

AGENDA

PUBLIC HEARING & REGULAR PLANNING COMMISSION MEETING October 10, 2019 - 7:00 P.M. 9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER PUBLIC HEARING

- A. Roll Call: Vice Chairperson Vanderbloomer, Commissioners Bautch, Koch, Murphy, and Thorson

Public Hearing The purpose of the Public Hearing is to consider a request to rezone properties from an R-3 zone to an M-1 zone, formulate a Planned Unit Development (PUD), approve a preliminary plat for all parcels involved, vacate Gerald Avenue, and amend the 2030 Comprehensive Plan to accommodate a proposed 355-unit apartment complex –Lexington Lofts:

Memo from Bill Petracek

pg. 1

1. Application for Consideration of Planning Request and supporting documents **pg. 2-8**
2. Public Notice – Quad Press and surrounding property owners **pg. 9-10**
3. Map and list of surrounding property owner’s notified within 350 feet of the property per [Ord 11.20 (Subd. 4)] **pg. 11-12**
4. Lexington Lofts Site Plan **pg. 13-19**
5. Staff memos from:
 - A. Kurt Glaser, City Attorney **pg. 20-28**
 - B. Steve Winter, City Engineer- Chris Janson, Planner MSA Consultants **pg. 29-34**
 - C. Gary Grote, Fire Chief **pg. 35-36**

- A. **Norhart/Lexington Lofts Developer will provide a presentation on their proposed development and application for zoning requests.**

2. ADJOURNMENT OF PUBLIC HEARING

REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER

6. Roll Call: Chairperson VanderBloomer, Commissioners Bautch, Thorson, Koch and Murphy

2. CITIZENS FORUM
3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS
4. LETTERS AND COMMUNICATION
 - A. Building Permits for September 2019 pg. 37-39
 - B. Public Notice – Council & Park Board attendance at Public Hearing pg. 40
5. APPROVAL OF PLANNING COMMISSION MINUTES
 - A. September 10, 2019 pg. 41-42
6. DISCUSSION ITEM:
 - A. Recommend to the City Council to approve a Rezone from an R-3 zone to an M-1 zone for lot parcels #35-31-23-11-0082, #35-31-23-11-0071, #35-31-23-11-0070, #35-31-23-11-0078.
 - B. Recommend to the City Council to approve a Preliminary Plat for all lot parcels: Property I.D. # 35-31-23-12-0049, #35-31-23-11-0082, #35-31-23-11-0071, #35-31-23-11-0070, #35-31-23-11-0078.
 - B. Recommend to the City Council to approve a Planned Unit Development for lot parcel # 35-31-23-12-0049, #35-31-23-11-0082, #35-31-23-11-0071, #35-31-23-11-0070, #35-31-23-11-0078 subject to the approval of the Preliminary Plat for all lot parcels.
 - C. Recommend to the City Council to approve the vacation of Gerald Ave. subject to the approval of the Preliminary Plat for all lot parcels.
 - D. Recommend to the City Council to approve an amendment to the 2030 Comprehensive Plan subject to the approval of the Preliminary Plat for all lot parcels.
7. NOTE COUNCIL MINUTES:
 - A. September 5, 2019 pg. 43-46
 - B. September 19, 2019 pg. 47-50
8. PLANNING COMMISSION INPUT
9. ADJOURNMENT

To: Planning and Zoning Commission
From: Bill Petracek, City Administrator
Date: October 3, 2029



Re: Public Hearing –Lexington Lofts/Norhart Development

Enclosed in the packet for the Public Hearing you will find the following items submitted for the Lexington Lofts Development Project:

1. Application for Consideration of Planning Request and supporting documents.
2. Public notice – Quad Press and surrounding property owner's
3. Map and list of surrounding property owner's notified within 350 feet of the property per [Ord 11.20 (Subdiv. 4)]
4. Lexington Lofts Site Plan
5. Staff memos from:
 - a. Kurt Glaser, City Attorney – Rezoning, Planned Unit Development, Preliminary Plat review
 - b. Steve Winter, City Engineer; Chris Janson, Planner, MSA Consultants– Preliminary Plat Review, Site Plan Review, Planned Unit Development (PUD), Zoning requirements.
 - c. Gary Grote, Fire Chief – Fire Suppression recommendations
 - d. Ron Wasmund, Building Official – Site Plan Review – No memo or recommendation provided.

****Mike Kaeding, President, Norhart, LLC, Tyler Stadler, Project Manager, will be present from Norhart, LLC to provide a presentation and a detailed explanation of their proposed development and their zoning requests from the City of Lexington.**

City of Lexington

0 -93-33 080EFLE

9180 LEXINGTON AVENUE • LEXINGTON, MINNESOTA 55014 • (763) 784-2792 • FAX (763)785-8951

APPLICATION FOR CONSIDERATION OF PLANNING REQUEST

Street Location of Property: NE & NW corners of Griggs Ave & Restwood Road

Legal Description of Property: Outlot B & C Lexington Center 2nd Add

Owner:

Name: Mike Kaeding Phone: (353) 353-0914

Address: 290 9th Ave W

City: Forest Lake State: MN Zip: 55025

Applicant (If Other than Owner):

Name: Tyler Stadler Phone: (651) 955-438

Address: 290 9th Ave W

City: Forest Lake State: MN Zip: 55025

Type of Request: Variance Conditional Use Permit Rezoning Site Plan
 Minor Subdivision Major Subdivision Planned Unit Development
 Preliminary Plat Final Plat

Description of Request: We are requesting the submittal of a preliminary plat, rezoning of R-3 lots to M-1, and PUD for our upcoming apartment project.

Reason for Request: We need to update the plat to match future changes, construct an apartment in a property zoned for multi-family, and propose allowances that go past the M-1 zoning code.

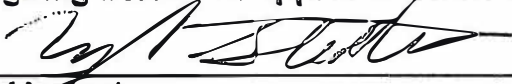
Present Zoning Classification: M-1 & R-

Existing Use of Property: Open Land / No Distinct Use

Has a permit for a rezoning, variance, appeal or conditional use permit on the subject site or any part thereof been previously sought? No When?

DISCLAIMER

The fee charged for rezoning, variance, appeal or conditional use permit is nonrefundable. Upon signing below the applicant is acknowledging they have read and understand this.



Signature of Applicant

8-22-19

Date

August 22nd, 2019

Mr. Bill Patracek
City of Lexington - City Administrator
9180 Lexington Ave NE
Lexington, MN 55014

Matter: PUD Flexibility Narrative
Lexington Lofts

Dear Mr. Patracek,

In our submission to the city for our upcoming Lexington Lofts Apartment project, Nohart will be applying under the currently zoned M-1 distinction as a PUD. While we will be following the M-1 residential code for this project, there are a few instances where we must go beyond those parameters to reach our goals.

We will be requesting the allowance of fewer parking spots than the 2.0 per unit requirement in the city code. More specifically, we are currently proposing 1.67 spots per unit.

Another request we have is to go over the 20 units per acre maximum density set by the city. Our actual density will be around 54 units per acre.

Further along, we will be requesting several setbacks be pushed back for our construction. The building setbacks stated in the code are 35'-0" for the front and 30'-0" for the rear & side. Our actual setbacks will be 10'-0" from the front and 28'-5" from the rear & side. The only sections that will extend up to the 10'-0" setback will be the amenity patio areas.

In addition, the setbacks listed for parking can be no closer than 9'-0" from all sides. Our project will be as close as 7'-0" from the rear and will overlap the side property line that belongs to the Northway Mall to the north. This would be under the assumption that the owners of the lot give permission to do so.

The code also states that the maximum height for a building shall be no more than 4 stories or 45'-0". We request that a height of 66'-6" be allowed for the construction of our east building.

Lastly, the parking dimensions specified in the regulations state that all off-street parking spots be a minimum of 9'-0" x 20'-0". At the city's request, we will be providing stalls sized at 9'-0" x 18'-0" to create drive aisles that are 26'-0" wide. The driveway from Griggs Ave onto the properties will maintain at the 24'-0" width following city code.

Thank you for your time and the opportunity to present our project to the city of Lexington.

Best Regards,

A handwritten signature in black ink, appearing to read 'Tyler Stadler', with a long horizontal flourish extending to the right.

Tyler Stadler
Norhart, LLC & Kason, Inc.
Project Manager
tyler.stadler@norhart.com
651-955-4386

Lexington Lofts Phasing Narrative

Lexington Lofts will be a three-phase project that will be completed over three and a half years. It will be located at the intersection of Restwood Rd and Griggs Ave in Lexington, MN. Phases I and II will consist of construction for the larger building to the East. This building will include 223 units along with a majority of the amenity space we are providing. Phase I will run along Griggs Ave and include the garage door and elevators. Phase II will finish up the East building before moving onto Phase III which will consist of the entire West building. 132 units will be built for the third phase. Each of the phases will have staggered unit openings with roughly half of the phase opening in the spring and the other half opening in the fall. These units will be divided by firewalls.

Spring 2020

1. Erosion Control will be installed mid to late May, prior to building excavation. This includes silt fence, inlet protection and a rock entrance. The existing Tot Park will remain outside the silt fence until it's relocation.
2. Excavation for Phase I will begin after road restrictions are lifted and continue with site grading, sewer and water connections through June.
3. The 9004 Dunlap Ave N house will be demolished.
4. Foundation work will begin after Memorial Day, with footings and masonry completed by subcontractors.
5. Temp power will be installed. Building power and gas locations will be finalized.

Summer 2020

1. Tot park will be relocated to 9004 Dunlap Ave N, and landscaping installed.
2. Precast floor planks will be set by a subcontractor.
3. Underground plumbing will be installed within the building and the basement slab poured.
4. Framing will begin.

Fall 2020

1. Excavators will complete backfill around the building and regrade the site and parking lot.
2. Curbs around the parking lot will be poured and base layer of asphalt placed.
3. Gas service will be installed.
4. Framing of the building will continue. Trades will begin on lower floors.

Winter 2020

1. Roofing and siding will be installed on Phase I.
2. Framing and trades will be completed.
3. Insulation and sheetrock will begin.
4. Elevators will be installed.

Spring 2021

1. Building and monument signs will be installed and sitework for the park relocation will begin.
2. Pool, patio, and sidewalks will be completed.
3. Finish carpentry and fixture installation will occur on the first units of Phase I.
4. Elevators, fire alarms and sprinklers will be inspected and turned on.
5. Landscaping will begin around Phase I.
6. Excavation and site work will begin on the south wing of the East building for Phase II.
7. Phase II foundation work will begin with footings and masonry.

Summer 2021

1. Precast floor planks will be set on Phase II.
2. The first of the Phase I units will be completed with an estimated opening date of June 2021.
3. Finish carpentry and fixture installation will occur on the second units of Phase I.
4. Phase II underground plumbing will be installed and basement slab poured.
5. Framing of Phase II will begin.

Fall 2021

1. Excavators will complete backfill around Phase II and regrade the site and parking lot.
2. Curbs around the parking lot will be poured and base layer of asphalt placed.
3. Framing of the building will continue. Trades will begin on lower floors.
4. The remainder of Phase I units will open with estimated opening date of September 2021.

Winter 2021

1. Roofing and siding will be installed on Phase II.
2. Framing and trades will be completed.
3. Insulation and sheetrock will begin.

Spring 2022

1. Finish carpentry and fixture installation will occur on the first units of Phase II.
2. Fire alarms and sprinkler will be inspected and turned on.
3. Landscaping will begin around Phase II.
4. Erosion control will be installed around the West site.
5. Excavation for Phase III will begin and continue with site grading, sewer and water connections.
6. Phase III foundation work will begin with footings and masonry.

Summer 2022

1. Precast floor planks will be set on Phase III.
2. The first of the Phase II units will be completed with an estimated opening date of June 2022.
3. Finish carpentry and fixture installation will occur on the second units of Phase II.
4. Phase III underground plumbing will be installed and basement slab poured.
5. Framing of Phase III will begin.

Fall 2022

1. Excavators will complete backfill around the building and regrade the Phase III site and parking lot.
2. Curbs around the parking lot will be poured and base layer of asphalt placed.
3. Gas service will be installed on Phase III.
4. Framing of the building will continue. Trades will begin on lower floors.
5. The remainder of Phase II units will open with an estimated opening date of September 2022.
6. Construction equipment will be removed from the East site.

Winter 2022

1. Roofing and siding will be installed on Phase III.
2. Framing and trades will be completed.
3. Insulation and sheetrock will begin.
4. Elevators will be installed.

Spring 2023

1. Building and monument signs will be installed.
2. Patio and sidewalks will be completed.
3. Finish carpentry and fixture installation will occur on the first units of Phase III.
4. Elevators, fire alarms and sprinklers will be inspected and turned on.

Summer 2023

1. The first of the Phase III units will be completed with an estimated opening date of June 2023.
2. Finish carpentry and fixture installation will occur on the second units of Phase III.
3. Landscaping and irrigation will be installed.
4. Final lift of asphalt will be installed on Phase III.

Fall 2023

1. The remainder of Phase III units will be completed with an estimated opening date of September 2023.
2. The final lift of asphalt will be installed on the West site.
3. Construction equipment will be removed from the West site.

Lexington Lofts PUD Requests

| | Code | Proposed |
|--------------------------|----------------|----------------|
| Zoned | M1 | PUD |
| Units / Acre | 20 | 54 |
| Height | 45'-0" | 66'-6" |
| Front Setback | 35'-0" | 9'-0" |
| Rear Setback | 30'-0" | 28'-5" |
| Parking Setback – Side | 10'-0" | 0'-0" |
| Parking Setback – Rear | 10'-0" | 7'-0" |
| Parking Spaces | 2.0 per unit | 1.67 per unit |
| Parking Space Dimensions | 9'-0" x 20'-0" | 9'-0" x 18'-0" |

**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, October 8, 2019 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 to rezone the following properties from an R-3 zone to an M-1 zone – Parcels #2, #3, #4, and #5 - formulate a Planned Unit Development (PUD), review of a preliminary plat for all parcels, consider vacating Gerald Avenue, and amend the 2030 Comprehensive Plan to accommodate a proposed 355-unit apartment complex –Lexington Lofts:

Property Description:

Parcel #1: OUTLOT B LEXINGTON CENTER 2ND ADD (Property I.D. # 35-31-23-12-0049), Lexington, Mn.

Parcel #2 OUTLOT C LEXINGTON CENTER 2ND ADD (Property I.D.#35-31-23-11-0082), Lexington, Mn.

Parcel #3: LEXINGTON CENTER LOT 15 BLK 3 LEXINGTON CENTER(EX EASE OVER REAR 5 FT (Property I.D. #35-31-23-11-0071) Lexington, Mn.

Parcel #4 LEXINGTON CENTER LOT 14 BLK 3 LEXINGTON CENTER -EX EASE OVER REAR 5 FT (Property I.D. #35-31-23-11-0070), Lexington, Mn.

Parcel #5 LOT 13 BLK 3 LEXINGTON CENTER, SUBJ TO EASE OF REC (Property I.D. #35-31-23-11-0078), Lexington, Mn.

Anyone wishing to make comments or if you have questions on the requested zone change/Planned Unit Development, 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 October 8, 2019. 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

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

TO WHOM IT MAY CONCERN:

Notice is hereby given, the Lexington Planning and Zoning Commission will be conducting a Public Hearing on Tuesday, October 8, 2019 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 to rezone the following properties from an R-3 zone to an M-1 zone – Parcels #2, #3, #4, and #5 - formulate a Planned Unit Development (PUD), review of a preliminary plat for all parcels, consider vacating Gerald Avenue, and amend the 2030 Comprehensive Plan to accommodate a proposed 355-unit apartment complex – Lexington Lofts:

Property Description:

Parcel #1: OUTLOT B LEXINGTON CENTER 2ND ADD (Property I.D. # 35-31-23-12-0049), Lexington, Mn.

Parcel #2 OUTLOT C LEXINGTON CENTER 2ND ADD (Property I.D.#35-31-23-11-0082), Lexington, Mn.

Parcel #3: LEXINGTON CENTER LOT 15 BLK 3 LEXINGTON CENTER(EX EASE OVER REAR 5 FT (Property I.D. #35-31-23-11-0071) Lexington, Mn.

Parcel #4 LEXINGTON CENTER LOT 14 BLK 3 LEXINGTON CENTER -EX EASE OVER REAR 5 FT (Property I.D. #35-31-23-11-0070), Lexington, Mn.

Parcel #5 LOT 13 BLK 3 LEXINGTON CENTER, SUBJ TO EASE OF REC (Property I.D. #35-31-23-11-0078), Lexington, Mn.

Anyone wishing to make comments or if you have questions on the requested zone change/Planned Unit Development, 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 October 8, 2019. 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

Published one time in the Quad Community Press on September 17, 2019.

2 x 4.6

Owner, PIN or Address

Mailing Label Generator

Select or search for a feature in the map

Search for a Property

Apply a search distance
350 Feet

Addressee Layer

Tax Payer

Format
PDF label 1/2 x 1-3/4 inches; 80 per page

76 addressees found; do you want to continue?

Download

Tot Park

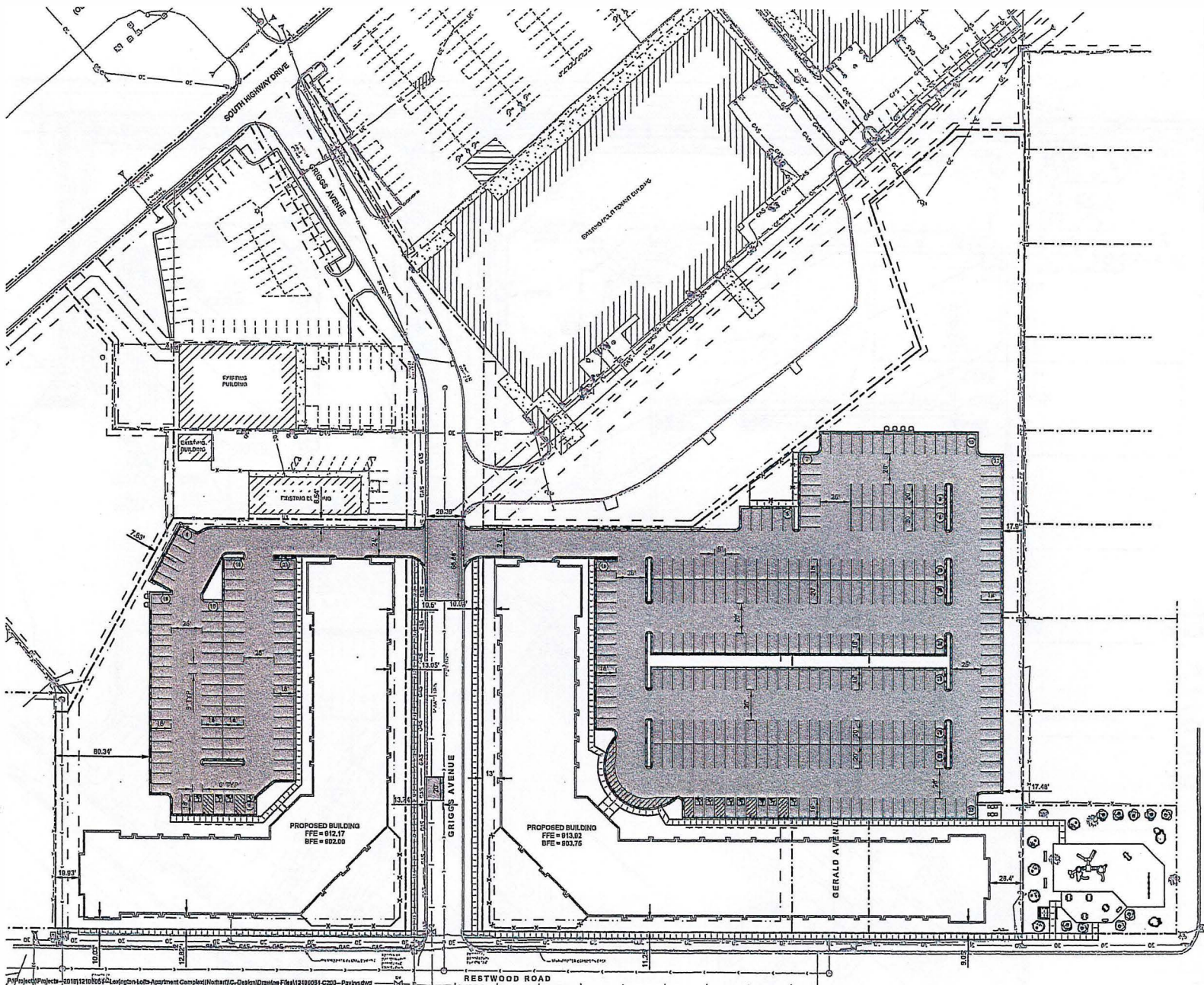
Restwood Rd

Restwood Rd

300ft

-93.152 45.139 Degrees

| | | | |
|--|---|---|--|
| TROMBLY CHRISTOPHER 8881 DUNLAP AVE CIRCLE PINES, MN 55014 | LEXINGTON CITY OF 9180 LEXINGTON AVENUE N CIRCLE PINES, MN 55014 | HPA BORROWER 2018-1 MS LLC 180 N STETSON AVE STE 3650 CHICAGO, IL 60601 | ROSE THOMAS 9139 DUNLAP AVE LEXINGTON, MN 55014 |
| NOSIE PROPERTIES LLC 12200 UPPER HEATHER AVE N HUGO, MN 55038 | SHADOWLETICIA 629 APOLLO CT SAN JOSE, CA 95161 | JACKSON APARTMENTS LLC 619 100TH CT NE BLAINE, MN 55434 | RADTKE THOMAS J & M J 9104 DUNLAP AVE CIRCLE PINES, MN 55014 |
| SHIH XIAOLONG 6364 RANCHVIEW LN N MAPLE GROVE, MN 55311 | RADJENOVICH ALYSSA 9128 JACKSON AVE CIRCLE PINES, MN 55014 | RFD INC PO BOX 127 RUSH CITY, MN 55069 | DODD JOY ANN E 9104 JACKSON AVE LEXINGTON, MN 55014 |
| TAYLOR TRUSTEE T 4060 RESTWOOD RD CIRCLE PINES, MN 55014 | PITCHFORD MICHAEL R & L A 9015 DUNLAP AVE CIRCLE PINES, MN 55014 | WASHINGTON TORI 9016 DUNLAP AVE LEXINGTON, MN 55014 | NW LAND LLC 5320 W 23RD ST STE 205 SAINT LOUIS PARK, MN 55416 |
| NW LAND LLC 5320 W 23RD ST STE 205 SAINT LOUIS PARK, MN 55416 | WUNDERLICH JENNIFER 9052 DUNLAP AVE LEXINGTON, MN 55014 | STAFSHOLT JAY 9051 DUNLAP AVE LEXINGTON, MN 55014 | TANCIG JASON 9064 DUNLAP AVE LEXINGTON, MN 55014 |
| HOFFNER JOHN E & KELLY R 8892 GRIGGS AVE CIRCLE PINES, MN 55014 | FLOR ROSE 9052 JACKSON AVE CIRCLE PINES, MN 55014 | AMUNDSON JEFFREY 8955 DUNLAP AVE LEXINGTON, MN 55014 | MENLO CAPITAL PARTNERS LLC 730 ARIZONA AVE SANTA MONICA, CA 90401 |
| CUMMINGS JANET MARIE 8926 GRIGGS AVE CIRCLE PINES, MN 55014 | ANTONOV HERMAN 8956 GRIGGS AVE APT 3 CIRCLE PINES, MN 55014 | EVERST MN PROPERTIES LLC PO BOX 764 PRIOR LAKE, MN 55372 | GENTZ JEFFERY 9063 DUNLAP AVE LEXINGTON, MN 55014 |
| MITLYNG LEANN 8849 GRIGGS AVE CIRCLE PINES, MN 55014 | GRAETZ SABRINA 9115 DUNLAP AVE LEXINGTON, MN 55014 | ANOKA CO COMM ACTION PROGRAM 1201 89TH AVE NE #345 BLAINE, MN 55434 | GARIN BRIAN E 9064 JACKSON AVE CIRCLE PINES, MN 55014 |
| KATTERSON AMY 8884 DUNLAP AVE LEXINGTON, MN 55014 | SPREIGL GEORGE C & KATHLEEN M 9103 DUNLAP AVE LEXINGTON, MN 55014 | HAMMER JOSEPH C & CAROLYNN J 8892 DUNLAP AVE CIRCLE PINES, MN 55014 | ANOKA CO COMM ACTION PROGRAM 1201 89TH AVE NE #345 BLAINE, MN 55434 |
| MORRISON JOSEPH 8974 JACKSON AVE CIRCLE PINES, MN 55014 | HIGGINS TERRY 9151 DUNLAP AVE LEXINGTON, MN 55014 | PERRY MILES 8993 DUNLAP AVE LEXINGTON, MN 55014 | KILBURY DANIEL 8890 DUNLAP AVE LEXINGTON, MN 55014 |
| ODENTHAL RICHARD J & PENNY JO 9040 DUNLAP AVE CIRCLE PINES, MN 55014 | WYNIA HAZEL A & DREXEL K 9076 DUNLAP AVE CIRCLE PINES, MN 55014 | NOSIE PROPERTIES LLC 12200 UPPER HEATHER AVE N HUGO, MN 55038 | ROCKHILL OWEN D & PAULA P 9127 DUNLAP AVE LEXINGTON, MN 55014 |
| RESLER ERIC E & RACHEL L 9040 JACKSON AVE CIRCLE PINES, MN 55014 | REHBEIN LAVERNE T 9075 DUNLAP AVE CIRCLE PINES, MN 55014 | NELSON JOHN 9039 DUNLAP AVE LEXINGTON, MN 55014 | CIRCLE PINES SAUSAGE HAUS INC 14540 PENNOCK AVE APPLE VALLEY, MN 55124 |
| CUDDEBACK BRENDA 9001 DUNLAP AVE LEXINGTON, MN 55014 | HERNANDEZ JR CHARLES 9076 JACKSON AVE LEXINGTON, MN 55014 | SKEATE TERRENCE & FLORENCE 9004 DUNLAP AVE CIRCLE PINES, MN 55014 | MENLO CAPITAL PARTNERS LLC 730 ARIZONA AVE SANTA MONICA, CA 90401 |
| COOK TRUSTEE SANDRA 1005 GRAMSIE RD APT 301 SAINT PAUL, MN 55126 | ANDERSON JAMES A & BRENDA J 9016 JACKSON AVE LEXINGTON, MN 55014 | GEISZLER LARRY W & BARBARA A 9004 JACKSON AVE LEXINGTON, MN 55014 | MENLO CAPITAL PARTNERS LLC 730 ARIZONA AVE SANTA MONICA, CA 90401 |
| CARPENTER RUEL E 8871 GRIGGS AVE CIRCLE PINES, MN 55014 | 89 LEXINGTON LAKES LLC 1112 6TH ST SE MINNEAPOLIS, MN 55414 | KOEP JEFFREY 9028 JACKSON AVE CIRCLE PINES, MN 55014 | NW LAND LLC 5320 W 23RD ST STE 205 SAINT LOUIS PARK, MN 55416 |
| MOST VALUABLE GRILLER LLC 14540 PENNOCK AVE APPLE VALLEY, MN 55124 | HAMANN STEVEN D & LAURIE J 8977 DUNLAP AVE CIRCLE PINES, MN 55014 | ANOKA CO COMM ACTION PROGRAM 1201 89TH AVE NE #345 BLAINE, MN 55434 | O'REILLY AUTO ENTERPRISES LLC PO BOX 9167 SPRINGFIELD, MO 65801 |
| ULVE LYNN TIMOTHY & MARY LOU 8893 GRIGGS AVE LEXINGTON, MN 55014 | ENGSTROM CRAIG J 9028 DUNLAP AVE CIRCLE PINES, MN 55014 | LEXINGTON CITY OF 3803 RESTWOOD LEXINGTON, MN 55014 | |
| CHRISTENSEN DONALD 4040 RESTWOOD RD CIRCLE PINES, MN 55014 | COOK TRUSTEE SANDRA 1005 GRAMSIE RD APT 301 SAINT PAUL, MN 55126 | SMIEJA SCOTT 17384 RIVER VIEW LN SE BIG LAKE, MN 55309 | |
| KETCHUM DARRELL J 9027 DUNLAP AVE CIRCLE PINES, MN 55014 | JENSEN TRUSTEE ROBERT 1366 SNELLING AVE N ST PAUL, MN 55108 | VAUX JAMES L JR & GLORIA M 9116 DUNLAP AVE CIRCLE PINES, MN 55014 | |
| COOK TRUSTEE SANDRA 1005 GRAMSIE RD APT 301 SAINT PAUL, MN 55126 | ALIC SANEL 8975 ZUMBROTA ST NE BLAINE, MN 55449 | STAY NICOLE 9116 JACKSON AVE LEXINGTON, MN 55014 | |



SYMBOL LEGEND

- NEW LIGHT-DUTY BITUMINOUS PAVEMENT SEE DETAIL
- NEW CONCRETE SIDEWALK SEE DETAIL

PARKING STALL COUNT

| | EAST | WEST |
|-----------|------|------|
| STANDARD | 278 | 82 |
| ADA PROV. | 7 | 4 |
| TOTAL | 287 | 88 |

PRELIMINARY NOT FOR CONSTRUCTION

Larson Engineering, Inc.
 3524 Lyburn Road, S.W. 10
 Grand Rapids, MN 55741
 (813) 431-1200 (813) 431-1201
 www.larsonengr.com

NORHART, LLC
 280 9TH AVE SW #S11
 FOREST LAKE, MN 55025

LEXINGTON LOFTS
 LEXINGTON, MN

I hereby certify that this plan, specifications and 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.

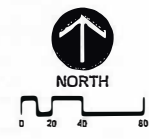
J.H. Rose
 J.H. ROSE, P.E.
 Date: 08.23.10 Reg. No.: 63991

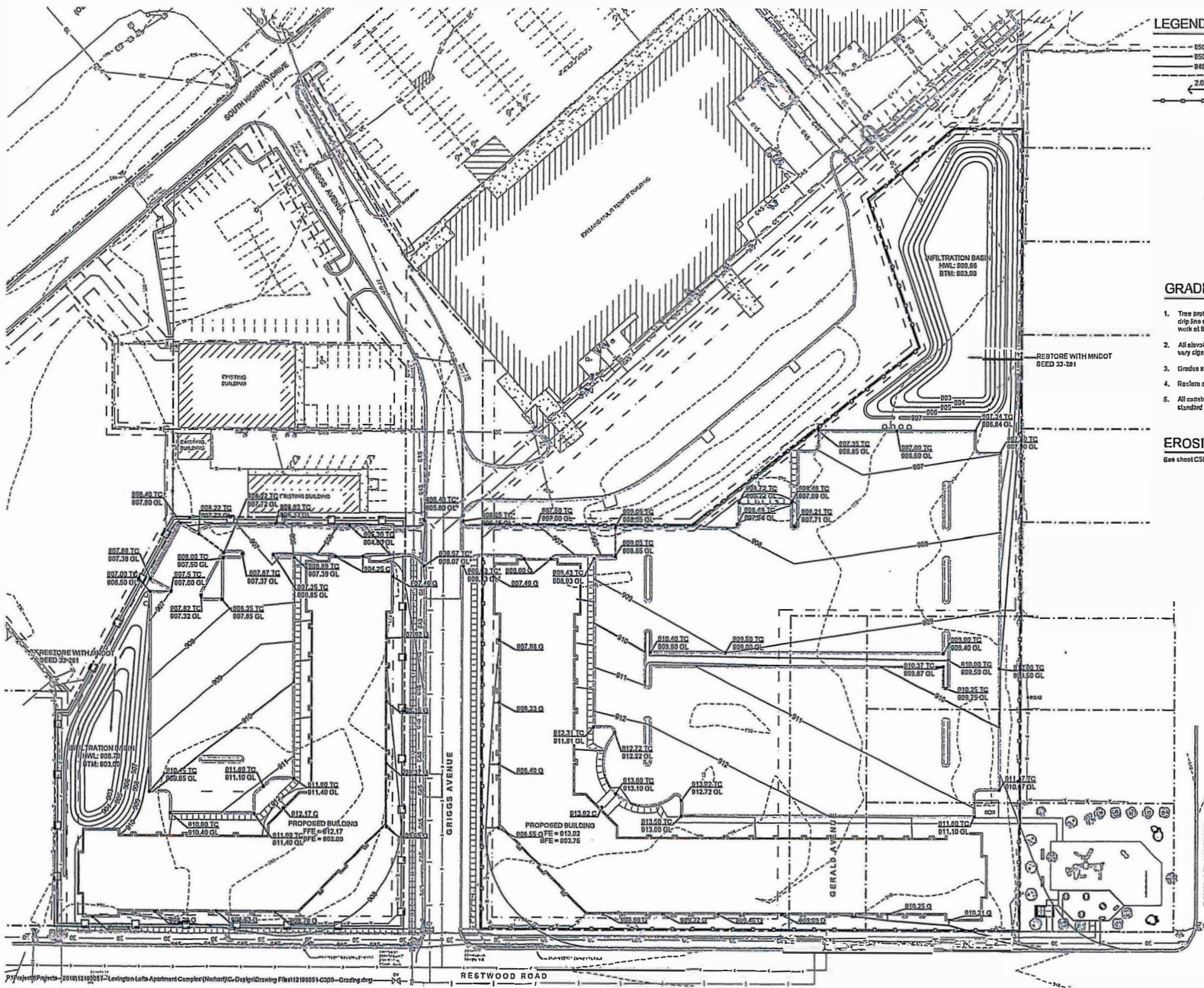
| Rev. | Date | Description |
|------|------|-------------|
| | | |
| | | |

Project #: 12160051.000
 Drawn By: MTH
 Checked By: TJR
 Issue Date: 08.23.10
 Sheet Title:

PAVING PLAN

Sheet:
C200





- ### LEGEND
- 850 --- EXISTING CONTOURS
 - 850 --- PROPOSED CONTOURS - MAJOR INTERVAL
 - 848 --- PROPOSED CONTOURS - MINOR INTERVAL
 - GRADE BREAK LINE
 - 2.5% --- GRADE SLOPE
 - BELT FENCE
 - RIP-RAP / ROCK CONST. ENTRANCE
 - INLET PROTECTION
 - CONCRETE WASHOUT STATION
- SPOT ABBREVIATIONS:**
- TC - TOP OF CURB
 - GL - GUTTER LINE
 - B - BITUMINOUS
 - C - CONCRETE
 - EO - EMERGENCY OVERFLOW
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL (FFI)
 - (*) - EXISTING TO BE VERIFIED

- ### GRADING NOTES
- Tree protection consisting of an enclosure or safety fence installed the stip line shall be in place prior to beginning any grading or demolition work of the site.
 - All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instruction.
 - Grades shown in paved areas represent finish elevation.
 - Restore all disturbed areas with 4" of good quality topsoil and seed.
 - All construction shall be performed in accordance with standard local standard specifications for construction.

EROSION CONTROL NOTES

See sheet C500 for erosion control notes.

Project: 12100051 - Lexington Lofts Apartment Complex (Nohrart) Co. Dunlap Drawing File: 12100001-C300 - Grading.dwg

PRELIMINARY NOT FOR CONSTRUCTION

Larson Engineering, Inc.
 3750 Lyburn Road
 White Bear Lake, MN 55110
 651.481.9120 (F) 651.481.9201
 www.larsoneng.com

NORHART, LLC
 290 9TH AVE SW #311
 FOREST LAKE, MN 55025

LEXINGTON LOFTS
 LEXINGTON, MN

I hereby certify that this plan, specifications or reports 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.

J. J. [Signature]
 J.J. [Name], P.E.
 Date: 08/23/10 Draw No: 53684

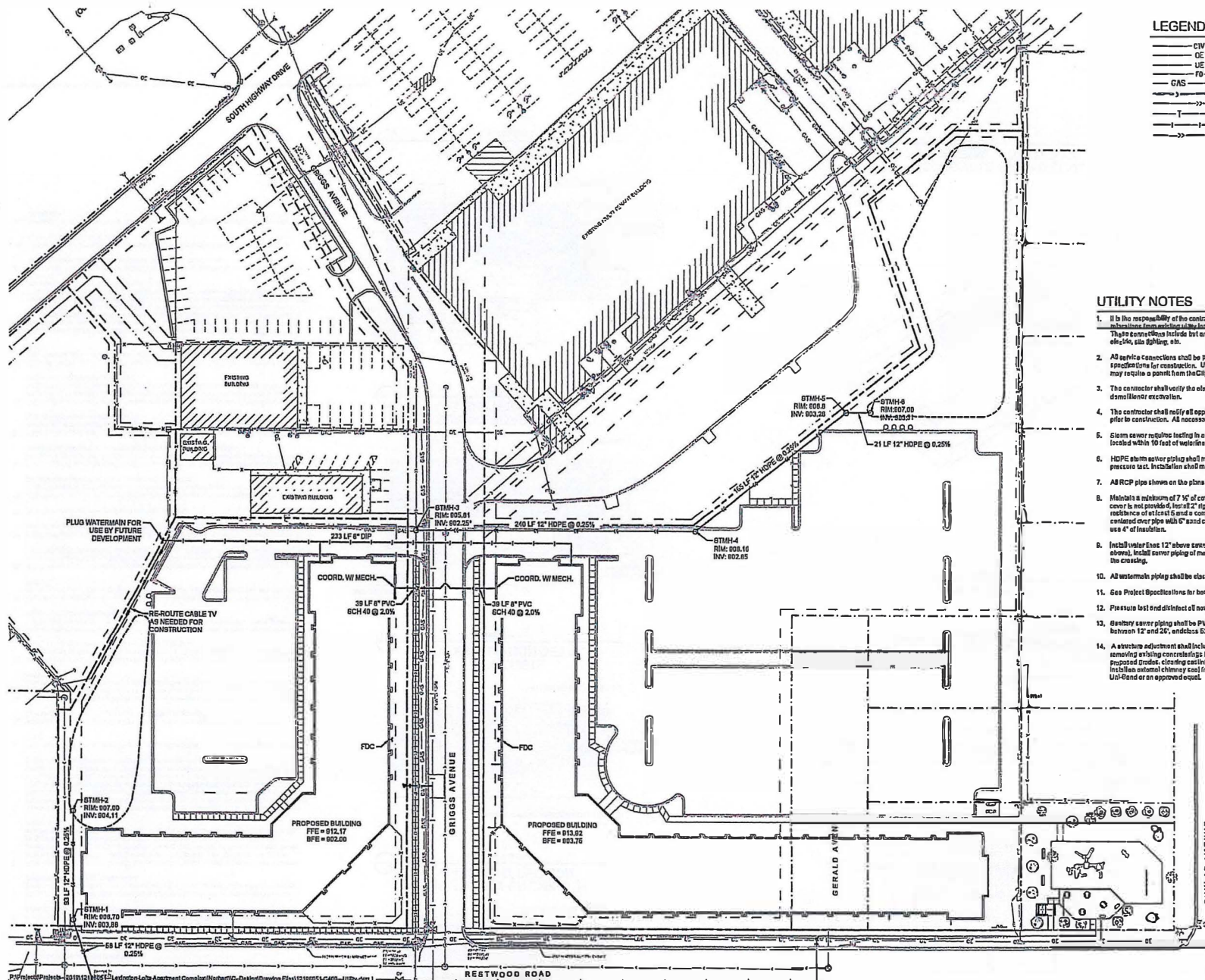
Rev. Date Description

Project #: 12100051000
 Drawn By: MTH
 Checked By: TJR
 Issue Date: 08/23/10

Sheet Title:
GRADING AND EROSION CONTROL PLAN

Sheet:
C300

© 2010 Larson Engineering, Inc. All rights reserved.



LEGEND

| | |
|--|------------------------------|
| | CIVIL UNDERGROUND LINE |
| | ELECTRIC OVERHEAD LINE |
| | ELECTRIC UNDERGROUND LINE |
| | FIBER OPTIC UNDERGROUND LINE |
| | NATURAL GAS UNDERGROUND LINE |
| | SAFETY GAS UNDERGROUND LINE |
| | STORM SEWER PIPE |
| | TELEPHONE UNDERGROUND LINE |
| | WATER MAIN PIPE |
| | DRANTILE PIPE |
| | STORM MANHOLE |
| | CATCH BASIN |
| | CURB INLET |
| | FLARED END |
| | SANITARY MANHOLE |
| | HYDRANT |
| | VALVE & BOX |
| | WATER SHUTOFF |
| | LIGHT POLE |

- ### UTILITY NOTES
- It is the responsibility of the contractor to perform or coordinate all necessary utility connections and excavations from existing utility locations to the proposed buildings, as well as to install all utilities. These excavations include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
 - All utility connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
 - The contractor shall verify the elevations of proposed connections to existing utilities prior to any demolition excavation.
 - The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary procedures shall be followed to avoid damage to existing utilities.
 - Storm sewer systems existing in accordance with Minnesota plumbing code 4714.1103 which are located within 10 feet of waterlines or the building.
 - HDPE storm sewer piping shall meet ASTM F2305 and fittings shall meet ASTM D3212 joint pressure test. Invertibles shall meet ASTM C2321.
 - All RCP pipe shown on the plans shall be MNDOT Class 3.
 - Maintain a minimum of 7 1/2' of cover over all water lines and sanitary sewer lines. Where 7 1/2' of cover is not provided, install 2" rigid polystyrene insulation (MINOCOT 3750) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 6' use 4' of insulation.
 - Install water lines 12" above ground. Where the sewer is less than 12" below the water line (as shown), install cover piping of material approved for inside building use for 10 feet on each side of the crossing.
 - All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
 - See Project Specifications for bedding requirements.
 - Pressure test and disinfect all nonwatermain in accordance with state and local requirements.
 - Sanitary sewer piping shall be PVC, EDR-35 for depths less than 12', PVC EDR-28 for depths between 12' and 25', and class 52 D.I.P. for depths of 26' or more.
 - A structure adjustment shall include removing and salvaging the existing casting assembly, removing existing connections to the present section, install savings and castings deckling to proposed grade, clearing existing traps by mechanical means to expose a sound surface and install external chimney seal from existing precast section. Chimney seals shall be Int'l Gildex Up-Bond or an approved equal.

PRELIMINARY - NOT FOR CONSTRUCTION

Larson Engineering, Inc.
 3524 Labors Road
 White Bear Lake, MN 55110
 651-481-1200 ext. 4615/01
 www.larsoneng.com

NORHART, LLC
 290 9TH AVE SW #311
 FOREST LAKE, MN 55025

LEXINGTON LOFTS
 LEXINGTON, MN

PRELIMINARY - NOT FOR CONSTRUCTION

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.

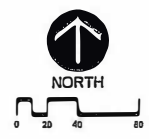
J.P. Rose
 J.P. Rose, P.E.
 Date: 05.23.10 Reg. No.: 52165

| Rev. | Date | Description |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |

Project No: 1218051.D00
 Drawn By: MTH
 Checked By: TJR
 Issue Date: 08.23.10
 Sheet Title:

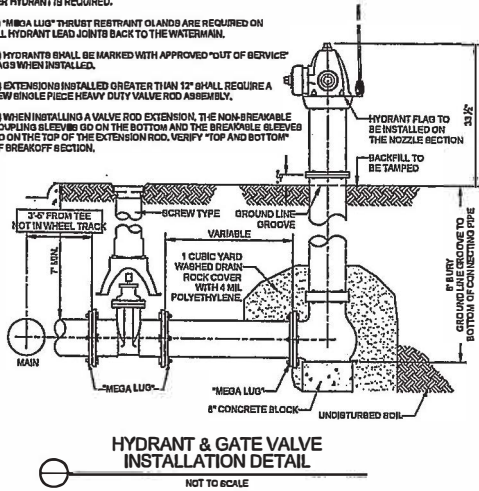
UTILITY PLAN

Sheet:
C400



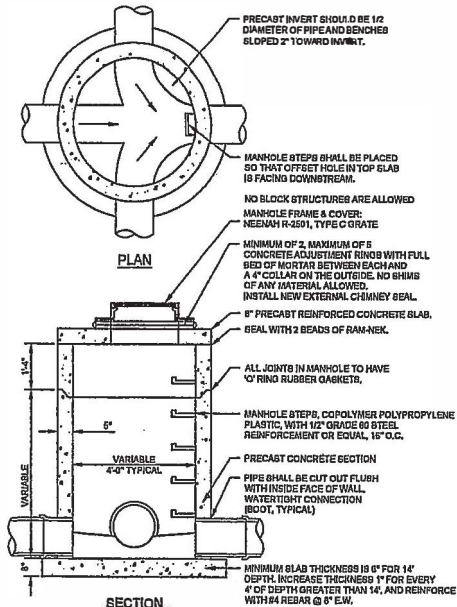
NOTES:

- 1) HYDRANT SPECIFICATIONS PER CITY STANDARDS.
- 2) ALL HYDRANT LEADS SHALL BE VALVED.
- 3) ONE (1) 8" HYDRANT FINDER WITH SPRING BASE HYDRANT FLAG PER HYDRANT IS REQUIRED.
- 4) "MEGA LUG" THRUST RESTRAINT OLDS ARE REQUIRED ON ALL HYDRANT LEAD JOINTS BACK TO THE WATERMAIN.
- 5) HYDRANTS SHALL BE MARKED WITH APPROVED "OUT OF SERVICE" TAGS WHEN INSTALLED.
- 6) EXTENSIONS INSTALLED GREATER THAN 12" SHALL REQUIRE A NEW SINGLE PIECE HEAVY DUTY VALVE ROD ASSEMBLY.
- 7) WHEN INSTALLING A VALVE ROD EXTENSION, THE NON-BREAKABLE COUPLING SLEEVES GO ON THE BOTTOM AND THE BREAKABLE SLEEVES GO ON THE TOP OF THE EXTENSION ROD. VERIFY "TOP AND BOTTOM" OF BREAK-OFF SECTION.



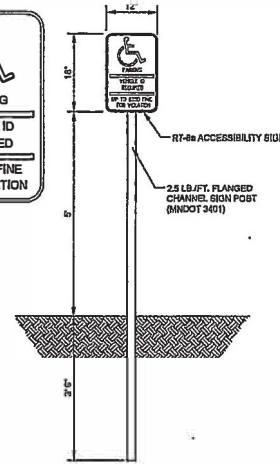
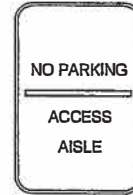
**HYDRANT & GATE VALVE
INSTALLATION DETAIL**

NOT TO SCALE



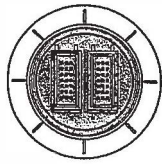
**SECTION
STORM SEWER JUNCTION
MANHOLE DETAIL**

NOT TO SCALE



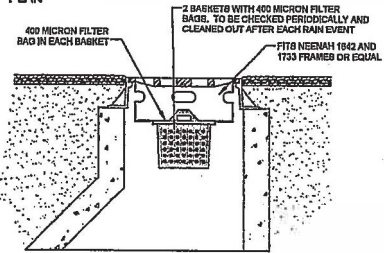
**ACCESSIBLE PARKING
SIGN DETAIL**

NOT TO SCALE



PLAN

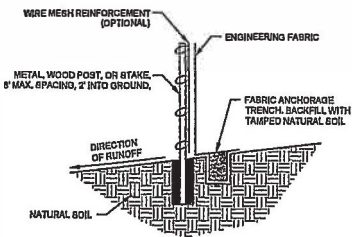
| | |
|-------------------------------------|----------------------|
| FILTER AREA | 5.68 FT ² |
| OVERFLOW AREA | 0.42 FT ² |
| MAXIMUM OVERFLOW RATE (@ 7" HEAD) | 1.59 CFS |
| MAXIMUM OVERFLOW RATE (@ 1.5' HEAD) | 2.73 CFS |
| BASKET WEIGHT (EMPTY) | 1 LB |
| BASKET WEIGHT (FULL AT 7.0') | 4.9 LB |



PROFILE

**INFRASAFE INLET
PROTECTION DEVICE (OR EQUAL)**

NOT TO SCALE



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOO RINGS, STEEL POSTS WITH WIRE OR WOOD POSTS WITH STAPLES.

**SILT FENCE
INSTALLATION DETAIL**

NOT TO SCALE

PRELIMINARY NOT FOR CONSTRUCTION

Larson
Engineering, Inc.
10000
Vandora, MN 55110
651-481-1200 (551) 481-3201
www.larson-engineering.com

NORHART, LLC
2901 9TH AVE SW #2311
FOREST LAKE, MN 55025

LEXINGTON LOFTS
LEXINGTON, MN

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.

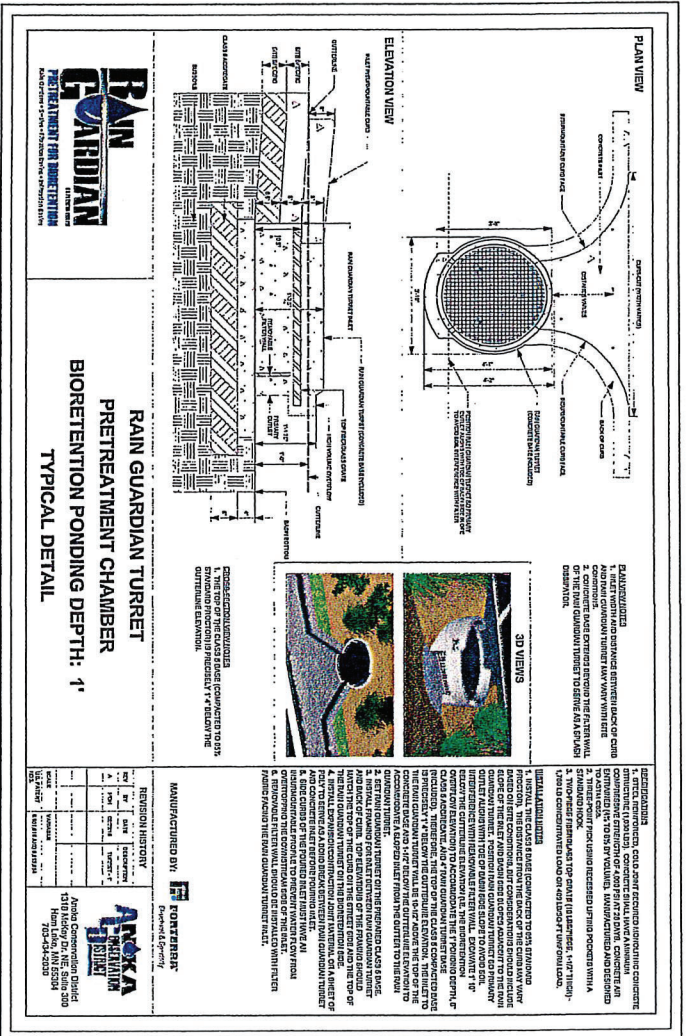
T.A. Rosen, P.E.
Date: 08/23/19 Reg. No.: 53981

| Rev. | Date | Description |
|------|------|-------------|
| | | |
| | | |

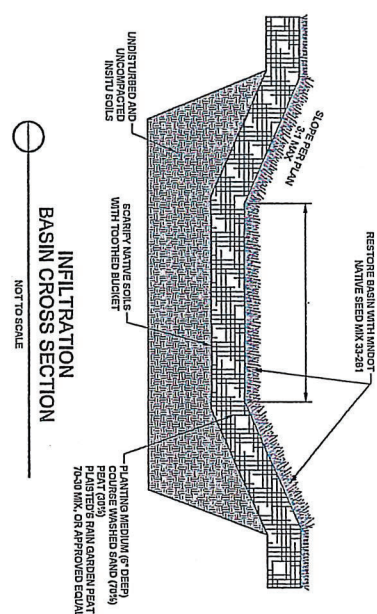
Project #: 12109051000
Drawn By: MTH
Checked By: TJR
Issue Date: 08.23.19

Sheet Title: **DETAILS**

Sheet: **C501**



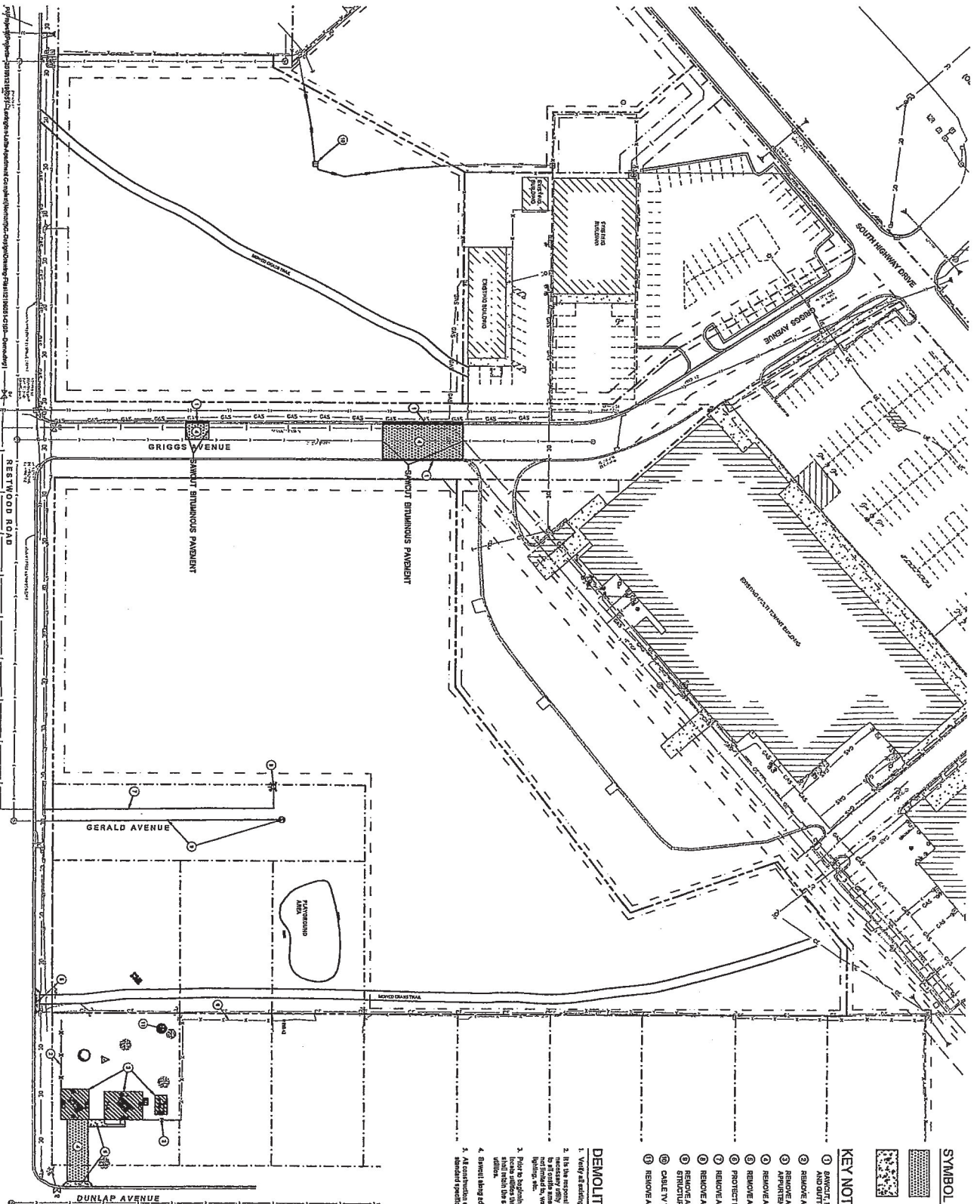
RAIN GUARDIAN
NOT TO SCALE



ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

PRELIMINARY NOT FOR CONSTRUCTION

| | | | |
|--------------------|--|--|--|
| <p>C502</p> | <p>Project Title: LEXINGTON LOFTS LEXINGTON, MN</p> | <p>Client: NORHART, LLC 290 9TH AVE SW #311 FOREST LAKE, MN 55025</p> | <p> Larson Engineering, Inc. 874 Lakeside Road White Bear Lake, MN 55110 651.481.9120 (F) 651.481.9201 www.larsoneng.com </p> |
| | <p> Title: DETAILS Date: 08/21/18 Drawn By: TRH Checked By: TRH Issue Date: 08/21/18 Sheet Title: </p> | <p> Date: 08/21/18 Revision: 08/21/18 Drawn By: TRH Checked By: TRH Issue Date: 08/21/18 Sheet Title: </p> | <p> Date: 08/21/18 Revision: 08/21/18 Drawn By: TRH Checked By: TRH Issue Date: 08/21/18 Sheet Title: </p> |



SYMBOL LEGEND

- ① REMOVE AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
- ② REMOVE AND DISPOSE OF EXISTING CHAINLINK FENCE.
- ③ REMOVE AND DISPOSE OF EXISTING BRICK AND ALL APURTANCES IN ACCORDANCE TO LOCAL REQUIREMENTS.
- ④ REMOVE AND DISPOSE OF EXISTING BRITANNICA PAVEMENT.
- ⑤ REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT.
- ⑥ PROTECT EXISTING FENCE.
- ⑦ REMOVE AND DISPOSE OF EXISTING WATER MAIN.
- ⑧ REMOVE AND BALANCE EXISTING HYDRANT.
- ⑨ REMOVE AND DISPOSE OF EXISTING MAINWAY SEWER PIPE AND STRUCTURE.
- ⑩ CABLE TV TO BE RELOCATED, COORDINATE WITH UTILITY OWNER.
- ⑪ REMOVE AND DISPOSE OF EXISTING TREE.

KEY NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all work to be performed by other trades. This includes, but is not limited to, water, sanitary sewer, cable TV, telephone, gas, electric, etc.
3. Prior to beginning work, contact Digging Data Central (888) 444-4422 to determine the location of all underground utilities. The Contractor shall obtain the services of a private utility locator to locate the private utilities.
4. Showcut along edges of pavement, sidewalks, and curbs to match.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all work to be performed by other trades. This includes, but is not limited to, water, sanitary sewer, cable TV, telephone, gas, electric, etc.
3. Prior to beginning work, contact Digging Data Central (888) 444-4422 to determine the location of all underground utilities. The Contractor shall obtain the services of a private utility locator to locate the private utilities.
4. Showcut along edges of pavement, sidewalks, and curbs to match.
5. All construction shall be performed in accordance with state and local standard specifications for construction.



PRELIMINARY NOT FOR CONSTRUCTION

| | | | | |
|--------------------|--|--|--|---|
| <p>C100</p> | <p>DEMOLITION PLAN</p> <p>Project #: 1310051.000 Client: LNH Checked By: TLR Issue Date: 06/23/19 Scale: 1/8"</p> | <p>LEXINGTON LOFTS LEXINGTON, MN</p> | <p>NORHART, LLC 280 9TH AVE SW #311 FOREST LAKE, MN 55025</p> | <p>Larson Engineering, Inc. 3524 Lohora Road White Bear Lake, MN 55110 651.481.9120 (F) 651.481.9201 www.larsoneng.com</p> |
|--------------------|--|--|--|---|

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Kurt Glaser, City Attorney
DATE: October 1, 2019
RE: Lexington Lofts, LLC – Requests for:
Planned Unit Development
Rezoning from R-3 to M-1
Vacate Roadway
Sell City Property

The applicant, Norhart and Lexington Lofts, LLC, request the City for land use approvals to develop the Preliminary Plat for Lexington Lofts. They have not yet closed purchased all parcels on this site. They request the following:

- Planned Unit Development with variances from performance standards
- Rezoning three parcels from R-3 to M-1, and amend the Comprehensive Plan
- Vacate a City Street
- Request the City to sell real property

Procedure for acting on a request for a Planned Unit Development (“PUD”)

A conditional or interim use permit shall be required of all PUDs. The city may approve the PUD if it finds the development is consistent with the following principals:

- The development shall be planned so that it is consistent with the city comprehensive plan.
- The PUD is an effective and unified treatment of the development possibilities on the project site and the development plan provides for the preservation of unique natural amenities such as streams, stream banks, wooded cover, rough terrain and similar areas.
- The planned unit development proposal appears to harmonize with both existing and proposed development in the area surrounding the project site.
- The proposed total development is designed in a manner as to form a desirable and unified environment within its own boundaries.

- Any exceptions to the standard requirements of the zoning and subdivision chapters are justified by the design of the development.
- The tract of land shall be under unified control at the time of application and scheduled to be developed as one unit. In addition, the development plan must include provisions for the preservation of natural amenities.
- Each phase of the proposed development, as it is proposed to be completed, is of sufficient size, composition and arrangement that its construction, marketing and operation are feasible as a complete unit, and that provision and construction of dwelling units and common open space are balanced and coordinated.
- The PUD will not create an excessive burden on parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the district.
- The Planning and Zoning Commission may apply additional criteria as may be necessary as due to the unique nature of a proposed site, neighborhood or type of development.

Request for Planned Unit Development for Lexington Lofts

Norhart will present their development plan during the public hearing. The following are the highlights and phasing for the construction of the project.

Lexington Lofts will be a three-phase project that will be completed over three and a half years. It will be located at the intersection of Restwood Rd and Griggs Ave in Lexington, MN. Phases I and II will consist of construction for the larger building to the East. This building will include 355 units along with a majority of the amenity space we are providing. Phase I will run along Griggs Ave and include the garage door and elevators. Phase II will finish up the East building before moving onto Phase III which will consist of the entire West building. 132 units will be built for the third phase. Each of the phases will have staggered unit openings with roughly half of the phased opening in the spring and the other half opening in the fall. These units will be divided by firewalls.

Project Phases:

Fall 2019

1. Land Use Approvals By City
2. Enter into Development Agreement with the City

Spring 2020

1. Phase I construction begins.
2. The 9004 Dunlap Ave N house will be demolished.

Summer 2020

1. Tot park will be relocated to 9004 Dunlap Ave N.

Spring 2021

1. Finish carpentry and fixture installation will occur on the first units of Phase I.
2. Phase II construction begins.

Summer 2021

1. The first of the Phase I units will be completed with an estimated opening date of June 2021.

Fall 2021

1. The remainder of Phase I units will open with estimated opening date of September 2021.

Spring 2022

1. Phase III excavation and foundation work will begin with footings and masonry.

Summer 2022

1. The first of the Phase II units will be completed with an estimated opening date of June 2022.

Fall 2022

1. The remainder of Phase II units will open with an estimated opening date of September 2022.
2. Construction equipment will be removed from the East site.

Summer 2023

1. The first of the Phase III units will be completed with an estimated opening date of June 2023.

Fall 2023

1. The remainder of Phase III units will be completed with an estimated opening date of September 2023.
2. Construction equipment will be removed from the West site.

Land Use Variances

Subject to this PUD, Norhart requests to rezone three parcels and the following variances.

| | <u>Code</u> | <u>Proposed</u> |
|--------------------------|--------------------|-----------------|
| Zoned | M1 & R3 (7parcels) | M1 with PUD |
| Units / Acre | 20 | 54 |
| Height | 45'-0" | 66'-6" |
| Main Building Setback | 35'-0" | 13'-0" |
| Front Setback | 35'-0" | 8'-0" |
| Rear Setback | 30'-0" | 28'-5" |
| Parking Setback – Side | 10'-0" | 0'-0" |
| Parking Setback – Rear | 10'-0" | 7'-0" |
| Parking Spaces | 2.0 per unit | 1.67 per unit |
| Parking Space Dimensions | 9'-0" x 20'-0" | 9'-0" x 18'-0" |

Legal Staff Analysis

Each of the following analyzes the criteria for granting a Planned Unit Development.

- The development shall be planned so that it is consistent with the city comprehensive plan.

This development is consistent with the 2030 Comprehensive Plan with the exception of the three parcels currently zoned for the R-3 district. Rezoning the parcels into the M-1 district will make them consistent with the 2030 Comprehensive Plan. (See, rezoning discussion below.) This project is consistent with zoning in a multiuse district as it allows for High Density Residential development. This project is also consistent with the Plan as it is located within the City's Commercial Redevelopment District. This project fulfills the Plan's stated goals and policies:

- ✓ Maintain distinct land use districts that minimize the conflict between residential and commercial/ industrial areas.
- ✓ Identify and target specific areas of the community that are appropriate for new housing and commercial opportunities, including infill and redevelopment.
- ✓ Maintain a variety of housing opportunities for all income and age groups.
- ✓ Enforce land use policies to prevent incompatibility of housing and commercial/ industrial land uses.
- ✓ Prioritize and redevelop vacant, deteriorated or abandoned properties.

- The PUD is an effective and unified treatment of the development possibilities on the project site and the development plan provides for the preservation of unique natural amenities such as streams, stream banks, wooded cover, rough terrain and similar areas.

The development plan is consistent with the requirements for Open Space. The area has no other distinguishing natural features.

- The planned unit development proposal appears to harmonize with both existing and proposed development in the area surrounding the project site.

The plan is an effective use of the site as it acts as a buffer between the existing strip mall and low-density residential housing. The proposed design also harmonizes the design of the structures in the strip mall with the proposed buildings on the development site.

- The proposed total development is designed in a manner as to form a desirable and unified environment within its own boundaries.

All buildings and amenities within the development have a uniform and consistent architecture.

- Any exceptions to the standard requirements of the zoning and subdivision chapters are justified by the design of the development.

All of the variances requested for this project are justified given planned accommodations within the Project plans. The primary objective of development in an M-1 district is a mix of development alternatives using a planned unit development. Therefore, unlike other zoning districts, density, building height and structure setbacks in an M-1 are expected to vary due to development using a PUD. Parking standards may be changed even without a PUD.

Rezoning R-3 to M-1 – The three existing R-3 lots are undeveloped lots that sit like an island inside the existing M-1 district. (Lexington Center, Block 3, Lots 13- 15). Rezoning these lots to M-1 makes the entire area one consistent zoning district and has no negative impact on the surrounding area given how the parcels are undeveloped.

Increased Density & Building Height –Site buffering and underground parking serve to decrease the neighboring impacts from the increased density. There is little to no impact on the existing neighboring strip mall and abutting medium-

density housing. Impacts on the abutting single-family residential property are decreased by the placement of the vast majority of the building's mass on the site opposite from these residential properties. In all respects, this density is similar to other development projects subject to PUDs recently approved by the City Council. The building mass and height are located toward the center of the project or buffered by the distance created by Restwood Road.

Structure Setbacks – Similar to the discussion above, all of the setback variances are located away from all of the abutting single-family residential properties. These largest setbacks along Griggs Avenue only impact buildings within the development. Those setback changes facing parcels on the south side of Restwood Road are buffered by the distance created by the roadway.

Parking Standards – Parking standards can be relaxed without a PUD. Various studies have shown how larger-scale projects no longer need two parking spaces per unit, especially where public transportation is regionally available. Some studies show how as little as 1.4 spaces per unit can support all necessary parking on a residential building of this size. The relaxed standards accompanied by the request for 1.67 spaces per unit will be adequate to store all parked vehicles on the development site.

- The tract of land shall be under unified control at the time of application and scheduled to be developed as one unit. In addition, the development plan must include provisions for the preservation of natural amenities.

The development has appropriate grading and construction phasing to complete construction in an expeditious manner over a 3-year period. Given the large scale of this development, this period is normal and appropriate.

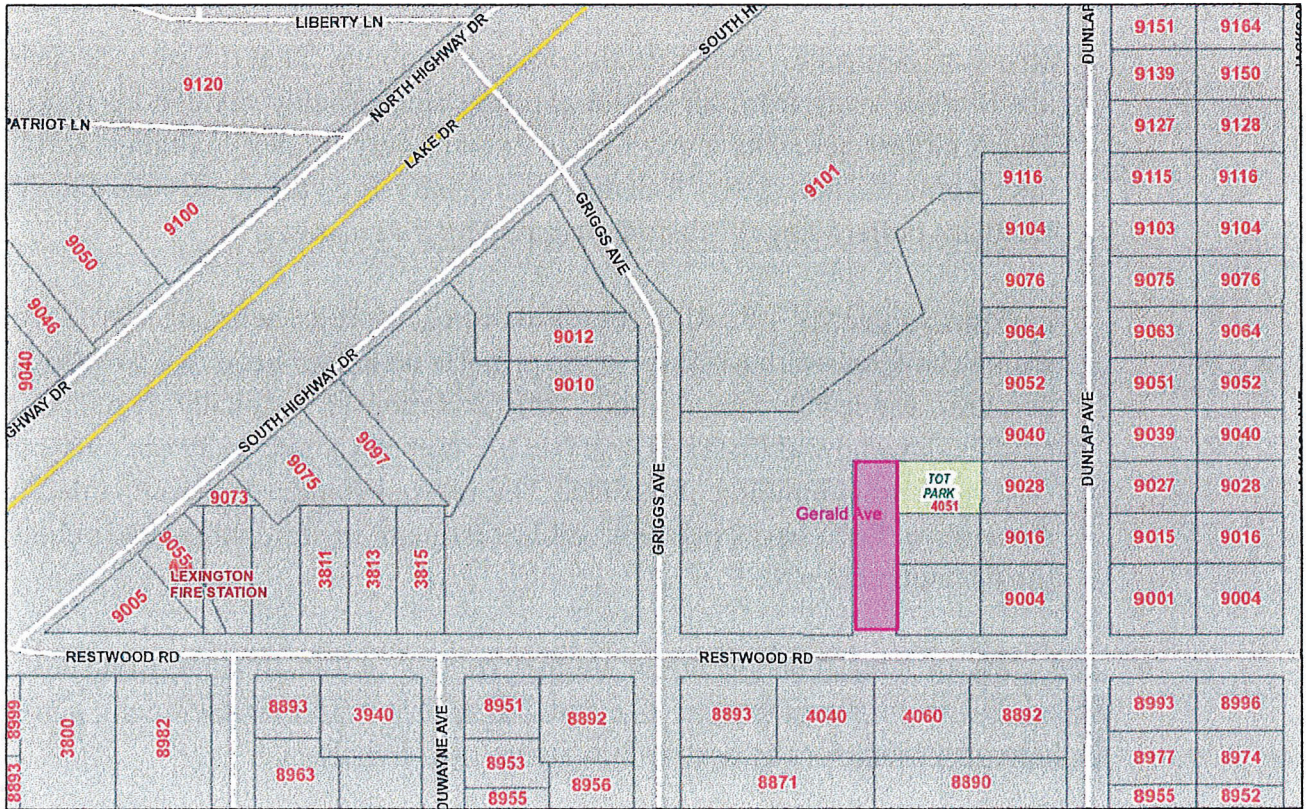
- Each phase of the proposed development, as it is proposed to be completed, is of sufficient size, composition and arrangement that its construction, marketing and operation are feasible as a complete unit, and that provision and construction of dwelling units and common open space are balanced and coordinated.

In addition to the previous standard, this project phases the introduction of rental units into the market in six phases. This structured introduction of units into the market will lessen the chance of creating unrented units in the vicinity of the development.

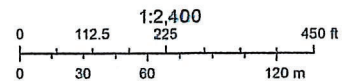
- The PUD will not create an excessive burden on parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the district.

The Centennial School District has excess and planned capacity for growth given its location within the Metropolitan area. The developer is physically moving and expanding the existing Tot Park as part of this project.

Anoka County, MN



October 2, 2019



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.

Vacate Gerald Avenue

Minnesota law requires a City to find that vacating a city street is the “in the interest of the public.” The Commission can make this conclusion after hearing testimony at the public hearing. Ultimately, the Council must pass a resolution vacating Gerald Avenue.

The Developer requests the City vacate that portion of Gerald Avenue within its project site. (See, ‘pink’ area on Map.) That section of the street remains undeveloped such that a roadway or utilities have never been constructed on this section of the street. This section of

Gerald Avenue is not a thru street, and only exists on plat maps. Vacation of the street would cost nothing to the taxpayers. Vacation of this section of the street would facilitate a more productive use of the land. For these reasons, Staff believes vacation of this section of Gerald Avenue is “in the interest of the public.”

Conditional Use Permit - Tot Park

Minnesota law does not require public approval for the sale of City-owned real property. However, as a best practice, the sale of City-owned real property should be subject to scrutiny by the City and the purpose of such a sale should be transparent to the public. Moreover, as part of its due diligence in seeking approvals for this project, the Developer seeks permission to purchase a City-owned lot. From the City’s perspective, the sale of this lot should be subject to conditions that can be set forth in a Conditional Use Permit.

The parcel containing the existing Tot Park sits in the center of the proposed development (Lexington Center, Block 3, Lot 15). The Developer has offered to purchase that parcel with a condition that it will move the Park to the corner of Restwood Road and 9004 Dunlap Avenue (Lexington Center, Block 3, Lot 12). The Developer has obtained a purchase agreement from the homeowner at that location. As part of a Memorandum of Understanding with the City, the Developer has agreed that it will pay for a reconstructed Park on that site. For these reasons, Staff believes the City should approve the sale of the City-owned parcel containing the Tot Park, also known as Lexington Center, Block 3, Lot 15. This sale, construction of the new Park, and deeding the new parcel to the City, should be a condition of granting the Planned Unit Development. This condition should be governed by a Conditional Use Permit.

Conclusion and Action

Legal Staff recommends the following:

1. That the Commission ADOPT this memorandum as its Findings of Fact, along with any changes or revisions it may find during the Public Hearing;
2. That the Commission RECOMMEND that the City Council vacate Gerald Avenue within the project site because it is in the interest of the public;
3. That the Commission RECOMMEND that the City Council approve rezoning Lexington Center, Block 3, Lots 13, 14 & 15 from the R-3 district to the M-1 district, and revised the City's 2030 Comprehensive Plan to accept this zoning redistricting change;
4. That the Commission RECOMMEND that the City Council approve the Planned Unit Development per the application by Lexington Lofts, LLC (aka Norhart);
5. That the Commission RECOMMEND that the City Council conditions its approval of the Planned Unit Development on a Conditional Use Permit that will be based on those conditions the Commission may find during the Public Hearing; that may arise in the near future during the Plat or Plan approval process; and all comments and concerns of the City Engineer, City Planner, City Attorney, City Clerk, City Administrator, Building Inspector and Fire Marshal shall be met;
6. That the Commission RECOMMEND that the City Council sell the city-owned parcel containing the Tot Park, Lexington Center, Block 3, Lot 15, to the Developer. The Planned Unit Development and the sale of this parcel shall be on the condition that the Developer acquire the parcel located at Lexington Center, Block 3, Lot 12; move and reconstruct a Park on that parcel; and deed same to the City. These conditions shall be governed by the Conditional Use Permit;
7. That the Commission RECOMMEND that the City Council adopt the Preliminary Plat for Lexington Lofts. The Planned Unit Development shall be on the condition the adoption of the Preliminary and Final Plat for Lexington Lofts. These conditions shall be governed by the Conditional Use Permit; and,
8. That the Commission RECOMMEND that the City Council further condition all of the aforementioned land use approvals on the successful purchase and closing of said parcels by Norhart and/or Lexington Lofts, LLC.



Date of Hearing: October 8, 2019

To: City Administrator and Planning and Zoning Commission

From: Christopher Janson, AICP - City Planner
Claire Michelson, - City Planner
Steve Winter, PE – City Engineer

Request: Lexington Lofts - Preliminary Plat Review

Applicant: Norhart Development

Current Zoning District: M-1 Central Business

Proposed Zoning: Planned Unit Development based on M-1 Central Business District Requirements

Request

Norhart Development is requesting the following:

1. Recommend to the City Council to approve a Rezone from an R-3 zone to an M-1 zone for lot parcels #35-31-23-11-0082, #35-31-23-11-0071, #35-31-23-11-0070, #35-31-23-11-0078.
2. Recommend to the City Council to approve a Preliminary Plat for all lot parcels: Property I.D. # 35-31-23-12-0049, #35-31-23-11-0082, #35-31-23-11-0071, #35-31-23-11-0070, #35-31-23-11-0078.
3. Recommend to the City Council to approve a Planned Unit Development for lot parcel # 35-31-23-12-0049, #35-31-23-11-0082, #35-31-23-11-0071, #35-31-23-11-0070, #35-31-23-11-0078 subject to the approval of the Preliminary Plat for all lot parcels.
4. Recommend to the City Council to approve the vacation of Gerald Ave. subject to the approval of the Preliminary Plat for all lot parcels.
5. Recommend to the City Council to approve an amendment to the 2030 Comprehensive Plan subject to the approval of the Preliminary Plat for all lot parcels.

The development as proposed has density of approximately 51 units per acre (assuming 355 units on 6.997 acres). The request is approximately 31 units per acre more than the allowed 20 units per acre permitted in an M-1 district.

The applicant is proposing to address the request for increased density and other variances/exceptions, include a variance for height, from the City Code as part of their Planned Unit Development request.

Lot Area and Dimensions:

The proposed area has one existing structure - Tot Park. The applicant is moving this park to a new area and donating it to the city. M-1 has no minimum lot size and no minimum lot width requirements. There is a 100' lot depth requirement. The proposed plat will create Lot 1-Block 1, Lot 1-Block 2 and an Outlot that will be the new Tot Park. The proposed lots meet the lot area and dimension requirements of the City Code.

Building Setbacks

M-1 Required Building Setbacks
Minimum Front Yard Setback – 35'
Minimum Side Yard Setback – 15'
Rear Yard Setback – 30"

Proposed Setbacks:

| | |
|---|---|
| Lot 10 – Block 1 | Lot 1 – Block 2 |
| 10' Front Yard Setback | 10' Front Yard Setback |
| 20' Rear Yard Setback | 28' Rear Yard Setback |
| 4.5' – Side Yard (Parking/Drives) Setback | 0' – Side Yard (Parking/Drives) Setback |

As part of the PUD Preliminary Plat approval, the applicant is requesting a reduction in the front yard setback from 35' to 10' Restwood Road and Griggs Avenue. The requested setbacks are in character with the corridor and the commercial areas next to the proposed site. The reduced setbacks require that a variance from City Code would need to be included in a PUD for the proposed development.

Off-Street Parking Requirements

Required parking stalls for proposed development: 710 parking space required assuming 355 units and 2 off-street parking spaces required per dwelling unit.

Proposed parking stalls: 527 stalls (267 underground and 319 outside)

The new apartment structure proposed for the property (Lot 1, Block 1 and 2) will include garage-parking spaces and surface parking spaces.

Overall, the proposed development is short 183 off-street parking stalls and a variance from City Code would need to be included as part of the PUD for the proposed development.

Impervious Coverage

The maximum impervious coverage for M-1 is 80%. The applicant needs to provide impervious surface coverage, both number of acres and percent total of Lots 1 and 2 for proposed development on the preliminary plat.

Grading/Stormwater Management

Please review City Engineers comments and the Rice Creek Watershed District CAPROC for any further comments or concerns.

Landscaping Plan

The Applicant has submitted a Planting Plan (Sheet L1) as part of the Preliminary Plat and PUD. Aside from the screening comments below the Planting Plan was well received.

Screening

Section 11.60 Subd. 8. Screening A. 1) (pg 323) requires that the proposed development's proposed parking lots, which adjoins residential lots to the east and west of the proposed parking lots, be screened. Section 11.60 Subd. 11 G. 3) – 7) includes additional information that shall be included on a revised Planting Plan. The revisions should include renderings showing what the screening of these areas will look like from the parking lots and from the neighboring residential properties.

City Engineer Comments

1. Preliminary Plat
 - a. New park. This Lot 12 should be left out of this preliminary plat. The ownership of this park lot can be discussed in Developer's Agreement.
 - b. The Correct zoning should be shown on Item #7 of the general notes.
 - c. A drainage and utility easement is needed for the watermain extension on Lot 1 Block 1.

2. Watermain item missing on the plan
 - a. Connections, fittings
 - b. List length and type of pipe.
 - c. Hydrant GV locations need to be modified.
 - d. A water extension permit is required from the MN Dept of Health.
 - e. Hydrant and gate valve required at the west end of the water extension.
 - f. Lot 12 Water Service removal details. Options discuss to add a water facet in the new park.
 - g. Sheet C501. All gate valves shall have a gate valve adapter by Adapter Inc or approved equal.

3. Storm Sewer
 - a. Stormwater calculations must be submitted for review. Written approval is also require from the Rice Creek Watershed District. The operation and maintenance plan for the Stormwater system must be submitted to the City for review and approval.
 - b. A street patch is required on Restwood Road for the storm sewer connection. Add more detail on how Storm MH1 and MH3 will be connecting to the existing storm sewer. Calculations must be submitted to show the existing storm sewer can take the new stormwater.
 - c. Raingarden Turret. In detail on page C502, but is not shown in the legend on page C300.
 - d. Inlet protection should be shown on C300 for required all existing catch basins adjacent to the project.

4. Sanitary Sewer
 - a. Service connection details need to be shown on the plan.
 - b. D&U Easement west side of Lot 1 Block 1. Max 2% cross slope to access Sanitary MH. Need to modify pond grading.
 - c. Lot 12 Sewer service removal

5. Site plan

- a. The building plans on Sheet C200 should meet the proposed 10 foot minimum setbacks and stay out of the 20 foot drainage and utility easement on the west end.
- b. Sheet C500. The Light-duty bituminous pavement section shall be a minimum of 4" of Bituminous Pavement placed in 2 lifts.
- c. There are 3 or 4 patches are shown on the plan. There are also pedestrian ramp patches the will need to be shown on the plan. All the cuts in the existing road will require the Developer to Mill and Overlay Griggs and north half of Restwood Road.
- d. The sidewalks should be extended to road with pedestrian ramps. The sidewalk by the new park should extend to Dunlap Avenue. The sidewalk to the north should extend to the other sidewalk at Festival Foods. The sidewalk to the west should extend to the sidewalk at Duwayne Avenue as discussed in the meeting on September 17th.

Building Inspector Comments

All comments and concerns of the Building Inspector shall be addressed.

Fire Marshal Comments

All comments and concerns of the Fire Marshall shall be addressed.

Rice Creek Watershed District (RCWD)

All comments and concerns of the watershed district shall be addressed including obtaining the final watershed permit prior to the City signing the final plat or authorizing any site work. A final copy of the permit shall be submitted to the City.

Preliminary Plat Recommendations

Staff is recommending the Planning Commission recommend approval of the petitioner's, Norhart Development, requests (A-E) for The Landings at Lexington with the following conditions:

1. All comments and concerns of the City Engineer, City Planner, City Attorney, City Clerk, City Administrator, Building Inspector and Fire Marshal shall be met.
2. The residential properties to the east and west of the proposed parking lots on Lot 1 and Lot 2 must have screening in accordance with City Code. Sheet L-1 Planting Plan shall be revised and renderings shall be included to show screening that meets City Code.
3. An approved Planned Unit Development (PUD) or other regulatory method exists that addresses the following non-compliance with City Code issues:
 - a. Proposed development density of approximately 51 dwelling units per acre to allow for the construction of 355 dwelling units on a combined 6.997 Acres of land.
 - b. Proposed off-street parking stalls numbering 527 for 355 dwelling units as opposed to the required 710.
 - c. Proposed 10' front yard building setback along both Restwood Road and Griggs Avenue as shown on Preliminary Plat as opposed to the required 35'.
 - d. Proposed 20/28 rear setback as opposed to the required 30'.
 - e. Proposed Side Parking Setback of 4.5/0 opposed to the required 15'.
 - f. Proposed maximum building height of 66.5'/5 stories as opposed to the maximum allowed by code of 4 stories/45'
4. Addition of impervious surface coverage, both number of acres and percent total of Lots 1 and 2 on the preliminary plat.
5. Revised plans shall be submitted as required by staff and City officials.



Lexington Fire Department

9180 Lexington Avenue, Lexington MN 55014
City (763)784-2792 Fax (763)785-8951 Station (763)784-1604
Chief Gary G. Grote

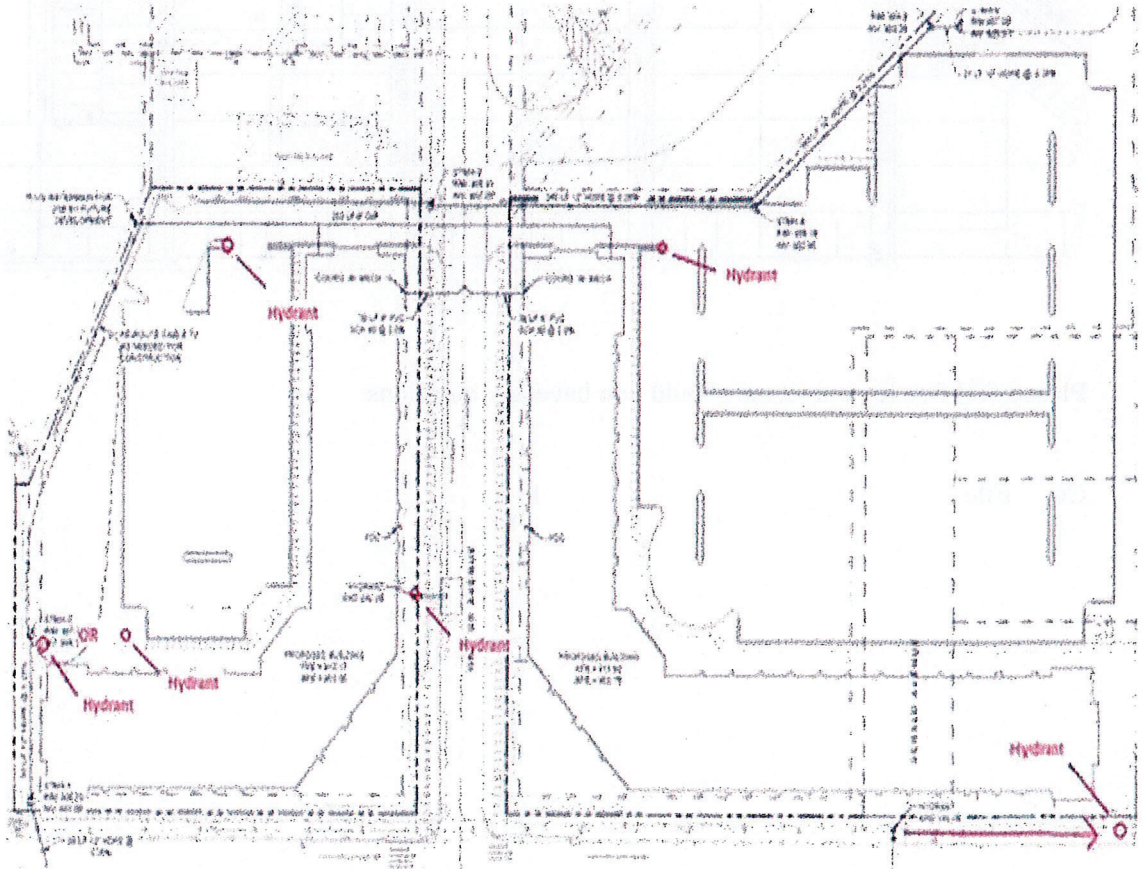
October 1, 2019

To: Bill Petracek
Lexington City Administrator

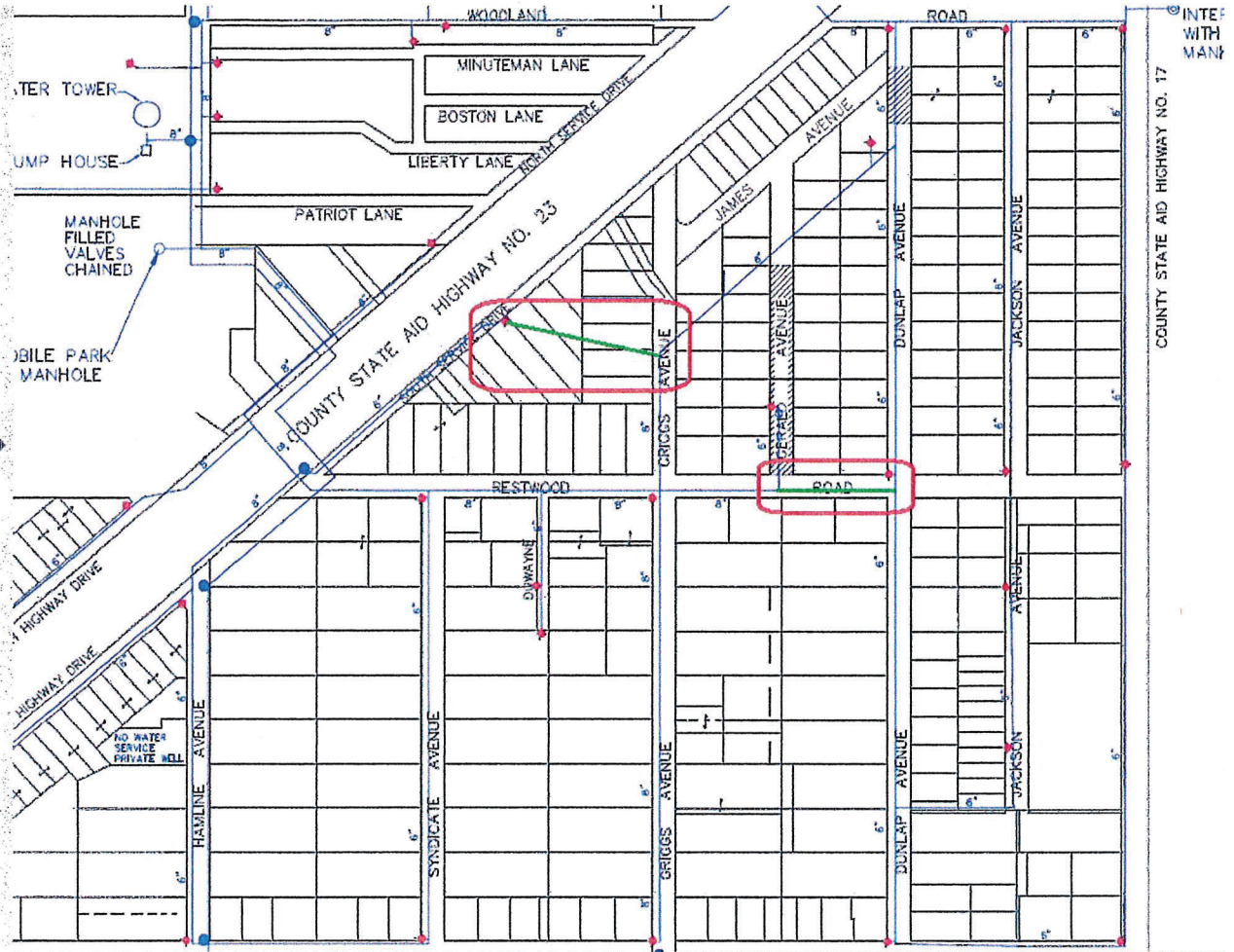
From: Gary Grote
Fire Chief

Subject: Lexington Lofts Fire Recommendations

1. Fire Access Road(s) – All fire access roads to be 26 feet in width.
2. Fire Hydrant Location(s) – As indicated in the drawings provided by the developer, Norhart / Kason Incorporated;



3. Water Supply – Connect the 2 dead-headed water mains as shown in the drawing below. Connect the dead-headed water main on south service drive to the water main on Griggs Ave. Connect the dead-headed water main on Restwood Road to the water main on Dunlap Ave.



Please feel free to contact me should you have any questions.

Cc: File

City of Lexington
Permits Issued & Fees Report - Detail by Address

Issued Date From: 9/1/2019 To: 9/30/2019
 Permit Type: All Property Type: All Construction Type: All
 Include YTD: Yes Status: Not Voided

| Permit# | Date Issued | Site Address | Permit Count | Dwell Units | Valuation | Revenue | Plan Check | State Surcharge | Park Fees | SAC Fees | WAC Fees | Total Fees |
|--|-------------|---------------------|--------------|-------------|-----------|---------|------------|-----------------|-----------|----------|----------|------------|
| Permit Type: Building | | | | | | | | | | | | |
| Permit Kind: Commercial New Construction | | | | | | | | | | | | |
| 2019-00099 | 09/24/2019 | 9180 Lexington | 0 | | | | | | | | | |
| Permit Kind: Commercial Remodel | | | | | | | | | | | | |
| Permit Kind: Commercial Roofing | | | | | | | | | | | | |
| Permit Kind: Commercial Sign - Permanent | | | | | | | | | | | | |
| Permit Kind: Residential New Construction | | | | | | | | | | | | |
| Permit Kind: Residential Remodel | | | | | | | | | | | | |
| Permit Kind: Residential Repair | | | | | | | | | | | | |
| Permit Kind: Residential Roofing | | | | | | | | | | | | |
| 2019-00092 | 09/05/2019 | 8745 DUNLAP AVE | 0 | | 10,125.50 | 145.00 | | 1.00 | | | | 146.00 |
| 2019-00097 | 09/06/2019 | 9015 DUNLAP AVE | 0 | | 11,500.00 | 145.00 | | 1.00 | | | | 146.00 |
| 2019-00087 | 09/03/2019 | 9028 DUNLAP AVE | 0 | | 9,000.00 | 145.00 | | 1.00 | | | | 146.00 |
| 2019-00108 | 09/23/2019 | 9039 DUNLAP AVE | 0 | | 9,000.00 | 145.00 | | 1.00 | | | | 146.00 |
| 2019-00101 | 09/11/2019 | 9040 DUNLAP AVE | 0 | | 21,000.00 | 145.00 | | 1.00 | | | | 146.00 |
| 2019-00090 | 09/04/2019 | 3882 EDITH LN | 0 | | 18,000.00 | 145.00 | | 1.00 | | | | 146.00 |
| 2019-00104 | 09/18/2019 | 3891 EDITH LN | 0 | | 13,671.80 | 145.00 | | 1.00 | | | | 146.00 |
| 2019-00111 | 09/25/2019 | 3640 FLOWERFIELD RD | 0 | | 7,650.00 | 145.00 | | 1.00 | | | | 146.00 |
| 2019-00106 | 09/24/2019 | 3915 FLOWERFIELD RD | 0 | | 11,000.00 | 145.00 | | 1.00 | | | | 146.00 |
| 2019-00091 | 09/04/2019 | 8780 GRIGGS AVE | 0 | | 9,700.00 | 145.00 | | 1.00 | | | | 146.00 |
| 2019-00094 | 09/06/2019 | 9549 GRIGGS AVE | 0 | | 11,965.22 | 145.00 | | 1.00 | | | | 146.00 |
| 2019-00114 | 09/25/2019 | 9501 HAMLIN AVE | 0 | | 5,000.00 | 145.00 | | 1.00 | | | | 146.00 |
| 2019-00100 | 09/10/2019 | 9521 HAMLIN AVE | 0 | | 15,000.00 | 145.00 | | 1.00 | | | | 146.00 |
| 2019-00109 | 09/23/2019 | 9579 HAMLIN AVE | 0 | | 6,000.00 | 145.00 | | 1.00 | | | | 146.00 |
| 2019-00116 | 09/26/2019 | 8975 JACKSON AVE | 0 | | 14,000.00 | 145.00 | | 1.00 | | | | 146.00 |
| 2019-00095 | 09/06/2019 | 9028 JACKSON AVE | 0 | | 6,000.00 | 145.00 | | 1.00 | | | | 146.00 |
| 2019-00103 | 09/17/2019 | 9104 JACKSON AVE | 0 | | 6,500.00 | 145.00 | | 1.00 | | | | 146.00 |
| 2019-00110 | 09/25/2019 | 9127 JACKSON AVE | 0 | | 11,426.00 | 145.00 | | 1.00 | | | | 146.00 |
| 2019-00115 | 09/26/2019 | 3881 OAK LN | 0 | | 15,000.00 | 145.00 | | 1.00 | | | | 146.00 |

| Permit# | Date Issued | Site Address | Permit Count | Dwell Units | Valuation | Revenue | Plan Check | State Surcharge | Park Fees | SAC Fees | WAC Fees | Total Fees |
|---|-------------|--------------------|--------------|-------------|------------|-----------|------------|-----------------|-----------|----------|----------|------------|
| Permit Type: Building | | | | | | | | | | | | |
| Permit Kind: Residential Roofing | | | | | | | | | | | | |
| 019-00098 | 09/11/2019 | 4040 RESTWOOD RD | 0 | 0 | 15,000.00 | 145.00 | | 1.00 | | | | 146.00 |
| 019-00113 | 09/25/2019 | 9233 RYAN PL | 0 | 0 | 7,000.00 | 145.00 | | 1.00 | | | | 146.00 |
| 019-00089 | 09/03/2019 | 8720 SYNDICATE AVE | 0 | 0 | 10,767.00 | 145.00 | | 1.00 | | | | 146.00 |
| 019-00085 | 09/03/2019 | 8840 SYNDICATE AVE | 0 | 0 | 10,188.53 | 145.00 | | 1.00 | | | | 146.00 |
| Permit Kind: Residential Siding | | | | | | | | | | | | |
| 019-00088 | 09/03/2019 | 9028 DUNLAP AVE | 0 | 0 | 9,000.00 | 145.00 | | 1.00 | | | | 146.00 |
| 019-00107 | 09/23/2019 | 9039 DUNLAP AVE | 0 | 0 | 5,200.00 | 145.00 | | 1.00 | | | | 146.00 |
| 019-00093 | 09/06/2019 | 9549 GRIGGS AVE | 0 | 0 | 11,965.21 | 145.00 | | 1.00 | | | | 146.00 |
| Permit Type: Building - Totals | | | | | | | | | | | | |
| Period | | | 27 | 0 | 280,659.26 | 3,770.00 | | 26.00 | | | | 3,796.00 |
| YTD | | | 60 | 0 | 913,792.01 | 13,984.42 | 4,848.64 | 296.70 | 1 | 2,485.00 | | 22,043.76 |

| | | | | | | | | | | | | |
|---|------------|------------------|----|---|--------------|-----------|-----------|--------|--|--|--|-----------|
| Permit Type: Mechanical | | | | | | | | | | | | |
| Permit Kind: Commercial New Construction | | | | | | | | | | | | |
| Permit Kind: Commercial Remodel | | | | | | | | | | | | |
| Permit Kind: Residential HVAC | | | | | | | | | | | | |
| 019-00112 | 09/24/2019 | 3836 EDGEWOOD RD | 0 | 0 | | 40.00 | | 1.00 | | | | 41.00 |
| Permit Kind: Residential Remodel | | | | | | | | | | | | |
| Permit Type: Mechanical - Totals | | | | | | | | | | | | |
| Period | | | 1 | 0 | | 40.00 | | 1.00 | | | | 41.00 |
| YTD | | | 18 | 0 | 2,073,940.00 | 42,106.80 | 26,966.42 | 954.69 | | | | 70,027.91 |

| | | | | | | | | | | | | |
|---|--|--|---|---|--|--------|--|------|--|--|--|--------|
| Permit Type: Other | | | | | | | | | | | | |
| Permit Kind: Residential Roofing | | | | | | | | | | | | |
| Permit Type: Other - Totals | | | | | | | | | | | | |
| Period | | | 0 | 0 | | 145.00 | | 1.00 | | | | 146.00 |
| YTD | | | 1 | 0 | | 145.00 | | 1.00 | | | | 146.00 |

| Permit# | Date Issued | Site Address | Permit Count | Dwell Units | Valuation | Revenue | Plan Check | State Surcharge | Park Fees | SAC Fees | WAC Fees | Total Fees |
|--|-------------|-----------------|--------------|-------------|----------------|-----------|------------|-----------------|-----------|----------|----------|------------|
| Permit Type: Plumbing | | | | | | | | | | | | |
| Permit Kind: Commercial New Construction | | | | | | | | | | | | |
| Permit Kind: Commercial Remodel | | | | | | | | | | | | |
| Permit Kind: Residential Interior Remodel | | | | | | | | | | | | |
| 2019-00102 | 09/16/2019 | 3872 EDITH LN | 0 | 0 | | 40.00 | | 1.00 | | | | 41.00 |
| Permit Kind: Residential Remodel | | | | | | | | | | | | |
| Permit Kind: Residential Water Heater | | | | | | | | | | | | |
| 2019-00096 | 09/06/2019 | 9161 DUNLAP AVE | 0 | 0 | | | | 1.00 | | | | 41.00 |
| Permit Type: Plumbing - Totals | | | | | | | | | | | | |
| | | | 2 | 0 | | 40.00 | | 2.00 | | | | 82.00 |
| | | | 20 | 0 | 1,973,272.00 | 40,241.44 | 25,562.19 | 910.10 | | | | 67,062.73 |
| Permit Type: Zoning | | | | | | | | | | | | |
| Permit Kind: Residential Accessory Building | | | | | | | | | | | | |
| Permit Kind: Residential Driveway | | | | | | | | | | | | |
| 2019-00105 | 09/19/2019 | 9559 GRIGGS AVE | 0 | 0 | | 60.00 | | | | | | 60.00 |
| Permit Kind: Residential Fence/Wall < 6 FT | | | | | | | | | | | | |
| Permit Type: Zoning - Totals | | | | | | | | | | | | |
| | | | 1 | 0 | | 60.00 | | | | | | 60.00 |
| | | | 12 | 0 | | 720.00 | | | | | | 720.00 |
| Report Total | | | | | | | | | | | | |
| | | | 31 | 0 | \$280,659.26 | 3,910.00 | 57,377.25 | 29.00 | | 1 | 2,485.00 | 3,979.00 |
| | | | 111 | 0 | \$4,961,004.01 | 97,197.66 | 2,162.49 | | | | | 160,000.40 |

PUBLIC NOTICE

CITY OF LEXINGTON
COUNTY OF ANOKA
STATE OF MINNESOTA

TO WHOM IT MAY CONCERN:

Notice is hereby given, Lexington City Mayor, City Councilmembers and Park Board Commissioners may be in attendance at the Planning & Zoning Public Hearing to be held on October 8, 2019 7:00 p.m. at Lexington City Hall 9180 Lexington Avenue, Lexington, MN.

This may constitute a quorum of the City Council and Park Board Commission. No city business will be conducted during this time.

Mary Vinzant
Deputy City Clerk

POSTED: October 3, 2019

MINUTES
REGULAR PLANNING COMMISSION MEETING
September 10, 2019 - 7:00 P.M.
9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER

- A. Roll Call: Chairperson VanderBloomer, Commissioners Bautch, Thorson, Koch and Murphy

Chairperson Vanderbloomer called to order the Regular Planning Commission meeting on September 10, 2019 at 7:00 p.m. Commissioners Present: John Bautch, Michelle Koch, Gloria Murphy, and Ron Thorson. Also present: John Hughes, City Councilmember; Bill Petracek, City Administrator; Kurt Glaser, City Attorney.

2. CITIZENS FORUM

No citizens were present to address the Planning Commission on items not on the agenda

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Bautch made a motion to approve the agenda as typewritten. Murphy seconded the motion. Motion carried 5-0.

4. LETTERS AND COMMUNICATION

- A. Building Permits for August 2019

Some discussion was had on the high volume of roof permits in August.

5. APPROVAL OF PLANNING COMMISSION MINUTES

- A. August 13, 2019

Koch made a motion to approve the August 13, 2019 minutes. Thorson seconded the motion. Motion carried 5-0.

6. DISCUSSION ITEM:

- A. Proposed Ordinance changes – Outdoor Storage

Attorney Glaser provided information on the sections of the proposed outdoor storage ordinance that were amended based on the discussion at the August P & Z meeting. Glaser discussed the diagrams he provided that showed potential parking positions for cars, boats, and RV's. He stated that these diagrams were copied from Centerville's code, as they are working on similar revisions to their ordinances. Discussion ensued.

Petracek asked Glaser about adopting the parking diagrams into the Code Book as an enforceable guide for positioning cars, boats, and RV's on residential properties. Glaser replied by saying that the diagrams may be best provided to new residence in a guide or packet of information. Discussion ensued.

Vanderbloomer asked Glaser if we are creating any issues or problems with our residents by forcing them to comply with this ordinance. Glaser reminded the Commission that these regulations are already in our Code Book, and that this proposed ordinance compiles all of these regulations into a more readable and easier to enforce version of the Code. Discussion ensued.

Petracek recommended having Inspectron review the near final draft of the regulations to gather their input on the ordinance before the Planning Commission makes a recommendation to the Council to approve. Discussion ensued.

7. NOTE COUNCIL MINUTES:

- A. August 1, 2019
- B. August 15, 2019

No discussion on Council minutes

8. PLANNING COMMISSION INPUT

Bautch asked about Conrad Koffler, and the RV parked in the driveway. Petracek stated the building inspector is allowing it on a temporary basis to let the people helping Mr. Koffler to shower, eat, etc. while they help him. They are not to be living in the RV.

Bautch also asked about the pot hole on North Highway Drive and Albert Ave. Petracek explained that public works is aware of it.

Bautch also asked about the raise for P & Z members. Petracek explained that the Council has increase P & Z members pay to \$100.00 per meeting and Chairperson to \$125.00/meeting. Discussion ensued.

Vanderbloomer discussed the Fall Festival on September 20-22.

9. ADJOURNMENT

Bautch made a motion to adjourn at 7:43 p.m. Koch seconded the motion. Motion carried 5-0.

Minutes
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
SEPTEMBER 5, 2019 – 7:00 P.M.
9180 LEXINGTON AVENUE

1. CALL TO ORDER: – Mayor Kurth

- A. Roll Call - Council Members: DeVries, Harris, Hughes and Murphy

Mayor Kurth called to order the Regular City Council meeting for September 5, 2019 at 7:00 p.m. Councilmember's present: Devries, Harris, Hughes, and Murphy. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Craig Johnson, Anoka County Commissioner Candidate, various Lexington citizens.

2. CITIZENS FORUM

*Craig Johnson
6449 Anoka Drive
Lino Lakes, MN.*

Mr. Johnson stated he was running for the open Anoka County Commissioner position that was vacated by Rhonda Siverajah. He added that he wanted to introduce himself to Lexington. Mr. Johnson provided a background of his qualifications and the reason he is running for office.

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Councilmember Devries made a motion to approve the agenda as typewritten. Councilmember Hughes seconded the motion. Motion carried 5-0.

4. INFORMATIONAL REPORTS:

- A. Airport (Councilmember Murphy) – *No report given due to lack of meetings.*
- B. Cable Commission (Councilmember Murphy) – *Councilmember Murphy explained that the City HD channels are starting at the end of the month with live streaming of Apple and Rucco. Discussion ensued.*
- C. City Administrator (Bill Petracek) – *Petracek pointed out the letter awarding the \$8,500 grant for the security upgrades at City Hall. He explained this pushed back the start date of the project a week or so due to the need to have the grant agreement signed by State officials before construction could begin. He added that it is now signed and construction should begin next week.*

Petracek stated that they have received the full set of plans for the Lexington Lofts Development and that staff and consultants are currently reviewing the documents,

and tentatively an October 8th public hearing is anticipated for the Planning Commission on the proposed project. Discussion ensued.

5. LETTERS AND COMMUNICATIONS:

- A. Centennial Lakes Police Department Media Reports – 8-4 through 8-27-19
- B. MN Department of Labor & Industry – Safety Grant Application Award
- C. I-35 North MnPass Design-Build Project Notice of Traffic Control Change
- D. Public Notice - Lofts of Lexington Open House – August 20, 2019
- E. Eastern Anoka County Human Service Center – 1 Year Anniversary Open House – Thursday, September 5, 2019 from 1:00 to 4:00 PM
- F. Council Workshop meeting minutes – August 15, 2019
- G. Planning & Zoning meeting minutes – August 13, 2019
- H. Fall Recycle & Clean-up Day Flyer

No discussion on Letters and Communications.

6. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
Council Meeting – August 15, 2019
- B. Recommendation to Approve Claims and Bills:
Check #'s 13629 through 13631
Check #'s 45256 through 45331
Check #'s 12760 through 12761
Check #'s 12765 through 12790
Check #'s 12792 through 12797

Councilmember Harris made a motion to approve the consent agenda items.

Councilmember Murphy seconded the motion. Motion carried 5-0.

7. ACTION ITEMS:

- A. Recommendation to approve Special Event Permit – Lexington Fire Relief –
11th Annual Flash & Dash Color Splash Run – September 21, 2019

Councilmember Hughes made a motion to approve Special Event Permit – Lexington Fire Relief – 11th Annual Flash & Dash Color Splash Run – September 21, 2019.

Councilmember Harris seconded the motion. Motion carried 5-0.

B. Recommendation to approve salaries effective January 1, 2021

- Mayor \$7000.00 per year
- Council member \$6000.00 per year

Councilmember Harris made a motion to approve salaries effective January 1, 2021; Mayor \$7000.00 per year; Councilmember \$6000.00 per year. Councilmember Hughes seconded the motion. Motion carried 5-0.

C. Recommendation to approve salaries effective January 1, 2020

- Planning & Zoning Commission \$100.00 per month
- Planning Chairperson \$125.00 per month
- Park Board Commission \$100.00 per month
- Park Board Chairperson \$125.00 per month

Councilmember Harris made a motion to approve salaries effective January 1, 2020; Planning & Zoning Commission \$100.00 per month; Planning Chairperson \$125.00 per month; Park Board Commission \$100.00 per month; Park Board Chairperson \$125.00 per month. Councilmember Devries seconded the motion. Motion carried 4-0. Councilmember Murphy abstained from the vote.

D. Recommendation to approve Memorandum of Understanding (MOU) with Lexington Lofts LLC.

Petracek provided an overview of the fees that will be paid for the Lexington Lofts Development. Councilmember Harris asked if the City could hire a consultant to tell us that all of the high-density housing that is being constructed is appropriate. Petracek stated that it would be a considerable expense, anywhere from \$10,000 to \$40,000 depending the level of study being conducted. He further explained it would be something we would need to budget for and not an expense a developer would cover. He stated he would add that to 2020 budget discussions. Discussion ensued.

Councilmember Harris made a motion to approve a Memorandum of Understanding (MOU) with Lexington Lofts LLC. Councilmember Hughes seconded the motion. Motion carried 5-0.

E. Recommendation to approve Escrow Agreement between the City of Lexington and Lexington Lofts LLC

Petracek explained that the Escrow Agreement would set-up the account that would be funded by the Lexington Lofts Developer to pay for consulting fees tied to the project. Discussion ensued.

Councilmember Hughes made a motion to approve Escrow Agreement between the City of Lexington and Lexington Lofts LLC. Councilmember Harris seconded the motion. Motion carried 5-0.

F. Recommendation to approve 2019 Lease Extension – City of Lexington & American Tower Corporation (ATC).

Attorney Glaser explained the new lease agreement with American Tower Corporation (ATC). He further explained how he was able to negotiate the \$20,000 sign on bonus and increased monthly rental fees for the City; it was primarily due to the consultant that the Council had hired to study the future feasibility of our cell tower. Discussion ensued.

Councilmember Hughes made a motion to approve 2019 Lease Extension – City of Lexington & American Tower Corporation (ATC). Councilmember Harris seconded the motion. Motion carried 5-0.

8. MAYOR AND COUNCIL INPUT

Mayor Kurth reminded everyone that the Fall Festival is September 20-22nd.

9. ADJOURNMENT

Councilmember Hughes made motion to adjourn the meeting at 7:19 p.m. Councilmember Devries seconded the motion. Motion carried 5-0.

Minutes
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
SEPTEMBER 19, 2019 – 7:00 P.M.
9180 LEXINGTON AVENUE

1. CALL TO ORDER: – Mayor Kurth

- A. Roll Call - Council Members: DeVries, Harris, Hughes and Murphy

Mayor Kurth called to order the Regular City Council meeting for the City of Lexington at 7:00 pm of September 19, 2019. Councilmember's present: Devries, Harris, Hughes, and Murphy. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Gary Grote, Fire Chief; Members of the Lexington Fire Department; Joe Hammer, Citizen; Joe Ackerman, Citizen; Centennial High School students.

2. CITIZENS FORUM

*Joe hammer
8892 Dunlap Dr.
Lexington, MN.*

Mr. Hammer addressed the Council by asking about the Mayor's vacant seat and the process to fill it. Attorney Glaser explained the legal process for filling Mayor Kurth's position, as well as the process for filling the vacant Council seat that likely will occur as a result of the Council appointing a Mayor from the group. Discussion ensued.

Mr. Hammer also asked if any member of the Council talked with Norhart Developer's outside of City meetings. Discussion ensued. Petracek stated that members of the Council, Planning Commission, and Park Board had attended the open house on Lexington Lofts development. He added that the meeting had a public notice posted.

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Councilmember Devries made a motion to approve the agenda as typewritten. Councilmember Hughes seconded the motion. Motion carried 5-0.

4. LETTERS AND COMMUNICATIONS:

- A. Centennial Lakes Police Department Media Reports – 8-28 through 9-10-19

- B. City Report – August 2019
- C. Anoka County Consolidated Plan – Goals and Priorities for 2020-2025
- D. Planning & Zoning meeting minutes – September 10, 2019
- E. Public Notice – Planning & Zoning Public Hearing – October 8, 2019

No discussion on Letters and Communications.

5. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
Council Meeting – September 5, 2019
- B. Recommendation to Approve Claims and Bills:
Check #'s 13632 through 13634
Check #'s 45332 through 45391
Check #'s 12798 through 12805
Check #'s 12806 through 12815
- C. Financial Reports
 - Cash Balances
 - Fund Summary – Budget to Actual

Councilmember Murphy made a motion to approve the consent agenda items. Councilmember Harris seconded the motion. Motion carried 5-0.

6. ACTION ITEMS:

- A. Recommendation to approve Lexington Fire Department's request to hire:
 - Jimmy Early
 - Oscar Ogengaas Lexington firefighters at \$11.00 per hour

Chief Grote stated that the fire fighter recruits passed the hiring process and he is recommending them for hire. Discussion ensued. Grote added that he is fully staffed with the addition of these two new recruits.

Councilmember Devries made a motion to hire Jimmy Early and Oscar Ogenga to the Lexington Fire Department at \$11.00/hour. Councilmember Harris seconded the motion. Motion carried 5-0.

- B. Recommendation to approve Minor Subdivision Lot Combination for K&B Enterprises at Boulevard Bar and Grill

Councilmember Harris made a motion to approve Minor Subdivision Lot Combination for K&B Enterprises at Boulevard Bar and Grill. Councilmember Hughes seconded the motion. Motion carried 5-0.

- C. Recommendation to approve Resolution 19-18 A Resolution Certifying Proposed Tax Levy Requirements For 2020 To Anoka County For Collection

Discussion about setting a preliminary levy at 2% or 5%. Petracek explained that if they set it too low, and there are projects that need to be completed, and we are unable to balance our budget, your hands will be tied for the 2020 budget year. Discussion ensued. Finance Director recalculated the preliminary levy at 5% and amended Resolution 19-18 to reflect an increased levy capacity by \$30,695. Discussion ensued.

Councilmember Hughes made a motion to approve the amended Resolution 19-18 A Resolution Certifying Proposed Tax Levy Requirements For 2020 To Anoka County For Collection. Councilmember Murphy seconded the motion. Motion carried 5-0.

- D. Recommendation to approve Business License for RES Pyro for Lexington Fall Fest Fireworks Display on Saturday, September 21, 2019 @ 9:00 P.M.

Councilmember Devries made a motion to approve Business License for RES Pyro for Lexington Fall Fest Fireworks Display on Saturday, September 21, 2019 @ 9:00 P.M. Councilmember Harris seconded the motion. Motion carried 5-0.

7. MAYOR AND COUNCIL INPUT

Mayor Kurth thanked the citizens, City Council, and city staff for their work during his terms as Mayor.

8. ADMINISTRATOR INPUT

Petracek reminded everyone about the public hearing for Lexington lofts on October 8th at 7:00 p.m. He added that the Park Board made a recommendation to move Tot Park for the purpose of accommodating the new Lexington Lofts development. Discussion ensued.

**9. PRESENTATION OF RECOGNITION AND APPRECIATION PLAQUE
TO MAYOR MARK KURTH**

Petracek presented Mayor Kurth with a plaque for his nearly 5- years of service to the City of Lexington.

10. ADJOURNMENT

Councilmember Hughes made motion to adjourn the meeting at 7:22 p.m. Councilmember Devries seconded the motion. Motion carried 5-0.

A small reception in recognition of Mayor Kurth's last meeting was had following the Council meeting prior to the start of the workshop.