

**PUBLIC HEARINGS
&
AGENDA
REGULAR PLANNING COMMISSION MEETING
MARCH 11, 2025 - 7:00 P.M.
9180 Lexington Avenue, Lexington, MN**

1. CALL TO ORDER PUBLIC HEARING #1

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

Public Hearing #1 pg. 1

The purpose of the Public Hearing is to consider an application submitted by SRENOR1, LLC, 251 Little Falls Drive., Wilmington, DE. 19808 to review a proposed preliminary plat for the following lots: Lot 1, Block 2, Lexington Lofts, Anoka County, Minnesota. Torrens Property Per Certificate No. 149422; Lot 1A, Block 2, Lexington Lofts, Anoka County, Minnesota; Lot 2, Block 2, Lexington Lofts, Anoka County, Minnesota. Torrens Property Per Certificate No. 149422.

- | | |
|---|---------|
| 1. Application for Consideration of Planning Request | pg. 2-3 |
| 2. Public notice- Quad Press | pg. 4 |
| 3. Map and list of surrounding property owner's notified -350 ft. | pg. 5-6 |
| 4. Staff Memo from Steve Winter, City Engineer. | pg. 7 |
| 5. Proposed Preliminary Plat | pg. 8 |

2. ADJOURNMENT OF PUBLIC HEARING #1

3. CALL TO ORDER PUBLIC HEARING #2

B. Roll Call: Vice Chairperson Bautch, Commissioners Koch, Murphy, Thorson, and Winge

Public Hearing #2 pg. 9

The purpose of the Public Hearing is to consider an application submitted by Menlo Capital Partners, 10949 Ayres Ave., Los Angeles, CA, 90064 to review a proposed preliminary plat, site plan, and planned unit development (PUD) for a new quick serve restaurant (Chipotle) and a future retail building at the Lexington Retail Center (Northway Mall)

- | | |
|--|-----------|
| 1. Application for Consideration of Planning Request | pg. 10 |
| 2. Public notice – Quad Press. | pg. 11 |
| 3. Map and list of surrounding property owner's notified -350ft. | pg. 12-13 |
| 4. Memo from Northway Mall- Contour Development - requesting Planned Unit Development and Preliminary Plat | pg. 14-19 |

- 5. Northway Mall/Chipotle Preliminary Plat/site plan
- 6. Parking and Traffic Study from Transportation Collaborative and Consultants

pg. 20-36

pg. 37-51

6. Staff memos from:

- a. Claire Stickler – MSA Consultants Planner
- b. Kurt Glaser, City Attorney
- c. Steve Winter, City Engineer, MSA Consultants

pg. 52-55

pg. 56-57

pg. 58-59

- A. Northway Mall officials will provide a presentation on their proposed development and application for zoning requests.

4. ADJOURNMENT OF PUBLIC HEARING #2

REGULAR PLANNING COMMISSION MEETING

5. CALL TO ORDER

- C. Roll Call: Chairperson Bautch, Commissioners Thorson, Koch, Murphy, and Winge

6. CITIZENS FORUM

7. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

8. LETTERS AND COMMUNICATION

- A. Building Permits for February 2025

pg. 60

9. APPROVAL OF PLANNING COMMISSION MINUTES

- B. February 11, 2025

pg. 61-62

10. DISCUSSION ITEM:

- A. Recommend to the City Council the approval of Resolution NO. 25-05 – A Resolution Adopting Preliminary Plat for SRENOR1, LLC (Lexington Lofts) pg. 63
- B. Recommendation to the City Council the approval of Resolution 25-06 – a Resolution Adopting a Preliminary Plat for Menlo Capital Partners, LLC (Northway Mall).pg. 64

C. Recommend to the City Council the approval of a Planned Unit Development and Conditional Use Permit for Lot 1, Block 1; Lot 1B, Block 2, Lexington Center Second Addition, Anoka County, Minnesota

D. NOTE COUNCIL MINUTES:

A. February 6, 2025

B. February 20, 2025

pg. 65-69

pg.70-72

E. PLANNING COMMISSION INPUT

F. ADJOURNMENT

To: Planning and Zoning Commission
From: Bill Petracek, City Administrator
Date: March 7, 2025



Re: Public Hearing #1 – Lexington Lofts Preliminary Plat – Lot combination

Enclosed in the packet for Public Hearing #1 you will find the following items submitted for the Lovell Building Preliminary Plat – Lot combination:

1. Application for Consideration of Planning Request
2. Public notice – Quad Press and surrounding property owner's -- 350 ft.
3. Map and list of surrounding property owner's notified.
4. Staff Memo from Steve Winter, City Engineer.
5. Proposed Preliminary Plat

City of Lexington

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

APPLICATION FOR CONSIDERATION OF PLANNING REQUEST

Street Location of Property: 9001 Griggs Ave, Lexington, MN 55014

Legal Description of Property: LOT 1 BLK 2 LEXINGTON LOFTS

Owner:

Name: SRENOR1, LLC Phone: _____

Address: 251 Little Falls Drive

City: Wilmington State: DE Zip: 19808

Applicant (If Other than Owner):

Name: Marie Dickover Phone: _____

Address: 1081 4th St SW #400

City: Forest Lake State: MN Zip: 55110

Type of Request: ☐ Variance ☐ Conditional Use Permit ☐ Rezoning ☐ Zoning Permit

☒ Minor Subdivision ☐ Major Subdivision ☐ Planned Unit Development
☒ Preliminary Plat ☐ Final Plat ☐ Grading Permit ☐ Site Plan Review

Description of Request: Preliminary plat for following parcels

KNOW ALL PERSONS BY THESE PRESENTS: That SRENOR1, LLC, a limited liability company under the laws of the State of Delaware, owner of the following described property:

Lot 1, Block 2, LEXINGTON LOFTS, Anoka County, Minnesota,
Torrens Property Per Certificate No. 149422

Lot 1A, Block 2, LEXINGTON LOFTS, Anoka County, Minnesota,
Torrens Property Per Certificate No. _____

Lot 2, Block 2, LEXINGTON LOFTS, Anoka County, Minnesota,
Torrens Property Per Certificate No. 149422

Reason for Request: Need to combine lots

Present Zoning Classification: M1 PUD

[https://norhart.sharepoint.com/sites/construction/shared documents/projects/completed projects/2020-05
lexington lofts/lexington lofts/new development/events/2025-01-15 preliminary plat/planning request.doc](https://norhart.sharepoint.com/sites/construction/shared%20documents/projects/completed%20projects/2020-05%20lexington%20lofts/lexington%20lofts/new%20development/events/2025-01-15%20preliminary%20plat/planning%20request.doc)

City of Lexington

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Existing Use of Property: Multifamily apartment

Has a permit for a rezoning, variance, appeal or conditional use permit on the subject site or any part thereof been previously sought? Yes When? March 2020

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.

Marie Dickover
Signature of Applicant

1/28/29

Date

**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, March 11, 2025 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 an application submitted by SRENOR1, LLC, 251 Little Falls Drive., Wilmington, DE. 19808 to review a proposed preliminary plat for the following lots:

Lot 1, Block 2, Lexington Lofts, Anoka County, Minnesota. Torrens Property Per Certificate No. 149422;

Lot 1A, Block 2, Lexington Lofts, Anoka County, Minnesota;

Lot 2, Block 2, Lexington Lofts, Anoka County, Minnesota. Torrens Property Per Certificate No. 149422

The current location of these lots are located at Lexington Lofts, 9001 Griggs Ave, Lexington, MN and is within a planned unit development (PUD) in an M-1 zoning district. The proposed preliminary plat is for the purpose of combining these aforementioned lots.

Anyone wishing to make comments or if you have questions on the proposed preliminary plat, you are invited to attend the Public Hearing. If you are unable to attend the public hearing, written comments or questions are welcome and will be accepted until 4:30 p.m. on March 11, 2025. A copy of the proposed preliminary plat is 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

Owner, PIN, or Address



Q

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Mailing Label Generator

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9200

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4001

Woodland Rd

Minuteman Ln

Boston Ln

Liberty Ln

LEXINGTON

Patriot Ln

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CIRCLE PINES SAUSAGE HAUS INC
14540 PENNOCK AVE
APPLE VALLEY, 55124

DINKYTOWN ONE LLC
1112 6TH ST SE
MINNEAPOLIS, 55414

RFD INC
PO BOX 127
RUSH CITY, 55069

SRENOR1 LLC
1081 4TH ST SW STE 400
FOREST LAKE, 55025

MITLYNG, LEANN K
8849 GRIGGS AVE
CIRCLE PINES, 55014

RADJENOVICH, ALYSSA YVONNE
9128 JACKSON AVE
CIRCLE PINES, 55014

CUMMINGS JANET MARIE
8926 GRIGGS AVE
CIRCLE PINES, 55014

GENTZ, MARIANNE
9063 DUNLAP AVE
LEXINGTON, 55014

GRAETZ, SABRINA
9115 DUNLAP AVE
LEXINGTON, 55014

ACCAP
1201 89TH AVE NE STE 3500
BLAINE, 55434

ELMS ANDREW
9073 LAKE DR
LEXINGTON, 55014

GARIN BRIAN E
9064 JACKSON AVE
CIRCLE PINES, 55014

SRENOR1 LLC
1081 4TH ST SW STE 400
FOREST LAKE, 55025

MENLO CAPITAL PARTNERS LLC
5210 ROUND MEADOW RD
HIDDEN HILLS, 91302

ACCAP
1201 89TH AVE NE STE 3500
BLAINE, 55434

RESLER ERIC E & RACHEL L
9040 JACKSON AVE
CIRCLE PINES, 55014

GEISZLER LARRY W & BARBARA A
9004 JACKSON AVE
LEXINGTON, 55014

ANDERSON GARRETT
8977 DUNLAP AVE
LEXINGTON, 55014

SRENOR2 LLC
1081 4TH ST SW STE 400
FOREST LAKE, 55025

PERRY, SARAH ANN
8993 DUNLAP AVE
LEXINGTON, 55014

MOST VALUABLE GRILLER LLC
14540 PENNOCK AVE
APPLE VALLEY, 55124

VAUX JOSHUA J
9116 DUNLAP AVE
LEXINGTON, 55014

HEINEN, JANICE M
4040 RESTWOOD RD
CIRCLE PINES, 55014

MENLO CAPITAL PARTNERS LLC
5210 ROUND MEADOW RD
HIDDEN HILLS, 91302

NELSON, JOHN E
9039 DUNLAP AVE
LEXINGTON, 55014

JACKSON APARTMENTS LLC
619 100TH CT NE
BLAINE, 55434

KOEP, JEFFREY ALLEN
9028 JACKSON AVE
CIRCLE PINES, 55014

OREILLY AUTO ENTERPRISES LLC
PO BOX 9167
SPRINGFIELD, 65801

ANTONOV, HERMAN
8956 GRIGGS AVE APT 3
CIRCLE PINES, 55014

REHBEIN LAVERNE T
9075 DUNLAP AVE
CIRCLE PINES, 55014

To: City of Lexington Planning Commission
CC: Bill Petracek, City Administrator
From: Steve Winter, P.E. - MSA Professional Services, Consulting City Engineer
Subject: Lexington Lofts Second Addition Preliminary Plat Review
Date: March 5, 2025

Lexington Lofts Second Addition Preliminary Plat was submitted on February 4, 2025 with a Planning request that was signed and dated January 28, 2025. The Developer submitted this Lexington Lofts Second Addition Preliminary Plat to finalize the original Lexington Lofts project. There was an issue with the first addition of Lexington Lofts that some of the lots were filed as Abstract and some were filed as Torrens. The Developer was required to change all the properties to Torrens as part of the original project but was not able to do so because of some difficulties.

There is no additional site work or site plans to submit or review for this project and plat. All the physical improvements have been completed on the project except for the combination of the underlying lots. We have reviewed the plat that was submitted and have the comments are listed below.

1. Preliminary Plat
 - a. The Block 2, Lot 1A does still not have a Torrens Property Certificate Number submitted with this plat. There is also still some issues with this Lot 1A and the old Vacated public street of Gerald Avenue. The City Attorney is helping the Developer clear up these issues.

We also recommend the approval of the Preliminary Plat to move this to the City Council when the developer can finalize the issues they are having with the underlying lots and Gerald Avenue.

To: Planning and Zoning Commission
From: Bill Petracek, City Administrator
Date: March 7, 2025
Re: Public Hearing #2 – Northway Mall/Chipotle development

Enclosed in the packet for Public Hearing #2 you will find the following items submitted for the Lovell Building Redevelopment Project:

1. Application for Consideration of Planning Request
2. Public notice – Quad Press
3. Map and list of surrounding property owner's notified- 350 ft.
4. Memo from Northway Mall- Contour Development - requesting Planned Unit Development and Preliminary Plat
5. Northway Mall/Chipotle Preliminary Plat/site plan
6. Parking and Traffic Study from Transportation Collaborative and Consultants
7. Staff memos from:
 - a. Claire Stickler – MSA Consultants Planner
 - b. Kurt Glaser, City Attorney
 - c. Steve Winter, City Engineer , MSA Consultants

****Jason Stomel and Joe Radach will be present to represent Northway Mall development and will be presenting their request for zoning changes and discussing their proposed development.**

City of Lexington

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APPLICATION FOR CONSIDERATION OF PLANNING REQUEST

Street Location of Property: Lake Drive and Griggs Avenue

Legal Description of Property: Lot 1, Block 1 and Lot 1A and 1B, Block 2 Lexington Center Second Addition

Owner:

Name: Jason Stomel - Menlo Capital Partners, LLC

Phone: 818-523-5665

Address: 10949 Ayres Avenue

City: Los Angeles

State: CA

Zip: 90064

Applicant (If Other than Owner):

Name: Same

Phone: _____

Address: _____

City: _____

State: _____

Zip: _____

Type of Request: _____ Variance _____ Conditional Use Permit _____ Rezoning _____ Zoning Permit

_____ Minor Subdivision _____ Major Subdivision X Planned Unit Development
X Preliminary Plat _____ Final Plat _____ Grading Permit _____ Site Plan Review

Description of Request: _____

Preliminary Plat and Planned Unit Development for new Quick Serve Restaurant and future retail building
at the Lexington Center retail center.

Reason for Request: PUD is required to provide flexibility for parking requirements and setback requirements.


Present Zoning Classification: M-1, Central Business

Existing Use of Property: Commercial/Retail

Has a permit for a rezoning, variance, appeal or conditional use permit on the subject site or any part thereof been previously sought? Unknown 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: 

1/30/2025

Date

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**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, March 11, 2025 at 7:00 p.m. in the Lexington City Council Chambers, Lexington City Hall, 9180 Lexington Avenue, Lexington, MN 55014.

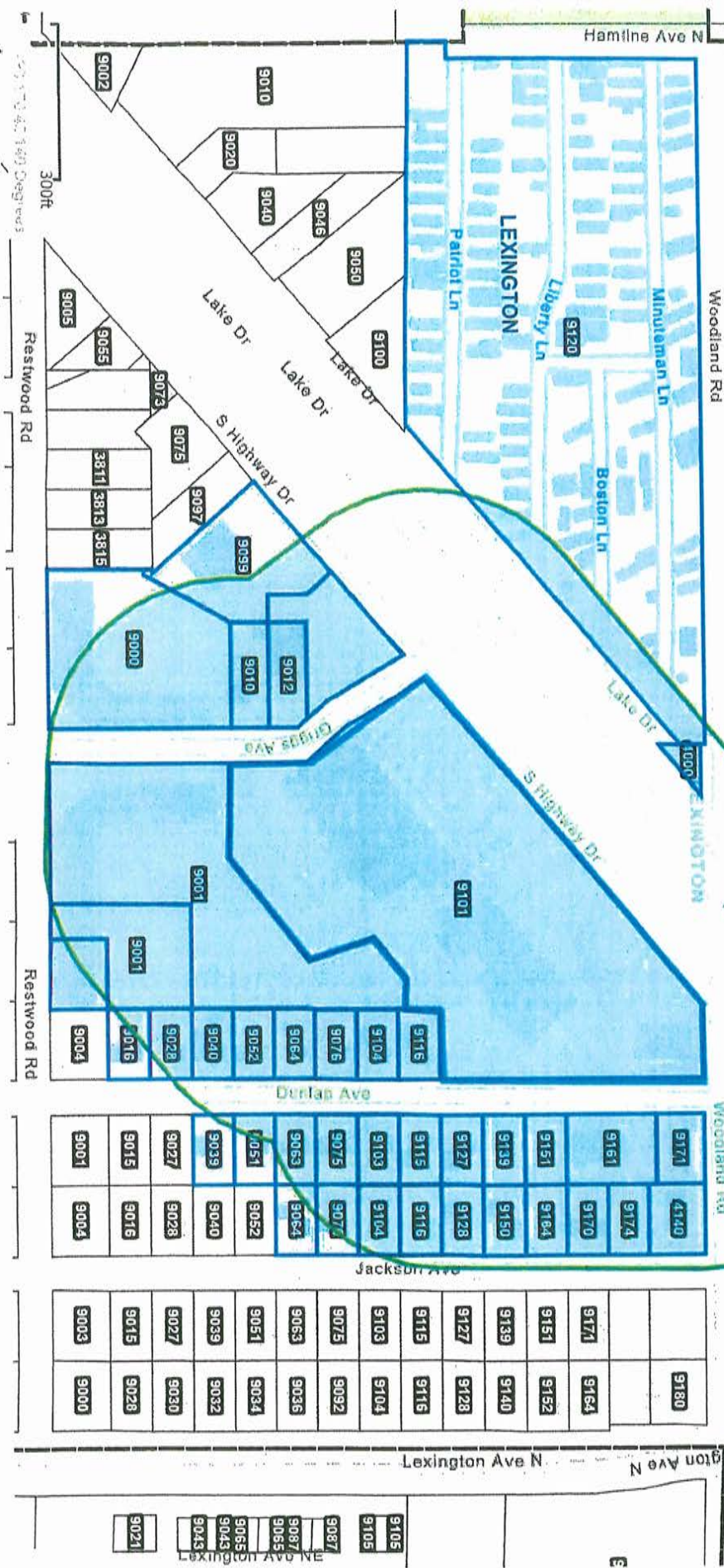
The purpose of the Public Hearing is to consider an application submitted by Menlo Capital Partners, 10949 Ayres Ave., Los Angeles, CA, 90064 to review a proposed preliminary plat, site plan, and planned unit development (PUD) for a new quick serve restaurant (Chipotle) and a future retail building at the Lexington Retail Center (Northway Mall)

The current location of Northway Mall is an M-1 zoning district and the proposed planned unit development is required to provide flexibility for parking requirements and setback requirements.

Anyone wishing to make comments or if you have questions on the proposed preliminary plat, site plan, and planned unit development (PUD), 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 March 11, 2025. A copy of the proposed site plan, preliminary plat, and planned unit 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



RESIDENT OF:
9103 DUNLAP AVE
LEXINGTON, MN 55014

RESIDENT OF:
9076 DUNLAP AVE
LEXINGTON, MN 55014

RESIDENT OF:
9150 JACKSON AVE
LEXINGTON, MN 55014

RESIDENT OF:
4131 WOODLAND RD
LEXINGTON, MN 55014

RESIDENT OF:
9174 JACKSON AVE
LEXINGTON, MN 55014

RESIDENT OF:
9127 DUNLAP AVE
LEXINGTON, MN 55014

RESIDENT OF:
9040 DUNLAP AVE
LEXINGTON, MN 55014

RESIDENT OF:
9028 DUNLAP AVE
LEXINGTON, MN 55014

RESIDENT OF:
9101 SOUTH HIGHWAY DR
LEXINGTON, MN 55014

RESIDENT OF:
4001 WOODLAND RD
LEXINGTON, MN 55014

RESIDENT OF:
9012 GRIGGS AVE
LEXINGTON, MN 55014

RESIDENT OF:
9210 NORTH HIGHWAY DR
LEXINGTON, MN 55014

RESIDENT OF:
9051 DUNLAP AVE
LEXINGTON, MN 55014

RESIDENT OF:
9104 DUNLAP AVE
LEXINGTON, MN 55014

RESIDENT OF:
9000 GRIGGS AVE
LEXINGTON, MN 55014

RESIDENT OF:
9116 JACKSON AVE
LEXINGTON, MN 55014

RESIDENT OF:
9139 DUNLAP AVE
LEXINGTON, MN 55014

RESIDENT OF:
9116 DUNLAP AVE
LEXINGTON, MN 55014

RESIDENT OF:
9151 DUNLAP AVE
LEXINGTON, MN 55014

RESIDENT OF:
9099 SOUTH HIGHWAY DR
LEXINGTON, MN 55014

RESIDENT OF:
9039 DUNLAP AVE
LEXINGTON, MN 55014

RESIDENT OF:
LEXINGTON, MN 55014

RESIDENT OF:
9016 DUNLAP AVE
LEXINGTON, MN 55014

RESIDENT OF:
LEXINGTON, MN 55014

RESIDENT OF:
9220 NORTH HIGHWAY DR
LEXINGTON, MN 55014

RESIDENT OF:
9200 NORTH HIGHWAY DR
LEXINGTON, MN 55014

RESIDENT OF:
9063 DUNLAP AVE
LEXINGTON, MN 55014

RESIDENT OF:
9076 JACKSON AVE
LEXINGTON, MN 55014

RESIDENT OF:
9171 DUNLAP AVE
LEXINGTON, MN 55014

RESIDENT OF:
9217 GRIGGS AVE
LEXINGTON, MN 55014



February 24, 2025

Claire Stickler – City Planner
Members of the City Council and Planning Commission

City of Lexington
9180 Lexington Avenue
Lexington, MN 55014

Re: **LEXINGTON CENTER THIRD ADDITION**
Preliminary Plat and Planned Unit Development

Ms. Stickler and Members of the City Council/Planning Commission:

Contour Development LLC and Menlo Capital Partners are pleased to present this request for Preliminary Plat and Planned Unit Development for a proposed six lot commercial/retail development located at the intersection of Lake Drive and Griggs Avenue. The site consists of the existing Northway Shopping Center and includes the AutoZone lot to the northeast and the daycare lot and accessory parking lot to the southwest. The purpose of the preliminary plat and PUD is to create two new lots, one for a Chipotle Restaurant and one for a future retail building.

Overview

- Land Area: 9.83 acres
- Existing Zoning: M-1, Central Business
- Proposed Zoning: PUD based on Central Business
- Lots: 6 Lots
- Access: South Highway Drive and Griggs Avenue
- Utilities: City utilities
- Purpose: Project will bring high demand regional and national commercial retail/restaurant/service users to this vibrant commercial corridor.

Request

Menlo Capital Partners is seeking approval for a Preliminary Plat and Planned Unit Development for the entire site and to create two new lots for a Chipotle Restaurant and a future retail/restaurant user. The PUD will include both buildings of the Northway Shopping Center, the AutoZone, and Mary's Montessori School. The PUD will generally be consistent with Central Business zoning standards with certain flexibility to make the project viable.

Lot Users

Lot 1, Block 1:	Existing AutoZone
Lot 2, Block 1:	Proposed Chipotle
Lot 3, Block 1:	Existing Northway Shopping Center (northeast building)
Lot 4, Block 1:	Existing Northway Shopping Center (southwest building)
Lot 1A, Block 2:	Conceptual lot reserved for future use
Lot 1B, Block 2:	Existing Mary's Montessori School

All existing and proposed users are permitted uses in the Central Business zoning district except for the daycare which is a conditional use.

PUD Discussion

Based on several meetings with city staff and sketch plan reviews with City Council, it was determined that a PUD is required to meet the project needs. This is primarily due to the existing and proposed non-conforming setbacks and lot coverage, and the proposed reduction in parking below code requirements. PUD flexibility is requested for the following items:

- Building Setbacks
- Parking Setbacks
- Lot Coverage
- Parking Requirements
- Landscape Requirements

Building Setbacks

The zoning code for the Central Business zoning district has the following building setbacks:

- Front: 35 feet
- Rear: 30 feet
- Side: 15 feet

The table below lists the building setbacks for each lot. See Figure 1 for measurement locations.

Lot	Block	Front Setback	Rear Setback	Side Setback
1	1	25.1'	54.6'	77.7'
2	1	23.7'	37.3'	80.5'
3	1	69.3'	81.7'	16.2'
4	1	169.8	154.4'	0.0'
1A	2	59.7'	57.0'	1.5'
1B	2	19.1'	73.4'	105.2'

Based on the above analysis, the following setbacks are requested for the PUD so that the existing and proposed buildings meet requirements:

- Front: 19 feet
- Rear: 30 feet (no change)
- Side: 0 feet

Parking Setbacks

The zoning code does not specifically list parking setbacks, however according to Section 11.60 Subd. 22, parking is not allowed in any front yard or side yard setback. PUD flexibility is requested to allow parking in the front yard and side yard as shown on the site plans.

Lot Coverage

The zoning code for the Central Business zoning district lists a maximum lot coverage of 80 percent for all buildings and pavements. The table below lists the lot coverage for each lot.

Lot	Block	Lot Area (sf)	Impervious Area (sf)	Lot Coverage
1	1	34,752	23,387	82%
2	1	24,422	20,694	85%
3	1	139,472	109,895	79%
4	1	183,038	151,416	83%
1A	2	14,828	13,889	94%
1B	2	31,471	18,741	60%
Total		427,983	343,022	80%

Several lots exceed the maximum lot coverage, however the site as a whole meets the requirement. PUD flexibility is requested for individual lots to have up to 95% coverage. Alternatively, PUD flexibility could be to allow the lot coverage to be calculated over the entire PUD.

Parking Requirements

A detailed traffic and parking study was completed for the project. The parking study generally excluded Lot 1, Block 1 and Lot 1A, Block 2 since those lots are separate from the main project area and the parking provided meets the code requirements. For the remaining lots, the city code requires 484 parking spaces collectively. Under the existing conditions, approximately 391 parking spaces are available. After project completion, the available parking spaces will be reduced to approximately 315 parking spaces.

Per the parking study, the ITE Parking Generation Manual was used to determine parking demand for the site. The ITE shows a peak parking space demand of 204. This suggests a surplus of parking of 111 spaces. Based on the results of the parking study, adequate parking spaces are available for the existing and proposed uses.

PUD flexibility is requested to reduce the parking requirements from the code required parking to the ITE Parking Generation Manual peak demand.

Landscaping

The zoning code does not specifically list landscape requirements, however according to Section 11.60 Subd. 7.D, landscaping shall be provided and maintained in all required front and side yards. Because this PUD requests a reduction in front and side yards, a similar reduction in landscaping is required.

General Discussion of New Uses

Lot 2, Block 1 – Chipotle Restaurant

The main purpose of the project is to create a lot for a free-standing Chipotle Restaurant that will be located in the existing parking lot of the northeasterly building of Northway Shopping Center. Throughout the metro area, excess parking spaces are being redeveloped for infill development and specifically for fast-casual restaurants. Property owners and cities are working collaboratively to redevelop the unused portions of the parking lots to make room for new users in the market.

Chipotle will hire 40-45 employees with about 8-12 working during peak hours. The hours of operation will be from 10:45 am to 11 pm, which is standard for this market.

Lot 1B, Block 2

This lot is currently an unused parking lot. Menlo Capital Partners is currently seeking one or two users for this lot. A user has not yet been identified, but users that have expressed interest are donut shops, coffee shop, sandwich shops, and general retail services.

The current site plan would allow for a 2,760 square foot building, which is enough space for two smaller tenants or one large tenant. It is expected that the users will have a similar number of employees and hours of operation as Chipotle.

Stormwater and Environmental Considerations

There are no environmental concerns for the project. A geotechnical evaluation was completed to review onsite soils and the potential for environmental concerns. The evaluation showed soils consisting of silty sand and no observed environmental impacts.

Underground stormwater treatment is proposed to meet the requirements of Rice Creek Watershed District and the City of Lexington.

Schedule

The Chipotle project is scheduled to commence this spring and be completed by the end of the year. Lot 1B, Block 2 will not commence until a user is identified.

Closing

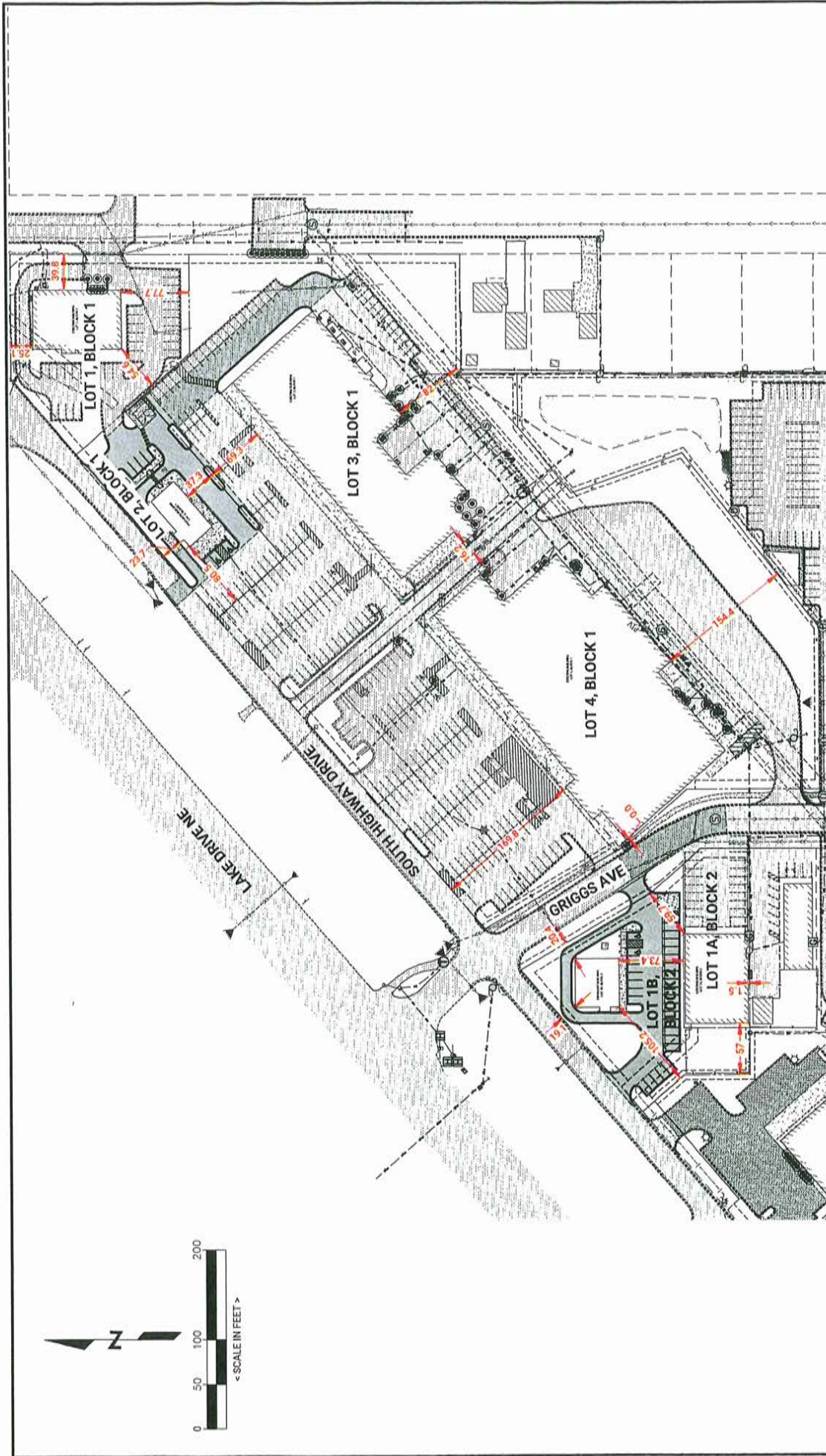
We are excited to partner with the City of Lexington to bring this development and these businesses to the community. Your guidance and feedback are welcomed. If you have any questions or require further information, please contact me at 612-730-2265 or via email at jradach@contourcd.com.

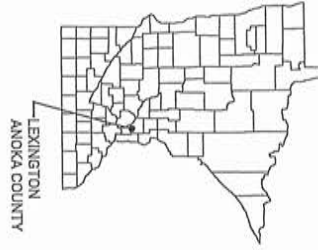
Respectfully,



Joseph Radach PE
Contour Development LLC
8195 Vernon Street
Rockford, MN 55373

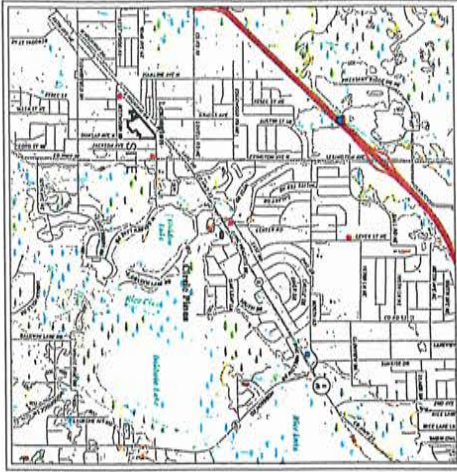
Attachment: Figure 1





PLANNED UNIT DEVELOPMENT PLANS FOR LEXINGTON CENTER THIRD ADDITION LEXINGTON, MN

SITE LOCATION MAP



AERIAL MAP



SHEET INDEX

00.0	TITLE SHEET
V1.1	PRELIMINARY PLAT
V1.2	PRELIMINARY PLAT
C1.1	EXISTING CONDITIONS & REMOVALS PLAN
C2.1	PRELIMINARY SITE PLAN - OVERALL
C2.2	PRELIMINARY SITE PLAN - LOT 2, BLOCK 1
C2.3	PRELIMINARY SITE PLAN - LOT 1, BLOCK 2
C3.1	PRELIMINARY UTILITY PLAN - OVERALL
C3.2	PRELIMINARY UTILITY PLAN - LOT 2, BLOCK 1
C3.3	PRELIMINARY UTILITY PLAN - LOT 1, BLOCK 2
C4.1	PRELIMINARY GRADING & DRAINAGE PLAN - OVERALL
C4.2	PRELIMINARY GRADING & DRAINAGE PLAN - LOT 2, BLOCK 1
C4.3	PRELIMINARY GRADING & DRAINAGE PLAN - LOT 1, BLOCK 2
C5.1	DETAILS
L1.1	LANDSCAPE PLAN - OVERALL
L1.2	LANDSCAPE PLAN - LOT 2, BLOCK 1
L1.3	LANDSCAPE PLAN - LOT 1, BLOCK 2

SHEET NUMBER C0.0	TITLE SHEET LEXINGTON CENTER THIRD ADDITION LEXINGTON, MINNESOTA	OWNER MENLO CAPITAL PARTNERS, LLC 10949 AYRES AVENUE LOS ANGELES, CA 90064	REVISIONS 1. 2. 3. 4. 5. 6. 7.	ISSUE DATE: 12/12/24 BY: JTR	LEXINGTON CENTER THIRD ADDITION PLAT PREPARED BY: JTR CHECKED BY: JTR DATE: 12/12/24 LIT # 10000	CONTOUR CIVIL DESIGN 8195 VERNON STREET, ROCKFORD, MN 55373 TEL: 612.730.2269 WWW.CONTOURCD.COM
	LEXINGTON CENTER THIRD ADDITION PLAT PREPARED BY: JTR CHECKED BY: JTR DATE: 12/12/24 LIT # 10000					

PRELIMINARY PLAT

~for~ CONTOUR CIVIL AND DEVELOPMENT
~of~ LEXINGTON CENTER THIRD ADDITION
9101 South Highway Drive
Lexington, MN

EXISTING LEGAL DESCRIPTION

Lot 1, Block 1, LEXINGTON CENTER
SECOND ADDITION, Anoka County,
Minnesota.
AND
Lot 1B, Block 2, LEXINGTON CENTER
SECOND ADDITION, Anoka County,
Minnesota.

BENCHMARK

HN/DOT GRID STATION #42913
HN/DOT NAME: ANOKA BM 44
ELEVATION: 506.82 (NAVD 88)

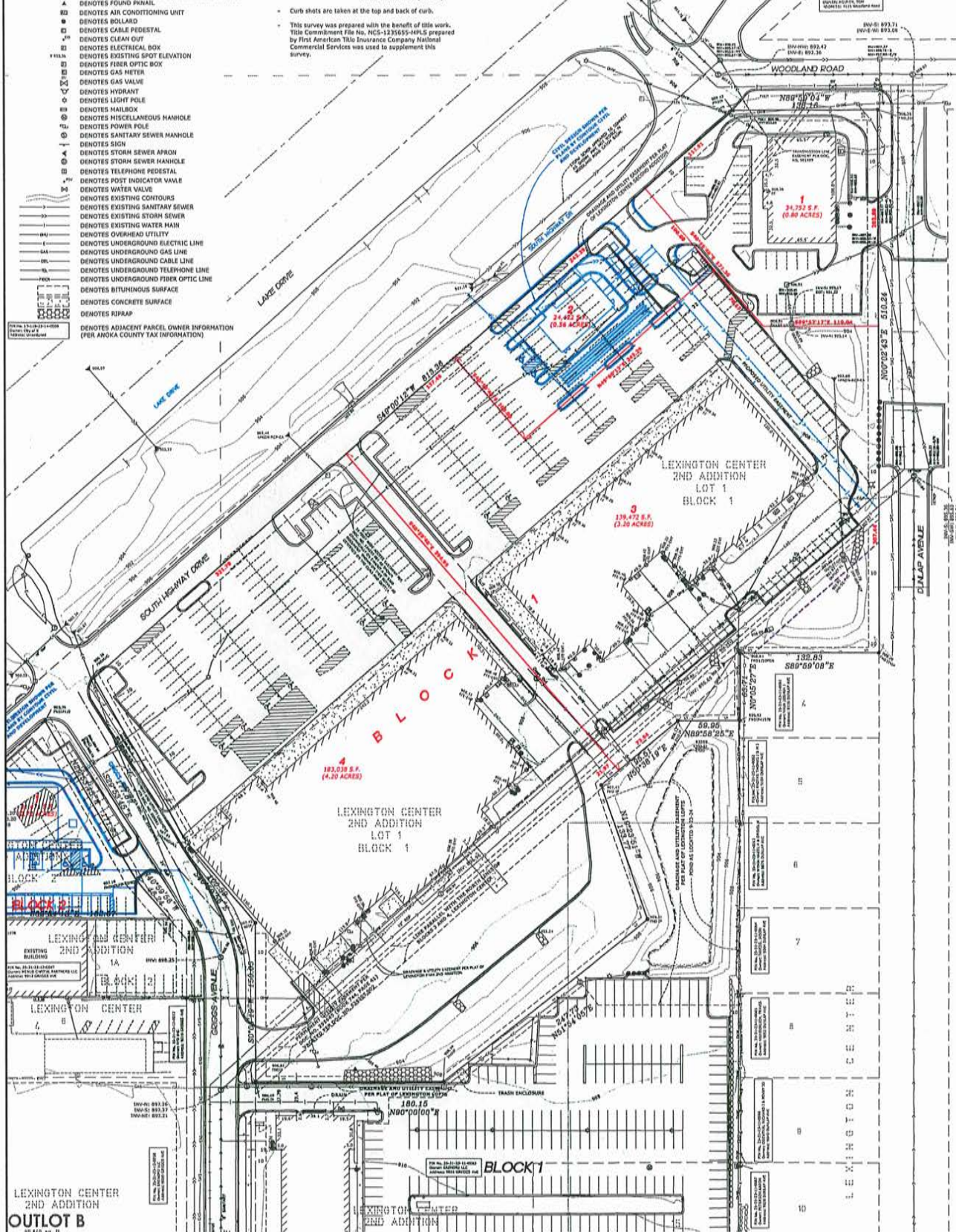
NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. in January and June of 2019, and October and November of 2024.
- Bearings shown are on Anoka County datum.
- Parcel ID Numbers: 35-31-23-11-0081 (L1 B1), 35-31-23-12-0046 (L1B-B2)
- Curb shots are taken at the top and back of curb.
- This survey was prepared with the benefit of title work. Title Commitment File No. HCS-123565-444.5 prepared by First American Title Insurance Company National Commercial Services was used to supplement this survey.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ▲ DENOTES FOUND PINNAIL
- RD DENOTES AIR CONDITIONING UNIT
- DENOTES BOLLARD
- DENOTES CABLE PEDESTAL
- DENOTES CLEAN OUT
- DENOTES ELECTRICAL BOX
- DENOTES EXISTING SPOT ELEVATION
- DENOTES FIBER OPTIC BOX
- DENOTES GAS METER
- DENOTES GAS VALVE
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES MAILBOX
- DENOTES MISCELLANEOUS HANDBOLE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER HANDBOLE
- DENOTES SIGN
- DENOTES STORM SEWER APRON
- DENOTES STORM SEWER HANDBOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES POST INDICATOR VALVE
- DENOTES WATER VALVE
- DENOTES EXISTING CIRCULOUS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD UTILITY
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND TELEPHONE LINE
- DENOTES UNDERGROUND FIBER OPTIC LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES RIPRAP
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

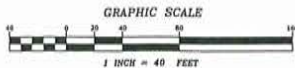
NORTH



LEXINGTON CENTER
2ND ADDITION
OUTLOT B



E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 12/11/2024 License No. 41378

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

SHEET 1

PRELIMINARY PLAT

~for~ CONTOUR CIVIL AND DEVELOPMENT
~of~ LEXINGTON CENTER THIRD ADDITION
9101 South Highway Drive
Lexington, MN

EXISTING LEGAL DESCRIPTION

Lot 1, Block 1, LEXINGTON CENTER
SECOND ADDITION, Anoka County,
Minnesota.
AND
Lot 1B, Block 2, LEXINGTON CENTER
SECOND ADDITION, Anoka County,
Minnesota.

BENCHMARK

HYDOT GRID STATION #02913
HUGGOT NAME: ANOKA #44
ELEVATION: 906.82 (NAVD 88)

NORTH

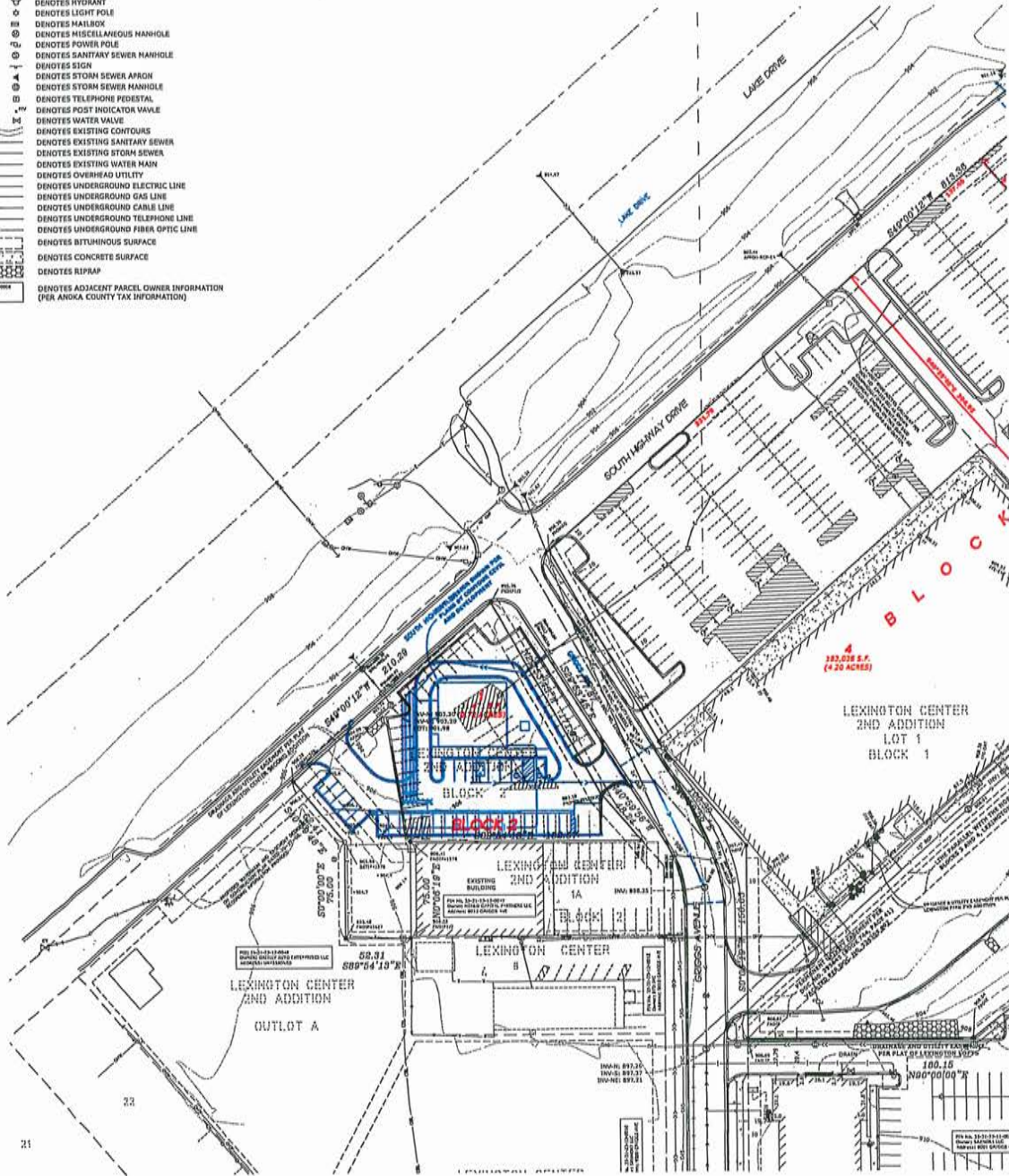
NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. in January and June of 2019, and October and November of 2024.
- Bearings shown are on Anoka County datum.
- Parcel ID Numbers: 35-21-23-11-0081 (L1 B1), 35-21-23-12-0046 (L1B-B2)
- Curb shots are taken at the top and back of curb.
- This survey was prepared with the benefit of title work, Title Commitment File No. NCS-1235655-NPL5 prepared by First American Title Insurance Company National Commercial Services was used to supplement this survey.

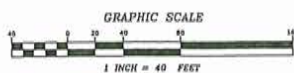
LEGEND

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- DENOTES RIPRAP
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

PL 19-12-13-12-14-0004
PL 19-12-13-12-14-0004
PL 19-12-13-12-14-0004



E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

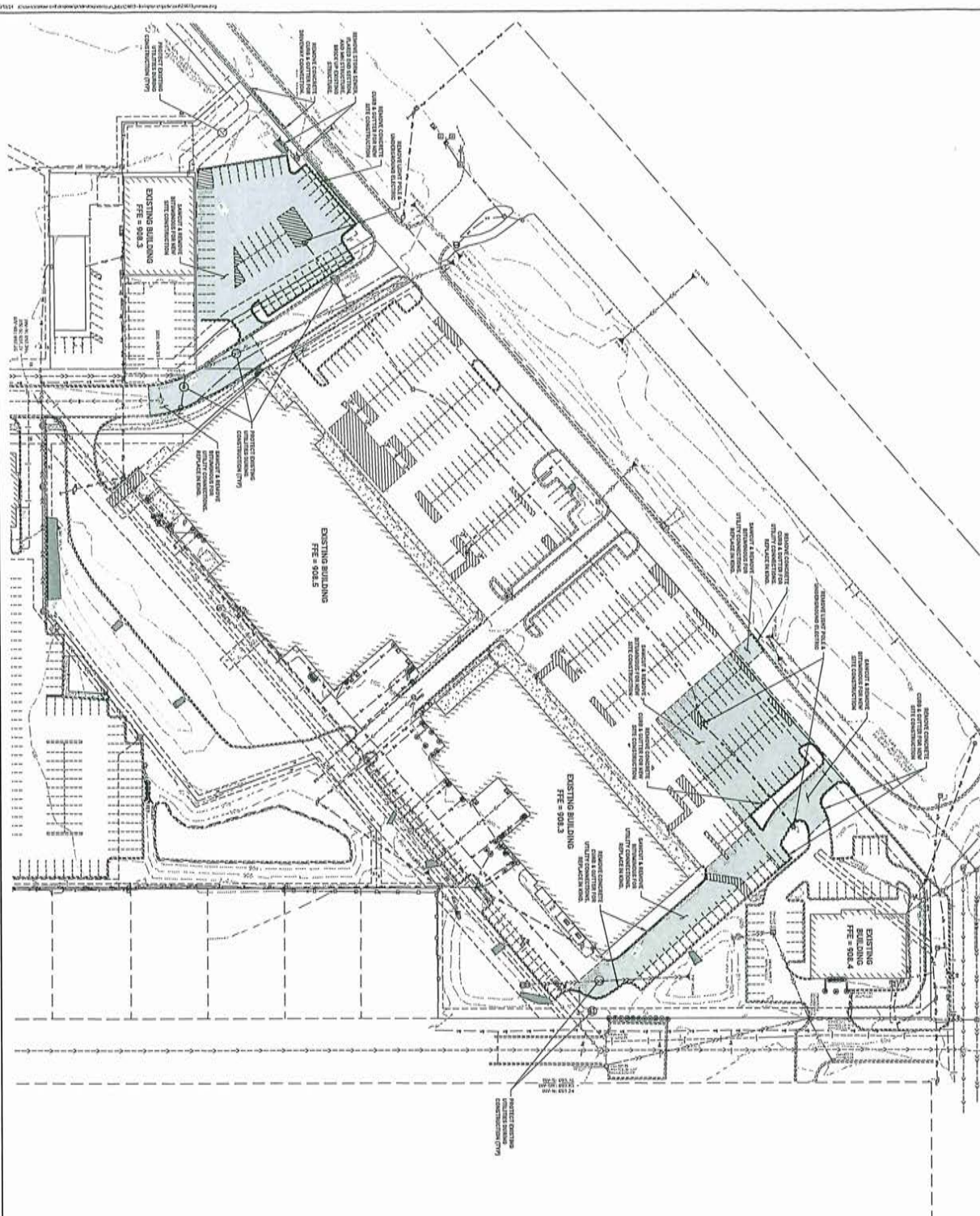


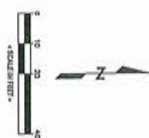
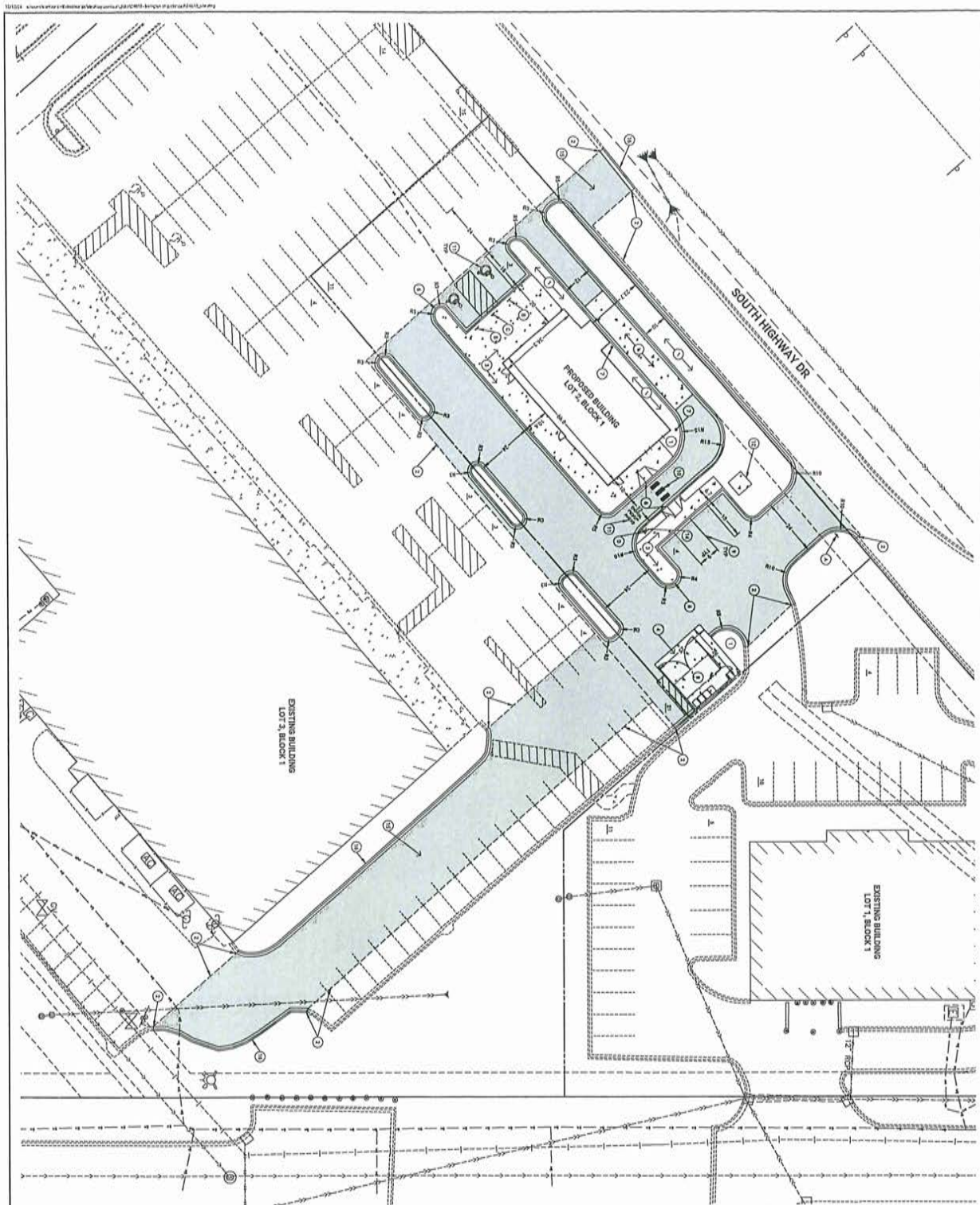
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JACOB E. RUD
Date: 12/11/2024 License No. 41578

DATE	BY	DESCRIPTION
12/11/2024	JER	FIELD CHECK: JH / CR
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SHEET 2

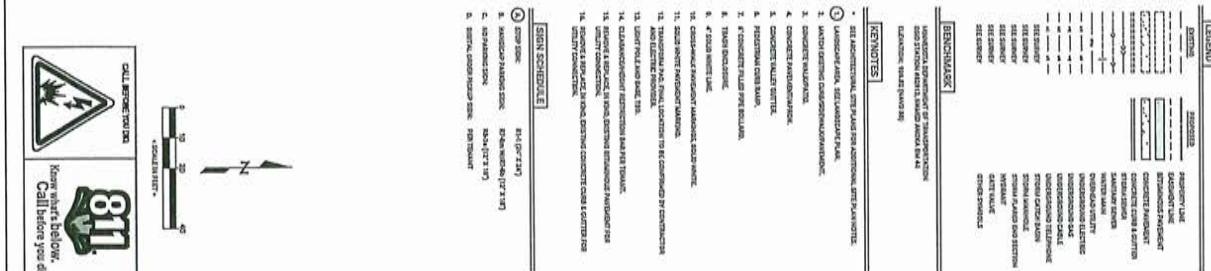





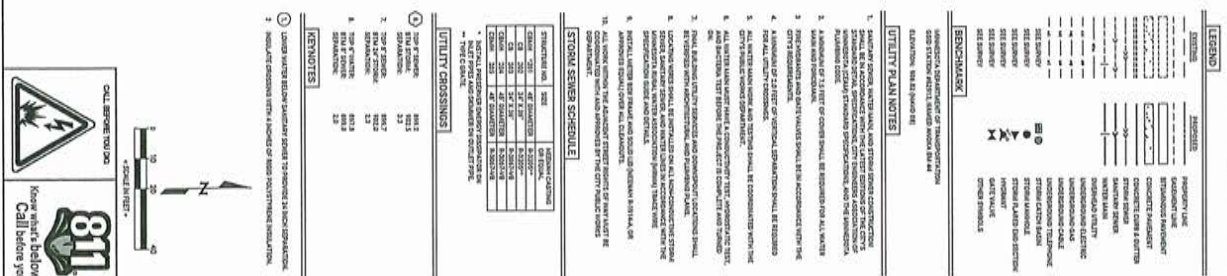
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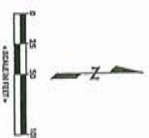
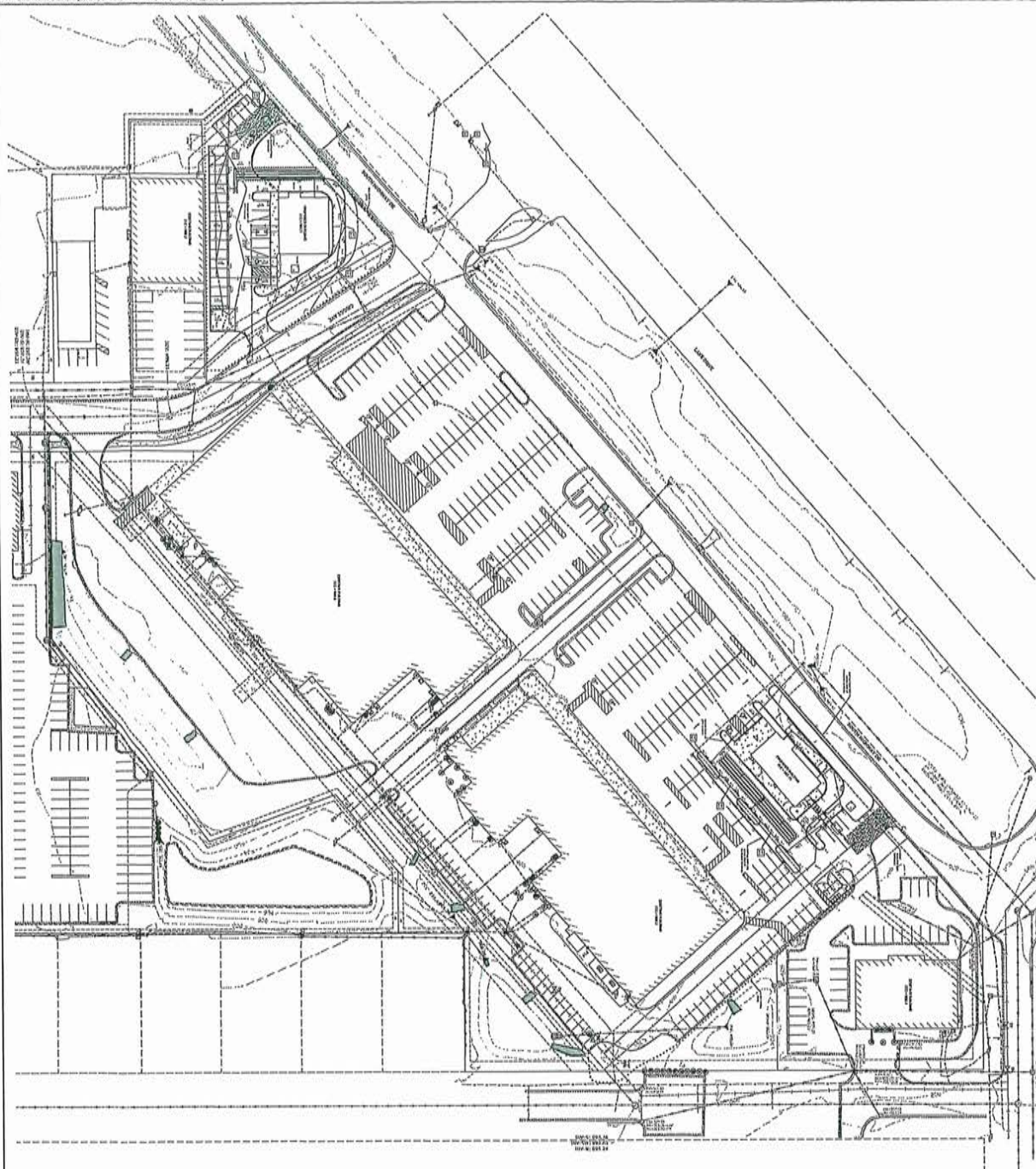
SHEET NUMBER C2.2	SITE PLAN - LOT 2, BLOCK 1 -	OWNER	REVISIONS	ISSUE DATE: 12/12/24	BY: JTR	 <p>CONTOUR CIVIL DESIGN</p> <p>8195 VERNON STREET, ROCKFORD, MN 55373 TEL: 612.739.2365 WWW.CONTOURCS.COM</p>
	LEXINGTON CENTER THIRD ADDITION LEXINGTON, MINNESOTA	MENLO CAPITAL PARTNERS, LLC 10949 AYRES AVENUE LOS ANGELES, CA 90064	1.			
			2.			
			3.			
			4.			
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SHEET NUMBER C2.3	<div>SITE PLAN - LOT 1, BLOCK 2 -</div> <div>LEXINGTON CENTER THIRD ADDITION LEXINGTON, MINNESOTA</div>	<div>OWNER</div> <div>MENLO CAPITAL PARTNERS, LLC</div> <div>10949 AYLES AVENUE LOS ANGELES, CA 90064</div>	REVISIONS	ISSUE DATE: 12/12/24	BY: JTR	<div>SCALE: 1/8" = 1'-0" DATE: 12/12/24, LST # - 22899</div> <div>1. I/STAFF CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA AND THAT I AM THE DESIGNER OF THIS PROJECT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THIS PROJECT.</div> <div> CONTOUR CIVIL DESIGN</div> <div>8195 VERNON STREET, ROCKFORD, MN 55373 TEL: 612.792.2245 WWW.CONTOURCIVIL.COM</div>
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			2.			
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C3.3	SHEET NUMBER	UTILITY PLAN - LOT 1, BLOCK 2 -	OWNER	REVISIONS 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____	ISSUE DATE: 12/12/24 BY: JTR	I, JEFFREY W. JONES, a duly Licensed Professional Engineer in the State of Minnesota, hereby certify that I am the author of the above described plans and that I am a duly Licensed Professional Engineer in the State of Minnesota. Date: 12/12/24, at St. Louis, MO. 	 CONTOUR CIVIL DESIGN 8195 VERNON STREET, ROCKFORD, MN 55373 TEL: 812.730.2265 WWW.CONTOURCIVIL.COM
		LEXINGTON CENTER THIRD ADDITION LEXINGTON, MINNESOTA	MENLO CAPITAL PARTNERS, LLC 10949 AYRES AVENUE LOS ANGELES, CA 90064				

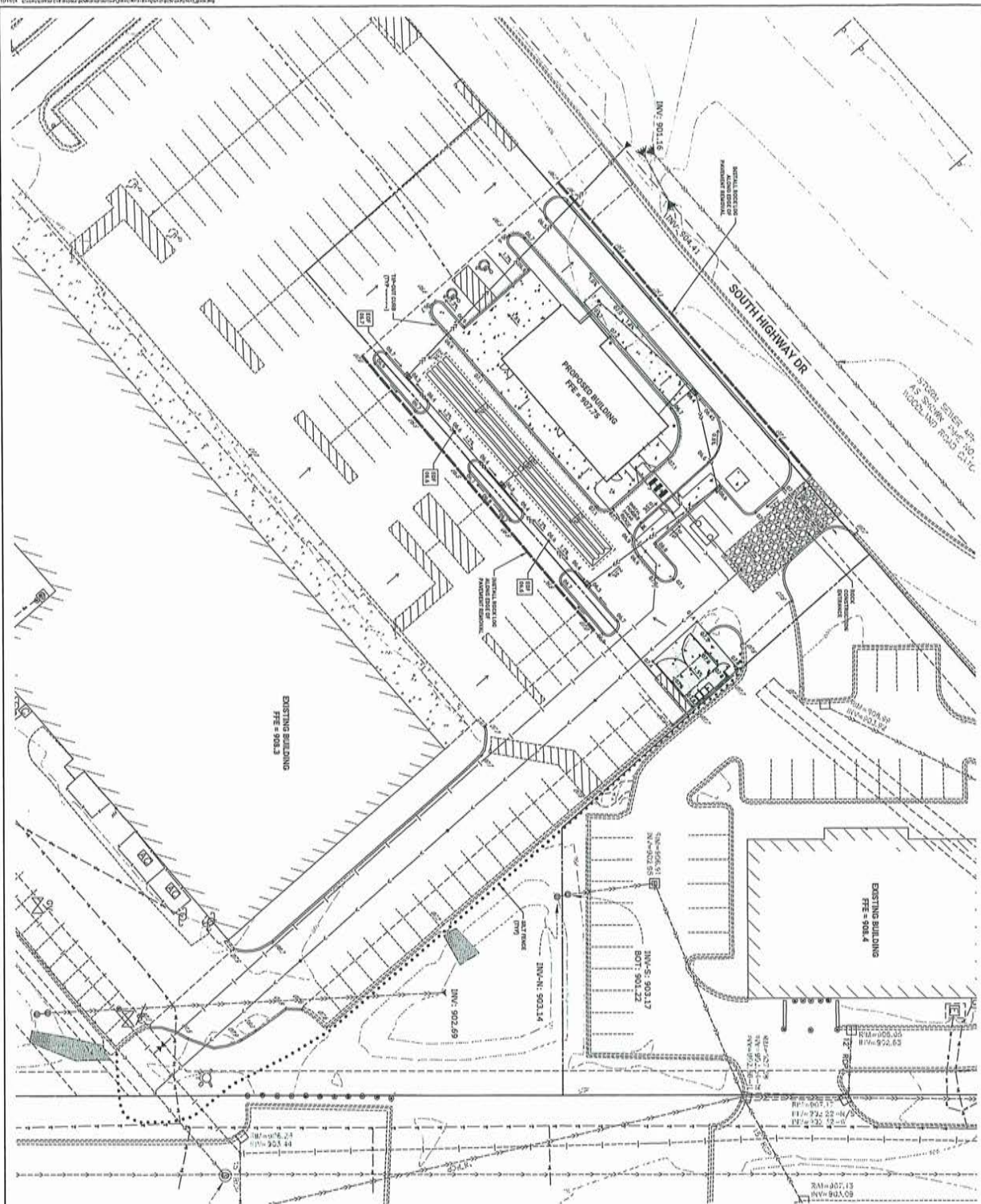


- REVISIONS**
- | NO. | DATE | DESCRIPTION |
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| 7. | | |
- ISSUE DATE:** 12/12/24 **BY:** JTR
- GOVERNING SPECIFICATIONS**
1. THE LATEST EDITION OF THE LEXINGTON CENTER THIRD ADDITION SPECIFICATIONS SHALL BE USED.
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 7. THE LATEST EDITION OF THE LEXINGTON CENTER THIRD ADDITION SPECIFICATIONS SHALL BE USED.
- GRADING NOTES**
1. EXISTING GRADE SHALL BE MAINTAINED EXCEPT WHERE SHOWN OTHERWISE.
 2. ALL GRADING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LEXINGTON CENTER THIRD ADDITION SPECIFICATIONS.
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LEGEND

SYMBOL	DESCRIPTION
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[Symbol]	EXISTING BUILDING
[Symbol]	PROPOSED BUILDING
[Symbol]	EXISTING PARKING
[Symbol]	PROPOSED PARKING
[Symbol]	EXISTING STREET
[Symbol]	PROPOSED STREET
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[Symbol]	PROPOSED DRIVEWAY
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<p>GRADING & DRAINAGE PLAN - OVERALL -</p> <p>LEXINGTON CENTER THIRD ADDITION LEXINGTON, MINNESOTA</p>	<p>OWNER</p> <p>MENLO CAPITAL PARTNERS, LLC 10949 AYRES AVENUE LOS ANGELES, CA 90064</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td></td> <td></td> </tr> <tr> <td>2.</td> <td></td> <td></td> </tr> <tr> <td>3.</td> <td></td> <td></td> </tr> <tr> <td>4.</td> <td></td> <td></td> </tr> <tr> <td>5.</td> <td></td> <td></td> </tr> <tr> <td>6.</td> <td></td> <td></td> </tr> <tr> <td>7.</td> <td></td> <td></td> </tr> </tbody> </table> <p>ISSUE DATE: 12/12/24 BY: JTR</p>	NO.	DATE	DESCRIPTION	1.			2.			3.			4.			5.			6.			7.			<p>CONTOUR CIVIL DESIGN</p> <p>8155 VERNON STREET, ROCKFORD, MN 55973 TEL: 612.730.2265 WWW.CONTOURCD.COM</p>
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CONCRETE PAVING
CONCRETE CURB & GUTTER

PROBABLE LOSS

DASHED LINE

BETTERMENT PAYMENT

[]

<u>LEARNING</u>	<u>PROPOSALS</u>
<u>EXISTING</u>	

Legend

GRADING & DRAINAGE PLAN

**LEXINGTON CENTER
THIRD ADDITION
LEXINGTON, MINNESOTA**

OWNER

MENLO CAPITAL PARTNERS, LLC
10949 AYRES AVENUE
LOS ANGELES, CA 90064

REVIEWS	ISSUE DATE: 12/12/24	BY: JTR
1.		
2.		
3.		
4.		
5.		
6.		
7.		

DATE ORDERED: DEC 11, 2009



CONTOUR
CIVIL DESIGN

8195 VERNON STREET, ROCKFORD, MN 55373
TEL: 612.730.2265 | WWW.CONTOURCO.COM

THE CONTRACTOR SHALL:

1. VERIFY THE EXISTING LANDSCAPE AND RECORD THE EXISTING LANDSCAPE. THE CONTRACTOR SHALL VERIFY THE EXISTING LANDSCAPE BY VISUALLY INSPECTING THE SITE AND BY REVIEWING THE EXISTING LANDSCAPE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXISTING LANDSCAPE BY VISUALLY INSPECTING THE SITE AND BY REVIEWING THE EXISTING LANDSCAPE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXISTING LANDSCAPE BY VISUALLY INSPECTING THE SITE AND BY REVIEWING THE EXISTING LANDSCAPE RECORDS.

LANDSCAPE INSTALLATION AND FINISHING:

1. THE CONTRACTOR SHALL INSTALL THE LANDSCAPE AS SHOWN ON THE LANDSCAPE RECORDS. THE CONTRACTOR SHALL INSTALL THE LANDSCAPE AS SHOWN ON THE LANDSCAPE RECORDS. THE CONTRACTOR SHALL INSTALL THE LANDSCAPE AS SHOWN ON THE LANDSCAPE RECORDS.

PLANT MATERIALS:

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LANDSCAPE NOTES:

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EXISTING AND MAINTENANCE STRINGS:

1. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND MAINTENANCE STRINGS AS SHOWN ON THE LANDSCAPE RECORDS. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND MAINTENANCE STRINGS AS SHOWN ON THE LANDSCAPE RECORDS. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND MAINTENANCE STRINGS AS SHOWN ON THE LANDSCAPE RECORDS.

MAINTENANCE:

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IRIGATION:

1. THE CONTRACTOR SHALL INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE LANDSCAPE RECORDS. THE CONTRACTOR SHALL INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE LANDSCAPE RECORDS. THE CONTRACTOR SHALL INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE LANDSCAPE RECORDS.

SEEDING AND SOILING:

1. THE CONTRACTOR SHALL SEED AND SOIL THE LANDSCAPE AS SHOWN ON THE LANDSCAPE RECORDS. THE CONTRACTOR SHALL SEED AND SOIL THE LANDSCAPE AS SHOWN ON THE LANDSCAPE RECORDS. THE CONTRACTOR SHALL SEED AND SOIL THE LANDSCAPE AS SHOWN ON THE LANDSCAPE RECORDS.

CLIMATE AND CLIMATE RESTRICTIONS:

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OWNERS ACCEPTANCE AND WARRANTY REQUIREMENTS:

1. THE CONTRACTOR SHALL MAINTAIN THE OWNERS ACCEPTANCE AND WARRANTY REQUIREMENTS AS SHOWN ON THE LANDSCAPE RECORDS. THE CONTRACTOR SHALL MAINTAIN THE OWNERS ACCEPTANCE AND WARRANTY REQUIREMENTS AS SHOWN ON THE LANDSCAPE RECORDS. THE CONTRACTOR SHALL MAINTAIN THE OWNERS ACCEPTANCE AND WARRANTY REQUIREMENTS AS SHOWN ON THE LANDSCAPE RECORDS.

CONTRACTOR'S OBLIGATIONS:

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OVERALL LANDSCAPE CONTEXT PLAN:

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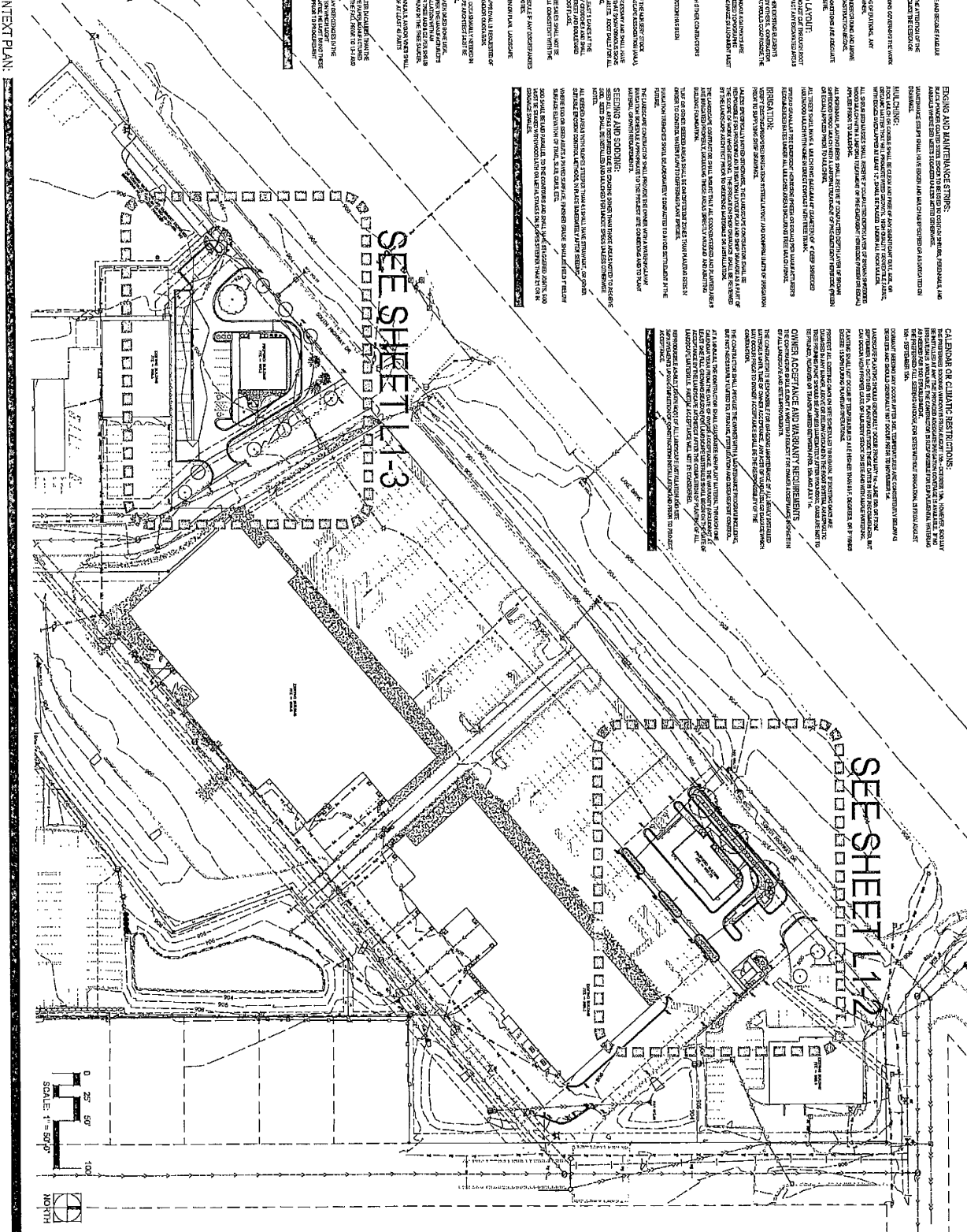
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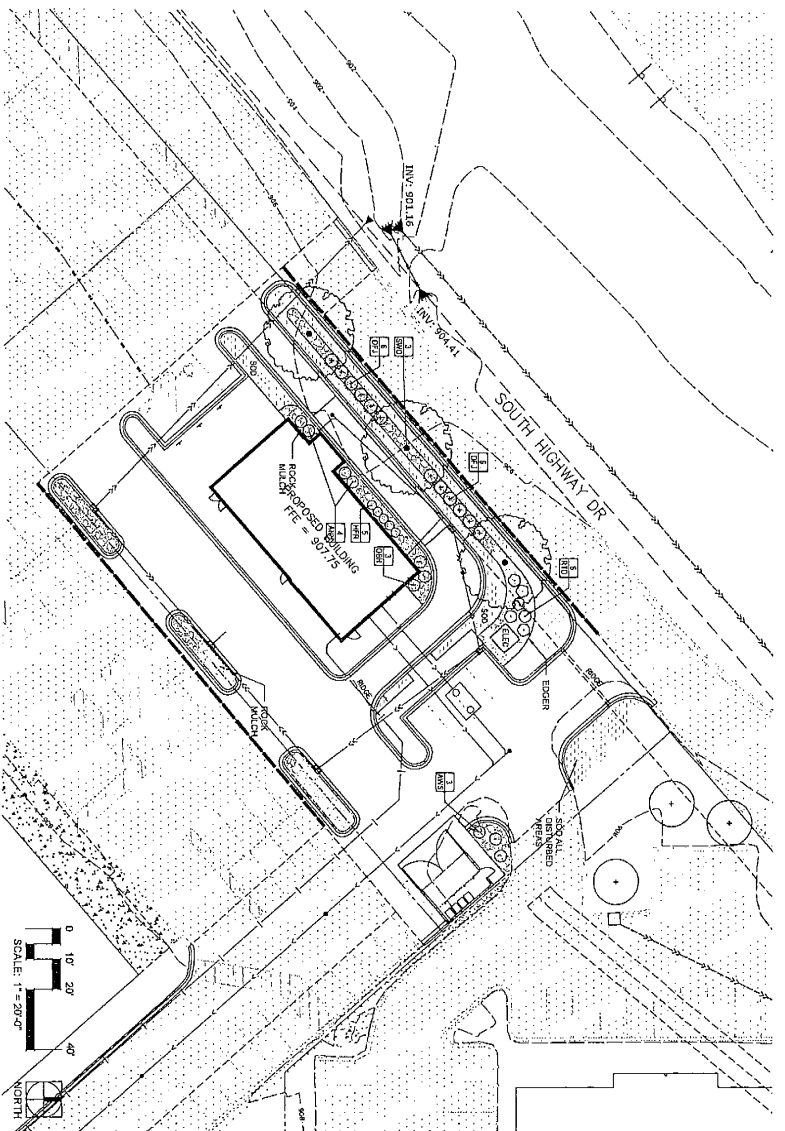
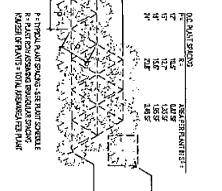
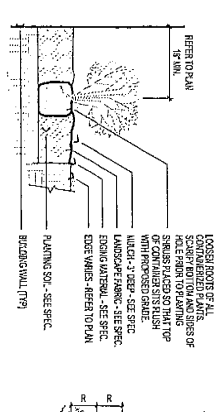
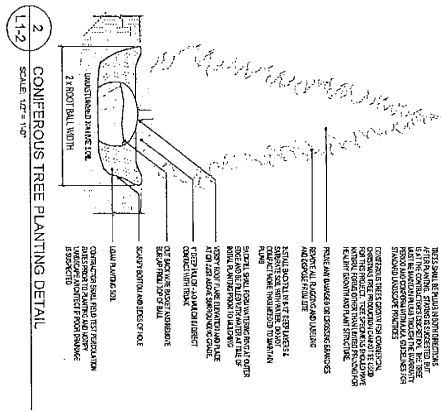
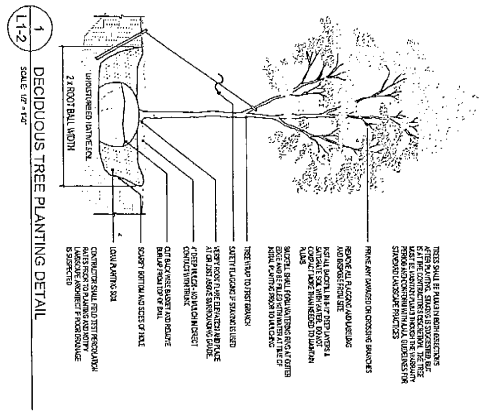
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L1-1

Project No.	24-121
Site: ON SUBMITTAL 1/24/2024	
Revision:	
Drawn By:	PK
Checked By:	PK
Sheet Title:	OVERALL LANDSCAPE CONTEXT PLAN
Sheet Number:	

Inside Architecture A Inc.
 14155 Jones Road - Suite 200A
 Dayton, OH 45424
 Phone: 937.233.8335
 www.insidearchitecture.com
Project Name:
 LEXINGTON CENTER
 3RD ADDITION



SHRUB & PERENNIAL PLANTING PLAN

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
[Symbol]	ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE ROCK MULCH	3" DEPTH
[Symbol]	WETLAND SEED MIX	WACOT 43321 FOR NATURALIZATION BLAINS	30 LBS/ING
[Symbol]	ROD	SEED AL DISTRIBUTED AREAS ADJACENT TO POND	N/A
[Symbol]	BLUEGRASS PLANT ROD		

GROUND COVER SCHEDULE

SYN. QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	COUNT	COMMENTS
DECIDUOUS TREES					
3	SWAMP WHITE OAK	<i>Quercus bicolor</i>	2.25" DIA.	343	SPREAD EMBED
CONIFEROUS TREES					
3	AMERICAN LARCH	<i>Larix laricina</i>	2" DIA.	307	4.0 G.
3	AMERICAN WHITE PINE	<i>Pinus strobus</i>	2" DIA.	307	4.0 G.
3	RED TIDED DOGWOOD	<i>Cornus florida</i>	2" DIA.	307	4.0 G.
CONIFEROUS SHRUBS					
12	DAWSON FROSTED ALDER	<i>Alnus incana</i>	3.0 G.	307	8.0 G.
PERENNIALS & ANNUALS					
5	DEPT. FRANCES WILLIAMS	<i>Campanula medium</i>	1.0 G.	307	30.0 G.
5	DEPT. FRANCES WILLIAMS	<i>Campanula medium</i>	2.0 G.	307	70.0 G.

PLANTING SCHEDULE (THIS PAGE ONLY)

DATE	ITEM	QUANTITY	UNIT	REMARKS
24.121	LOT 28BLK 1 LANDSCAPE PLAN	1	SET	

1. DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/4"

2. CONIFEROUS TREE PLANTING DETAIL
SCALE: 1/4"

3. SHRUB PLANTING DETAIL
SCALE: 1/4"

4. PERENNIAL SPACING GUIDELINES
SCALE: 1/4"

5. PERENNIAL PLANTING
SCALE: 1/4"

SHRUB & PERENNIAL PLANTING PLAN

Lexington, Minnesota

COMMITTEE: 2014

THE CITY OF LEXINGTON HAS REVIEWED AND APPROVED THIS PLAN FOR THE CITY OF LEXINGTON, MINNESOTA. THE CITY ENGINEER HAS REVIEWED AND APPROVED THIS PLAN FOR THE CITY OF LEXINGTON, MINNESOTA.

PREPARED BY: [Signature]

DATE: 12/11/2014

PROJECT: LOT 28BLK 1 LANDSCAPE PLAN

SHEET NUMBER: L1-2

Project Name: LEXINGTON CENTER 3rd ADDITION

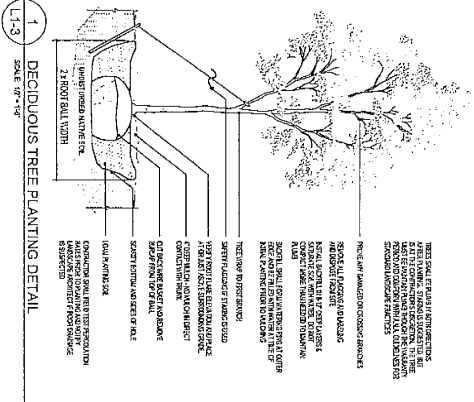
1405 Jones Road, Suite 200A, Lexington, MN 55024

Phone: 612.231.4335

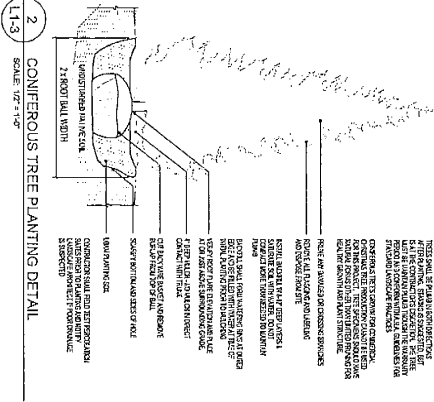
www.lexingtonmn.com

GRADING	MATERIAL	SPECIFICATION	NOTES
ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE ROCK MULCH	3" DEPTH	
WETLAND BED MULCH	JANOT REQUIRED FOR WETLAND BEDS	35 LB/AC	
ROD	SEED ALL WETLAND BEDS	100 LB/AC	
	BLUEGRASS PLANT SOD	N/A	

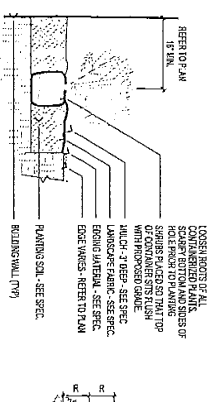
GROUND COVER SCHEDULE:



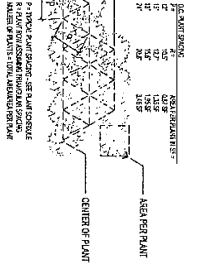
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/8" = 1'-0"



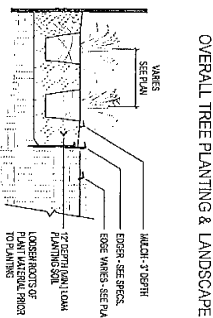
2 CONIFEROUS TREE PLANTING DETAIL
SCALE: 1/8" = 1'-0"



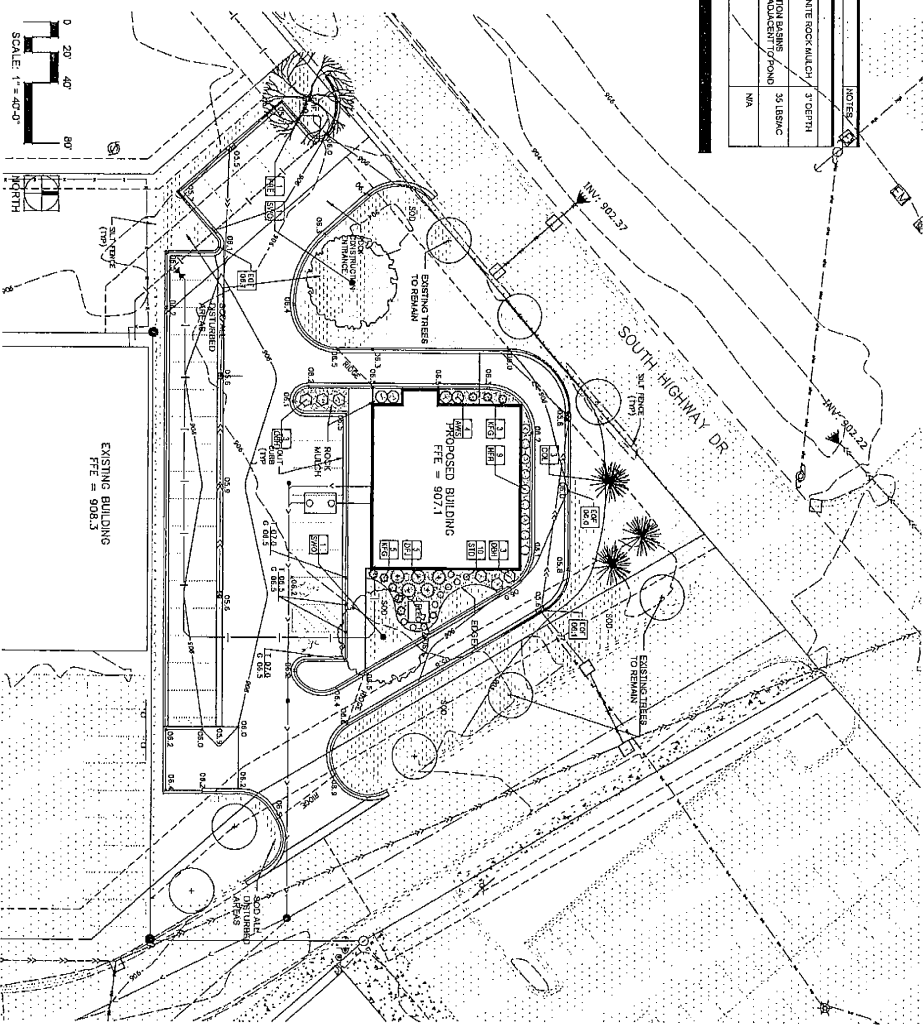
3 SHRUB PLANTING DETAIL
SCALE: 1/8" = 1'-0"



4 PERENNIAL SPACING GUIDELINES
SCALE: 3/8" = 1'-0"



5 PERENNIAL PLANTING
SCALE: 3/8" = 1'-0"



OVERALL TREE PLANTING & LANDSCAPE PLAN:
SCALE: 1" = 40'-0"

SWIFT CITY COMMUNITY	SCIENTIFIC NAME	SIZE	COAT	COMMENTS
DECIDUOUS TREES				
FRUIT 1	FRAXINUS	12'-0"	B&B	SHADE TREE
FRUIT 2	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 3	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 4	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 5	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 6	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 7	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 8	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 9	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 10	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 11	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 12	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 13	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 14	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 15	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 16	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 17	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 18	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 19	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 20	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 21	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 22	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 23	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 24	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 25	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 26	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 27	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 28	QUERCUS	12'-0"	B&B	SHADE TREE
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FRUIT 96	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 97	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 98	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 99	QUERCUS	12'-0"	B&B	SHADE TREE
FRUIT 100	QUERCUS	12'-0"	B&B	SHADE TREE

PLANTING SCHEDULE (THIS PAGE ONLY)

Inside Outside Architecture Inc.

3rd ADDITION

2400 South Blvd. 3rd Floor
Birmingham, AL 35204
Phone: 205.333.1111
www.insideoutsidearchitecture.com

Project Name:
LEXINGTON CENTER
3rd ADDITION

Project #:
24121

Client:
CITY OF BIRMINGHAM

Design By:
INSIDE OUTSIDE ARCHITECTURE

Checked By:
INSIDE OUTSIDE ARCHITECTURE

Scale:
1/8" = 1'-0"

Sheet Name:
LOT 1 BLOCK 2
LANDSCAPE PLAN

11-13

Lexington Center, Birmingham

Copyright 2011 ©

This plan is prepared and shall be used for the project and shall not be used for any other project without the written consent of Inside Outside Architecture, Inc.

Not for Construction

DATE: 11/13/2011

BY: [Signature]

To: Joseph Radach, PE
Contour Civil & Development

From: Matt Pacyna, PE, Principal
Transportation Collaborative & Consultants, LLC

Date: January 31, 2025

Subject: Northway Center Infill Development Traffic and Parking Study

INTRODUCTION

TC2 completed a traffic and parking study for the proposed infill developments in the Northway Center shopping plaza in Lexington, MN. The subject site, shown in [Figure 1](#), is generally southeast of Lake Drive (CR 23) near Griggs Avenue. The main objectives of the study are to quantify existing traffic and parking operations within the study area, evaluate potential impacts associated with the proposed infill developments, and identify improvements, as needed, to ensure safe and efficient operations for all users. The following study assumptions, methodology, and findings are offered for consideration.

Figure 1 Subject Site



EXISTING CONDITIONS

Existing conditions were reviewed within the study area to quantify current operations to help determine impacts associated with the proposed development. The evaluation of existing conditions included collecting traffic volumes, observing transportation characteristics, analyzing intersection capacity, and reviewing crash history, which are described in the following sections. Existing parking conditions are detailed later in this report.

Traffic Volumes

Vehicular intersection turning movement and pedestrian / bicyclist counts were collected at the following study intersections on Thursday, October 24, 2024.

- Lake Drive (CR 23) and Woodland Road
- Lake Drive (CR 23) and Griggs Avenue
- Lake Drive (CR 23) and Restwood Road
- S Highway Drive and Woodland Road
- S Highway Drive and Griggs Avenue
- S Highway Drive and Restwood Road
- Griggs Avenue and Northway Center S Access

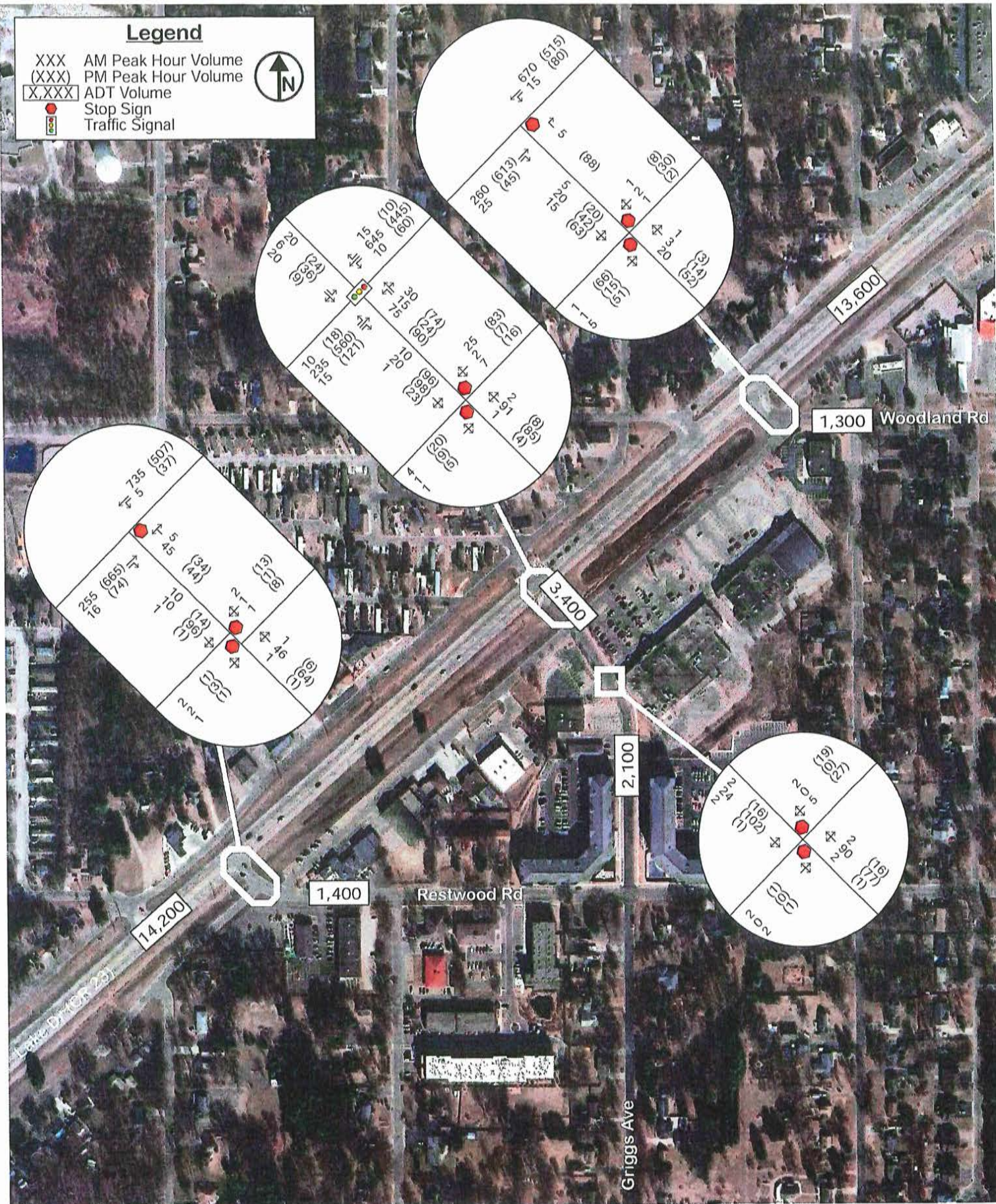
The counts included a combination of a.m. / p.m. peak period (i.e., 7 to 9 a.m. and 4 to 6 p.m.) and 13-hour (i.e., 6 a.m. to 7 p.m.) data. The a.m. and p.m. peak hours within the study area generally represent 7:00 to 8:00 a.m. and 5:00 to 6:00 p.m. Average daily traffic (ADT) volumes were provided by MnDOT or estimated based on the data collected.

Transportation Characteristics

Observations were conducted within the study area to identify various transportation characteristics such as roadway geometry, traffic controls, speed limits, and multimodal facilities. A general overview of key roadways within the study area is as follows:

- **Lake Drive (CR 23)** – a 2-lane undivided minor arterial roadway with left- and right-turn lanes at key intersections. There are no multimodal (i.e., sidewalk or trail) facilities along the corridor. The speed limit is 45-mph.
- **S Highway Drive** – a 2-lane undivided local roadway that parallels Lake Drive (CR 23) about 100 feet to the south and provides business access and angled on-street parking between Restwood Road and Griggs Avenue. There are no multimodal (i.e., sidewalk or trail) facilities along the corridor. The speed limit is 30-mph.
- **Woodland Road, Griggs Avenue, and Restwood Road** – 2-lane undivided local roadways with limited to no turn lanes at most key intersections. There is sidewalk along portions of Griggs Avenue (north of Restwood Road) and along portions of Restwood Road to the west and east of Griggs Avenue. The speed limit is 30-mph along these roadways.

The Lake Drive (CR 23) intersection with Griggs Avenue is signalized, while all other study intersections are unsignalized with side-street stop control. Note that the westbound left-turn movement from Woodland Road to southbound Lake Drive (CR 23) is not permitted. Existing geometrics, traffic controls, and volumes are shown in [Figure 2](#).



Intersection Capacity

Intersection capacity was evaluated using Synchro / SimTraffic Software (version 11), which uses methods outlined in the *Highway Capacity Manual, 6th Edition*. The software is used to develop calibrated models that simulate observed traffic operations, account for peaking characteristics, and identify key metrics such as intersection Level of Service (LOS) and queues. These models incorporate collected traffic, pedestrian, and bicyclist volumes, traffic controls, heavy commercial vehicle activity, and driver behavior factors. Existing signal timing was obtained from Anoka County staff.

Level of Service (LOS) quantifies how an intersection is operating. Intersections are graded from LOS A to LOS F, which corresponds to the average delay per vehicle values shown. An overall intersection LOS A through LOS D is generally considered acceptable in the study area. LOS A indicates the best traffic operation, while LOS F indicates an intersection where demand exceeds capacity.

Level of Service	Average Delay / Vehicles	
	Stop, Yield, and Roundabout	Signalized Intersections
A	< 10 seconds	< 10 seconds
B	10 to 15 seconds	10 to 20 seconds
C	15 to 25 seconds	20 to 35 seconds
D	25 to 35 seconds	35 to 55 seconds
E	35 to 50 seconds	55 to 80 seconds
F	> 50 seconds	> 80 seconds

For side-street stop-controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approach. Traffic operations at an unsignalized intersection with side-street stop control can be described in two ways. First, consideration is given to the overall intersection level of service, which takes into account the total number of vehicles entering the intersection and the capability of the intersection to support the volumes. Second, it is important to consider the delay on the minor approach. Since the mainline does not have to stop, most delay is attributed to the side-street approaches. It is typical of intersections with higher mainline traffic volumes to experience high-levels of delay (i.e., poor levels of service) on the side-street approaches, but an acceptable overall intersection level of service during peak hour conditions.

The existing intersection capacity analysis, summarized in [Table 1](#), indicates that all study intersections and approaches operate at LOS C or better during the typical weekday a.m. and p.m. peak hours. Existing 95th percentile queues are maintained within the current turn lanes, although queues along the cross-streets (i.e., Woodland Road, Griggs Avenue, and Restwood Road) can extend to S Highway Drive during the p.m. peak hour. However, these queues do not significantly impact intersection operations. Thus, there are no significant existing issues from an intersection capacity perspective.

Table 1 Existing Intersection Capacity

Study Intersection	Traffic Control	Level of Service (Delay)	
		AM Peak Hour	PM Peak Hour
Lake Drive (CR 23) and Woodland Road	SSS	A / A (4)	A / A (9)
Lake Drive (CR 23) and Griggs Avenue	Signal	B (16)	B (19)
Lake Drive (CR 23) and Restwood Road	SSS	A / B (13)	A / B (13)
S Highway Drive and Woodland Road	SSS	A / A (6)	A / A (6)
S Highway Drive and Griggs Avenue	SSS	A / A (5)	A / A (7)
S Highway Drive and Restwood Road	SSS	A / A (7)	A / A (6)
Griggs Avenue and Northway Center S Access	SSS	A / A (4)	A / A (5)

SSS – Side-Street-Stop

Crash History

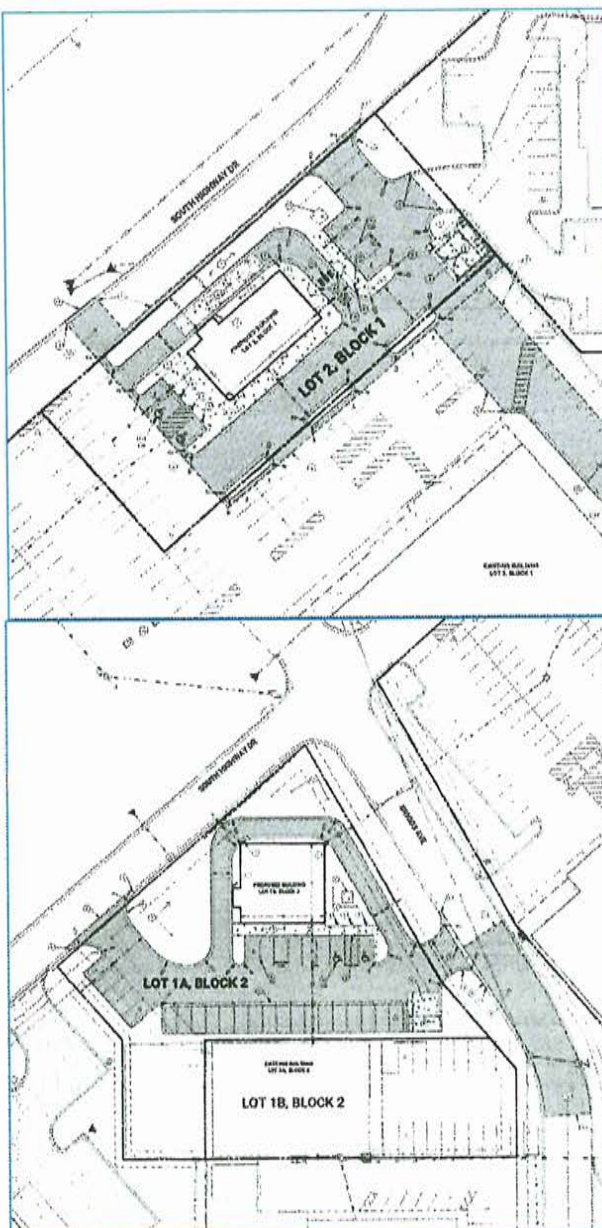
Five years of crash history within the study area (2019 through 2023) was reviewed using data from MnDOT's *Crash Mapping Analysis Tool* (MnCMAT). There were a total of 13 intersection-related crashes during the analysis period, of which 11 occurred at the Lake Drive (CR 23) and Griggs Avenue intersection. The majority of these crashes were rear-end or angle type crashes, which are relatively common at signalized intersections; the intersection crash rate is less than the average rate of intersections with similar characteristics. No other study intersection had more than one (1) crash over the analysis period and there were no fatal or severe injury crashes at study area intersections. Thus, there are no existing safety issues within the study area from a crash frequency or severity perspective.

PROPOSED DEVELOPMENT

The Northway Center shopping plaza is generally southeast of Lake Drive (CR 23) near Griggs Avenue. The proposed infill developments would occupy two parking areas within the existing shopping plaza. One infill development would be in the northern portion of the site and the other would be in the southern quadrant of the S Highway Drive and Griggs Avenue intersection. Both infill developments are planned to be approximately 2,400 square foot fast-casual or fast-food type restaurants, with one anticipated to be a Chipotle. To provide a conservative analysis, fast-food type restaurants were assumed.

The proposed south infill development would remove 58 existing parking spaces, while adding 30 new parking spaces; the resulting change in parking is a net decrease of 28 spaces. The proposed north infill development (i.e., Chipotle) would remove 55 existing parking spaces, while adding 7 new parking spaces; the resulting change in parking is a net decrease of 48 spaces. The entire Northway Center shopping plaza would have a net decrease of 76 spaces. A detailed review of parking is provided later in this report.

Access to the north infill site would continue to be provided via S Highway Drive, although two existing driveway aisles would no longer have access to S Highway Drive. Access to the south infill site would continue to be provided via Griggs Avenue, as well as a new access to S Highway Drive located about 200 feet west of Griggs Avenue. For study purposes, the infill developments were assumed to be fully operational by the end of 2026.



TRAFFIC FORECASTS

Traffic forecasts were developed for year 2027 build conditions, which represents one-year after opening. The traffic forecasts account for general background growth and trip generation from the proposed infill developments. A year 2027 no build condition was not reviewed given the relatively short period between existing and year 2027 conditions. Note that during the traffic data collection process, the existing Northway Center shopping plaza, including the adjacent Auto Zone retail store and Mary's Montessori School, was approximately 95 percent occupied, which is summarized below.

- Festival Foods (37,130 SF)
- Dollar Tree (9,085 SF)
- Annie's Wok (2,800 SF)
- El Loro (6,800 SF)
- Karate (2,400 SF)
- Great Clips (1,600 SF)
- Northway Tobacco (1,600 SF)
- Curious Crow (5,280 SF)
- Was vacant (3,930 SF) – now used by Curious Crow
- Now vacant (10,200 SF) – was used by Spirit Halloween
- Auto Zone (6,500 SF)
- Mary's Montessori School (7,200 SF)

This level of occupancy is similar to or higher than most retail shopping centers. Therefore, since data collection occurred while Spirit Halloween was in operation, no additional trips were included as part of the traffic forecast development process to account for the remaining vacant space. The following information summarizes the traffic forecast development process.

Background Growth

To account for general background growth in the study area, an annual growth rate of one (1.0) percent was applied to the existing traffic volumes to develop year 2027 background traffic forecasts. This growth rate is slightly higher than historical ADT volume growth along Lake Drive (CR 23) over the past 25-years, which has been closer to one-half (0.5) percent annually. Using a slightly higher background growth rate provides a more conservative analysis.

Proposed Development Trip Generation

A trip generation estimate for the proposed infill developments was created using the *ITE Trip Generation Manual, 11th Edition* and includes trips for weekday a.m. and p.m. peak hours, as well as a daily basis. Although Chipotles are typically not open during the a.m. peak hour of the adjacent roadway, the infill developments were evaluated as fast-food with drive-thru restaurants which assume the infill developments would be open during the morning. This approach helps provide a more conservative analysis, as well as protects against potential future land use changes.

The proposed infill developments, as shown in [Table 2](#), have the potential to generate a total of 180 a.m. peak hour, 133 p.m. peak hour, and 1,908 daily site trips. However, when accounting for motorists already traveling along adjacent roadways (i.e., pass-by trips), the net new system trips associated with the proposed infill developments are estimated to be a total of 116 a.m. peak hour, 85 p.m. peak hour, and 1,250 daily trips. This estimate includes a 15 percent multi-use reduction for existing Northway Center shopping plaza users that may also use the proposed infill developments. No reductions were applied for patrons that arrive / depart via alternative modes (i.e., walk, bike, transit, etc.).

Table 2 Trip Generation Summary

Land Use Type (ITE Codes)	Size	AM Peak Hour		PM Peak Hour		Daily
		In	Out	In	Out	
North Infill Fast-Food Restaurant (934)	2,400 SF	55	52	41	38	1,122
South Infill Fast-Food Restaurant (934)	2,400 SF	55	52	41	38	1,122
<i>Multi-use Reduction (15%)</i>		<i>(-18)</i>	<i>(-16)</i>	<i>(-13)</i>	<i>(-12)</i>	<i>(-336)</i>
Total Site Trips		92	88	69	64	1,908
<i>Pass-By Trip Reduction (35%)</i>		<i>(-32)</i>	<i>(-32)</i>	<i>(-24)</i>	<i>(-24)</i>	<i>(-658)</i>
Net New System Trips		60	56	45	40	1,250

Site generated trips from the proposed infill developments are shown in [Figure 3](#), which includes the directional distribution and pass-by reduction assumptions. The directional distribution was developed using a combination of existing area travel patterns and engineering judgement. The resultant year 2027 build conditions, which account for general background growth and the proposed infill developments are illustrated in [Figure 4](#).

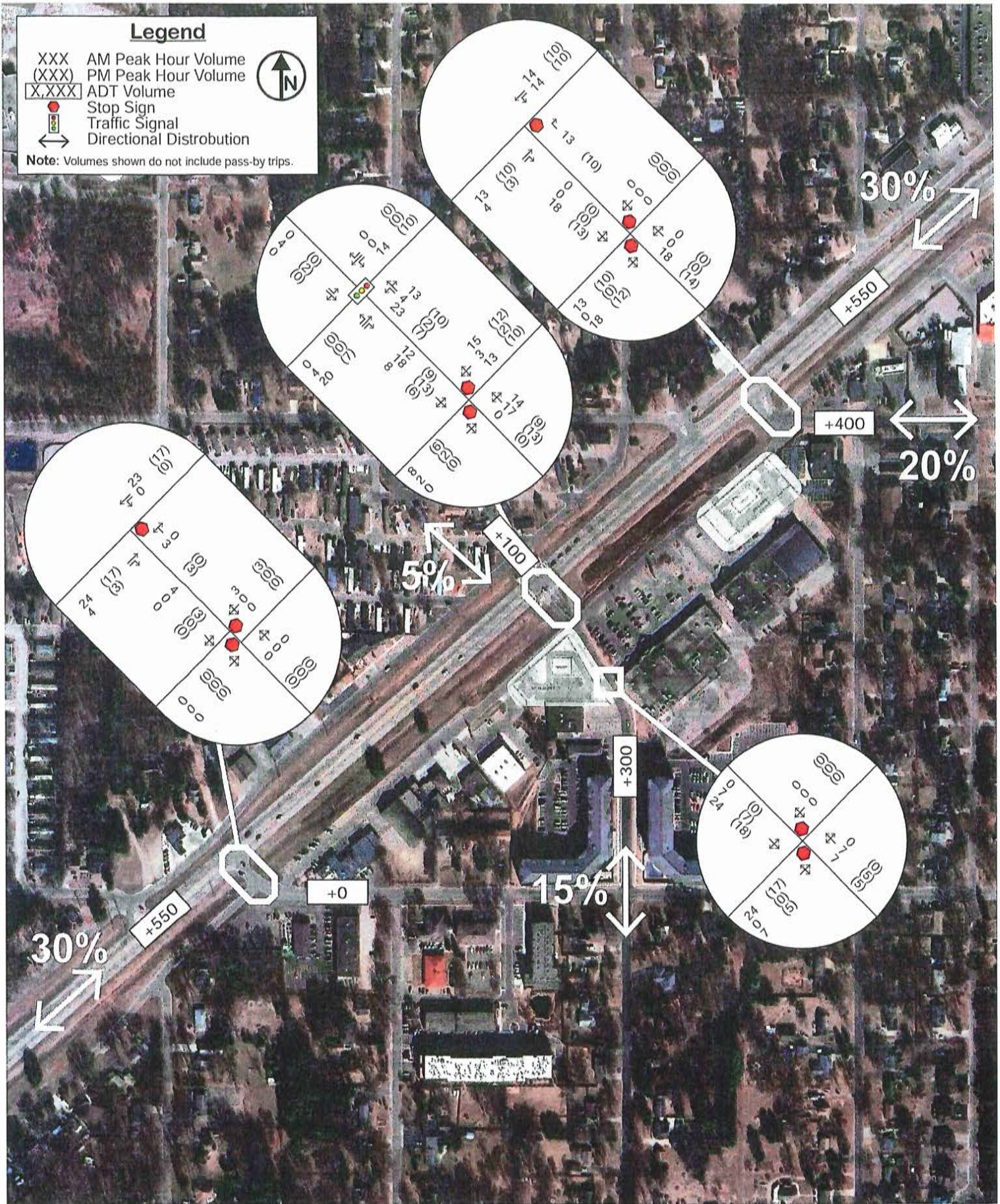
YEAR 2027 CONDITIONS

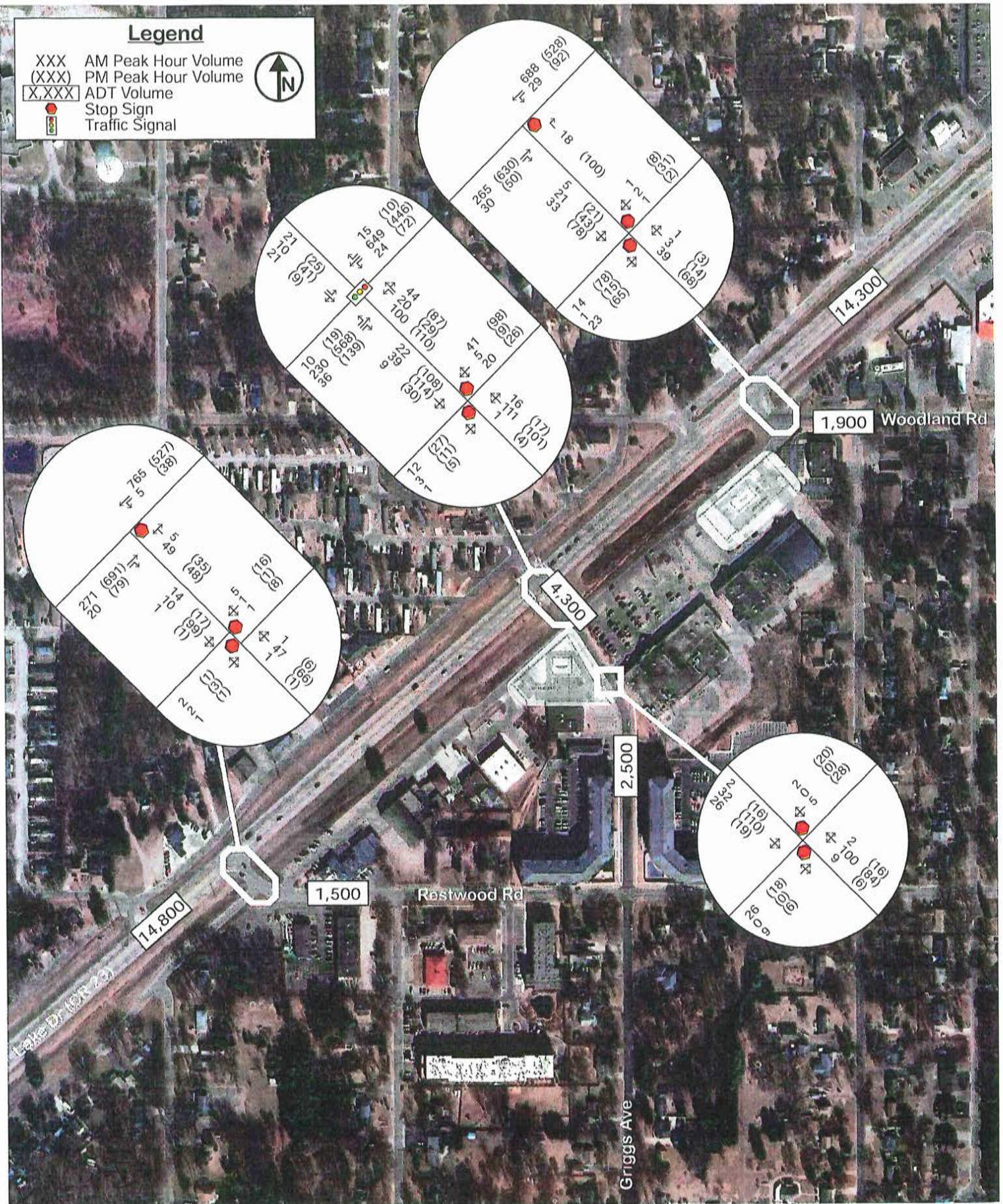
To understand impacts associated with the proposed infill developments, a future intersection capacity analysis was completed for year 2027 build conditions. Results of the future capacity analysis, shown in [Table 3](#), indicate that all study intersections and approaches will continue to operate at LOS C or better during the typical weekday a.m. and p.m. peak hours. Minimal changes in queuing are expected and no impacts to the proposed infill development driveways are expected. Apart from the thru movements along Lake Drive (CR 23), all other movements are expected to have 95th percentile queues of 100 feet or less. Thus, there are no significant impacts expected because of the proposed infill developments from an intersection capacity perspective. It should be noted that the proximity of S Highway Drive to Lake Drive (CR 23) does limit the available vehicle stacking distance; queuing in this area should continue to be monitored to determine if any signage (e.g., "Do Not Block Intersection"), signal timing, or access modifications should be considered.

Table 3 Year 2027 Build Intersection Capacity Summary

Study Intersection	Traffic Control	Level of Service (Delay)	
		AM Peak Hour	PM Peak Hour
Lake Drive (CR 23) and Woodland Road	SSS	A / A (4)	A / A (9)
Lake Drive (CR 23) and Griggs Avenue	Signal	B (19)	C (21)
Lake Drive (CR 23) and Restwood Road	SSS	A / C (15)	A / B (13)
S Highway Drive and Woodland Road	SSS	A / A (6)	A / A (7)
S Highway Drive and Griggs Avenue	SSS	A / A (6)	A / A (7)
S Highway Drive and Restwood Road	SSS	A / A (8)	A / A (7)
Griggs Avenue and Northway Center S Access	SSS	A / A (5)	A / A (5)

SSS – Side-Street-Stop





PARKING REVIEW

To understand if the proposed parking condition will be sufficient to meet the future demand, a detailed parking review was completed. This included a review of existing parking utilization, estimating the parking demand for the proposed infill developments, and identifying the resultant parking supply / demand and the overall surplus or deficit of the site. A review of City Parking Code requirements was also included. The following information summarizes the parking review.

Existing Conditions

The existing Northway Center shopping plaza (excluding the Auto Zone and Mary's Montessori School) has a total of 391 parking spaces throughout the site, which serves 80,825 square feet of general retail that was 95 percent occupied at the time of this review. Parking utilization surveys were conducted on various days (i.e., weekdays and weekends) and times (i.e., midday, afternoon, and evening) between October 24, 2024 and November 2, 2024. The purpose of the surveys was to identify the peak parking demand for the site. A summary of the observed parking supply and peak parking demand / utilization of the existing Northway Center shopping plaza is shown in [Table 4](#). The zones correspond to the parking areas illustrated in [Figure 5](#).

Table 4 Existing Parking Utilization (Maximum of All Times Surveyed)

Zone	Parking Supply (spaces)	Peak Demand (Spaces Used / % Utilization)		
		Weekday (All Times)	Saturday (All Times)	<i>Maximum Surplus (both times)</i>
A	58	4 (7%)	2 (3%)	54
B	60	15 (25%)	14 (23%)	45
C	61	47 (77%)	39 (64%)	14
D	59	36 (61%)	33 (56%)	23
E	71	30 (42%)	23 (32%)	41
F	82	22 (27%)	15 (18%)	60
Total	391	154 (40%)	126 (33%)	237 (60%)

The parking surveys indicate that the existing Northway Center shopping plaza has a significant parking surplus during its peak days / times. The peak observed utilization is 40 percent, which correlates to 60 percent of the parking spaces that are unused during the busiest periods. Parking zones C and D are the most utilized, while parking zones A, B, and F are the least utilized parking areas. Note that parking zones A and F represent the two proposed infill development locations.

Proposed Infill Development Supply Changes

The proposed south infill development, which is within Zone A, would remove 58 existing parking spaces, while adding 30 new parking spaces; the resulting change in parking is a net decrease of 28 spaces within Zone A. The proposed north infill development (i.e., Chipotle), which is within Zone F, would remove 55 existing parking spaces, while adding 7 new parking spaces; the resulting change in parking is a net decrease of 48 spaces within Zone F. The entire Northway Center shopping plaza would have a net decrease of 76 spaces. No changes to the Auto Zone or Mary's Montessori School parking supply are planned.

Figure 5 Existing Parking Analysis Zones



Parking Demand

To identify the change in parking demand associated with the proposed infill developments, a review of both City Parking Code and the *ITE Parking Generation Manual* was completed. Using the City Parking Code (i.e., *Chapter 11, Subd. 22. Parking*), which requires one (1) space per 75-square feet of restaurant space, indicates that the proposed infill developments would each need to provide approximately 32 parking spaces to meet the city code. However, the city parking code does not account for shared parking (i.e., differing parking demand by time of day for various uses) and thus when considering shared-parking opportunities, the actual parking demand is often less than the City Code requirements.

Using the *ITE Parking Generation Manual* for a Fast-Food Restaurant with Drive-Thru (*ITE Land Use Code 934*), the 85th percentile parking demand rate for the proposed infill developments is 10.17 spaces per 1,000 square feet of building area for a weekday, which coincides with the busiest period for the overall shopping plaza. Thus, the 85th percentile parking demand for the proposed infill developments is expected to be 25 spaces for each infill development (i.e., 50 total spaces).

Future Parking Supply / Demand

To identify if the overall site, as well as the individual zones, can accommodate the proposed infill developments, a review of the future parking supply / demand was completed, which is illustrated in [Table 5](#). As noted earlier, the proposed infill developments are located within Zones A and F and with the proposed parking modifications, a total of 315 parking spaces are expected to remain. By adding the parking demand for the proposed infill developments to the closest zones with available parking, the total future peak parking demand for the Northway Center shopping plaza is expected to be approximately 204 spaces (i.e., 66% utilized). An overall 111-space surplus (i.e., 34% surplus) would remain, which is well beyond the recommended 15% surplus to account for vehicle circulation and the perception of inadequate parking. No changes to the Auto Zone or Mary's Montessori School parking demand are anticipated.

Table 5 Future Parking Supply / Demand

Zone	Future Parking Supply (spaces)	Peak Demand (Spaces Used / % Utilization)			
		Existing Max Demand	Proposed Infill Demand	Total Future Demand	Future Surplus (Deficit)
A	30 (-28)	4	+25	29 (97%)	1
B	60	15	--	15 (25%)	45
C	61	47	--	47 (77%)	14
D	59	36	--	36 (61%)	23
E	71	30	+13	43 (61%)	28
F	34 (-48)	22	+12	34 (100%)	0
Total	315 (-76)	154	50	204 (66%)	111

From an overall site perspective, the future parking conditions are sufficient to accommodate the proposed infill developments with minimal impacts to the overall shopping plaza operations and parking. Zone A is expected to be able to fully accommodate the expected parking demand from the south infill development, while parking demand from the north infill development (i.e., Chipotle) is anticipated to utilize portions of parking in Zones E, F, and potentially the northern portion of Zone B. These zones have a sufficient parking surplus to accommodate the expected change in parking demand.

City Parking Code

A review of city parking code (Chapter 11, Subd. 22. Parking) was completed to illustrate current city requirements. However, as noted earlier, city parking code does not account for shared parking and thus this review is provided for information purposes only. Current city code parking requirements for the existing and proposed land uses within the Northway Center shopping plaza, as well as the adjacent developments are summarized as follows:

- Supermarkets / Retail Stores: 1 space per 300 SF
- Food / Refreshment Establishments: 1 space per 75 SF
- Schools: 1 space per faculty member or full-time employee

Note that the city code includes an exception to the required spaces that states "The City may modify the minimum parking requirements in any Multiuse or Business District, as part of a planned unit development approval process or for other exception circumstances, if it is determined that the use is consistent with the purpose of the district and that parking is determined by the City to be sufficient to accommodate the use."

The current city code requirements for the existing and future individual land uses within the Northway Center shopping plaza, including the adjacent Auto Zone and Mary's Montessori School, are summarized in Table 6. For purposes of this review, the existing vacant space was assumed to be 50% retail and 50% food establishment. Based on the city code for each individual use, the existing Northway Center shopping plaza would be required to provide a total of 420 spaces, which would be a 29-space deficit from the existing 391 space supply. With the two proposed infill developments, the parking deficit would further increase based on city code requirements. However, as noted earlier, city code does not account for shared parking nor any variation in the peak parking demands between uses. Therefore, the existing parking observations and the estimated future parking demand approach using the ITE data is considered the most accurate representation of future parking conditions.

Table 6 City Code Parking Requirements

Land Use	Size	Required Spaces
Supermarkets / Retail Stores (1 space per 300 SF)		
Festival Foods	37,130 SF	124 spaces
Dollar Tree	9,085 SF	31 spaces
Karate	2,400 SF	8 spaces
Great Clips	1,600 SF	6 spaces
Northway Tobacco	1,600 SF	6 spaces
The Curious Crow	9,210 SF	31 spaces
Vacant Space (50%)	5,100 SF	17 spaces
<i>Subtotal</i>	<i>66,125 SF</i>	<i>223 spaces</i>
Food Establishments (1 space per 75 SF)		
Annie's Wok	2,800 SF	38 spaces
El Loro	6,800 SF	91 spaces
Vacant Space (50%)	5,100 SF	68 spaces
<i>Subtotal</i>	<i>14,700 SF</i>	<i>197 spaces</i>
Total Existing Northway Center	80,825 SF	420 spaces
Proposed North Infill Development	2,400 SF	32 spaces
Proposed South Infill Development	2,400 SF	32 spaces
Total Northway Center (with Infill)	86,125 SF	484 spaces
Adjacent Sites		
Auto Zone	6,500 SF	22 spaces
Mary's Montessori School	7,200 SF (16 employees)	16 spaces

SITE PLAN CONSIDERATIONS

A review of the preliminary site plans was conducted to identify potential issues and / or improvements. Based on this review, the following items are offered for consideration.

- 1) Ensure turning maneuverability from the drive-thru lane to northbound S Highway Drive can occur without encroaching on opposing travel lanes.
- 2) Locate parking to minimize pedestrians walking across driveway aisles and / or improve multimodal connections to the sites; consider removing the four (4) proposed parking spaces on the north side of the north infill development (i.e., Chipotle) to limit conflicts with vehicles in the driveway aisle.
- 3) Approximately 125 to 150 feet of drive-thru lane storage is provided for each infill development; for Chipotle, the 125 feet should be more than adequate given the function of the drive-thru is intended for online orders only and will not have a menu board; more details regarding the potential tenant of the south infill development would be needed to determine the adequacy of that drive-thru.
- 4) Locate landscaping and signage to avoid creating any sight distance issues.

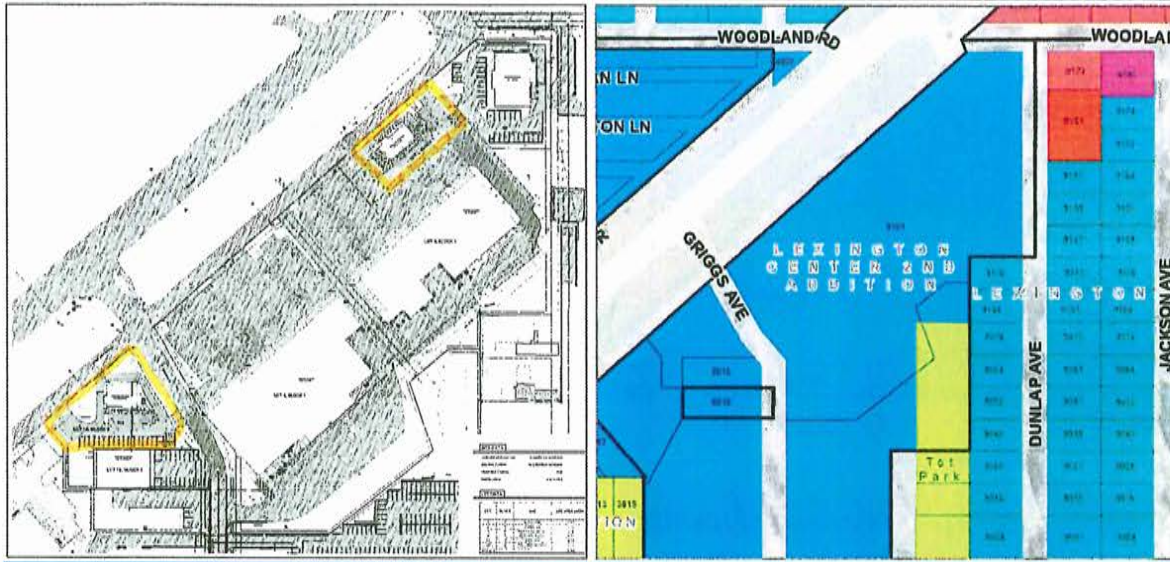
CONCLUSIONS

Based on the findings of the study, the following conclusions are offered for consideration.

- 1) All study intersections and approaches operate at LOS C or better during the typical weekday a.m. and p.m. peak hours; existing queues are generally maintained within the current turn lanes.
- 2) There are no existing study area safety issues from a crash frequency or severity perspective.
- 3) Traffic forecasts were developed for year 2027 build conditions, which includes a one (1.0) percent annual background growth applied to the existing traffic volumes and trip generation from the proposed infill developments.
 - a. The infill developments have the potential to generate a total of 180 a.m. peak hour, 133 p.m. peak hour, and 1,908 daily site trips; when accounting for pass-by trips, the infill sites would generate a total of 116 a.m. peak hour, 85 p.m. peak hour, and 1,250 daily net new system trips.
- 4) During year 2027 build conditions, all study intersections and approaches will continue to operate at LOS C or better during the typical weekday a.m. and p.m. peak hours; minimal changes in queuing are expected and no impacts to the proposed infill development driveways are expected.
 - a. There are no significant impacts expected because of the proposed infill developments from an intersection capacity perspective; queuing in this area should continue to be monitored to determine if any signage (e.g., "Do Not Block Intersection"), signal timing, or access modifications should be considered given the closely spaced S Highway Drive.
- 5) There are approximately 391 parking spaces within the existing Northway Center shopping plaza; parking was observed to be approximately 40% utilized during peak days / times.
- 6) The proposed infill developments would reduce the Northway Center shopping plaza parking supply by a total of 76 spaces, while increasing the peak parking demand by approximately 50 total spaces (i.e., 25 spaces for each infill development).

- 7) The total future peak parking demand for the Northway Center shopping plaza is expected to be approximately 204 spaces (i.e., 66% utilized), which results in an overall 104-space surplus (i.e., 34% surplus); the future surplus would continue to be well beyond the recommended 15% surplus to account for vehicle circulation and the perception of inadequate parking.
- 8) The future parking conditions are sufficient to accommodate the proposed infill developments with minimal impacts to the overall shopping plaza operations and parking.
- 9) Site plan considerations include:
 - a. Ensuring truck maneuverability and minimizing pedestrian / vehicular conflicts within the sites through strategic modifications and / or connections.
 - b. Confirming drive-thru operations / vehicle stacking is adequate to meet the planned tenants; the Chipotle drive-thru is expected to be adequate given the function is intended for online orders only and will not have a menu board; more details regarding the potential tenant of the south infill development would be needed to determine the adequacy of that drive-thru.
 - c. Locating landscaping and signage to avoid creating any sight distance issues.

To: City of Lexington Planning Commission
CC: Bill Petracek
From: MSA Professional Services, Consulting City Planner
Date: March 4, 2025
Re: CUP-PUD Application for Northway Shopping Center Expansion



Summary of Request

Menlo Capital Partners is requesting a preliminary plat and Planned Unit Development (PUD) for a six-lot commercial/retail development located at the intersection of Lake Drive and Griggs Avenue in Lexington, MN. The site consists of the existing Northway Shopping Center and includes the AutoZone lot to the northeast and the daycare lot and accessory parking lot to the southwest. The purpose of the preliminary plat and PUD is to create two new lots, one for a Chipotle Restaurant and one for a future retail building. To create a PUD, Lexington's code requires the granting of a Conditional Use Permit (CUP), for which this staff report evaluates submitted materials and offers a recommendation for the Lexington Planning Commission.

Project Description

PUD Purpose

The site's overall land area is 9.83 acres and is zoned Central Business (M-1). The site consists of the existing Northway Shopping Center and includes the AutoZone lot to the northeast and Mary's Montessori School and accessory parking lot to the southwest. Menlo Capital Partners is seeking approval for a preliminary plat and PUD for the entire site and to create two new lots for a Chipotle Restaurant and a future retail/restaurant user. Based on several meetings with City Staff and sketch plan reviews with City Council, it was determined that a PUD is required to meet the project needs. This is primarily due to the site's existing and proposed non-conforming setbacks and lot coverage, and the

proposed reduction in parking below code requirements. PUD flexibility is requested for the following items:

- Building Setbacks: Proposed structures would be located closer to the front and side property lines than currently allowed in the M-1 District. M-1 Required setbacks are Front – 35 Feet, Rear 30 Feet and Side 15 Feet.
The proposed Lot 2 Block 1 (Proposed Chipotle) has a proposed front setback of 23.7 feet which is a 7.7 foot deviation from the minimum.
The proposed lot 1A Block 2 (Conceptual lot reserved for future use) has proposed front setbacks of 19.1 and 20.4.
The other existing buildings as part of the PUD have existing legal non-conformities in terms of setbacks.

The applicant is requesting a the following for setbacks in the entire PUD

Front: 19 feet

Rear: 30 feet (no change)

Side: 0 feet

- Parking Setbacks: Section 11.60, subd. 22, does not allow parking in the front or side yard setback. The existing parking lot does not currently conform with this language. The proposed buildings' placement would fall within the footprint of the existing parking lot, though necessary parking improvements would require the redesign of parking areas within the front and side yard setbacks.
- Lot Coverage: Parcels in the M-1 District are restricted to 80% lot coverage for all buildings and paved surfaces. Several lots exceed the maximum lot coverage; however, the site as a whole meets the requirement. PUD flexibility is requested for individual lots to have up to 95% coverage.
Planning Staff would not recommend moving the impervious coverage to 95% per lot. Staff acknowledges that there are some legal nonconformities that may be higher than the currently allowed 80% and would highly recommend that new developments conform with the 80% requirement and that legal nonconformities do not expand.
- Parking Requirements: The city code requires 484 parking spaces for the Northway Shopping Center. Under the existing conditions, approximately 391 parking spaces are available. After project completion, which will remove spots to make room for the proposed retail buildings, the available parking spaces in this area will be reduced to approximately 315 parking spaces. Based on the results of a detailed traffic/parking study conducted for this project, adequate parking spaces are available for the existing and proposed uses.
- Landscape Requirements: Section 11.60, subd. 7.D, requires that landscaping shall be provided and maintained in all required front and side yards. Because this PUD requests a reduction in front and side yards, a similar reduction in would be necessary for landscaping. Staff would recommend this only apply to existing legal nonconformities rather than new development.

Proposed Uses

The proposed project will create lots for two new uses on-site: a free-standing Chipotle restaurant and a retail/restaurant use still to-be-determined. Throughout the metro area, excess parking spaces are being redeveloped for infill development and specifically for fast-casual restaurants. Property owners and cities are working collaboratively to redevelop the unused portions of the parking lots to make room for new users in the market. The applicant describes the anticipated uses as follows:

- Lot 2, Block 1: Chipotle will hire 40-45 employees with about 8-12 working during peak hours. The hours of operation will be from 10:45 am to 11 pm, which is standard for this market.

- Lot 1B, Block 2: This lot is currently an unused parking lot. Menlo Capital Partners is currently seeking one or two users for this lot. A user has not yet been identified, but users that have expressed interest are donut shops, coffee shop, sandwich shops, and general retail services. The current site plan would allow for a 2,760 square foot building, which is enough space for two smaller tenants or one large tenant. It is expected that the users will have a similar number of employees and hours of operation as Chipotle.

Parking

TC2 conducted a preliminary parking review for the northern portion of the Northway Shopping Center (located along the south side of Lake Drive between Griggs Avenue and Woodland Road) to evaluate parking considerations associated with the proposed Chipotle outlot development. The study included a review of the existing and future parking supply, City Code requirements, and a future parking demand estimate based on the *Institute of Transportation Engineers (ITE) Parking Generation Manual* (a guiding document that provides parking demand ratios for land uses and building types).

Regarding existing conditions, the parking study identified 391 total parking spaces (zones A-F) serving 94,500 ft² of general retail area within the PUD boundary. In a supplementary analysis, Planning Staff added zones G and H from the PUD boundary (the Montessori School and AutoZone) for a total of 441 parking spaces serving ~99,800 ft² of retail space – see image below.



The City of Lexington's parking code (Section 11.22) indicates that the existing Northway Shopping Center site (zones A-F) is *required* to have a total of 175 spaces, based on the following use categories, and would increase to 207 spaces if Chipotle was included. Since these zones currently contain 391 parking spaces, this is more than sufficient to meet City regulations.

- Restaurant - 6,800 SF (@ 1 space per 75 SF): 91 spaces
 - General Retail - 25,200 SF (@ 1 space per 300 SF): 84 spaces
 - Chipotle / Restaurant - 2,400 SF (@ 1 space per 75 SF): 32 spaces
- Total Parking Requirement: Existing - 175 spaces; Future - 207 spaces*

Using the *ITA Parking Generation Manual*, the parking study calculated the following average and 85th percentile parking demands for strip retail plazas <40,000 gross floor area, revealing an overall surplus in existing parking space supply compared to anticipated demand:

Land Use (ITE Code)	Rates (Average to 85 th Percentile)	Size	ITE Parking Demand (Average to 85 th Percentile)	Parking Supply	Surplus / (Deficit)
Existing					
Strip Retail Plaza (822)	2.79 to 4.44 spaces per KSF	32,000 SF	90 to 142 spaces	199 spaces	+57 spaces
Chipotle					
Fast-Food with Drive-Thru Restaurant (934)	7.51 to 10.17 spaces per KSF	2,400 SF	18 to 25 spaces	(-37 spaces)	--
Total Future ITE Parking Demand			108 to 167 spaces	162 spaces	+54 to (-5 spaces)

Based on the preliminary findings of the parking study, "the proposed parking configuration is expected to be able to accommodate the existing and proposed developments during most days and times."

While the proposed site additions will result in a net loss of parking spaces within the PUD boundary, the site already supplies an excess supply of parking spaces when considering City requirements and estimated demand based on *ITA Parking Generation Manual* calculations.

MSA Planning Staff Recommendation

Staff is recommending that the Lexington Planning Commission consider the following conditions:

Conditional Use Permit to create the requested PUD with the following conditions:

1. Each on-site business tenant shall acquire a Certificate of Compliance from the City of Lexington to ensure that the site can adequately accommodate parking needs, anticipated traffic, and other relevant elements of operation.
2. Design and configuration of the proposed structures shall follow documents as reviewed/approved by the Planning Commission and City Council.
3. Approval of this CUP is contingent upon approval of the final plat, building permits, and any other necessary permitting.
4. Address snow storage and/or removal on the final approved site plan.
5. There must be a designated area for loading and unloading that does not interfere with the daily use of the parking lot for other tenants.

Alternatives

- The Lexington Planning Commission could recommend denial of the CUP-PUD request and amend the findings of fact.
- The Lexington Planning Commission could table the CUP-PUD request and ask for additional information from the applicant.

MEMORANDUM

To: Planning and Zoning Commission
From: Kurt Glaser, City Attorney
Date: March 5, 2025
Re: Planned Unit Development (PUD) Process & Negotiation Considerations for Northway Shopping Center Expansion

Overview of the Planned Unit Development (PUD) Process:

A **Planned Unit Development (PUD)** is a zoning tool that allows a developer to seek **flexibility** in zoning and performance conditions **in exchange for public benefits or concessions** that enhance the overall project and community impact. PUDs enable cities to **negotiate favorable terms** when considering approvals that deviate from existing zoning standards. The City of Lexington should take advantage of this process to ensure that the requested **setback reductions, increased lot coverage, and parking modifications** result in meaningful improvements that benefit both the City and its residents.

Developer Requests in This PUD Application:

Menlo Capital Partners has requested flexibility in the following areas:

- **Building Setbacks:** Reduction of front setbacks from **35 feet to 19 feet** and side setbacks to **0 feet**.
- **Lot Coverage:** Request for **up to 95% lot coverage** on certain lots, exceeding the **80% zoning maximum**.
- **Parking Reduction:** Decreasing available parking spaces from **391 to 315**.
- **Landscaping Modifications:** Reduction in front and side yard landscaping due to setback modifications.

City's Opportunity to Seek Concessions:

In exchange for granting these modifications, the **Planning and Zoning Commission** should consider negotiating **additional public benefits** to ensure the development enhances Lexington's business district and long-term urban planning goals. The City may consider seeking the following:

1. Enhanced Landscaping, Green Spaces & Park Land:

- While the applicant seeks reductions in required landscaping, the City could require **enhanced landscaping in other areas** to compensate for the lack of front and side yard plantings.
- Request the inclusion of **additional trees, green buffers, and pedestrian-friendly design elements**.
- Request **Park Dedication** in-kind or by a **Dedication Fee**.

2. Pedestrian & Traffic Flow Improvements:

- Require the developer to incorporate **improved pedestrian access**, such as sidewalks, crosswalks, and designated pedestrian zones.
- Address any potential traffic congestion concerns by requiring a **traffic mitigation plan**.

3. Fire Safety Infrastructure Enhancements:

- Require the developer to install a **fire hydrant** strategically placed to enhance fire protection coverage for the shopping center.
- Implement a **split water supply system** to separately serve **domestic water needs and fire suppression requirements**, ensuring adequate pressure and reliability for emergency response.

4. Public Parking & Loading Considerations:

- Require a **designated area for loading/unloading** that does not interfere with public parking.
- Explore whether additional **shared public parking spaces** can be incorporated into the development.

5. Snow Storage & Maintenance Agreement:

- The final site plan should include **clear snow storage and removal provisions** to prevent winter obstructions in parking and pedestrian areas.
- Establish an ongoing **maintenance responsibility agreement** to ensure continued compliance.

Legal Considerations & Next Steps:

As the Planning and Zoning Commission reviews this PUD request, I encourage the City to strategically leverage this opportunity to negotiate improvements that align with Lexington's long-term development objectives. The Commission has the authority to set conditions that ensure this development contributes positively to the City's commercial district while maintaining zoning integrity.

If the applicant is unwilling to provide meaningful concessions, the City retains the right to deny or modify the requested PUD flexibility. Any approved changes should be formally documented in the final development agreement.

For further legal guidance, please contact my office.

Kurt Glaser
City Attorney
City of Lexington



To: City of Lexington Planning Commission
CC: Bill Petracek, City Administrator
From: Steve Winter, P.E. - MSA Professional Services, Consulting City Engineer
Subject: Lexington Center Third Addition Preliminary Plat Review
Date: March 5, 2025

The Lexington Center Third Addition Preliminary Plat, PUD and site plan application was signed January 30, 2025 and submitted to the City of Lexington on February 3, 2025. The Developer submitted preliminary plans and met with City on January 13, 2025 to address preliminary comments the Staff had at the time. We have reviewed the site plans that were signed December 12, 2024 (updated January 31, 2025) and the preliminary plat dated January 24, 2025 that were resubmitted and have the following comments listed below.

1. Preliminary Plat
 - a. The New Block 2, Lot 1A and Lot 1B should be changed to match the Utility and Grading Plan of Lot 1 and Lot 2 of Block 2.
 - b. The building setback lines must be shown on the Preliminary Plat as per SECTION 12.20. DATA FOR PRELIMINARY PLAT - Subd. 3. Subdivision Design Features, Item D. Minimum front and side street building setback lines.
 - c. A drainage and utility easements are needed for the watermain and hydrants on the property. See Watermain comments below.
 - d. An accurate soils report is required by the City Code.
2. Existing Conditions and Removals Plan C1.1
 - a. There needs to be a minimum 2-foot patch in front of all concrete curb removals and new concrete.
 - b. For Lot 2 Block 1. Add a note for removal of existing irrigation and find out where the irrigation is connected.
3. Utility Plan C3.2 & C3.3
 - a. Submit a Service Saddle detail for sanitary Service on Lot 2 Block 1. Public Works to review the saddle or require a manhole to be built over the existing 15" RCP sanitary sewer.
 - b. New hydrants shall be installed on Lot 2 Block 1 and Lot 1 Block 2. New buildings are over 250 feet to existing hydrant. The Fire Marshall can help with final hydrant locations.
 - c. List the length of watermain pipe on the plan.

MEMO

March 4, 2025

- d. Building Department to review the Water service on the Utility Plan to Allow the fire and domestic on the same line.
 - e. The ownership of the watermain to the new Lot 2 Block 1 must be determined along with the new hydrants needed to serve both new lot created in this development. Developer may have to submit Watermain extension permit to the MN Dept of Health.
 - f. Developer must submit Sewer extension permit for the new sanitary sewer on Griggs to serve Lot 1 Block 2.
 - g. The Developer must design and submit a SWPPP along with Construction Stormwater General Permit for this project.
 - h. Lot 1 Block 2. CBMH 205 is not allowed to connect to the existing Catch Basin on Griggs Avenue. This existing storm sewer is very flat and is prone to flooding. The pipe/pond outlet for this lot must connect to the existing storm sewer on South Highway Drive or the County Ditch.
 - i. Lot 1 Block 2. There is existing stormwater from the west that drains from behind Lot 2 Block 2 and the adjacent O' Reilly property to the inlet FES Invert of 904.9. This stormwater drainage will need to be addressed. This was discussed at our meeting on January 13th, but the design engineer only noted the HWLs of the existing basins and not the property to the west of O'Reilly property. The property from the west of O'Reilly drains between O'Reilly and Lexington Lofts along the property lines at 905.0 and overtop this existing lot around 905.5 to get to the FES Invert of 904.9.
 - j. Stormwater calculations that meet the current City Code Chapter 13 need to be submitted for review to the City of Lexington and the Rice Creek Watershed District. The operation and maintenance plan for the Stormwater system must be submitted to the City for review and approval. Written approval is also required from the Rice Creek Watershed District for the improvements on this site plan.
 - k. See red-lined plan set for further drafting comments.
4. Grading & Drainage Plan C4.2
- a. Show inlet protection on Catch Basins. Alos add details of the type of inlet protection needed for this project.
5. Details C5.1
- a. #11. Add 3 - #4 dowels to the Valley Gutter detail.
 - b. Add Sanitary Sewer Service saddle and detail or new Manhole to connect the new sewer service for Lot 2 Block 1.

We do recommend the approval of the site plans with modifications listed above. We also recommend the approval of the Preliminary Plat with the modifications listed above.

Permits Issued and Fees

From Date: 02/01/2025
 To Date: 02/28/2025
 Permit Type: City of Lexington Building Permit
 All Cities And Townships: N

Permit#	Subtype	Issue Date	Address	Applicant	Type of Construction	Completed Value	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
LEX25-000014	Building	02/13/2025	9333 GRIGGS AVE	Jason & Heidi Haakenson	Other (Specify in Intended Use)	\$1,000.00	\$55.00	\$35.75	\$0.50					\$91.25
LEX25-000015	Building	02/27/2025	9333 GRIGGS AVE	Jason & Heidi Haakenson	Remodel	\$8,000.00	\$201.28	\$130.83	\$4.00					\$336.11
LEX25-000008	Building	02/28/2025	9100 HAMLIN AVE	USAFRIK, Inc	Remodel	\$52,000.00	(\$587.33)	\$561.33	\$26.00					\$0.00
	Building: 3					\$61,000.00	(\$331.05)	\$727.91	\$30.50					\$427.36
LEX25-000016	Mechanical	02/19/2025	8970 ARONA AVE	TWIN CITY HEATING AND AIR	Residential Furnace /AC	\$5,028.00	\$40.00		\$1.00					\$41.00
LEX25-000011	Mechanical	02/05/2025	9312 Ryan	MN Heating and Cooling	Residential Furnace /AC	\$1,500.00	\$40.00		\$1.00					\$41.00
LEX25-000012	Mechanical	02/07/2025	9312 Ryan PL	Erickson Plumbing & Heating	Residential Furnace /AC	\$4,550.00	\$40.00		\$1.00					\$41.00
LEX25-000009	Mechanical	02/28/2025	9100 HAMLIN AVE	Signature Mechanical	Remodel	\$4,655.00	(\$97.32)	\$94.99	\$2.33					\$0.00
	Mechanical: 4					\$15,733.00	\$22.68	\$94.99	\$5.33					\$123.00
LEX25-000013	Plumbing	02/12/2025	3675 Restwood Rd	Paul the Plumber Inc		\$1,700.00	\$40.00		\$1.00					\$41.00
LEX25-000010	Plumbing	02/03/2025	4067 LOVELL RD	AQUARIUS HOME SERVICES		\$1,000.00	\$55.00		\$0.50					\$55.50
	Plumbing: 2					\$2,700.00	\$95.00		\$1.50					\$96.50
GRAND TOTAL:	9					\$79,433.00	(\$213.37)	\$822.90	\$37.33					\$646.86
YEAR RUNNING TOTAL:	231					\$2,698,730.38	\$0.00	\$14,134.60	\$828.26			\$4,970.00	\$1,800.00	\$61,816.82

MINUTES
REGULAR PLANNING COMMISSION MEETING
February 11, 2025 - 7:00 P.M.
9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER

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

Chairperson Bautch called to order the Regular Planning Commission meeting on February 11, 2025 at 7:00 p.m. Commissioners Present: Michelle Koch, Gloria Murphy, and Ron Thorson. Also present: Councilmember Kim Devries; Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Brandon Winge.

2. CITIZENS FORUM

No citizens were present to discuss items not on the agenda.

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Koch made a motion to approve the agenda as presented. Thorson seconded the motion. Motion carried 4-0.

4. LETTERS AND COMMUNICATION

A. Building Permits for January 2025

No discussion on January 2025 building permits.

5. APPROVAL OF PLANNING COMMISSION MINUTES

A, January 14, 2025

Murphy made a motion to approve the January 14, 2025 Planning Commission Minutes as presented. Koch seconded the motion. Motion carried 4-0.

6. DISCUSSION ITEM:

A. Discuss Brandon Winge's application to fill vacant Planning and Zoning seat

Petracek explained that the notice to fill the vacant P & Z seat was posted in December. He added Brandon Winge was the only citizen to submit an application. Discussion ensued.

Bautch made a motion to recommend to the City Council the appointment of Brandon Winge to fill the open position on the Planning and Zoning Commission. Koch seconded the motion. Motion carried 4-0.

B. Discuss Proposed Regulations regarding Adult Use of Cannabis in Lexington

Attorney Glaser discussed the proposed cannabis ordinance and the legalization of recreational marijuana in Minnesota. He stated the ordinance was written by one of his associates, who is also the regional attorney advising cities on cannabis laws in Minnesota; this ordinance was also adopted by the City of Centerville. Glaser also explained that the ordinance was developed around the State regulations for Cannabis. Discussion ensued.

Glaser stated that State law requires each city with a population of 12,000 or less must provide at least one cannabis license to a business that wants to open a dispensary in Lexington and meets all of the State licensing requirements. A city also has one license available to open a municipal dispensary.

Discussion ensued about potential dispensaries in Lexington and the distance restrictions in the ordinance regarding daycare facilities, parks, and recreational facilities.

The consensus of the Planning Commission was to place this cannabis ordinance discussion on the April P & Z agenda, and to provide a map showing various distances in Lexington from our business zones and their proximity to daycare facilities, parks, and recreational facilities.

7. NOTE COUNCIL MINUTES:

A. January 2, 2025

B. January 16, 2025

No discussion on Council minutes

8. PLANNING COMMISSION INPUT

No input from the Planning Commission

Petracek informed the Planning Commission that there will be two public hearings at the March meeting. Discussion ensued.

9. ADJOURNMENT

Thorson made a motion to adjourn the meeting at 7:50 p.m. Koch seconded the motion. Motion carried 4-0.

CITY OF LEXINGTON
COUNTY OF ANOKA
STATE OF MINNESOTA

RESOLUTION #25-05

A RESOLUTION ADOPTING PRELIMINARY PLAT FOR
SRENOR1, LLC (LEXINGTON LOFTS)

WHEREAS, SRENOR1, LLC, (“Applicant”), seeks approval of the preliminary plat proposed as Lot 1 Blk 2 Lexington Lofts.

WHEREAS, the proposed preliminary plat was reviewed and recommended by the City Engineer, subject to his requests for corrections and conditions.

WHEREAS, the proposed preliminary plat was considered by the Planning and Zoning Commission after a public hearing held on March 11, 2025. The Commission RECOMMENDS the Council approve this preliminary plat.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEXINGTON, MINNESOTA, formally APPROVES the Preliminary Plat on the Conditions as set forth in the Staff Report from the City Engineer; and said Report shall be incorporated into the Final Plat, along with any other recommendations from City Staff.

PASSED AND DULY ADOPTED this ____ day of _____ 2025 by the City Council of the City of Lexington.

Mike Murphy, Mayor

Attest:

Bill Petracek, City Administrator

CITY OF LEXINGTON
COUNTY OF ANOKA
STATE OF MINNESOTA

RESOLUTION #25-06

A RESOLUTION ADOPTING PRELIMINARY PLAT FOR
MENLO CAPITAL PARTNERS, LLC (NORTHWAY MALL)

WHEREAS, MENLO CAPITAL PARTNERS, LLC, (“Applicant”), seeks approval of the preliminary plat proposed as Lot 1, Block 1 and Lot 1A and 1B, Block 2 Lexington Center Second Addition.

WHEREAS, the proposed preliminary plat was reviewed and recommended by the City Engineer, subject to his requests for corrections and conditions.

WHEREAS, the proposed preliminary plat was considered by the Planning and Zoning Commission after a public hearing held on March 11, 2025. The Commission RECOMMENDS the Council approve this preliminary plat.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEXINGTON, MINNESOTA, formally APPROVES the Preliminary Plat on the Conditions as set forth in the Staff Report from the City Engineer; and said Report shall be incorporated into the Final Plat, along with any other recommendations from City Staff.

PASSED AND DULY ADOPTED this ____ day of _____ 2025 by the City Council of the City of Lexington.

Mike Murphy, Mayor

Attest:

Bill Petracek, City Administrator

**MINUTES
APPEALS HEARING
&
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
FEBRUARY 6, 2025 – 7:00 P.M.
9180 LEXINGTON AVENUE**

APPEALS HEARING

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER: Mayor Murphy

A. A.Roll Call - Council Members: Devries, Benson, Mahr, and Hunt

Vice Mayor Benson called to order the Appeals Hearing for February 6, 2025 at 7:00 p.m. Councilmember's present: Devries, Hunt, and Mahr. Excused Absence: Mayor Murphy. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Jim Mork, Police Chief; Mara Smith, Community Service Officer; Edward and Lisa Holland; Candace Meadows; Quad Press.

APPEALS HEARING:

A HEARING TO APPEAL THE POLICE DEPARTMENTS DESIGNATION AS A POTENTIALLY DANGEROUS DOG, by Candace Meadows

Jim Mork, Police Chief, provided an overview of the evidence involved in the designation of Candace Meadow's dog, Diamond, as potentially dangerous that involved a dog bite to Lisa Holland.

Councilmember Hunt asked if there is a fence around their yard. Chief Mork stated that there isn't. Discussion ensued.

Councilmember Devries asked the city attorney how long the Dangerous Animal ordinance had been in effect. Attorney Glaser stated several decades. Discussion ensued.

*Edward Holland
9220 N. Hwy Drive, Unit A.
Lexington, MN.*

Mr. Holland approached the Council stating that there is a temporary fence around the yard and stated that her dogs are able to escape through the fence. He added that Meadows had told them it was Diamond was an emotional support animal. Discussion ensued.

*Lisa Holland
9220 N. Hwy Drive, Unit A
Lexington, MN.*

Ms. Holland stated Ms. Meadows had three dogs when they first moved in; two dogs ran away and never came back. She added that she doesn't feel safe in her own home and wants the dog to go away. She said that the dog is going to hurt somebody, again. Discussion ensued.

*Candace Meadows
9220 N. Highway Drive
Lexington, MN.*

Ms. Meadows stated she didn't deny that Ms. Holland was bit by Diamond. She explained that Mr. Holland following Diamond and was kicking her. She stated that her dog didn't bite until she was provoked. Councilmember Hunt asked Ms. Meadows if she keeps her dog fenced or on a leash. Meadows explained that her dogs are kept in an enclosure. Discussion ensued.

Councilmember Mahr asked if Meadows had used a training collar on Diamond after she was kicked. Meadows responded by saying she was not anticipating her dog being kicked. Discussion ensued.

Chief Mork stated that he doesn't believe Diamond was provoked. Discussion ensued.

3. ADJOURN APPEALS HEARING

*Councilmember Devries made motion to adjourn the Appeals Hearing at 7:26 p.m.
Councilmember Hunt seconded the motion. Motion carried 4-0.*

REGULAR COUNCIL MEETING

- 4. CALL TO ORDER:** – Mayor Murphy
A. Roll Call - Council Members: DeVries, Benson, Mahr and Hunt

*Vice Mayor Benson called to order the Regular Council meeting for February 6, 2025 at 7:26 p.m.
Councilmember's present: Devries, Hunt, and Mahr. Excused Absence: Mayor Murphy. Also
Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance
Director; Jim Mork, Police Chief; Mara Smith, Community Service Officer; Edward and Lisa
Holland; Candace Meadows; Quad Press.*

5. CITIZENS FORUM

*Edward Holland
9220 N. Hwy Drive, Unit A.
Lexington, MN.*

Mr. Holland asked if there were ordinances for someone who is constantly parking on our front lawn. Mr. Holland was informed to contact the police department if people are parking on his front lawn.

6. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

*Councilmember Devries made a motion to approve the agenda as typewritten.
Councilmember Hunt seconded the motion. Motion carried 4-0.*

7. INFORMATIONAL REPORTS:

- A. Airport (Councilmember Devries) – No report given.
- B. Cable Commission (Councilmember Mahr) *Quarterly meetings – No report given*
- C. City Administrator (Bill Petracek) – *Petracek stated we need to have an alternate for the Cable Commission meeting if Councilmember Mahr is unable to make quarterly meetings. Vice Mayor Benson stated he would be willing to accept that role.*

8. LETTERS AND COMMUNICATIONS:

- A. Centennial Lakes Police Department Media Reports 1/8 through 1/28, 2025
- B. City Report – December 2024
- C. North Metro TV – December 2024
- D. Public Notice – Councilmembers Mahr & Hunt Attending
Council Meeting via Zoom – January 16, 2025
- E. Council Workshop Synopsis – December 19, 2024
- F. Planning & Zoning Meeting Minutes – January 14, 2025

No discussion on Letters and Communications.

9. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
Council Meeting – January 16, 2025
- B. Recommendation to Approve Claims and Bills:
Check #'s 52489 through 52535

Check #'s 15564 through 15578

- C. Financial Reports
 - Cash Balances
 - Fund Summary

Councilmember Mahr made a motion to approve the consent agenda items. Councilmember Devries seconded the motion. Motion carried 4-0.

10. ACTION ITEMS:

- A. City Council to Consider the Appeal of the Police Departments Designation as a Potentially Dangerous Animal by Candace Meadows

Attorney Glaser explained the City Council's options in response to the hearing on Candace Meadows, dog, Diamond. Discussion ensued.

Councilmember Hunt made a motion to uphold and affirm the police departments designation of Candace Meadows, dog, Diamond as a potentially dangerous animal. Councilmember Devries seconded the motion. Motion carried 4-0.

- B. Second Reading and Recommendation to Approve Ordinance NO. 25-01 An Ordinance for Franchise Extension Agreement – A Five Year Extension to the Current Comcast Cable Franchise

Councilmember Devries made a motion to Approve Ordinance NO. 25-01 An Ordinance for Franchise Extension Agreement – A Five Year Extension to the Current Comcast Cable Franchise. Councilmember Mahr seconded the motion. Motion carried 4-0.

- C. Recommendation to Approve Centennial Lakes Little League Association use of Memorial Park Ball Fields beginning April 1st, 2025 through the end of September, 2025.

Councilmember Devries made a motion to Approve Centennial Lakes Little League Association use of Memorial Park Ball Fields beginning April 1st, 2025 through the end of September, 2025. Councilmember Hunt seconded the motion. Motion carried 4-0.

11. MAYOR AND COUNCIL INPUT

Councilmember Devries thanked Public Works for doing a good job this past snowstorm.

12. CLOSED SESSION

Vice Mayor Benson explained the need to go into closed session.

Councilmember Devries made a motion to go into closed session at 7:43 p.m. pursuant to Minnesota Statute Section 13D.05, subdivision 3(b), and is permitted by the attorney-client privilege to discuss the pending litigation versus the City of Blaine regarding the interconnected water and sewer systems. Councilmember Hunt seconded the motion. Motion carried 4-0.

This portion of the meeting is closed pursuant to Minnesota Statute Section 13D.05, subdivision 3(b), and is permitted by the attorney-client privilege to discuss the pending litigation versus the City of Blaine regarding the interconnected water and sewer systems.

Councilmember Mahr made a motion to reconvene into open session at 8:29 p.m. Councilmember Devries seconded the motion. Motion carried 4-0.

13. ADJOURNMENT

Councilmember Devries made motion to adjourn the meeting at 8:29 p.m. Councilmember Mahr seconded the motion. Motion carried 4-0.

**MINUTES
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
FEBRUARY 20, 2025– 7:00 P.M.
9180 LEXINGTON AVENUE**

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER: -- Mayor Murphy

A. Roll Call - Council Members: DeVries, Benson, Mahr and Hunt

Mayor Murphy called to order the Regular Council meeting for February 20, 2025 at 7:00 p.m. Councilmember's present: Devries and Hunt. Excused absence; Mahr and Benson Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Keith Dahl, Ehler's Public Finance Advisors; Derick Lynd, Ramsey, Mn.; Bonnie Taylor, Lexington, Mn.; Quad Press

3. CITIZENS FORUM

*Derick Lynd
Ramsey, MN.*

Mr. Lynd stated that he was attending the meeting as a citizen advocate for election integrity. He belongs to a group called Anoka County Urgent Call to Action (ACEIT). Their purpose is to get rid of electronic poll pads. Mr. Lynd provided a handout to the Council. Discussion ensued.

*Bonnie Taylor
4060 Restwood Rd.
Lexington, MN.*

Ms. Taylor asked about the current situation with our water system and water quality. Attorney Glaser and Petracek provided an overview as to where we are currently at with the lawsuit with the City of Blaine and the process. Mayor Murphy discussed the lobbying the legislature for funding to help with this process. Discussion ensued.

4. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Councilmember Devries made a motion to approve the agenda as typewritten. Councilmember Hunt seconded the motion. Motion carried 3-0.

5. LETTERS AND COMMUNICATIONS:

- A. Notice of Public Hearing
- B. Notice of Public Hearing
- C. Centennial Lakes Police Department Media Reports – 2-1 through 2-11, 202
- D. City Report – January 2025
- E. North Metro TV – January 2025

Mayor Murphy discussed the public hearings being held March 11th with the Planning Commission.

2. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
Council Meeting – February 6, 2025
- B. Recommendation to Approve Claims and Bills:
Check #'s 52536 through 52590
Check #'s 15585 through 15598
- C. Financial Reports
 - Cash Balances
 - Fund Summary – Budget to Actual

Councilmember Devries made a motion to approve the consent agenda items. Councilmember Hunt seconded the motion. Motion carried 3-0.

3. ACTION ITEMS:

- A. Recommendation to approve request by Karner Blue Education Center to use Memorial Park for Track and Field Day on May 16, 2025 (weather back-up date May 30, 2025)

Mayor Murphy made a motion to approve a request by Karner Blue Education Center to use Memorial Park for Track and Field Day on May 16, 2025 (weather back-up date May 30, 2025). Councilmember Devries seconded the motion. Motion carried 3-0.

- B. Recommendation to approve Councilmember Robert Benson as back up to Cable Commission

Councilmember Devries made a motion to approve Councilmember Robert Benson as back up to Cable Commission. Councilmember Hunt seconded the motion. Motion carried 3-0.

- C. Planning and Zoning Commission recommendation for Brandon Winge to fill vacant Planning and Zoning seat

Mayor Murphy made a motion to approve Brandon Winge to fill the vacant Planning and Zoning seat. Councilmember Devries seconded the motion. Motion carried 3-0.

- D. Recommendation to approve Circle Lex Lions Farmer's Market Business License application from June 11 through October 1, 2025

Councilmember Devries made a motion to approve Circle Lex Lions Farmer's Market Business License application from June 11 through October 1, 2025. Councilmember Hunt seconded the motion. Motion carried 3-0.

- E. Recommendation to approve Utility Rate Study conducted by Ehlers Public Finance Advisors in the amount up to \$60,000.00

Keith Dahl, Ehlers Public Finance Advisors, was present to discuss their proposal to conduct a utility rate study for the City of Lexington. He provided an outline of the process for the study and discussed the purpose of it and how it will help Lexington. Discussion ensued.

Mayor Murphy made a motion to approve a Utility Rate Study conducted by Ehlers Public Finance Advisors in the amount up to \$60,000.00. Councilmember Devries seconded the motion. Motion carried 3-0.

4. MAYOR AND COUNCIL INPUT

Councilmember Hunt asked why the police calls at Landings of Lexington is so high. She stated this is unacceptable. Petracek explained some of the adjustments Landings have made to correct their higher police call volume since their inception. Discussion ensued.

The concensus was to have Chief Mork attend a future meeting to discuss Landings of Lexington 911 call volume further.

5. ADMINISTRATOR INPUT

No input from the administrator.

6. ADJOURNMENT

Councilmember Devries made motion to adjourn the meeting at 7:33 p.m. Mayor Murphy seconded the motion. Motion carried 3-0.

NO COUNCIL WORKSHOP