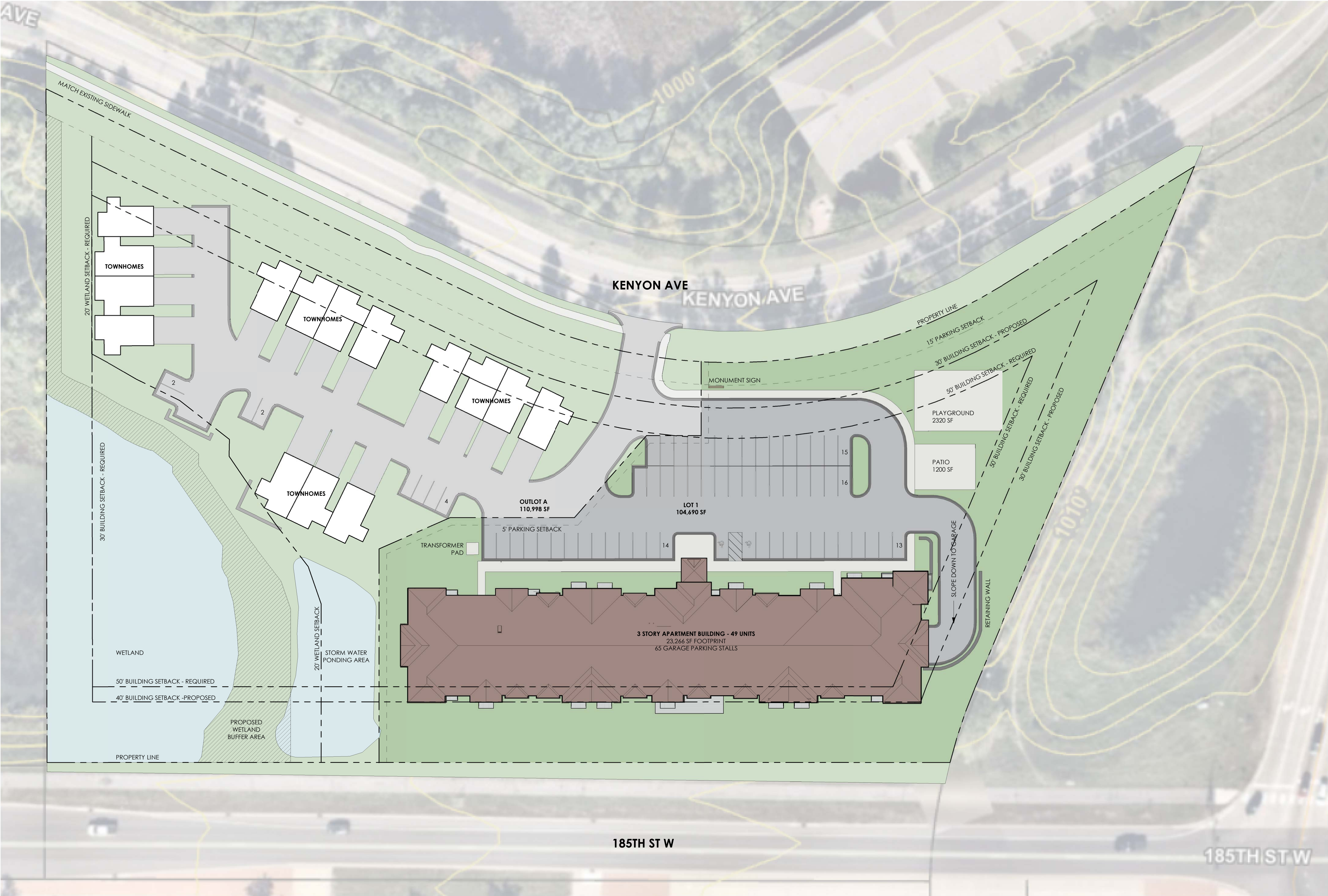
SEE SHEET C0.1 FOR GENERAL SITE NOTES



Know what's below.
Call before you dig.



1" = 20'-0"
10'-0" 20'-0"



Devemopment Summary

Address:
18430 Kenyon Ave
Lakeville, MN 55044

Lot 1 Site Area:
104,690 sf/ 2.40 acres

Current Zoning:
O-R - Office/Residential Transition District

Multi Family - Conditional Use Permit Required
Subject to RH-1 zoning requirements

Max Height:
3 Stores, 42'

Max Density:
2,500 sf/dwelling unit for apartments
5,000 sf/dweilling unit for townhomes

Setback Requirements:

Building

- Front (Kenyon): 50'
- Rear (185th): 50'
- Side (35W): 50'
- Side (West): 30'

Wetland

- Side: 10'
- Rear: 20'

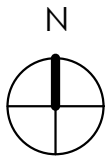
Parking

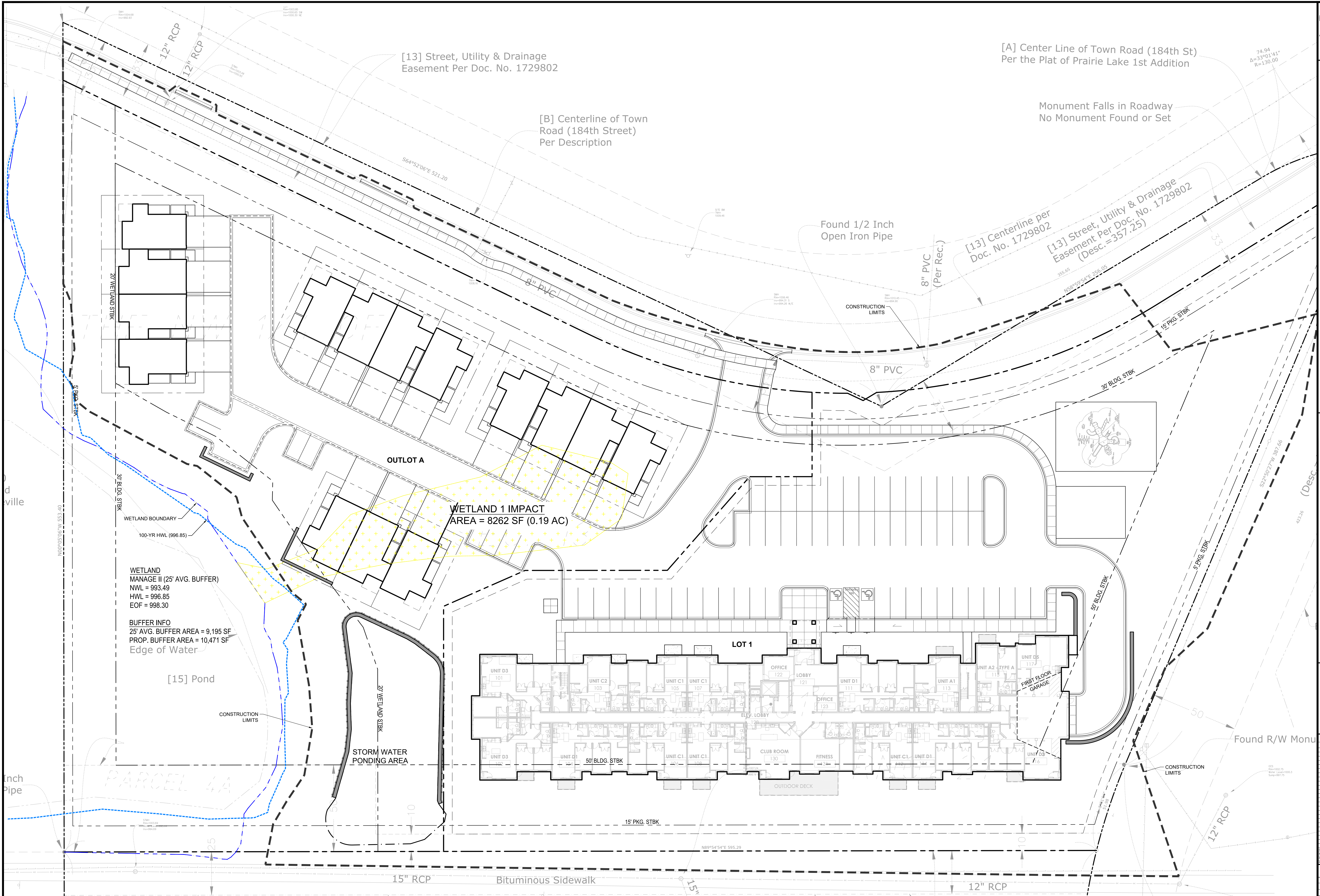
- Front: 15'
- Rear: 5'
- Side: 5'

Development Scenarios:

Apartment Building	
Building Total SF	93,252 sf
Total Finished SF	69,748 sf
Garage	23,504 sf
Level 1	23,266 sf
Level 2	23,248 sf
Level 3	23,233 sf
Total Parking	123 Stalls
Enclosed	65 Stalls
Surface	58 Stalls
Total Units	49 Units
3 Story Townhomes	15 Units
Building Total SF	37,345 sf
Total Finished SF	31,075 sf
Total Parking	38 Stalls
Enclosed	30 Stalls
Surface	8 Stalls

1 Site Plan
SCALE 1" = 30'-0"





WETLAND IMPACT		
WETLAND	TOTAL WETLAND AREA(ACRE)	IMPACTED WETLAND AREA(ACRE)
1	--	0.19
TOTAL	--	0.19

- LEGEND:**
- | | |
|---|----------------------------------|
|  | WETLAND FILL AREA |
|  | WETLAND BOUNDARY |
|  | 100-YR FLOOD PLAIN LINE = 996.85 |
|  | PROPERTY LINE |
|  | CONSTRUCTION LIMITS |



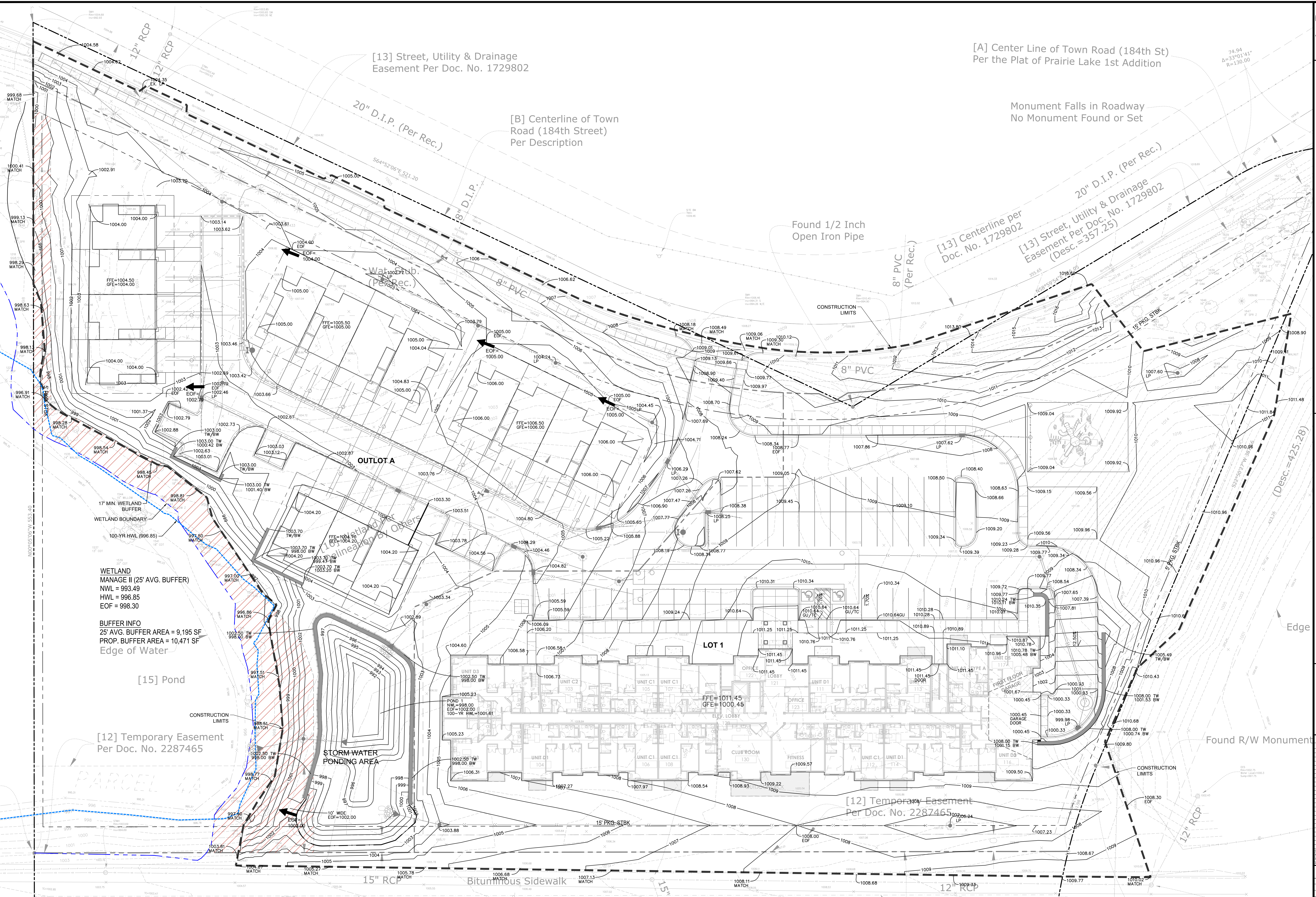
Know what's below.
Call before you dig



1" = 20'-0"

WETLAND IMPACT
PLAN

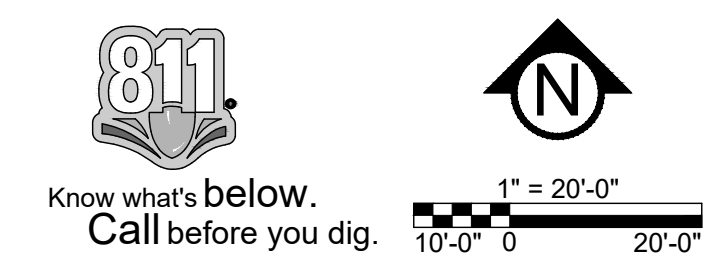
C2.2



GRADING PLAN LEGEND:

- | | | | |
|--------------|--|----|----------------------------------|
| 1125 | EX. 1' CONTOUR ELEVATION INTERVAL | 88 | GRADE BREAK - HIGH POINTS |
| 1137 | 1.0' CONTOUR ELEVATION INTERVAL | 89 | CURB AND GUTTER (T.O. = TIP OUT) |
| 41.26 | SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED) | 90 | EMERGENCY OVERFLOW |
| 891.00 G | SPOT GRADE ELEVATION GUTTER | 91 | CONSTRUCTION LIMITS |
| 891.00 TC | SPOT GRADE ELEVATION TOP OF CURB | | |
| 891.00 BG/TS | SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS | | |
| 891.00 ME | SPOT GRADE ELEVATION MATCH EXISTING | | |

SEE SHEET C0.1 FOR GENERAL GRADING NOTES



PRELIMINARY:
NOT FOR CONSTRUCTION

KENYON GREEN
18430 KENYON AVENUE, LAKEVILLE, MN 55044
RON CLARK CONSTRUCTION
7500 WEST 78TH STREET, EDINA, MN 55439

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

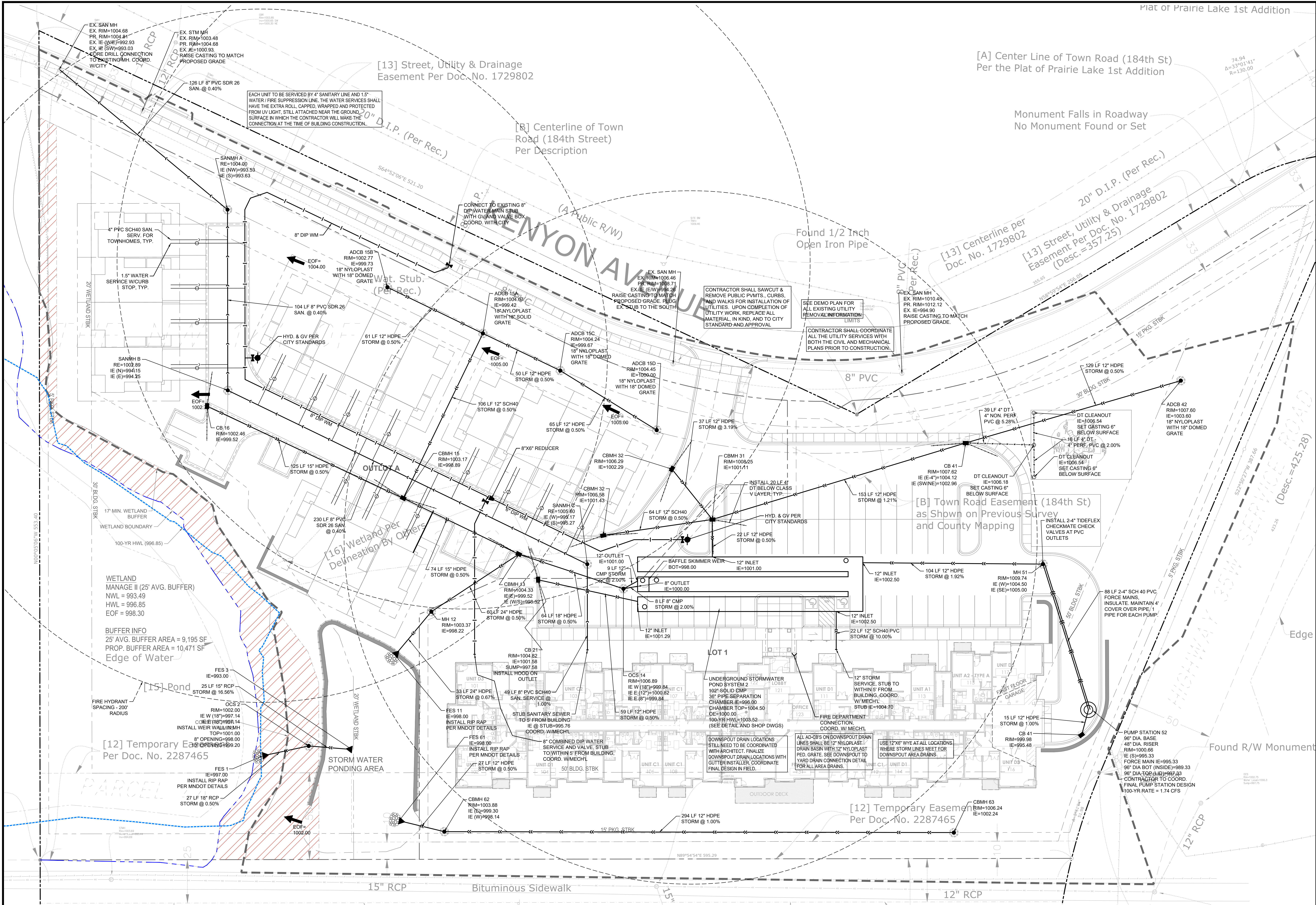
David J. Knaeble
DATE 03/28/24 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
202404 PRELIMINARY SUBMITTAL
202404 CITY SUBMITTAL

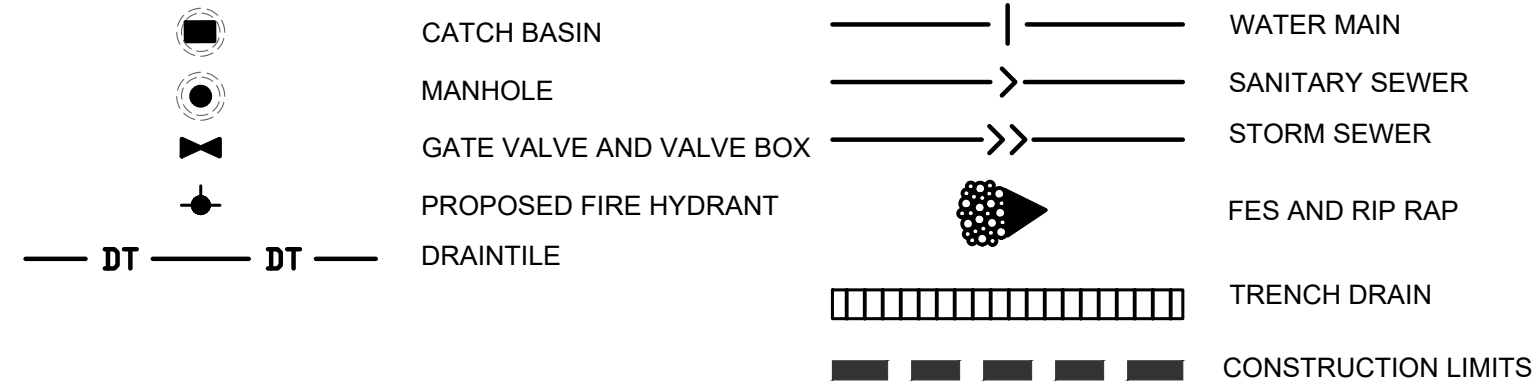
REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

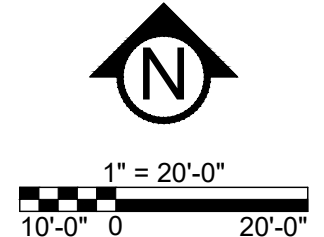
GRADING PLAN
C3.0
Page 29 of 85



UTILITY LEGEND:



SEE SHEET C0.1 FOR GENERAL UTILITY NOTES



CivilSite
GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612.615.0060

PRELIMINARY:
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KENYON GREEN
18430 KENYON AVENUE, LAKEVILLE, MN 55044

RON CLARK CONSTRUCTION
7500 WEST 79TH STREET, EDINA, MN 55439

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David J. Knaeble
David J. Knaeble
DATE: 03/28/24 LICENSE NO.: 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
03/28/24	SKEETCH PLAN SUBMITTAL
03/28/24	CITY SUBMITTAL

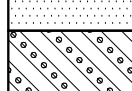
REVISION SUMMARY	
DATE	DESCRIPTION

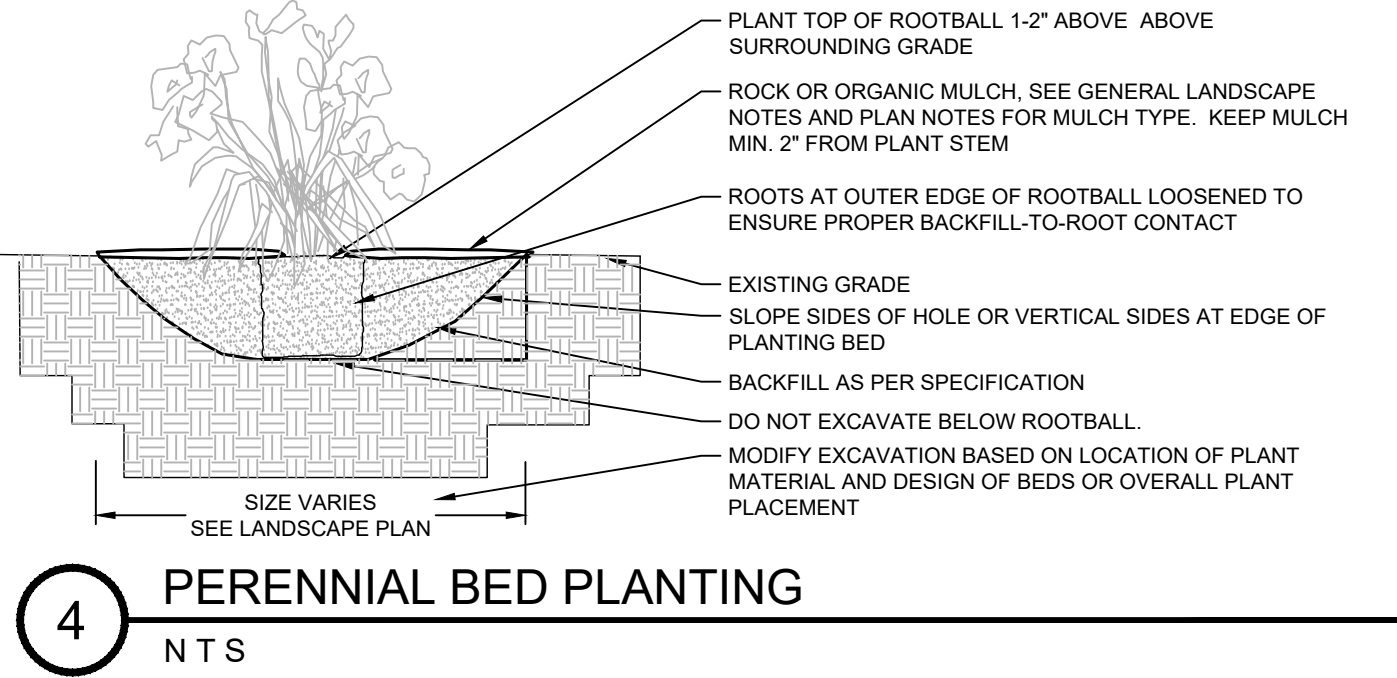
UTILITY PLAN

C4.0

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Page 30 of 85

PLANT SCHEDULE			
SYMBOL	COMMON / BOTANICAL NAME	QTY	SIZE
GROUND COVERS			
	Decorative Rock Mulch / Decorative Rock Mulch 1 1/2" Screened Decorative Rock Mulch, Installed on Geotextile Fabric, 3" deep, w/ landscape eging. Provide Samples	4,197 sf	Mulch
	Shooting Star Seed Mix / Emergent Wetland Mix Seeding Rate: 5 lb/acre (114.3 seeds/square foot). Cover w/ MnDOT Type 6 Hydraulic Soil Stabilizer. Refer to MN Seeding Manual(2014 Edition) for seeding dates and install methods.	6,194 sf	Seed Mix
	Shooting Star Savanna & Woodland Eging / Savanna & Woodland Eging Mix Seeding Rate: 10 lb/acre (62 seeds/square foot). Cover w/Straw Erosion control Blanket Double Natural Net. Refer to MN Seeding Manual(2014 Edition) for seeding dates and install methods.	37,152 sf	Seed Mix
	Blue Grass Based / Sod Commercial grade, locally grown, well rooted sod blend of improved Kentucky Bluegrass w/ uniform color, leaf texture, density and varieties consisting of a minimum of two and no more than four common cultivars.	41,084 sf	Sod
	Shooting Star Seed Mix / Wet Prairie Mix Seeding Rate: 10 lb/acre (100.9 seeds/square foot). Cover w/ MnDOT Type 6 Hydraulic Soil Stabilizer. Refer to MN Seeding Manual(2014 Edition) for seeding dates and install methods.	12,230 sf	Seed Mix
	SUBTOTAL:	100,857 sf	



SEE SHEET L1.0 FOR GENERAL LEGEND

- PRELIMINARY:
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CONSTRUCTION**

KENYON GREEN
18430 KENYON AVENUE, LAKEVILLE, MN 55044

RON CLARK CONSTRUCTION
7500 WEST 76TH STREET EDINA, MN 55439

PROJECT

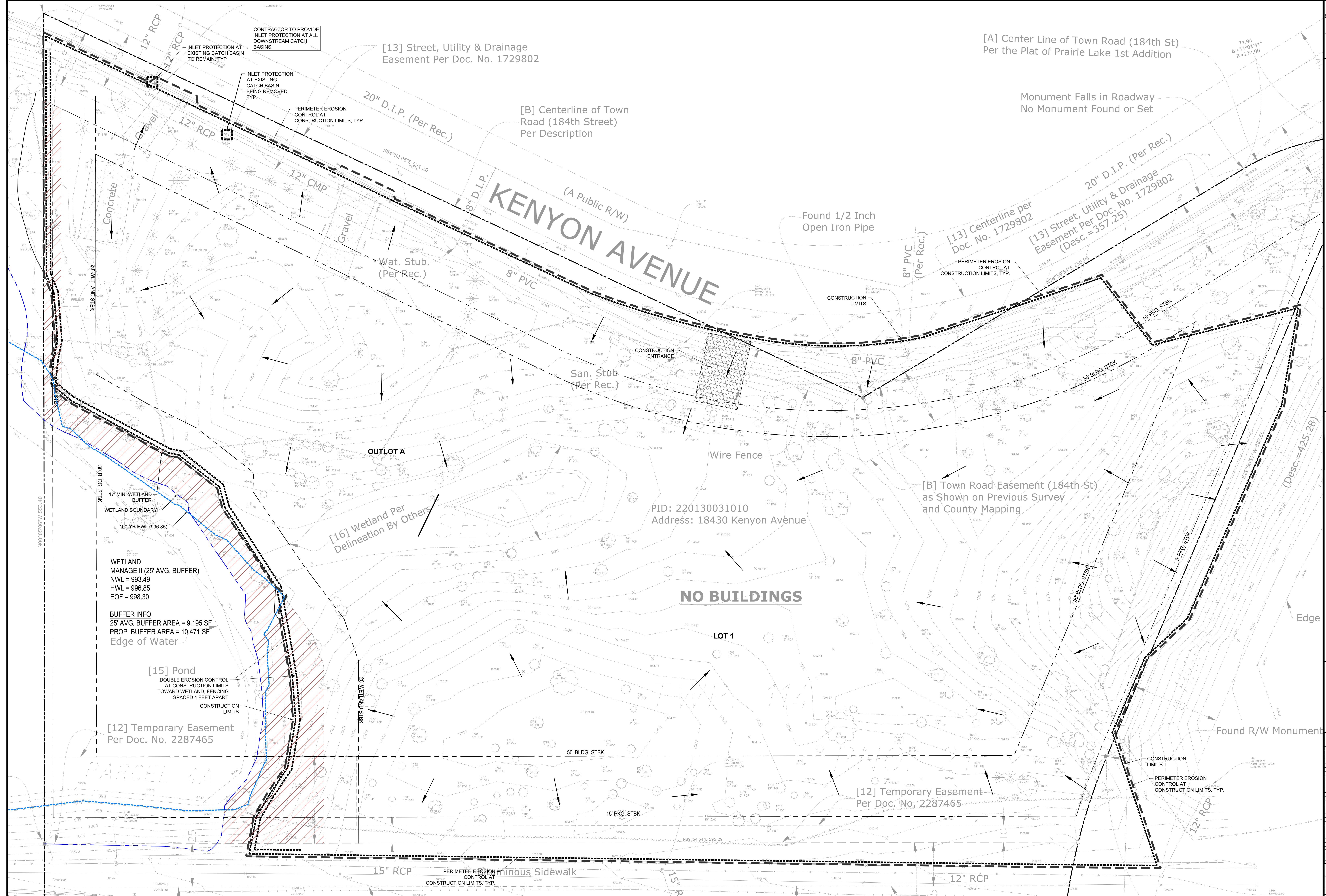
I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED LANDSCAPE ARCHITECT UNDER
THE LAWS OF THE STATE OF MINNESOTA.


Robert L. Binder
DATE 03/29/24 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
2/2/2024	SKETCH PLAN SUBMITTAL
3/29/2024	CITY SUBMITTAL

[illegible]LANDSCAPE PLAN
NOTES & DETAILS

L1.1



CITY OF LAKEVILLE EROSION CONTROL NOTES:
1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.3 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

LEGEND:

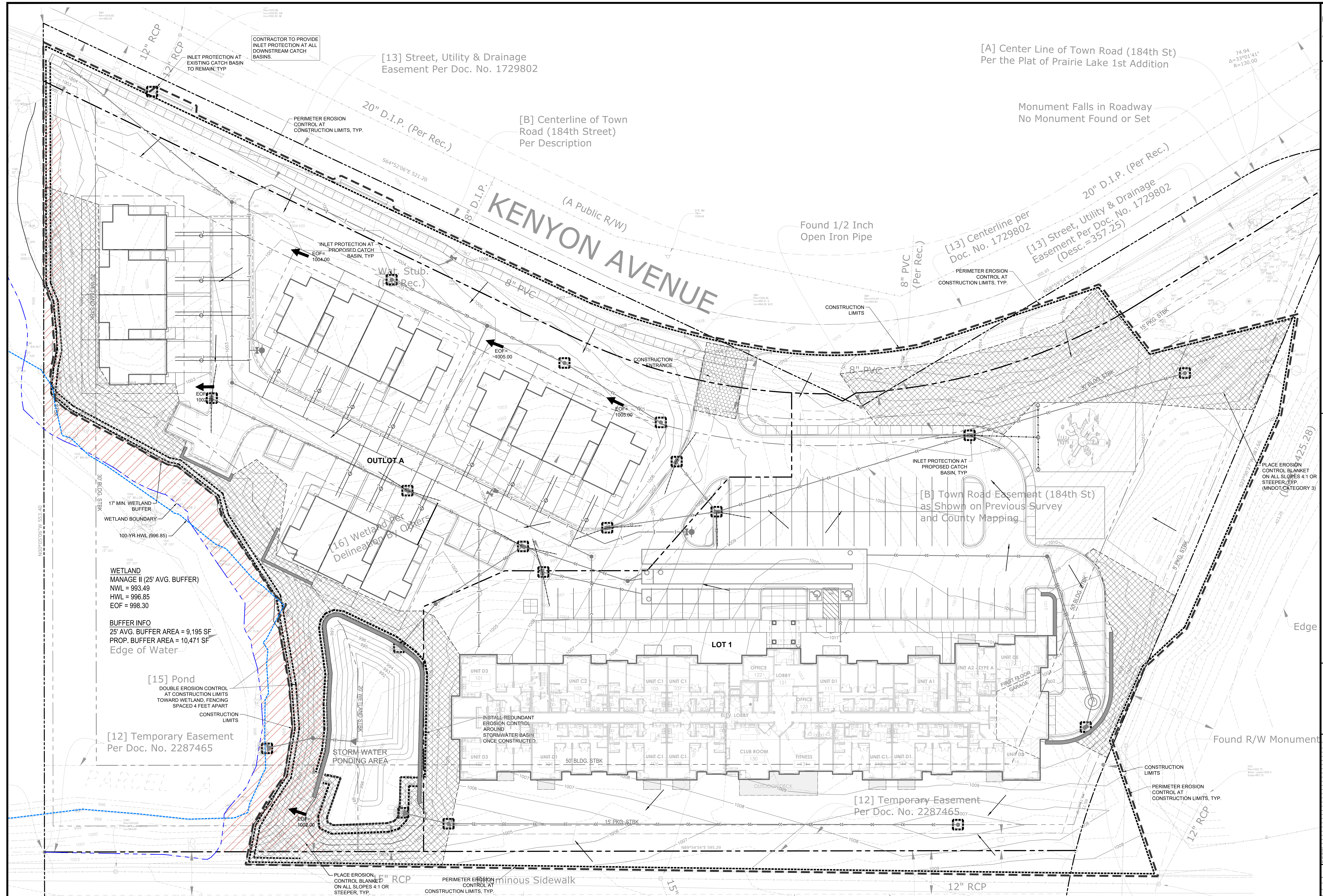
- | | |
|---|--|
|  | EX. 1' CONTOUR ELEVATION INTERVAL
DRAINAGE ARROW |
|  | SILT FENCE / BIOROLL - GRADING LIMIT
INLET PROTECTION |
|  | STABILIZED CONSTRUCTION ENTRANCE |



Know what's below.
Call before you dig.



1" = 20'-0"

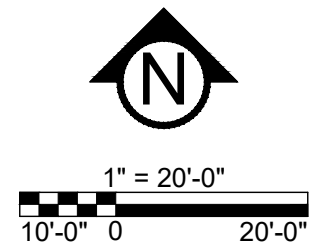


CITY OF LAKEVILLE EROSION CONTROL NOTES:
1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

- SWPPP NOTES:**
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
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ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

- LEGEND:**
- 1'25' --- EX. 1' CONTOUR ELEVATION INTERVAL
 - DRAINAGE ARROW
 - SILT FENCE / BIOROLL - GRADING LIMIT
 - INLET PROTECTION
 - ▢ STABILIZED CONSTRUCTION ENTRANCE



**PRELIMINARY:
NOT FOR CONSTRUCTION**

KENYON GREEN
18430 KENYON AVENUE, LAKEVILLE, MN 55044

RON CLARK CONSTRUCTION
7500 WEST 78TH STREET, EDINA, MN 55438

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David J. Knaeble
David J. Knaeble
DATE 03/28/24 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
03/28/24	SPECIFIC PLAN SUBMITTAL
03/28/24	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

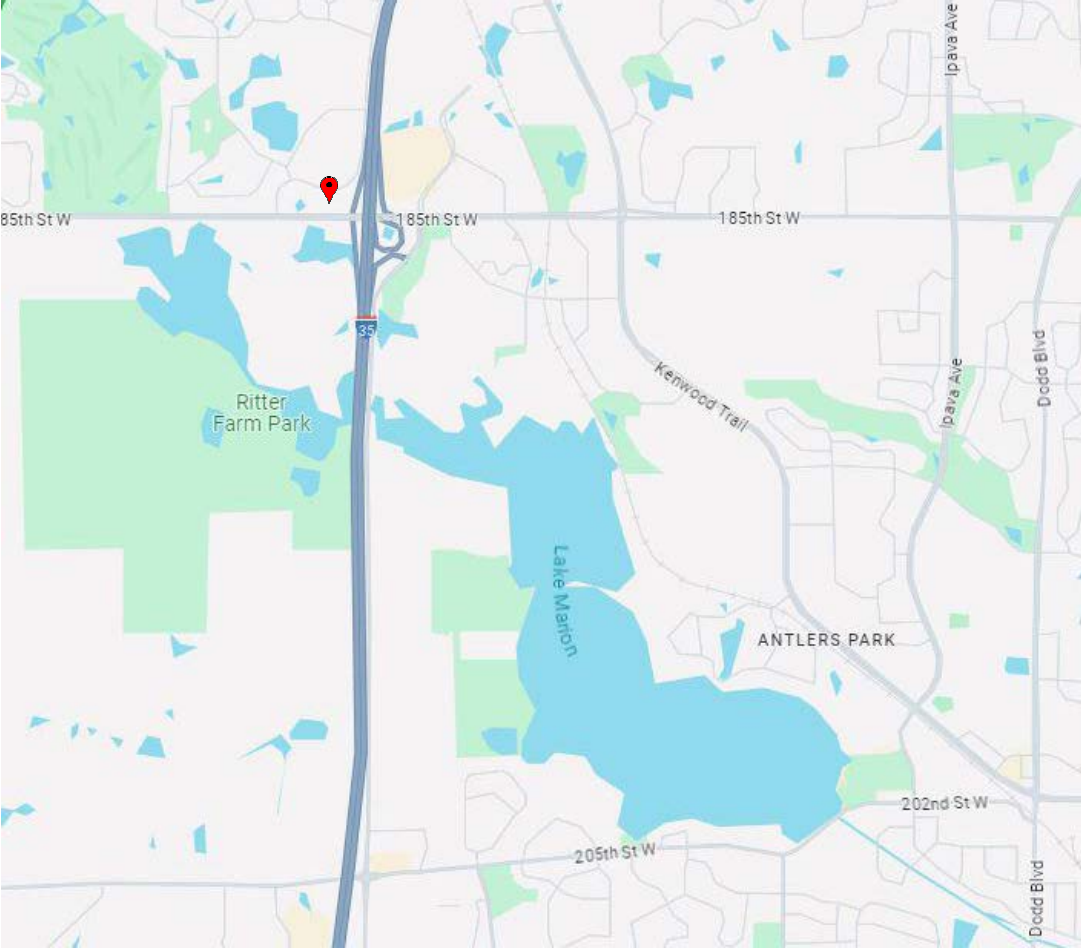
SW1.1
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KENYON GREEN

18430 KENYON AVENUE,
LAKEVILLE, MN 55044

SITE LOCATION



GENERAL NOTES

- ALL NECESSARY AND/OR REQUIRED TESTS, INSPECTIONS SHOP DRAWING REVIEWS AND DRAWING INTERPRETATIONS, REQUIRED BY THE GENERAL CONDITIONS, SHALL BE EXECUTED BY A REGISTERED ARCHITECT AND/OR BY A REGISTERED ENGINEER; IF NOT, THE ARCHITECT OF RECORD AND/ OR THE ENGINEER OF RECORD SHALL BE HELD HARMLESS FOR THAT PORTION OF THE WORK IMPROPERLY EXECUTED. THE INSPECTION ARCHITECT AND/OR ENGINEER SHALL BECOME RESPONSIBLE FOR THOSE INSPECTIONS, DECISIONS AND/OR DOCUMENT INTERPRETATIONS MADE AS THEY RELATE TO THE CONTRACT DOCUMENTS AND THEIR INTENT.
- DIMENSIONS GIVEN FOR MASONRY ON ARCHITECTURAL DRAWINGS, ARE NOMINAL UNLESS OTHERWISE NOTED.
 - SCALED MEASUREMENTS OF DRAWINGS SHALL NOT BE ALLOWED.
 - DIMENSION FOR STUD WALLS ARE TO FACE OF STUD AND DIMENSIONS FOR MASONRY WALLS ARE TO FACE OF BLOCK UNLESS STATED OTHERWISE.
 - ALL CONSTRUCTION SHALL MEET ALL APPLICABLE CODES AND MOST STRINGENT SHALL APPLY.

PROJECT TEAM

OWNER:
RON CLARK CONSTRUCTION & DESIGN
7500 WEST 78TH STREET
EDINA, MN 55439
MIKE WALDO, COO/CFO mwaldo@ronclark.com
952-947-3037 DIRECT
952-947-3035 FAX

GENERAL CONTRACTOR:
RON CLARK CONSTRUCTION & DESIGN
LANCE CALHOUN, lance@ronclark.com
SENIOR PROJECT MANAGER 952-947-3012 DIRECT

ARCHITECT:
TUSHIE MONTGOMERY ARCHITECTS
MIKE STUEVEN mikes@tmiarchitects.com

7645 LYNDALE AVENUE SOUTH, #100 (612) 861-9636
MINNEAPOLIS, MINNESOTA 55423 FAX (612) 861-9632

LANDSCAPE ARCHITECT:
CIVIL SITE GROUP INC.
4931 WEST 35TH STREET, SUITE 200 763-234-7523
ST. LOUIS PARK, MN 55416

CIVIL ENGINEER:
CIVIL SITE GROUP INC.
4931 WEST 35TH STREET, SUITE 200
ST. LOUIS PARK, MN 55416
DAVID KNAEBLE Dknaelbe@civilsitegroup.com
763-234-7523

PROJECT INFO.

BUILDING AREA SUMMARY	
GARAGE	23,504 SF
1ST FLOOR	23,266 SF
2ND FLOOR	23,248 SF
3RD FLOOR	23,233 SF
GRAND TOTAL	93,252 SF

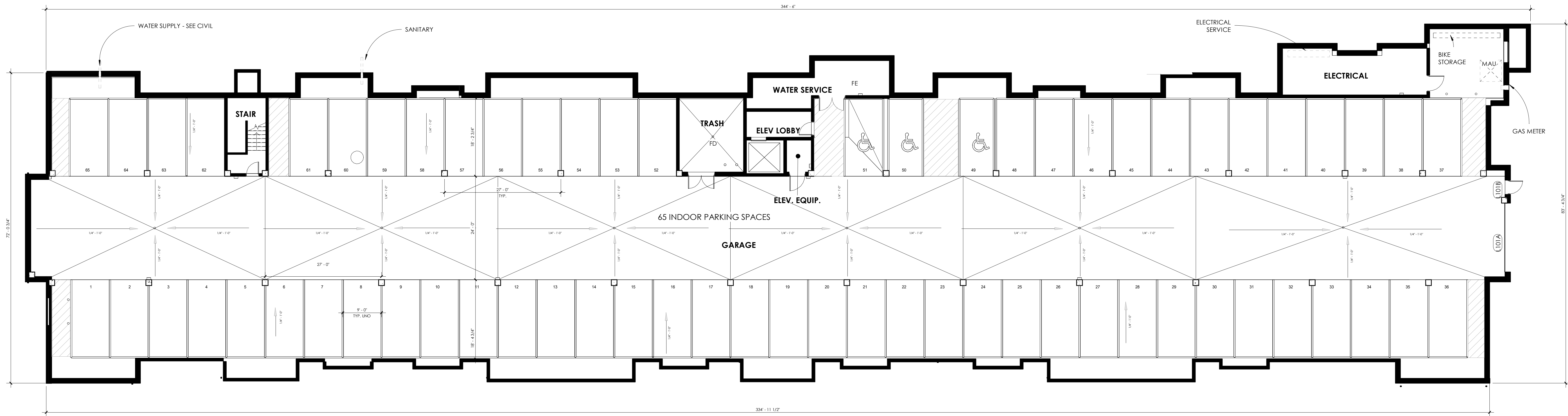
PARKING COUNT SUMMARY	
GARAGE SPACES	65
SURFACE PARKING	58
TOTAL POTENTIAL PARKING SPACES - 123	

UNIT MIX SUMMARY		
1 BED ("A" UNITS)	6	12%
2 BED ("C" UNITS)	18	37%
3 BED ("D" UNITS)	25	51%
Grand total	49	100%
UNIT MIX BY UNIT TYPE		
UNIT A1	3	752 SF
UNIT A2	2	747 SF
UNIT A2 - TYPE A	1	749 SF
UNIT C1	13	984 SF
UNIT C2	3	966 SF
UNIT C3 - TYPE A	2	1,203 SF
UNIT D1	13	1,253 SF
UNIT D3	9	1,299 SF
UNIT D5	3	1,289 SF
Grand total	49	

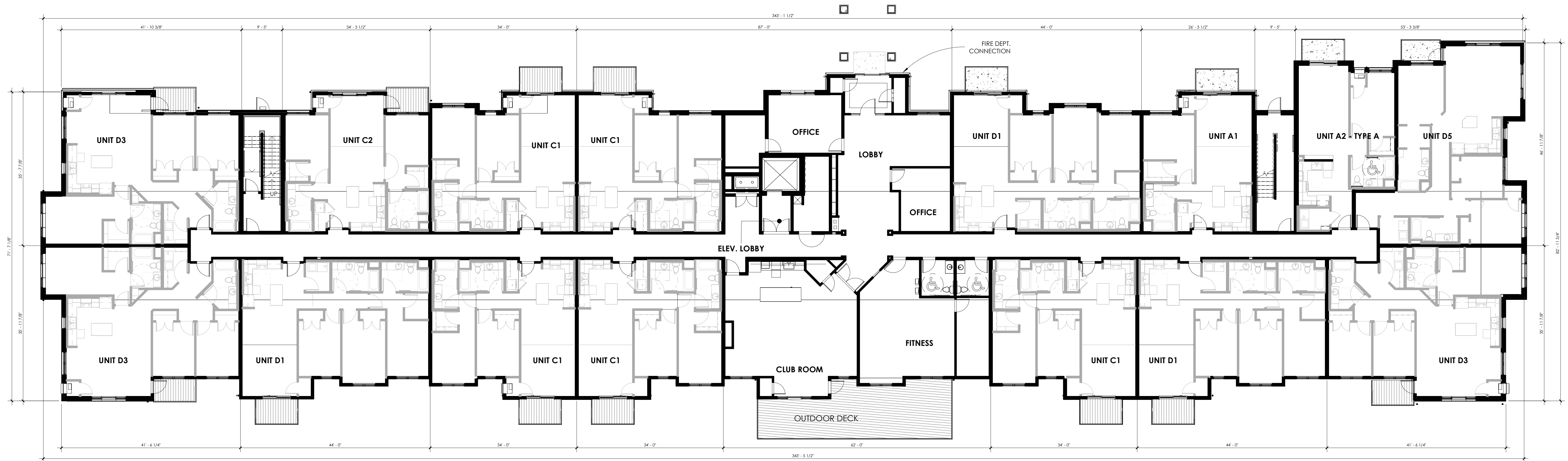
DRAWING INDEX

CS	COVER SHEET
CIVIL	
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C0.1	PROJECT NOTES
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C1.1	TREE PRESERVATION PLAN
C1.2	TREE PRESERVATION CALCULATIONS
C1.3	TREE PRESERVATION CALCULATIONS
C2.0	SITE PLAN
C2.1	TURNING MOVEMENT
C2.2	WETLAND IMPACT PLAN
C2.3	WETLAND BUFFER PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
C5.3	CIVIL DETAILS
C5.4	CIVIL DETAILS
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L1.1	LANDSCAPE PLAN NOTES & DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS & NARRATIVE
SW1.3	SWPPP - NARRATIVE
E1.1	ELECTRICAL SITE PLAN

ARCHITECTURAL	
A1	GARAGE/ 1ST FLOOR PLAN
A2	2ND-3RD/ ROOF FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A4	EXTERIOR ELEVATIONS
A5	1 BED - UNIT A1/ A2
A6	2 BED - UNIT C1/ C2/ C3
A7	3 BED - UNIT D1/ D3
A8	ENLARGED COMMON SPACE



1 GARAGE PLAN
SCALE 3/32" = 1'-0"

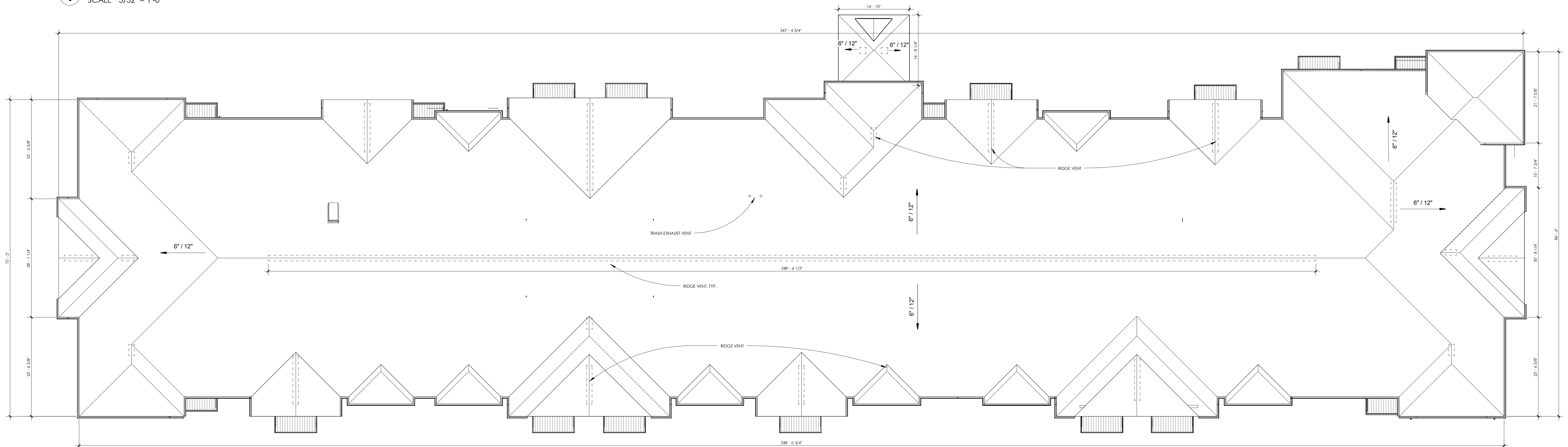


2 1ST FLOOR PLAN
SCALE 3/32" = 1'-0"



1 2ND- 3RD FLOOR PLAN

SCALE 3/32" = 1'-0"



2 ROOF

SCALE 3/32" = 1'-0"



1 NORTH ELEVATION
SCALE 3/32" = 1'-0"



2 WEST ELEVATION
SCALE 3/32" = 1'-0"

EXTERIOR WALL SCHEDULE -OVERALL BUILDING		
EXTERIOR - 4" EXPOSURE LAP SIDING OVER 2x6 WOOD STUDS	2,135 SF	8%
EXTERIOR - 7" EXPOSURE LAP SIDING OVER 2x6 WOOD STUDS	4,669 SF	18%
EXTERIOR - BRICK OVER 2x6 WOOD STUDS	7,163 SF	27%
EXTERIOR - BRICK OVER CAST CONCRETE	1,905 SF	7%
EXTERIOR - CEMENT BOARD PANEL SIDING OVER 2x6 WOOD STUDS	5,627 SF	21%
EXTERIOR - STONE OVER 2x6 WOOD STUDS	3,070 SF	12%
EXTERIOR - STUCCO OVER CAST CONCRETE	1,058 SF	4%
EXTERIOR - VINYL SHAKE SIDING OVER 2x6 WOOD STUDS	775 SF	3%
Grand total	26,402 SF	

EXTERIOR FINISH SCHEDULE

STUCCO #1 MANUFACTURER TYPE COLOR FINISH	TBD CEMENTITIOUS STUCCO TO MATCH SIDING #2 MEDIUM	ROOF #1 MANUFACTURER TYPE COLOR	CERTAIN TEED ARCHITECTURAL ASPHALT SHINGLES WEATHERED WOOD
BRICK #1 MANUFACTURER COLOR SIZE MORTAR	HEBRON DAKOTA COMMON UTILITY BRICK PRISM P3912, GLADIOLA	SOFFIT / FASCIA MANUFACTURER TYPE COLOR	NAPCO PREFINISHED ALUMINUM IVORY
BRICK #2 - SOLDIER COURSING MANUFACTURER COLOR SIZE MORTAR	HEBRON DAKOTA COMMON UTILITY BRICK PRISM P3912, GLADIOLA	GUTTERS MANUFACTURER TYPE COLOR	NAPCO PREFINISHED ALUMINUM IVORY
STONE #1 MANUFACTURER COLOR SUPPLIER	CULTURED STONE 50/50 BLEND SOUTHERN LEDGE CHARDONNAY SOUTHERN LEDGE BUCKS COUNTY BROCK WHITE	BALCONIES RAIL / STRUCTURE AND BRACKETS TYPE COLOR DECKING COLOR	PREFINISHED ALUMINUM DARK BRONZE DARK BRONZE
SIDING #1 MANUFACTURER TYPE COLOR SIZE	JAMES HARDIE HARDIE PLANK AUTUMN TAN 4" LAP	MAGIC PAK GRILLS MANUFACTURER TYPE COLORS	MAGIC-PAK METAL KYNAR FINISH SURREY BEIGE (SIDING #1)
SIDING #2 MANUFACTURER TYPE COLOR SIZE	JAMES HARDIE HARDIE PLANK TIMBERBARK 7" LAP	EXHAUST GRILLS MANUFACTURER TYPE COLORS	PRIMEX METAL KYNAR FINISH DARK GREY (BRICK, STONE) TAUPE (SIDING #1)
SIDING #3 MANUFACTURER COLOR TYPE PROFILE	CFB AUTUMN TAN CEMENT BOARD PANEL BOARD AND BATTEN	GARAGE DOOR MANUFACTURER TYPE COLOR	DOORLINK PREFINISHED ALUMINUM ALMOND
SIDING #4 MANUFACTURER TYPE COLOR PROFILE	ALSIDE VINYL SHAKE TUSCAN CLAY SHAKE		
SIDING TRIM MANUFACTURER TYPE COLOR SIZE	HARDIE CFB VINYL SHAKE SAIL CLOTH PER ELEVATIONS		



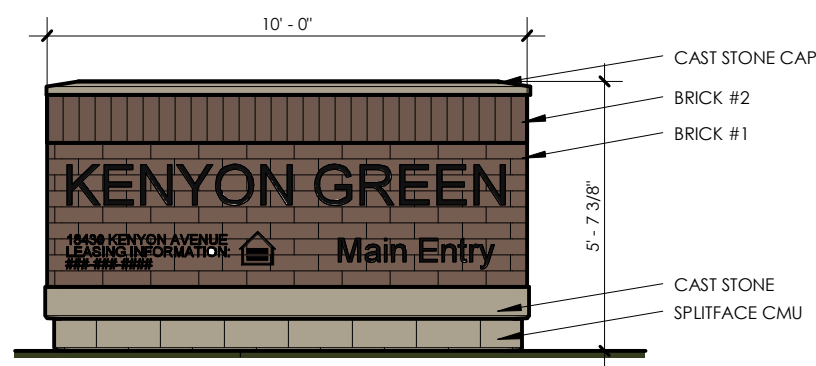
1 SOUTH ELEVATION

SCALE 3/32" = 1'-0"



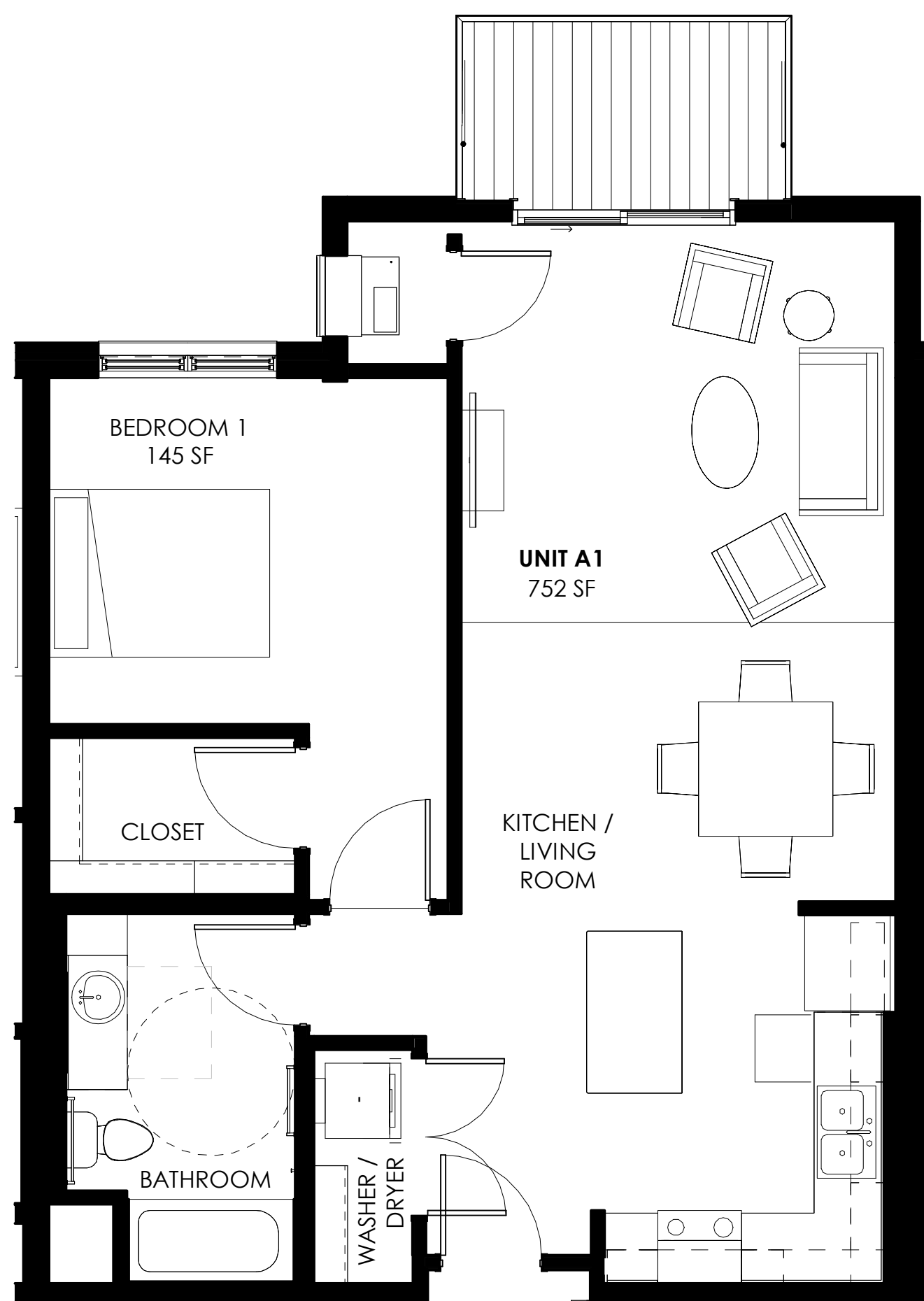
2 EAST ELEVATION

SCALE 3/32" = 1'-0"

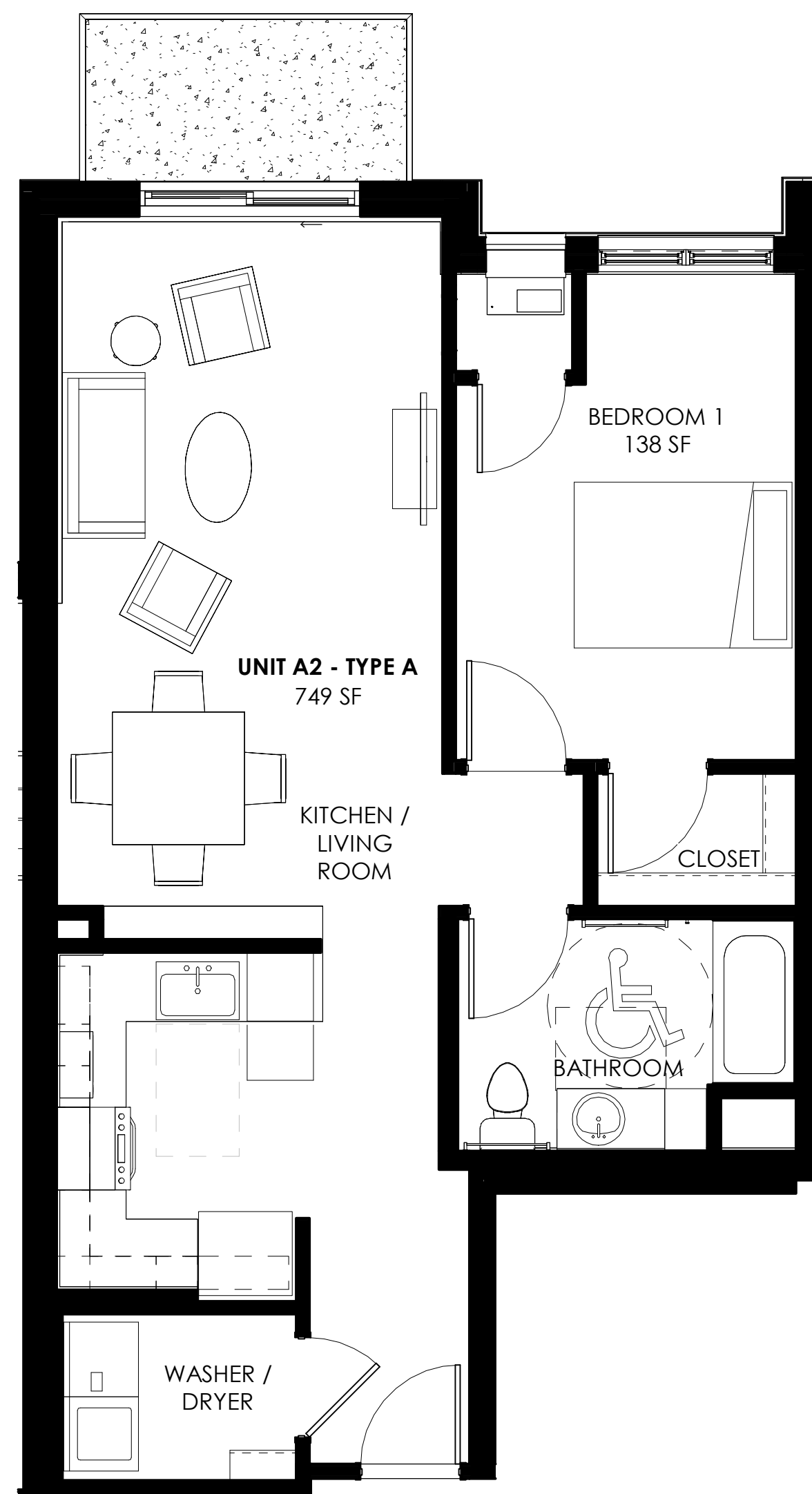


3 MONUMENT SIGN

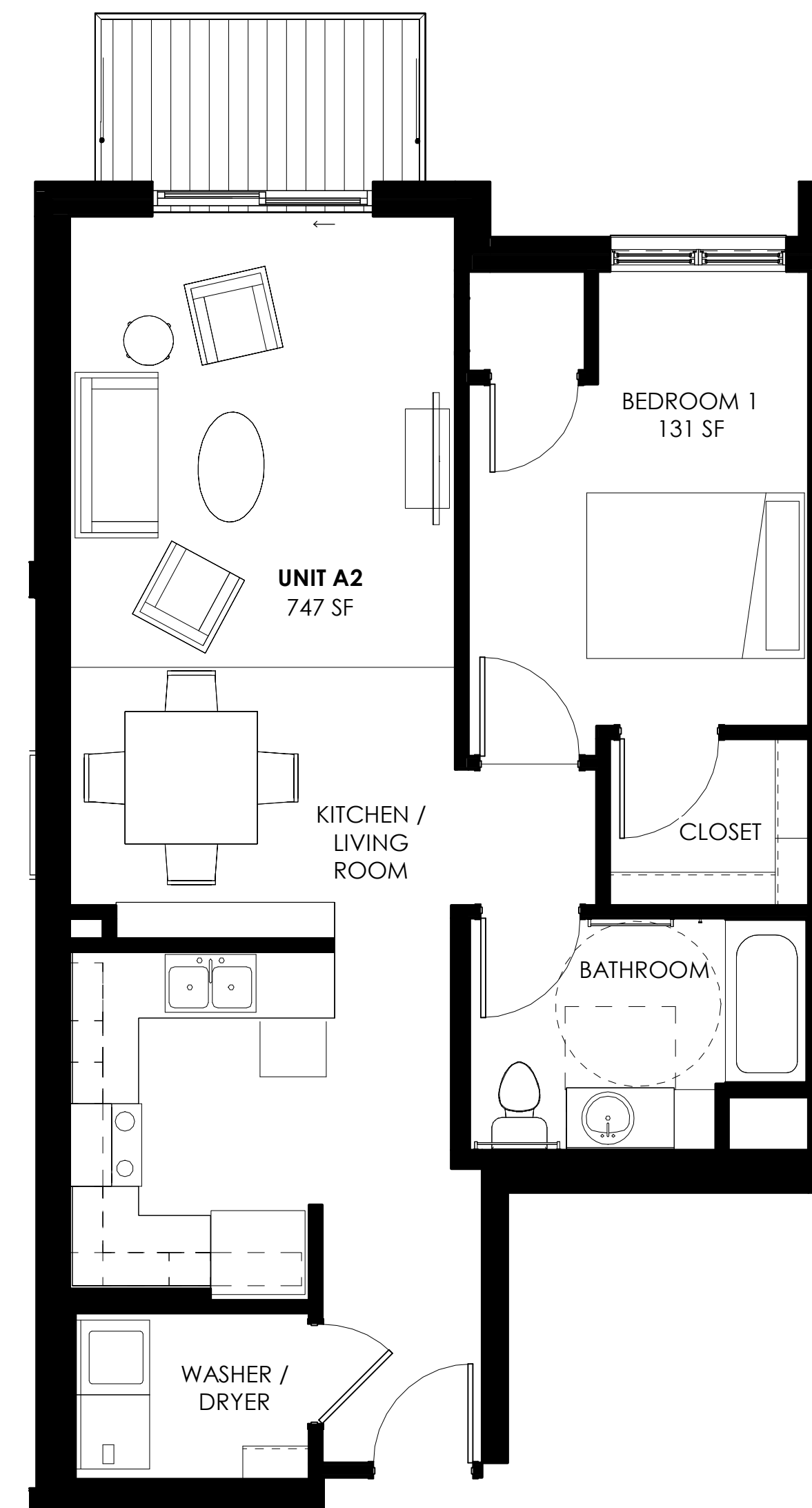
SCALE 1/4" = 1'-0"



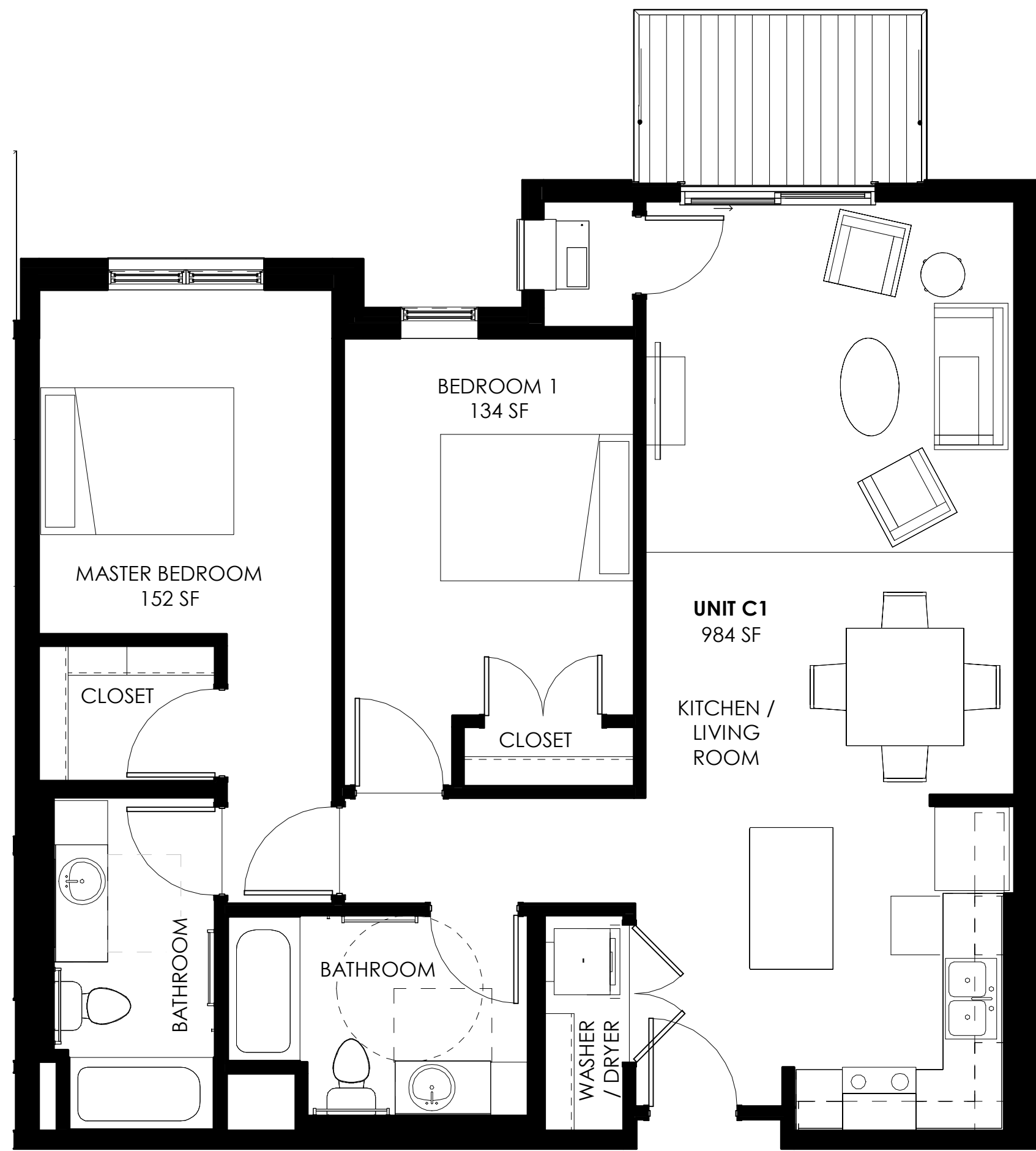
1 UNIT A1
SCALE 1/4" = 1'-0"



2 UNIT A2 - TYPE A
SCALE 1/4" = 1'-0"



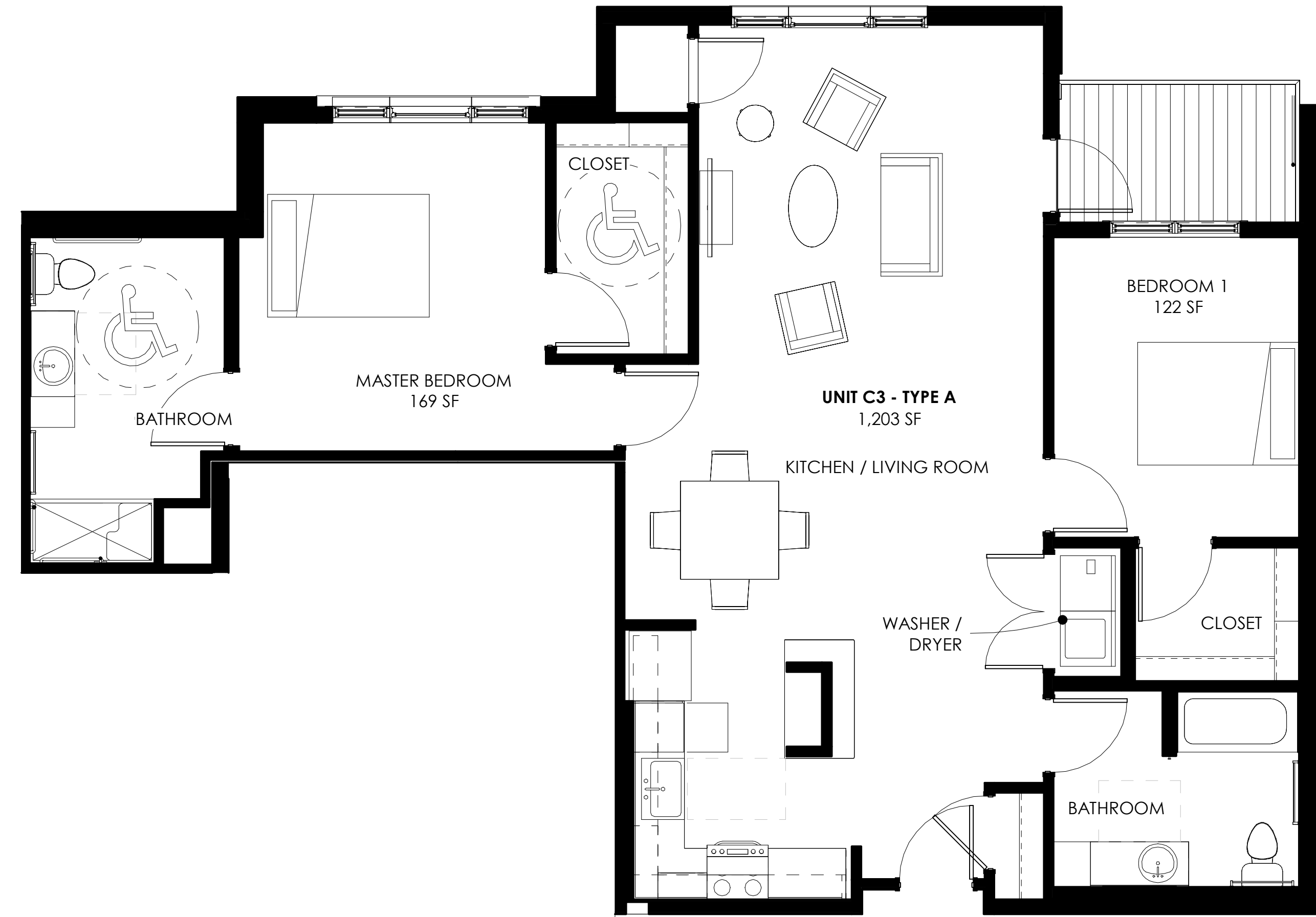
3 UNIT A2 - TYPE B
SCALE 1/4" = 1'-0"



1 UNIT C1
SCALE 1/4" = 1'-0"



2 UNIT C2
SCALE 1/4" = 1'-0"



3 UNIT C3 ADA
SCALE 1/4" = 1'-0"



**4 UNIT C3 -
ALTERNATE BATHROOM**
SCALE 1/4" = 1'-0"



1 UNIT D1
SCALE 1/4" = 1'-0"



2 UNIT D3
SCALE 1/4" = 1'-0"



3 UNIT D5
SCALE 1/4" = 1'-0"



1 COMMON SPACE
SCALE 1/4" = 1'-0"

POWER & COMMUNICATION LEGEND

⊕

120V DUPLEX OUTLET

⊕

120V QUAD OUTLET

⊕

208 OR 240 VOLT RECEPTACLE

▽

120V CEILING RECEPTACLE

▽

DATA/COMMUNICATION OUTLET

▼

TELEPHONE OUTLET

▽

TV OUTLET

▼

DATA/TV COMBO OUTLET

⊕

FLOOR BOX

⊕

JUNCTION BOX

⊕

E-STOP FOR GRILL OR FIRE PIT

⊕

TIMER FOR FRILL OR FIRE PIT

BC

BELOW COUNTER OUTLET

AC

ABOVE COUNTER OUTLET

D

DEDICATED RECEPTACLE

GF1

GROUND FAULT CIRCUIT INTERRUPTER

WP/GF1

WEATHER PROOF COVER WITH GF1

⊕

MOTOR EQUIPMENT CONNECTION

⊕

ELECTRICAL DISCONNECT

⊕

ELECTRICAL CONNECTION W/DISCONNECT

⊕

ELECTRICAL CONNECTION W/WEATHER PROOF DISCONNECT

⊕

ELECTRICAL PANEL

⊕

THERMOSTAT MOUNTED AT 48" A.F.F.

⊕

SMOKE/CO ALARM

⊕

SMOKE ALARM

⊕

NITROGEN DIOXIDE DETECTOR

⊕

CARBON MONOXIDE DETECTOR

⊕

RECESSED 2X4 FIXTURE

⊕

RECESSED 2X2 FIXTURE

⊕

SURFACE MOUNT 1X4 FIXTURE

⊕

SURFACE MOUNT 2X4 FIXTURE

⊕

WALL MOUNTED FIXTURE

⊕

CEILING MOUNTED STRIP FIXTURE

⊕

RECESSED OR DISC FIXTURE

⊕

WALL MOUNTED FIXTURE

⊕

SURFACE CEILING MOUNTED FIXTURE

⊕

PENDANT MOUNTED FIXTURE

⊕

EXTERIOR POLE MOUNTED FIXTURE

⊕

BOLLARD OR GROUND MOUNTED FIXTURE

⊕

EMERGENCY LIGHTING FIXTURE

⊕

EMERGENCY EXIT SIGN

⊕

EMERGENCY EXIT SIGN WITH EMERGENCY HEADS

⊕

EXTERIOR EMERGENCY EGRESS LIGHT

⊕

SINGLE POLE SWITCH

⊕

THREE WAY SWITCH

⊕

FOUR WAY SWITCH

⊕

OCCUPANCY SENSORS

⊕

VACANCY SENSORS

⊕

CEILING OCCUPANCY SENSORS

⊕

CEILING OCCUPANCY SENSORS

⊕

LIGHTING CONTROL TIME CLOCK

⊕

NL INDICATES NIGHT LIGHT FIXTURE

⊕

0.5 INDICATES LIGHT FIXTURE SWITCH LEG

⊕

P-X INDICATES PANEL AND CIRCUIT NUMBER

⊕

1 INDICATES LIGHT FIXTURE TYPE

⊕

EX INDICATES EXISTING FIXTURE

⊕

RL INDICATES RELOCATED FIXTURE

⊕

TC INDICATES TIME CLOCK CONTROLLED FIXTURE

⊕

EM INDICATES FIXTURE EMERGENCY OR STANDBY POWER

SITE NOTES

1

PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.

2

MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.

3

ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC SHALL BE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING TO BE REUSED.

4

ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS AND RECOMMENDATIONS.

5

ALL POLE FIXTURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB.

6

ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND. USE #8, TYPE THWN.

7

THE CONTROLLING LIGHTING CONTACTORS SHALL BE MOUNTED INSIDE THE BUILDING WITH TIME-CLOCK CONTROL & REMOTE PHOTOCELLS LOCATED ON THE EXTERIOR SIDE OF THE BUILDING WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER OBSTRUCTIONS WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL CONTRACTORS.

8

MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24". A SLIGHT DECREASE IN DEPTH IS ALLOWED WITHIN 10' OF THE POLES.

9

VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

ELECTRICAL GENERAL NOTES

1

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL & BUILDING CODES.

2

COORDINATE WORK WITH ALL OTHER TRADES.

3

EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

4

ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.

5

ALL MEASUREMENTS TO TOP OF BOX.

6

GF1 PROTECT ALL RECEPTACLES WITHIN 6" OF EVERY SINK.

7

DRAWINGS ONLY REPRESENT AN APPROXIMATE LOCATION OF ALL RECEPTACLES, SWITCHES, LIGHTS, TV/DATA JACKS, ELECTRICAL EQUIPMENT, ETC. FINAL LOCATIONS WILL BE DETERMINED IN THE FIELD AND MAY VARY FROM DRAWINGS DUE TO UNFORESEEN CIRCUMSTANCES.

8

PROVIDE GFCI PROTECTION FOR ALL AREAS LISTED UNDER NEC 210.8.

9

PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS LISTED UNDER NEC 406.12.

LIGHTING FIXTURE SCHEDULE – EXTERIOR

TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	27	SMALL EXTERIOR WALL PACK	MWP10
BB	LED	15	EXTERIOR RECESSED DOWNLIGHT	–
CC	LED	100	POLE MOUNT FIXTURE, TYPE III OPTICS, 25' POLE	MAL05
DD	LED	100	POLE MOUNT FIXTURE, TYPE V OPTICS, 25' POLE	MAL05

NOTES:

Kenyon Green - Proposed Apartment Building 18430 Kenyon Avenue, Lakeville, MN

April 5, 2024



ENTRY DRIVE

Apartment Building – Concept Drawing

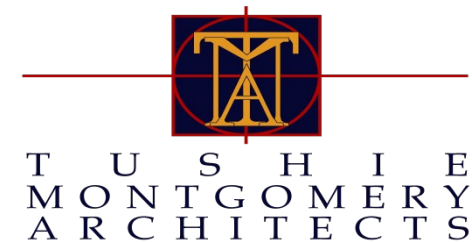
RonClark
Construction & Design

B A D E R • EXHIBIT G



Ron Clark Team for Kenyon Green/Lakeville Project

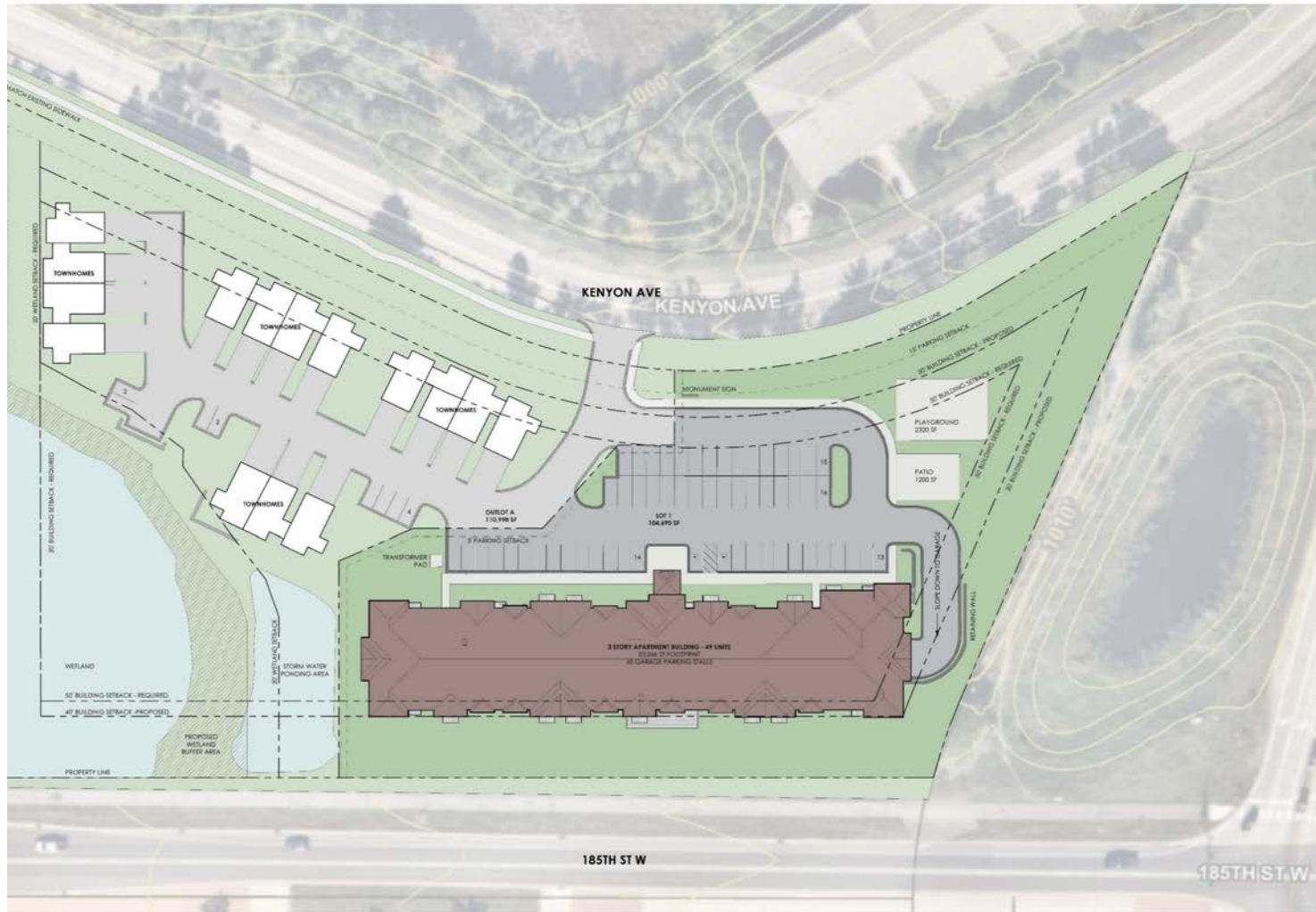
- Ron Clark Construction & Design (owner)
 - Ron Clark
 - Mike Waldo
 - Landon Wittenberg
- Tushie Montgomery Architects (architect)
 - Andy Krenik
 - Mike Stueven
- Steven Scott Management (property manager)
 - Kristie Rice & Cassandra Barden
- Civil Site Group (engineer, Landscape design & surveyor)
 - Dave Knaeble
 - Rob Binder
 - Rory Synstelien



Requested Approvals

- The requested Zoning change to PUD, will allow for the Affordable Apartment and 15 rental townhomes. The additional townhome units are key to keeping the costs inline for the workforce housing apartment.
- We are requesting some reductions in setback and a 3-foot height waiver because of the high ground water which have no negative affects on the surrounding properties. The setback requests are listed and shown on the attached civil plans.
- The apartment building will be a 49-unit, three story apartment building with underground & surface parking, community room, exercise room, deck overlooking the rear yard with south exposure, outdoor kids play area, grilling stations with picnic tables and a management office.
- We are also requesting Preliminary Plat approval for the apartment and townhome sites.

Site plan showing proposed uses and site information



Development Summary

Address:
18430 Kenyon Ave
Lakeville, MN 55044

Lot 1 Site Area:
104,690 sf/ 2.40 acres

Current Zoning:
O-R - Office/Residential Transition

Multi Family - Conditional Use Permit
Subject to RH-1 zoning requirements

Max Height:
3 Stories, 42'

Max Density:
2,500 sf/dwelling unit for apartment
5,000 sf/dwelling unit for townhome

Setback Requirements:

Building:
Front (Kenyon): 50'
Rear (185th): 50'
Side (35W): 50'
Side (West): 30'

Wetland:
Side: 10'
Rear: 20'

Parking:
Front: 15'
Rear: 5'
Side: 5'

Development Scenarios:

Apartment Building

Building Total SF	93.2
Total Finished SF	47.7
Garage	23.2
Level 1	23.2
Level 2	23.2
Level 3	23.2

Total Parking	123
Enclosed	65
Surface	58

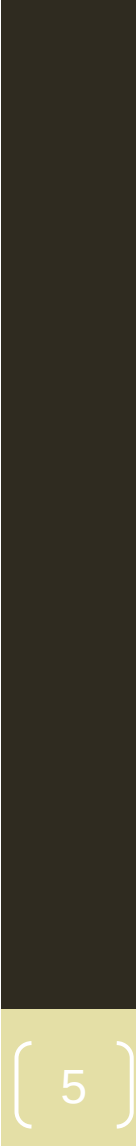
Total Units	49
3 Story Townhomes	15

Building Total SF	37.3
Total Finished SF	31.0

Total Parking	38.1
Enclosed	30.5
Surface	6.1

lan
= 36' 0"

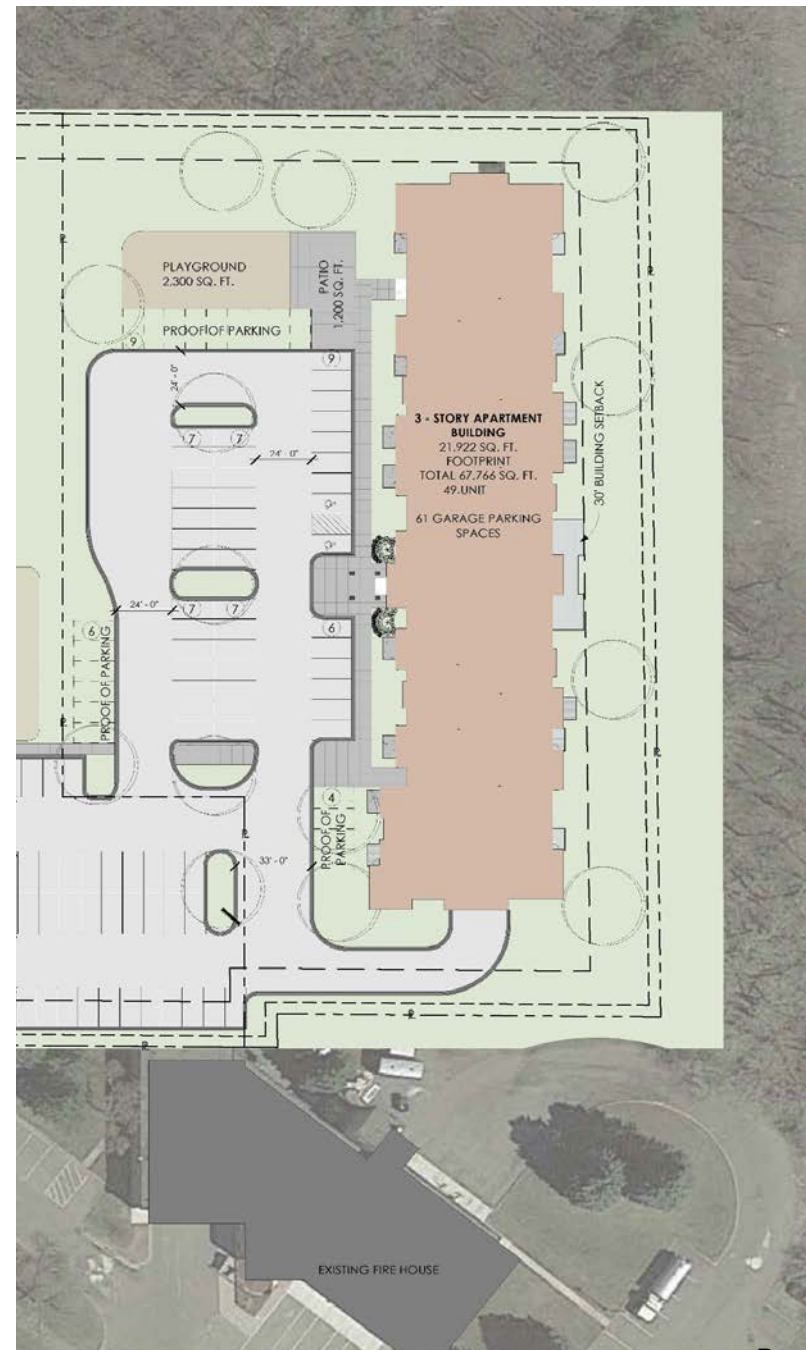




Comparison to other similar Project - Colored Site map – Wexford Place Rosemount, MN



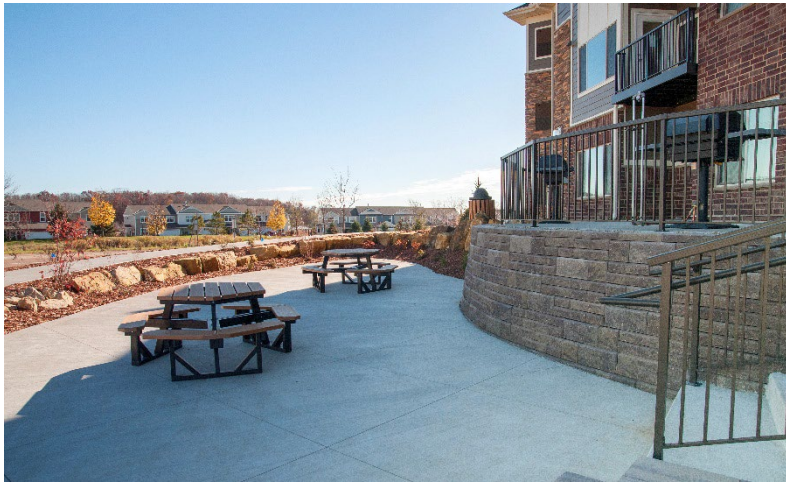
**Comparison to other
similar Project -
Colored Site map –
Babcock Crossing,
Inver Grove Heights,
MN**



Ron Clark Apartment Buildings in Savage & Lakeville



Ron Clark Apartment Building in Carver





Ron Clark Apartment Building - Pike Lake Marsh - Prior Lake, MN

Townhome Exterior perspective – Front & rear



INTERNAL STREET VIEW
NO SCALE



Architecture

Exterior design features and materials will be consistent with the high standards established by the City in their Design Guidelines.

Architectural roof shingles

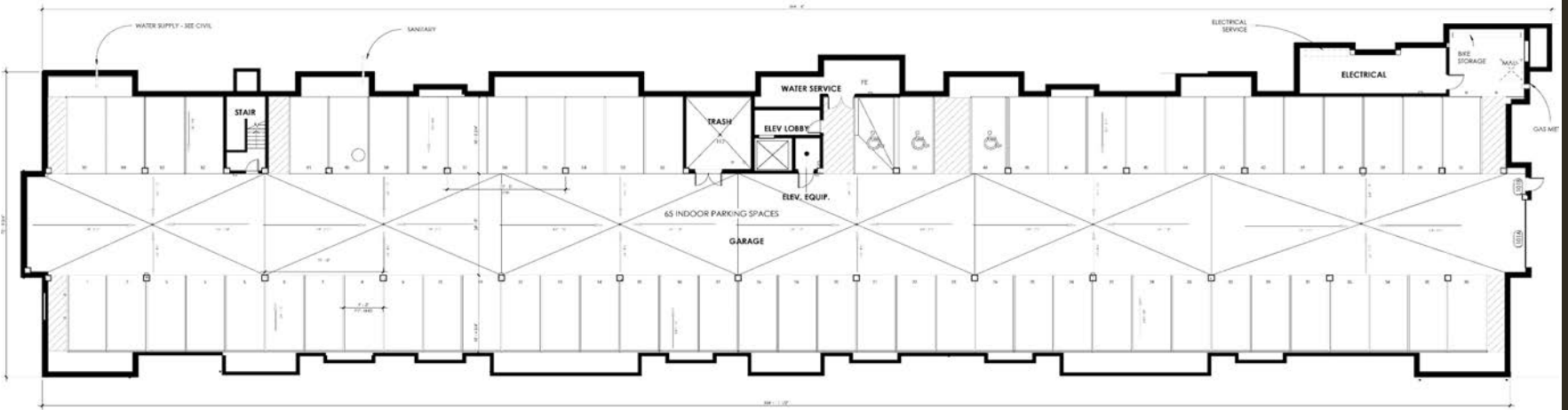
High Quality Lap siding, Brick and other siding accents

Maintenance Free Decks for all units

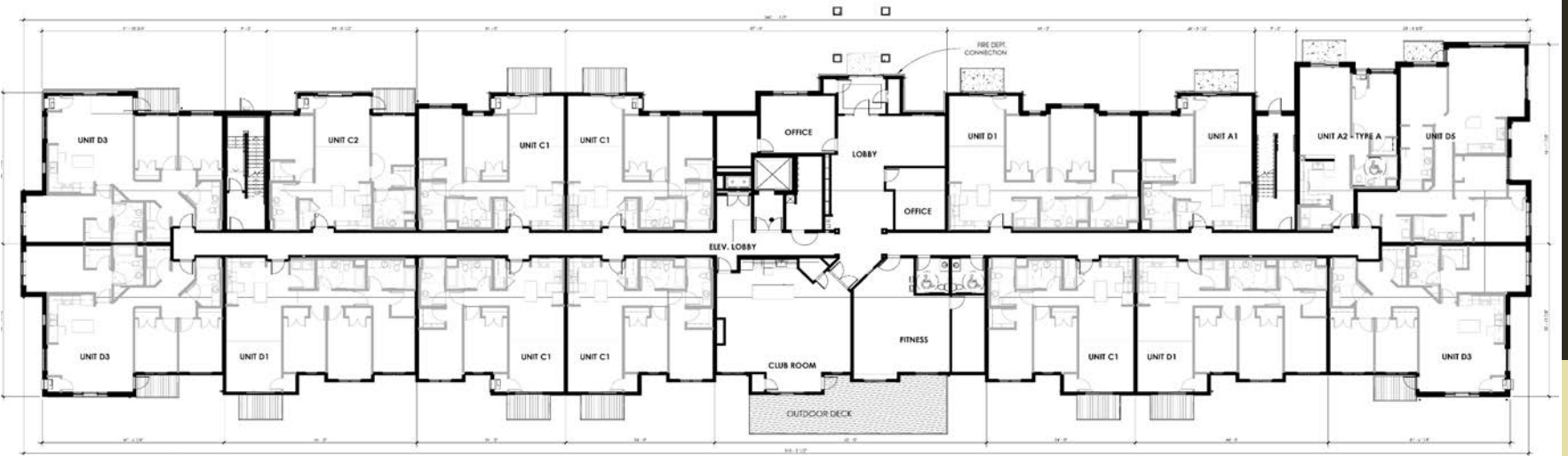
Focus is on Energy Conservation and Sustainability

Exterior deck, fenced in play area and grilling station

Garage Level and First Floor



1 GARAGE PLAN
SCALE: 3/32" = 1'-0"



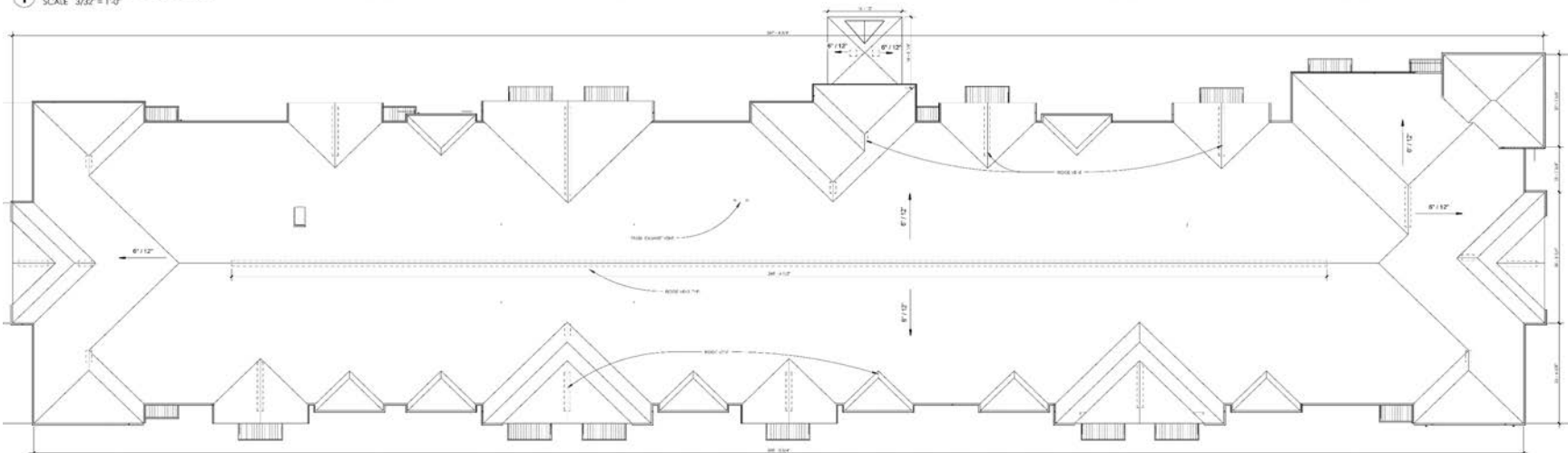
2 1ST FLOOR PLAN
SCALE: 3/32" = 1'-0"

13

2nd & 3rd Floor and Roof plans



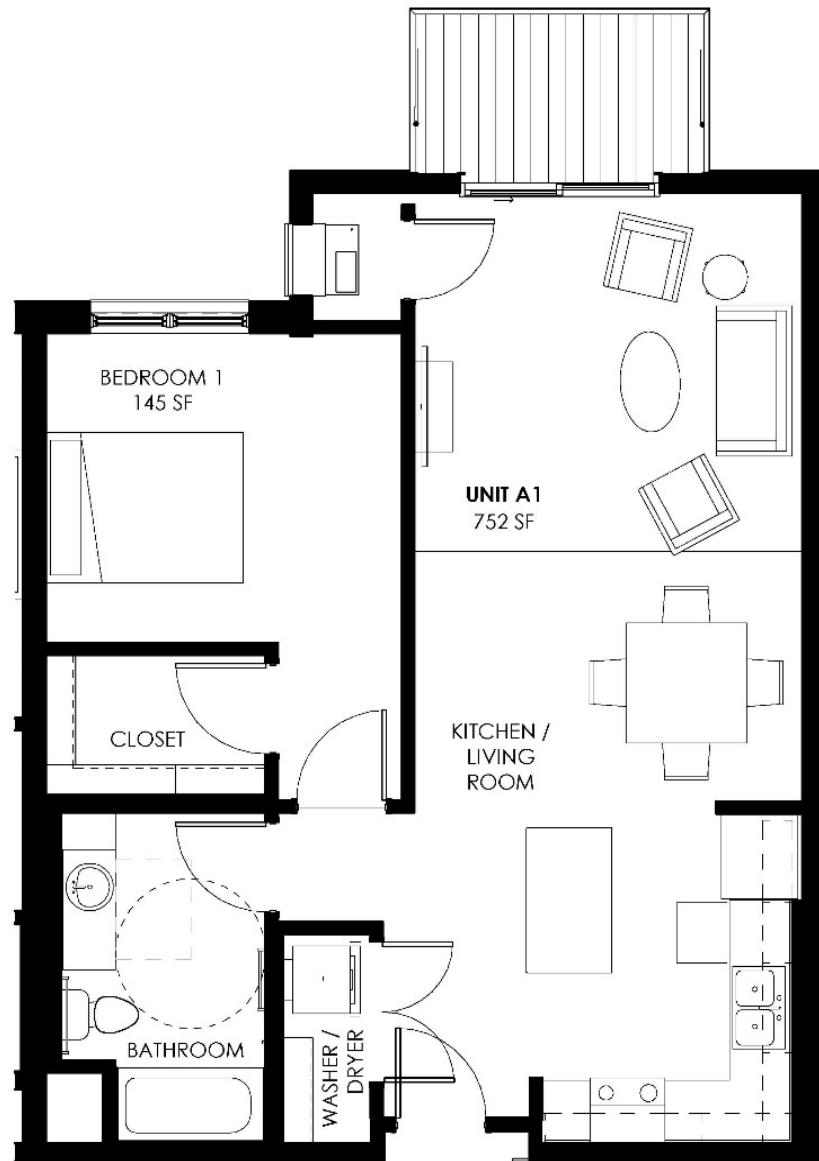
1 2ND- 3RD FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 ROOF
SCALE: 3/32" = 1'-0"

14

1 Bedroom Floor Plan Concept



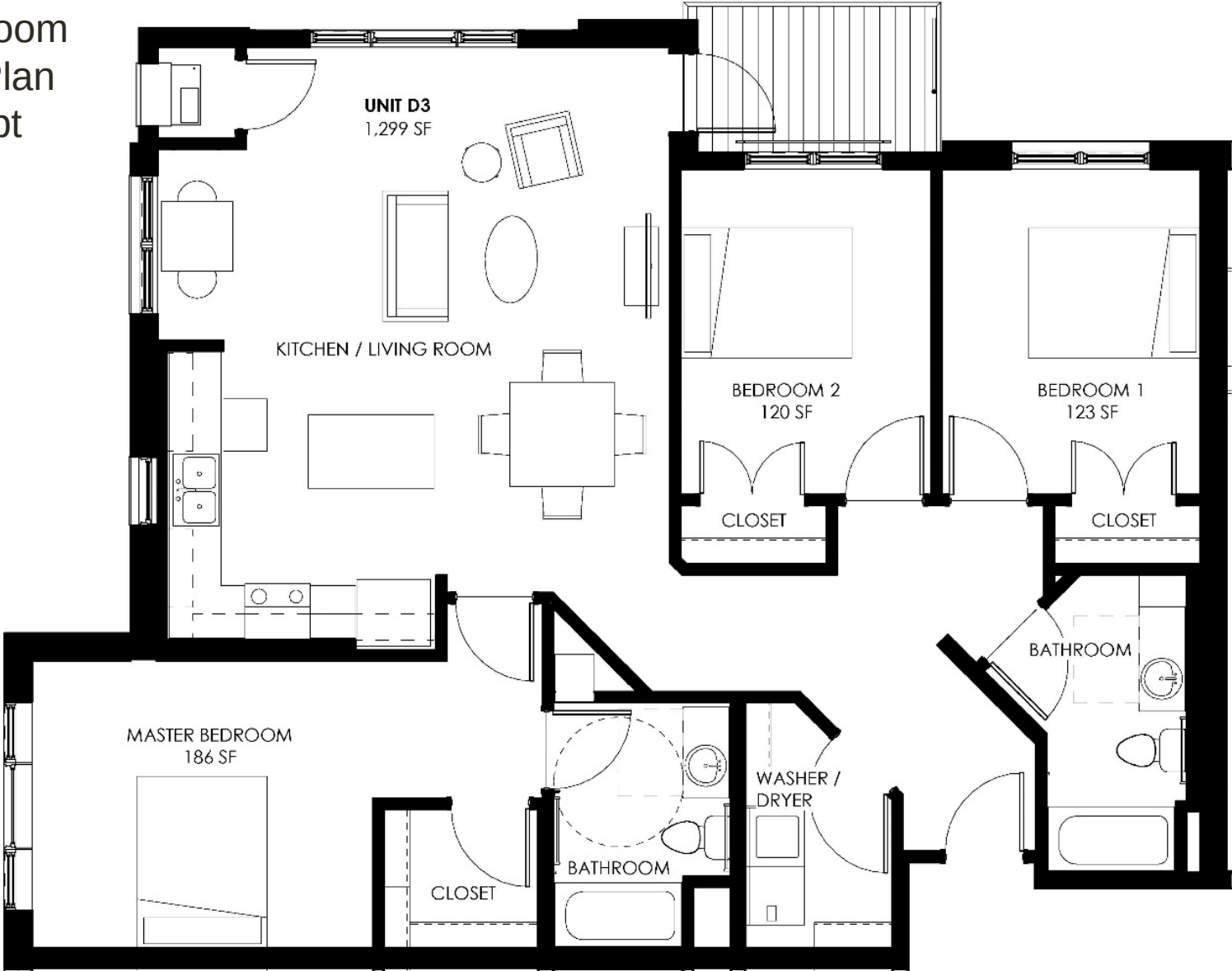
1 **UNIT A1**
SCALE 1/4" = 1'-0"

2 Bedroom
Floor Plan
Concept



2 UNIT C2
SCALE 1/4" = 1'-0"

3 Bedroom
Floor Plan
Concept



2

UNIT D3

SCALE 1/4" = 1'-0"

Commons Area Pictures from our Savage & New Hope Buildings



Pictures from our Savage and New Hope Buildings



Pictures from our Savage and New Hope Buildings



Pictures from our Savage and New Hope Buildings



Pictures from our Savage and New Hope Buildings



Pictures from our Savage and New Hope Buildings



Recap of Apartment Building size, unit mix, unit sizes and parking

UNIT MIX SUMMARY

1 BED ("A" UNITS)	6	12%
2 BED ("C" UNITS)	18	37%
3 BED ("D" UNITS)	25	51%
Grand total	49	100%

UNIT MIX BY UNIT TYPE

UNIT A1	3	752 SF
UNIT A2	2	747 SF
UNIT A2 - TYPE A	1	749 SF
UNIT C1	13	984 SF
UNIT C2	3	966 SF
UNIT C3 - TYPE A	2	1,203 SF
UNIT D1	13	1,253 SF
UNIT D3	9	1,299 SF
UNIT D5	3	1,289 SF
Grand total	49	

SITE DATA		
ZONING SUMMARY		
EXISTING ZONING	O-R (USE RH-1 FOR CRITERIA)	
PROPOSED ZONING	PUD	
	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONT (KENYON)	50 FT	30 FT
REAR (185TH)	50 FT	40 FT
SIDE (35W)	50 FT	30 FT
SIDE (WEST)	30 FT	30 FT
BETWEEN TH	20 FT	20 FT
BETWEEN MULTI	25 FT	25 FT
FRONT FROM PRIVATE DRIVE	30 FT	25 FT
SIDE FROM PRIVATE DRIVE	30 FT	6 FT
TOWNHOME FROM PARKING	15 FT	6 FT
WETLAND SETBACKS		
SIDE	10 FT	10 FT
REAR	20 FT	20 FT AND 10 FT
PARKING SETBACKS		
FRONT	15 FT	15 FT
REAR	5 FT	5 FT
SIDE	5 FT	5 FT
	REQUIRED	PROVIDED
PARKING SUMMARY		
PARKING STALL DIMENSIONS	9'X20' (18' W/OVERHANG)	9'X20' AND 9'X18'
COMPACT PARKING STALL DIMENSIONS	NA	NA
DRIVE AISLE DIMENSIONS	24'-0"	24'-0"
	REQUIRED	PROVIDED
PARKING STALLS - MULTI-FAMILY	123	58 SURFACE - 65 GARAGE
PARKING STALLS - TOWNHOME	8	8

Based on other buildings which are nearly the same unit mix, we expect about 160 total residents in the building, with about 75 being children:
 1 bedroom units ave. 1.2 residents, 2 bedroom ave. 2.6, 3 bedroom ave. 4.3

Housing opportunities for a variety of people

- Servers, teachers, public safety officers, bus & truck drivers, retail/sales associates, health & childcare workers and other people who are working in Lakeville& surrounding communities.
- Working adults & young families have a chance to get started in Lakeville :
 - Provides the opportunity to buy a home in Lakeville in the future, because the rents are at or near 30% of their income.
 - This is consistent with what we have seen in other apartments where multiple families were already able to save for and purchase a home in the community.
- Because of the tax credit requirements, we cannot restrict the building to only Lakeville current residents, but most of our tenants come from about a 10-mile radius as they need to still be a reasonable distance from there current place of employment.
- All our Tax Credit project (including Lakeville Pointe) are currently 100% leased up and have been since they opened and they each have between 100-500 people on an interest list, then need for these affordable options is very high.

Current Income requirements and Rents for Lakeville

- 2023 Qualifying Incomes: at or below \$52,200 (family of 1)
at or below \$59,640 (family of 2)
at or below \$67,080 (family of 3)
at or below \$74,520 (family of 4)
at or below \$80,520 (family of 5)
at or below \$86,460 (family of 6)
- Each resident in the household must pass extensive credit, criminal & housing history checks
- Projected rents - net of utilities:
 - 1 bedroom = \$1,122/month
 - 2 bedroom = \$1,341/month
 - 3 bedroom = \$1,545/month
 - Tenant pays only for their household electric and A/C

These Incomes and rents will adjust once HUD issues their updated 2024 AMI's

50 Year Commitment monitored by Dakota County CDA

- The Tax Credit financing program is a Public/Private partnership whereby the owner receives Federal Tax Credits for a 10-year period which we are then able to convert into Equity for the project, this allows for a small mortgage (about 25% of total project costs) but in return the rents must be kept at a level set by Minnesota Housing Finance Agency (MHFA) and Dakota County CDA each year for 30 years, based on each prior years Area Medium Income (AMI), in addition the tenant's income must be at or below 60% of the AMI for the County.
- MHFA and Dakota County CDA require us to set aside about \$225,000 in reserves at closing and to set aside another \$22,050/year for major repairs and replacements. We are also inspected every 1-3 years during the 50 years to make sure the buildings are being maintained properly

Professional Management

- Bader (formerly Steven Scott) Management will be our management company, they are a highly respected local company.
- We will have an onsite resident caretaker, we also will have a building manager who is at the building a minimum of 30 hours per week, along with a Senior Manager who oversees the building management.
- As part of the maintenance and management of the building we are in each unit, normally monthly or bi-monthly to maintain equipment and to do a quick inspection to confirm no lease violations or undo wear and tear is happening.
- The leases are also very clear as to our right to evict or non-renew a tenant for either a major lease violation or continued smaller issues. They also sign a Drug-free/Crime-free lease addendum.
- Smoking is not allowed anywhere in the building.

Questions/Comments?

Mike Waldo or Landon Wittenberg

Ron Clark Construction & Design

7500 West 78th Street

Minneapolis, MN 55439

Phone: 952-947-3000

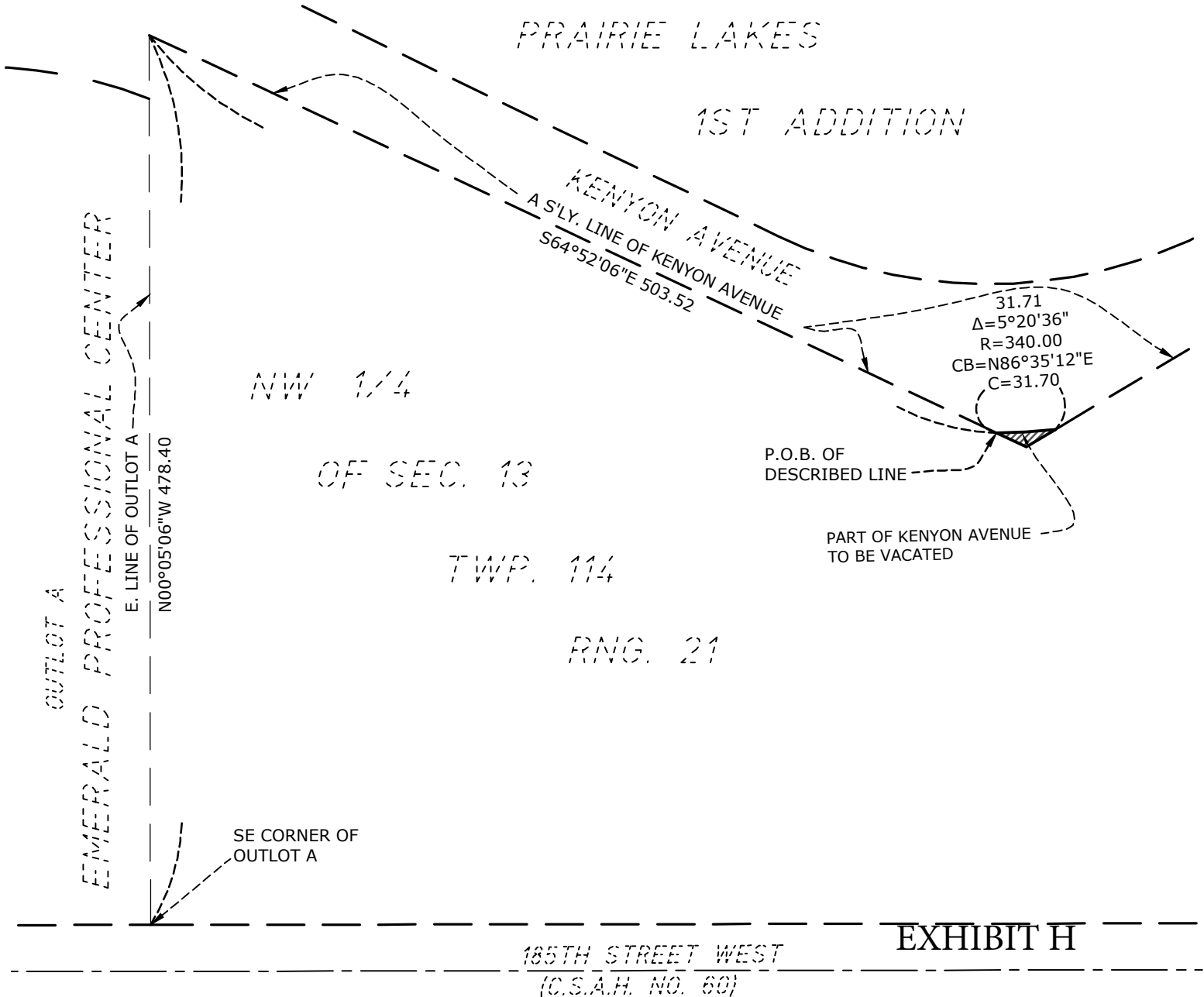
Email: mwaldo@ronclark.com

ROAD VACATION EXHIBIT
KENYON AVENUE, As dedicated in PRAIRIE LAKES 1ST ADDITION
City of Lakeville, Dakota County, Minnesota

ROAD VACATION DESCRIPTION

All that part of Kenyon Avenue, as dedicated by the recorded plat of PRAIRIE LAKES 1ST ADDITION, Dakota County, Minnesota, lying southerly of the following described line:

Commencing at the southeast corner of Outlot A, EMERALD PROFESSIONAL CENTER, according to the recorded plat thereof, Dakota County, Minnesota; thence on an assumed bearing of North 00 degrees 05 minutes 06 seconds West along the east line of said Outlot A and its northerly extension for 478.40 feet to a southerly line of said Kenyon Avenue; thence South 64 degrees 52 minutes 06 seconds East along said southerly line for 503.52 to the point of beginning of the line to be described; thence easterly for 31.71 feet along a non-tangential curve, concave to the north, having a radius of 340.00 feet, a central angle of 05 degrees 20 minutes 36 seconds and a chord bearing of North 86 degrees 35 minutes 12 seconds East to a southerly line of said Kenyon Avenue, and said line there terminating.



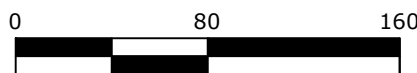
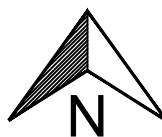
MINNESOTA CERTIFICATION

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

Dated this 28th day of May, 2024

Rory L. Synsteliën

Minnesota License No. 44565



SCALE IN FEET

CivilSite
GROUP

5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com

Drawn By: TH
Project No. 23406.00 SHEET 1 OF 1



Dakota County Surveyor's Office

Western Service Center • 14955 Galaxie Avenue • Apple Valley, MN 55124
952.891-7087 • Fax 952.891-7127 • www.co.dakota.mn.us

April 25, 2024

City of Lakeville
20195 Holyoke Ave.
Lakeville, MN 55044

Re: **KENYON GREEN**

The Dakota County Plat Commission met on April 24, 2024, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 60 (185th St. W.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

This site includes 15 townhomes with a 49 unit apartment building. The right-of-way needs along CSAH 60 are 75 feet of half right of way, which has been met. There is no direct access to CSAH 60. Restricted access should be shown along all of CSAH 60. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

The Plat Commission has approved the preliminary and final plat and will recommend approval to the County Board of Commissioners meeting on May 21, 2024.

Traffic volumes on CSAH 60 are 23,900 ADT and are anticipated to be 33,000 ADT by the year 2040. These traffic volumes indicate that current Minnesota noise standards for residential units could be exceeded for the proposed plat. Residential developments along County highways commonly result in noise complaints. In order for noise levels from the highway to meet acceptable levels for adjacent residential units, substantial building setbacks, buffer areas, and other noise mitigation elements should be incorporated into this development.

No work shall commence in the County right of way until a permit is obtained from the County Transportation Department and no permit will be issued until the plat has been filed with the County Recorder's Office. The Plat Commission does not review or approve the actual engineering design of proposed accesses or other improvements to be made in the right of way. Nothing herein is intended to restrict or limit Dakota County's rights with regards to Dakota County rights of way or property. The Plat Commission highly recommends early contact with the Transportation Department to discuss the permitting process which reviews the design and may require construction of highway improvements, including, but not limited to, turn lanes, drainage features, limitations on intersecting street widths, medians, etc. Please contact TJ Bentley regarding permitting questions at (952) 891-7115 or Todd Tollefson regarding Plat Commission or Plat Ordinance questions at (952) 891-7070.

Sincerely,

A handwritten signature in black ink that reads "Todd B. Tollefson".

Todd B. Tollefson
Secretary, Plat Commission

EXHIBIT I

c:



Memorandum

To: Tina Goodroad, Community Development Director
Frank Dempsey, Associate Planner

From: Jon Nelson, Assistant City Engineer
McKenzie Cafferty, Environmental Resources Manager
John Hennen, Parks and Recreation Director

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

Date: May 22, 2024

Subject: Kenyon Green

- Preliminary Plat
- Preliminary Grading, Drainage and Erosion Control Plan
- Preliminary Tree Preservation Plan
- Preliminary Utility Plan
- Easement Vacation

BACKGROUND

Ron Clark Construction submitted a preliminary plat named Kenyon Green. The proposed subdivision is located north of 185th Street, west of Interstate 35, and south of and adjacent to Kenyon Avenue. The parent parcel consists of one metes and bounds parcel (PID No. 22-01300-31-010) zoned O-R, Office/Residential Transition District. The preliminary plat includes a request to rezone the property to PUD, Planned Unit Development District.

The preliminary plat consists of 15 attached townhome lots, one common area lot, one lot with a 49-unit apartment building, and one outlot on 6.49 acres. The Developer is dedicating 1.01 acres for 185th Street right-of-way and 0.51 acres for Kenyon Avenue right-of-way.

The outlots created with the preliminary plat will have the following uses:

Outlot A: Common-area/Stormwater basin; retained by Developer (1.17 acres)

Outlot B: Wetlands and buffer; deeded to City (0.79 acres)
The development will be completed by:

Developer:	Ron Clark Construction & Design
Engineer/Surveyor:	Civil Site Group

SITE CONDITIONS

The Kenyon Green site consists of undeveloped land. The site appears to have been previously homesteaded, with a majority of the site naturally preserved and containing significant woodlands. All remnants of the homestead, including driveways and aprons, and septic systems shall be removed, and all wells shall be abandoned with the final plat. The Developer must provide security with the final plat to ensure the work is completed and certified in accordance with all applicable codes and regulations.

EASEMENT VACATION

The parent parcel contains the following existing easements that must be vacated prior to final plat consideration:

- Municipal Easement; in favor of City of Lakeville (Doc. No. 357734). The easement was acquired in 1969. Right-of-way dedication will replace the easement.
- Roadway, Drainage and Utility easement; in favor of City of Lakeville (Doc. No. 1729802). The easement was acquired in 2000 for the Kenyon Avenue/185th Street Realignment Improvements (CP 00-02). Right-of-way dedication will replace the easement.
- Right-of-Way easement; in favor of City of Lakeville (Doc. No. 2020602). The easement was acquired in 2003 for the 185th Street Improvement project (CP 02-15). Right-of-way dedication will replace the easement.

STREET AND SUBDIVISION LAYOUT

185th Street

Kenyon Green is located north of and adjacent to 185th Street, a Dakota County highway classified as a minor arterial. The 2022 Dakota County Plat Needs Map (rev. 10-27-22) identifies a half right-of-way need of 75 feet. The Developer is dedicating 1.01 acres for right-of-way for 185th Street over the area currently encumbered by a highway easement. The Dakota County Plat Commission recommended approval of the preliminary plat on February 20, 2024. The Developer is responsible for any requirements stipulated by Dakota County.

Kenyon Avenue

Kenyon Green is located south of and adjacent to Kenyon Avenue, a City roadway classified as a major collector. Kenyon Avenue is an existing two-lane undivided urban roadway. The Developer is dedicating 0.51 acres for right-of-way for Kenyon Avenue over the area currently encumbered by a street, utility, and drainage easement. A review of traffic operations,

including possible geometric, turn lane, pavement marking or traffic sign requirements, will be evaluated prior to final plat consideration.

Private Roadway

Development of Kenyon Green includes the construction of privately-owned roadways designed to be maintained by a property management association. The private roads will provide access and connectivity to the townhome units and apartment parking lot.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility and street construction shall be determined with the final construction plans.

PARKS, TRAILS, AND SIDEWALKS

Development of Kenyon Green includes the construction of public sidewalks. Five-foot-wide concrete sidewalks, with pedestrian curb ramps, will be installed along the south side of Kenyon Avenue from the west plat boundary to the proposed driveway access.

The Park Dedication requirement has not been collected on the parent parcel and will be satisfied through a cash contribution to be paid with the final plat at the rate in effect at the time of final plat approval.

UTILITIES

SANITARY SEWER

Kenyon Green is located within subdistrict OL-56200 of the Orchard Lake sanitary sewer district, as identified in the City's Comprehensive Sewer Plan. Wastewater will be conveyed through City sanitary sewer to the MCES interceptor sewer monitored by meter M646. Wastewater treatment is provided by the Empire Wastewater Treatment Facility.

Development of Kenyon Green includes construction of public sanitary sewer. Sanitary sewer will extend within the subdivision from an existing manhole located at the northwest corner of the site.

The Sanitary Sewer Availability Charge has not been collected on the parent parcel and will be paid with the final plat at the rate in effect at the time of final plat approval.

WATERMAIN

Development of Kenyon Green includes construction of public watermain. Watermain will extend within the subdivision from an existing stub located along the north plat boundary.

STORM SEWER

Development of Kenyon Green includes construction of private storm sewer systems. Storm sewer will be constructed within Outlot A and Block 1 to collect and convey stormwater runoff generated from within the private roadways and lots to the private stormwater management basin located within Outlot A. The storm sewer systems will be privately-owned and maintained by a property management association.

OVERHEAD LINES

Existing aboveground equipment (utility lines and poles) is located along the east plat boundary, adjacent to the parent parcel. Requirements for removal of the equipment, in relation to the City's Public Ways and Property Ordinance, will be reviewed with the final plat.

DRAINAGE AND GRADING

Kenyon Green is located primarily within subdistrict ML-024 of the Marion Lake stormwater district. The northerly property line is located within subdistrict ML-027. The easterly property line is located within subdistrict ML-22. The southerly property line is located within subdistrict ML-21.

Development of Kenyon Green includes the construction of privately-owned and maintained stormwater management systems. A stormwater management basin will be located in Outlot A and an underground stormwater management system will be located in Lot 1, and provide treatment and rate control of stormwater runoff generated from the site. The Developer shall enter into a Stormwater Maintenance Agreement with the City for the private stormwater management systems. Prior to final plat consideration, a final stormwater management design consistent with the City's stormwater management ordinance must be submitted and approved by City staff.

Development of Kenyon Green proposed grading outside of the plat boundaries. Prior to final plat consideration, the Developer is responsible for obtaining all necessary temporary easements and/or rights-of-entry, for any grading work outside the plat boundaries.

Prior to final plat consideration, the Developer shall submit revised grading plans demonstrating that the lowest floor of all structures are at least three feet above the highest known groundwater table elevation, and consistent with City's zoning ordinance.

The Developer must certify to the City that all lots with house footings placed on fill have been monitored and constructed to meet or exceed FEMA/HUD 79G specifications. Prior to issuance of building permits, the soils observation and testing report, including referenced development phases and lot descriptions, and an as-built certified grading plan must be submitted and approved by City staff.

Kenyon Green contains more than one acre of site disturbance, therefore a National Pollution Discharge Elimination System (NPDES) General Stormwater Permit for construction activity

from the Minnesota Pollution Control Agency is required. A copy of the Notice of Stormwater Permit Coverage must be submitted to the City upon receipt from the MPCA.

RETAINING WALLS

Development of Kenyon Green includes construction of private retaining walls. The retaining walls will be privately-owned and maintained by a property management association. The Developer must provide a security with the final plat to ensure the work is completed and certified in accordance with all applicable codes and regulations, including building permits and designs by a registered engineer for walls with a combined height over four feet, from the Building Inspections Division.

EROSION CONTROL

The Developer is responsible for obtaining a MPCA Construction Permit for the site as well as developing a SWPPP for the site prior to construction. The permit requires that all erosion and sediment BMPs be clearly outlined in a site's SWPPP. No grading or tree removals can take place until the City has reviewed and approved the SWPPP for the site. Changes made throughout construction must be documented in the SWPPP.

Redundant silt fence is required along all waterways. Additional erosion control measures may be required during construction as deemed necessary by City staff. Any additional measures required shall be installed and maintained by the Developer.

WETLANDS

A wetland delineation for the site was completed for the site by Wenck. One wetland was identified. The wetland delineation was reviewed and approved on September 14, 2021. A replacement plan was submitted by Kjolhaug Environmental Services and approved on April 12, 2024. The replacement plan identified 0.1895 acres of wetland impact that will be replaced by wetland banking credits.

No wetland impacts can take place until wetland banking credits have been purchased. The remainder of the wetland and wetland buffer will be placed in Outlot A and deeded to the City. The developer will be responsible for restoration and maintenance of any areas of the buffer that are disturbed.

TREE PRESERVATION

The tree inventory identifies 317 existing significant trees located within the Kenyon Green preliminary plat boundaries. The tree preservation plan proposes to save 64 of the significant trees. Measures to protect significant trees as identified in the Tree Preservation ordinance (10-4-11) are to be installed and followed from the start of construction to the end of construction.

RESIDENTIAL BUFFER YARD REQUIREMENTS

185th Street is a minor arterial roadway as identified in the City's Transportation Plan. A buffer yard containing earth berms and/or plantings of a sufficient density to provide a visual screen and a reasonable buffer a minimum of ten feet in height shall be provided adjacent to 185th Street. A certified as-built grading plan of the buffer yard berm must be submitted and approved by City staff prior to the installation of any buffer yard plantings.

FEMA FLOODPLAIN ANALYSIS

Kenyon Green is shown on Flood Insurance Rate Map (Map No. 27037C0191E; Eff. Date 12/2/2011) as Zone X by the Federal Emergency Management Agency (FEMA). Based on this designation, the lots within Kenyon Green are not located within a Special Flood Hazard Area (SFHA), as determined by FEMA.

RECOMMENDATION

Engineering recommends approval of the preliminary plat, grading, drainage and erosion control plan, tree preservation plan, utility plan and easement vacation for Kenyon Green, subject to the requirements and stipulations within this report.

CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA

KENYON GREEN
ZONING MAP AMENDMENT
FINDINGS OF FACT AND RECOMMENDATION

On June 6, 2024, the Lakeville Planning Commission met at its regularly scheduled meeting to consider the applications of Ron Clark Construction for an amendment to the Zoning Map to rezone property in conjunction with the Kenyon Green preliminary plat. The Planning Commission conducted a public hearing on the applications 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 1, which guides the property for office/residential transition uses.
2. The subject site is currently zoned O-R, Office/Residential Transition District. Multiple family residential is allowed by conditional use permit in the O-R District.
3. The legal description of the property for which the Zoning Map amendment is requested is identified as described in attached Exhibit A.
4. The applicant is requesting to amend the Zoning Map to rezone the subject site as PUD, Planned Unit Development.
5. Chapter 11-3-3.E of the Zoning Ordinance provides that the Planning Commission consider possible effects of the proposed amendments based upon, but not limited to, the following factors:
 - 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 property is located in Planning District No. 1 of the 2040 Comprehensive Land Use Plan. The proposed Zoning Map amendment will meet policies outlined in Planning District No. 1 and will be consistent with the 2040 Comprehensive Land Use Plan. Furthermore, Envision Lakeville establishes a set of community values that guide development and implementation of the 2040 Comprehensive Plan, including providing housing options for people of all ages and stages of life.

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

Finding: The proposed multi-family apartments and the townhome buildings will be compatible with the existing O-R District use to the west, the multi-family apartment to the north, the Interstate 35 freeway and interchange to the east and the 185th Street (CSAH 60) roadway to the south.

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

Finding: The development of the proposed apartment building and townhome buildings comply with Zoning Ordinance requirements in accordance with the allowances and flexibilities outlined in the proposed Planning Unit Development.

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

Finding: The property and preliminary plat, including the proposed apartments and townhomes, are entirely located within the current Metropolitan Urban Service Area (MUSA). Existing sanitary sewer and water utilities are available to serve the property with capacity to serve the planned apartment and townhome residential use proposed with the preliminary plat. The proposed uses 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 subject site is to be accessed via Kenyon Avenue, a major collector street. All streets serving the immediate area and Kenyon Avenue These streets have adequate capacity to accommodate traffic generated by the proposed multi-family residential use within the Kenyon Green preliminary plat.

6. The report dated May 30, 2024 prepared by Frank Dempsey, Associate Planner is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the Zoning Map Amendment conditioned upon compliance with the planning report prepared by Associate Planner Frank Dempsey dated May 30, 2024.

DATED: June 6, 2024

LAKEVILLE PLANNING COMMISSION

BY: _____
Jenna Majorowicz, Chair

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the Northwest Quarter of Section 12, Township 114 North, Range 21 West, Dakota County Minnesota, described as follows:

Beginning at the point in the South line of said Northwest Quarter, 213.63 feet East of the Southwest corner thereof; the south of said Northwest Quarter has an assumed bearing of North 89 degrees 54 minutes 54 seconds East; thence North 0 degrees 5 minutes 6 seconds West, 553.40 feet to the center line of a town road; thence along said centerline South 64 degrees 52 minutes 6 seconds East, 521.20, thence continue on said centerline North 58 degrees 59 minutes 54 seconds East, 357.25 feet, to a point on the Westerly right of way line of Trunk Highway 35 service road; thence southerly along said right of way South 22 degrees 54 minutes 54 seconds West, 425.28 feet; thence continue along said right of way on a curve concave to the east having a central angle South 89 degrees 54 minutes 54 seconds West, along said South line, 585.19 feet to the point of beginning.



Memorandum

FYI

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: May 29, 2024
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:

- Preliminary plat for two medical office buildings

At their May 6, 2024 meeting, the City Council:

- Approved the ordinance amending Titles 10 (Subdivision) and 11 (Zoning) of the City Code.

At their May 20, 2024 meeting, the City Council:

- Approved the Cedar Creek Villas 2nd Addition final plat.
- Approved the Preserve of Lakeville 3rd Addition final plat.
- Approved the Ritter Meadows final plat.
- Approved the Superior Sand and Gravel interim use permit.
- Approved the Holman interim use permit.