



AGENDA

PLANNING COMMISSION MEETING

September 5, 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. August 22, 2024 Planning Commission meeting minutes
 - b. August 22, 2024 Planning Commission Work Session meeting minutes

4. Announcements

5. Public Hearing

- a. Ritter Meadows Second Addition

Consider the application of TCLD LF3 Ritter, LLC for a revised preliminary plat of 29 single family lots, 99 detached townhome lots, and 135 attached townhome units to be known as Ritter Meadows 2nd Addition.

- b. Lord of Life Church Rezoning and Comprehensive Plan Amendment

Consider the application of Frisbie Properties, LLC on behalf of Lord of Life Church for the following: 1) Comprehensive Plan amendment to re-guide property from Public and Quasi-Public to Low/Medium Density Residential. 2) Zoning Map amendment to rezone property from RS-3, Single Family Residential District to RST-2, Single and Two Family Residential District to consider allowing 24 residential twin-homes and one recreational clubhouse building.

6. Staff Notices

- a. Planning Manager's Memo

7. Adjourn

Planning Commission Meeting Agenda
September 5, 2024

Page 2

CITY OF LAKEVILLE
PLANNING COMMISSION MEETING MINUTES
August 22, 2024

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

Members Present: Vice Chair Christine Zimmer, Scott Einck, Pat Kaluza, Amanda Tinsley, Patty Zuzek, Alternate Mark Traffas

Members Absent: Chair Jenna Majorowicz, Jason Swenson

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

3. Approval of the Meeting Minutes

The July 18, 2024 Planning Commission meeting minutes and the August 1, 2024 Planning Commission work session minutes were approved as presented.

4. Announcements

Planning Manager Kris Jensen stated that the following was distributed to the Planning Commission at tonight's meeting:

- Letter from Alisha Perkins regarding the proposed Zoning Text Amendment.
- Planning Manager's memo regarding future Planning Commission items and City Council actions.

Planning Manager Kris Jensen stated that after a brief break, there is a scheduled work session in the Marion Conference Room following tonight's regular meeting.

5. City of Lakeville

Community Director Tina Goodroad presented the planning report. Ms. Goodroad stated that a zoning ordinance text amendment addressing cannabis cultivation, distributing, and retail sale to include the various license types established by state law into appropriate zoning districts. Generally, cultivation, manufacture, distribution/transporting, wholesaler fall within industrial districts while retail license (dispensaries) will be considered a commercial use. A new Chapter 38 was created to provide a central location for performance standards. The zoning ordinance amendment will be coupled with an amended Title 3, Chapter 24 of the city code to include all the requirements for licensing, registration, inspections, etc.

Staff also received a request for a stand-alone tattoo salon use within the C-CBD zoning district. Cosmetic tattooing is allowed as an accessory use to a licensed barber/beauty salon (on-site service business).

Ms. Goodroad collaborated with City staff on drafting the proposed amendment language to address the comments provided by the Planning Commission, which are described in more detail in the August 15, 2024 planning report.

Community Development Department staff recommends the approval of the proposed Zoning Ordinance Text Amendments as presented.

Vice Chair Zimmer opened the hearing to the public for comment.

Motion was made by Kaluza, seconded by Einck to close the public hearing at 6:07 p.m.

There were no comments from the audience.

Voice vote was taken on the motion

Ayes – unanimous

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

- Commissioner Einck asked about the stand- alone tattoo salons and locations they are allowed.
- Restriction on the hours of operation.

Motion was made by Kaluza, seconded by Zuzek to recommend to City Council the adoption of the Zoning Ordinance amendments of the Lakeville City Code as presented.

There being no further business, the meeting was adjourned at 6:11 p.m.

Respectfully submitted,

Tina Morrow, Recording Secretary

CITY OF LAKEVILLE
PLANNING COMMISSION WORK SESSION MINUTES
August 22, 2024

Vice Chair Christine Zimmer called the work session to order at 6:16 pm.

Members Present: Vice Chair Christine Zimmer, Scott Einck, Pat Kaluza, Amanda Tinsley, Patty Zuzek, Alternate Mark Traffas

Members Absent: Chair Jenna Majorowicz, Jason Swenson

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

Others Present: George Maverick, owner of the Chart House restaurant, along with Dale Severson and David Fuhrer.

Chart House shoreland variance request

Associate Planner Frank Dempsey reviewed the staff report he prepared regarding the history of the Charthouse restaurant and Mr. Maverick's request for modifications to the outdoor seating area. A variance would be required to the 150-foot setback requirement to the OHWL of Kingsley Lake, which is classified as a natural environment lake. Associate Planner Dempsey reviewed the variance criteria and noted that the restaurant was constructed prior to the adoption of the adoption of shoreland regulations and that the proposed request would not intensify the use or add impervious surface area to the site.

Mr. Maverick added that he has tried using patio umbrellas and sun sails to provide coverage over the outside seating area, but those options have not been ideal. The proposed permanent canopy would provide coverage for the outside seating, would include ceiling fans and be designed to capture rainwater to be reused for irrigation on the site.

The Planning Commission asked questions and made the following comments:

- Is the intent is to provide full coverage of the outside seating; yes that is the intent.
- Is there is any current ability to capture rainwater on the site; there is not.
- Is the fountain is allowed; Mr. Dempsey noted that it should have been reviewed by staff prior to installation. Mr. Maverick has stated he is willing to add landscaping between the fountain and the lake to buffer the view.
- Are there limitations to the height and materials of the canopy? Mr. Dempsey sated the height would be lower than the existing building and that the materials would be consistent with the existing building.
- Anticipated timeline for construction, if approved? This winter.

The Commissioners expressed support for the variance to allow the addition of the permanent canopy and for the Chart House restaurant in general.

Associate Planner Dempsey noted that the next steps would be for Mr. Maverick to submit a variance application to Community Development to begin the review process.

The work session adjourned at 6:41 pm.

Respectfully submitted,

Kris Jenson, Planning Manager

DRAFT



Memorandum

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: August 30, 2024
Subject: Packet Material for the September 5, 2024 Planning Commission Meeting
Agenda Item: Ritter Meadows 2nd Addition Preliminary Plat

INTRODUCTION

TCLD LF3 Ritter, LLC has submitted a revised preliminary plat to be known as Ritter Meadows 2nd Addition, which proposes to add eight (8) attached townhome units to the existing 255 dwelling units approved for the site, which consisted of 29 single family lots, 99 detached (villa) lots, and 127 attached townhome lots on land located north of 205th Street and west of I-35. The original Ritter Meadows preliminary plat was approved by the City Council on May 1, 2023, and a revision to the preliminary plat to incorporate a 2.4 acre parcel that would allow the full extension of Keokuk Avenue north from 205th Street, was approved by the City Council on January 16, 2024. The Ritter Meadows final plat, which platted 80 attached townhomes and 19 detached townhomes as the first phase of development was approved by the City Council on May 20, 2024.

Because there are no changes to the remainder of the previously approved preliminary plat, this report will only address the eight attached townhome units.

EXHIBITS

- A. Location Map
- B. Zoning Map
- C. Preliminary Plat approved 5/1/23
- D. Revised Preliminary Plat approved 1/16/24
- E. 2nd Addition Preliminary Plat
- F. Revised Site Plan
- G. Revised Phasing Plan
- H. Revised Grading Plan
- I. Revised Landscape Plan

PLANNING ANALYSIS

Zoning. The zoning of the parcel to be developed is RM-1, Medium Density Residential District. Attached townhomes, up to six units in a row, are a permitted use in the RM-1 District.

Lot Requirements. The following minimum requirements for townhome building setbacks in the RM-1 District pertain to the Ritter Meadows 2nd Addition preliminary plat:

	Base Lot	Between Buildings	Front Yard (to private drive)
RM-1	30 feet	20 feet	30 feet

The unit lots shown on the Ritter Meadows 2nd Addition preliminary plat have sufficient area to accommodate the attached townhome units.

There was an error in the Planning staff report for the original preliminary plat that stated incorrectly that the attached townhome units that front on the private drive needed a 25-foot setback to the back of curb. Section 11-58-17.B.3.b requires a setback of 30 feet for townhomes on a private drive within the RM-1 District. The preliminary plat plans will need to be updated to reflect this setback prior to City Council consideration of the revised preliminary plat.

The RM-1 District requires at least 5,000 square feet per unit. The revised preliminary plat now has 135 attached townhome units, with an average of 7,028 square feet per unit, which exceeds the minimum lot area per unit requirements of the RM-1 District.

Homeowner's Association. The Developer is required to establish a Homeowner's Association (HOA) for the exterior maintenance of the attached townhome units, as well as the ownership and maintenance of all common area lots. Documents establishing the HOA must be submitted for review by the City Attorney, as well as proof of the recording of HOA documents, including that common area lots have been deeded to the HOA, must be provided prior to the release of building permits for the townhome units.

Development Density. The area guided for medium density residential (MDR) includes the attached townhome area of the Ritter Meadows 2nd Addition revised preliminary plat as well as a portion of the detached townhomes. The MDR area has 23.17 acres (excluding the public stormwater ponds and park) and includes 135 attached townhome lots and 29 detached townhome lots., which is a net density of 7.08 units per acre.

Exterior Materials. Each unit must meet the requirements of Section 11-58-21.B.3, which requires that a minimum of 25% of the area of each elevation of the unit must have an exterior finish of brick, stucco, and/or natural or artificial stone. Except for brick, stucco, and/or natural or artificial stone, no single elevation may have more than 75% of one type of finish or have more than 60% of all elevations of one type of finish. The City has deemed the use of cement fiberboard or engineered wood siding as satisfying the minimum masonry material requirement and is therefore also allowed to exceed the maximum area limit for non-masonry materials.

Garage Area. The added townhome units are proposed to be slab on grade units. The minimum width of each garage must be 20 feet (interior measurement) and have a minimum garage size of 540 square feet, to comply with the requirements of Section 11-58-21.C.

Landscaping. The Developer has submitted a revised landscape plan to reflect the additional eight townhome units (Exhibit I). Each townhome building must provide landscaping at the immediate perimeter of the unit. All landscaped areas, including common open space and public right of way, must have an inground irrigation system with an automatic controller.

Streets. The additional units will have access from Keynote Loop, a private drive serving the attached townhome units. Keynote Loop is a 24-foot wide street and shall be posted as no parking on both sides of the street.

Grading, Drainage, Erosion Control, and Utilities. Proposed grading, drainage, erosion control, and utilities for the Ritter Meadows 2nd Addition 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 August 30, 2024 engineering report prepared by Jon Nelson, Assistant City Engineer. The Engineering Division recommends approval of the revised preliminary plat.

Park Dedication. Public park land was deeded to the City with the Ritter Meadows final plat. Additional required park dedication will be satisfied through park dedication fees to be paid with the final plat.

RECOMMENDATION

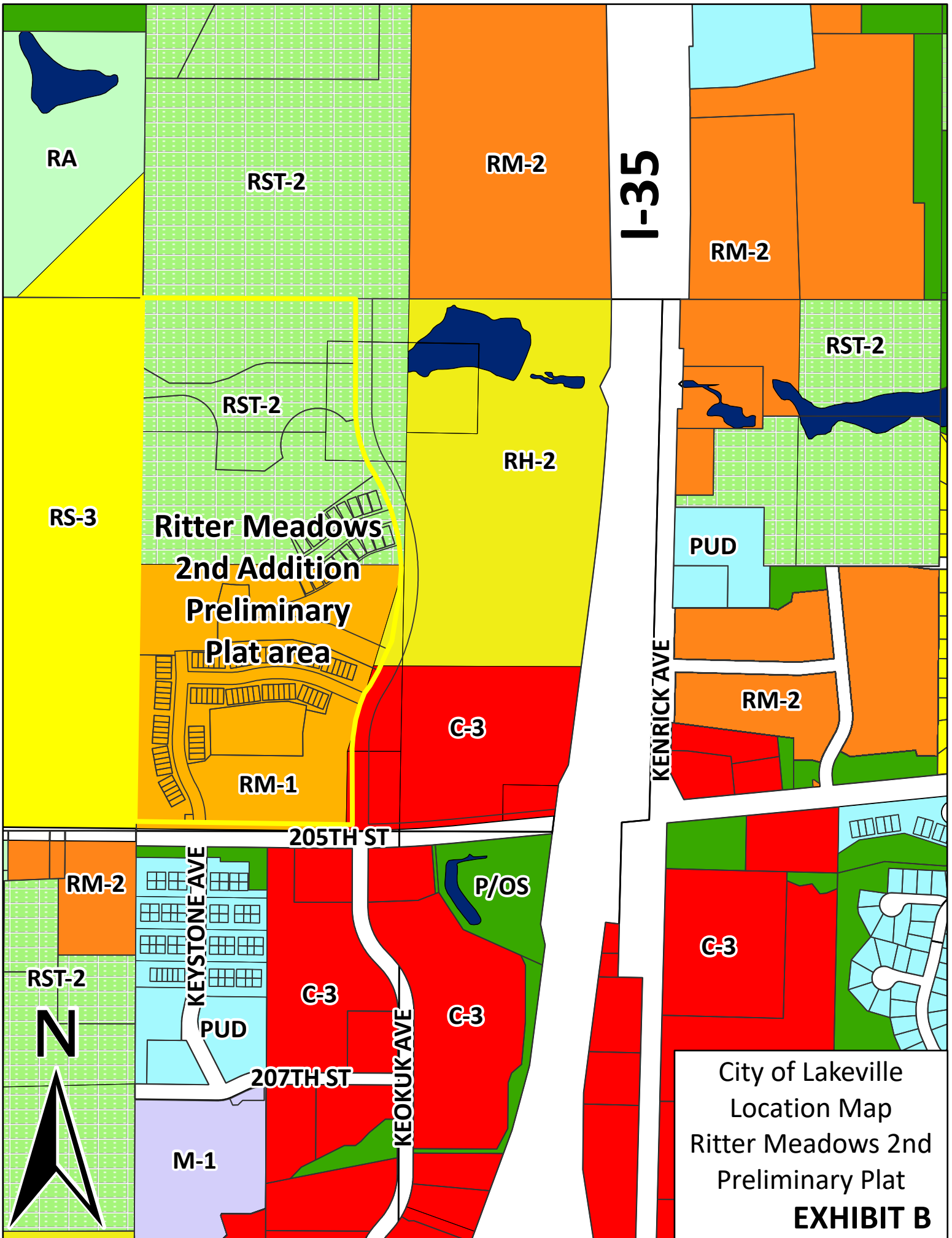
The revised Ritter Meadows 2nd Addition preliminary plat increases the number of attached townhome units proposed to be developed with little to no impact on the planned and approved street and utility system. The Community Development Department recommends approval of the Ritter Meadows 2nd Addition preliminary plat subject to the following stipulations:

1. The Ritter Meadows 2nd Addition preliminary plat is subject to the preliminary plat report stipulations approved by the City Council on May 1, 2023 and January 16, 2024.
2. Implementation of the recommendations listed in the August 30, 2024 engineering report.
3. Keynote Loop shall be posted no parking on both sides of the street.
4. Park dedication shall be collected at the time of final plat.
5. An HOA must be established for the ownership and maintenance of the common area lots as well as the exterior maintenance of the attached townhome units.
6. Prior to City Council consideration of the preliminary plat, the site plan for the attached townhome units that front on Keynote Loop must be revised to reflect the required 30-foot front yard building setback to the back of the curb of the private drive.



City of Lakeville
Location Map
Ritter Meadows 2nd
Preliminary Plat
EXHIBIT A

Source: Esri, Maxar, Earth



City of Lakeville
Location Map
Ritter Meadows 2nd
Preliminary Plat
EXHIBIT B

Being 5 feet in width and adjoining lot lines and 10 feet in width and adjoining right of way lines, unless otherwise indicated on the plat.



PRELIMINARY PLAT OVERVIEW

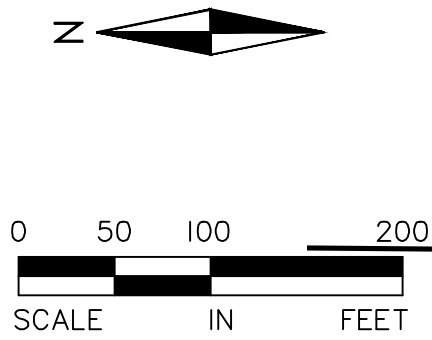
Date _____ License No. _____

QUALITY ASSURANCE/CONTROL

BY	DATE
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1/26/23	CITY RESUBMITTAL
3/6/23	CITY RESUBMITTAL

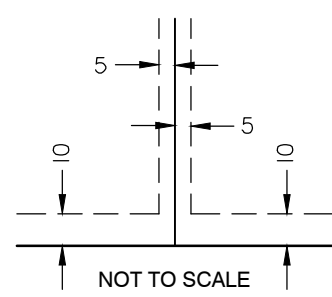
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DRAWN: AA/JP/LJ/EL
PROJECT NO: 222-0122

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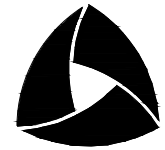
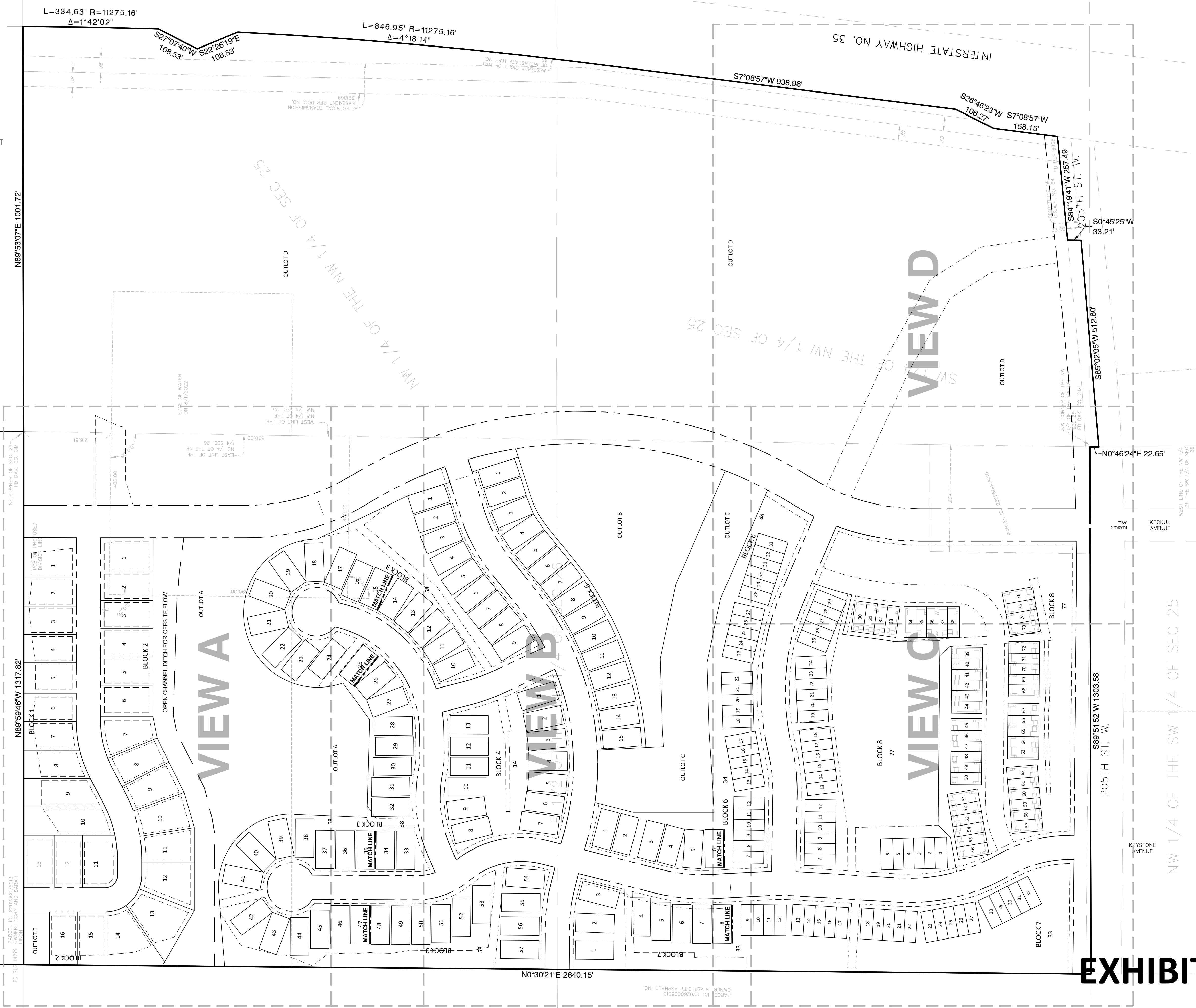


- LEGEND:**
- PROPERTY LINE
 - LOT LINE
 - R.O.W
 - EASEMENT LINE
 - FOUND IRON MONUMENT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines and 10 feet in width and adjoining right of way lines, unless otherwise indicated on the plat.



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RITTER MEADOWS

LAKEVILLE, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PRELIMINARY PLAT OVERVIEW

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.

CL/R: WICKMUND, PE

Date: License No.

QUALITY ASSURANCE/CONTROL

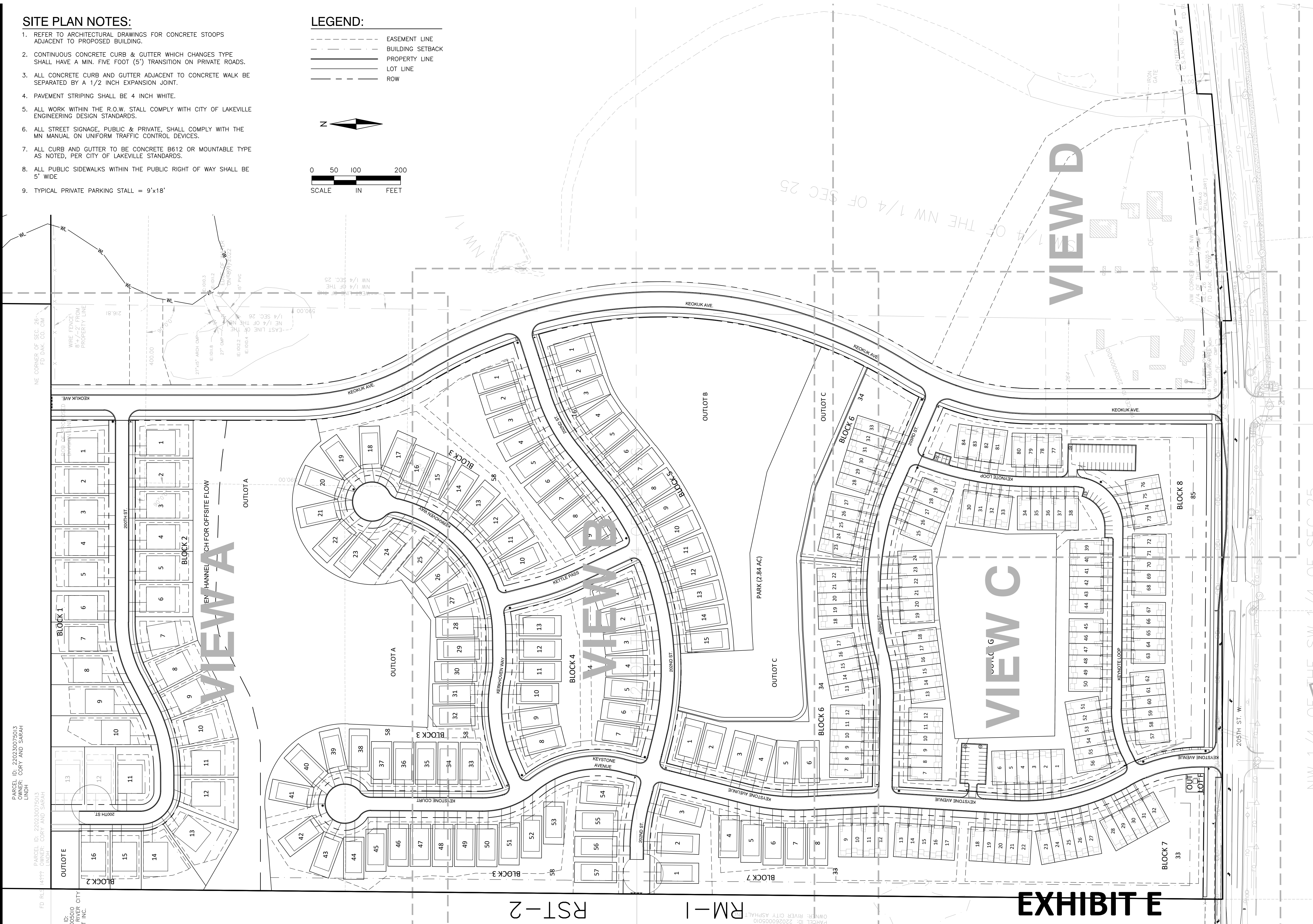
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3/28/23	STORMWATER RESUBMITTAL
5/3/23	BID SET
11/20/23	AMENDED PRELIM PLAT
11/28/23	AMENDED PRELIM PLAT
12/21/23	AMENDED PRELIM PLAT

PROJECT TEAM DATA
DESIGNED: CW
DRAWN: AA/JP/LJ/EL
PROJECT NO: 222-0122

EXHIBIT D

4

SHEET 4 of 57

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SITE PLAN OVERVIEW

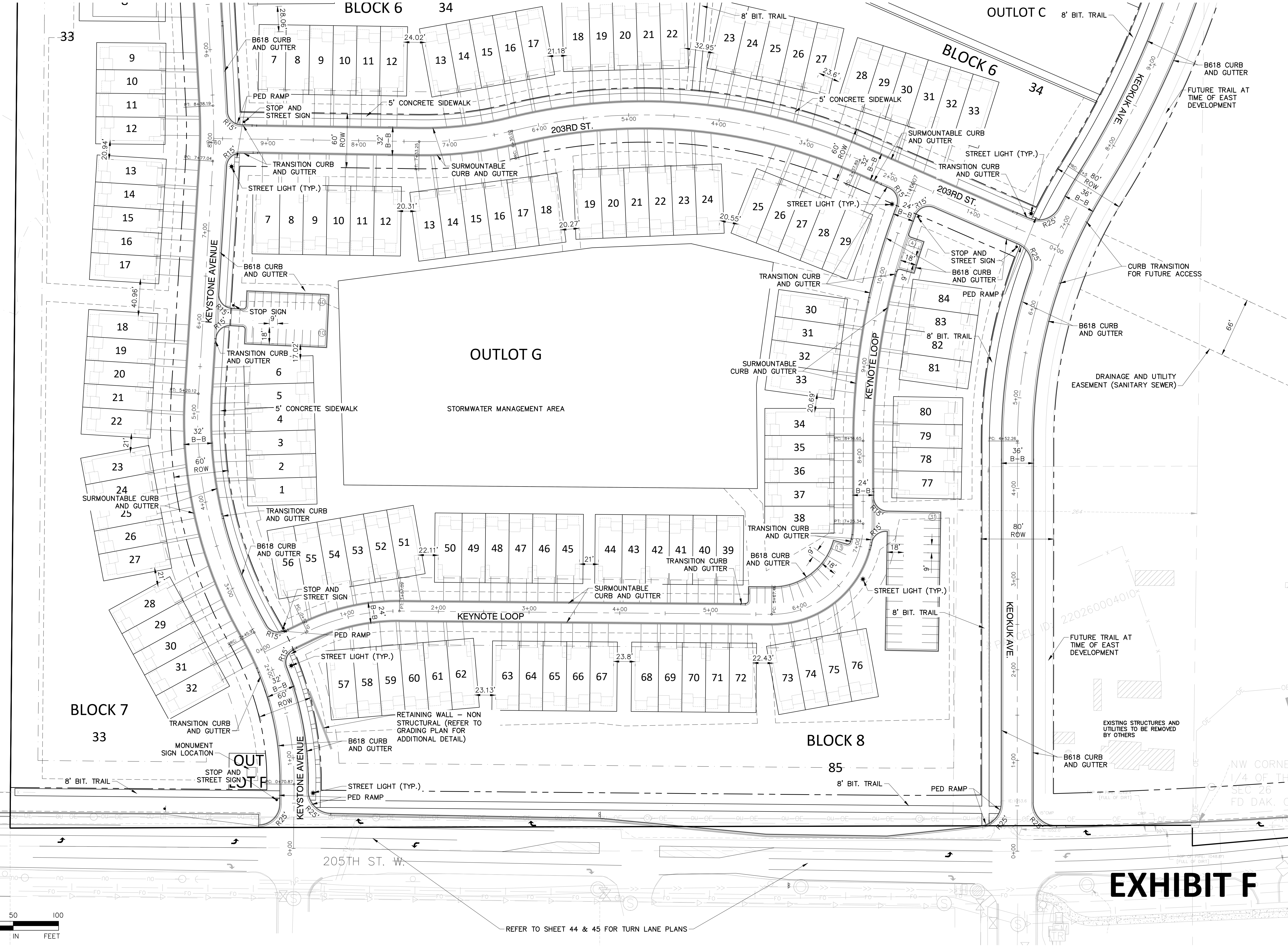
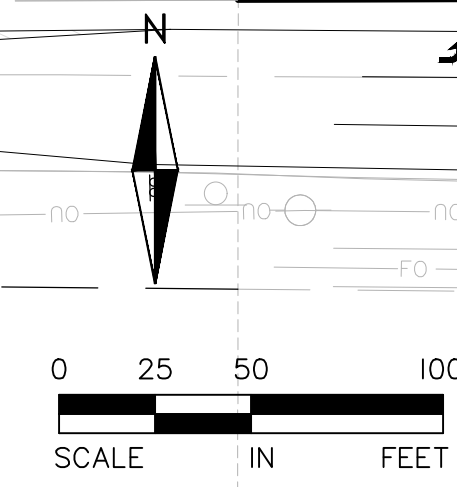
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6/26/24	AMENDED PRELIM PLAT

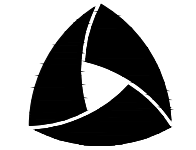
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DRAWN: AA/JP/LJ
PROJECT NO: 222-0122

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PAI
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REFER TO SHEET 44 & 45 FOR TURN LANE PLANS



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RITTER MEADOWS
LAKEVILLE, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
SITE PLAN VIEW C

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.

CL/R: WICKIUND, PE
Date: License No.

QUALITY ASSURANCE/CONTROL

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6/26/24	AMENDED PRELIM PLAT

PROJECT TEAM DATA
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DRAWN: AA/JP/LJ
PROJECT NO: 222-0122

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PARCEL ID: 220230075013
FD RLS 1477? OWNER: CORY AND SARAH LUND

LEGEND:

EASEMENT LINE

BUILDING SETBACK

PROPERTY LINE

LOT LINE

ROW

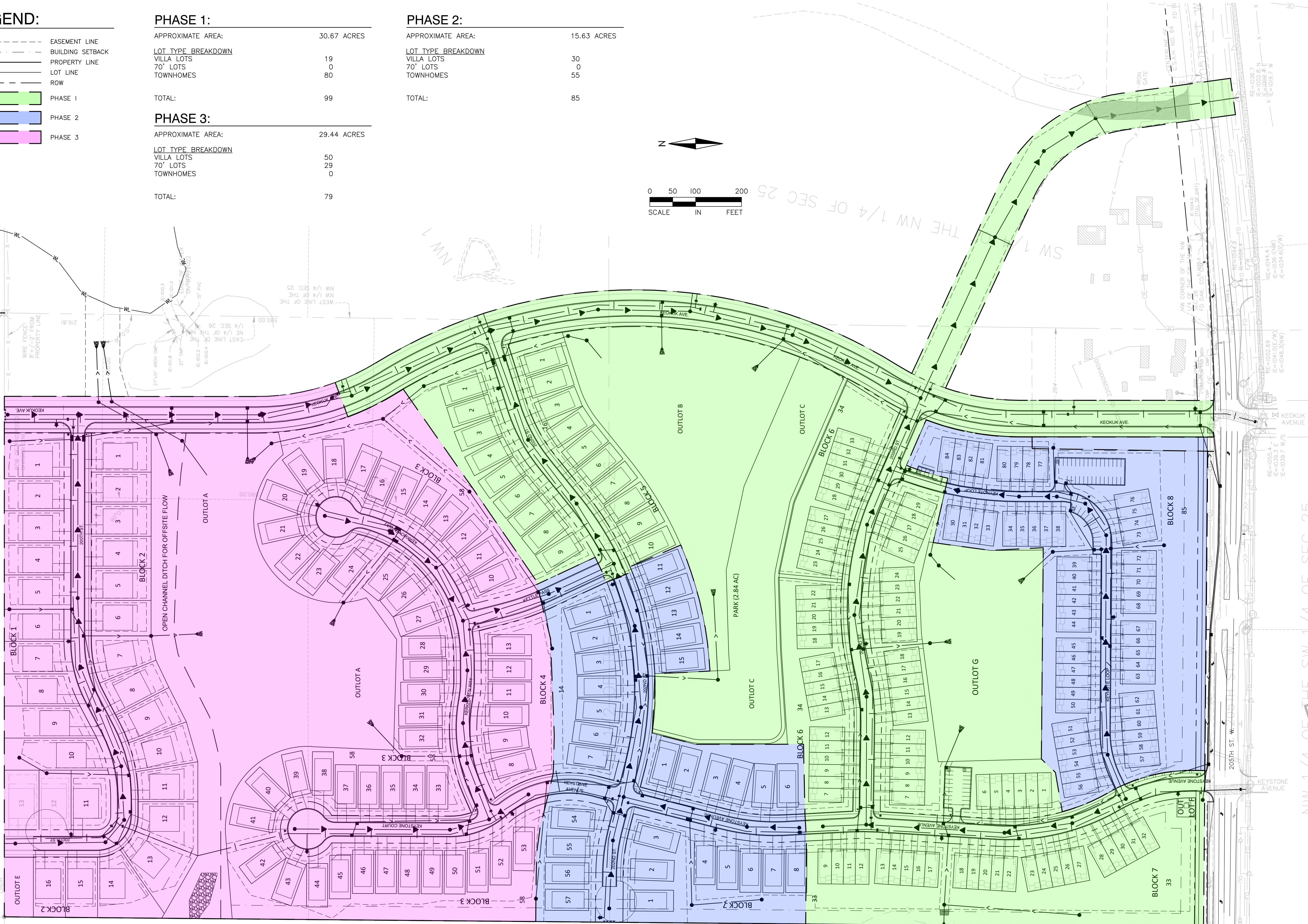
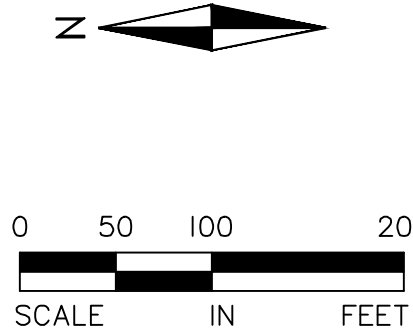
PHASE 1

PHASE 2

PHASE 3

PHASE 1:		
APPROXIMATE AREA:	30.67 ACRES	
LOT TYPE BREAKDOWN		
VILLA LOTS	19	
70' LOTS	0	
TOWNHOMES	80	
TOTAL:	99	
PHASE 3:		
APPROXIMATE AREA:	29.44 ACRES	
LOT TYPE BREAKDOWN		
VILLA LOTS	50	
70' LOTS	29	
TOWNHOMES	0	
TOTAL:	79	

PHASE 2:		
APPROXIMATE AREA:	15.63 ACRES	
LOT TYPE BREAKDOWN		
VILLA LOTS	30	
70' LOTS	0	
TOWNHOMES	55	
TOTAL:	85	



PARCEL ID: 22026005010
OWNER: RIVER CITY ASPHALT INC.

EXHIBIT G

ALLIANT

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RITTER MEADOWS

LAKEVILLE, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

PHASING PLAN

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

CL/R: WICKMAN, PE

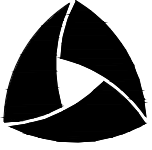
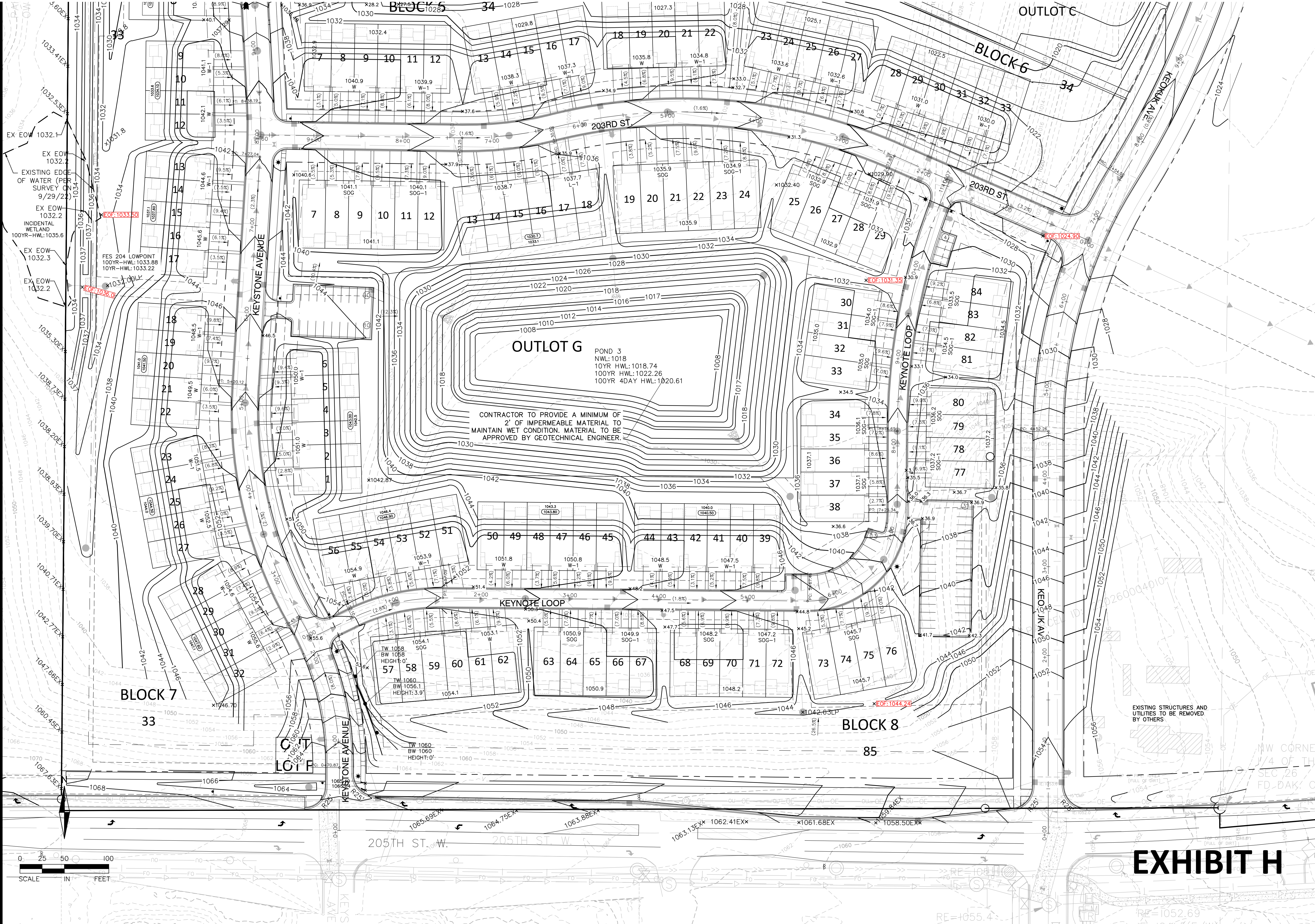
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QUALITY ASSURANCE/CONTROL

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1/26/23	CITY RESUBMITTAL
3/6/23	CITY RESUBMITTAL
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6/26/24	AMENDED PRELIM PLAT

PROJECT TEAM DATA	
DESIGNED:	CW
DRAWN:	AA/JP/LJ
PROJECT NO:	222-0122

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RITTER MEADOWS

LAKEVILLE, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

GRADING AND DRAINAGE PLAN VIEW C

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.

CL/R: WICKMUND, PE

Date: License No.

QUALITY ASSURANCE/CONTROL

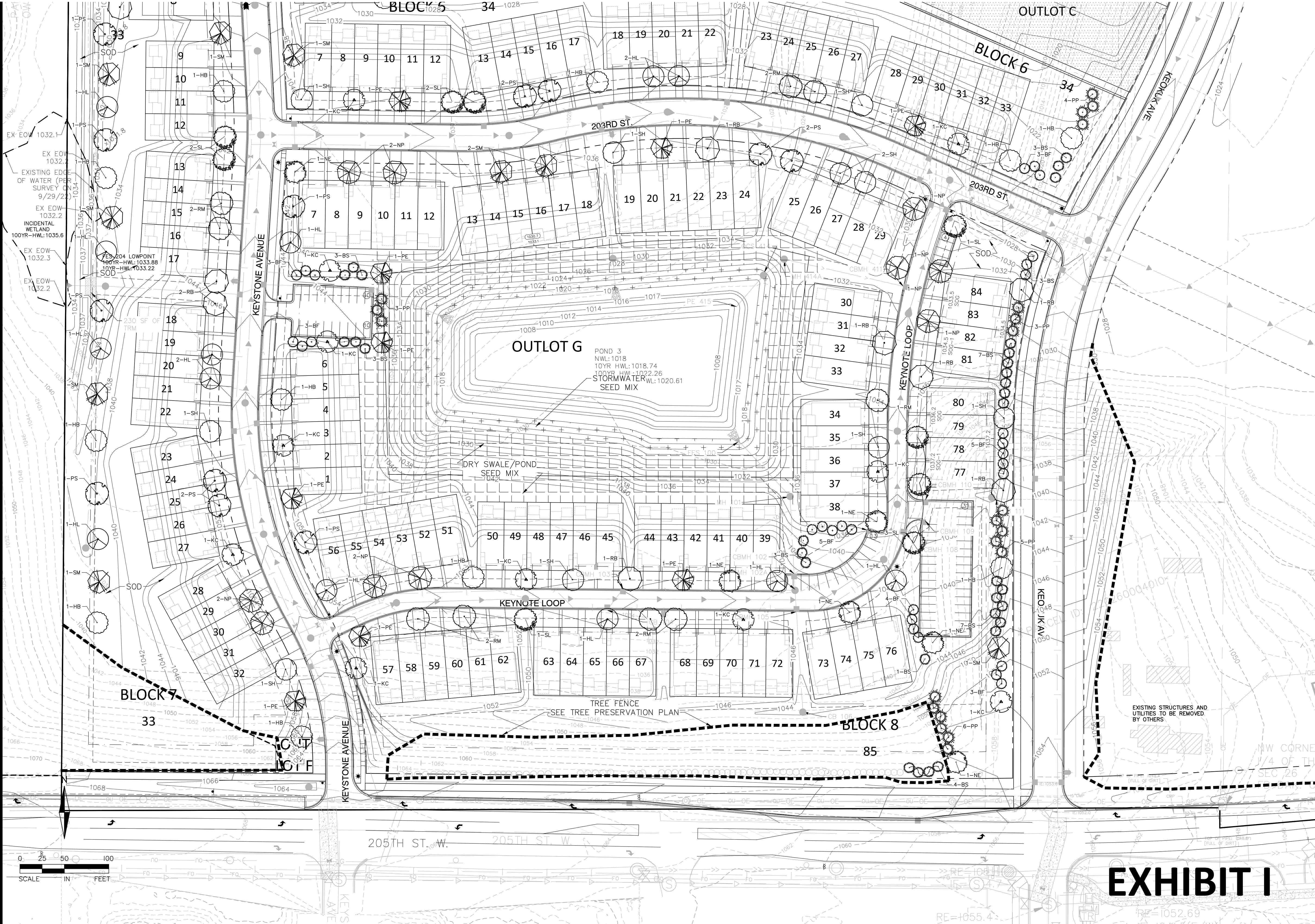
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PROJECT TEAM DATA
DESIGNED: CW
DRAWN: AA/JP/LJ
PROJECT NO: 222-0122

26

SHEET 26 of 57

Drawing name: X:\2022\202122 - Keokuk Site\plan sheets\Preliminary Plat\202122land.dwg Jun 26, 2024 -- 9:57am



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RITTER MEADOWS

LAKEVILLE, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

LANDSCAPE PLAN VIEW C

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.

MARK KRONBECK, PLA

Date: License No.

QUALITY ASSURANCE/CONTROL

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11/28/23	AMENDED PRELIM PLAT
12/21/23	AMENDED PRELIM PLAT
6/26/24	AMENDED PRELIM PLAT

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: BD
PROJECT NO: 222-0122

EXHIBIT I

49

SHEET 49 of 57



Memorandum

To: Kris Jenson, Planning Manager
From: Jon Nelson, Assistant City Engineer
McKenzie L. Cafferty, Environmental Resources Manager
Joe Masiarchin, Parks and Recreation Director
Copy: Zach Johnson, City Engineer
Julie Stahl, Finance Director
Dave Mathews, Building Official
Tina Goodroad, Community Development Director
Date: August 30, 2024
Subject: Ritter Meadows

- Preliminary Plat Review
- Preliminary Grading and Erosion Control Plan Review
- Preliminary Tree Preservation Review
- Preliminary Utility Plan Review

BACKGROUND

TCLD LF3 Ritter, LLC has submitted a revised preliminary plat to be known as Ritter Meadows 2nd Addition, which proposes to add eight (8) attached townhome units to the existing 255 dwelling units approved for the site, which consisted of 29 single family lots, 99 detached (villa) lots, and 127 attached townhome lots. The subdivision is located north of and adjacent to 205th Street, west of and adjacent to Interstate 35 (I-35), and south of 195th Street. The parent parcels consist of seven metes and bounds parcels (PID No. 220250028010, 220250029010, 220260003010, 220260002010, 220260001010, 220260001020 and 220250028020) zoned RM-1, Medium Density Residential District and RST-2-, Single- and Two-Family Residential District west of Keokuk Avenue and RH-2, Multiple Family Residential District and C-3 General Commercial District east of Keokuk Avenue platted as outlots for future development.

The original Ritter Meadows preliminary plat was approved by the City Council on May 1, 2023, and a revision to the preliminary plat to incorporate a 2.4 acre parcel that would allow the full extension of Keokuk Avenue north from 205th Street, was approved by the City Council on January 16, 2024. The Ritter Meadows final plat, which platted 80 attached townhomes and 19 detached townhomes as the first phase of development was approved by the City Council on May 20, 2024.

Because there are no changes to the remainder of the preliminary plat, this report will only address the eight attached townhome units.

The proposed development will be completed by:

Developer:	TCLD LF3 Ritter, LLC (Twin Cities Land Development)
Engineer/Surveyor:	Alliant Engineering

SITE CONDITIONS

The Ritter Meadows site consists of undeveloped agricultural land and wooded areas with a Vermillion River Watershed Joint Powers Organization (VRWJPO) waterway along the northern portion of the site draining west to east. The site was previous mined and has been filled upon the completion of the mining activities. The site is actively under construction and has been mass graded.

EASEMENTS

No existing easements are proposed to be vacated with the revised preliminary plat.

STREET AND SUBDIVISION LAYOUT

Keynote Loop (Private Roadway)

The revised preliminary plat of Ritter Meadows includes the construction of a privately owned and maintained roadway providing driveway access to the attached townhome units. Keynote Loop is designed as 24-foot-wide urban roadway. The revised preliminary plat includes the construction of eight (8) additional attached townhome units adjacent to Keynote Loop. The City shall not be responsible for any repairs (including cost) to the private roadway due to future operation and maintenance of the public utility systems within the easement area.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility and street construction will be determined with each phase of construction.

UTILITIES

SANITARY SEWER

Ritter Meadows is located within subdistricts SC-13300, SC-13310 and SC-13320 of the South Creek sanitary sewer district, as identified in the City's Comprehensive Sewer Plan. Wastewater will be conveyed through sanitary sewer to the MCES Elko/New Market Interceptor and continue to the Empire Wastewater Treatment Facility.

The revised preliminary plat application does not recommend any alterations to the public sanitary sewer plan submitted with the Ritter Meadows preliminary plat. Sanitary sewer along

Keynote Loop will be reviewed with construction plans submitted with the Ritter Meadows 2nd Addition final plat.

The Sanitary Sewer Availability Charge has not been collected on the parent parcels and will be required with the final plat. The fee will be based on the current rate in effect at the time of final plat approval.

WATERMAIN

Development of Ritter Meadows includes the extension of public watermain. 8-inch watermain will be extended within the development to provide service to the development. Consistent with the City's Water Plan, 12-inch watermain will be extended from existing watermain along 205th Street. The 12-inch watermain will be located along Keokuk Avenue to the north plat boundary and along 203rd Street to the west plat boundary.

The City will credit the Developer for the oversizing of the trunk watermain constructed with the development improvements. The credit will be based on the cost difference between 8-inch watermain and 12-inch watermain that will be installed. The credit will be applied to the Developer's final plat cash fees and will be based on an estimate provided by the Developer's engineer.

The revised preliminary plat application does not recommend any alterations to the public watermain plan submitted with the Ritter Meadows preliminary plat. Watermain along Keynote Loop will be reviewed with construction plans submitted with the Ritter Meadows 2nd Addition final plat.

DRAINAGE AND GRADING

Ritter Meadows is located within subdistricts ML-062, ML-061, ML064-171B, ML065-171A, ML065-19-1 and ML-080A of the Marion Lake stormwater district, as identified in the City's Water Resources Management Plan. A Vermillion River Watershed Joint Powers Organization (VRWJPO) waterway is located within the site draining from west to east.

Development of Ritter Meadows includes the construction of two publicly owned and maintained stormwater management basins and one privately-owned and maintained stormwater management basin to collect and treat the stormwater runoff generated from the site. The basins will outlet to the east into the existing waterway east of Keokuk Avenue. The stormwater management design is consistent with City ordinance requirements.

Additional stormwater management improvements will be required for the development of Outlots D and E at the time they are preliminary platted into lots and blocks.

The grading plan identifies offsite grading outside of the plat boundary to match into the existing topography. The Developer shall show proof that grading easements have been

obtained prior to recording the final plat in which the grading will occur. If easements are not able to be acquired, the grading plans will be required to be modified.

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

Ritter Meadows contains more than one acre of site disturbance. A National Pollution Discharge Elimination System General Stormwater Permit for construction activity is required from the Minnesota Pollution Control Agency for areas exceeding one acre being disturbed by grading. A copy of the Notice of Stormwater Permit Coverage was submitted to the City upon receipt from the MPCA at the time of mass grading.

STORM SEWER

Development of Ritter Meadows includes the construction of public and private sewer systems. Public storm sewer will be installed within the subdivision to collect and convey stormwater runoff generated from within the public right-of-way and lots to the public stormwater management basins located within Outlots A and B. The privately owned and maintained storm sewer will be located within the private street and stormwater basin on Lot 85, Block 10.

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

Final locations and sizes of all storm sewer facilities will be reviewed by City staff with the final construction plans.

RESIDENTIAL BUFFER YARD REQUIREMENTS

205th Street is a major collector 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 205th 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.

RETAINING WALLS

The Developer proposes to construct privately owned and maintained retaining walls within the subdivision. Walls with a combined height over four feet are subject to approval of a building permit and must be designed by a registered geotechnical or structural engineer. A

private maintenance agreement is required with the final plat for the retaining walls located on private property.

FEMA FLOODPLAIN ANALYSIS

Ritter Meadows is shown on the Flood Insurance Rate Map (FIRM) as Zone X by the Federal Emergency Management Agency (FEMA). Based on this designation, there are no areas in the plat located within a Special Flood Hazard Area (SFHA), as determined by FEMA.

WETLANDS

An updated wetland delineation for the site was completed for the site by Sambatek. Two wetlands were located on the site in the northeast corner of the plat. The wetland delineation was reviewed by City staff and The Notice of Application was sent out November 9, 2021 to review agencies. No adverse comments were received the Notice of Decision was sent out December 10, 2021. Based on the information provided in the report dated October 15, 2021 and site visit, the wetland delineation for the area outlined in the report has been determined to be acceptable for use in implementing the Wetland Conservation Act.

The wetlands on the site are in Outlot E and not within the proposed development phases. When Outlet E is developed all wetland and buffers will be placed in City owned outlots with final plat.

TREE PRESERVATION

A tree preservation plan was submitted by the developer. There are 812 significant trees located within the preliminary plat boundaries. The tree preservation plan proposes to save 103 of the significant trees on site.

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. 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.

RECOMMENDATION

Engineering recommends approval of the revised preliminary plat, grading and erosion control plan, tree preservation, and utility plan for Ritter Meadows, subject to the requirements and stipulations within this report and the preliminary plat report stipulations approved by City Council on May 1, 2024, subsequently revised on January 16, 2024.



Memorandum

To: Planning Commission
From: Frank Dempsey, Associate Planner
Date: August 29, 2024
Subject: Packet Material for the September 5, 2024 Planning Commission Meeting
Agenda Item: Lord of Life Lutheran Church Comprehensive Plan and Zoning Map Amendments

BACKGROUND

Lord of Life Lutheran Church located at 16200 Dodd Lane proposes a comprehensive plan amendment from Low Density to Low/Medium Density and a zoning map amendment from RS-3, Single Family Residential District to RST-2, Single and Two Family District. The requests are proposed to allow the development of 5.76 acres of the 12 acre church property for the construction of 24 twinhome lots in 12 buildings on the south side of the church property.

If the Comprehensive Plan and Zoning Map amendments are approved by the City Council, the developer would prepare applications for preliminary plat subdivision approval, which would require a separate public hearing, review by the Planning Commission and approval of the City Council.

EXHIBITS

- A. Aerial Photo/Site Location Map
- B. Land Use Plan Exhibit
- C. Zoning Map Exhibit
- D. Overall Site Plan
- E. Townhouse Architectural Plans
- F. June 10, 2024 Neighborhood Meeting Notes

PLANNING ANALYSIS

The subject property is located at the southeast corner of Dodd Boulevard and Dodd Lane at 16200 Dodd Lane. The site was developed for the church in 2006 following approval of a conditional use permit as required by the Zoning Ordinance for institutional uses in a residential zoning district. The rezoning request includes the south 5.76 acres of the church property. The church property will remain zoned RS-3, Single Family Residential District.

Surrounding Properties

North: Dodd Boulevard (CSAH 9)

South: City owned stormwater outlots and single family homes

East: City owned stormwater outlot and medium/high density residential townhomes

West: Dodd Lane and single family homes

The immediate neighborhood surrounding the church property consists of single family homes and 11 attached townhome buildings consisting of 84 dwelling units. Dodd Lane lies to the west and Dodd Boulevard to the north. The single family home lots to the south are buffered by two city owned outlots, one being a stormwater basin. The townhomes to the east are located approximately 135 feet from the existing church property separated by a drainage swale and stormwater basins. The proposed location and design allows for adequate buffer to adjacent and nearby properties allowing for the proposed increase in density.

House Style/Design. There will be 12 twin-home buildings on 24 separate ownership lots and the units will range in size between 1,300 and 1,600 square feet.

Neighborhood Meeting. Approximately 20 persons attended the June 10, 2024 neighborhood meeting. The applicant sent mailed invitations to all property owners within 500 feet of the church property by U.S. mail not less than 10 days prior to the neighborhood meeting. The meeting was attended by Frank Dempsey, Associate Planner.

The project proposes a 600+ foot long cul-de-sac across from Fanning Court. Twenty-four twin home lots/units are proposed. Neighbor comments/questions included:

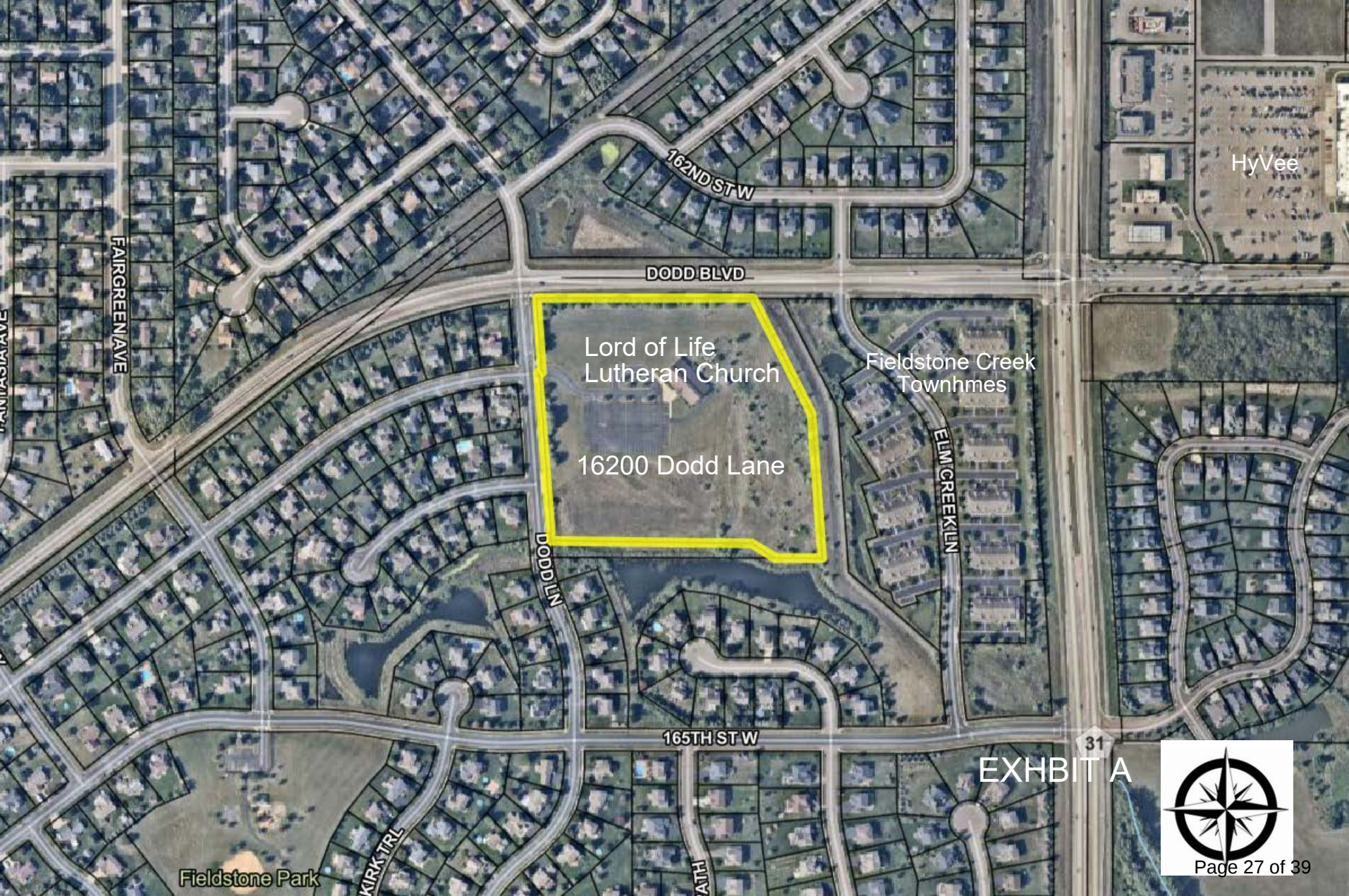
- Will the units be owner occupied or rental? The homes will be owner occupied
- Anticipated values? Homes will value approx. \$500,000 value
- Sizes and amenities? 1,300 to 1,600 square foot twinhomes and private recreation space.
- Homeowner association? Yes
- Views of the development from the south side of the pond? Who owns the pond(City)? Is landscaping proposed? Yes
- Will buildings be uniform in design with common fence design requirements, if any? Yes

Other Notification. As required in consideration of Comprehensive Plan Amendments, the proposed Comprehensive Plan amendment has been submitted to 11 adjacent governmental jurisdictions, the affected school district (ISD 196), and the Metropolitan Council for review and comment. All 11 jurisdictions have responded offering no comments.

CONCLUSION

The 2040 Comprehensive Land Use Plan encourages infill development on utilization of existing sanitary sewer and water utilities where possible. Amendments to the 2040 Comprehensive Land Use Plan should only occur for developments that reflect Lakeville's long-term interest and only when such action is consistent with the goals and policies of the 2040 Lakeville Comprehensive Plan. The proposed land uses illustrated on the developer's sketch plan are consistent with these goals and provide for an acceptable land use transition to existing single family homes to the west and south. Planning Department staff has determined that the request is consistent with the 2040 Comprehensive Land Use Plan and recommends approval.

Findings of fact for approval of the comprehensive plan amendment and rezoning are included with the packet materials for your consideration.



162ND ST W

HyVee

DODD BLVD

Lord of Life
Lutheran Church

Fieldstone Creek
Townhomes

16200 Dodd Lane

ELM CREEK LN

DODD LN

165TH ST W

31

EXHIBIT A



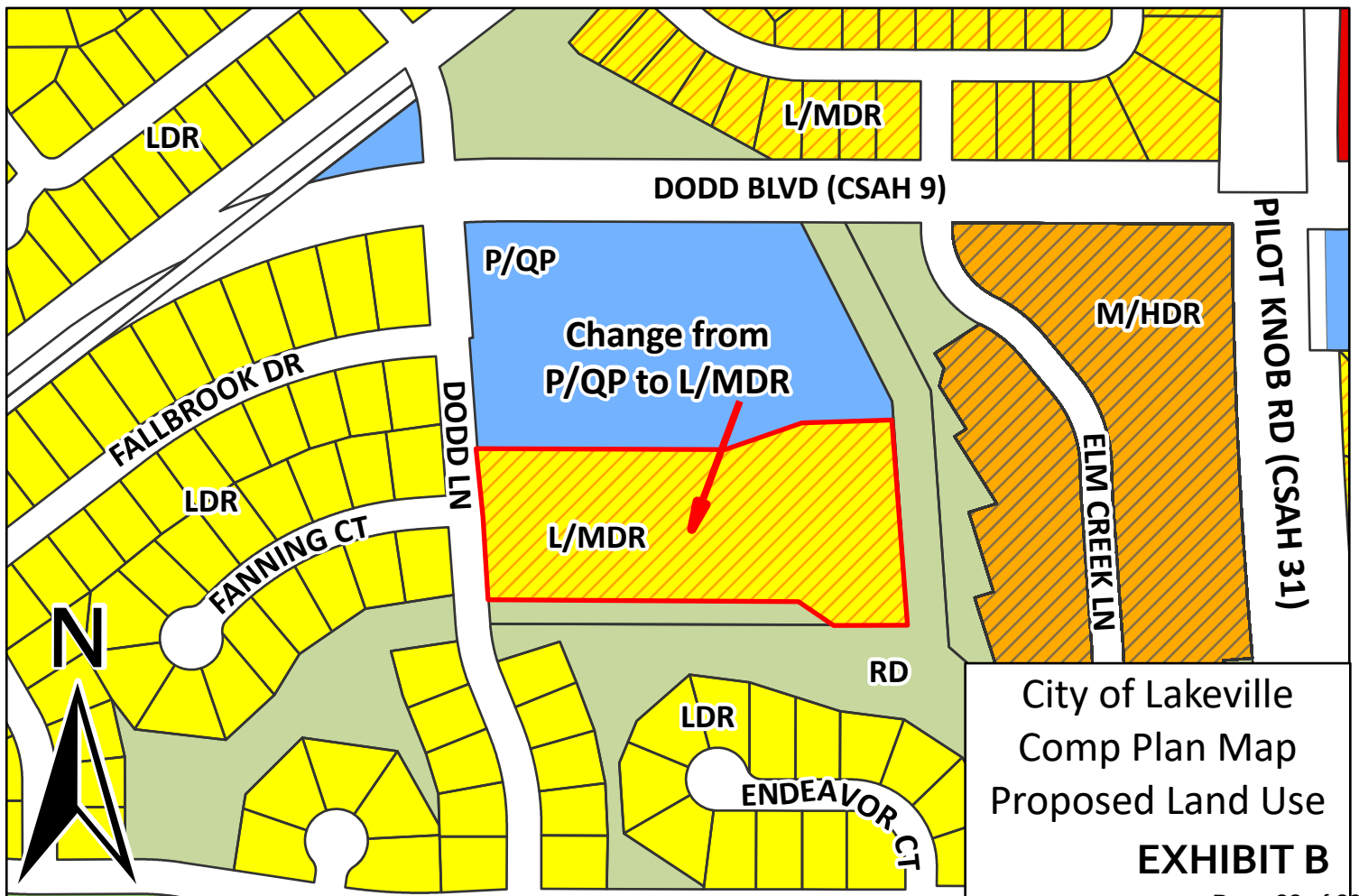
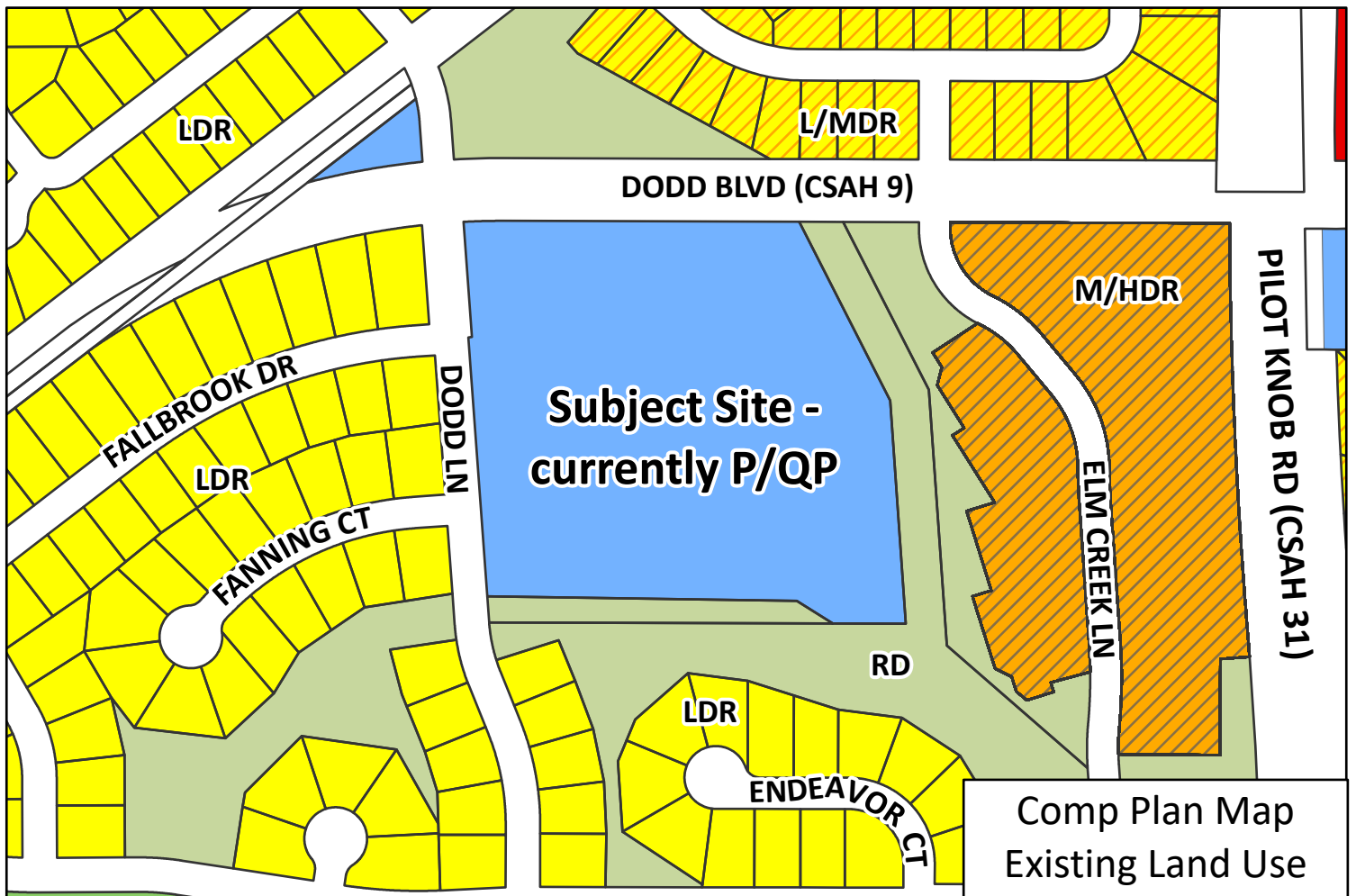
Fieldstone Park

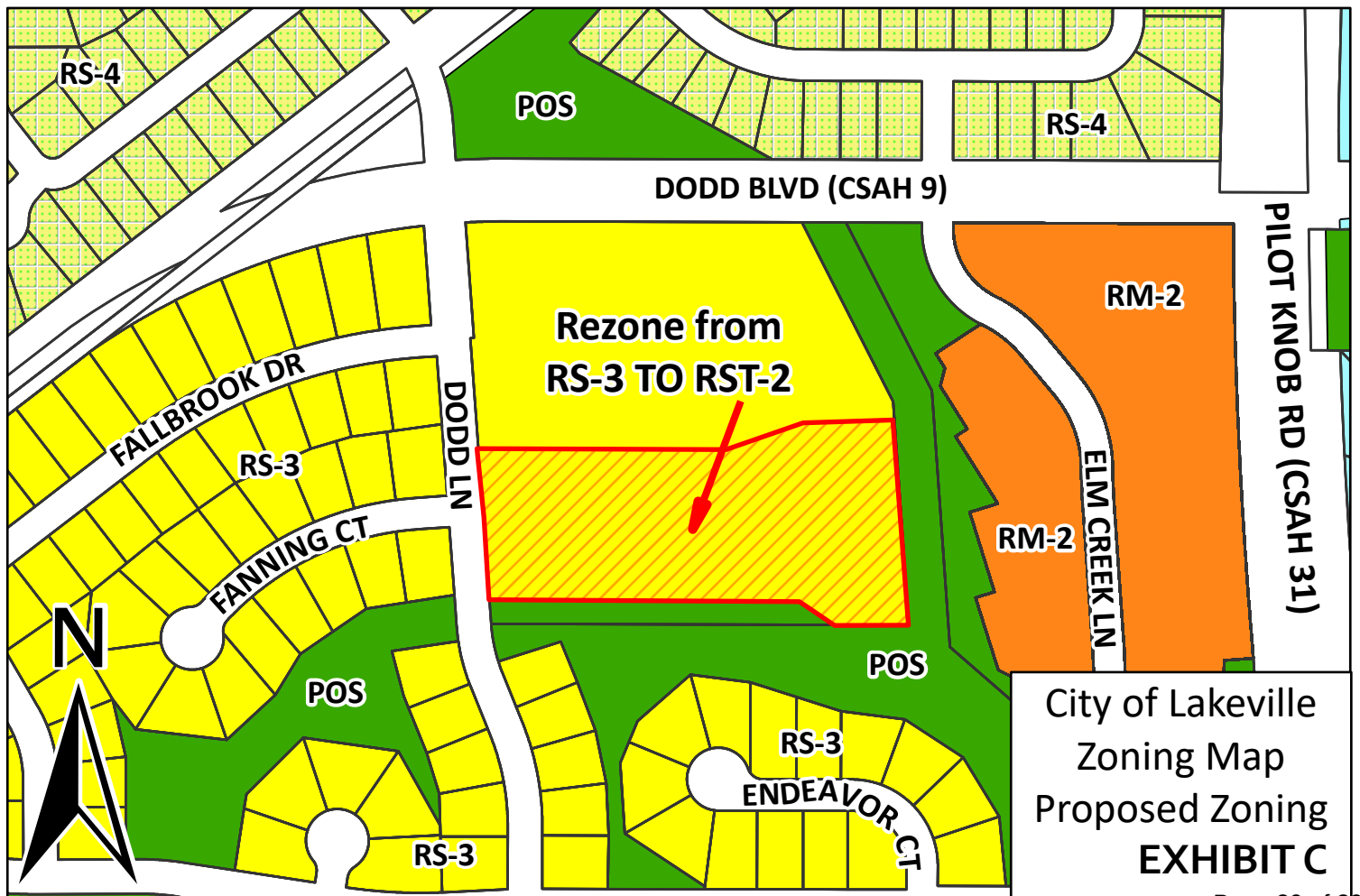
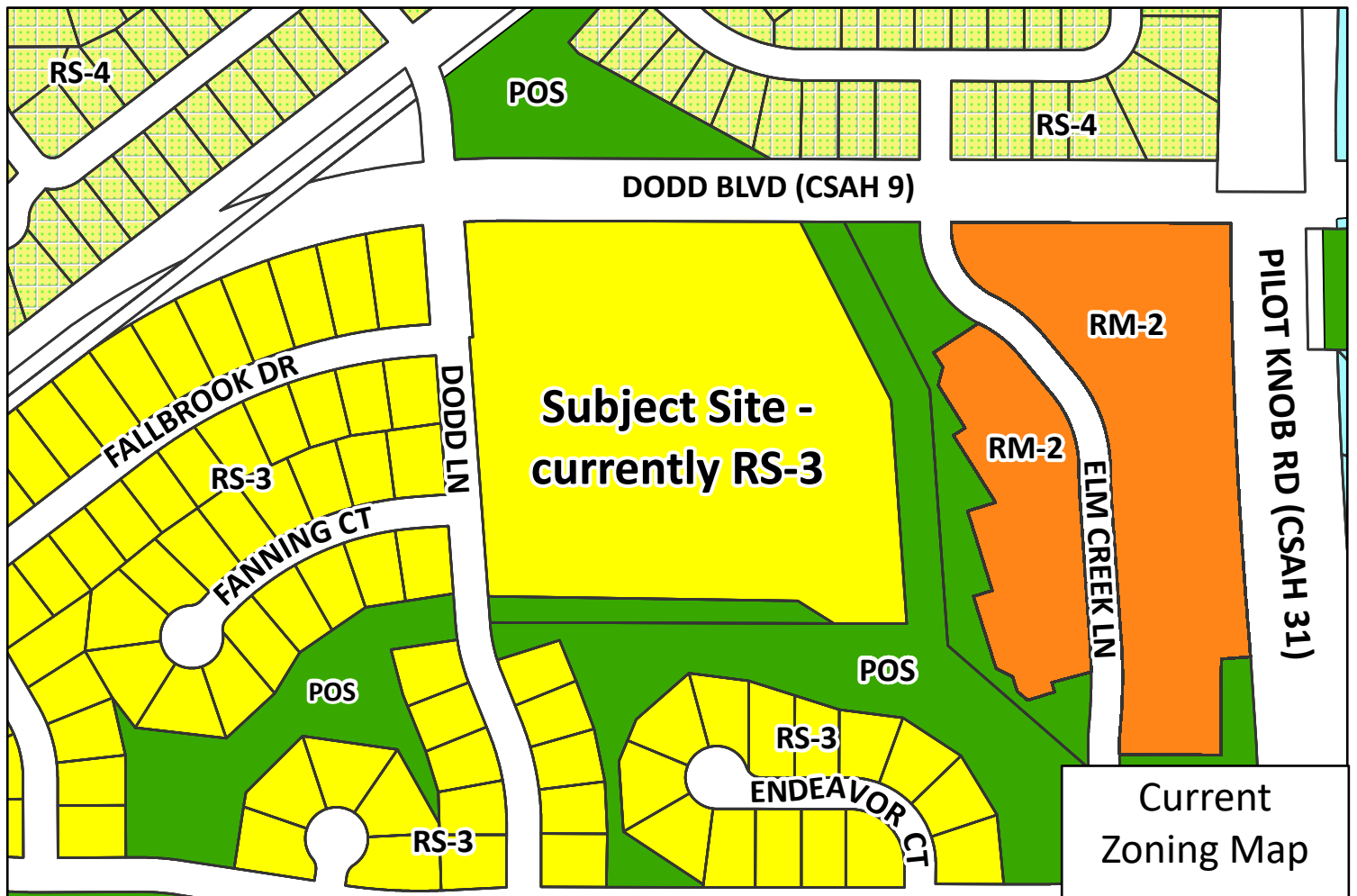
KIRK TRL

WATH

FAIRGREEN AVE

PANASIA AVE

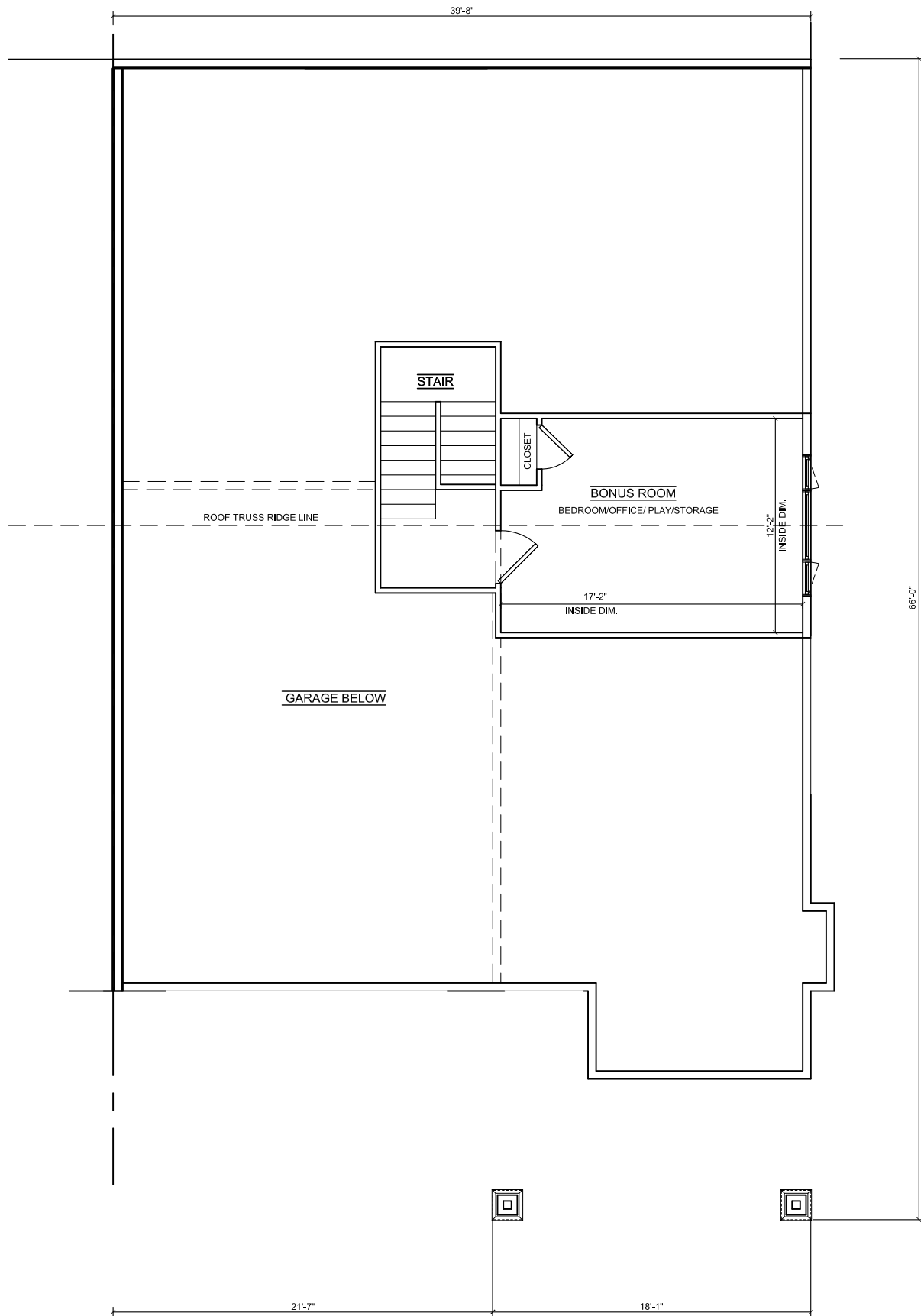




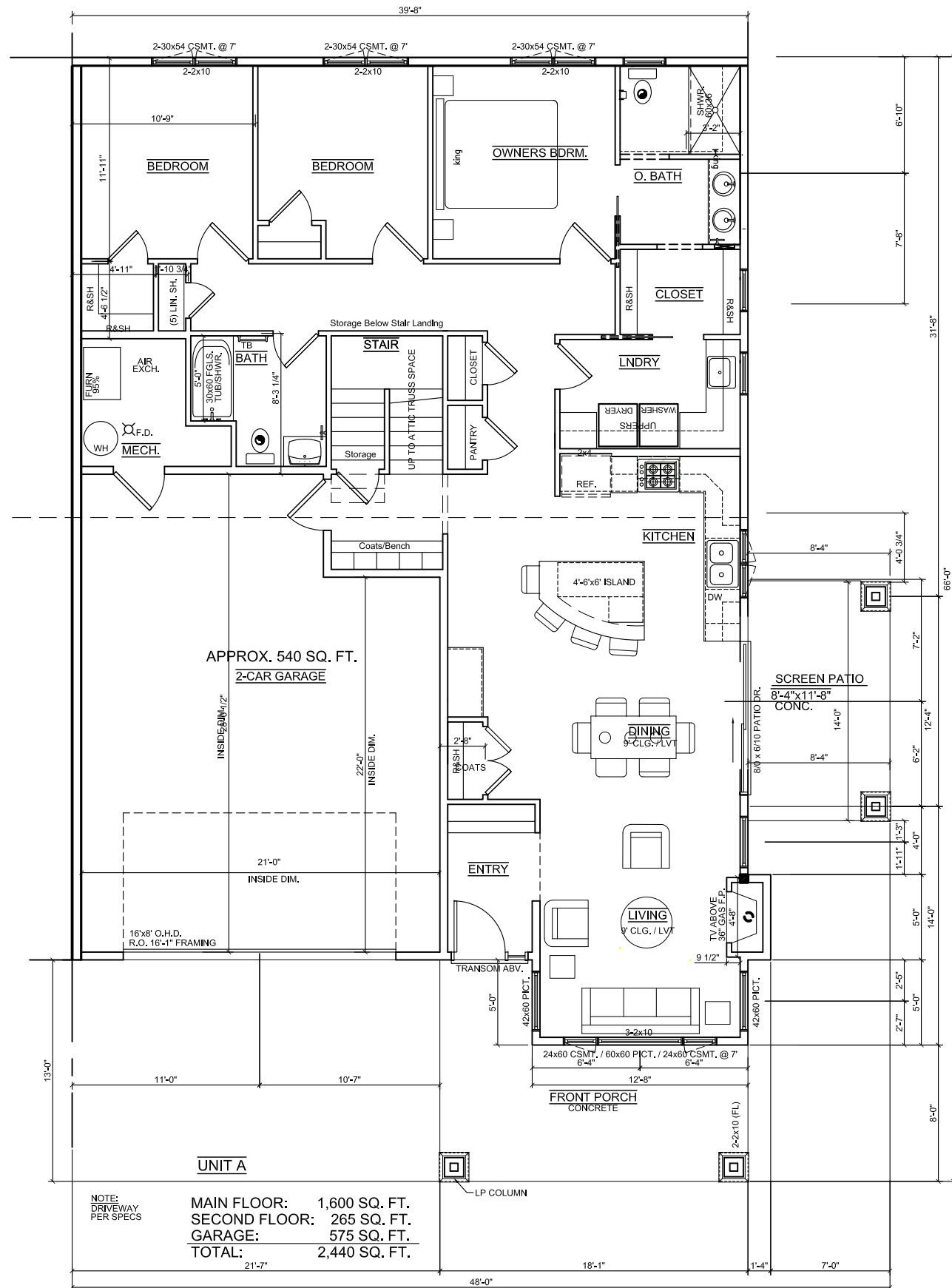


The Fields – Senior Village

EXHIBIT E

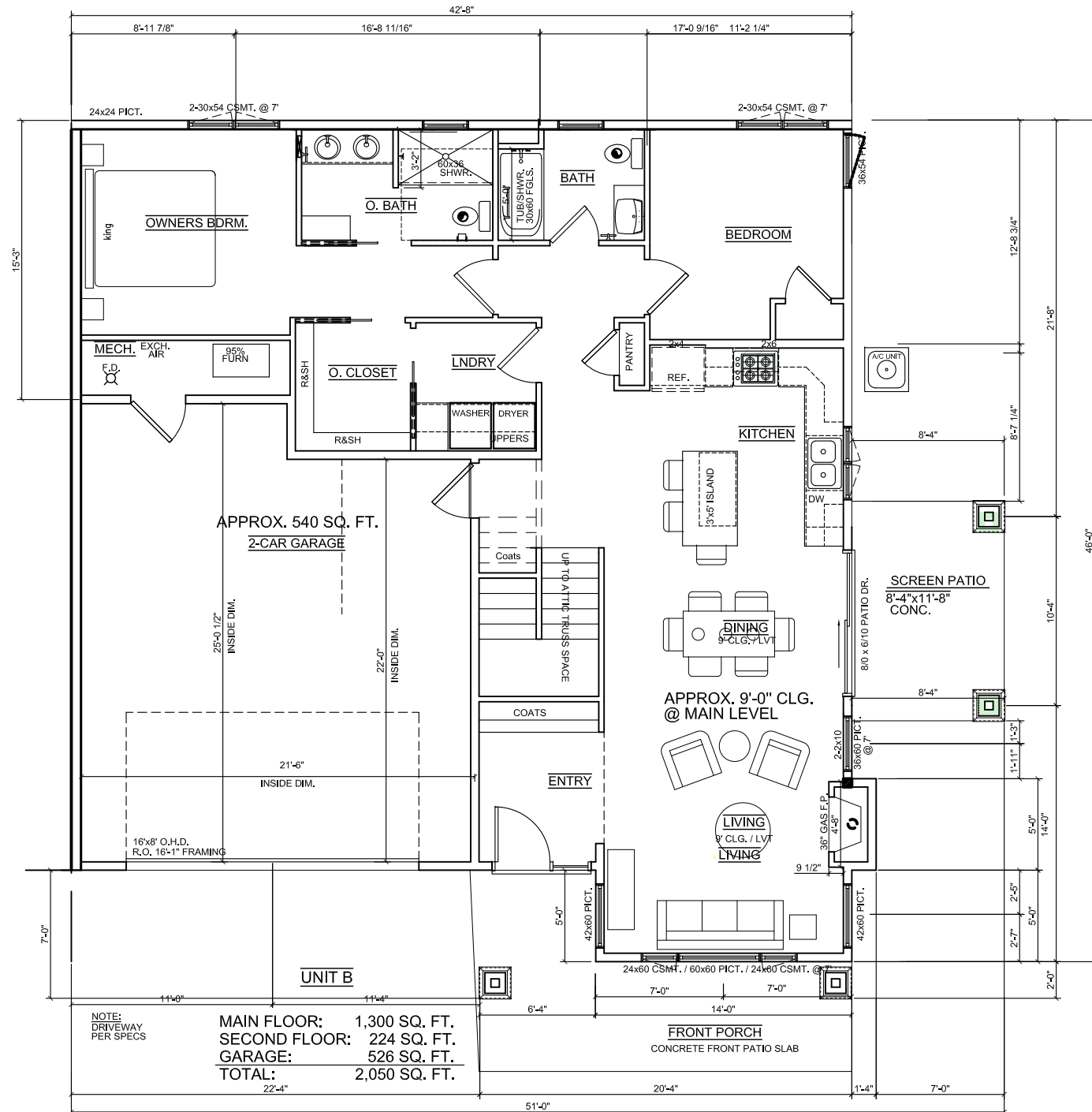
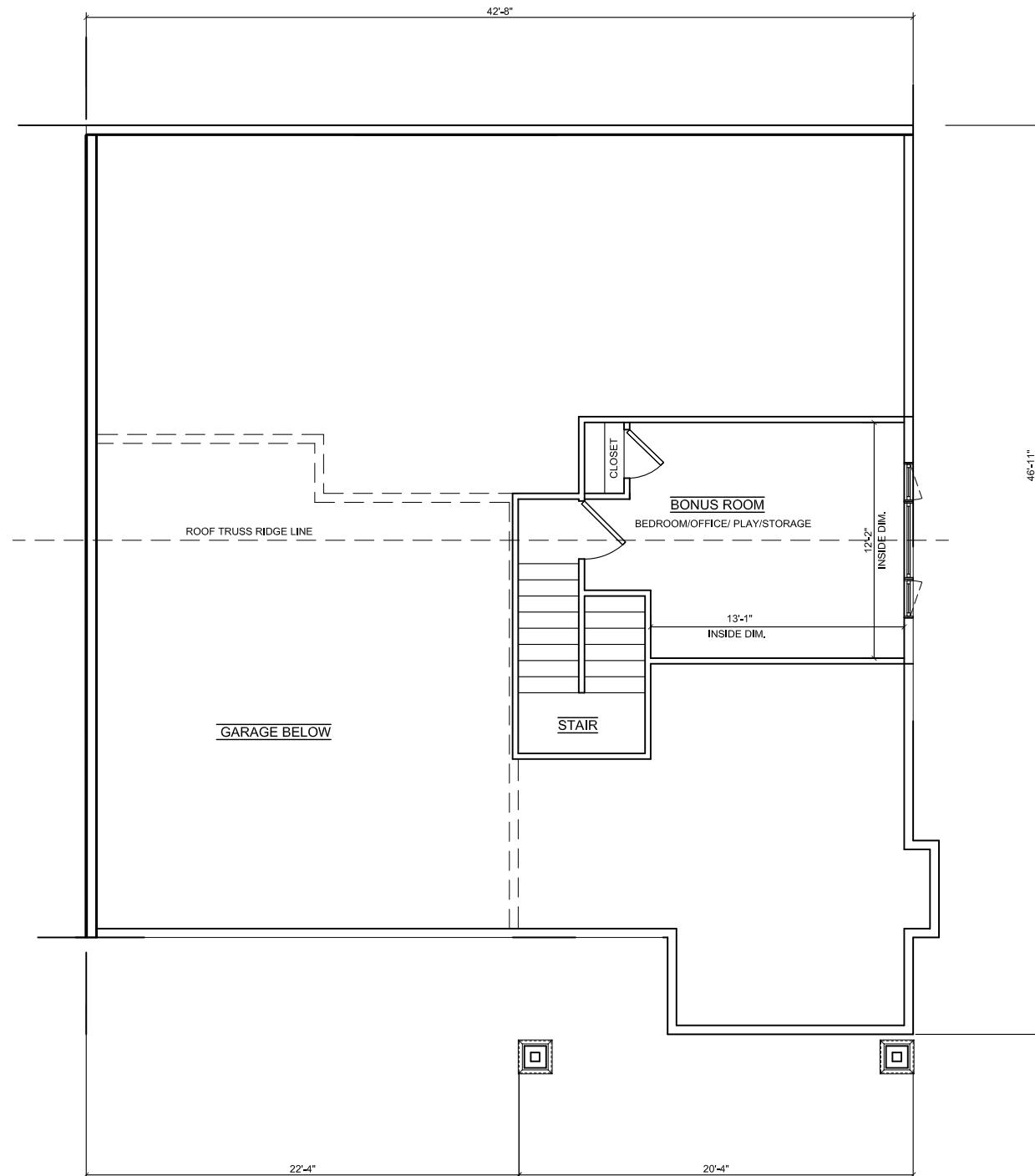


BONUS ROOM ON SECOND FLOOR



AUGUST 1, 2024
UNIT A FLOOR PLAN
TWINHOME VILLA LAYOUT

NOT TO SCALE



BONUS ROOM ON SECOND FLOOR



AUGUST 1, 2024
UNIT B FLOOR PLAN
TWINHOME VILLA LAYOUT

NOT TO SCALE

LORD OF LIFE CHURCH JUNE 10, 2024 NEIGHBORHOOD MEETING NOTES

Lord of Life Church located at 16200 Dodd Lane proposes a comprehensive plan amendment from Low Density to Low/Medium Density and a rezoning to RST-2, Single and Two Family District to allow the construction of 24 twinhome lots on the south side of the 12 acre church property.

Approximately 20 persons attended the neighborhood meeting held at Lord of Life Lutheran Church on June 10, 2024. All property owners within 500 feet were sent mailed notice by the church. The meeting was attended by Frank Dempsey, Associate Planner.

The project proposes a 600+ foot long cul-de-sac across from Fanning Court. Twenty four twin home lots/units are proposed.

Neighborhood resident comments/questions included:

- Will the units be owner occupied or rental? Owner occupied
- Anticipated values? Homes will value approx. \$500,000 value
- Sizes and amenities? 1,300 to 1,600 square feet including a private clubhouse/recreation space.
- Homeowner association? Yes
- Views of the development from the south side of the pond? Who owns the pond (City). Is landscaping proposed? Yes
- Will buildings be uniform in design with common fence design requirements, if any? Yes

Submitted By:
Frank Dempsey, Associate Planner
6/11/24

EXIBIT F

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

**FRISBIE PROPERTIES, LLC
2040 COMPREHENSIVE PLAN AMENDMENT
FINDINGS OF FACT AND RECOMMENDATION**

On September 5, 2024 the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of Frisbie Properties, LLC to consider an amendment to the 2040 Land Use Plan map of the 2040 Comprehensive Plan. The Planning Commission conducted a public hearing on the application preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The subject property is guided for Public and Quasi-Public land uses in the 2040 Comprehensive Land Use Plan. Frisbie Properties, LLC has applied for an amendment to the 2040 Comprehensive Land Use Plan to change a portion of the guided land use to Low/Medium Density Residential.

2. The legal description of the property is:

Lot 1, Block 1, Lord of Life Lutheran Church Addition

3. The proposed Comprehensive Plan amendment has been submitted to adjacent governmental jurisdictions and the affected school district. No comments were received at the publication of the August 29, 2024 planning report.

4. The 2040 Comprehensive Plan provides that the Planning Commission shall consider possible effects of the proposed amendment with its judgment to be 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 proposed change from public and quasi-public to low/medium density is consistent with the Comprehensive Plan in encouraging infill development and a range of residential housing densities and housing opportunities.

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

Finding: The proposed single level low/medium density residential use (twin homes) is compatible with the single family residential character of the neighborhood.

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

Finding: The proposed low/medium density residential land uses and site improvements illustrated on the sketch plan will be required to comply with the requirements of the Zoning Ordinance, Subdivision Ordinance, and City Code and will be evaluated as part of necessary subdivision and zoning applications to develop the property.

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

Finding: The subject site is within the MUSA and will be served by existing sanitary sewer and water services. The proposed 24-unit twin home development is not considered premature.

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

Finding: The subject site is accessed by Dodd Boulevard and Dodd Lane which can serve the proposed twin home development. The streets accessing the property have adequate capacity to accommodate traffic generated by the proposed use.

- 5. The planning report dated August 29, 2024 prepared by Frank Dempsey, Associate Planner is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the Comprehensive Plan amendment subject to the approval of the Metropolitan Council.

DATED: September 5, 2024

LAKEVILLE PLANNING COMMISSION

BY: _____
Jenna Majorowicz, Chair

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

**FRISBIE PROPERTIES, LLC
ZONING MAP AMENDMENT
FINDINGS OF FACT AND RECOMMENDATION**

On September 5, 2024 the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of Frisbie Properties, LLC for an amendment to the Zoning Map to rezone property from RS-3, Single Family Residential District to RST-2, Single and Two Family Residential District. The Planning Commission conducted a public hearing on the application preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The subject property is guided for Public and Quasi-Public land use by the 2040 Comprehensive Land Use Plan. Frisbee Properties, LLC has applied for an amendment to the 2040 Land Use Plan to change the guided land use from Public and Quasi Public to Low/Medium Density Residential.
2. The subject property is zoned RS-3, Low Density Residential District. Frisbie Properties, LLC has applied for an amendment to the Zoning Map to change the zoning of the property to RS-3, Single Family Residential District to RST-2, Single and Two Family Residential District.
3. The legal description of the property is:

Lot 1, Block 1, Lord of Life Lutheran Church Addition

4. Section 11-3-3.E of the City of Lakeville Zoning Ordinance provides that the Planning Commission shall consider possible effects of the proposed amendment. Its judgment shall be 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 proposed rezoning from RS-3, Single Family Residential District to RST-2, Single and Two Family Residential District is consistent with the goals and policies of the 2040 Comprehensive Plan to encourage infill development and a variety of housing types in areas where adequate density transition may occur.

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

Finding: The subject site is at the south end of the subject 12.78 acre property and abutting a two City owned stormwater basin outlots.

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

Finding: The proposed twinhome land use shall be required to comply with the requirements of the Zoning Ordinance, Subdivision Ordinance, and City Code and will be evaluated as part of necessary applications to develop the property, including availability of sanitary sewer.

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

Finding: The subject site is within the MUSA and is served with existing public service capacity or the development. The subject property has not been deemed premature.

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

Finding: The subject site is accessed by Dodd Boulevard (CSAH 9) and Dodd Lane which are designed to accommodate traffic generated by the proposed use.

5. The planning report dated August 29, 2024 prepared by Frank Dempsey, Associate Planner is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the Zoning Map amendment as consistent subject to Metropolitan Council approval of the Comprehensive Plan Amendment.

DATED: September 5, 2024

LAKEVILLE PLANNING COMMISSION

BY: _____
Jenna Majorowicz, Chair



Memorandum

FYI

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: August 28, 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:

- Consideration of the 2025-2029 Capital Improvement Plan (CIP)
- Preliminary plat and CUP for two apartment buildings (182 units total) north of 210th Street and west of Keokuk Avenue.
- Preliminary plat, CPA, and rezoning for Cedar Hills North, which includes single family and attached townhome units.

At their September 3, 2024 meeting, the City Council will consider the following:

- Zoning text amendment to permit tattoo salons as a permitted use in the C-CBD district.