

**PUBLIC NOTICE
CITY OF LEXINGTON
COUNTY OF ANOKA
STATE OF MINNESOTA**

TO WHOM IT MAY CONCERN:

Notice is hereby given, the Lexington Planning and Zoning Commission will be conducting a Public Hearing on Tuesday, January 12, 2021 at 7:00 p.m. in the Lexington City Council Chambers, Lexington City Hall, 9180 Lexington Avenue, Lexington, MN 55014.

The purpose of the Public Hearing is to consider a request for a Planned Unit Development (PUD) and the review of a preliminary plat for 8951, 8953, and 8955 DuWayne Ave. – Legal Description: Section 35, Township 31, Range 23, and amend the 2030 Comprehensive Plan. These requests for consideration will be to accommodate the redevelopment of these properties and construct a 39-Unit market rate apartment complex – Ephesians Phase II.

Description of Request:

1. Vacate 5’ Public Utility easements running E-W & N-S along SE corner of site. Vacate 5’ Public Utility easement running E-W through site along N wall of existing building number 8955. Vacate Public Street easement running N-S along E side of DuWayne Avenue.
2. Convert DuWayne Avenue from a public street to a private drive.
3. Add 10’ Drainage & Utility easement around perimeter of site.
4. Addition of 6 parking spaces along N end of site to encroach the 25’ front yard setback. Include landscape buffering to mitigate aesthetic deficiencies of a parking lot.
5. Replacement of parking lot along West side of building within setback.
6. Expansion of 'NURP' pond to manage stormwater for both Ephesians I & Ephesians II
7. Construction of a new apartment building in accordance with PROPOSED variances from City Regulations as listed in the table below:

PUD - table	REQUIRED	EXISTING	PROPOSED	REFERENCE
7. ZONING	R-4	R-4	R-4 w/ PUD	zoning map - 2019
8. UNITS / ACRE	20 DU / acre	18 DU / acre	44 DU / acre	table 11.33
9. PRKNG SPACE DIM.	9'x20'	Varies	*9'x18'	subd. 22.B.a
10. PARKING SPACES	2 / unit	1.75	1.74	subd. 22.I.1

Anyone wishing to make comments or if you have questions on the requested Planned Unit Development (PUD), or preliminary plat, you are invited to attend the Public Hearing. If you are unable to attend, written comments or questions are welcome and will be accepted until 4:30 p.m. on January 12, 2021. Plans and specifications for the proposed development are on file at City Hall and available upon request.

In accordance with the Americans with Disability Act, a hearing impaired individual wishing to attend the Public Hearing may request a sign language translator by contacting City Hall at (763) 784-2792 within one week prior to the hearing.

Bill Petracek
City Administrator