



AGENDA

PLANNING COMMISSION MEETING

March 6, 2025 - 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: 288 995 085 506, Passcode: ZB6XQ6BL, or by calling Toll Number 1-323-433-2142; Conference ID: 465 329 689#. The Chair will allow for public comments and questions at the appropriate time.

The City Council is provided background information for agenda items in advance by staff and appointed commissions, committees, and boards. Decisions are based on this information, as well as City policy, practices, input from constituents, and a council member's personal judgment.

1. Call to order and flag pledge
2. Roll Call
3. Approval of Minutes
 - a. February 20, 2025 Planning Commission meeting minutes
4. Announcements
5. Spirit of Brandtjen Farm 25th Addition - To Be Tabled to the March 20, 2025 Planning Commission meeting
Public hearing to consider the application of Tradition Development for a preliminary plat and PUD development stage plans of nine lots to be known as Spirit of Brandtjen Farm 25th Addition and an amendment to the Spirit of Brandtjen Farm planned unit development to allow detached townhouse dwellings within the Farmstead Preservation Area.
 - a. Request to table item
6. Marketplace at Cedar
Public hearing to consider the application of ISG Inc., on behalf of Oppidan, for the preliminary plat of nine commercial lots to be known as Marketplace at Cedar and a conditional use permit to allow a lot without public street frontage.
 - a. Staff reports and exhibits
7. City of Lakeville
Public Hearing to consider amendments to Title 11, Chapter 23 (Zoning, Signs) of the City Code.
 - a. TPC report and draft ordinance
8. Staff Notices
 - a. Planning Manager's Memo

Planning Commission Meeting Agenda
March 6, 2025

Page 2

- b. The City Council meeting at which the above items may be considered will be held on March 17, 2025.
 - c. The next Planning Commission meeting is scheduled for March 20, 2025.
9. Adjourn

CITY OF LAKEVILLE.
PLANNING COMMISSION MEETING MINUTES
February 20, 2025

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

Members Present: Chair Jenna Majorowicz, Scott Einck, Pat Kaluza, Jason Swenson, Amanda Tinsley, Christine Zimmer, Patty Zuzek, Ex-Officio Jeff Hanson.

Staff Present: Tina Goodroad, Community Development Director; Kris Jenson, Planning Manager; Heather Botten, Senior Planner; Jon Nelson, Assistant City Engineer; Dawn Erickson, Recording Secretary.

3. Approval of the Meeting Minutes

The February 6, 2025 Planning Commission meeting minutes and the February 6, 2025 Planning Commission and Parks, Recreation & Natural Resources Committee joint work session minutes were approved as presented.

4. Announcements

Planning Manager Kris Jenson stated if the items are not tabled they will move forward to the March 3, 2025 City Council meeting.

5. Public Hearing - Airlake DEA 2nd Addition

Chair Majorowicz opened the public hearing to consider the application for a preliminary plat for a one lot and one outlot subdivision by Dakota Electric Association (DEA) to be known as Airlake DEA 2nd Addition, located east of Cedar Avenue (CSAH 23) and north of 225th Street.

Jeff Schoenecker, on behalf of DEA, stated this project is for the future headquarters facility for DEA. Mr. Schoenecker stated they would like to start construction in late spring/early summer and expect that construction of the facility will take two years.

Senior Planner Heather Botten presented the staff report, stating the applicant proposes a preliminary plat that includes one lot and one outlot on a 77.85 acre parcel. DEA proposes to move their existing headquarters from Farmington and this site allows for an expansion and upgrade of their facilities. The proposed development would include a 176,685 square foot office, warehouse, and storage building along with parking, outdoor storage, and stormwater improvements.

Chair Majorowicz opened the hearing to the public for comment.

There were no public comments.

Motion was made by Zimmer, seconded by Kaluza to close the public hearing at 6:10 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

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

- Commissioner Swenson inquired about the reasoning to have the employee and visitor access from 225th Street, given it is a gravel road. Mr. Schoenecker indicated the intention is to use 222nd Street as a truck entrance, and 225th Street for deliveries, members, and employees of DEA. Community Development Director Tina Goodroad stated the city met with township board members and the township clerk regarding this street and the proposed project.
- Commissioner Zimmer expressed support for the proposed project.

Motion was made by Kaluza, seconded by Swenson to recommend to City Council approval of the Airlake DEA 2nd Addition preliminary plat subject to the 10 stipulations listed below:

1. Implementation of the recommendations listed in the engineering report dated February 11, 2025 and any subsequent correspondence.
2. The final plat shall be in substantial conformance with the preliminary plans on file with the Community Development Department except as may be modified by the conditions herein.
3. A development contract and related agreements shall be approved by the City Council with the approval of the final plat.
4. The site and building shall be developed in accordance with the plans approved by the City Council.
5. Landscaping shall be installed consistent with the approved landscape plan. A financial security shall be submitted with the development contract to guarantee installation of the approved landscaping. All landscaped areas within and adjacent to the building and parking lot shall be irrigated. Trees and shrubs shall not be planted in road right-of-way.
6. The park dedication fee of \$216,177.50 must be paid with the final plat.
7. Ground mounted mechanical equipment must be screened from view with landscaping and fencing.
8. All signs shall comply with the Zoning Ordinance requirements for the I-2 District. A sign permit shall be issued by the Community Development Department prior to the installation of any signs.
9. Site lighting shall not exceed one foot candle at the property line adjacent to public right-of-way. All exterior light fixtures shall be down-cast design so as not to glare onto public right-of-way. The maximum height of light poles is 35 feet.
10. An administrative permit is required for the installation of the fuel tanks.

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

Nays: 0

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

Respectfully submitted,

Dawn Erickson, Recording Secretary



Memorandum

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: February 27, 2025
Subject: Packet Material for the March 6, 2025 Planning Commission Meeting
Agenda Item: Spirit of Brandtjen Farm 25th Addition

Tradition Development has requested that the public hearing for Spirit of Brandtjen Farm 25th Addition preliminary plat, PUD Development Stage plan, and amendment to the Spirit of Brandtjen Farm planned unit development be tabled to the March 20, 2025 Planning Commission meeting. Tradition Development will hold a neighborhood meeting on March 11, 2025 regarding the project and requested that the public hearing be postponed to take place after the neighborhood meeting. Community Development Staff support this request.



MEMORANDUM

TO: Community Development Director Tina Goodroad
Planning Manager Kris Jenson

FROM: D. Daniel Licht

DATE: 26 February 2025

RE: Lakeville – Marketplace at Cedar

TPC FILE: 135.01

BACKGROUND

Oppidan Investment Company has submitted a proposal for subdivision of 31.72 undeveloped acres consisting of nine lots, five outlots, and public right-of-way. The subject property is located at the southeast quadrant of Cedar Avenue (CSAH 23) and 179th Street. The submitted plans require consideration of applications for a preliminary plat, Conditional Use Permit allowing a lot without public street frontage, and an administrative permit allowing for shared access to public streets. A public hearing to consider the applications has been notice for the Planning Commission meeting on 6 March 2025 at 6:00PM.

Exhibits:

- A. Location Map
- B. 2040 Land Use Plan Map
- C. Zoning Map
- D. Existing Site Survey
- E. Preliminary Plat
- F. Site Plans
- G. Utility Plans
- H. Grading Plans
- I. Planting Plan
- J. November 7, 2024 Plat Commission Letter

ANALYSIS

Comprehensive Plan. The subject property is guided by the 2040 Lakeville Comprehensive Plan for Corridor Mixed Uses. As applied to the Cedar Avenue corridor, Corridor Mixed Uses allow for commercial retail, service, and office uses in standalone or mixed-use buildings together with high-density residential

dwelling units with a base density allowance of 26 to 40 dwelling units per acre (with the opportunity for up to 45 dwelling units per acre for senior housing). The Comprehensive Plan estimates that commercial land uses will comprise 60 percent or more of the areas guided for Corridor Mixed Uses land use. The nine proposed commercial lots are 41.7 percent of the area of the subject property, not including public rights-of-way or stormwater management outlots.

Areas guided for Corridor Mixed Uses are to have a compact development form, oriented towards the streetscape and providing for non-vehicular access and circulation. The commercial lots within the preliminary plat are clustered in the north portion of the subject property utilizing shared access to adjacent public streets for maximum utilization of the area. Integration of vehicle and pedestrian access for the commercial lots illustrated on the site plan is consistent with the development pattern envisioned by the Comprehensive Plan for Corridor Mixed Uses development.

Zoning. The subject property is zoned M-2, Mixed Use Cedar Corridor District, which is established to provide for development of commercial and high density residential uses that will utilize and support transit services within the Cedar Avenue corridor. The site plan illustrates potential commercial uses of the 11 proposed lots. Future development of the individual lots within the preliminary plat will be subject to the uses allowed within the M-2 District and the review processes established by the Zoning Ordinance. The table below summarizes that all of the uses as shown on the site plan, all of which are allowed within the M-2 District.

Lot	Use	M-2 District Allowance
1	Bank	Permitted
2	Multi-Tenant	Permitted/Conditional
3	Quick Serve Restaurant	Conditional
4	Quick Serve Restaurant	Conditional
5	Oil Change (minor auto repair)	Conditional
6	Medical Office	Permitted
7	Car Wash	Conditional
8	Daycare	Permitted
9	Grocer	Permitted

Surrounding Uses. The table below summarizes land uses surrounding the subject property. The proposed subdivision of nine lots for commercial uses and outlots for future high density residential development will be compatible with existing and planned land use in the area of the subject property.

Direction	Land Use Plan	Zoning Map	Existing Use
North	Commercial HDR	PUD District	Crossroads of Lakeville Crossroads Senior Housing
East	MDR	RM-3 District	Row townhouses
South	Public/Quasi Public HDR	P/OS District PUD District	Metro Transit Park/Ride Edison at Avonlea
West	Public/Quasi Public	P/OS District	Central Maintenance Facility

Lot Requirements. Section 11-66-13 of the Zoning Ordinance establishes that there is no minimum lot area and no minimum lot area required within the M-2 District. The intent of not requiring minimum lot requirements is to encourage the most efficient site design that maximizes the developability of the

subject property. The preliminary plat sheet is to be revised to include a statement that no minimum lot area and no minimum lot width is required as required by Section 10-3-2.C of the Subdivision Ordinance. Section 11-16-5.G.1 of the Zoning Ordinance allows for Lot 8, Block 1 to not have any frontage to a public street with approval of a Conditional Use Permit, which will be related to the Administrative Permit necessary for shared vehicle access discussed in subsequent paragraphs.

Setbacks. Section 11-66-13 of the Zoning Ordinance requires a 10 foot setback at the perimeter of all lots within the M-2 District except that a 30 foot setback is required for yards abutting a major collector or arterial street. The setbacks are illustrated on the preliminary. Although site plan approval is not applied for at this time, the principal buildings shown within Lots 1-9, Block 1 all comply with applicable setback requirements.

Right-of-Way. The subject site abuts the following streets with functional classification as established by the Transportation Plan:

Roadway	Functional Classification	Proposed Access
Cedar Avenue (CSAH 23)	Principal Arterial	None
179 th Street (CSAH 9)	A Minor Arterial	Right-In access
Glacier Way	Minor Collector	None

The proposed preliminary plat was reviewed and approved by the Dakota County Plat Commission at their November 6, 2024 meeting.

The preliminary plat provides for extension of Glanshaw Avenue from its terminus at the south plat line north to intersect an extension of a second public street west of Glacier Way. The designation of the east-west street section shown as Glanshaw Avenue on the preliminary plat is subject to City staff review and approval prior to application for a final plat. Dedication of right-of-way and street section designs for Glanshaw Avenue within the preliminary plat is subject to review and approval of the City Engineer.

Vehicle Access. Access to the nine commercial lots is proposed via a right-in from 179th Street (CSAH 9), which is subject to review by the City Engineer and approval of the Dakota County Plat Commission.

An access for the nine commercial lots is also proposed to Glanshaw Avenue as the north leg of the intersection of the north-south and east-west sections of the public street, with interior access shared among the lots using a private drive.

Section 11-16-5.G.2 of the Zoning Ordinance allows for the shared private access between the nine commercial lots with approval of an administrative permit. The requirement for issuance of the administrative permit is that the developer provide an ingress-egress easement to be recorded for all properties utilizing the private access or upon which the private access encroaches. An ingress-egress easement is to be submitted by the developer with application for final plat approval and is subject to review and approval of the City Attorney.

The proposed accesses to the public streets and the design and construction of the interior private drive are subject to review and approval of the City Engineer.

Pedestrian Access. As noted above, the Comprehensive Plan outlines that developments within the M-2 District are to provide for a compact form that is accessible for both vehicles and pedestrians.

- There is an existing trail on the east side of Cedar Avenue (CSAH 23) abutting the subject property that is shown on the submitted plans.
- The submitted plans illustrate construction of a trail on the south side of 179th Street (CSAH 9) between Cedar Avenue (CSAH 23) and Glacier Way.
- There is an existing sidewalk on the west side of Glacier Way abutting the subject property that is shown on the submitted plans.
- The submitted plans provide for construction of a sidewalk on the north and west sides of Glanshaw Way within the preliminary plat. Future sidewalks on the east and south sides of Glanshaw Avenue may be considered at such time as Outlot E is final platted and developed.
- There is a sidewalk shown along one side of the interior shared private drive with connections to individual principal buildings within the nine commercial lots. Pedestrian connectivity to and between each of the lots within the preliminary plat is required and will be reviewed with the zoning and subdivision approvals for each of the lots.

The design and construction plans for all sidewalks and trails within and abutting the preliminary plat is to be subject to review and approval of the City Engineer.

Signs. The site plan illustrates a freestanding sign at the northwest corner of the subject property within Lot 1, Block 1. Section 11-23-19.D of the Zoning Ordinance does not allow individual freestanding signs for lots within the M-2 District. Section 11-23-15.X of the Zoning Ordinance does allow a subdivision identification sign for Lots 1-9, Block 1 in yards abutting arterial or major collector streets, which would apply to Cedar Avenue (CSAH 23) and 179th Street (CSAH 9). The freestanding signs allowed by Section 11-23-15.X of the Zoning Ordinance may be up to 100 square feet in area and erected to height up to 20 feet. A sign permit is required by Section 11-23-5 of the Zoning Ordinance prior to placement of a subdivision identification sign upon the subject property.

Landscaping. The developer has submitted an inventory of existing trees upon the subject property, which are generally located along the west and south plat lines. The only significant trees as defined by 10-4-11.A of the Subdivision Ordinance are located along the south plat line straddling the boundary with the Metro Transit Park and Ride Facility. Significant trees shown on the tree survey east of Glanshaw Avenue are all located on the Edison at Avonlea property. The significant trees are located within the boundaries of proposed Outlot A and Outlot B and not impacted by development of the preliminary plat.

The developer also submitted a landscape plan for plantings proposed along Glacier Way between 179th Street (CSAH 9) and Gerdine Path. These plantings are not required as a condition of preliminary plat approval, but would be necessary to comply with Section 11-66-7.A.4 of the Zoning Ordinance based upon the uses to be developed on Lots 6 and 7, Block 1. If the developer intends to install the proposed plantings now, that may be beneficial to allow the vegetation to establish and grow to enhance its screening effects. Placement of proposed landscaping along the east side of Glacier Way, in the area of Outlot B and Lots 6 and 7, Block 1, shall be subject to review and approval of the City Forester and Environment Resources Manager prior to final plat approval.

Storm Water. The submitted plans include a proposed grading plan and Storm Water Pollution Prevention Plan for development of Lots 1-9, Block 1; Glanshaw Avenue; and storm water basins within Outlot A, B, and C. The stormwater basins within Outlots A and Outlot B serve only stormwater from private properties with the outlots not being deeded to the City. The developer will be required to execute a stormwater maintenance agreement at the time of final plat approval to provide for ownership and maintenance of Outlot A and Outlot B. All grading, drainage, and erosion control issues are to be subject to review and approval of the City Engineer.

The submitted plans also identify a wetland in the area of Lots 2 and 3, Block 1 proposed to be impacted by the proposed development of the subject property. A delineation of the wetland was approved for the site on November 11, 2024 and the replacement plan approved on February 12, 2025.

Utilities. The subject property is within the current Municipal Urban Service Area (MUSA). The submitted plans include utility plans for extension of sewer and water utilities within public right-of-way and within the area of Lots 1-9, Block 1 to serve the individual commercial lots. All utility issues are subject to review and approval of the City Engineer.

Easements. Section 10-4-4 of the Subdivision Ordinance requires 10 foot wide drainage and utility easements at the perimeter of the proposed lots, which are shown on the preliminary plat. Drainage and utility easements may be required to overlay internal sewer and water utility pipes and/or stormwater drainage facilities. All drainage and utility easements are subject to review and approval of the City Engineer.

Outlots. The preliminary plat includes the following outlots with their intended purpose and anticipated ownership:

Outlot	Purpose	Ownership
A, B	Stormwater management	Private
C	Stormwater management	Deed to City
D, E	Future development	Developer

Park Dedication. Subdivision of the subject property requires satisfaction of park dedication requirements established by Section 10-4-8 of the Subdivision Ordinance. The 2015 Parks, Trails, and Open Space Plan does not identify acquisition of land from the subject property for public parks. Section 10-8-4.J of the Subdivision Ordinance provides that where land dedication is not required, the City may elect to receive a cash fee in lieu of land at the time of final plat approval. Park dedication requirements are subject to review of the Parks, Recreation and Natural Resources Committee and approval of the City Council.

CONCLUSION

The proposed Marketplace at Cedar preliminary plat is consistent with the policies of the Comprehensive Plan for a mixed-use development within the Cedar Avenue corridor. The preliminary plat further complies with the requirements of the Zoning Ordinance and Subdivision Ordinance. Our office and City staff recommend approval of the requested applications subject to the following conditions:

1. Development of Lots 1-9, Block 1 shall be subject to application for site plan review as required by Chapter 9 of the Zoning Ordinance (or application for conditional use permit(s) as may be required for specific uses within the M-2 District).

2. Dedication of right-of-way, street section design, and street name(s) for Glanshaw Avenue shall be subject to review and approval of the City Engineer.
3. Access from 179th Street (CSAH 9) shall be subject to review by the City Engineer and approval of the Dakota County.
4. An ingress-egress easement for shared access to Lots 1-9, Block 1 shall be submitted with application for final plat approval and is subject to review and approval of the City Attorney.
5. Access to Glanshaw Avenue and the design and construction of the interior private drive shall be subject to review and approval of the City Engineer.
6. Pedestrian connectivity to and between each of the lots within the preliminary plat is required and will be reviewed with the zoning and subdivision approvals for each of the lots.
7. The design and construction of all sidewalks and trails within and abutting the preliminary plat is to be subject to review and approval of the City Engineer.
8. All signs shall comply with Chapter 23 of the Zoning Ordinance Section 11-23-15.X of the Zoning Ordinance and shall require issuance of a sign permit placement upon the subject property.
9. Placement of proposed landscaping along the east side of Glacier Way, in the area of Outlot B and Lots 6 and 7, Block 1, shall be subject to review and approval of the City Forester and Environment Resources Manager prior to final plat approval.
10. A stormwater maintenance agreement shall be executed at the time of final plat approval to provide for ownership and maintenance of Outlot A and Outlot B.
11. All wetland delineations and wetland impacts or grading, drainage, and erosion control issues shall be subject to review and approval of the City Engineer.
12. All utility issues shall be subject to review and approval of the City Engineer.
13. All drainage and utility easements shall be subject to review and approval of the City Engineer.
14. Outlot C shall be deeded to the City at the time of final plat approval for storm water management purposes.
15. Park dedication requirements shall be satisfied by payment of a cash fee in lieu of land dedication at final plat approval, subject to review of the Parks, Recreation, and Natural Resources Committee and approval of the City Council.

Findings of fact for the conditional use permit are attached for your consideration.

- c. Justin Miller, City Administrator
Zach Johnson, City Engineer
Joe Masiarchin, Parks and Recreation Director
Andrea McDowell-Poehler, City Attorney



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: February 18, 2025
Subject: Marketplace at Cedar

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

BACKGROUND

Oppidan Investment Company has submitted a preliminary plat and conditional use permit application for a development to be known as Marketplace at Cedar. The proposed subdivision is located north of 181st Street, west of and adjacent to Glacier Way, east of and adjacent to Cedar Avenue (CSAH 23), and south of and adjacent to 179th Street (CSAH 9). The parent parcel consists of one metes and bounds parcel (PID No. 220100051014) zoned M-2, Mixed Use Cedar Corridor District.

The preliminary plat consists of nine (9) commercial lots, and five (5) outlots on 31.72 acres. The Developer is dedicating 0.58 acres as Cedar Avenue (CSAH 23) right-of-way, 0.39 acres as 179th Street (CSAH 9) right-of-way and 1.56 acres as Glanshaw Avenue right-of-way.

The outlots created with the preliminary plat shall have the following use:

- Outlot A: Stormwater Management Basin; to be retained by the developer (0.85 acres)
- Outlot B: Stormwater Management Basin; to be retained by the developer (0.45 acres)
- Outlot C: Stormwater Management Basin; to be deeded to the city (0.43 acres)
- Outlot D: Future development; to be retained by the developer (6.70 acres)
- Outlot E: Future development; to be retained by the developer (9.34 acres)

The proposed development will be completed by:

Developer:	Oppidan Investment Company
Engineer/Surveyor:	ISG, Inc.

SITE CONDITIONS

The Marketplace at Cedar site consists of undeveloped agricultural land generally draining northwest to southeast. There is a property access on the west end of the site. There are existing trees on site that will remain in place. There is an existing storm sewer outlet on the southeast of the site. There are three existing water stubs to the site at the north, northeast and southeast of the site. There is one existing sanitary sewer stub to the site to the east. There is one wetland delineated on the site. There is an overhead utility line on the west side of the site.

EASEMENTS

There are no existing easements on the parent parcel that will be vacated with the preliminary plat. The Developer shall provide a drainage and utility easement over the entirety of Outlot A and B and remove the outlots at the time of final plat.

STREET AND SUBDIVISION LAYOUT

Cedar Avenue (CSAH 23)

Marketplace at Cedar is located east of and adjacent to Cedar Avenue, a principal arterial roadway, as identified in the City's Transportation Plan. Cedar Avenue is constructed as a four-lane divided urban roadway adjacent to the preliminary plat. Right-of-way is being dedicated to meet the 100-foot half right-of-way requirement set forth by the Dakota County Plat Commission.

179th Street (CSAH 9)

Marketplace at Cedar is located south of and adjacent to 179th Street, a minor arterial roadway, as identified in the City's Transportation Plan. 179th Street is constructed as a four-lane divided urban roadway adjacent to the preliminary plat. Right-of-way is being dedicated to meet the 75-foot half right-of-way requirement set forth by the Dakota County Plat Commission.

Glanshaw Avenue

Development of Marketplace at Cedar includes the construction of Glanshaw Avenue, a local roadway. The developer is dedicating the necessary 60-foot-wide right-of-way for the construction of a 36-foot-wide urban section with sidewalk on one side.

Private Drives

Development of Marketplace at Cedar includes the construction of a privately owned and maintained roadway network providing access to various commercial businesses. The Developer shall dedicate drainage and utility and cross access easements over the private

roadways. The City shall not be responsible for any repairs (including cost) to the private roadways due to maintenance within the easement area.

SPECIAL ASSESSMENTS

Special assessment 221407 for Glacier Way construction is required to be paid at the time of final plat.

CONSTRUCTION ACCESS

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

PARKS, TRAILS, AND SIDEWALKS

Development of Marketplace at Cedar includes the construction of public sidewalks. Five-foot-wide concrete sidewalks, with pedestrian curb ramps, will be installed along one side of Glanshaw Avenue from Glacier Way to the existing northern terminus of Glanshaw Avenue.

The Park Dedication requirement has not been collected on the parent parcels and shall be satisfied through a cash contribution with the final plat.

UTILITIES

SANITARY SEWER

Marketplace at Cedar is located within subdistricts NC-20360 and NC-20135 of the North Creek sanitary sewer district, as identified in the City's Comprehensive Sewer Plan. Wastewater will be conveyed through sanitary sewer to the northern trunk monitored by meter M643A and continue to the Empire plant.

Marketplace at Cedar includes the extension of public sanitary sewer. 8-inch sanitary sewer will be constructed along Glanshaw Avenue and Glacier Way.

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 Marketplace at Cedar includes the construction of public watermain. 8-inch watermain will be constructed within the subdivision from 8-inch watermain extended at the existing northern terminus of Glanshaw Avenue and an existing stub at Glacier Way and an existing stub at 179th Street.

OVERHEAD LINES

An overhead electric transmission line and poles are located along the west side of the parent parcel. The transmission line is a high voltage line and is therefore not required to be buried, consistent with the City's Public Ways and Property Ordinance.

DRAINAGE AND GRADING

Marketplace at Cedar is located within subdistricts FO-004, FO-012, and FO-044 of the Farmington Outlet stormwater district, as identified in the City's Water Resources Management Plan.

Development of Marketplace at Cedar includes the construction of one publicly-owned and maintained stormwater management basin and three privately-owned and maintained stormwater management basins to collect and treat the stormwater runoff generated from the site. The basins will ultimately outlet to the storm sewer in Glacier Way at the southeast of the site. The Developer shall enter into a maintenance agreement and grant a drainage and utility easement to the City over the private stormwater improvements. The public stormwater management basin will be located within Outlot C which will be deeded to the City with the final plat. The stormwater management design is consistent with City ordinance requirements.

Basin 4 shall be modified as necessary to meet City ordinance requirements at the time Outlot E is final platted.

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.

Marketplace at Cedar 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 must be submitted to the City upon receipt from the MPCA.

STORM SEWER

Development of Marketplace at Cedar includes the construction of public storm 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 basin located within Outlot C.

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

The Storm Sewer Charge has not been collected on the parent parcels and must be collected with the Marketplace at Cedar final plat.

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

FEMA FLOODPLAIN ANALYSIS

Marketplace at Cedar is shown on the Flood Insurance Rate Map (Map No. 27037C0204E; Eff. Date 12/2/2011) as Zone X by the Federal Emergency Management Agency (FEMA). Based on this designation, there are no areas in the plat located within a Special Flood Hazard Area (SFHA), as determined by FEMA.

WETLANDS

A wetland delineation was reviewed and approved for the site on November 11, 2024. The wetland delineation identified two wetlands on the site. Wetland A is a degraded farmed Type 1 wetland (0.52 acres) located on the north side of the site. Wetland B is a small Type 2 wetland (0.02 acres) located along Cedar Ave.

The development plan is proposing to impact all of Wetland A. A TEP meeting was held to review the replacement plan application no comments were received. The replacement plan was approved February 12, 2025.

The applicant will be replacing the impacted wetlands with wetland bank credits. No impacts to the wetland can take place until the city receives the approved wetland bank credit withdrawal form.

TREE PRESERVATION

No trees are proposed to be removed with the construction of Marketplace at Cedar.

All "save" trees that are damaged or removed will require replacement at a ratio of 2:1 as per the Lakeville Subdivision Ordinance. Significant trees, as identified in the Lakeville Subdivision Ordinance, shall be protected and preserved through termination of all grading and construction activities.

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. Changes made throughout

construction must be documented in the SWPPP. No grading can take place on the site until a complete SWPPP is submitted to the City for review and approval.

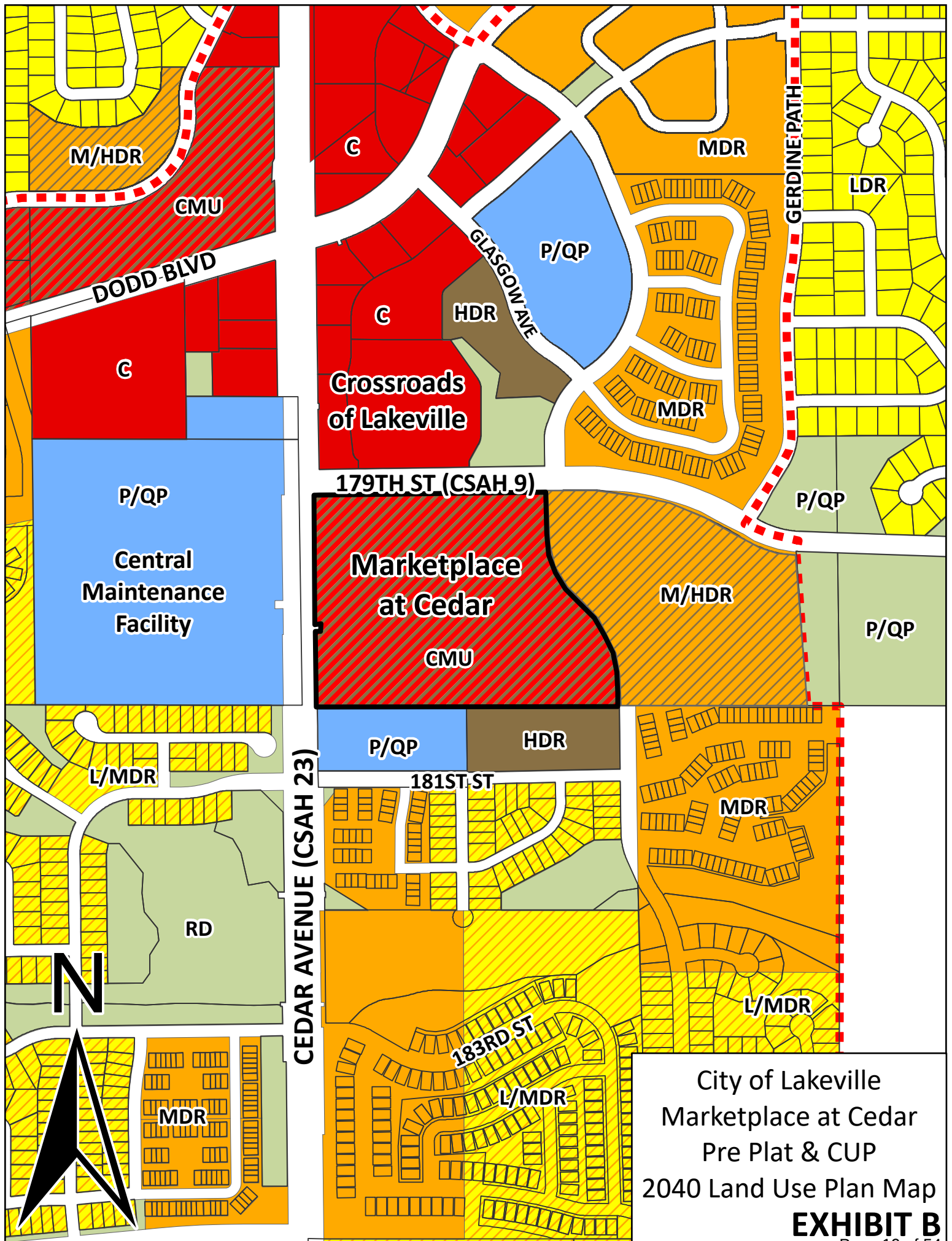
Additional erosion control measures may be required during construction as deemed necessary by City staff. Any additional measures required shall be installed and maintained by the developer.

RECOMMENDATION

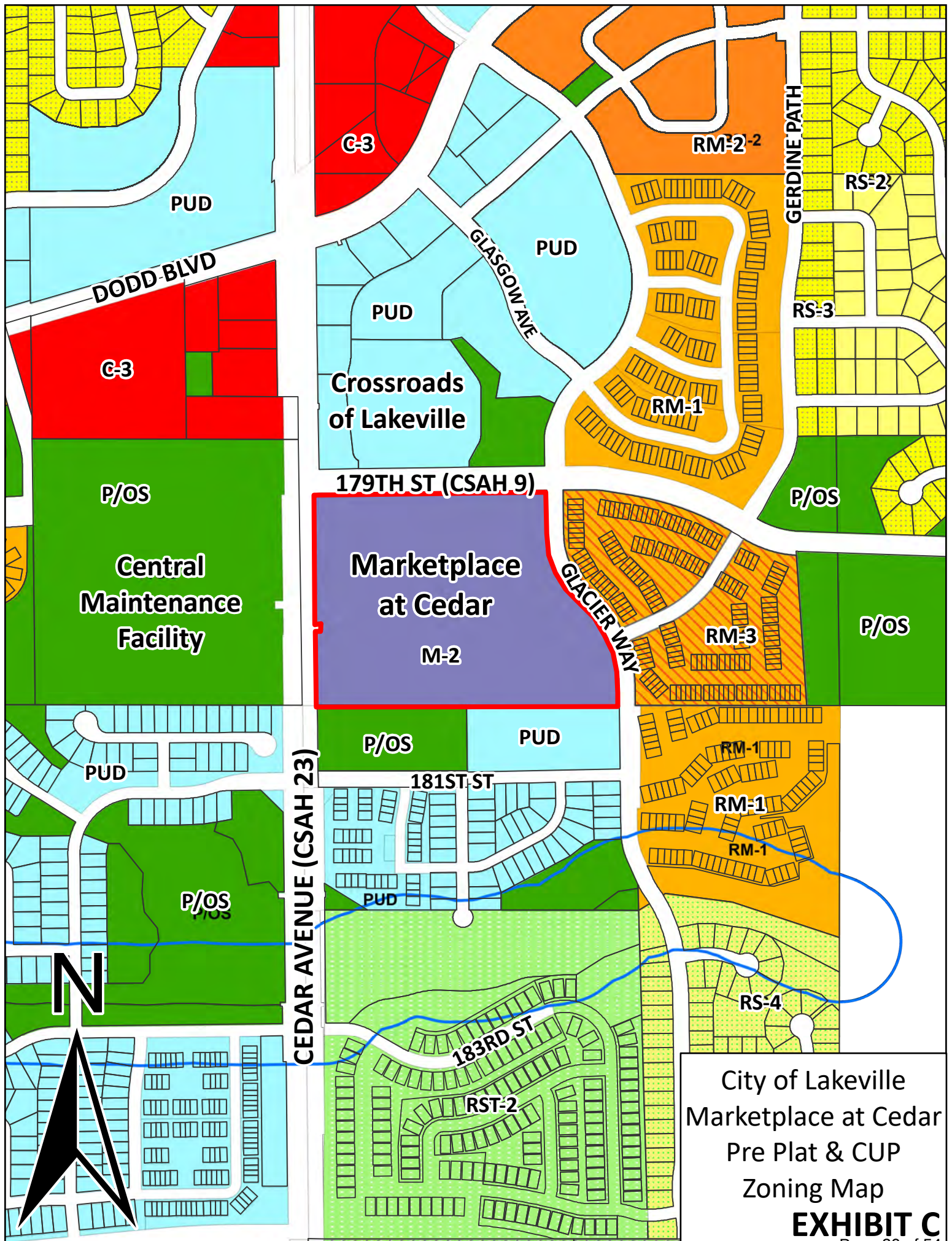
Engineering recommends approval of the preliminary plat, grading and erosion control plan, tree preservation, and utility plan for Marketplace at Cedar, subject to the requirements and stipulations within this report.

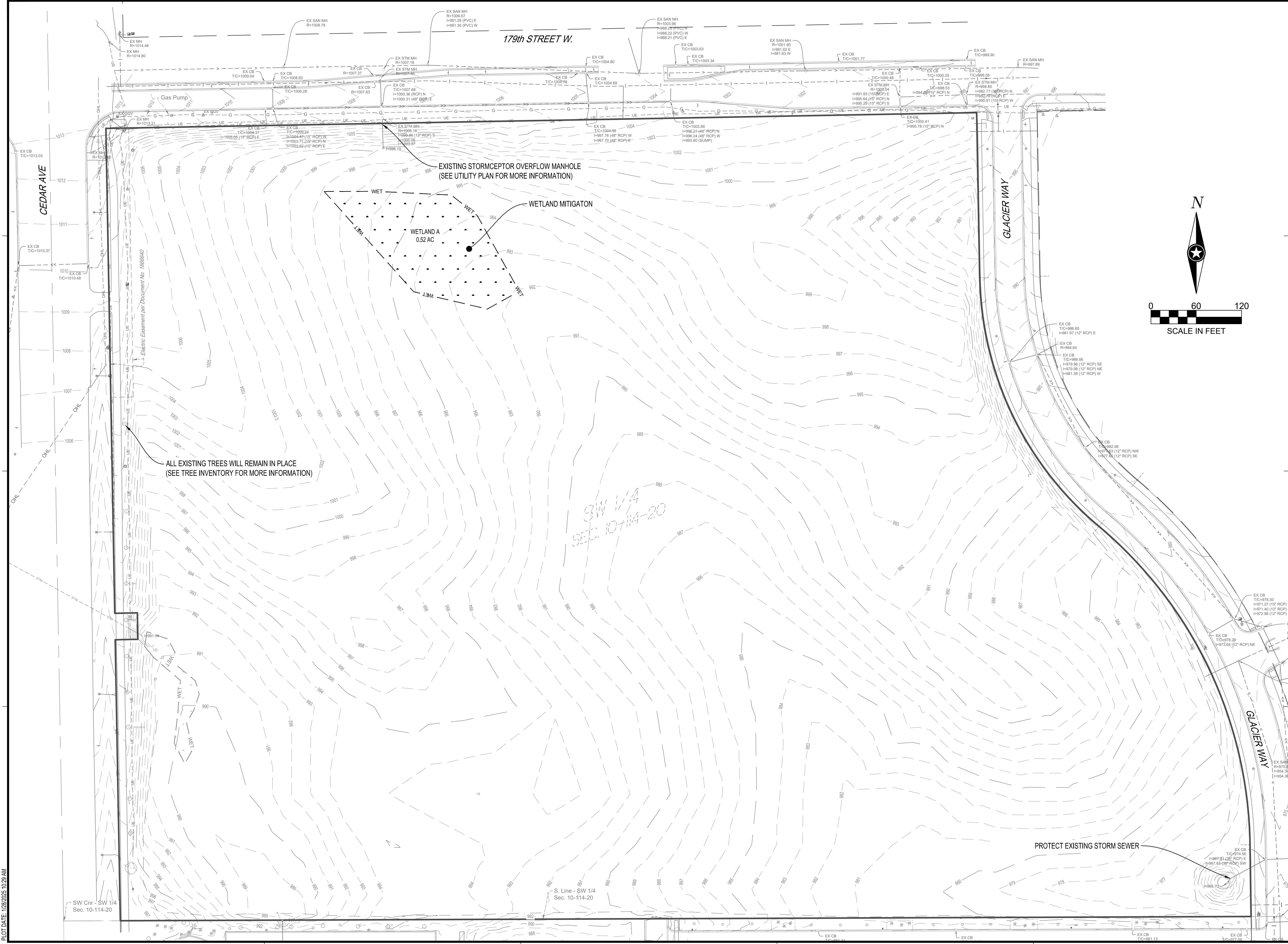


City of Lakeville
Marketplace at Cedar
Pre Plat & CUP
Location Map
EXHIBIT A



City of Lakeville
Marketplace at Cedar
Pre Plat & CUP
2040 Land Use Plan Map
EXHIBIT B





SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

MARKETPLACE AT CEDAR

LAKEVILLE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-29676
FILE NAME	29676 EXISTING
DRAWN BY	BDT/DWG/LMM
DESIGNED BY	BDT/DWG/LMM/MC
REVIEWED BY	MC, JF
ORIGINAL ISSUE DATE	01/28/25
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE PLAN EXHIBIT D

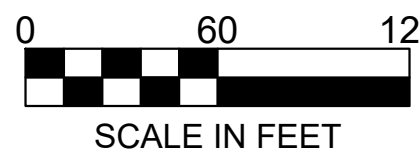
SHEET

C1-10

PRELIMINARY NOT FOR CONSTRUCTION

(1)	GROSS AREA (ACRES)	31.72
(2)	NET DEVELOPABLE AREA (ACRES)	28.08
(3)	COMPREHENSIVE PLAN – LAND USE DESIGNATION	CORRIDOR MIXED USE
(4)	EXISTING ZONING	M-2
	PROPOSED ZONING	N/A
(5)	GROSS UNIT DENSITY	N/A
(6)	NET UNIT DENSITY	N/A
(7)	ROW (ACRES)	3.04
(8)	WETLAND (ACRES)	0.60
(9)	OUTLOT	AREA (ACRES)
	A	0.85
	B	0.45
	C	0.43
	D	6.70
	E	9.34
NOTE: NO MINIMUM LOT AREA AND NO MINIMUM LOT WIDTH IS REQUIRED PER SECTION 10-3-2.C		

NOTE: NO MINIMUM LOT AREA AND NO MINIMUM LOT WIDTH IS
REQUIRED PER SECTION 10-3-2.C



SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

MARKETPLACE AT CEDAR

LAKEVILLE MINNESOTA

[illegible]

PROJECT NO. 23-29676

FILE NAME	29676 PPLAT
-----------	-------------

DRAWN BY BDT/DWG/LMM

DESIGNED BY BDT/DWG/LMM/MC

REVIEWED BY MC, JF

ORIGINAL ISSUE DATE 01/28/25

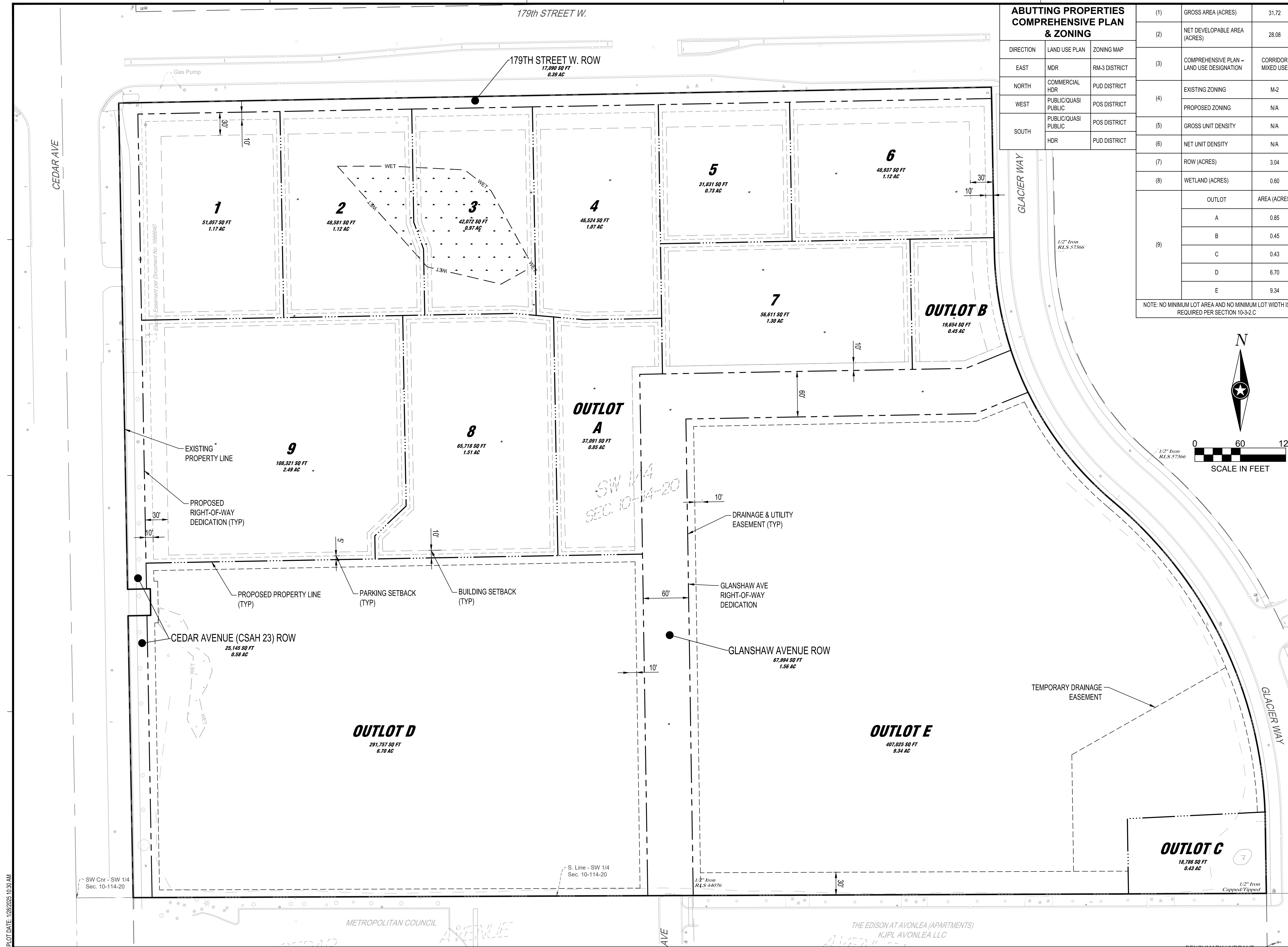
CLIENT PROJECT NO. -

TITLE

**PRELIMINARY
PLAT
EXHIBIT B**

SHEET

C1-20



PLOT DATE: 1/28/2025 10:31 AM

179th STREET W.

CEDAR AVE

PARKING SETBACK (TYP)
BUILDING SETBACK (TYP)

Gas Pump

PLYON SIGN

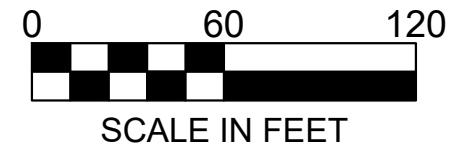
PROPOSED RETAINING WALL
(SEE GRADING PLAN)

PARKING SETBACK (TYP)
BUILDING SETBACK (TYP)

PROPOSED R/W
PROPERTY LINE (TYP)

PROPOSED RETAINING WALL
(SEE GRADING PLAN)

N



SCALE IN FEET

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS TRAIL
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT

AREA TABLE

LOT #	AREA (SQ. FT.)	AREA (AC)
1	51,016.45	1.17
2	48,581.49	1.12
3	42,072.97	0.97
4	46,524.89	1.07
5	31,831.00	0.73
6	48,937.03	1.12
7	56,611.10	1.30
8	65,718.08	1.51
9	108,321.48	2.49
OUTLOT A	37,091.73	0.85
OUTLOT B	19,654.26	0.45
OUTLOT C	18,786.67	0.43
OUTLOT D	291,757.81	6.70
OUTLOT E	407,025.02	9.34

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

MARKETPLACE AT CEDAR

LAKEVILLE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-29676
FILE NAME	29676 SITE-OVERALL
DRAWN BY	BDT/DWG/LMM
DESIGNED BY	BDT/DWG/LMM/MC
REVIEWED BY	MC, JF
ORIGINAL ISSUE DATE	01/28/25
CLIENT PROJECT NO.	-

TITLE

SITE PLAN - OVERALL EXHIBIT F

SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION



PARKING SETBACK (TYP)
BUILDING SETBACK (TYP)

GROCCER
29,960 SF
FFE = 1002.00

9

MULTI-TENANT
5,870 SF
FFE = 1004.50

2

QSR
3,000 SF
FFE = 1001.50

3

4

QSR
2,450 SF
FFE = 1001.00

28

OIL
1,870 SF
FFE = 1000.00

5

MEDICAL/
OFFICE/RETAIL
7,280 SF
FFE = 997.00

6

CAR WASH
5,400 SF
FFE = 998.00

23

BASIN 2
TOP = 990.00
HWL = 989.18
BOT = 986.00

OUTLOT B

GLANSHAW AVE

OUTLOT A

BASIN 1
TOP = 994.00
HWL = 993.47
BOT = 990.00

CHILD CARE
11,700 SF
FFE = 998.50

8

GLANSHAW AVE

OUTLOT E

BASIN 4
100 YR HWL = 977.13
NWL = 973.25
BOT = 966.25

BASIN 3
100 YR HWL = 976.74
NWL = 974.50
BOT = 965.00

OUTLOT C

OUTLOT D

METROPOLITAN COUNCIL

THE EDISON AT AVONLEA (APARTMENTS)

1601 AVONLEA BLVD

PLOT DATE: 1/28/2025 10:31 AM

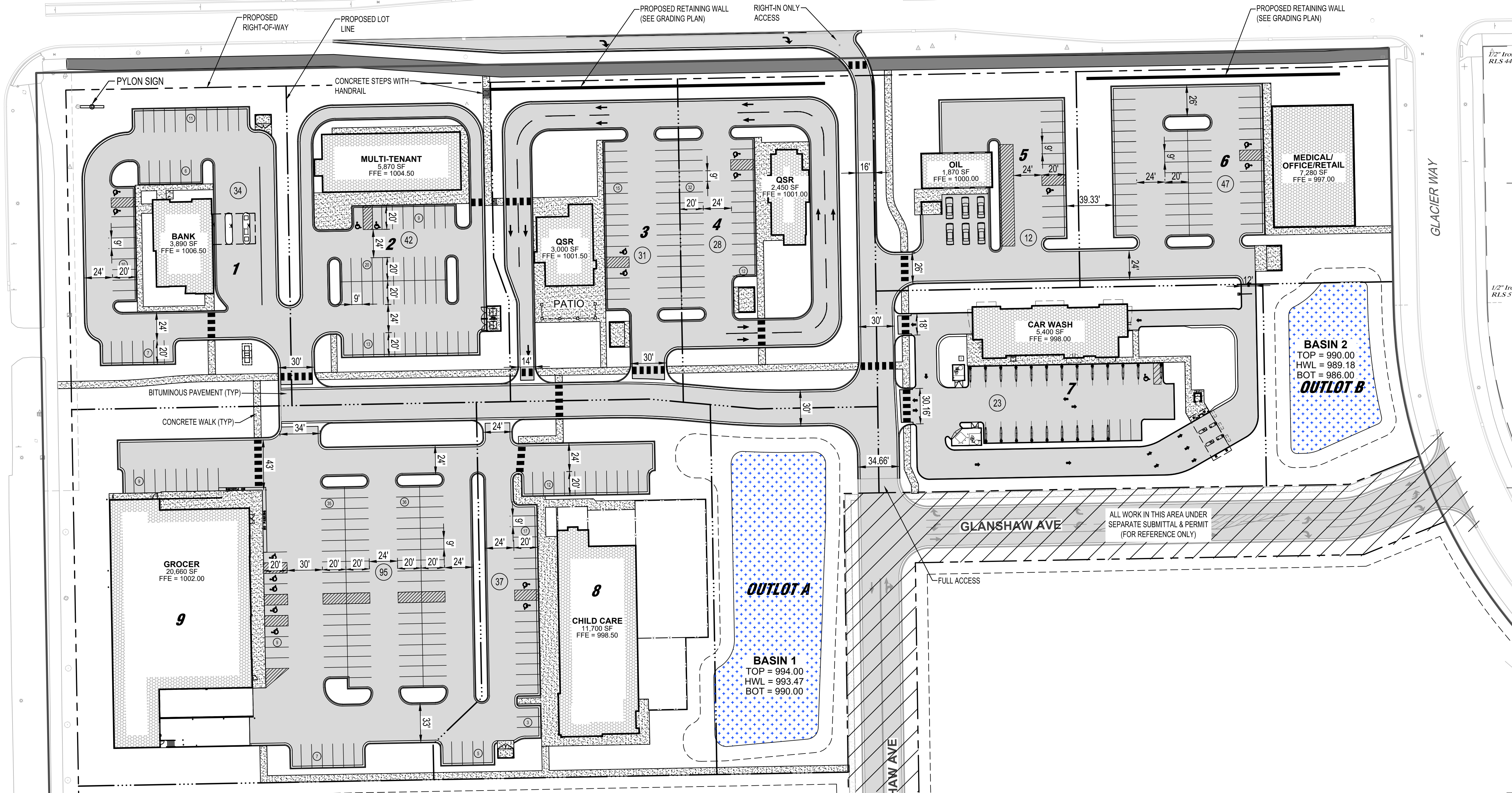
CEDAR AVE

179th STREET W.

GLACIER WAY

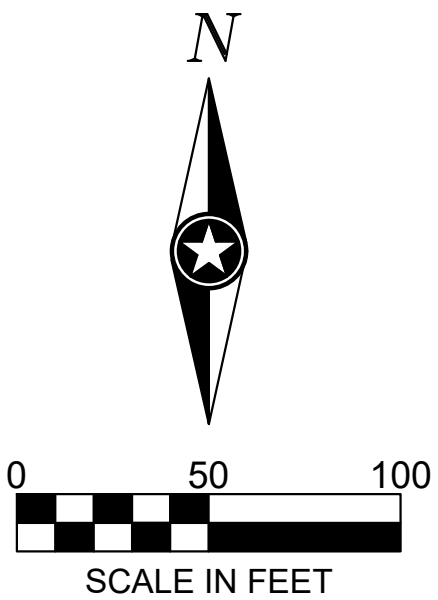
GLANSHAW AVE

14th AVE



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS TRAIL
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT

PARKING SUMMARY					
LOT #	USE	BUILDING (SF)	REQUIREMENT	REQUIRED STALLS	PROVIDED STALLS
1	BANK	3,980 SF	1 / 200 SF	20	34
2	COFFEE / DENTAL	5,870 SF	1 / 200 SF	30	42
3	QSR	3,000 SF	1 / 75 SF	40	31
4	QSR	2,450 SF	1 / 75 SF	33	28
5	OIL CHANGE	1,870 SF	1 / 200 SF	9	12
6	MEDICAL / OFFICE/RETAIL	7,280 SF	1 / 200 SF	37	47
7	CAR WASH	5,400 SF	10 STALLS	10	23
8	CHILD CARE	11,700 SF	1 / 4 OCCUPANCY	TBD	37
9	GROCER	20,660 SF	1 / 200 SF	103	95



SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

MARKETPLACE
AT CEDAR

LAKEVILLE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-29676
FILE NAME	29676 SITE
DRAWN BY	BDT/DWG/LMM
DESIGNED BY	BDT/DWG/LMM/MC
REVIEWED BY	MC, JF
ORIGINAL ISSUE DATE	01/28/25
CLIENT PROJECT NO.	-

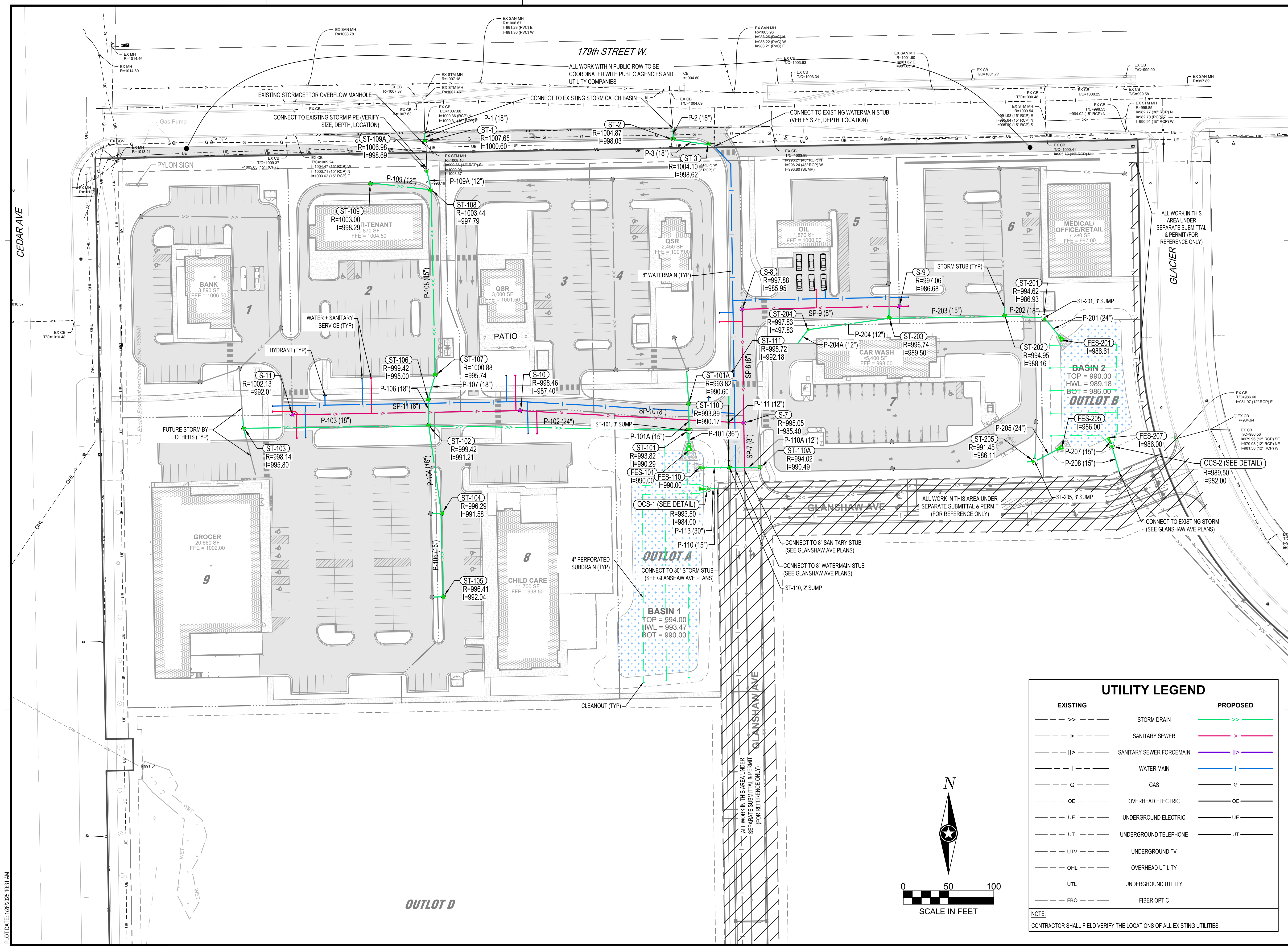
TITLE

SITE PLAN -
MARKETPLACE

SHEET

C3-11

PRELIMINARY NOT FOR CONSTRUCTION



SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

MARKETPLACE AT CEDAR

LAKEVILLE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-29676
FILE NAME	29676 UTILITY
DRAWN BY	BDT/DWG/LMM
DESIGNED BY	BDT/DWG/LMM/MC
REVIEWED BY	MC, JF
ORIGINAL ISSUE DATE	01/28/25
CLIENT PROJECT NO.	-

TITLE

UTILITY PLAN - MARKETPLACE EXHIBIT G

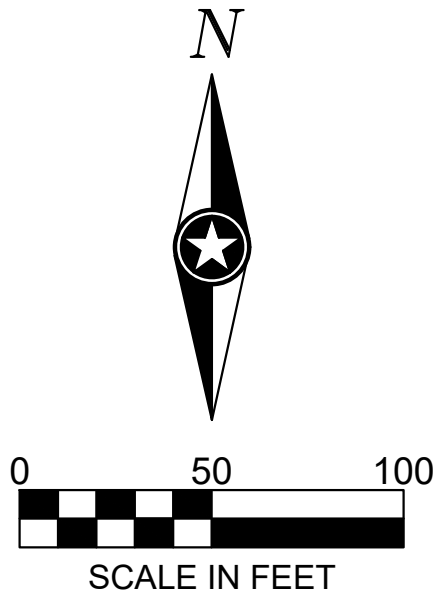
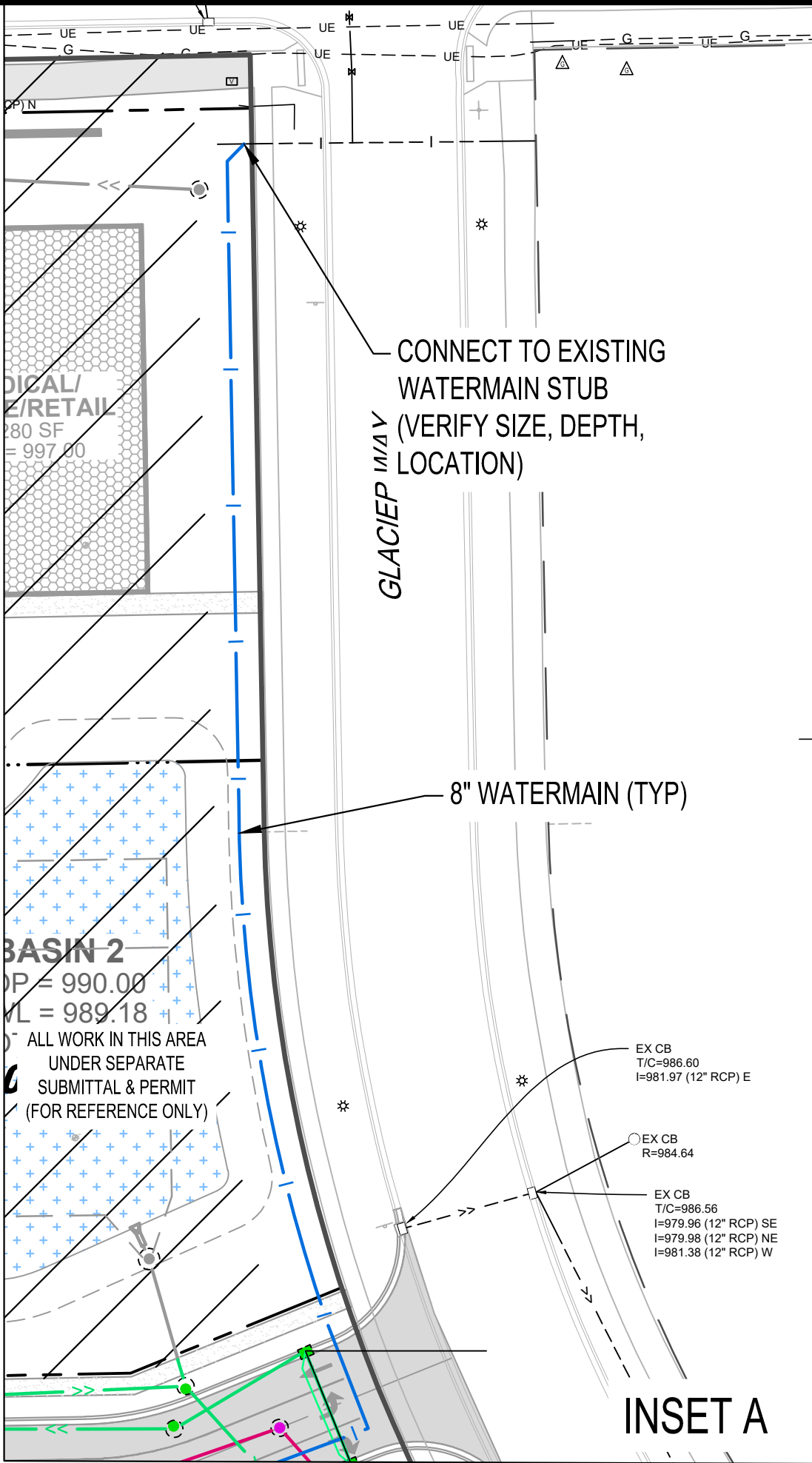
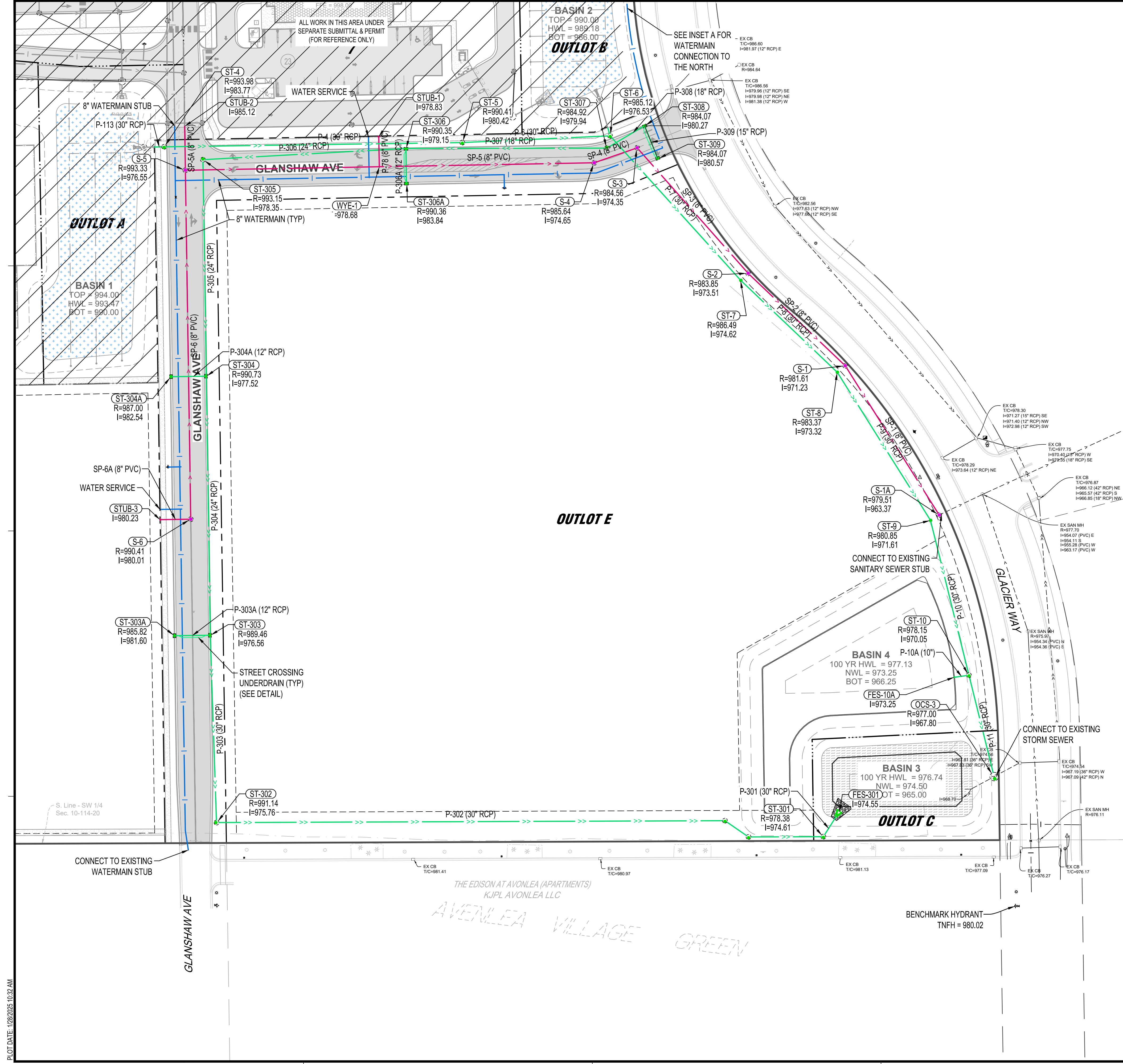
SHEET

C3-20

UTILITY LEGEND	
EXISTING	PROPOSED
--- >> ---	STORM DRAIN >> >>
--- > ---	SANITARY SEWER > >
--- > ---	SANITARY SEWER FORCEMAIN > >>
--- I ---	WATER MAIN I I
--- G ---	GAS G G
--- OE ---	OVERHEAD ELECTRIC OE OE
--- UE ---	UNDERGROUND ELECTRIC UE UE
--- UT ---	UNDERGROUND TELEPHONE UT UT
--- UTV ---	UNDERGROUND TV UTV UTV
--- OHL ---	OVERHEAD UTILITY OHL OHL
--- UTL ---	UNDERGROUND UTILITY UTL UTL
--- FBO ---	FIBER OPTIC FBO FBO

NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

PRELIMINARY NOT FOR CONSTRUCTION



UTILITY LEGEND		
EXISTING		PROPOSED
---	STORM DRAIN	---
- - -	SANITARY SEWER	- - -
- - -	SANITARY SEWER FORCEMAIN	- - -
- - -	WATER MAIN	- - -
- - -	GAS	- - -
- - -	OVERHEAD ELECTRIC	- - -
- - -	UNDERGROUND ELECTRIC	- - -
- - -	UNDERGROUND TELEPHONE	- - -
- - -	UNDERGROUND TV	- - -
- - -	OVERHEAD UTILITY	- - -
- - -	UNDERGROUND UTILITY	- - -
- - -	FIBER OPTIC	- - -

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

MARKETPLACE AT CEDAR

LAKEVILLE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-29676
FILE NAME	29676 UTILITY - GLANSHAW
DRAWN BY	BDT/DWG/LMM
DESIGNED BY	BDT/DWG/LMM/MC
REVIEWED BY	MC, JF
ORIGINAL ISSUE DATE	01/28/25
CLIENT PROJECT NO.	-

TITLE

UTILITY PLAN - GLANSHAW

SHEET

C3-21



SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

MARKETPLACE AT CEDAR

LAKEVILLE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-29676
FILE NAME	29676 GRADING
DRAWN BY	BDT/DWG/LMM
DESIGNED BY	BDT/DWG/LMM/MC
REVIEWED BY	MC, JF
ORIGINAL ISSUE DATE	01/28/25
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN - MARKETPLACE EXHIBIT H

SHEET

C4-10

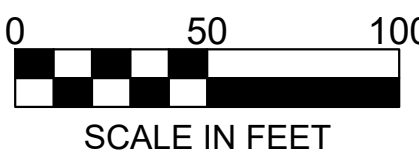
GRADING LEGEND

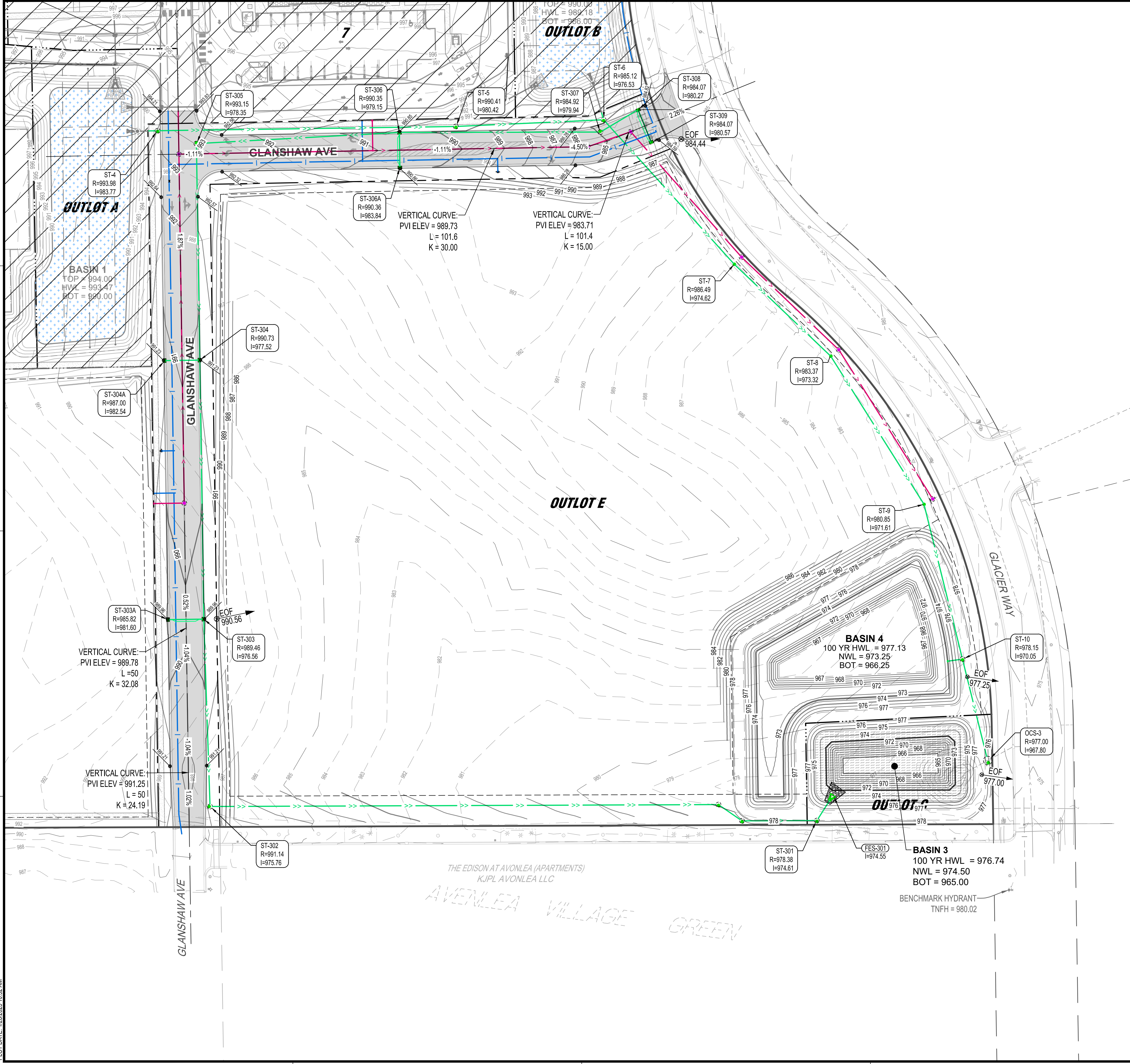
---101---	EXISTING CONTOUR (MINOR INTERVAL)
---100---	EXISTING CONTOUR (MAJOR INTERVAL)
---101---	PROPOSED CONTOUR (MINOR INTERVAL)
---100---	PROPOSED CONTOUR (MAJOR INTERVAL)

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

N





GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)

GENERAL GRADING NOTES
 PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

MARKETPLACE AT CEDAR

LAKEVILLE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

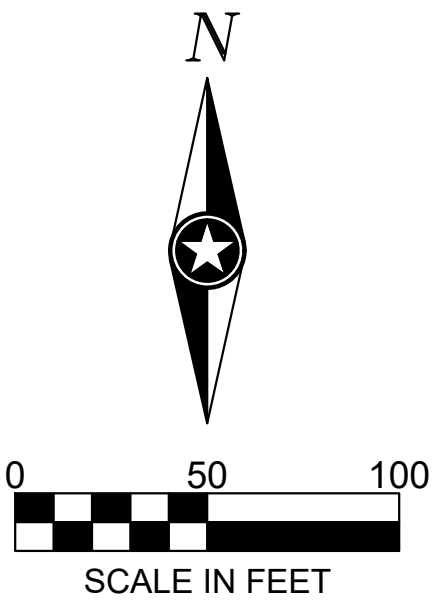
PROJECT NO.	23-29676
FILE NAME	29676 GRADING - GLANSHAW
DRAWN BY	BDT/DWG/LMM
DESIGNED BY	BDT/DWG/LMM/MC
REVIEWED BY	MC, JF
ORIGINAL ISSUE DATE	01/28/25
CLIENT PROJECT NO.	-

TITLE

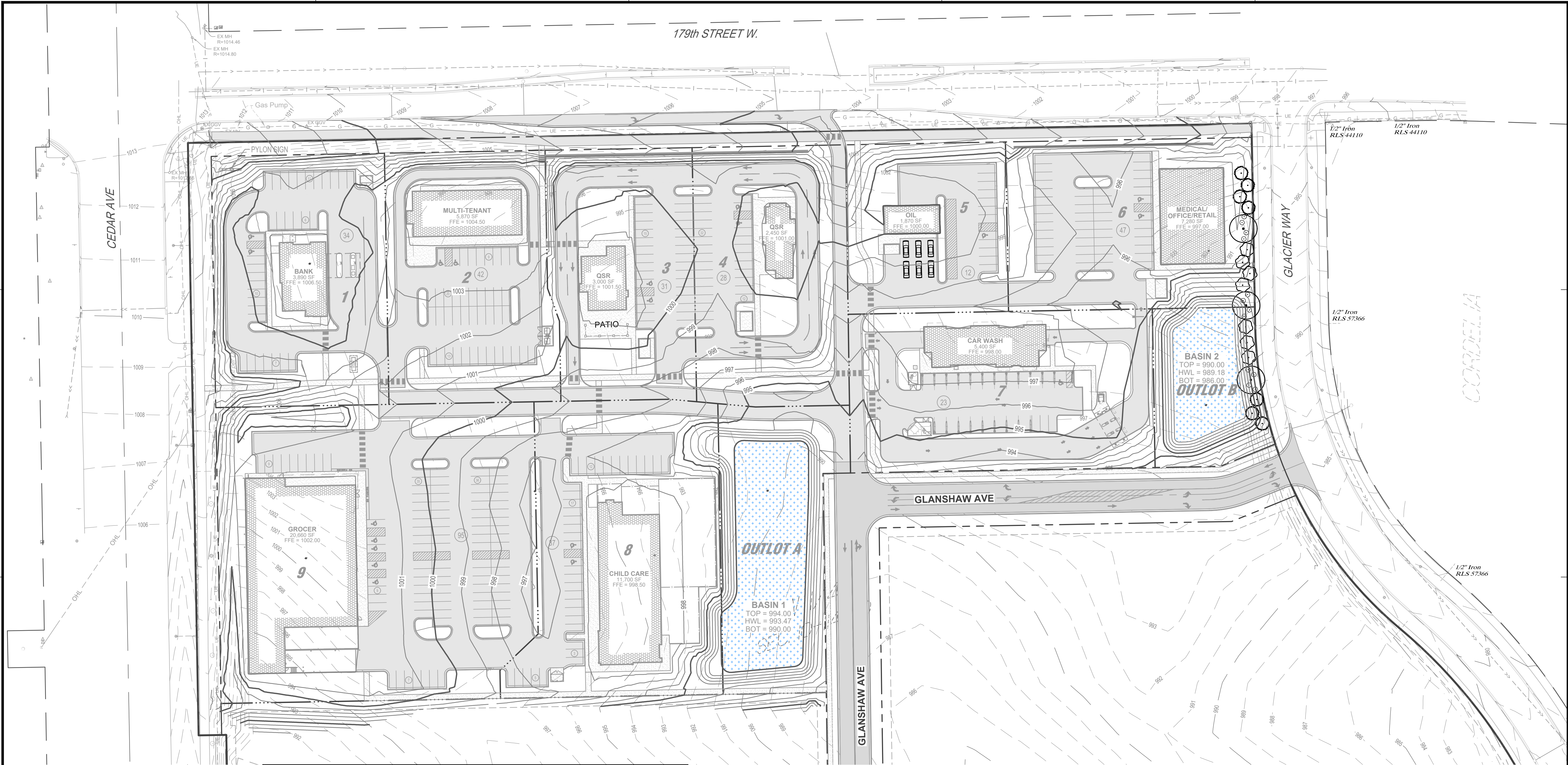
GRADING PLAN - GLANSHAW

SHEET

C4-11



PLOT DATE: 1/28/2025 10:33 AM



CONCEPT PLANT SCHEDULE

- DECIDUOUS TREE 3
- ORNAMENTAL TREE 7
- EVERGREEN TREE 7
- DECIDUOUS SHRUB 12

ZONING LANDSCAPE REQUIREMENTS

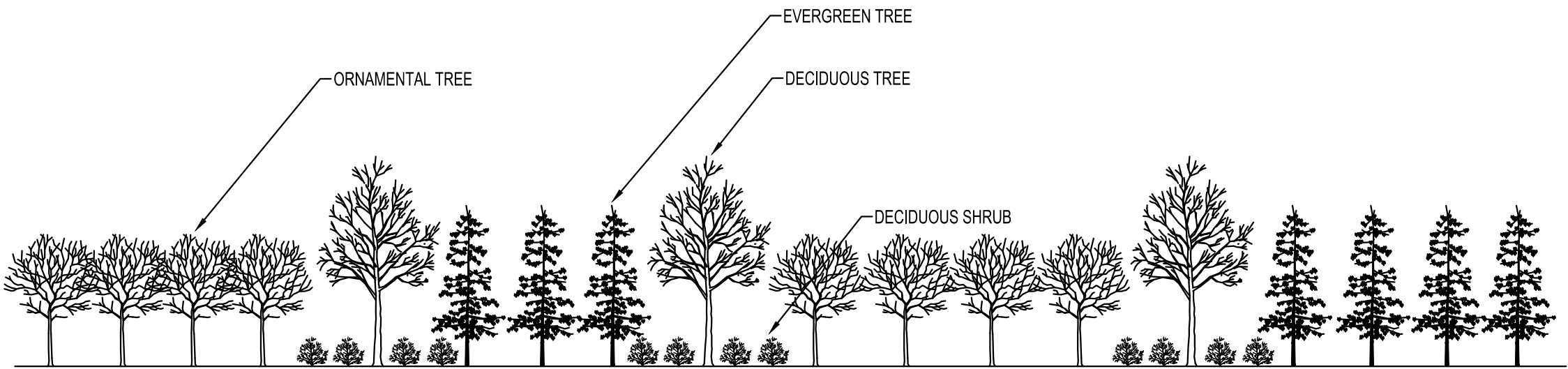
11-21-9: REQUIRED SCREENING AND LANDSCAPING:

ZONING: M-2

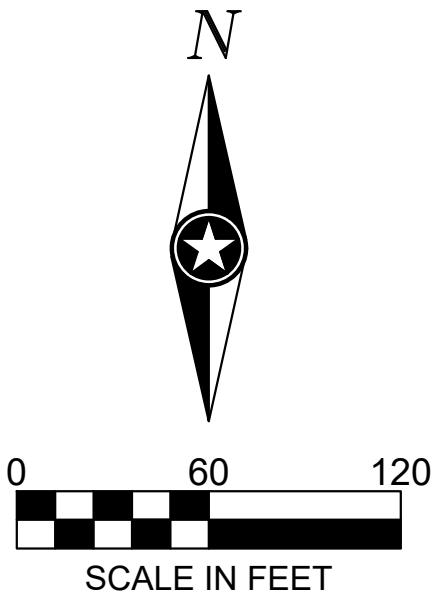
SCREENING:

WHERE ANY COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL USE, EXCEPT THOSE WITHIN THE C-CBD OR I-CBD DISTRICTS, ABUTS A RESIDENTIAL DISTRICT, THAT USE SHALL PROVIDE SCREENING ALONG THE PROPERTY LINE ABUTTING ANY PROPERTY IN THE RESIDENTIAL DISTRICT. SCREENING SHALL ALSO BE PROVIDED ON THE SIDE OF A COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL USE ACROSS THE STREET FROM A RESIDENTIAL DISTRICT. ALL THE SCREENING SPECIFICALLY REQUIRED BY THIS TITLE SHALL BE SUBJECT TO SECTION 11-16-15 OF THIS TITLE RELATED TO TRAFFIC VISIBILITY AND SHALL CONSIST OF A GREENBELT STRIP AS PROVIDED FOR BELOW.

A GREENBELT PLANTING STRIP SHALL CONSIST OF EVERGREEN TREES AND/OR DECIDUOUS TREES AND SHRUBS AND SHALL BE A MINIMUM OF TWENTY FEET (20') IN WIDTH AND OF A SUFFICIENT DENSITY TO PROVIDE A SUBSTANTIALLY CONTINUOUS VISUAL SCREEN AT MATURITY OF THE INSTALLED PLANTINGS. THIS PLANTING STRIP SHALL BE DESIGNED TO PROVIDE CONTINUOUS VISUAL SCREENING TO A MINIMUM HEIGHT OF EIGHT FEET (8'). THE GRADE FOR DETERMINING HEIGHT SHALL BE THE GRADE ELEVATION OF THE BUILDING, PARKING LOT OR USE FOR WHICH THE SCREENING IS PROVIDING PROTECTION, UNLESS OTHERWISE ESTABLISHED BY THE ZONING ADMINISTRATOR. THE PLANTING PLAN AND TYPE OF PLANTINGS SHALL REQUIRE THE APPROVAL OF THE ZONING ADMINISTRATOR.



ELEVATION ALONG GLACIER WAY VIEWING WEST
NTS



SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

MARKETPLACE
AT CEDAR

LAKEVILLE MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-29676
FILE NAME	29676 LAND
DRAWN BY	BDT/DWG/LMM
DESIGNED BY	BDT/DWG/LMM/MC
REVIEWED BY	MC, JF
ORIGINAL ISSUE DATE	01/28/25
CLIENT PROJECT NO.	-

TITLE

PLANTING PLAN
EXHIBIT I

SHEET

C5-10

PRELIMINARY NOT FOR CONSTRUCTION



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

November 7, 2024

City of Lakeville
20195 Holyoke Ave.
Lakeville, MN 55044

Re: **MARKETPLACE AT CEDAR**

The Dakota County Plat Commission met on November 6, 2024, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 23 (Cedar Ave.) / CSAH 9 (179th St. W.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The proposed plat includes retail development on the north portion of the Devney property with two future outlots on the south portion of the property. The future outlots are planned for potential apartments on the remaining Devney property. The right-of-way needs along CSAH 23 are 100 feet of half right of way, which is shown on the plat. The right-of-way needs along CSAH 9 (179th Street) are 75 feet of half right of way, which is shown on the plat. There is one access shown on CSAH 9 (179th Street) between Glacier Way and CSAH 23 as a right-in only access. The location of the access opening will be determined after review of a traffic study. A right turn lane will be required through the permitting process for the right-turn only access. As noted, the Plat Commission is requiring a traffic study of the site area for review by the Transportation Department to understand impacts to the 179th Street/Glacier Way intersection, proper location of the right turn only access, and turn lane queuing.

The Plat Commission has approved the preliminary plat provided that the described conditions are met. The Ordinance requires submittal of a final plat for review by the Plat Commission before a recommendation is made to the County Board of Commissioners.

Traffic volumes on CSAH 23 are 21,800 ADT and are anticipated to be 39,00 ADT by the year 2040. Traffic volumes on CSAH 9 are yet to be determined.

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 J

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

MARKETPLACE AT CEDAR

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

On 6 March 2025, the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of Oppidan Investment Company for a conditional use permit to allow platting of a lot without frontage to a public street. The Planning Commission conducted a public hearing regarding 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 2040 Lakeville Comprehensive Plan guides the property for Corridor Mixed Use.
2. The property is zoned M-2, Mixed Use Cedar Corridor District.
3. The legal description of the property is:

That part of the South Half of the Southwest Quarter of Section 10, Township 114 North, Range 20 West of the 5th Principal Meridian, lying Southerly of 179th Street West; EXCEPT the portion thereof included in the plat of Crossroads 1st Addition recorded as Document No. 2069087 in the office of the County Recorder; ALSO EXCEPT the portion thereof included in the plat of Cordelia recorded as Document No. 3501970 in the office of the County Recorder, all in Dakota County, Minnesota.

4. Section 11-16-5.G of the Zoning Ordinance requires that each lot shall have frontage to an abutting, improved, and city accepted public street in compliance with the minimum lot width requirements of the respective zoning district, except as may be allowed by approval of a conditional use permit; the applicant is requesting approval of a Conditional Use Permit to allow Lot 8, Block 1 of the proposed Marketplace at Cedar to be platted without frontage to a public street.
5. Section 11-4-3.E of the 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 2040 Lakeville Comprehensive Plan guides the subject property for Corridor Mixed Use development. Areas guided for Corridor Mixed Use are to have a compact development form, oriented towards the streetscape and providing for non-vehicular access and circulation. The commercial lots within the preliminary plat are clustered in the north portion of the subject property utilizing shared access to adjacent public streets for maximum utilization of the area. Integration of vehicle and pedestrian access for the commercial lots illustrated on the site plan is consistent with the development pattern envisioned by the Comprehensive Plan for Corridor Mixed Uses.

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

Finding: The table below summarizes land uses surrounding the subject property. The proposed subdivision of nine lots for commercial uses and outlots for future high density residential development will be compatible with existing and planned land use in the area of the subject property.

Direction	Land Use Plan	Zoning Map	Existing Use
North	Commercial HDR	PUD District	Crossroads of Lakeville Crossroads Senior Housing
East	MDR	RM-3 District	Row townhouses
South	Public/Quasi Public HDR	POS District PUD District	Metro Transit Park/Ride Edison at Avonlea
West	Public/Quasi Public	POS District	Central Maintenance Facility

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

Finding: The proposed development complies with the requirements of the Zoning Ordinance including performance standards specific to the lot without frontage to a public street.

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

Finding: The property is within the Municipal Urban Service Area and the proposed use can be accommodated within the City's existing public service capacity.

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

Finding: The property is to be accessed using 179th Street (CSAH 9) and Glanshaw Avenue. The existing streets serving the property have adequate capacity to accommodate traffic generated by the proposed development.

5. The report dated 25 February 2025 prepared by The Planning Company LLC (TPC) is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve a Conditional Use Permit allowing for platting of a lot without frontage to a public street based upon the foregoing information, findings, and conditioned upon compliance with the planning report prepared by TPC dated 25 February 2025.

DATED: March 6, 2025

LAKEVILLE PLANNING COMMISSION

BY: _____
Jenna Majorowicz, Chair



MEMORANDUM

TO: Community Development Director Tina Goodroad
Planning Manager Kris Jenson

FROM: D. Daniel Licht

DATE: 25 February 2025

RE: Lakeville – Zoning Ordinance; Commercial Wall Signs

TPC FILE: 135.01

BACKGROUND

The City has initiated an amendment of the Zoning Ordinance provisions regulating wall signs within commercial districts. The Planning Commission on 15 January 2025 reviewed an application for a variance to allow multiple wall signs for Midwest ENT for their medical clinic that includes several independent practices and various specialties. The Planning Commission did not support allowance of the additional sign through a variance, but indicated a willingness to consider changes to the Zoning Ordinance that would allow businesses greater flexibility in the number of wall signs within the given square footage established for each Zoning District. Our office has worked with City staff to draft a proposed amendment for consideration by the Planning Commission to this effect. A public hearing to consider the proposed Zoning Ordinance amendment has been noticed for the Planning Commission meeting on 6 March 2025 at 6:00PM.

Exhibits:

- Draft ordinance
- Table of proposed amendments

ANALYSIS

The Zoning Ordinance currently limits wall signs for single occupancy buildings to one wall sign or two wall signs for corner or through lots. The limit to one (or two) wall signs hinders flexibility to advertise business identification for building that may have only one exterior entrance, but may have multiple services or even separate businesses entities under one roof. The Midwest ENT clinic is an example of this issue whereby the medical clinic includes several different practices in different areas of medicine. Allowing more than one wall sign in these scenarios would increase business identification. The increased opportunity for effective business communication must be balanced with the intent of the sign regulations to maintain a desirable visual appearance of the City and protect public safety.

The proposed Zoning Ordinance amendment drafted for review by the Planning Commission includes revisions to all of Section 11-23-19 of the Zoning Ordinance regulating signs by Zoning District. Revising the entire section allows for the language to be streamlined to make it clearer to identify sign allowance and easier to use overall as well as addressing the wall sign provisions. The substantive changes to the allowances for wall signs are summarized as follows:

- Removing the limit of one wall sign per property or two wall signs for corner lots or through lots abutting more than one public street.
- The area of all wall signs would still be limited to not more than the same area currently allowed by the Zoning Ordinance (which varies by Zoning District) and limiting the area of any individual wall sign to not more than the total area of all signs. Thus, an individual property allowed 100 square feet of total signs will have options to allocate the allowed sign area such as one 50 square foot and two 25 square foot signs or one sign that is 100 square feet. The total area of signs allowed is not being increased as a result of the proposed amendment.
- Wall signs currently must be located on a building elevation facing a public street. Depending on the situation of individual properties or the orientation of a building within the lot, it may be advantageous to the business to be able to locate a sign on a side elevation. The proposed Zoning Ordinance amendment would eliminate the requirement that signs only be installed on an elevation facing a public street. An additional limit is, however, proposed to be added stating that a sign can not be installed on an elevation facing an interior side or rear lot line abutting a residential district to avoid any potential land use compatibility issues.

The changes proposed in the draft Zoning Ordinance amendment are also summarized in the table attached as an exhibit to this memorandum.

CONCLUSION

City staff has drafted a proposed amendment to the Zoning Ordinance regulations for wall signs to increase opportunity for business identification and provide greater flexibility in locating signs upon a building as directed by the Planning Commission. The proposed amendments are responsive to the policies of the 2040 Lakeville Comprehensive Plan and intent of the Zoning Ordinance to allow signage of commercial properties to facilitate business identification while avoiding over-intensification causing a negative aesthetic or potential driver distraction. Our office and City staff recommend approval of the proposed amendment as presented.

- c. Justin Miller, City Administrator
Andrea McDowell Poehler, City Attorney

ORDINANCE NO. _____

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE LAKEVILLE CITY CODE

THE CITY COUNCIL OF THE CITY OF LAKEVILLE ORDAINS:

Section 1. Section 11-23-19 of the Zoning Ordinance (Signs – District Regulations) is hereby amended read as follows:

11-23-19: DISTRICT REGULATIONS: In addition to the signs allowed by sections 11-23-7 and 11-23-15 of this chapter, the following signs shall be allowed within the specific zoning districts:

A. Within the A-P and RA districts, the following additional regulations apply:

1. One (1) free standing or wall sign shall be allowed provided that:
 - a. The area of the sign shall not exceed thirty two (32) square feet.
 - b. Freestanding signs shall be limited to a maximum height of eight feet (8').

B. Within the RS-1, RS-2, RS-3, RS-4, RS-CBD, RSMH, RST-1, RST-2, RM-1, RM-2, RH-1, or RH-2 District, the following additional regulations apply:

1. Government buildings and structures; public, quasi-public, or private recreation buildings; public parks and recreation areas; public and private educational institutions limited to accredited elementary, middle, or senior high schools; daycare facilities as a principal use; and religious institutions ~~such as churches, chapels, temples and synagogues~~ shall be allowed the following signs:
 - a. Freestanding Signs:
 - (1) ~~Number Allowed:~~ One (1) sign is allowed per lot, except that one (1) additional sign shall be allowed when there is more than one (1) entrance from a major collector or arterial street.

- (2) Area: The area of each sign may not exceed one hundred (100) square feet per sign face.
- (3) Monument Type; Height: The sign shall be a monument type with a maximum height not to exceed ten feet (10').
- (4) Changeable Copy Signs:
 - (A) Within the allowed area of a freestanding sign, one (1) non-electronic changeable copy shall be allowed per frontage to a major collector or arterial street as defined by the Comprehensive Plan.
 - (B) One (1) dynamic display sign may be allowed for lots that are a minimum of five (5) acres in area or greater provided that:
 - (i) Operation: The operation of the dynamic display sign shall require issuance of a license pursuant to section 3-22-3 of this Code.
 - (ii) The sign shall be displayed only in a yard abutting a major collector or arterial street as defined by the Comprehensive Plan.
 - (iii) The sign shall be set back a minimum of fifty feet (50') from any side or rear lot line abutting a residential district.
 - (C) Sign Structure:
 - (i) The changeable copy or dynamic display shall be incorporated as part of the freestanding sign allowed by subsection 11-23-19.B.1.a(1), (2) and (3) of this chapter.
 - (ii) The changeable copy or dynamic display element shall not exceed forty (40) square feet and shall be integral and contiguous to the overall sign display.

b. ~~Wall, canopy, or marquee s~~Signs:

- ~~(1) For single occupancy buildings, not more than one (1) sign larger than one hundred (100) square feet shall be allowed on one~~

~~elevation fronting a public street, except in the case of a corner lot or through lot where one additional one hundred (100) square foot wall sign may be installed on a second elevation fronting a public street.~~

~~(2) Additional signs not to exceed forty eight (48) square feet shall be allowed for each building entrance.~~

~~(1) Area:~~

~~(A) The total area of all wall signs shall not exceed one hundred (100) square feet for interior lots; for corner or through lots the total area of all wall signs shall not exceed two hundred (200) square feet.~~

~~(B) The maximum area of any one (1) individual wall sign shall not exceed one hundred (100) square feet.~~

~~(2) Number. There is no limit as to the number of wall signs except as governed by the total area of all wall signs allowed by Section 11-23-19.B.1.b of this section.~~

~~(3) Elevations. Wall signs may be located on any elevation of the principal structure except that facing a side or rear lot line abutting a residential district.~~

~~(4) Building Entrances. Notwithstanding section 11-23-19.B.1.b(1) and (2) of this section, an additional sign(s) not to exceed forty eight (48) square feet shall be allowed for each building entrance.~~

2. Multiple ~~f~~Family apartments~~Dwellings~~:

a. ~~Freestanding Signs: One (1) monument sign is allowed per lot not to exceed fifty (50) square feet each side with a maximum height of ten feet (10').~~

~~(1) Number: One (1) sign is allowed upon each lot.~~

~~(2) Area: The area of each sign shall not exceed fifty (50) square feet for each sign face.~~

~~(3) Height: The sign shall be a maximum height not to exceed ten feet (10').~~

- b. ~~Wall, Canopy, Or Marquee Signs: Not more than one (1) wall, canopy, or marquee sign with an area not to exceed fifty (50) square feet shall be allowed on one (1) elevation fronting a public street, except in the case of a corner lot or through lot where wall signs may be installed on two (2) elevations fronting a public street or on an elevation with the primary entrance.~~

(1) Area:

(A) The total area of all wall signs shall not exceed fifty (50) square feet; for corner or through lots the total area of all wall signs shall not exceed one hundred twenty eight (100) square feet.

(B) The maximum area of any one (1) individual wall sign shall not exceed fifty (50) square feet.

(2) Number. There is no limit as to the number of wall signs except as governed by the total area of all wall signs allowed by Section 11-23-19.B.2.b(1) of this section.

(3) Elevations. Wall signs may be located on any elevation of the principal structure except that facing a side or rear lot line abutting a residential district.

C. Within the O-R and C-1 Districts the following additional regulations shall apply:

1. Total Area And Number Of Signs:

a1. Freestanding Signs: One (1) sign is allowed per lot. The area of a freestanding sign may not exceed fifty (50) square feet each side with a maximum height of twenty feet (20').

(a) Number: One (1) sign is allowed upon each lot.

(b) Area: The area of each sign shall not exceed one hundred (100) square feet for each sign face.

(c) Height: The sign shall be a maximum height not to exceed twenty feet (20').

b2. Wall, Canopy, Or Marquee Signs: For single occupancy buildings, not more than one wall, canopy, or marquee sign shall be permitted on one elevation or in the case of a corner lot or through lot where wall signs may be installed on two (2) elevations, except no sign shall be installed on an elevation facing an interior side

~~or rear yard abutting a residential district. The area of individual signs shall not exceed sixty four (64) square feet:~~

(a) Area:

(1) The total area of all wall signs shall not exceed sixty four (64) square feet for interior lots; for corner or through lots the total area of all wall signs shall not exceed one hundred twenty eight (128) square feet.

(2) The maximum area of any one (1) individual wall sign shall not exceed sixty four (64) square feet.

(b) Number. There is no limit as to the number of wall signs except as governed by the total area of all wall signs allowed by Section 11-23-19.C.1.a of this section.

(c) Elevations. Wall signs may be located on any elevation of the principal structure except that facing a side or rear lot line abutting a residential district.

D. Within the M-1, M-2, C-2, C-3, and C-CBD Zoning Districts, but not those properties within the Freeway Corridor District regulated by Section 11-23-19.F of this section, the following additional regulations shall apply:

1. Total Area And Number Of Signs:

a1. Freestanding Signs: One sign is allowed per lot within the M-1, C-2, and C-3 Districts. The area of a freestanding sign may not exceed one hundred (100) square feet each side with a maximum height of twenty feet (20').

a. M-1, C-2, and C-3 Districts:

(1) Number: One (1) sign is allowed upon each lot.

(2) Area: The area of each sign shall not exceed one hundred (100) square feet for each sign face.

(3). Height: The sign shall be a maximum height not to exceed twenty feet (20').

b. M-2 and C-CBD Districts. No freestanding sign is allowed.

b2. Wall, Canopy, Or Marquee Signs:

~~(1) For single occupancy buildings, not more than one wall, canopy, or marquee sign shall be permitted on one elevation or in the case of a corner lot or through lot where wall signs may be installed on two (2) elevations, except no sign shall be installed on an elevation facing an interior side or rear yard abutting a residential district, or as may be allowed by subsections D1b(3) and D1b(4) of this section.~~

~~(2) The area of individual signs shall not exceed one hundred (100) square feet, except as may be allowed by subsection D1b(3) of this section.~~

~~(3) Single occupancy building or individual tenant space with a gross floor area of forty five thousand (45,000) square feet or more:~~

~~(A) Sign Area:~~

~~(i) The area of one individual sign shall not exceed four hundred forty (440) square feet.~~

~~(ii) If a second sign is allowed for a single occupancy building or individual tenant with a gross floor area of forty five thousand (45,000) square feet or larger by subsection D1b(1) of this section, the area of the second individual sign shall not exceed two hundred (200) square feet.~~

~~(B) Secondary Signs:~~

~~(i) Additional secondary wall signs shall be allowed on one elevation of the principal building other than an elevation facing an interior side or rear yard abutting a residential district.~~

~~(ii) The total area of all secondary wall signs shall not exceed one hundred forty four (144) square feet and the area of any one secondary wall sign shall not exceed seventy two (72) square feet.~~

~~(4) One (1) additional wall sign not exceeding one hundred (100) square feet shall be allowed within the M-2 and C-CBD District to be displayed on a side or rear wall of a building, which may or may not front a public street.~~

a. Area:

(1) For principal buildings with a gross floor area less than forty-five thousand (45,000) square feet:

(A) The total area of all wall signs shall not exceed one hundred (100) square feet for interior lots; for corner or through lots the total area of all wall signs shall not exceed two hundred (200) square feet.

(B) The maximum area of any one (1) individual wall sign shall not exceed one hundred (100) square feet.

(2) For principal buildings with a gross floor area of forty-five thousand (45,000) square feet or greater:

(A) The total area of all wall signs shall not exceed six hundred (600) square feet for interior lots; for corner or through lots the total area of all wall signs shall not exceed eight hundred (800) square feet.

(B) The maximum area individual walls sign shall not exceed:

(i) One (1) sign with a maximum area of four hundred forty (440) square feet.

(ii) One sign with a maximum area of two hundred (200) square feet.

(iii) All other signs shall be limited to a maximum area of eighty (80) square feet.

b. Number. There is no limit as to the number of wall signs except as governed by the total area of all wall signs allowed by Section 11-23-19.D.2.a of this section.

c. Elevations. Wall signs may be located on any elevation of the principal structure except that facing a side or rear lot line abutting a residential district.

E. Within the O-P, I-CBD, I-1, and I-2 Districts, but not those properties within the Freeway Corridor District regulated by Section 11-23-19.F of this section, the following additional regulations shall apply:

1. Total Sign Area And Number:

a~~1~~. ~~Freestanding Signs: One sign is allowed per lot. The area of a freestanding sign may not exceed one hundred (100) square feet each side with a maximum height of ten feet (10').~~

a. Number Allowed: One (1) sign is allowed upon each lot.

b. Area: The area of each sign shall not exceed one hundred (100) square feet for each sign face.

c. Height: The sign shall be a maximum height not to exceed ten feet (10').

b~~2~~. ~~Wall, Canopy, Or Marquee Signs:~~

~~(1) For single occupancy buildings, not more than one (1) wall, canopy, or marquee sign shall be permitted on one elevation or in the case of a corner lot or through lot where wall signs may be installed on two (2) elevations, except no sign shall be installed on an elevation facing an interior side or rear yard abutting a residential district.~~

~~(2) The area of individual signs shall not exceed one hundred (100) square feet, except as allowed by one of the following provisions:~~

~~(A) The area of individual signs shall not exceed two hundred (200) square feet for single occupancy building or an individual tenant space with a gross floor area of forty five thousand (45,000) square feet or more.~~

~~(B) The area of individual signs shall not exceed four hundred (400) square feet for single occupancy building or an individual tenant space with a gross floor area of two hundred fifty thousand (250,000) square feet or more.~~

a. Area:

(1) For principal buildings with a gross floor area less than forty five thousand (45,000) square feet:

(A) The total area of all wall signs shall not exceed one hundred (100) square feet for interior lots; for corner or through lots the total area of all wall signs shall not exceed two hundred (200) square feet.

(B) The maximum area of any one (1) individual wall sign shall not exceed one hundred (100) square feet.

(2) For principal buildings with a gross floor area of forty five thousand (45,000) square feet and less than two hundred fifty thousand (250,000) thousand square feet:

(A) The total area of all wall signs shall not exceed two hundred (200) square feet for interior lots; for corner or through lots the total area of all wall signs shall not exceed four hundred (400) square feet.

(B) The maximum area of any one (1) individual wall sign shall not exceed two hundred (200) square feet.

(3) For principal buildings with a gross floor area of two hundred fifty thousand (250,000) thousand square feet or greater:

(A) The total area of all wall signs shall not exceed four hundred (400) square feet for interior lots; for corner or through lots the total area of all wall signs shall not exceed eight hundred (800) square feet.

(B) The maximum area of any one (1) individual wall sign shall not exceed four hundred (400) square feet.

b. Number. There is no limit as to the number of wall signs except as governed by the total area of all wall signs allowed by Section 11-23-19.E.2.a of this section.

c. Elevations. Wall signs may be located on any elevation of the principal structure except that facing a side or rear lot line abutting a residential district.

2. Freeway Corridor Area: Signs for uses within the freeway corridor area shall be subject to the regulations of subsection G of this section.

F. Within the Freeway Corridor District, defined on the zoning map, the following additional regulations shall apply to all C and I within the M-1, C-2, C-3, O-P, I-1 and I-2 districts properties:

1. Total Sign Area And Number:

a1. Freestanding Signs:

(1)a. Number Allowed: One (1) sign is allowed per for each lot.

(2)b. ~~Area: The area of a sign may not exceed one hundred fifty (150) square feet each side, except that the area of a sign for single occupancy buildings with a gross floor area of one hundred thousand (100,000) square feet or larger shall not exceed four hundred (400) square feet.~~

(1) For principal buildings with a gross floor area less than one hundred thousand (100,000) square feet, the area of a freestanding signs shall not exceed one hundred fifty (150) square feet for each face.

(2) For principal buildings with a gross floor area of one hundred thousand (100,000) square feet or greater, the area of a freestanding signs shall not exceed four hundred (400) square feet for each face.

(3)c. Height:

(A1) For, principal buildings with a gross floor area less than one hundred thousand (100,000) square feet, ~~T~~the maximum height of the sign shall not exceed thirty feet (30')_s, except that the height of the sign for single occupancy buildings with a gross floor area of one hundred thousand (100,000) square feet or larger shall not exceed fifty feet (50').

(2) For, principal buildings with a gross floor area of one hundred thousand (100,000) square feet or greater, the maximum height of the sign shall not exceed fifty feet (50').

(B3) For convenience food, hotel, motor fuel, and restaurant uses developed on properties with an elevation below that of the centerline of I-35, measured at the closest distance between the sign location and centerline of I-35, the height of a freestanding sign may be increased to be not more than thirty feet (30') above the centerline elevation of I-35 with a total height not to exceed seventy feet (70').

b2. ~~Wall, Canopy, Or Marquee Signs:~~

(1) — For single occupancy buildings, not more than one wall, canopy, or marquee sign shall be permitted on one elevation or in the case of a corner lot or through lot where wall signs may be installed on two (2) elevations, except no sign shall be installed on an elevation facing an interior side or rear yard abutting a residential district, as

~~well as secondary signs as may be allowed by subsection F1b(3) of this section.~~

~~(2) The area of individual signs shall not exceed one hundred fifty (150) square feet, except as may be allowed by subsection F1b(3) of this section.~~

~~(3) Single occupancy building or individual tenant space with a gross floor area of forty five thousand (45,000) square feet or more:~~

~~(A) Sign Area:~~

~~(i) The area of one individual sign shall not exceed four hundred forty (440) square feet.~~

~~(ii) If a second sign is allowed for a single occupancy building or individual tenant with a gross floor area of forty five thousand (45,000) square feet or larger by subsection F1b(1) of this section, the area of the second individual sign shall not exceed two hundred (200) square feet.~~

~~(iii) If a second sign is allowed for a single occupancy building or individual tenant with a gross floor area of forty five thousand (45,000) square feet or larger by subsection F1b(1) of this section, the area of the second individual sign shall not exceed two hundred (200) square feet.~~

~~(B) Secondary Signs:~~

~~(i) Additional secondary wall signs shall be allowed on one elevation other than an elevation facing an interior side or rear yard abutting a residential district.~~

~~(ii) The total area of all secondary wall signs shall not exceed one hundred forty four (144) square feet and the area of any one secondary wall sign shall not exceed seventy two (72) square feet.~~

a. Area:

(1) For principal buildings with a gross floor area less than forty-five thousand (45,000) square feet:

(A) The total area of all wall signs shall not exceed one hundred fifty (150) square feet for interior lots; for corner or through lots the total area of all wall signs shall not exceed three hundred (300) square feet.

(B) The maximum area of any one (1) individual wall sign shall not exceed one hundred fifty (150) square feet.

(2) For principal buildings with a gross floor area of forty-five thousand (45,000) square feet or greater:

(A) The total area of all wall signs shall not exceed six hundred (600) square feet for interior lots; for corner or through lots the total area of all wall signs shall not exceed eight hundred eighty four (800) square feet.

(B) The maximum area individual walls sign shall not exceed:

(i) One (1) sign with a maximum area of four hundred forty (440) square feet.

(ii) One (1) sign with a maximum area of two hundred (200) square feet.

(iii) All other signs shall be limited to a maximum area of eight (80) square feet.

b. Number. There is no limit as to the number of wall signs except as governed by the total area of all wall signs allowed by Section 11-23-19.F.2.a of this section.

c. Elevations. Wall signs may be located on any elevation of the principal structure except that facing a side or rear lot line abutting a residential district.

23. Separate commercial uses on properties with a common lot line that abut a principal arterial roadway may each locate a sign on the allowed freestanding structure for each lot subject to approval by the Zoning Administrator; provided, that:

a. Location:

- (1) One (1) of the allowed signs shall be located in a yard abutting the street to which at least one (1) of the lots have access.
 - (2) One (1) of the allowed signs shall be located in a yard abutting the principal arterial right-of-way.
- b. The sign in the yard abutting the street to which the lot(s) have access may not exceed one hundred (100) square feet each side with a maximum height of twenty feet (20').
- c. The sign in the yard abutting the principal arterial right-of-way shall comply with the following provisions:
 - (1) ~~Area: The area of a sign may not exceed one hundred fifty (150) square feet each side, except that the area of a sign for single occupancy buildings with a gross floor area of one hundred thousand (100,000) square feet or larger shall not exceed four hundred (400) square feet.~~
 - (A) For principal buildings with a total gross floor area less than one hundred thousand (100,000) square feet, the area of a freestanding signs shall not exceed one hundred fifty (150) square feet for each face.
 - (B) For principal buildings with a total gross floor area of one hundred thousand (100,000) square feet or greater, the area of a freestanding signs shall not exceed four hundred (400) square feet for each face.
 - (2) Height:
 - (A) ~~The maximum height of the sign shall not exceed thirty feet (30'), except that the height of the sign for single occupancy buildings with a gross floor area of one hundred thousand (100,000) square feet or larger shall not exceed fifty feet (50').~~
 - (A) For principal buildings with a total gross floor area less than one hundred thousand (100,000) square feet, the maximum height of the sign shall not exceed thirty feet (30').

(B) For principal buildings with a total gross floor area of one hundred thousand (100,000) square feet or greater, the maximum height of the sign shall not exceed fifty feet (50').

(BC) For convenience food, hotel, motor fuel and restaurant uses developed on properties with an elevation below that of the centerline of I-35, measured at the closest distance between the sign location and centerline of I-35, the height of a freestanding sign may increase to be not more than thirty feet (30') above the centerline elevation of I-35 with a total height not to exceed seventy feet (70').

- d. An agreement addressing construction, maintenance, and repair responsibilities and access rights is established and filed with the Dakota County Recorder with the titles of the two (2) properties involved in the collocated freestanding sign(s) prior to issuance of a sign permit with amendment or cancellation of the agreement allowed only upon written approval by the Zoning Administrator.

G. Within the P-OS District the following additional regulations shall apply:

1. Freestanding Signs:

a. Number Allowed:

(1) One (1) sign is allowed per lot, except that one (1) additional sign shall be allowed when there is more than one (1) entrance from a major collector or arterial street.

(2) In addition to the sign allowed by section 11-23-9.G.1.a(1) of this section, one (1) a sign is ~~permitted~~allowed at each entrance to a city park with a community park or special area designation with the Parks, Trails, and Open Space Plan.

- b. Area: The area of each sign may not exceed one hundred (100) square feet per sign face.
- c. Monument Type; Height: The sign shall be monument type with a maximum height not to exceed ten feet (10').
- d. Changeable Copy Signs:

- (1) Within the allowed area of a freestanding sign, a maximum of forty (40) square feet of nonelectronic changeable copy shall be allowed per frontage to a major collector or arterial street.
- (2) For city of Lakeville public administration, fire stations, police department buildings, ice arenas and public maintenance buildings and ISD 192, ISD 194 and ISD 196 school district uses only, as allowed by chapter 97 of this title, the changeable copy sign allowed by this section may utilize electronic graphic display provided that:
 - (A) An electronic graphic display sign shall be displayed only in a yard abutting a minor expander, minor connector or minor reliever street as defined by the comprehensive plan.
 - (B) The operation of the electronic sign shall require issuance of a license pursuant to section 3-22-3 of this code.

2. ~~Wall, Canopy, Or Marquee Signs:~~

~~a. For single occupancy buildings, Not more than one sign shall be allowed on one elevation fronting a public street, except in the case of a corner lot or through lot where one additional one hundred (100) square foot wall sign may be installed on a second elevation fronting a public street.~~

~~b. Additional signs:~~

~~(1) One (1) sign not to exceed forty eight (48) square feet shall be allowed for each building entrance.~~

~~(2) Two (2) wall signs not to exceed a total of three hundred (300) square feet shall be allowed on permanent structures in city community parks or special use areas, as designated by the Parks, Trails, and Open Space Plan.~~

a. Area:

(1) The total area of all wall signs shall not exceed one hundred (100) square feet for interior lots; for corner or through lots the total area of all wall signs shall not exceed two hundred (200) square feet.

(2) The maximum area of any one (1) individual wall sign shall not exceed one hundred (100) square feet.

(3) Permanent structures in community parks or special use areas, as designated by the Parks, Trails, and Open Space Plan, shall be allowed up to two (2) wall signs not to exceed a total of three hundred (300) feet.

b. Number. There is no limit as to the number of wall signs except as governed by the total area of all wall signs allowed by Section 11-23-19.B.1.b of this section.

c. Elevations. Wall signs may be located on any elevation of the principal structure except that facing a side or rear lot line abutting a residential district.

d. Building Entrances. Notwithstanding section 11-23-19.G.2.a and b of this section, an additional sign(s) not to exceed forty eight (48) square feet shall be allowed for each building entrance.

H. ~~In~~Within a planned unit developmentPUD district, ~~signing restrictions~~sign allowances shall be based upon the individual uses and structures contained in the complexdevelopment. ~~Signs shall be in compliance with the restrictions and the regulations of this section~~ applied in the most restrictive zoning district in which the use is allowed, subject to modification by approval of a PUD development stage plan.

Section 2. This ordinance shall be effective immediately upon its passage and publication according to law.

(remainder of page intentionally blank signatures follow)

ADOPTED by the Lakeville City Council this _____ day of _____, 2025.

CITY OF LAKEVILLE

BY: _____
Luke Hellier, Mayor

ATTEST

BY: _____
Ann Orlofsky, City Clerk

Lakeville Zoning Ordinance
Section 11-23-19
Proposed Wall Sign Amendments

District		Existing Wall Signs Allowed	Proposed Wall Signs Allowed
A-P and RA		1 wall sign not to exceed 32sf.	No change
RS, RST, RM, RH	Government Uses, Education and Religious Institutions	1 sign not to exceed 100sf. for up to two elevations facing public street; plus 48sf. signs for each exterior entrance	Total sign area not to exceed 100sf, or 200sf. for corner or through lots; Area of any individual sign not to exceed 100sft; plus 1 additional 48sf. sign for each exterior entrance
	Multiple Family	1 sign not to exceed 50sf. for up to two elevations facing public street	Total sign area not to exceed 50sf, or 100sf. for corner or through lots; Area of any individual sign not to exceed 50sf.
O-R and C-1		1 sign not to exceed 64sf. for up to two elevations facing public street	Total sign area not to exceed 64sf, or 128sf. for corner or through lots; Area of any individual sign not to exceed 64sf.
M-1, M-2, C-2, C-3, C-CBD	Buildings < 45,000sf.	1 sign not to exceed 100sf. for up to two elevations facing public street	Total sign area not to exceed 100sf, or 200sf. for corner or through lots; Area of any individual sign not to exceed 100sf.
	Buildings ≥ 45,000sf.	1 sign not to exceed 440sf. on an elevation facing public street for an interior lot; 1 sign not to exceed 200sf. for corner or through lots; 2 signs not to exceed 144sf. or 72sf. for any one sign	Total sign area not to exceed 600sf, or 800sf. for corner or through lots; Area of any 1 sign not to exceed 440sf., 1 sign not to exceed 200sf., and all other signs limited to a maximum of 80sf.
O-P I-CBD I-1 I-2	Buildings < 45,000sf.	1 sign not to exceed 100sf. for up to two elevations facing public street	Total sign area not to exceed 100sf, or 200sf. for corner or through lots; Area of any individual sign not to exceed 100sf.
	Buildings ≥ 45,000sf. and < 250,000sf.	1 sign not to exceed 200sf. for up to two elevations facing public street	Total sign area not to exceed 200sf, or 400sf. for corner or through lots; Area of any individual sign not to exceed 200sf.
	Buildings ≥ 250,000sf.	1 sign not to exceed 400sf. for up to two elevations facing public street	Total sign area not to exceed 400sf, or 800sf. for corner or through lots; Area of any individual sign not to exceed 200sf.
Freeway Corridor District	Buildings < 45,000sf.	1 sign not to exceed 150sf. for up to two elevations facing public street	Total sign area not to exceed 150sf, or 300sf. for corner or through lots; Area of any individual sign not to exceed 150sf.
	Buildings ≥ 45,000sf.	1 sign not to exceed 440sf. on an elevation facing public street for an interior lot; 1 sign not to exceed 200sf. for corner or through lots; 2 signs not to exceed 144sf. or 72sf. for any one sign	Total sign area not to exceed 600sf, or 800sf. for corner or through lots; Area of any 1 sign not to exceed 440sf., 1 sign not to exceed 200sf., and all other signs limited to a maximum of 80sf.
P-OS		1 sign not to exceed 100sf. for up to two elevations facing public street; plus 48sf. signs or each exterior entrance	Total sign area not to exceed 100sf, or 200sf. for corner or through lots; Area of any individual sign not to exceed 100sft; plus 1 additional 48sf. sign for each exterior entrance



Memorandum

FYI

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: February 27, 2025
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:

- Pumpkin Creek preliminary plat and rezoning
- Lord of Life townhomes preliminary plat, easement vacation, and variance

At their February 18, 2025 meeting, the City Council approved the following:

- Airlake DEA preliminary plat
- North Creek MHP conditional use permit