



AGENDA PLANNING COMMISSION MEETING

January 15, 2026 - 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. December 18, 2025 Planning Commission minutes
4. Announcements
5. Public Hearing
 - a. Conditional use permit to allow the combination of accessory buildings to exceed the gross floor area of the principal structure at 19730 Judicial Road
 - b. Comprehensive Plan amendment and Zoning Map amendment for Lennar
 - c. Conditional use permit for Lakeville Soccer Association for a commercial recreation facility at 21300 Juniper Way
6. Staff Notices
 - a. The City Council meeting at which the above items may be considered will be held on February 2, 2026.
 - b. The next Planning Commission meeting is scheduled for February 5, 2026.
 - c. Planning Manager's memo
7. Adjourn

CITY OF LAKEVILLE
PLANNING COMMISSION MEETING MINUTES
December 18, 2025

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

Members Present: Chair Christine Zimmer, Vice Chair Scott Einck, Pat Kaluza, John Swaney, Jason Swenson, Mark Traffas, Amanda Tinsley

Members Absent: None

Staff Present: Kris Jenson, Planning Manager; Tina Goodroad, Community Development Director (via Teams), Heather Botten, Senior Planner; Jon Nelson, Assistant City Engineer; Dawn Erickson, Community Development Recorder

3. Approval of the Meeting Minutes

The December 4, 2025 Planning Commission meeting minutes were approved as presented.

4. Announcements

Planning Manager Kris Jenson stated there is an added stipulation to the recommendation for the Caliber Collision Conditional Use Permit, and a revised landscape plan for Veridian Credit Union.

5a. Putrah Shores

Chair Zimmer opened the public hearing to consider the application of Tyler Putrah for a preliminary plat of one lot located on 199th Street along the shores of Lake Marion.

Tyler Putrah, 21059 Itami Trail, introduced the project.

Senior Planner Heather Botten presented the staff report. The plat consolidates two adjacent parcels, totaling 0.43 acres, into a single lot. Mr. Putrah intends to construct a new single-family home on the property, which is zoned RS-3, Single-Family Residential and located in the Shoreland Overlay District of Lake Marion. The two parcels are legal, non-conforming lots, both originally platted in 1909 as part of the Antlers Park plat. In 1941, the west parcel was replatted as part of the Lenihan's Lots Antlers Park plat. Because the lots are part of two different plats, Dakota County requires the parcels be platted to be combined.

Chair Zimmer opened the hearing to the public for comment.

There was no public comment.

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

Voice vote was taken on the motion.

Ayes – unanimous

Chair Zimmer asked for comments from the Planning Commission.

- Commissioner Kaluza expressed his support for the project.

Motion was made by Swaney, seconded by Swenson to recommend to City Council approval of the Putrah Shores preliminary plat, subject to the following stipulations:

1. 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.
2. Related fees for a one lot plat shall be required to be paid prior to the release of the final plat for recording.

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

Nays: 0

5b. SMNPT1, LLC

Chair Zimmer opened the public hearing to consider the application of SMNPT1, LLC for a conditional use permit for a commercial building to be less than 2,000 square feet of floor area located in Heritage Commons.

John Johansson with Transwestern introduced the project.

Ms. Botten presented the staff report. Representatives of SMNPT 1, LLC submitted an application for a conditional use permit to allow a commercial building less than 2,000 square feet of floor area. The development is for property located north of 202nd Street (CSAH 50), south of Heritage Drive and east of Dodd Boulevard (CSAH 9).

Section 11-17-17 of city code states that principal buildings for commercial and industrial uses with less than 2,000 square feet of floor area may only be allowed upon approval of a conditional use permit. The conditional use permit request is to allow one building to be about 840 square feet in size for a stand-alone, double drive through coffee shop. The site received preliminary plat approval and a conditional use permit for two convenience restaurants with a drive through in July 2025. Final plat approval is required before construction of the buildings can take place.

Chair Zimmer opened the hearing to the public for comment.

There was no public comment.

Motion was made by Swenson, seconded by Tinsley to close the public hearing at 6:14 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Chair Zimmer asked for comments from the Planning Commission.

- Commissioner Traffas inquired if there has been any change of plans regarding Chipotle. Mr. Johannson stated that Chipotle is very committed.
- Chair Zimmer expressed appreciation of exceeding the stacking requirements.
- Chair Swenson asked about the process to ensure there's no pollution with the stormwater infiltration system. Mr. Johannson stated that a phase two study which included boring and vapor tests was done and the results were acceptable and clean from the MPCA.
- Commissioner Kaluza stated he appreciates the double drive thru lane which exceeds the stacking requirements.

Motion was made by Swenson, seconded by Tinsley to recommend to City Council approval of the conditional use permit for a commercial building to be less than 2,000 square feet of floor area and the findings of fact subject to the following stipulations:

1. Implementation of the recommendations listed in the December 8, 2025 engineering report.
2. The site shall be developed according to the plans approved by the City Council.
3. Execution of a Stormwater Maintenance Agreement shall be required with the final plat between the Developer and the City of Lakeville for the maintenance of the stormwater system located on the property.
4. An agreement for shared driveway access shall be established between Lot 1, Block 1 and Outlot A, Heritage Commons 10th Addition and Lot 1, Block 1, Heritage Commons 6th Addition and Lake Marion Collision in conjunction with the recording of the final plat.
5. The hours of operation shall be limited to five o'clock (5:00) A.M. to eleven o'clock (11:00) P.M.
6. Any rooftop and/or ground-mounted mechanical equipment must be screened per Zoning Ordinance requirements.
7. The City Forester has reviewed and approved the preliminary landscape plan dated May 28, 2025. Landscaping on site must be installed per the approved plan. Prior to a landscape inspection, an as-built landscape plan must be submitted to the city.
8. The Developer must provide a security with the final plat to guarantee installation of the landscaping.
9. Exterior lighting shall be down-cast only and shall not glare onto road right-of-way.
10. Snow storage shall not occur within required parking spaces.

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

Nays: 0

5c. City of Lakeville

Chair Zimmer opened the public hearing to consider an amendment to the Zoning Ordinance provisions for outdoor storage related to major automobile repair uses in the I-1, Light Industrial District.

Ms. Jenson presented the staff report. Staff has initiated an amendment to the provisions for outdoor storage related to major automobile repair uses in the I-1, Light Industrial District, which were approved by the City Council in January of this year. The proposed amendment is intended to clarify the setback and landscape requirements for the outdoor storage area.

An application has been received from Caliber Collision for a conditional use permit for a major automotive repair use with outdoor storage in the I-1 District. Upon review of their proposed plans, two issues were raised in relation to the new ordinance language.

The primary issue is the requirement that the outdoor storage area must meet the structure setbacks for the district, which could have an impact for businesses that want to locate the storage area behind the building, but don't have room to do so because the building is at or close to the 30-foot rear setback line. Staff believe that the rear yard setback for the storage areas should be reduced to be 10 feet, which is consistent with the side yard setback. Reducing this setback requirement encourages the storage areas to be placed behind the building. The setback requirement would not be allowed to be reduced should the storage area be located in a yard that is adjacent to a residential zoned property; in that case the building setbacks will still apply.

The other item is the requirement that the fenced storage area be landscaped with a greenbelt per Section 11-21-9 Required Screening and Landscaping. This section requires the greenbelt when commercial or industrial uses are adjacent to residential zoned property. Staff are not proposing to change that requirement, only to clarify within the I-1 language that the landscaping is required when adjacent to residential zoned property.

Chair Zimmer opened the hearing to the public for comment.

There was no public comment.

Motion was made by Einck, seconded by Swaney to close the public hearing at 6:25 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Chair Zimmer asked for comments from the Planning Commission.

- There were no comments.

Motion was made by Kaluza, seconded by Einck to recommend to City Council approval of the proposed ordinance amendments to Title 11 (Zoning) of the City Code for outdoor storage related to major automobile repair uses in the I-1, Light Industrial District.

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

Nays: 0

5d. Caliber Collision

Chair Zimmer opened the public hearing to consider the application of Caliber Collision for a conditional use permit to allow a major automobile repair use within an existing building in the I-1, Light Industrial District, located at 9583 217th Street.

Joan Firnhaber of Cushamn & Wakefield introduced the project.

Ms. Jenson presented the staff report. Caliber Collision is requesting a conditional use permit to allow major automobile repair in the I-1, Light Industrial District. The use is proposed to be located in the existing The Outdoor Greatroom Company building at 9583 217th Street, which is at the southwest corner of 215th Street (CSAH 70) and Dodd Boulevard (CSAH 9). Caliber collision would locate in the vacant tenant space at the west end of the building.

The outdoor storage area is proposed to be located in a paved trailer parking area at the rear of the site. The fenced area is 9,975 square feet and will be surrounded by a six-foot-tall privacy fence. The area will be accessed on the north side, facing the building, with a manual sliding gate made of the same material as the fence. The enclosure will have 18 tandem spaces for a total of 36 parking spaces. The area will be used to secure vehicles that are awaiting repair or in process of repair as well as vehicle parts as needed. No other outdoor storage is permitted for the use.

Ms. Jenson stated that the added stipulation addresses potential run-off of fluids leaking from damaged vehicles, given close proximity of the storage area to the adjacent stormwater pond.

Chair Zimmer opened the hearing to the public for comment.

There was no public comment.

Motion was made by Swaney, seconded by Einck to close the public hearing at 6:31 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Chair Zimmer asked for comments from the Planning Commission.

- Commissioner Traffas asked if the trailer parking spaces were extra and using them won't bring it below the minimum number of parking spaces required by the overall building. Ms. Jenson stated that when looking at parking for industrial facilities, only parking for passenger vehicles is considered, there isn't a minimum number of trailer spaces required.
- Chair Zimmer asked if the applicant is in agreement with the addition of stipulation 9. Ms. Firnhaber stated as good stewards to the environment they want to keep the waters clean and they are in agreement.

Motion was made by Swenson, seconded by Tinsley to recommend to City Council approval of the conditional use permit to allow major automobile repair in the I-1, Light Industrial District subject to the following stipulations and the findings of fact.

1. The site shall be developed in accordance with the plans approved by the City Council.

2. If an exterior trash enclosure is added to the site, the enclosure must comply with Section 11-18-11 of the Zoning Ordinance.
3. All vehicle painting, emissions, and handling and disposing of flammable materials shall be conducted according to all federal, state, and local government requirements.
4. All flammable materials, including liquids and rags, shall conform with the applicable provisions of the Minnesota Uniform Fire Code.
5. Caliber Collision is required to obtain any permits from the Minnesota Pollution Control Agency and any other permits/approvals as may be identified during the building permit review process.
6. The hours of operation shall be between seven o'clock (7:00) A.M. and eight o'clock (8:00) P.M.
7. Exterior storage is prohibited outside of the fenced storage area.
8. Individual vehicles may not be stored on site for longer than 30 days.
9. The developer shall maintain either a 'No Exposure Certification' or a valid Industrial Stormwater General Permit as issued by the MPCA. All outdoor storage must comply with the Best Management Practices (BMPs) outlined in MPCA guidance.

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

Nays: 0

5e. CA Commercial Development – Conditional Use Permit

Chair Zimmer opened the public hearing to consider the application of CA Commercial Development for a conditional use permit for a convenience restaurant with a drive-through located in the Heritage Commons.

Mark Wilhoite introduced the project.

Ms. Botten presented the staff report. Representatives of CA Commercial Development have submitted an application for a conditional use permit for a convenience restaurant with a drive-through located in the Heritage Commons PUD. The property is currently platted as Outlot A, Heritage Commons 9th Addition, located north of 202nd Street (CSAH 50), south of Heritage Drive, and east of Idealic Avenue.

The project includes a 4,750 square foot building designed for two convenience restaurant tenants, one of which would have a drive through service window. The property is 1.29 acres in size and is currently an outlot. Final plat approval is required before construction of the building can take place.

The subject property is zoned PUD, Planned Unit Development, with the underlying zoning of C-3, General Commercial District. Section 11-66-7.E of the Zoning Ordinance allows convenience restaurants with a drive-through service window by conditional use permit.

Chair Zimmer opened the hearing to the public for comment.

There was no public comment.

Motion was made by Traffas, seconded by Swaney to close the public hearing at 6:38 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Chair Zimmer asked for comments from the Planning Commission.

- Commissioner Swenson expressed his appreciation for the angled parking spaces.

Motion was made by Tinsley, seconded by Kaluza to recommend to City Council approval of the conditional use permit for a convenience restaurant with a drive-through located in the Heritage Commons Planned Unit Development (PUD) and Findings of Fact, subject to the following stipulations:

1. Outlot A, Heritage Commons 9th Addition must be platted into a lot and block prior to development of the parcel.
2. Implementation of the recommendations listed in the December 4, 2025 engineering report.
3. The site shall be developed according to the plans approved by the City Council.
4. Execution of a Stormwater Maintenance Agreement shall be required between the Developer and the City of Lakeville for the maintenance of the stormwater system located on the subject parcel.
5. An agreement for shared driveway access shall be established between Lots 1 and 2, Block 1, Heritage Commons 9th Addition and Lot 1, Block 1, Heritage Commons 8th Addition (Tires Plus) prior to the release of the final plat.
6. The hours of operation shall be limited to five o'clock (5:00) A.M. to eleven o'clock (11:00) P.M.
7. Any rooftop and/or ground-mounted mechanical equipment must be screened per Zoning Ordinance requirements.
8. The City Forester has reviewed and approved the landscape plan dated December 11, 2025. Landscaping on site must be installed per the approved plan. Prior to a landscape inspection, an as-built landscape plan must be submitted to the city.
9. The Developer must provide a security with the final plat to guarantee installation of the landscaping.
10. Exterior lighting shall be down-cast only and shall not glare onto road right-of-way.
11. Snow storage shall not occur within required parking spaces.

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

Nays: 0

5f. Veridian Credit Union

Chair Zimmer opened the public hearing to consider the application of ISG on behalf of Veridian Credit Union for a conditional use permit for a drive-through service window accessory to an allowed use in the M-2, Mixed Use Cedar Corridor District, in Marketplace at Cedar.

Jamie Foust with ISG introduced the project.

Ms. Jenson presented the staff report. Veridian Credit Union has applied for a conditional use permit to allow a drive-through service window accessory to an allowed use (credit union) in the M-2, Mixed Use Cedar Corridor District. The credit union is proposed on Lot 1, Block 1, Marketplace At Cedar, which is east of Cedar Avenue (CSAH 23) and south of 179th Street (CSAH 9). The City Council recently approved the Marketplace at Cedar final plat.

The onsite parking does not interfere with the traffic circulation patterns. The stacking areas to enter the drive-through windows are separated from the site circulation for vehicles that are entering or existing the site. The stacking lane is on the east side of the building and is separated from pedestrian access, parking, and green areas on the property are located on the north, west, and south side of the building. Access to this site is provided by a private drive, thus no part of a public street or boulevard will be used for the stacking of automobiles.

Chair Zimmer opened the hearing to the public for comment.

There was no public comment.

Motion was made by Kaluza, seconded by Tinsley to close the public hearing at 6:44 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Chair Zimmer asked for comments from the Planning Commission.

- Chair Zimmer expressed appreciation for the hidden location for the trash enclosure.
- Commissioner Swenson stated he appreciates the variety of ornamental grass.
- Chair Zimmer asked the applicant to acknowledge that they've had a chance to review the additional requirement for the reforestation and tree overlay. Mr. Foust stated the changes were addressed and resubmitted.
- Commissioner Traffas asked about Marketplace at Cedar and whether Glanshaw Avenue will bisect it and if it will have access to 179th Street or will it simply service the businesses at Marketplace at Cedar. Ms. Jenson stated Glanshaw Avenue is currently located south of 181st Street, and a segment will continue north to a certain point where it takes a 90-degree turn to connect with Glacier Way. There will be two accesses aside from Glanshaw Avenue into the Marketplace At Cedar development. One access is a right in, right out from Cedar Avenue onto a private road that will provide access to the commercial area and Glanshaw Avenue. There will also be a right in, right out access on the north side from 179th Street that will come directly into the development. In 2027 there will be a traffic signal added to Glacier Way and 179th Street to facilitate traffic moving in and out of that area.

Motion was made by Einck, seconded by Swaney to recommend to City Council approval of the conditional use permit to allow a drive-through service window accessory to an allowed use in the M-2, Mixed Use Cedar Corridor District and the findings of fact, subject to the following stipulations:

1. The site shall be developed in accordance with the plans approved by the City Council.
2. The recording of the Marketplace at Cedar final plat.
3. Signs shall comply with Zoning Ordinance requirements and receive sign permit approval prior to installation.
4. A security for landscaping must be submitted with the building permit and an as-built plan of the landscaping submitted prior to inspection.

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

Nays: 0

There being no further business, the meeting was adjourned at 6:49 p.m.

Respectfully submitted,

Dawn Erickson, Community Development Recorder



Memorandum

To: Planning Commission
From: Heather Botten, Senior Planner
Date: January 5, 2026
Subject: Packet Material for the January 15, 2026 Planning Commission Meeting
Agenda Item: John Kalthoff - Conditional Use Permit
Application 60-day Deadline: February 16, 2026

INTRODUCTION

John Kalthoff has submitted an application on behalf of the property owner of 19730 Judicial Road for a conditional use permit (CUP) to allow the construction of a detached accessory building to have a combined accessory structure square footage greater than the gross floor area of the principal structure. The property is 11.41 acres in area and is zoned RA, Rural/Agricultural District. The applicant is proposing to construct a 3,024 square foot (72' x 42') detached accessory building and with the existing attached garage (768 square feet), there would be a total of about 3,792 gross square feet of accessory buildings. According to Dakota County GIS, the finished square footage of the home is 3,076 square feet. City code allows the combined accessory building square footage to exceed the size of the principal structure by CUP.

The property owner has stated the proposed building would be used for family recreational purposes and personal storage.

The following exhibits are attached for your review:

- Exhibit A – Location/Aerial Map
- Exhibit B – Application Narrative
- Exhibit C – Site Plan
- Exhibit D – Building Floor and Elevation Plans

PLANNING ANALYSIS

Existing Conditions. The subject property includes a single-family home with an attached garage, and a 160-square-foot shed that will be removed once the new building is constructed.

Unimproved 197th Street runs through the southern portion of the property. The property is a legal conforming metes and bounds described (unplatted) parcel.

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

North – Single-Family Home (RA)

East –Single-Family Homes (RA)

South - Single-Family Homes (RA)

West – Judicial Road, Single Family Home (Scott County)

Total Accessory Building Area. The request is to construct a detached accessory building roughly 3,024 square feet in size. The total combined accessory building area, including the attached garage and proposed detached accessory building is about 3,792 gross square feet. Within the RA District, the total allowable combined accessory building square footage is 8,712 square feet or the gross floor area of the home, whichever is less. In this case, the house has a gross floor area of 3,076 square feet, which is then the maximum size of combined accessory buildings allowed without a conditional use permit.

Setbacks. The minimum setback for an accessory structure in the RA District is 30 feet from the front lot line abutting street right of way and 10 feet from the interior side and rear lot lines. The proposed structure exceeds the minimum setback requirements and would be located over 400 feet from the closest neighboring home.

Screening. The property is 11.41 acres in area with over 60 feet of grade change throughout the property. The property includes stands of mature trees that will screen the building from the north, east, and Judicial Road. The property owner is also planning to install a privacy fence along the westerly side of the property for additional screening.

Access. The existing driveway access from Judicial Road will not change.

Exterior Elevations. The proposed structure will be a metal-sided, pole constructed building complying with zoning code requirements. A maximum building height of 20 feet is allowed for detached accessory buildings in the RA, Rural/Agricultural District.

CONDITIONAL USE PERMIT ANALYSIS

The Zoning Ordinance allows the accessory building area requirements to be exceeded by conditional use permit subject to the following criteria as listed in Section 11-18-5 of the Zoning Ordinance:

- A. There is a demonstrated need and potential for continued use of the structure for the purpose stated.**

The property owner has indicated a need for the proposed size of building to store personal items and for indoor family recreational purposes.

- B. No accessory building or private garage shall be utilized for all or a portion of a home occupation, for commercial activities or for commercial storage.**

The applicant has stated the accessory building is for personal use. No home occupation or storage of commercial vehicles or equipment is allowed in any accessory building on the property.

- C. The accessory building has an evident reuse or function related to a single-family residential environment in urban service areas or hobby farm environment in nonurban service areas of the city.**

The proposed accessory building space has the evident function of creating storage of personal equipment for this property.

The proposed square footage is compatible with the rural character of the property, lot size, and neighborhood. The proposed accessory building square footage is consistent with other similar conditional use permits approved on similar properties.

- D. Detached accessory buildings shall be maintained in a manner that is compatible with the adjacent residential uses and does not present a hazard to public health, safety and general welfare.**

The proposed building would be compatible with adjacent residential uses and accessory buildings. The location exceeds minimum setback requirements, and the structure would be constructed in compliance with building code requirements.

- E. The performance standards and criteria of section 11-4-7 of this title shall be considered and a determination made that the proposed activity is in compliance with such criteria.**

The provisions of section 11-4-7 of the Zoning Ordinance (Conditional Use Permits) have been considered and satisfactorily met. Please refer to the attached findings of fact.

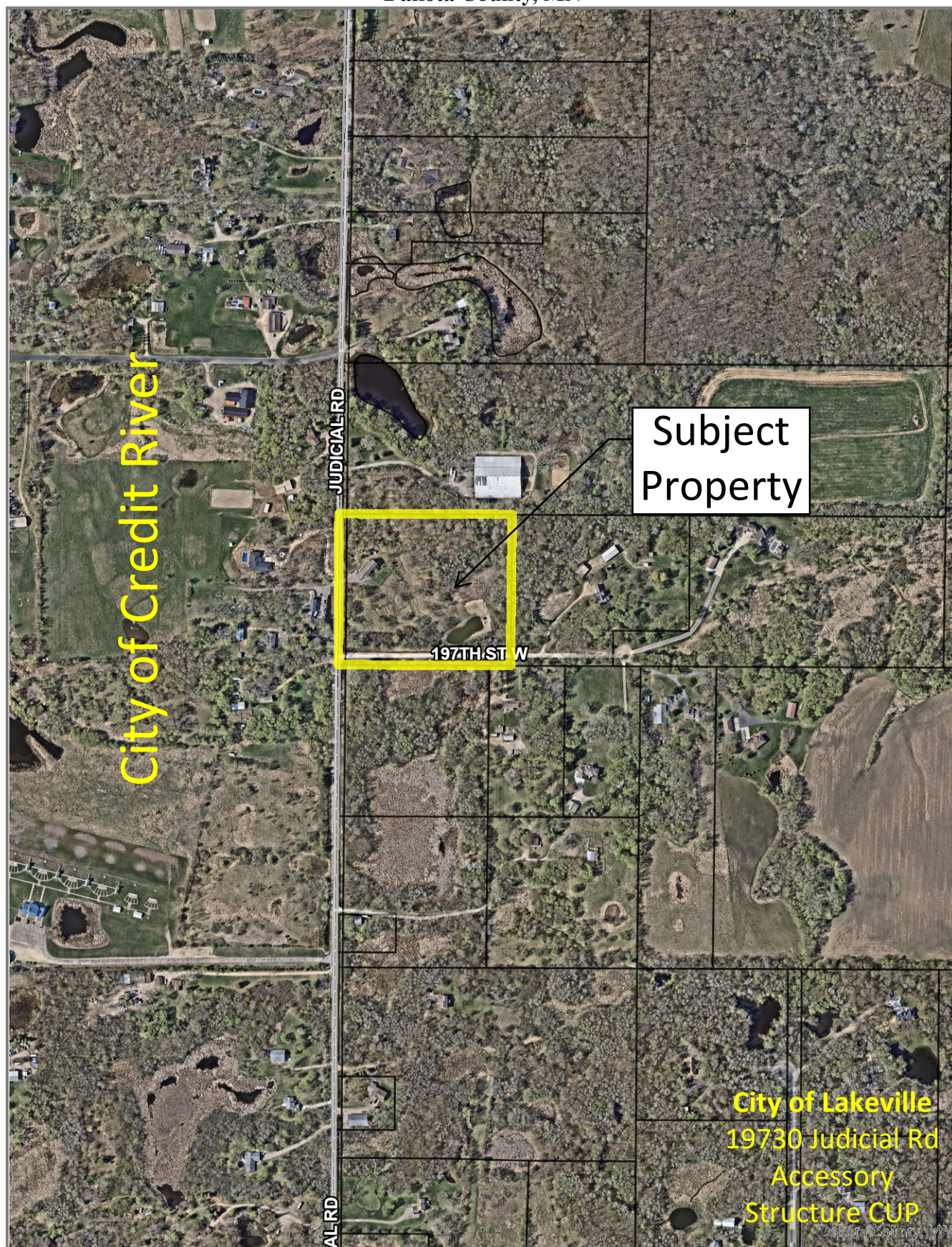
RECOMMENDATION

Community Development Department staff recommends approval of the conditional use permit to allow the gross square feet of accessory buildings to exceed the square footage of the principal structure located at 19730 Judicial Road, subject to the following stipulations:

1. The accessory building shall be constructed in the location identified on the site plan approved with the conditional use permit.

2. The detached accessory building shall be kept, used, and maintained in a manner that is compatible with the existing single-family home on the property and shall not present a hazard to the public health, safety and general welfare.
3. Sanitary sewer service shall not be provided to the detached accessory building, and the detached accessory building shall not be used as a dwelling.
4. No home occupation shall be conducted within any attached or detached accessory building on the property. No attached or detached accessory building on the property shall be used for the operation of any commercial business or storage of commercial equipment.
5. A building permit application shall be submitted to and approved by the Building Inspections Department prior to commencing construction.
6. The existing shed on the property shall be removed prior to the issuance of the certificate of occupancy for the proposed detached accessory building.

Dakota County, MN



Dakota County Logo

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 600 feet
1/8/2026

EXHIBIT A

Botten, Heather

From: Botten, Heather
Sent: Wednesday, January 7, 2026 9:53 PM
To: Botten, Heather
Subject: FW: 19730 Judicial Road-Pole Shed

Heather Botten
Senior Planner
952-985-4423

From: John Kalthoff
Sent: Friday, December 19, 2025 9:38 AM
To: Botten, Heather <hbotten@lakevillemn.gov>
Subject: RE: 19730 Judicial Road-Pole Shed

Hi Heather,

Thank you for sending over the remaining information needed from the customer (property owner). Below is their response:

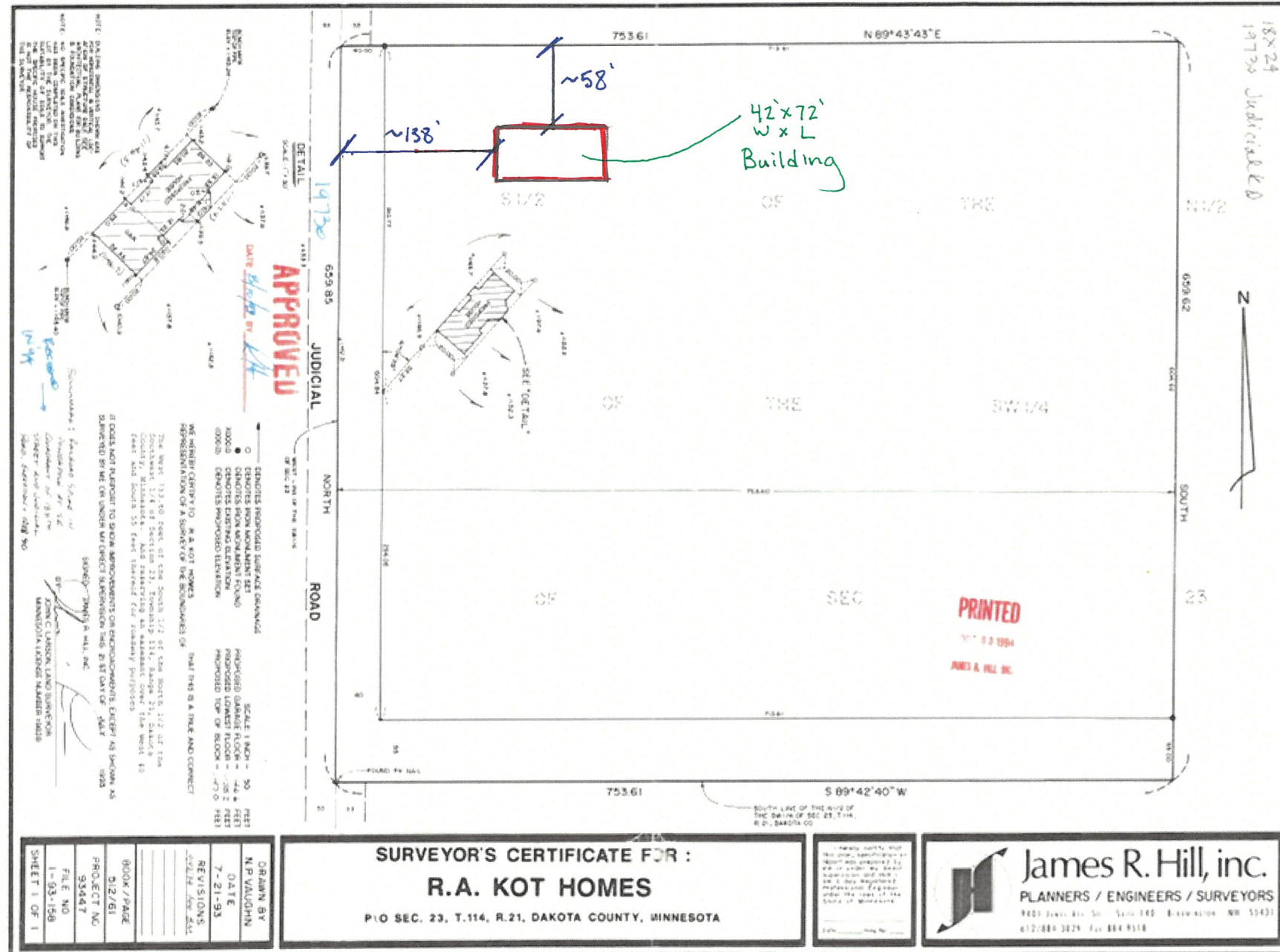
- The building will be used for personal use only. It will be located toward the north side of the property and will not be clearly visible from the road or neighboring properties in all directions. A privacy fence is also planned around the building. The building colors will complement the existing house.
- Please see the attached survey showing the proposed building location.
- Please see the attached drawings illustrating the building design.
- The customer will be reaching out separately to submit the \$500 application fee via credit card.

Please let me know if you have any questions or if you need any additional information from the property owner or RAM Buildings.

Thank you,

John Kalthoff
Territory Manager
RAM Buildings, Inc
592 Industrial Drive
Winsted MN 55395
Cell- 320-223-2578
Office- 320-485-2844





SURVEYOR'S CERTIFICATE FOR :
R.A. KOT HOMES
 P10 SEC. 23, T.114, R.21, DAKOTA COUNTY, MINNESOTA

James R. Hill, inc.
 PLANNERS / ENGINEERS / SURVEYORS
 8401 Grand Ave. So. Suite 340 Eden Prairie, MN 55431
 612/884-3829 Fax 884-8318

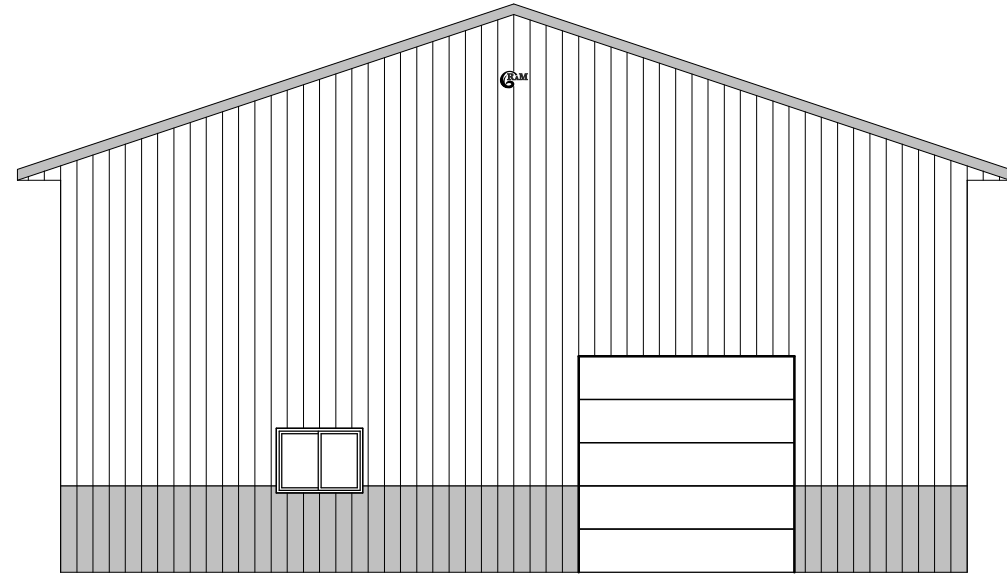
DRAWN BY	N.P. VALUOHIN
DATE	7-21-93
REVISIONS	AS SHOWN FOR PLAN
BOOK / PAGE	912/61
PROJECT NO.	93447
FILE NO.	1-03-159
SHEET 1 OF 1	

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

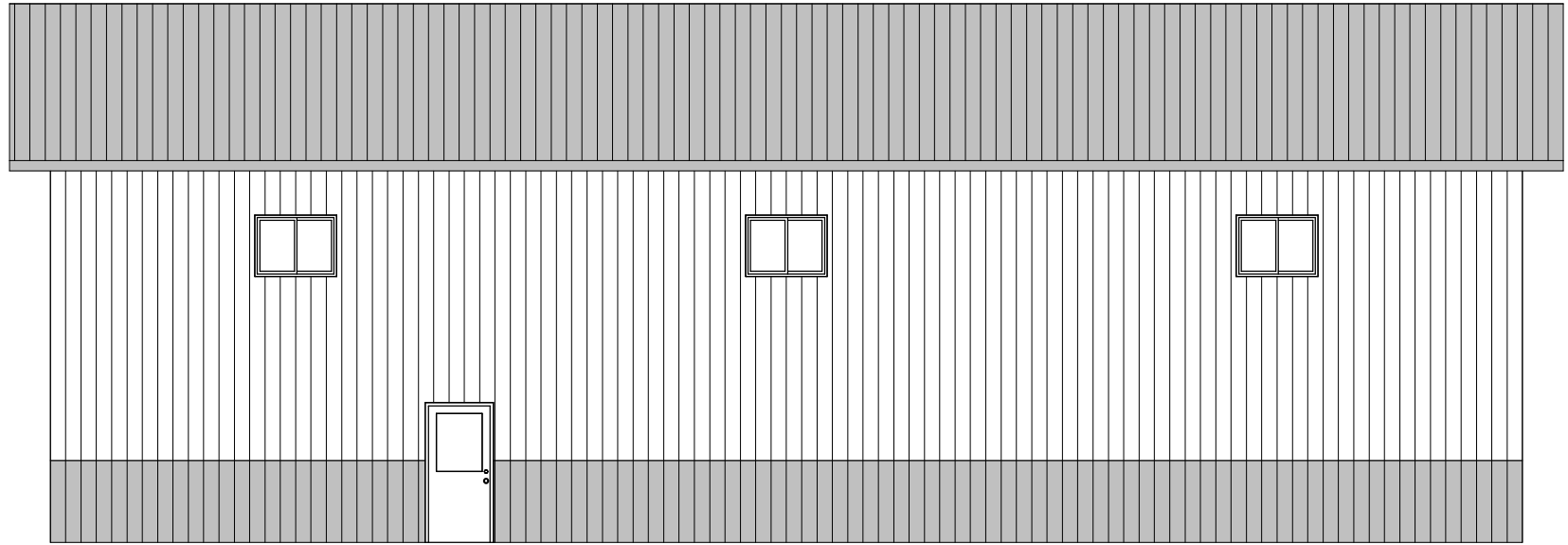
Signature: 

Typed or Printed Name: Steven R. Engebretson

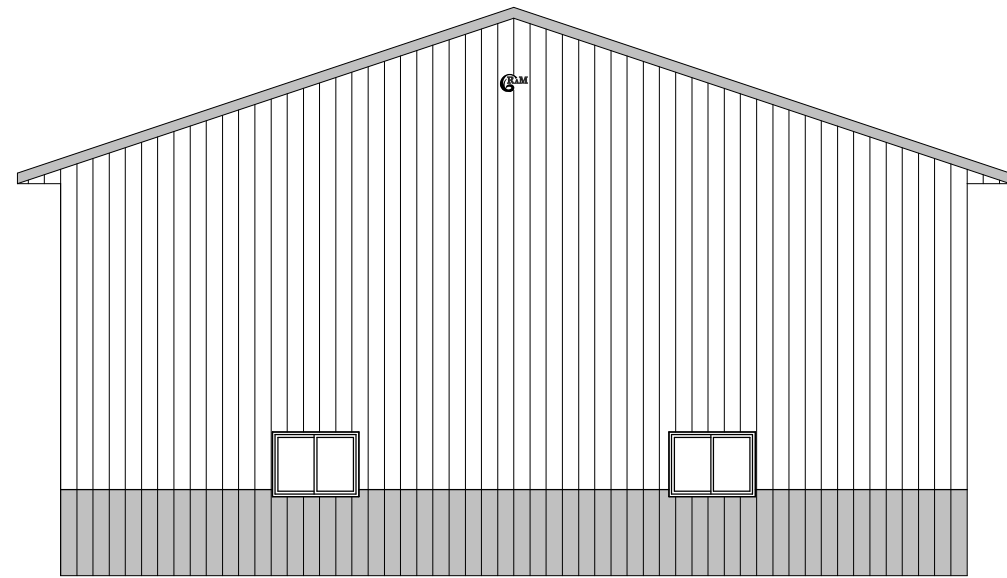
Date: 11/24/25 License Number: 25910



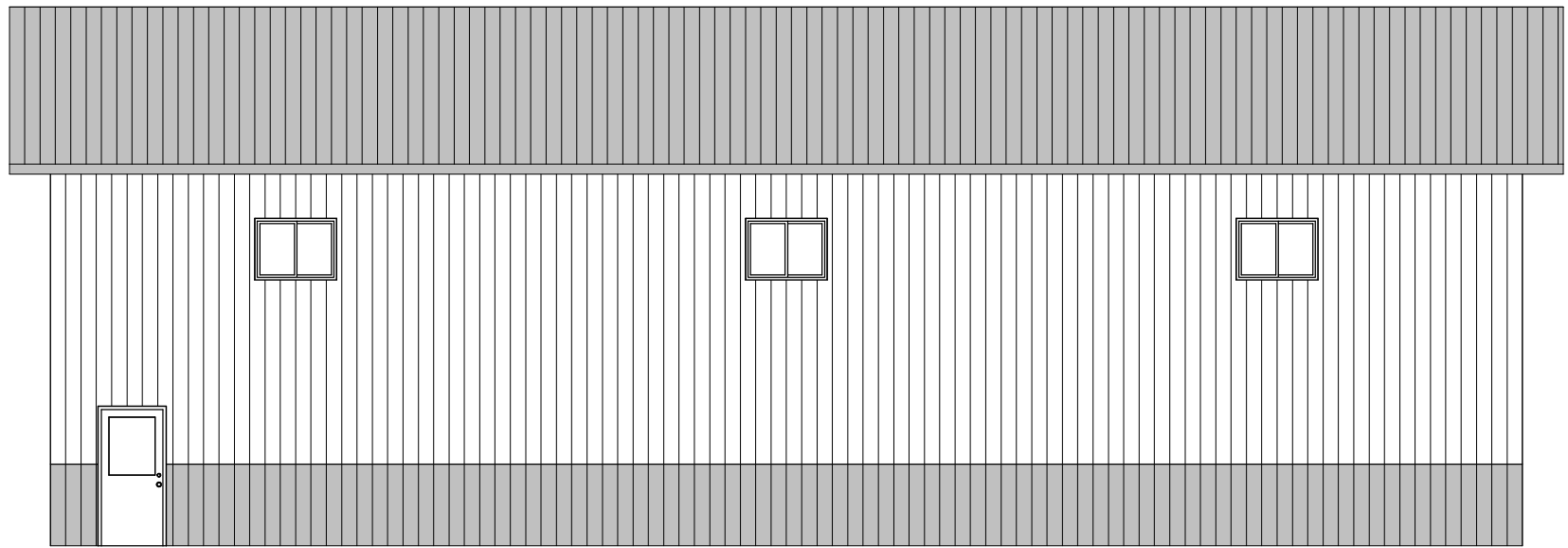
ENDWALL 1



SIDEWALL 1



ENDWALL 2



SIDEWALL 2

STRUCTURAL NOTES:

1. DESIGN PER 2020 MN STATE BUILDING CODE
2. 50 PSF GROUND SNOW LOAD, 5 PSF TC DEAD LOAD, 5 PSF BC DEAD LOAD
3. 115 MPH EXPOSURE B WIND LOAD
4. ALLOWABLE SOIL BEARING 1500 PSF PER ASABE EP486.2
5. CONCRETE COMPRESSIVE STRENGTH 3000 PSI
6. ALL LUMBER SPF #1/#2 UNLESS NOTED OTHERWISE
7. STEEL WALL AND ROOF PANELS TO BE METAL SALES CLASSIC RIB - FOLLOW MANUFACTURERS FASTENING PATTERN
8. COLUMNS TO BE M29 TREATED BASE W/ SPF OR SP 1650 MSR UPPERS PER ASABE EP559

DRAWN BY: J. B.
 TERRITORY: JOHN K.
 DATE: 11/21/2025
 SHEET: 1 OF 3

SARAH ROME-MEALMAN

PROJECT NAME:
 PROJECT NUMBER: (25-530)

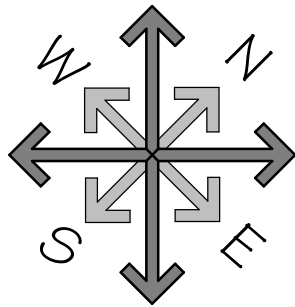
BUILDING DESCRIPTION:
 42'-0" X 72'-0" X 18'-0"

DESIGN NUMBER: P25469

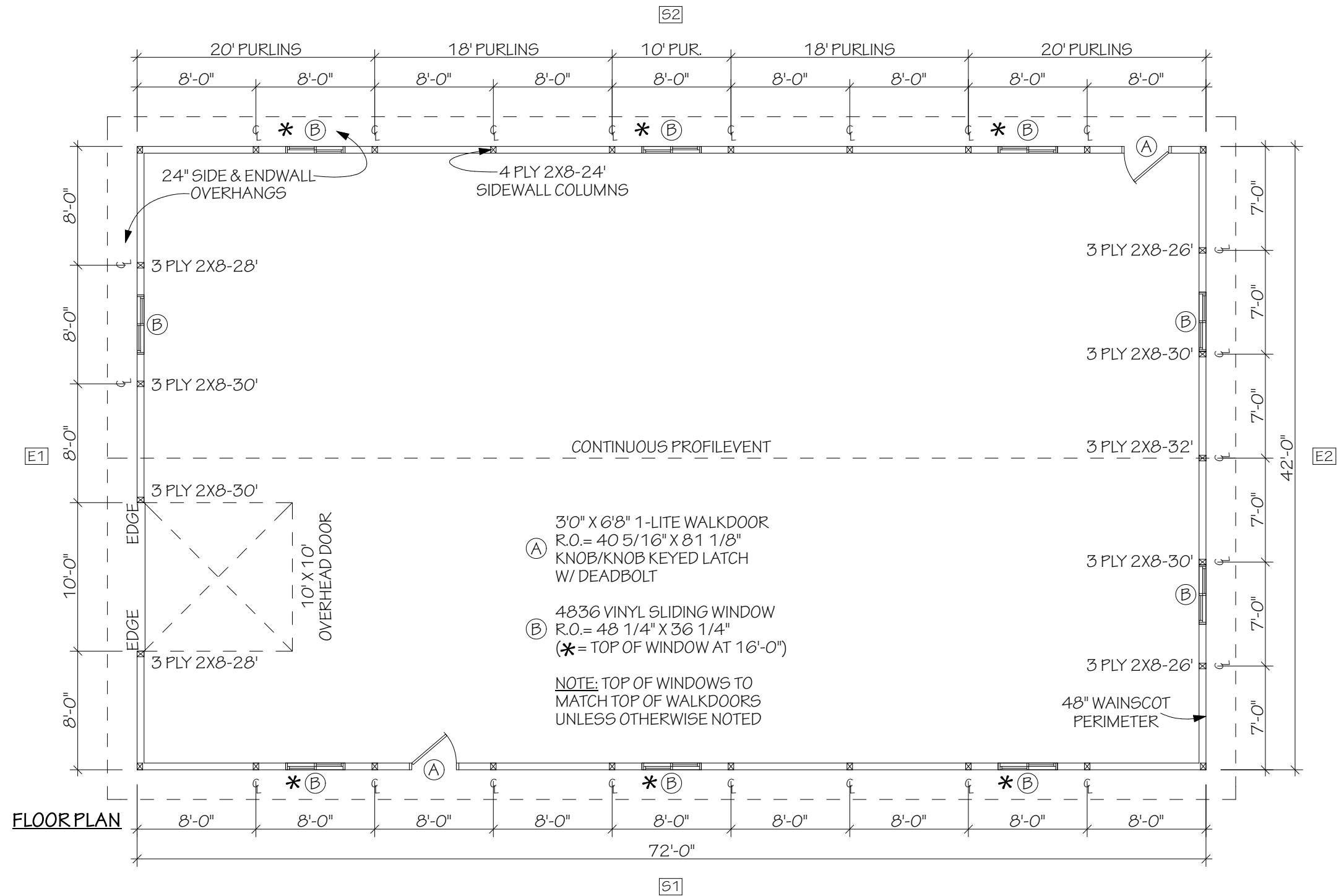
592 Industrial Drive
 Winsted, Minnesota 55395
 320-485-2844 800-710-4726
 Fax 320-485-3625
 www.rambuildings.com
 Contractor License Number 20171976



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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
 Signature: *Steven R. Engebretson*
 Typed or Printed Name: Steven R. Engebretson
 Date: 11/24/25 License Number: 25910



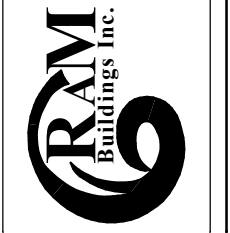
PLEASE LOCATE: [A A] ATTIC ACCESS
[JS] JACKSHAFT OPERATOR [EP] ELECTRICAL PANEL

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DRAWN BY: J.B.
 TERRITORY: JOHN K.
 DATE: 11/21/2025
 SHEET: 2 OF 3

PROJECT NAME: SARAH ROME-MEALMAN
 PROJECT NUMBER: (25-530)
 BUILDING DESCRIPTION: 42'-0" X 72'-0" X 18'-0"
 DESIGN NUMBER: P25469

592 Industrial Drive
 Winsted, Minnesota 55395
 320-485-2844 800-710-4726
 Fax 320-485-3625
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 Contractor License Number 20171976



**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

**CONDITIONAL USE PERMIT
19730 Judicial Road**

FINDINGS OF FACT AND RECOMMENDATION

On January 15, 2026 the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of John Kalthoff, on behalf of the property owner, for a conditional use permit to allow the combined accessory building area to be greater than the principal structure in the RA, Rural/Agricultural district on property located at 19730 Judicial Road. The Planning Commission conducted a public hearing on the proposed conditional use permit preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The property is located in Planning District No. 7 of the 2040 Comprehensive Land Use Plan, which guides the property for rural density residential use.
2. The property is zoned RA, Rural/Agricultural District
3. The legal description of the property is:

The West 753.60 feet of the South 1/2 of the North 1/2 of the Southwest 1/4 of Section 23, Township 114, Range 21, Dakota County, Minnesota. And reserving an easement over the West 40 feet and South 55 feet thereof for roadway purposes.

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

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

Finding: The single-family home and existing and proposed accessory buildings are consistent with the 2040 Comprehensive Land Use Plan and District 7 recommendations of the Comprehensive Plan.

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

Finding: Provided compliance with the conditional use permit, the proposed accessory building will be compatible with existing and future land uses in the area.

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

Finding: The proposed detached accessory building will conform with all performance standards contained in the Zoning Ordinance and the City Code as allowed by this conditional use permit.

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

Finding: The subject property is not served with City sanitary sewer or water. The attached accessory building square footage will have no impact on the City's service capacity.

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

Finding: The proposed building will not overburden the streets serving the property.

- 5. The planning report dated January 5, 2026 prepared by Heather Botten, Senior Planner, is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the conditional use permit conditioned upon compliance with the planning report prepared by Heather Botten, Senior Planner dated January 5, 2026.

DATED: January 15, 2026

LAKEVILLE PLANNING COMMISSION

BY: _____
Christine Zimmer, Chair



Memorandum

To: Planning Commission
From: Heather Botten, Senior Planner
Date: January 6, 2026
Subject: Packet Material for the January 15, 2026 Planning Commission Meeting

Agenda Item: Lennar

1. Comprehensive Plan Amendment to change the land use designation from LDR, Low Density Residential to LMDR, Low-Medium Density Residential.
2. Zoning Map Amendment (Rezoning) from RS-3, Single Family Residential District to RST-2-, Single- and Two-Family District.

Application 60-day Deadline: February 25, 2026 (2nd 60 days)

BACKGROUND

Lennar, applicant, is requesting a comprehensive plan amendment from Low Density Residential to Low-Medium Density Residential and a zoning map amendment from RS-3, Single Family Residential District to RST-2-, Single- and Two-Family District Residential for three parcels of land totaling 20.06-acres. The properties are located east of Holyoke Avenue, west of Highview Avenue, and north of Heritage Drive.

The submitted concept plan illustrates a potential 46 single-family home development. If the Comprehensive Plan and Zoning Map amendments are approved by the City Council and Met Council, the developer would prepare a preliminary plat application, which would require a Planning Commission public hearing prior to City Council consideration. The preliminary plat stage is when landscaping, setbacks, grading, etc. are reviewed for a development.

EXHIBITS

- A. Aerial Photo/Site Location Map
- B. Land Use Plan Exhibit
- C. Zoning Map Exhibit
- D. Concept Plan

PLANNING ANALYSIS

Surrounding Land Uses, Zoning, and Comprehensive Plan Designation

Direction	Existing Use	Land Use Designation	Zoning
North	Large lot single family residential	Low Density Residential	RS-3, Single-Family Residential
South	Townhome development	Medium/High Density Residential	RM-2, Medium Density Residential
East	Highview Avenue, city outlot, single-family residential	Low Density Residential and Restricted Development	Public/Open Space and RS-3, Single-Family Residential
West	Holyoke Avenue, All Saints Church, stormwater basin	Restricted Development, Medium Density Res, Public/Quasi Public	Public/Open Space and RM-1, Medium Density Residential

COMPREHENSIVE PLAN AMENDMENT

The subject site is guided Low Density Residential which allows a density of 0.1 to 3.0 dwelling units per acre. The proposed concept plan has a density of 3.88 units an acre. Therefore, the land use designation is proposed to be changed to Low/Medium Density Residential, allowing for a density up to five units an acre. The low/medium density designation allows for single-family homes, two-family, and detached townhomes.

Amendments to the 2040 Comprehensive Land Use Plan should be considered only for developments that serve Lakeville’s long-term interests and are consistent with the goals and policies of the comprehensive plan. The proposed single-family homes shown on the developer’s concept plan align with the low-medium density land use guidance, meet these goals, and provide an appropriate transition between the existing single-family homes to the north and east and the multiple-family development to the south.

A sewer capacity report was done at the request of the city and paid for by the applicant. The parcels are near the end of the line, and a study was required to add the proposed increase in units to the hydraulic sanitary sewer model to confirm compliance. The study confirmed the City’s sanitary sewer system has the capacity to serve the site with the proposed land use and rezoning changes.

Due to the number of units in the development and the proximity of the plat to neighboring jurisdictions, the comprehensive plan amendment meets the criteria for administrative review by the Metropolitan Council. Staff has contacted the local sector representative and will submit a complete application following City Council review.

ZONING MAP AMENDMENT

Consistent with the land use designations described above, the same properties are proposed for a rezoning. The applicant is requesting to change the zoning of the properties from RS-3, Single Family Residential District to RST-2-, Single- and Two-Family District.

The property is located in Planning District No. 4 of the 2040 Comprehensive Land Use Plan. The proposed Zoning Map amendment will meet policies outlined in Planning District No. 4. Furthermore, Envision Lakeville establishes a set of community values that guide development and implementation of the 2040 Comprehensive Plan, including providing housing options for people of all ages and stages of life.

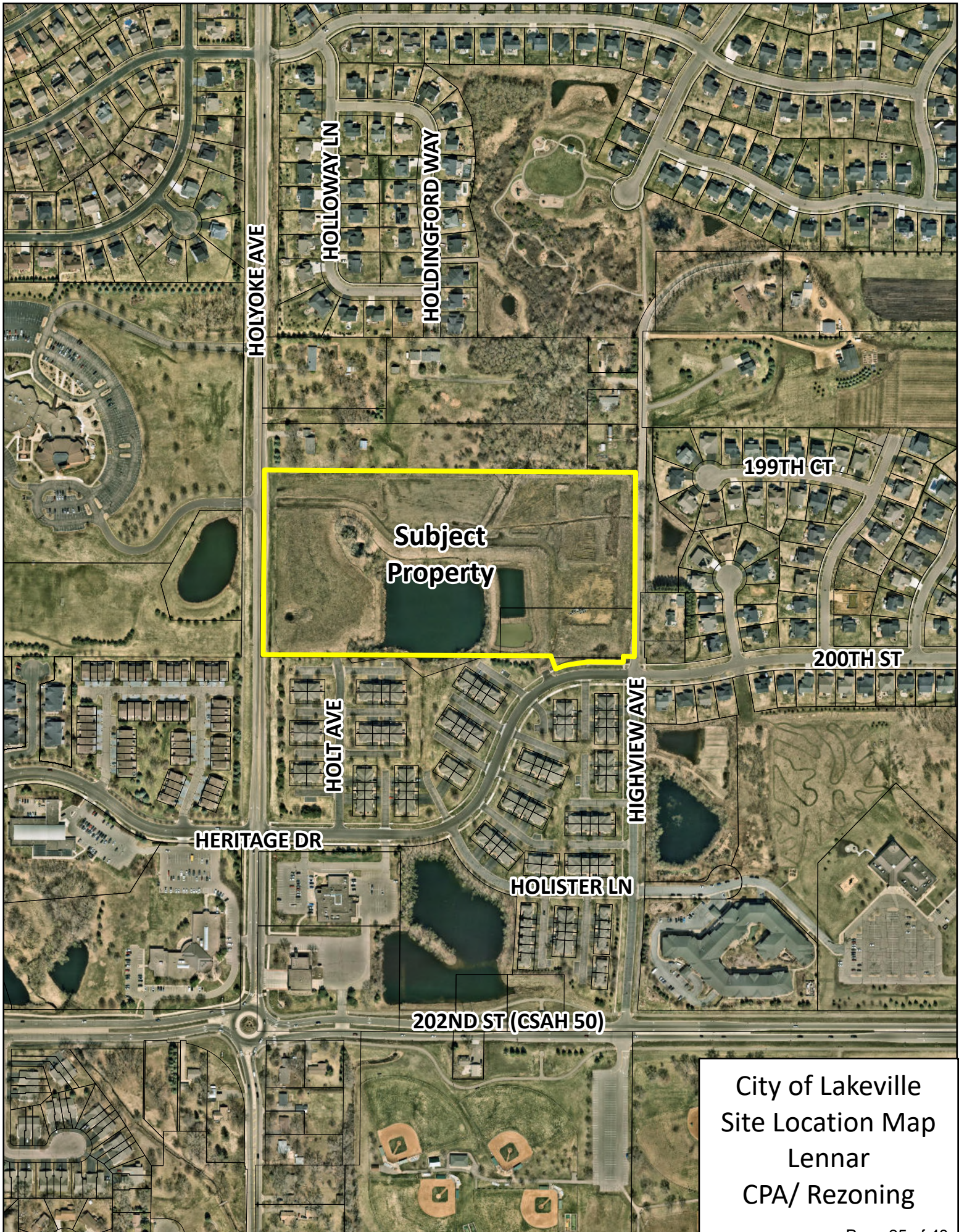
The proposed RST-2 zoning is compatible with the single and multiple family residential character of the neighborhood and is consistent with the present and future land uses in the area.

The single-family home lots to the east would be buffered by a city owned outlot and Highview Avenue. The existing wetlands and proposed site design allow for adequate buffers to adjacent and nearby properties allowing for the proposed increase in density.

CONCLUSION

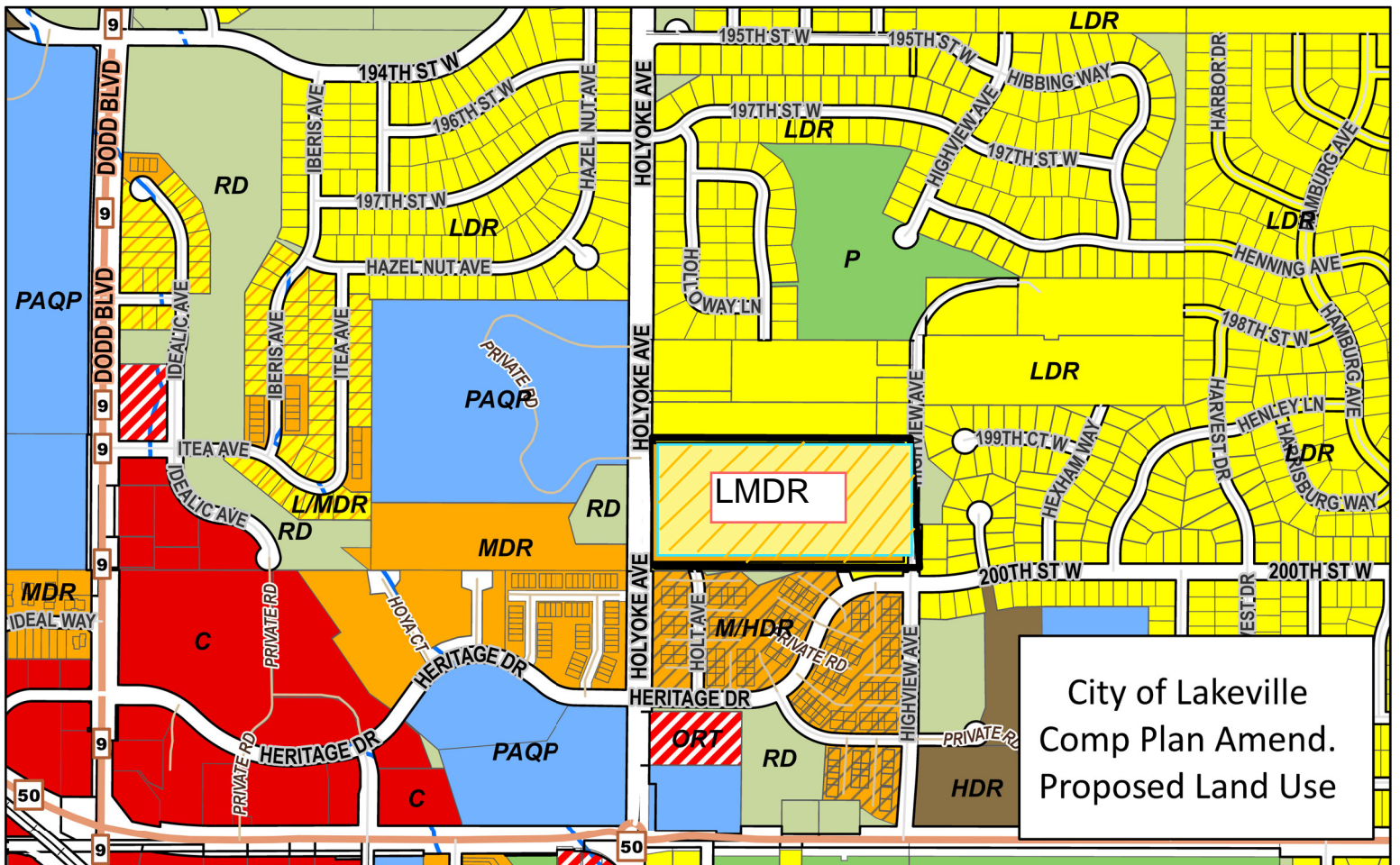
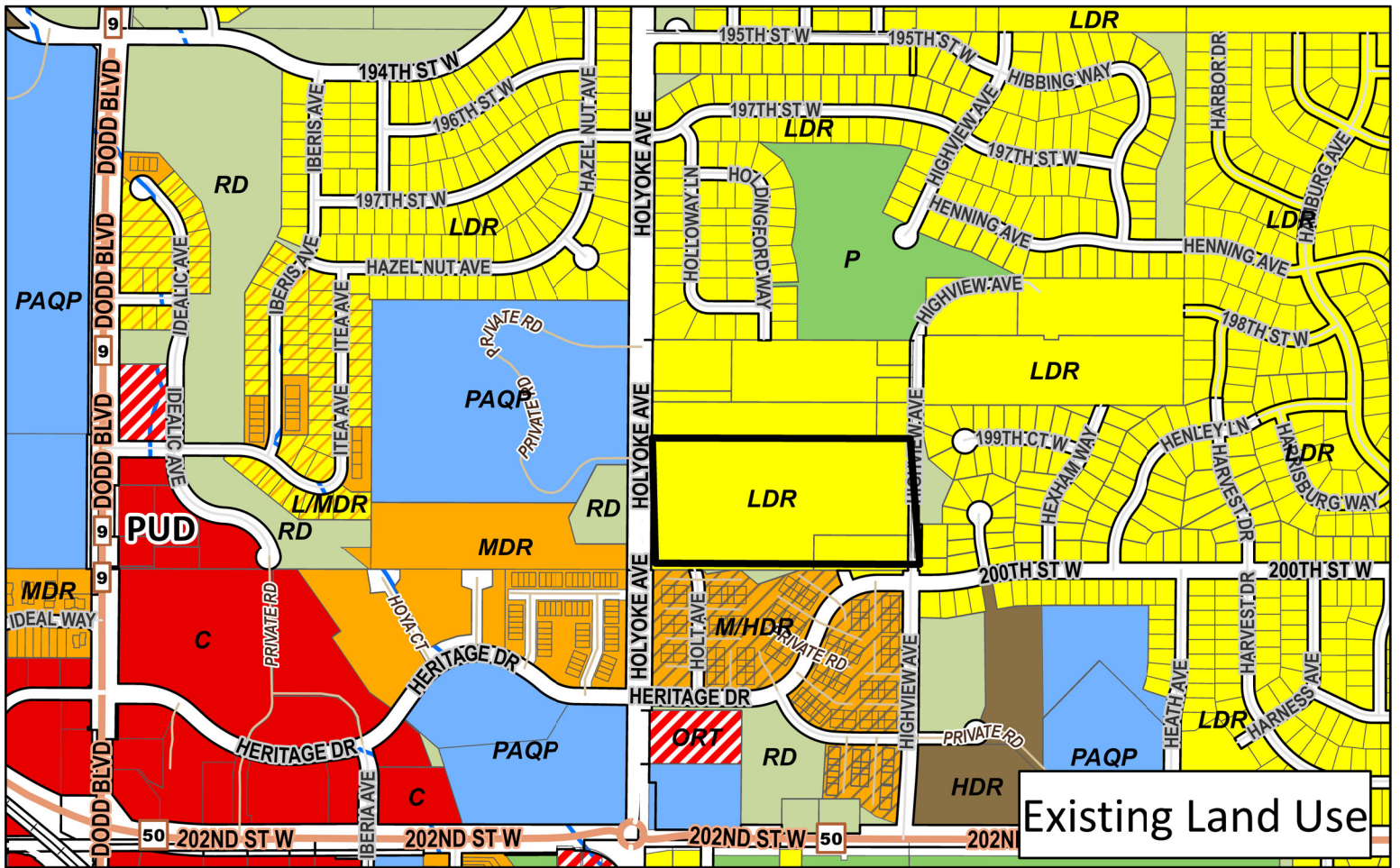
Community Development Department staff recommends approval of the Comprehensive Plan Amendment and Zoning Map amendment subject to review and approval by Metropolitan Council.

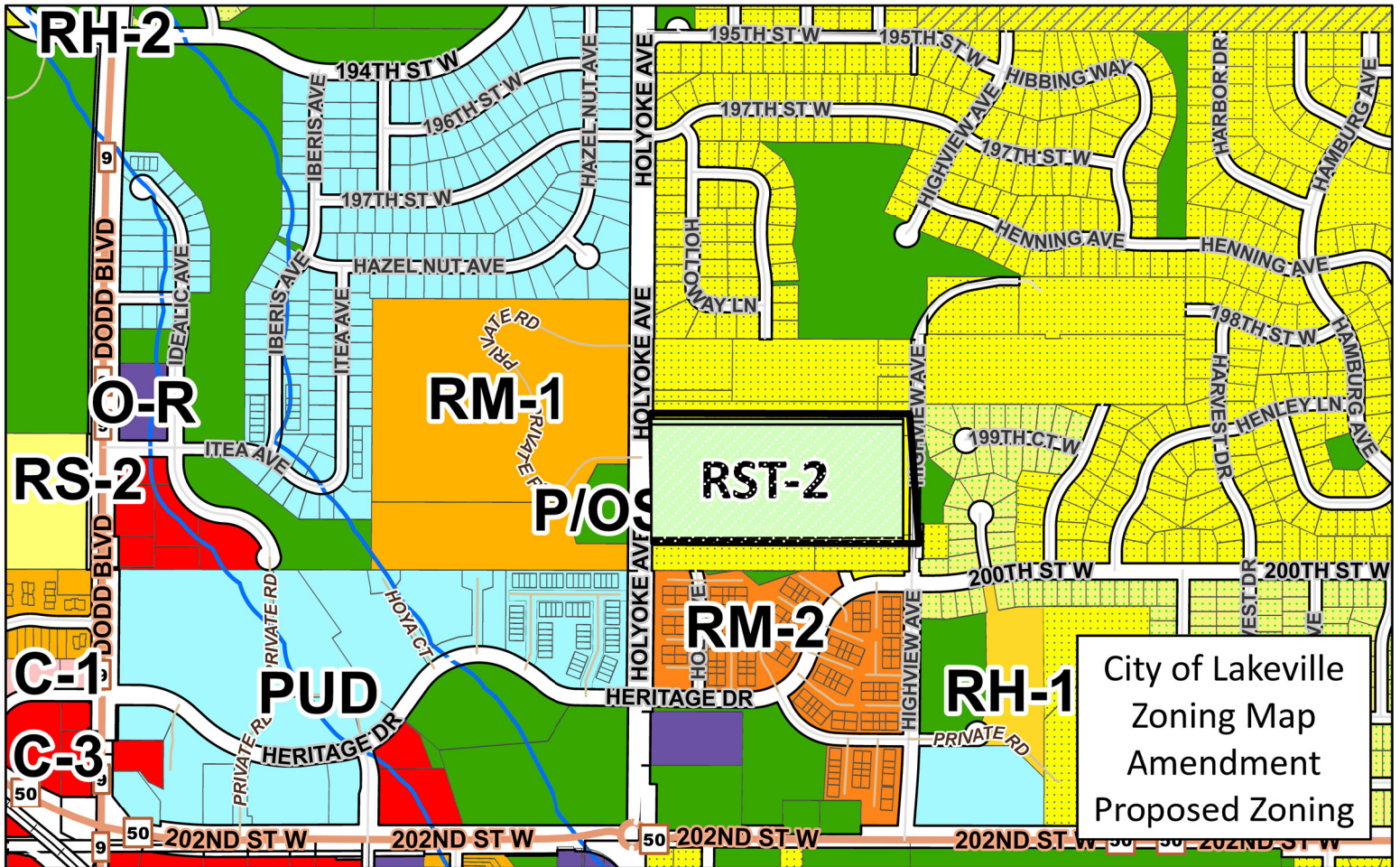
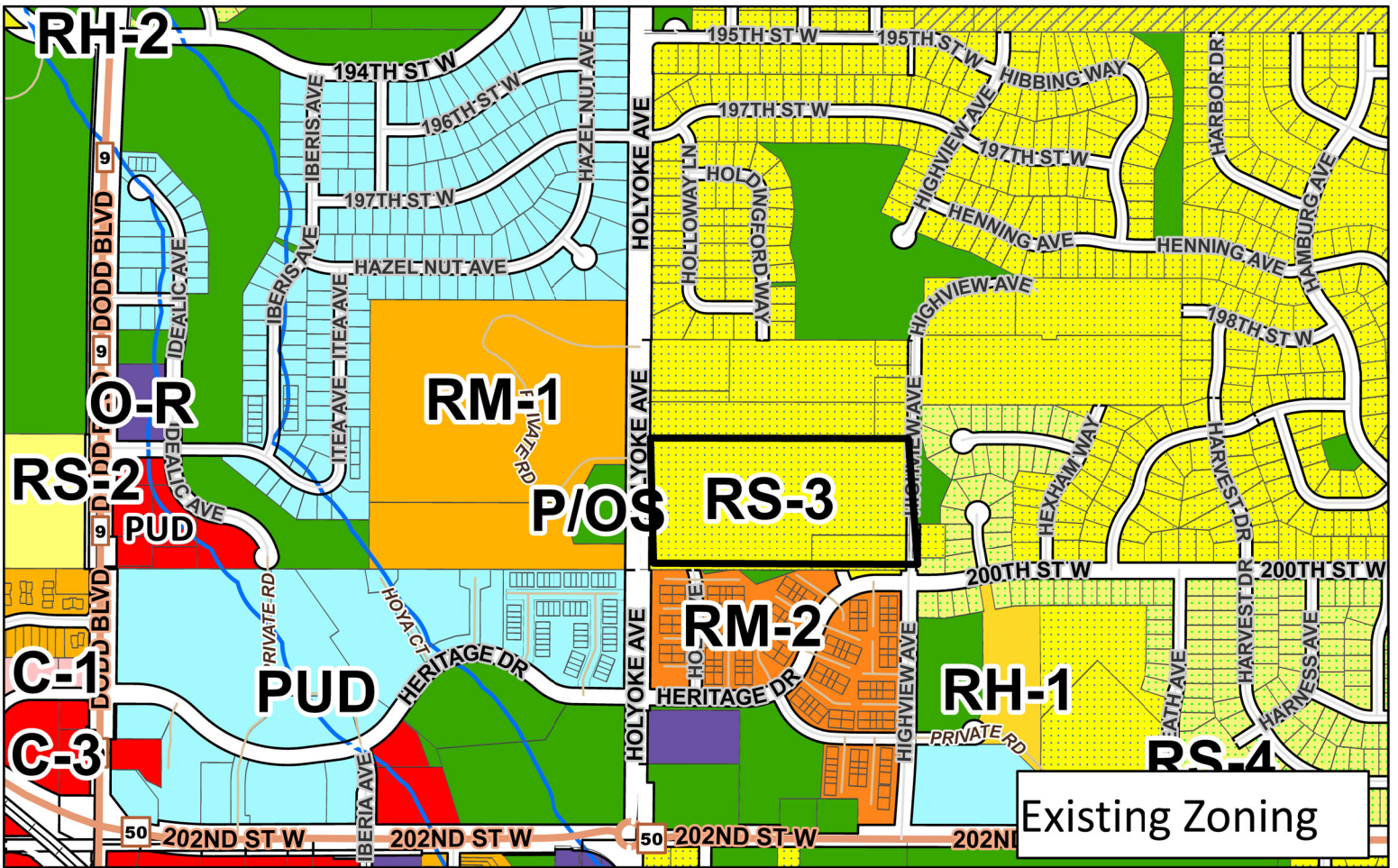
Findings of fact for approval of the comprehensive plan amendment and zoning map amendment are included with the packet materials for your consideration.

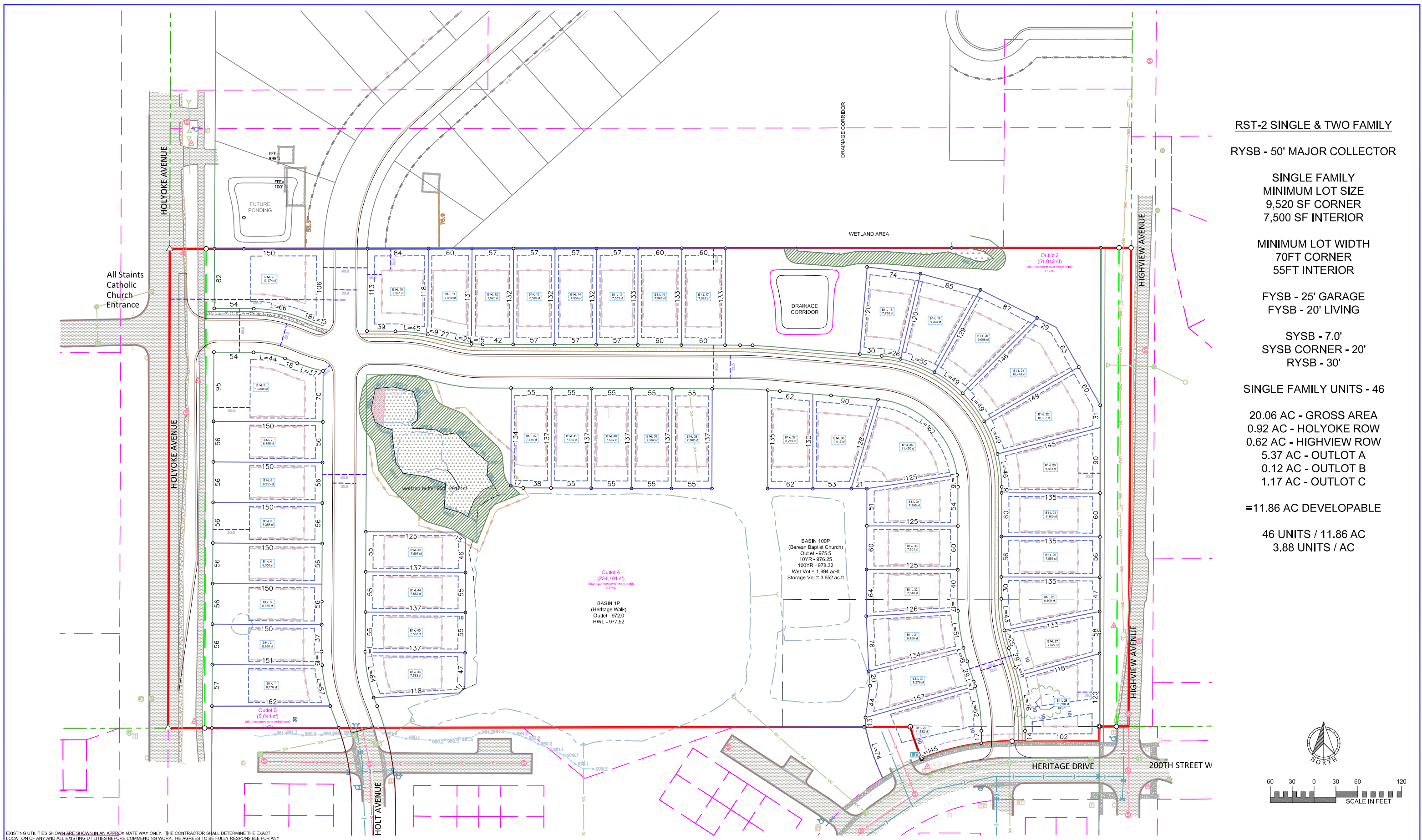


**Subject
Property**

City of Lakeville
Site Location Map
Lennar
CPA/ Rezoning







RST-2 SINGLE & TWO FAMILY
 RYSB - 50' MAJOR COLLECTOR

SINGLE FAMILY
 MINIMUM LOT SIZE
 9,520 SF CORNER
 7,500 SF INTERIOR

MINIMUM LOT WIDTH
 70FT CORNER
 55FT INTERIOR

FYSB - 25' GARAGE
 FYSB - 20' LIVING

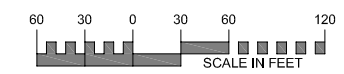
SYSB - 7.0'
 SYSB CORNER - 20'
 RYSB - 30'

SINGLE FAMILY UNITS - 46

20.06 AC - GROSS AREA
 0.92 AC - HOLYOKE ROW
 0.62 AC - HIGHVIEW ROW
 5.37 AC - OUTLOT A
 0.12 AC - OUTLOT B
 1.17 AC - OUTLOT C

=11.86 AC DEVELOPABLE

46 UNITS / 11.86 AC
 3.88 UNITS / AC



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISION
Layout-BB	x	xxx	xx/xx/xx	xxxxx
DRAWN				
RSM				
CHECKED				
CAW				
DATE				
06/17/25				

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

Charles A. Wiemerslage
 CHARLES A. WIEMERSLAGE, P.E.
 Date: 06/17/25 Lic. No. 49180

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
 14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
 --

LAKEVILLE,
 MINNESOTA

55 FT CONCEPT 12-12-25

HIGHVIEW
 LENNAR

FILE NO.
 5401-702

C6.1
 X

CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA

2040 COMPREHENSIVE PLAN AMENDMENT
FINDINGS OF FACT AND RECOMMENDATION
LENNAR

On January 15, 2026 the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application by Lennar to consider an amendment to the 2040 Land Use Plan map of the 2040 Comprehensive Plan. The Planning Commission conducted a public hearing on the application preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The subject property is guided for LDR, Low Density Residential land uses in the 2040 Comprehensive Land Use Plan. Lennar has applied for an amendment to the 2040 Comprehensive Land Use Plan to change the guided land use to Low-Medium Density Residential.
2. The legal description of the property is:

See Attached

3. The 2040 Comprehensive Plan provides that the Planning Commission shall consider possible effects of the proposed amendment with its judgment to be based upon, but not limited to, the following factors:
 - a. **The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.**

Finding: The property is located in Planning District No. 4 of the 2040 Comprehensive Land Use Plan. The proposed comprehensive plan amendment will meet policies outlined in Planning District No. 4. Furthermore, Envision Lakeville establishes a set of community values that guide development and implementation of the 2040 Comprehensive Plan, including providing housing options for people of all ages and stages of life.

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

Finding: The proposed low-medium density residential use is compatible with the single and multiple family residential character of the neighborhood.

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

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

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

Finding: The subject site is within the MUSA and will be served by sanitary sewer and water services. The proposed use will not overburden the City's service capacity. The proposed development is not considered premature.

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

Finding: The subject site is accessed by Holyoke Avenue, Heritage Drive, and Holt Avenue which can serve the proposed development. The streets accessing the property have adequate capacity to accommodate traffic generated by the proposed use.

- 5. The planning report dated January 6, 2026 prepared by Heather Botten, Senior Planner is incorporated herein.

RECOMMENDATION

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

DATED: January 15, 2026

LAKEVILLE PLANNING COMMISSION

BY: _____
Christine Zimmer, Chair

Legal Descriptions:

Parcel A: PID No. 22-02000-84-011

South half of Southeast quarter of Southeast quarter of except commencing Southeast corner West 475 feet North 175 feet East 475 feet South 175 feet to beginning Section 20, Township 114, Range 20

Parcel B: PID No. 22-02000-84-012

Part of South half of Southeast quarter of Southeast quarter commencing Southeast corner West 475 feet North 175 feet East 475 feet South 175 feet to beginning Section 20, Township 114, Range 20

Parcel C: PID No. 22-32175-00-030

Outlot C, Heritage Walk

CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA

ZONING MAP AMENDMENT
FINDINGS OF FACT AND RECOMMENDATION
LENNAR

On January 15, 2026, the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application by Lennar for an amendment to the Zoning Map to rezone property from RS-3, Single Family Residential District to RST-2-, Single- and Two-Family District. The Planning Commission conducted a public hearing on the application preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

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

See Attached

4. Section 11-3-3.E of the City of Lakeville Zoning Ordinance provides that the Planning Commission shall consider possible effects of the proposed amendment. Its judgment shall be based upon, but not limited to, the following factors:
 - a. **The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.**

Finding: The property is located in Planning District No. 4 of the 2040 Comprehensive Land Use Plan. The proposed Zoning Map amendment will meet policies outlined in Planning District No. 4. Furthermore, Envision Lakeville establishes a set of community values that guide development and implementation of the 2040 Comprehensive Plan, including providing housing options for people of all ages and stages of life.

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

Finding: The proposed low-medium density residential use (single-family homes) is compatible with the single and multiple family residential character of the neighborhood and is consistent with the present and future land uses in the area.

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

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

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

Finding: The subject site is within the MUSA and is served within the public service capacity for the development. The proposed use will not overburden the City's service capacity.

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

Finding: The subject site is accessed by Holyoke Avenue, Heritage Drive, and Holt Avenue which can serve the proposed zoning of the property. The streets accessing the property have adequate capacity to accommodate traffic generated by the proposed use.

- 5. The planning report dated January 6, 2026 prepared by Heather Botten, Senior Planner, is incorporated herein.

RECOMMENDATION

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

DATED: January 6, 2026

LAKEVILLE PLANNING COMMISSION

BY: _____
Christine Zimmer, Chair

Legal Descriptions:

Parcel A: PID No. 22-02000-84-011

South half of Southeast quarter of Southeast quarter of except commencing Southeast corner West 475 feet North 175 feet East 475 feet South 175 feet to beginning Section 20, Township 114, Range 20

Parcel B: PID No. 22-02000-84-012

Part of South half of Southeast quarter of Southeast quarter commencing Southeast corner West 475 feet North 175 feet East 475 feet South 175 feet to beginning Section 20, Township 114, Range 20

Parcel C: PID No. 22-32175-00-030

Outlot C, Heritage Walk



Memorandum

To: Planning Commission

From: Heather Botten, Senior Planner

Date: January 5, 2026

Subject: Packet Material for the January 15, 2026 Planning Commission Meeting

Agenda Item: Lakeville Soccer Club/Forrest Randall - Conditional Use Permit

60-Day Action Deadline: February 13, 2026

INTRODUCTION

Forrest Randall, representing the Lakeville Soccer Club, has submitted a conditional use permit application and plans proposing to establish a commercial recreation facility at 21300 Juniper Way, in the OP, Office Park District. Lakeville Soccer Club is proposing to use approximately 21,000 square feet for indoor turf fields along with office and meeting space. The recently opened Lakeville 35 Logistics Center is a 190,000 square foot multi-tenant building; Pickle in the Middle Indoor Pickleball Courts recently opened in the building. Section 11-75-7.B allows commercial recreation facilities in the OP, Office-Park District subject to approval of a conditional use permit.

The applicant has stated the anticipated hours of operation for the indoor recreation use would be Monday – Friday, 3:00 pm – 10:00 pm and weekends 8:00 am – 10:00 pm. This may overlap with the busy times of the other indoor commercial recreation use on the property but will more than likely differ than the typical industrial peak demand. The two indoor commercial recreation uses would occupy approximately 33% of the 190,000 square foot building.

EXHIBITS

- A. Aerial Location Map
- B. Zoning Map
- C. Application Narrative
- D. Property Site Plan
- E. Floor Plan

STAFF ANALYSIS

Surrounding Land Uses. The property abuts the following existing or planned land uses:

Direction	Existing Use	Land Use Plan	Zoning
North	Undeveloped property, Trinity Evangelical Free Church	Office Park Public/Quasi Public	OP, Office Park RM-1, Med. Dens.
South	Juniper Way (CSAH 70) and Agricultural Property	Office Park	OP, Office Park District
East	Lakeville South High School, South Creek Greenway	Public and Quasi-Public Restricted Development	P/OS, Public Open Space District
West	Juniper Way (CSAH 70) and Agricultural Property	Office Park	OP, Office Park District

Zoning. The subject property is zoned OP, Office Park. The multiple-tenant building approved for the property is 190,000 +/- square feet in area. The proposed commercial recreation facility will incorporate about 11% of the building, roughly 21,000 square feet of area.

The site recently received CUP approval of one other commercial recreation use for the property to allow a 42,000 square foot pickleball facility. No other tenants currently occupy the building.

CONDITIONAL USE CRITERIA.

Section 11-75-7.B of the Zoning Ordinance allows commercial recreation facilities in the OP, Office-Park district subject to compliance with five listed criteria. The five criteria and staff analysis of each are as follows:

1. The architectural appearance and function plan of the building and the site shall be designed with a high standard of architectural and aesthetic compatibility with surrounding properties. Building materials, orientation, colors, height, roof design, lighting, signage and site landscaping shall be designed to complement the surrounding industrial properties and demonstrate potential industrial reuse. All sides of the principal and accessory structures are to have essentially the same or a coordinated, harmonious exterior finish treatment.

The approved exterior of the building will not be altered with the proposed commercial recreation facility. The smooth texture, pre-cast concrete panels of the multiple tenant building meet the requirements of the OP District.

2. A commercial recreational use shall not be located within a shared tenancy building containing a use classified as an "H" occupancy as defined by Minnesota state building code, as may be amended.

According to the building owner and City of Lakeville Building Inspection records, there are no H (Hazardous) occupancy tenants in the subject building. No future H classified tenant may

occupy the subject building while the commercial recreation use occupies the same principal building.

3. In multiple occupancy buildings, a material safety data sheet (MSDS) shall be required identifying all materials stored or used in the operation of the tenant businesses. Any change in building tenants shall require that the MSDS be updated and provided to all other tenants in the multi-tenant building.

A stipulation will require that the property owner or future tenants in the multiple tenant building provide material safety data sheets to the City to determine there are no hazardous (H occupancies) and no hazardous materials present that could endanger use of the proposed commercial recreation space as proposed by Lakeville Soccer Club, or any future commercial recreation facility tenant occupying the same space subject to this conditional use permit.

4. A commercial recreational use in a shared tenancy building shall have its own exterior entrance and exit.

The proposed facility will have its own exterior entrance and exit, complying with code requirements.

5. The site must be accessed via a collector street. Vehicular access points shall create a minimum of conflict with through traffic movement, shall comply with Chapter 19, Off Street Parking Requirements of this title, and shall be subject to the approval of the city engineer.

Juniper Way (CSAH 70) is the primary access to the proposed facility and is classified as a principal arterial road, which is a higher classification than a collector street, complying with this requirement.

Vehicle parking is primarily provided on the west and south sides of the building. Semi-truck traffic accessing the warehouse loading docks in the building is on the north side of the building. The site was originally designed for 223 parking stalls plus trailer parking. With the previously approved indoor commercial recreation use, trailer parking on the northeast side of the lot was reduced, and 58 parking stalls were added on the north side of the building, increasing the total number of parking spaces to approximately 280. The maximum number of participants (coaches, players, and staff) in the proposed space at one time would be 56 occupants, with most of the participants getting dropped off and picked up. With the hours of the proposed use being night and weekends staff is not anticipating a shortage of shared onsite parking. If internal traffic congestion becomes a problem, the applicant is prepared to increase staff presence to restrict stopping in the drive aisles and they could also adjust arrival and dismissal windows to stagger traffic.

RECOMMENDATION

Community Development Department staff recommends approval of the conditional use permit for a commercial recreation use in the OP District at 21300 Juniper Way, subject to the following stipulations:

1. No H (Hazardous) Occupancy tenants are allowed in the multiple tenant industrial building as long as the commercial recreation use is a tenant in the same building.
2. The current tenant and any future tenants of the building being jointly occupied by this commercial recreation use shall submit Material Data Safety Sheets (MSDS) to the City including and periodic updates at they might occur.

Findings of Fact are attached for your review and consideration.



210TH ST

Site Location

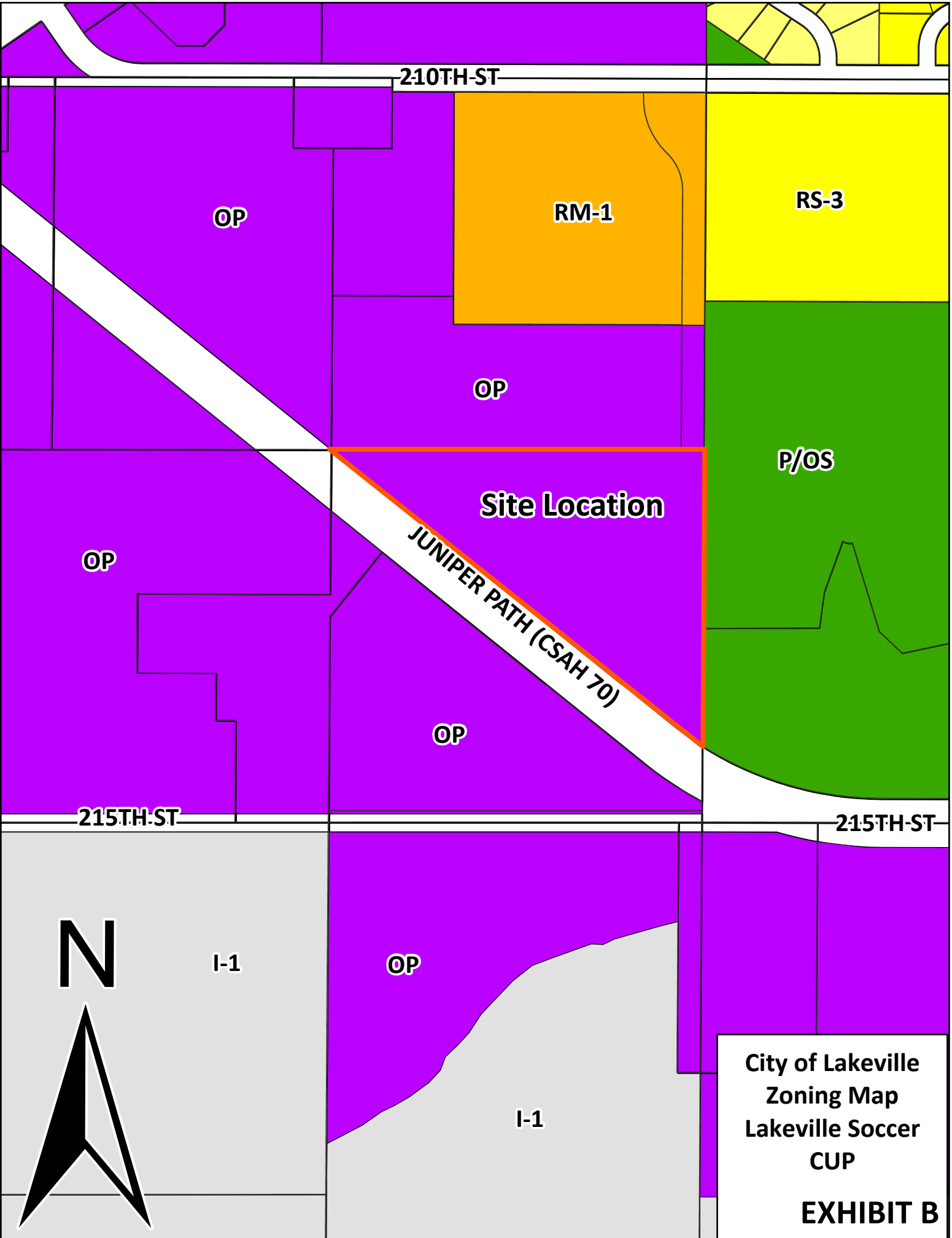
JUNIPER PATH (CSAH 70)

215TH ST

215TH ST

N

City of Lakeville
Location Map
Lakeville Soccer
CUP
EXHIBIT A



210TH-ST

OP

RM-1

RS-3

OP

P/OS

Site Location

JUNIPER PATH (CSAH 70)

OP

OP

215TH-ST

215TH-ST

N

I-1

OP

I-1

City of Lakeville
Zoning Map
Lakeville Soccer
CUP

EXHIBIT B

Lakeville Soccer – Conditional Use Permit

1. Description of Use

Applicant: Lakeville Soccer

Site Address: 21300 Juniper Way, Lakeville, MN

Zoning District: OP – Office Park District

Request: Conditional Use Permit for indoor recreational athletic use

Lakeville Soccer proposes to operate an indoor soccer and athletic training facility within approximately 21,000 square feet of an existing industrial/commercial building at 21300 Juniper Way. The space includes approximately 3,000 square feet of office, meeting, and support space, with the balance dedicated to indoor turf fields.

The turf area, located north of the office area, will be surfaced with artificial turf and divided by overhead netting into six (6) separate training fields. The facility will be used for soccer training, skill development, small-sided games, and related athletic programming. All activities will occur indoors.

The proposed use is consistent with the intent of the Office Park District and is compatible with surrounding commercial and industrial uses. The building and site were designed to accommodate high-occupancy commercial activity, including warehouse and distribution uses, and the proposed indoor recreational use is less intensive than many permitted or conditional industrial uses.

No exterior building expansions or site modifications are proposed as part of this request.

2. Operations Summary

Primary Use: Indoor soccer training and athletic programming

Number of Fields: Six (6) indoor turf fields separated by netting

Typical Users: Youth and adult soccer players participating in training sessions, practices, and small-sided games

Staffing: Coaching and administrative staff present during operating hours

Hours of Operation (anticipated):

- Weekdays: Approximately 3:00 PM – 10:00 PM

- Weekends: Approximately 8:00 AM – 10:00 PM

Hours may vary slightly by season but will be managed to avoid excessive peak congestion.

Occupancy: Participant and spectator presence is staggered through scheduled programming to avoid large simultaneous gatherings. Programs are scheduled to limit overlap between sessions.

3. Parking and Traffic Summary

The Lakeville 35 Logistics Center site provides approximately 226 off-street parking stalls. The building was designed to support high-intensity commercial and industrial uses, including warehouse and distribution operations.

The proposed indoor soccer use generates peak parking demand primarily during evening and weekend hours, which differs from typical weekday industrial peak demand. Scheduling practices are designed to minimize overlap between sessions and manage parking utilization.

Based on the size of the leased premises and the total parking supply on site, adequate off-street parking is available to accommodate players, spectators, and staff without spillover to adjacent properties or public streets.

No changes to existing parking, drive aisles, or site access are proposed.

4. Noise and Sound Control Statement

All athletic activities will occur entirely within the enclosed building. Primary noise sources include voices, whistles, and contact with athletic equipment.

Noise impacts are mitigated by:

- Indoor-only activities
- Existing building construction suitable for industrial use
- No exterior speakers or amplified sound systems
- Wall padding up to 12ft surrounding perimeter of fields

Operating hours are structured to avoid late-night activity. The proposed use is not expected to create exterior noise impacts beyond those typical of permitted commercial uses in the district.

5. Lighting Statement

No changes to exterior lighting are proposed.

All lighting associated with the proposed use will be located within the building. Existing exterior lighting will remain unchanged and compliant with City standards.

6. Fire Protection and Life Safety Summary

The building is equipped with an ESFR fire suppression system. The interior layout provides clear exit paths from all areas of the space, including the turf fields and office areas.

Occupant loads will be established in accordance with applicable building and fire codes. All required exits, emergency lighting, and life safety features will be maintained as required by code and reviewed as part of the building permit process.

7. Compatibility and Performance Standards Statement

The proposed indoor athletic use:

- Is compatible with surrounding commercial and industrial uses
- Utilizes an existing building without exterior expansion
- Does not increase traffic or noise during late-night hours
- Is supported by existing infrastructure, parking, and utilities


The use complies with applicable performance standards of the Office Park District and does not negatively impact neighboring properties.

8. Items Anticipated to Be Waived or Not Applicable

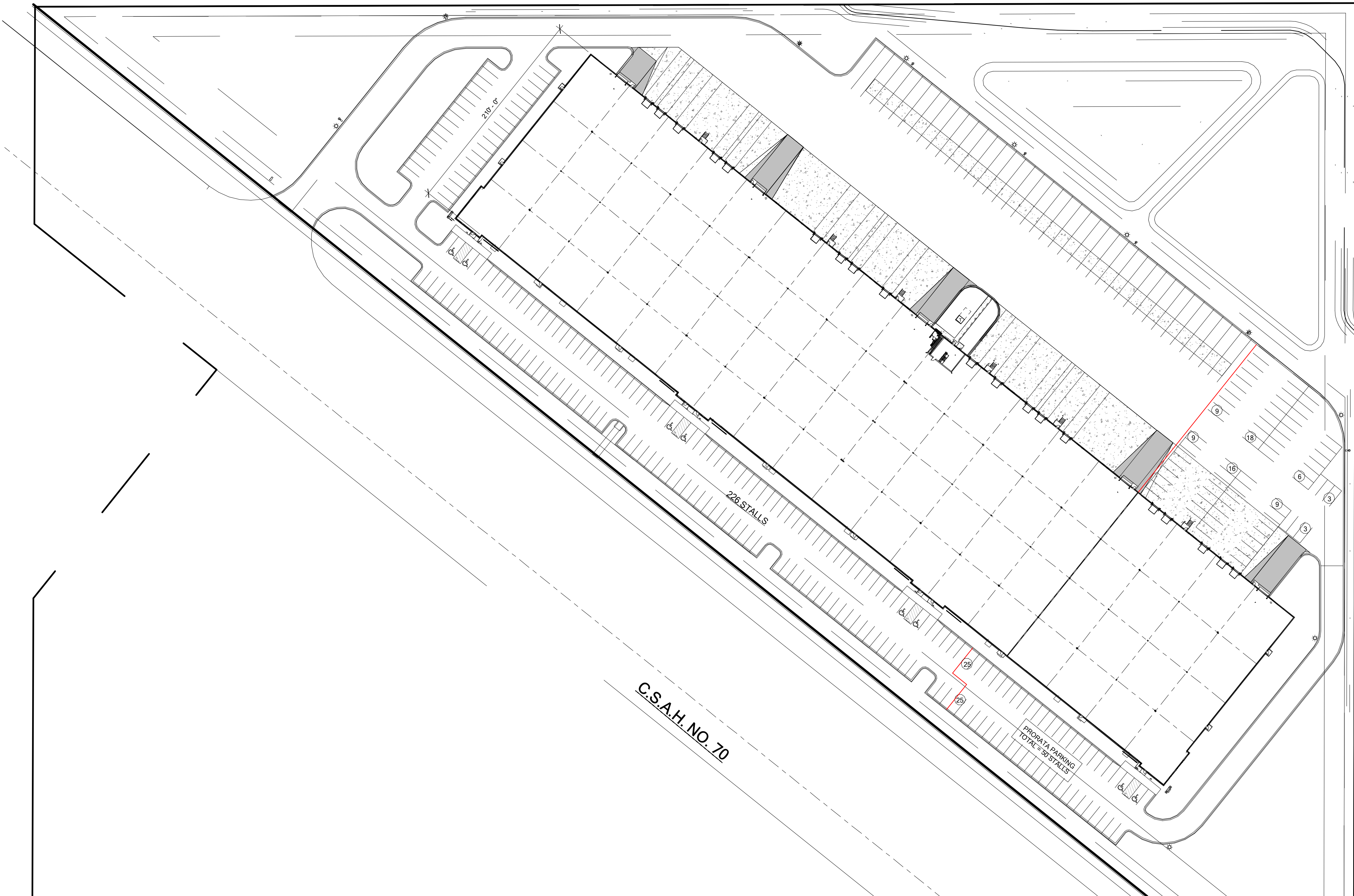
The applicant requests administrative waiver or confirmation of non-applicability for the following, as no exterior site changes are proposed:

- Grading and stormwater plans
- Landscaping modifications
- Exterior signage changes
- Environmental protection district impacts

I hereby certified that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Edward A. Farr 
Date 09/27/2024 Reg. No. 16362

Project Manager
NSL
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PROOF OF PARKING
TOTAL = 73 STALLS

C.S.A.H. NO. 70

PROPRATA PARKING
TOTAL = 30 STALLS

226 STALLS

1 PICKLE IN THE MIDDLE - PROOF OF PARKING
2 SCALE: 1" = 50'-0"

**EDWARD FARR
ARCHITECTS INC**

7710 Golden Triangle Drive Tel: 952.943.9660
Eden Prairie, Minnesota 55344 www.edfarrarch.com

Contractor


Client
Likewise Partners

Project
Pickle in the Middle

Location
21300 Juniper Way
Lakeville, Minnesota

Issued For **Date**
TENANT REVIEW 6/12/2025

Sheet Title
PICKLE IN THE MIDDLE
PROOF OF PARKING

Project Number **Sheet Number**
25.027 2

6/12/2025 3:59:57 PM

COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE

GENERAL INFORMATION

A. PROJECT NAME: Lakeville Soccer
 B. PROJECT LOCATION: 21300 Juniper Way, Lakeville, Minnesota

APPLICABLE CODES:

A. LAKEVILLE ZONING ORDINANCE
 B. MINNESOTA STATE BUILDING CODE (MSBC)
 C. CHAPTER 1305 - INCLINING - CODE
 D. CHAPTER 1311 - INT'L EXISTING BUILDING CODE
 E. CHAPTER 1315 - NATIONAL ELECTRIC CODE 2023 Edition
 F. CHAPTER 1322/23 - INT'L ENERGY CONSERVATION CODE 2024 Edition
 G. CHAPTER 1341 - MN ACCESSIBILITY CODE 2020 Edition
 H. CHAPTER 1346 - INT'L MECHANICAL CODE 2020 Edition
 I. CHAPTER 4714 - MN PLUMBING CODE

BUILDING CLASSIFICATION

A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)
 1. Gymnasium - Group A-3
 - Type of Construction - II-B
 - Height - 30'-0" s.f.
 - Height - 30'-0" s.f.
 2. Office - Group B
 - Type of Construction - II-B
 - Area - 3,141 s.f.
 - Height - 30'-0" s.f.
 3. Mixed Occupancy (IBC 508)
 - Group A-3 is a Non-Separated Use From Group B
 (Note: Group A-3 is Allowed to Be Unlimited in Area, IBC 507.6)
 4. Incidental Uses (IBC 509)
 - None

B. FIRE-RESISTANCE-RATED CONSTRUCTION
 1. Fire Walls (IBC 706)
 - Not Required
 2. Fire Barriers (IBC 707)
 - Not Required
 3. Fire Partitions (IBC 708)
 - Not Required

C. INTERIOR FINISH REQUIREMENTS
 1. Minimum Wall And Ceiling Finish Requirement (IBC Table 603.13)
 Building Component Finish Class
 Vertical Exits/Exit Passageways Class B
 Exit Access Corridors/Other Exit Ways Class B - Group A-3
 Rooms and Enclosed Spaces Class C

PLUMBING FIXTURES

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)
 1. 56 Occupants (Gymnasium)
 - 28 Male Occupants, 28 Female Occupants

Fixture	Men	Women	Required
Water Closets	28 At 1/725=0.22	28 At 1/65=0.43	
Urinals			
Bathtubs/ Showers	28 At 1/200=0.14	28 At 1/200=0.14	
Drinking Fountains	56 At 1/500 = 0.11		
Service Sink			

2. Office Area
 - 33 Occupants
 - 16 Female Occupants, 17 Male Occupants

Fixture	Men	Women	Required
Water Closets	17 At 1/25=0.68	16 At 1/25=0.64	
Urinals			
Bathtubs/ Showers	17 At 1/40=0.43	16 At 1/40=0.40	
Drinking Fountains	33 At 1/100 = 0.33		
Service Sink			

3. Total Number of Plumbing Fixtures Required

Fixture	Men	Women	Men	Women	Unisex
Water Closets	0.90	1.07	1	1	1
Urinals					
Bathtubs/ Showers	0.57	0.54	1	1	1
Drinking Fountains					2
Service Sink					1

B. LOCATION OF FIXTURES (IBC 2902.3.3)
 - Not More Than 1 Story Above or Below Regular Working Area
 - Travel Distance Less Than 500 Ft

C. SIGNAGE (IBC 2902.4) For Each Sex Shall Be Provided Near The Entrances to the Toilet Facility

OTHER

A. ACCESSIBILITY is Accessible
 B. GUARDS (IBC 1005)
 1. 42" High Minimum Guards Shall Be Installed Where A Change in Levels Drops 30" Or More.
 C. SAFETY GLAZING (IBC 2406)
 1. Safety Glazing Shall Be Installed in Hazardous Locations As Specified in IBC 2406.4

D. FIRE ALARM AND DETECTION SYSTEMS
 1. Fire Alarm And Detection System Not Required (IBC 907.2)
 2. If Required Provide Audible And Visible Alarm Notification Devices (IBC 907.3, NFPA 72)

AUTOMATIC SPRINKLER REQUIREMENTS

A. AN EXISTING NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE BUILDING (IBC 903.3.1.1)

MEANS OF EGRESS

A. DESIGN OCCUPANT LOAD (IBC Chpt 1004)
 1. Group A-3 = 56 Occupants
 2. Exit Group B = 33 Occupants

B. EXIT WIDTH ACCESS
 1. Number Required (IBC Table 1006.2.1, 1006.3.2) = 2
 2. Number of Accessible Required (IBC 1009) = 2
 3. Arrangement (IBC 1007)
 - Not Less Than 1/3 Overall Diagonal (Sprinklered Building)
 4. Travel Distance Maximums
 - Exit Access (IBC 1017) = 255 / 300
 - Dead Ends (IBC 1020.43) = 75 / 100
 - Dead Ends (IBC 1020.43) = 20 / 50
 5. Stairs (The Greater of Two Conflicting Widths Shall Be Used)
 - Design Egress Stairs (IBC 1005.3) = N/A
 - Stairways (Occ Load x 3) = N/A
 - Other Components (Occ Load x 2) = 17.8"
 - Stairways (IBC 1011.2) = 44"
 - Corridors (IBC 1020.2) 1024.2) = 44"
 - Exit Doors (IBC 1010.1) = 32" Min Clear
 = 48" Max Nom

6. Doors
 - Swing (IBC 1010.1.2.1)
 - Side-Hinged Swinging Out At Occupant Load Of 50 Or More
 - Landings (IBC 1010.1.6)
 - Width Not Less Than Width of Door Or Stairway
 - Length in Direction of Travel Not Less Than 44"
 - Warnings (IBC 1010.1.7.2) Beveled Edge If 1/4"-1/2"
 - Door Arrangement (IBC 1010.1.8) 48" + Door Width Apart
 - Lock or Latch (IBC 1010.1.9)
 - Operable From Egress Side Without Use of Knowledge or Keys.
 - Manually Operated Flush Bolts Permitted on Inactive leaf.
 - Panic/ Fire Exit Hardware (IBC 1010.1.10)
 - Required At Exit/Exit Access Doors from Assembly Occupancy

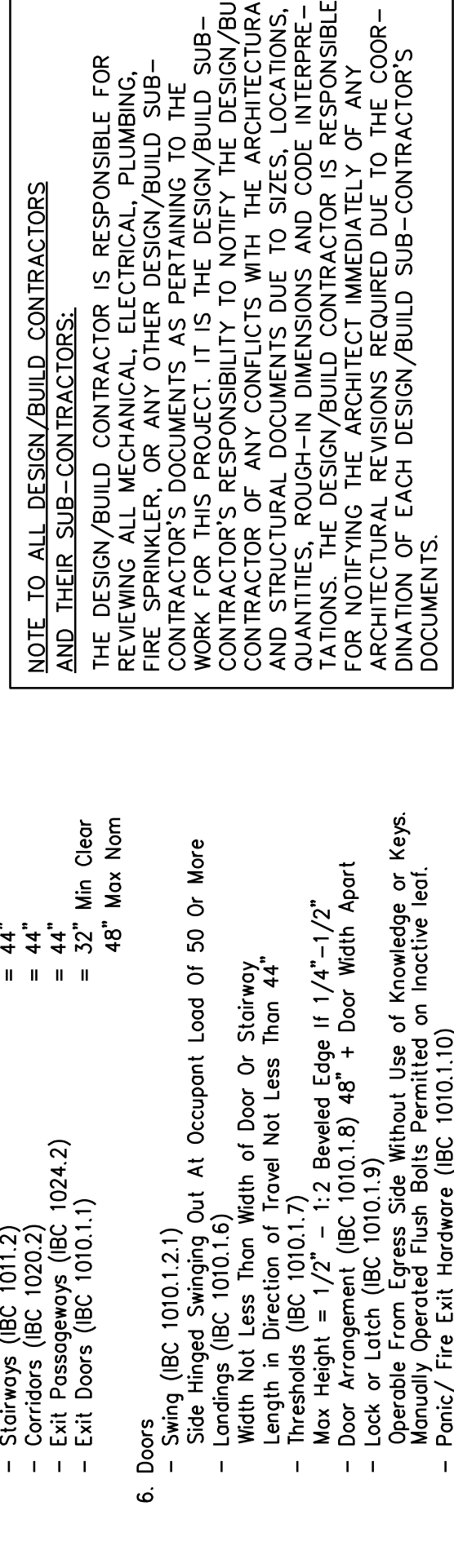
NOTE TO ALL DESIGN/BUILD CONTRACTORS AND THEIR SUB-CONTRACTORS:
 THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, OR ANY OTHER DESIGN/BUILD SUB-CONTRACTOR'S WORK FOR THIS PROJECT IS THE DESIGN/BUILD CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN/BUILD CONTRACTOR OF ANY CONFLICTS WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS DUE TO SIZE, LOCATION, QUANTITIES, ROUGH-IN DIMENSIONS AND CODE INTERPRETATIONS. THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR ARCHITECTURAL REVISIONS REQUIRED DUE TO THE COORDINATION OF EACH DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS.

PLAN NOTES

1. VERIFY LOCATION OF ALL DEFUSERS, SPRINKLER HEADS, LIGHTS, ETC. WITH APPROPRIATE DESIGN BUILD CONTRACTOR

2. EMERGENCY LIGHTING. PROVIDE EMERGENCY BACK-UP POWER AND EMERGENCY CANDLE AT THE WALKING SURFACE.

3. FIRE EXTINGUISHER. VERIFY SIZE AND SPACING WITH BUILDING OFFICIAL.

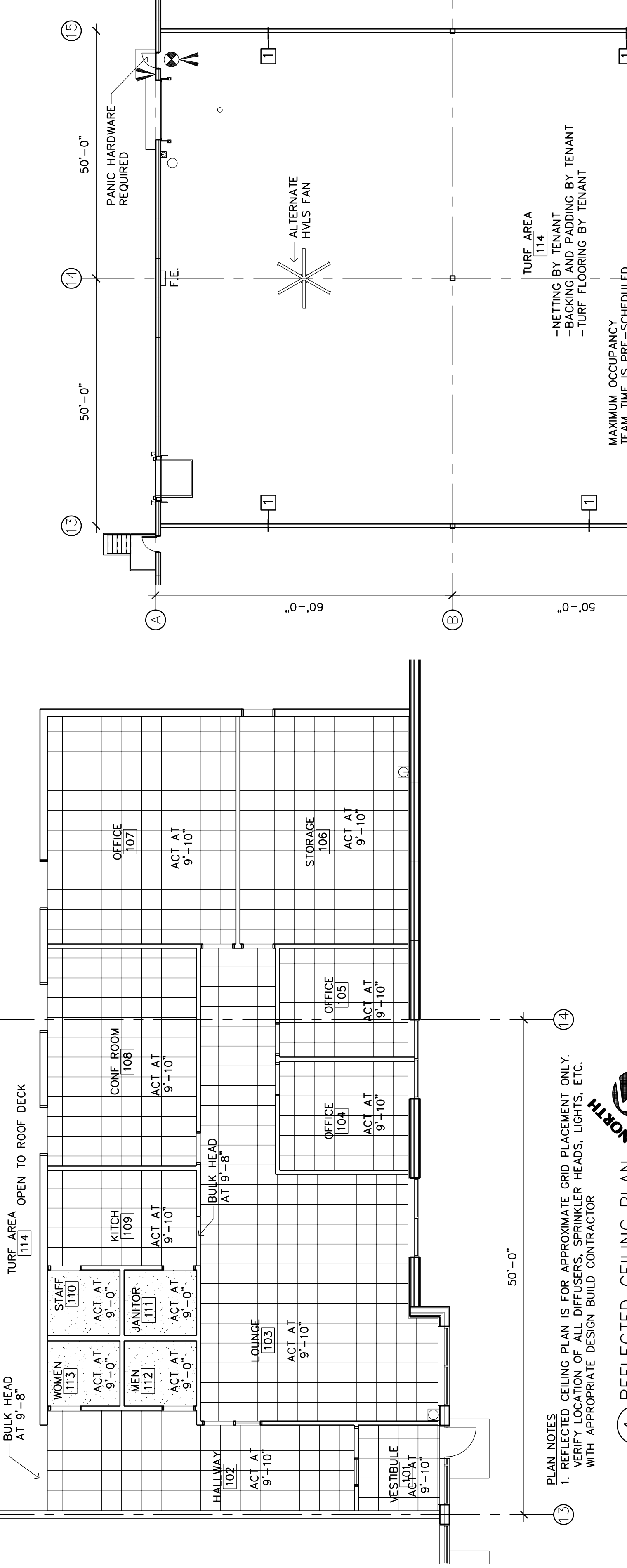


KEY PLAN
 LHT SCALE: 1" = 100'-0"

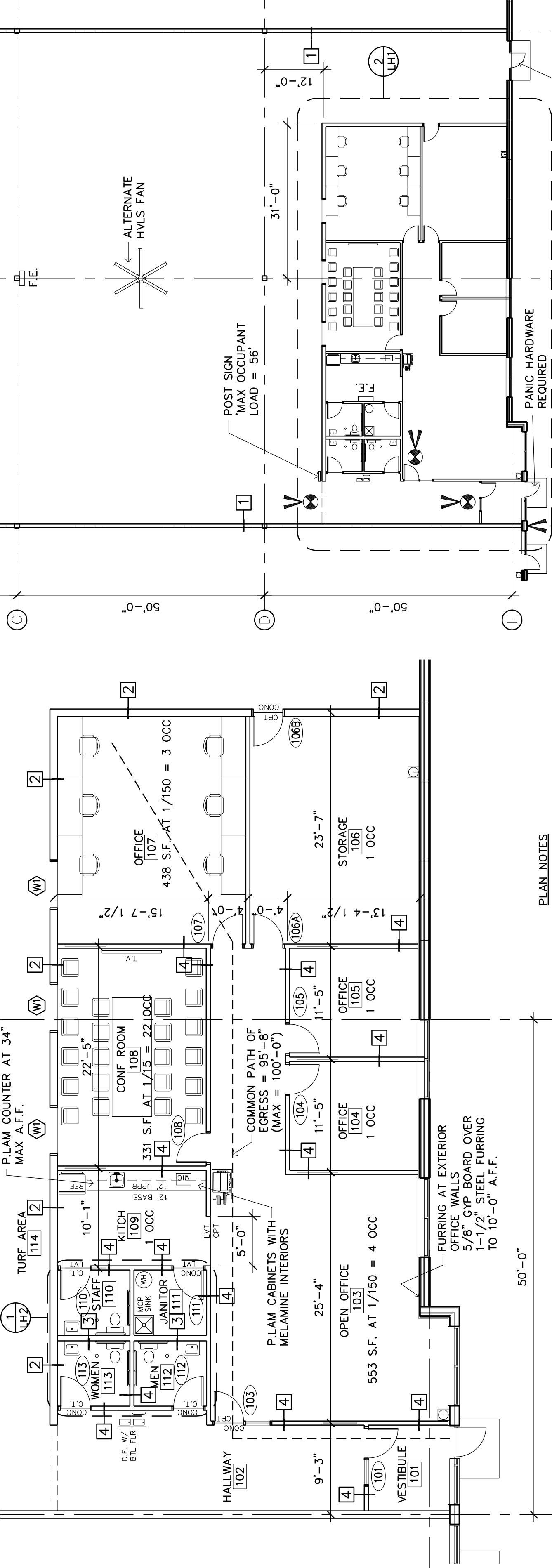
ROOM FINISH SCHEDULE

RM#	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CLG.	HIGHT	REMARKS
101	VESTIBULE	CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-10"	
102	HALLWAY	CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-10"	
103	OPEN OFFICE	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-10"	
104	OFFICE	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-10"	
105	OFFICE	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-10"	
106	STORAGE	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-10"	
107	OFFICE	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-10"	
108	CONFERENCE ROOM	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-10"	
109	KITCHENETTE	LVT	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-10"	
110	STAFF RESTROOM	C.T.	C.T.	CT/WST - SEE PLAN FOR LOC	CT/WST - SEE PLAN FOR LOC	CT/WST - SEE PLAN FOR LOC	CT/WST - SEE PLAN FOR LOC	PT/GYP	9'-10"	4 FT FRP AT MOP SINK
111	JANITOR	C.T.	CONC	CT/WST - SEE PLAN FOR LOC	CT/WST - SEE PLAN FOR LOC	CT/WST - SEE PLAN FOR LOC	CT/WST - SEE PLAN FOR LOC	PT/GYP	9'-10"	
112	MEN	C.T.	CONC	CT/WST - SEE PLAN FOR LOC	CT/WST - SEE PLAN FOR LOC	CT/WST - SEE PLAN FOR LOC	CT/WST - SEE PLAN FOR LOC	PT/GYP	9'-10"	
113	WOMEN	C.T.	CONC	CT/WST - SEE PLAN FOR LOC	CT/WST - SEE PLAN FOR LOC	CT/WST - SEE PLAN FOR LOC	CT/WST - SEE PLAN FOR LOC	PT/GYP	9'-10"	
114	WAREHOUSE	CONC	NONE	PRECAST	PT/GYP	PT/GYP	PT/GYP	OPEN	VARIES	TURF BY TENANT

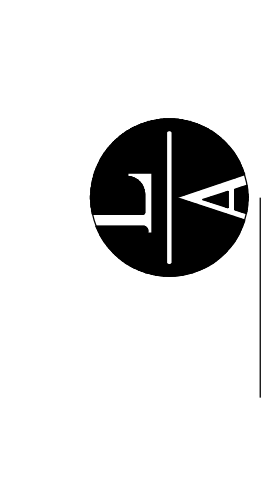
ABBREVIATIONS:
 PT/GYP = PAINTED GYPSUM BOARD
 C.T. = CERAMIC TILE
 CONC = SEALED CONCRETE
 FRP = FIBER REINFORCED PLASTIC PANELING
 LVT = LUXURY VINYL TILE



REFLECTED CEILING PLAN
 LHT SCALE: 1/8" = 1'-0"



ENLARGED OFFICE PLAN
 LHT SCALE: 1/8" = 1'-0"



LAMPERT ARCHITECTS
 420 Summit Avenue
 Phone: 763.785.1211 Fax: 763.757.2849
 lampert@lampert-arch.com

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

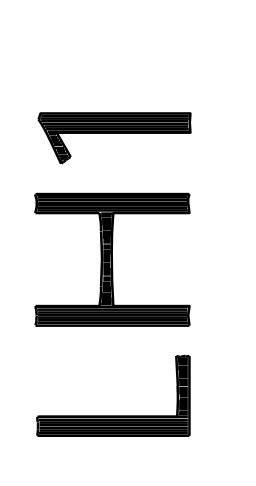
LEONARD LAMPERT
 LICENSE NO. 13669
 DATE 1/2/26

LAKEVILLE SOCCER
 21300 Juniper Way, Lakeville, MN

Copyright 2025
 Leonard Lampert Architects Inc.
 Project Designer: JAMES B
 Drawn By: JRB
 Checked By: LL
 Revisions

NO.	DATE	DESCRIPTION
10/21/25	PRELIMINARY	
1/2/26	ISSUE FOR PERMIT	

FLOOR PLAN
 Sheet Number



Project No. 251009-5

**CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA**

**CONDITIONAL USE PERMIT
LAKEVILLE SOCCER CLUB
FINDINGS OF FACT AND RECOMMENDATION**

On January 15, 2026 the Lakeville Planning Commission met at their regularly scheduled meeting to consider the request of Lakeville Soccer Club - Forrest Randall for a conditional use permit to allow a commercial recreation use in the OP, Office-Park District located at 21300 Juniper Way. The Planning Commission conducted a public hearing on the proposed conditional use permit preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

FINDINGS OF FACT

1. The property is located in Comprehensive Planning District No. 6, which guides the property for Industrial use.
2. The property is zoned OP, Office-Park.
3. The legal description of the property is:

Lot 1, Block 1, Lakeville 35 Logistics Center North Addition

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

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

Finding: The proposed commercial recreation use is consistent with the policies and provisions of Planning District 6 of the 2040 Comprehensive Land Use Plan.

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

Finding: The proposed commercial recreation use is compatible with surrounding office park uses provided compliance with the stipulations of the conditional use permit.

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

Finding: The proposed commercial recreation use conforms to the performance standards set forth in the Zoning Ordinance given compliance with the stipulations of the conditional use permit.

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

Finding: The proposed commercial recreation use will not overburden the City's sanitary sewer and water systems and can be served with existing public services.

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

Finding: Traffic generation from the commercial recreation use can be accommodated with the existing streets serving the property.

5. The planning report dated January 5, 2026 prepared by Heather Botten, Senior Planner is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the conditional use permit conditioned upon compliance with the planning report prepared by Senior Planner, Heather Botten dated January 5, 2026.

Dated: January 15, 2026

LAKEVILLE PLANNING COMMISSION

BY: _____
Christine Zimmer, Chair



Memorandum

FYI

To: Planning Commission
From: Kris Jenson, Planning Manager
Date: January 8, 2026
Subject: Future and Continued Planning Commission Agenda Items
Summary of City Council Actions on Planning Commission Items

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

- Presentation of Cedar Avenue Corridor Study findings
- Title 11 (Zoning) amendment related to short term rentals

The following items were approved by the City Council at the December 15, 2025 City Council meeting.

- Compass Rail Lakeville, LLC and Metropolitan Airport Commission 2040 Comprehensive plan amendment
- Dakota Waste Solutions preliminary plat and PUD
- North Creek Second Addition preliminary plat

The following items were approved by the City Council at the January 5, 2026 City Council meeting.

- Heritage Commons 10th Addition final plat
- Putrah Shores preliminary and final plat
- Veridian Credit Union CUP
- Title 11 (Zoning) amendment related to outdoor storage for major auto repair in I-1 District.
- Caliber Collision CUP
- SMNPT 1, LLC (7 Brew) CUP