



**AGENDA**  
**Planning Commission Regular Meeting**  
**Tuesday, June 24, 2025**  
**6:30 PM**  
**City Council Chambers, City Hall**

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. ADDITIONS TO AGENDA**
- 3. AUDIENCE INPUT**
- 4. CONSENT AGENDA**
  - a. Minutes of the May 27, 2025 Regular Meeting Minutes
- 5. OLD BUSINESS**
- 6. PUBLIC HEARINGS**
  - a. Aspen Fields Land Use Plan Amendment, Rezoning, and Plat Approval Request
- 7. NEW BUSINESS**
- 8. DISCUSSION**
  - a. Discussion on potential amendments to the zoning ordinance.
- 9. ADJOURNMENT**

**ROSEMOUNT PLANNING COMMISSION  
REGULAR MEETING PROCEEDINGS  
MAY 27, 2025**

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

Pursuant to due call and notice thereof a regular meeting of the Planning Commission was held on Tuesday, May 27, 2025, at 6:36 PM. in Rosemount Council Chambers, 2875 145th Street West.

Chairperson Kenninger called the meeting to order with Commissioners Reed, Buggi, and Beadner. Commissioners Rivera, Ellis, and Arnob were absent.

Staff present included the following; Community Development Director Adam Kienberger, Senior Planner Anthony Nemcek, Planner Julia Hogan, and Community Development Technician Liz Kohler.

The Pledge of Allegiance was said.

a. Election of Chair and Vice-Chair

Chairperson Kenninger asked for nominations for Planning Commission Chair. Commissioner Reed nominated Chairperson Kenninger.

**Motion by** Reed **Second by** Beadner

**Motion** to close nominations for the Chair.

**Ayes: 4.**

**Nays: None. Motion Carried.**

**Motion by** Reed **Second by** Buggi

**Motion** to elect the Chair of the Planning Commission.

**Ayes: 4.**

**Nays: None. Motion Carried.**

Chairperson Kenninger asked for nominations for Vice-Chair. Commissioner Beadner nominated Reed.

**Motion by** Kenninger **Second by** Buggi

**Motion** to close nominations for Vice-Chair

**Ayes: 4.**

**Nays: None. Motion Carried.**

**Motion by** Beadner **Second by** Kenninger

**Motion** to elect the Vice-Chair of the Planning Commission.

**Ayes: 4.**

**Nays: None. Motion Carried.**

**ADDITIONS TO AGENDA**

None.

**AUDIENCE INPUT**

None.

**CONSENT AGENDA**

- a. Minutes of the April 22, 2025 Regular Meeting Minutes

**Motion by** Reed **Second by** Beadner

**Motion** to approve the April 22, 2025 Minutes

**Ayes: 4.**

**Nays: None. Motion Carried.**

**OLD BUSINESS**

None.

**PUBLIC HEARINGS**

- a. Request by Flint Hills Resources for an Interim Use Permit to construct a warehouse tent.

Senior Planner Anthony Nemcek presented on a request by Flint Hills Resources for an Interim Use Permit to construct a warehouse tent. The tent would be a temporary structure at their Pine Bend refinery. Nemcek stated that the IUP should have the same expiration date as an existing IUP date to make any renewals easier. He showed the site location, other existing temporary structures, and the blanket agreement area. He also showed the preliminary elevations. Nemcek relayed the IUP findings that are a requirement of approval.

Staff recommended approval.

Chairperson Kenninger opened the public hearing.

**Motion by** Kenninger **Second by** Beadner

**Motion** to close public hearing.

**Ayes: 4.**

**Nays: None. Motion Carried.**

**Motion by** Reed **Second by** Buggi

**Motion** to recommend the City Council approve the Interim Use Permit for a warehouse tent, subject to the following conditions:

1. The applicant shall ensure water draining off the tent does not create erosion of the gravel surface. If erosion is observed, the applicant shall take measures to contain sediment, repair and prevent future occurrences.
2. The Interim Use Permit expires on December 31, 2029.
3. The applicant shall obtain the required building and grading permits and shall

conform to all applicable building and fire codes.

4. The Heavy Industrial Site and Building Standards are waived to allow metal and fabric buildings within the areas shown on the Blanket Agreement Area map. No temporary metal or fabric buildings are allowed within 300 feet of the Rich Valley Boulevard right-of-way.
5. The placement of the warehouse tent is limited to the areas shown on the Blanket Agreement Area map.
6. The applicant shall pay property taxes on the structures based upon their value.

**Ayes: 4.**

**Nays: None. Motion Carried.**

- b. Request by Sonny's Carwash for approval of a Site Plan Review to construct a car wash facility

Planner Julia Hogan presented on a request by Sonny's Carwash for the approval of a site plan review to construct a car wash facility. The parcel is part of the Rosewood Center second addition and is zoned MX-2 highway mixed use. Hogan stated there are five specific performance standards for car washes and that staff has determined that the proposed car wash meets all five. She showed the site location and site plan. The site plan met requirements on impervious surface and setbacks. The plan also meets requirements for parking, access, and landscaping. The project will be giving cash-in-lieu of parkland dedication. Hogan shared the lighting plan, utility plan, elevations, and floor plan. The applicant held a neighborhood meeting on the project as well. Staff recommended approval.

Commissioner Reed asked about standards for noise. Hogan responded that there were no concerns from city staff about noise. Commissioner Reed asked about opacity with regard to landscaping. Hogan replied that the landscape plan met requirements for screening. Commissioner Reed asked about untreated water being discharged or if it would be treated first. Hogan responded that the engineering team would be working with the applicant on the water discharge and the project would need to meet MPCA requirements. Nemcek stated that the system would be reviewed in the building permit process.

Commissioner Beadner asked about the additional paved area on the north-eastern side of the property. Hogan responded that it may be for snow storage, but that the applicant could speak to it. Commissioner Beadner also asked about signage and where it would be located. Staff said that the applicant could answer further questions but that any signage would need to be reviewed as a separate permit.

Chairperson Kenninger asked about coniferous trees in the landscaping. Hogan responded that to staff's knowledge they would be coniferous.

Chairperson Kenninger opened the public hearing.

### **Michael Gheysens**

#### **5605 Hiatus Rd**

Gheysens represented the applicant. He stated the neighborhood meeting brought up questions on traffic, noise and water. He discussed capture rate of traffic and expectations of the car wash as compared to other commercial possibilities being lower. He also discussed the noise levels of the vacuums. Chairperson Kenninger asked about enclosures on the vacuums and Gheysens confirmed that there would be enclosures that could reduce noise. He also talked about water usage being lower

compared to some other commercial uses. Commissioner Reed asked about water treatment.

**Chris Fritter**  
**10652 Alton Ct**

Fritter explained the water treatment systems. Chairperson Kenninger asked about inspection requirements. Fritter responded that they'll need to meet standards before being put in and then any annual inspections will be up to state and local laws.

**Michael Gheysens**

Gheysens returned to the podium. Commissioner Beadner asked about the driveway. Gheysens responded that the section will be used for snow storage and access for emergency vehicles. Commissioner Beadner also asked about signage. Gheysens confirmed signage would be on County Road 42 and would go through the proper permitting and comply with city code.

Commissioner Buggi asked about stacking and spillover onto 149th Street. Michael responded that they do not expect spillover and that there was a capacity for over 20 vehicles.

**Maggie Graney**  
**2542 148th St W**

Graney asked about the landscaping and if there would be a berm to block light and noise. She also asked about light and trees on the northern side of the parcel. She also asked about hours of operation, specifically with regard to the vacuums.

**Andy Dossall**  
**14803 Blanca Ave**

He voiced concerns over noise and asked if the noise of the vacuums would be coming from the two enclosed spaces or if there would be sound from all 16 vacuum spaces. He expressed concerns over whether landscaping would block sound or not.

**Motion by Kenninger Second by Reed**  
**Motion** to close public hearing  
**Ayes: 4.**  
**Nays: None. Motion Carried.**

**Michael Gheysens**

Gheysens reapproached the podium and stated that the noise would be coming from the two vacuum enclosures. He said the noise will also be reduced when they are not in heavy use. Chairperson Kenninger asked about moving the enclosure from the north side to further down, close to the southern side. Gheysens said he could check with the engineers. Chairperson Kenninger asked about vacuum hours of operation. Gheysens said hours of operation were 8am to 8pm.

Chairperson Kenninger asked if the trees were denser and more opaque on the side of the property on 149th Street. Gheysens said trees would range from 6ft to 10ft and would be denser and more opaque on 149th Street. Chairperson Kenninger asked if they were coniferous trees that would not lose density in winter. Gheysens confirmed they would be. Chairperson Kenninger asked if the berm was possible. Gheysens responded that the engineers were looking into it.

Commissioner Buggi asked if the maximum decibels previously stated would be when all vacuums are in use. Gheysens confirmed that as the number of vacuums in use is reduced, noise would be reduced. Chairperson Kenninger asked if Hogan could speak about noise at the Apple Valley Mr. Car Wash carwash. Staff responded that there were not many complaints and that most of the complaints were from people dining outside. Kienberger also noted that the MPCA has standards for noise pollution that the project would need to meet.

**Paul Anderson**  
**1858 Sargent Ave**

He stated that the vacuum enclosures would have wall heights of 8ft, and they use a very different system than Mr. Car Wash. The goal is to mitigate noise as much as possible. Commissioner Buggi asked if they knew a decibel difference. Anderson responded that the absolute maximum would be 78 decibels and there would be more noise reduction with all the mitigation strategies. He also said that more studies could be done, and they would like to do a berm, but it relies on stormwater.

**Michael Gheysens**

Gheysens returned to the podium. He stated that the applicant is more than happy to work with the commission and residents on any further concerns.

Chairperson Kenninger asked about water pressure.

**Chris Fritter**

Fritter returned to the podium and discussed water pressure and how much water they would be using. He said there would be no pressure loss unless the plumbing size was increased, which is not to be expected.

**Motion by Buggi Second by Reed**

**Motion** to approve a site plan review allowing Sonny's Carwash to construct a car was facility at 2550 149<sup>th</sup> Street West, subject to the following conditions:

1. Compliance with all comments and requirements of the City's engineer detailed in the Engineer's Memo dated May 21, 2025.
2. Payment of \$12,870 in lieu of park land dedication prior to the issuance of a building permit
3. The applicant shall apply for and receive a sign permit prior to the installation of any site signage.
4. Payment of any remaining development fees not collected during the plat process.
5. All overhead vehicle doors on the building shall remain closed except when a vehicle is entering or exiting the building.

**Ayes: 4.**

**Nays: None. Motion Carried.**

Chairperson Kenninger reiterated ideas for moving the enclosures and the coniferous trees. She also clarified that unless appealed, the decision is final and will not move forward to City Council.

**NEW BUSINESS**

None.

**DISCUSSION**

Chairperson Kenninger discussed the June meeting.

**ADJOURNMENT**

There being no further business to come before the Planning Commission at the regular commission meeting, the meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Liz Kohler  
Community Development Technician

Planning Commission Regular Meeting: June 24, 2025  
 Tentative City Council Meeting: July 15, 2025

<b>AGENDA ITEM:</b> Aspen Fields Land Use Plan Amendment, Rezoning, and Plat Approval Request	<b>AGENDA SECTION:</b> PUBLIC HEARINGS
<b>PREPARED BY:</b> Anthony Nemcek , Senior Planner	<b>AGENDA NO.</b> 6.a.
<b>ATTACHMENTS:</b> Site Location, Concept Plan, Land Use Amendment, Land Use Amendment in Context, Zoning Map Amendment, Preliminary Plat, Existing Conditions, Removals Plan, Grading Plan, Utility Plan, Parks and Recreation Review Memo dated June 16, 2025, Engineer's Review Memo Dated June 20, 2025	<b>APPROVED BY:</b> AK
<b>RECOMMENDED ACTION:</b> <ol style="list-style-type: none"> <li>1. <b>Motion</b> to recommend the City Council approve an amendment to the City's Comprehensive Land Use Plan to change the designated land use on the site from PI-Public/Institutional to CC-Community Commercial and HDR-High Density Residential.</li> <li>2. <b>Motion</b> to recommend the City Council approve a rezoning of the site from PI-Public/Institutional to B-1 General Business and R-4 High Density Residential, subject to the approval of an amendment to the City's Land Use Plan.</li> <li>3. <b>Motion</b> to recommend the City Council approve the Aspen Fields Preliminary Plat, subject to approval of an amendment to the zoning map to change the zoning of the site to B-1 General Business and R-4 High Density Residential and the following:           <ol style="list-style-type: none"> <li>a. Payment of park dedication fees as outlined in the Parks and Recreation Director's memo dated June 16, 2025.</li> <li>b. The developer shall bench a future trail along CSAH 42 as part of its site grading and preparation.</li> <li>c. Conformance with the requirements of the City's engineer related to civil site plans.</li> <li>d. The developer should install a sidewalk along the eastern side of Aspen Avenue between Connemara Trail and CSAH 42.</li> </ol> </li> </ol>	

### BACKGROUND

Property Owners	Monarch Properties, LLC. and Aspen Field, LLC.
Site Location	1293 and 1367 145th Avenue East
Site Area	10.03 Acres
Current Land Use Designation and Zoning	PI-Public/Institutional
Proposed Land Use Designation	CC-Community Commercial and HDR-High Density Residential

The Planning Commission is being asked to consider three requests submitted to the City by Aspen Field, LLC. The applicant is asking the City to amend its Comprehensive Land Use Plan, rezone the subject property into conformance with the proposed Land Use Plan amendment, and to approve a preliminary plat to create four parcels and one outlot. The subject property is located 1/4 mile east of Akron Avenue at the intersection of Aspen Avenue and 145th Street East (CSAH 42). The subject property contains the site of the former Rosemount City Hall and a former residential property in the southwest corner of the site. Until recently, the City Hall site has been owned by DCTC and used for various training activities. The residential structure was removed within the past two years.

The site is located immediately east of the new Life Time facility and the commercially-guided land south of the facility. Immediately north of the subject property is an outlot containing stormwater infrastructure, and on the other side of Connemara Trail is the Emerald Isle subdivision. A site that is guided and zoned for high-density residential development abuts the eastern site boundary. In 2024, DevCo received approval to construct a project on that site consisting of two apartment buildings. South of the subject property, across CSAH 42, is Dakota County Technical College.

Staff is recommending approval of these requests, and it should be noted that the rezoning and plat approval requests hinge on the approval of the proposed Comprehensive Land Use Plan amendment. At this time, the applicant has not submitted a request for a site plan review. Approval of the site plans for the development of each of the parcels will be required before the City can issue any building permits for construction. A concept plan was submitted with the applications to give staff and the Planning Commission an idea of what to expect on the site when it develops. Staff's recommendation is based on the information outlined in the rest of this report.

**Legal Authority** The recommendations the Planning Commission is being asked to make are both legislative and quasi-judicial in nature. Decisions to approve, or recommend approval of, Comprehensive Plan Amendments are always legislative in nature as they are essentially policy decisions that reflect the City Council's vision for the growth and development of the community. There is broad discretion in approving or denying such requests. Rezoning actions are also technically legislative, but they should be consistent with the adopted Comprehensive Plan. The approval of plats is quasi-judicial, and the Planning Commission is being asked to determine if a proposed plat meets the standards of the zoning ordinance. If the Planning Commission finds that to be the case, the Plat should be approved.

### **COMPREHENSIVE PLAN AMENDMENT**

As stated above, Comprehensive Plan Amendment approvals are legislative decisions. Therefore, when staff reviews such requests and presents them to the Planning Commission and City Council, its recommendation is based on goals, policies, and objectives elsewhere in the Plan as well as the parameters laid out for the proposed land use designations, such as location criteria and minimum requirements for development such as road access and municipal services.

### Surrounding Land Uses

North	Residential, Low Density (Emerald Isle)
South	Public Institutional (DCTC)
East	Residential, High Density (DevCo/Emerald Isle)
West	Commercial (Lifetime)

The proposed land use designations add to the existing CC and HDR districts to the east and west of the site. The site is situated between a collector road (Connemara Trail) and an arterial (CSAH 42). Access to the site would be made from Aspen Avenue and Connemara Trail.

The City has, in recent years, created a vision for development at specific nodes along CSAH 42. The subject property had not been included in the visioning exercises in which the City Council and Planning Commission participated. This was primarily because the subject property was owned by DCTC and the City did not know if or when the land would be available for development. The proposed amendment is consistent with the vision for development of the land immediately adjacent to Akron and 42 with commercial uses along the major frontages and residential uses behind them.

A consistent request from residents, which has been reflected in the City's ongoing support for commercial development in this area, is that more services, retail, and entertainment are needed in this part of the City. The proposed Comp Plan amendment adds land for commercial development. The concept plan included with the application submittal envisions two commercial strip centers and a day care center.

While the City has seen several important commercial projects develop (Life Time, Kwik Trip, First State Bank/Sweet Kneads), commercial development remains slow in this part of the City. The key constraint to commercial development remains the lack of a complete, 360-degree trade area around the Akron 42 intersection, which is a key data point used by commercial developers building grocery stores, restaurants, and retail when identifying sites for new locations. To the east, a significant amount of land that could otherwise be developed with housing is owned by Flint Hills to be maintained as a buffer from its Pine Bend refinery. South of 42 contains DCTC and UMore Park land that will not be able to be developed for residential uses until at least 2040 when Dakota Aggregates lease ends, and also when environmental remediation of other areas takes place. A gap exists between how much land is able to develop as single-family homes and townhomes, and what is needed to attract and support businesses in this part of the City. The development of multifamily housing in strategic areas that are well served by streets and roads and in proximity to commercially-guided land will help fill that gap and support commercial development.

Supporting commercial development at Akron and 42, which is listed as a goal and policy of Chapter 3 of the Comprehensive Plan, is not the sole reason staff is recommending approval of the amendment. Other goals and policies laid out in the plan include providing appropriate transitions between land uses. The positioning of the proposed HDR district in the subject property buffers the neighboring low-density residential from the intensive commercial uses along CSAH 42 and from CSAH 42 itself. Chapter 4: Housing identifies the provision of a mixture of rental and homeownership opportunities to create

life-cycle housing as a goal and policy of the City. It specifically calls for locating high-density residential adjacent to collector and arterial streets and locating this type of development in conjunction with commercial areas along 42 to create mixed-use neighborhoods and transit-oriented districts. To the last point, MVTA recently announced changes to Route 420, which serves Rosemount. The route will be extended from its current terminus at the Rosemount Transit station near City Hall to include service to DCTC. This extension, combined with the planned trail underpass below County Road 42, will create connections between this area through Rosemount and to Apple Valley's transit station.

**REZONING**

The applicant has requested a zoning map amendment that would change the zoning classification of the subject property from its current placement in the Public Institutional district to B-1 General Commercial and R-4 High Density Residential. Both zoning districts are consistent with the proposed Comp Plan Amendment. Therefore, staff is recommending approval of the rezoning subject to the approval of the Comprehensive Plan Amendment.

**PLAT**

The applicant has submitted a proposed plat that would create 3 commercial parcels and one parcel to be used for multifamily development. Additionally, the plat contains an outlet to contain stormwater infrastructure. The zoning ordinance contains specific lot standards to which new plats must comply. This report reviews the proposed plat against the proposed zoning districts each parcel would be located in if the rezoning is approved. These standards are compared to the proposed plat in the table below.

Standard	B-1 Minimum	B-1 Proposed	R-4 Minimum	R-4 Proposed
Lot Width	120 feet	234 feet	150 feet	419 feet
Lot Area	20,000 sf	46,256	22,500 sf	180,113 sf

The Planning Commission is being asked to consider the Preliminary Plat. Final Plat approvals are solely the purview of the City Council, but they are reviewed for consistency with the Preliminary Plat the Commission is being asked to consider. When the Council reviews these requests, it will be asked to review the final plat as part of the actions taken at that meeting.

**Engineering**

As part of the plat approval, the City's engineering staff has reviewed the proposed plans for conformance with City's engineering standards. The subject property includes two wells in the western portion of the site. Because these are active wells currently being used by the City, a 50' buffer area around the wellheads must be maintained. The proposed plat includes easements over the wells and buffers. These wells were installed for the University of Minnesota for development within UMore Park, and the University retains ownership of those properties. The City is working with the University to transfer ownership of the well properties, which may require continued coordination with the developer. It is anticipated that the process for transfer will be a Quit Claim Deed from the University to the City. Eventually, the developer will have to define the boundaries on the final plat document and in development plans.

The attached engineer's review memo references capping and sealing existing wells. This is in reference to the wells used by the former dwelling and existing old City Hall building. Utilities and roads within the proposed development area will be privately owned and maintained. Easements are provided in areas containing utilities and infrastructure. A requirement included in the recommended conditions of approval is that the developer grade in and prep a trail along CSAH 42, which is consistent with a requirement of the Parks and Recreation department as highlighted in the following section.

***Parks***

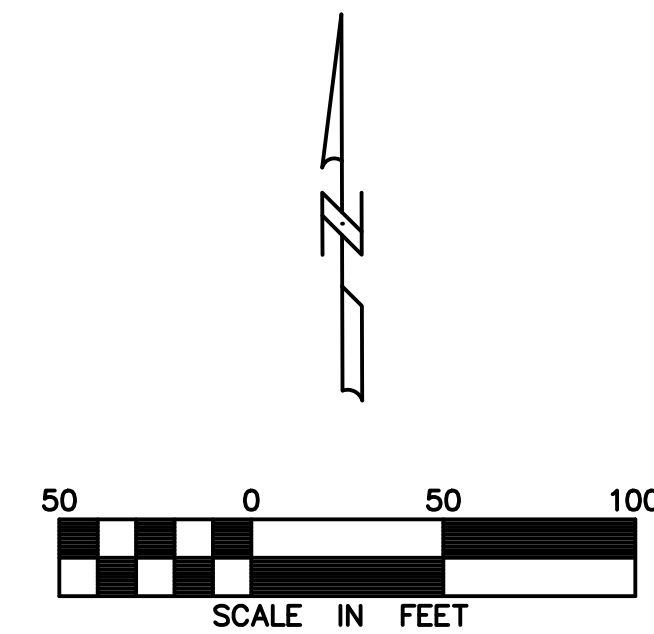
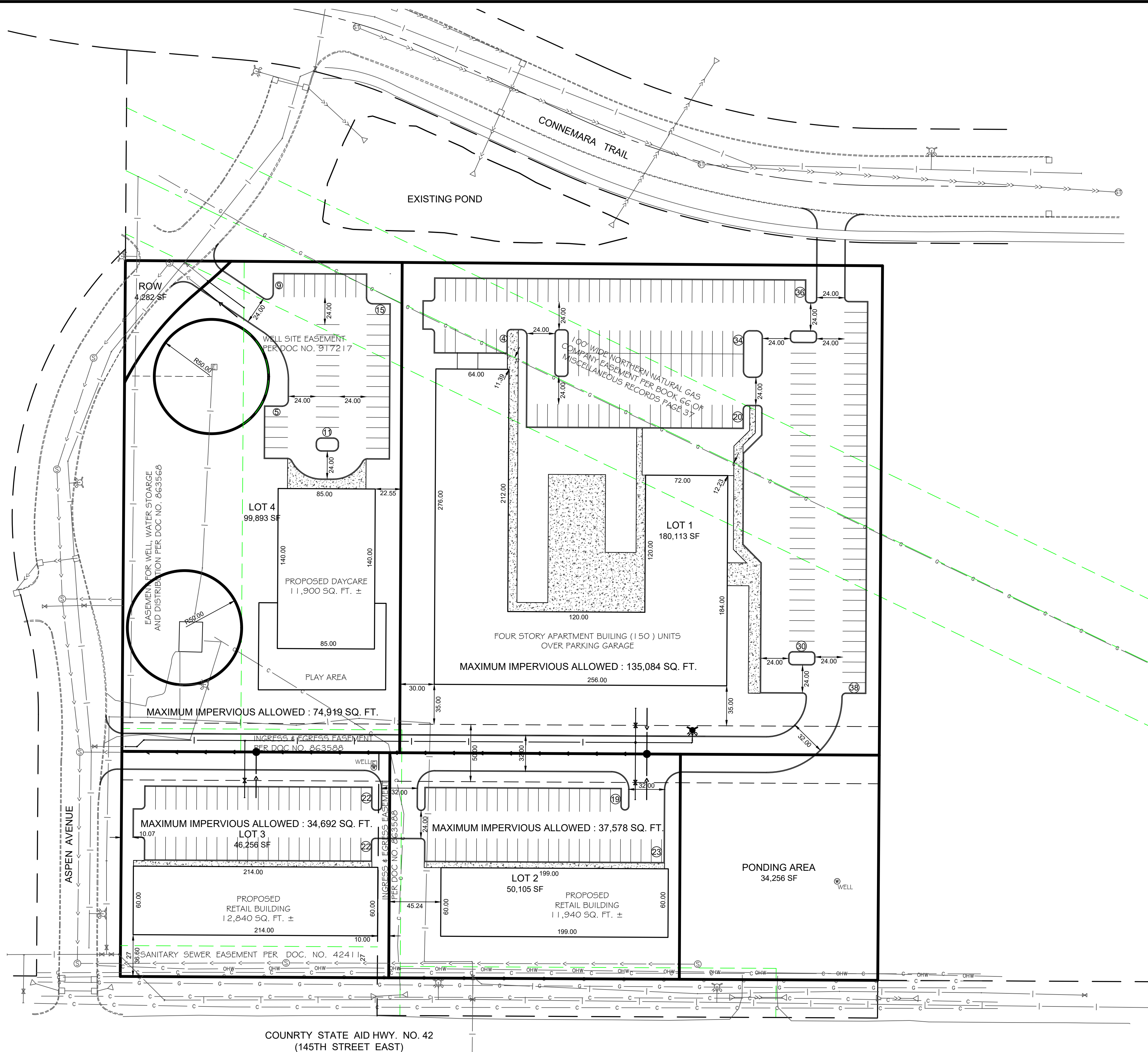
The Rosemount Parks and Recreation Director has reviewed the proposed plat and has provided a memorandum which is included in the attached documents. Staff is recommending the City collect a fee-in-lieu of park land dedication for this development to be collected with the issuance of building permits. The cash dedication for the commercial portion of the site is \$40,500 (4.5 acres x \$9,000 per acre). Because a site plan has not been submitted for review, the required fee is estimated based on a potential 150-unit apartment building. That amount would be \$375,000 (150 units x \$2,000/unit). The final amount will be calculated and applied during the building permitting process. Staff is also recommending the developer be required to include a sidewalk along the east side of Aspen Avenue between CSAH 42 and Connemara Trail.

**RECOMMENDATION**

Staff is recommending approval of the submitted requests. This recommendation is based on the materials submitted by the applicant, goals and policies identified in the City's comprehensive plan, and information detailed in this report. Staff's recommended actions related to the proposed plat and rezoning are subject to the approval of the proposed Comprehensive Land Use Plan Amendment. Prior to development of any of the parcels created by the proposed plat, review and approval of the Site Plans by the Planning Commission will be needed.



May 27, 2025 - G:\Plans\Dakota County\SEC 27-115-19 VITA ATTIVA\VITA ATTIVA PROJECT\PLANS\18790 CONCEPT PLAN.dwg



**APARTMENT ZONED R-4 HIGH RESIDENTIAL DISTRICT**

MINIMUM LOT SIZE : 22,500 SQ. FT.  
 MINIMUM LOT WIDTH : 150 FEET  
 FRONT YARD SETBACK : 25 FEET  
 SIDE YARD SETBACK : 30 FEET  
 REAR YARD SET PAK : 30 FEET  
 MAXIMUM BUILDING HEIGHT : 4 STORIES BUT NOT TALLER THAN 48 FEET  
 MAXIMUM LOT COVERAGE : 75%  
 IF LOT IS NEXT TO COLLECTOR STREET THEN A INCREASE OF 10 FEET ON THE SETBACK.

**PARKING REQUIREMENTS**

1.25 PER STUDIO OR 1 BEDROOM UNIT  
 1.75 PER 2 BEDROOM UNIT  
 2 PER 3+ BEDROOM UNIT  
 1 ADDITIONAL GUEST SPACE FOR EVERY 5 UNITS IS REQUIRED.

**COMMERCIAL LOTS ZONED MX-2 HIGHWAY USE DISTRICT**

MINIMUM LOT SIZE : 20,500 SQ. FT.  
 MINIMUM LOT WIDTH : 150 FEET  
 FRONT YARD SETBACK : 30 FEET  
 SIDE YARD SETBACK : 10 FEET  
 REAR YARD SET PAK : 10 FEET  
 MAXIMUM BUILDING HEIGHT : 35 FEET  
 MAXIMUM LOT COVERAGE : 75%  
 IF LOT IS NEXT TO A RESIDENTIAL ZONING DISTRICT THEN A INCREASE OF 10 FEET ON THE SETBACK.

**PARKING REQUIREMENTS**

1 PER 300 SQUARE FEET GFA  
 GFA OR FLOOR AREA IS DEFINED AS : THE SUM OF THE GROSS HORIZONTAL AREAS OF THE FLOORS OF A BUILDING OR DWELLING UNIT, MEASURED FROM THE EXTERIOR WALLS OR FROM THE CENTERLINE OF THE PARTY WALL SEPERATING BUILDINGS, EXCLUDING BASEMENTS.

**PROBE ENGINEERING COMPANY, INC.**  
 CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS  
 1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

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

DATE \_\_\_\_\_ REG. NO. \_\_\_\_\_

PREPARED FOR:

**ASPEN FIELDS, LLC**  
 3720 120TH CT W  
 FARIBAULT, MN 55021

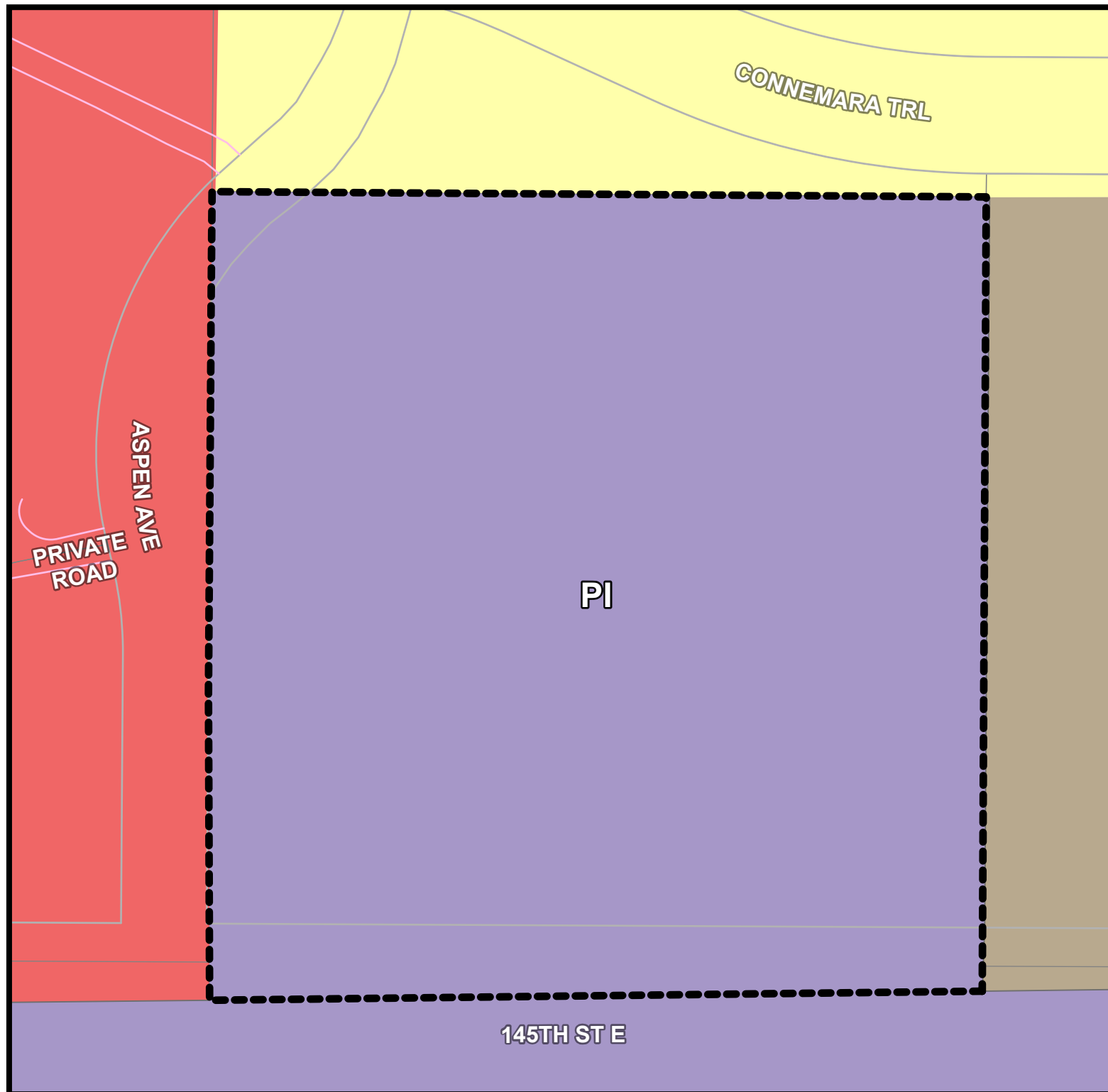
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JOB NO.	
18790.02	

ROSEMOUNT

**END USE CONCEPT PLAN**  
**ASPEN FIELDS**

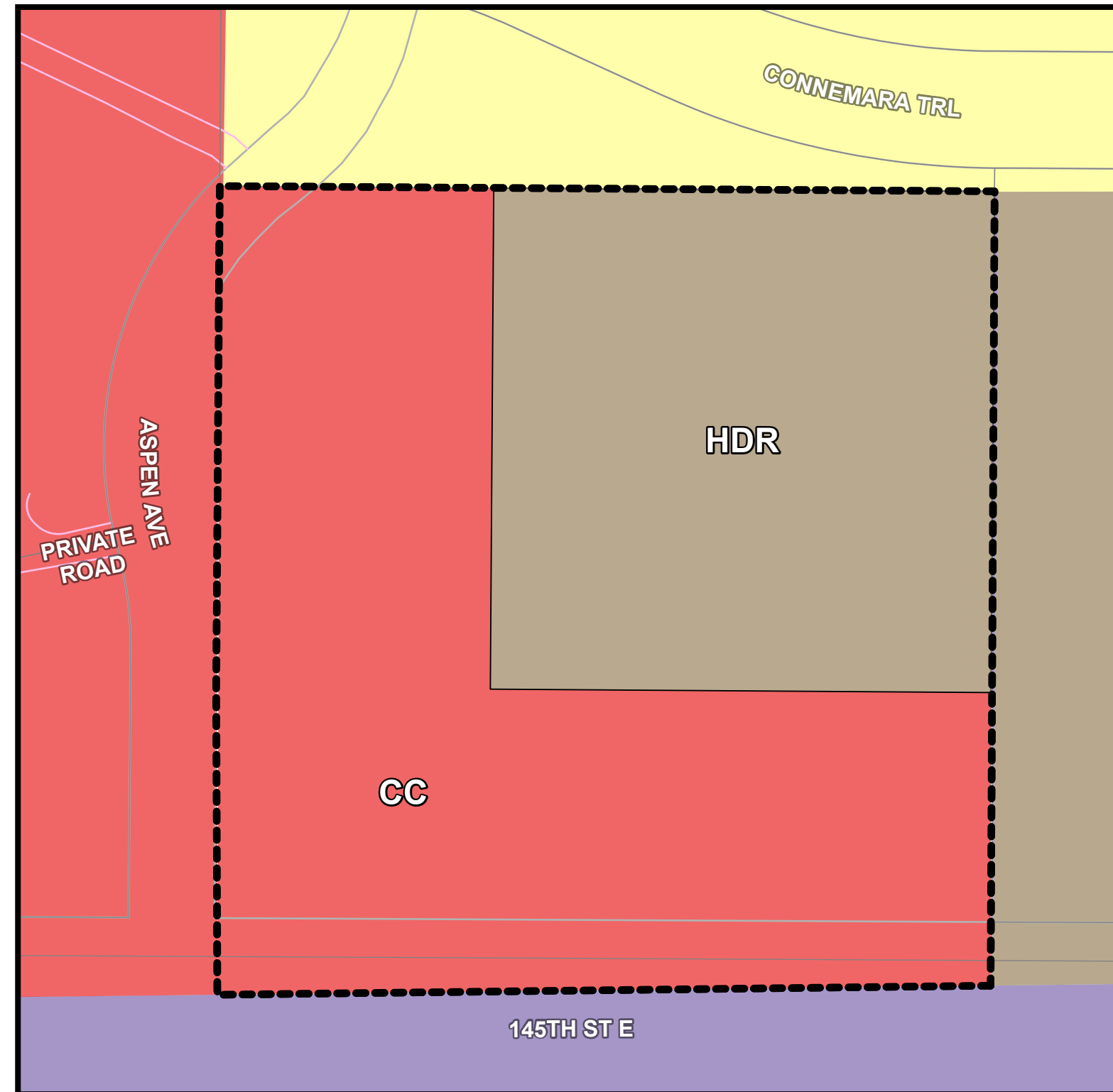
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MINNESOTA



**Current Land Use**

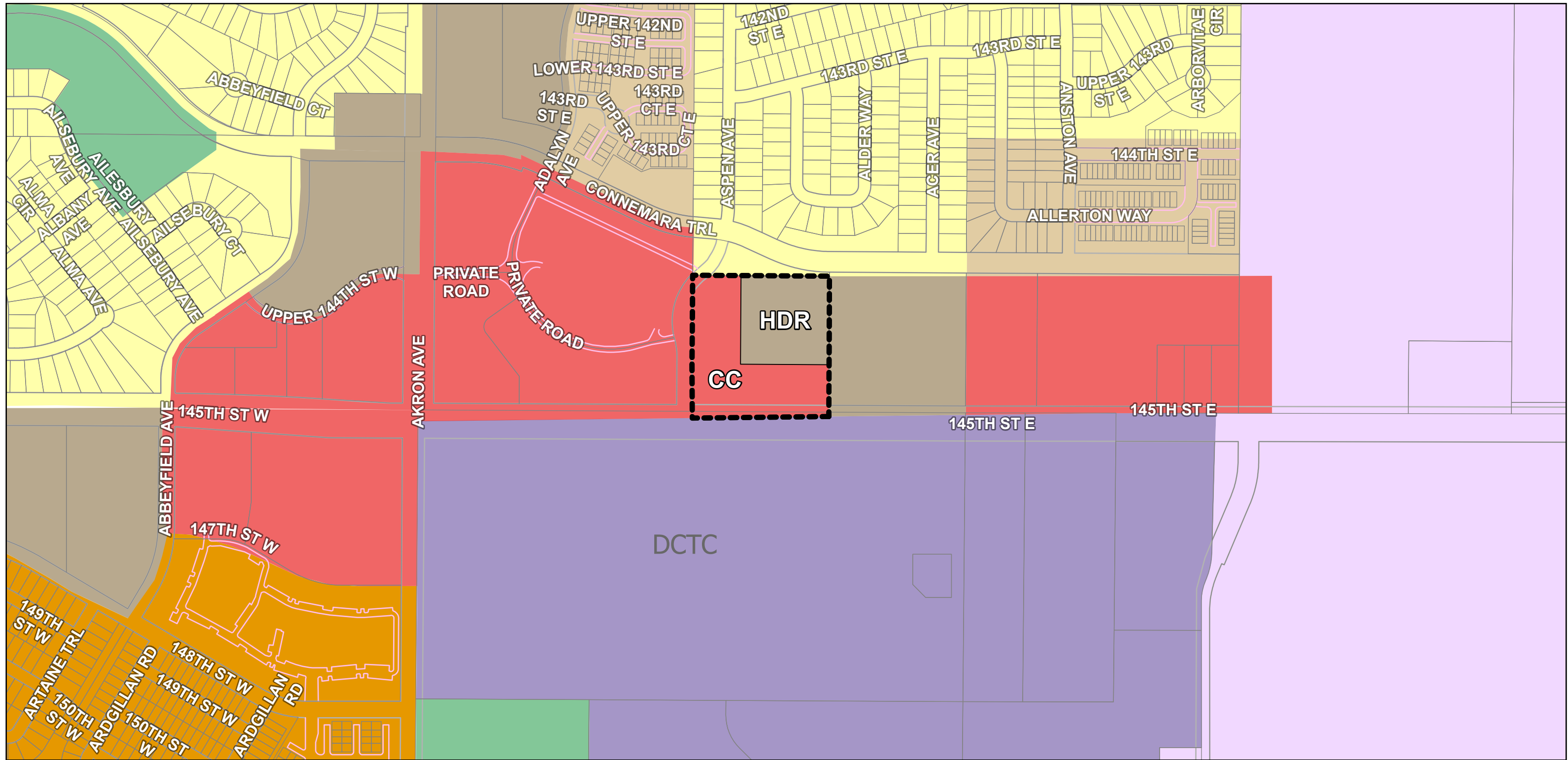
- PI Public/Institutional
- CC Community Commercial
- LDR Low Density Residential
- HDR High Density Residential



**Proposed Land Use**

- CC Community Commercial
- HDR High Density Residential

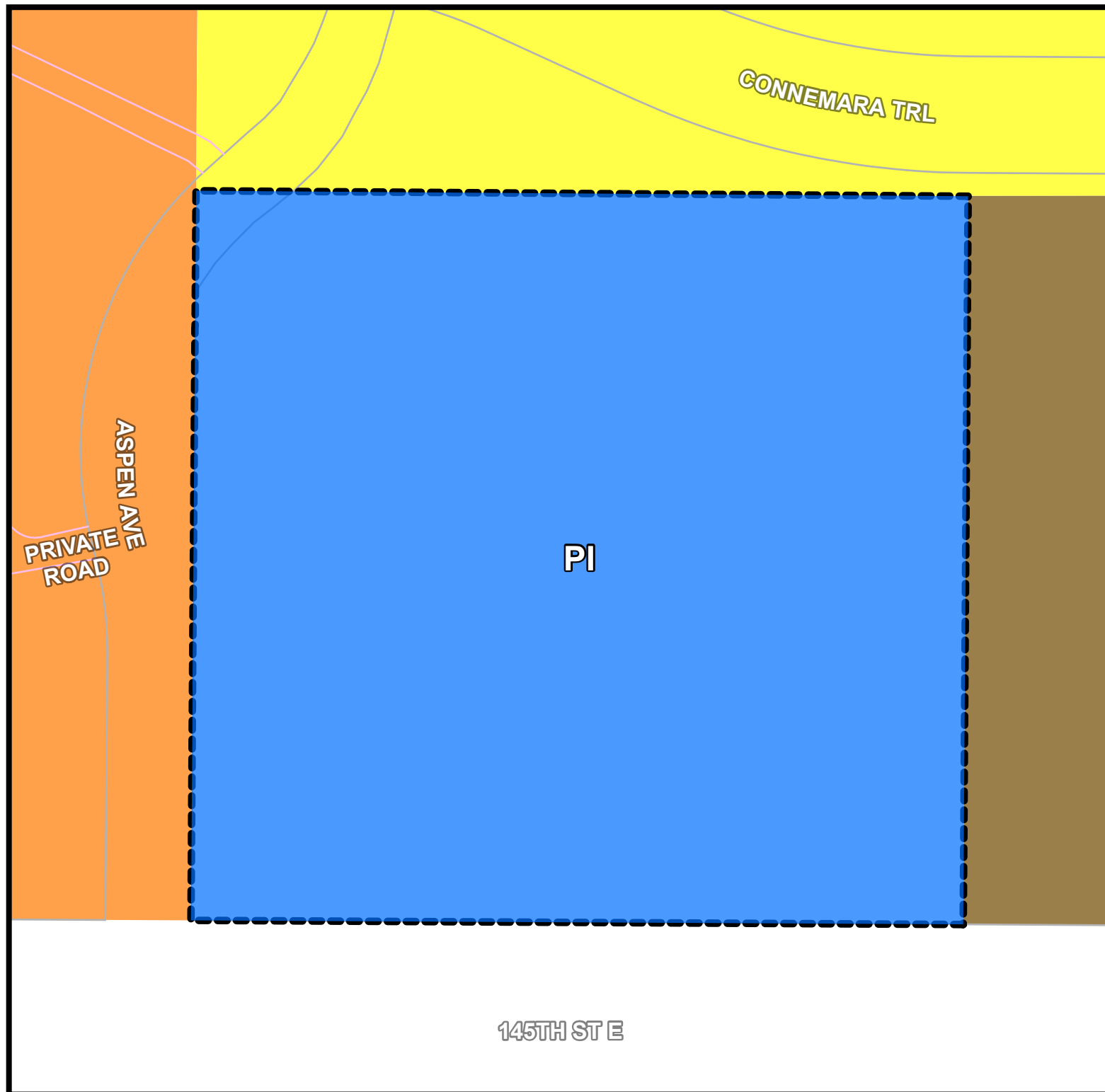




## Proposed Land Use

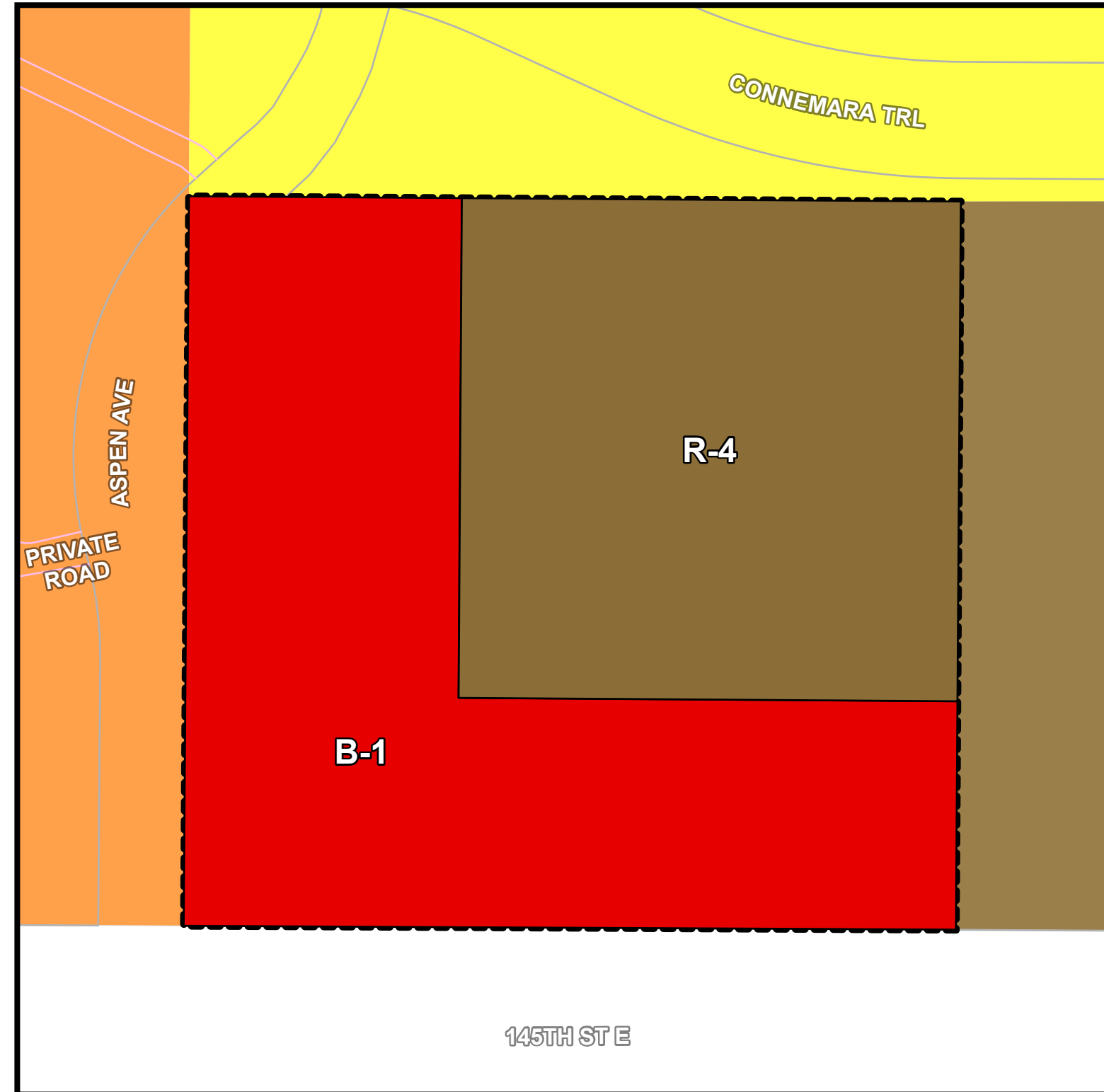
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|---|---|---|
| <span style="display:inline-block; width:15px; height:15px; background-color:#90EE90; border:1px solid black;"></span> AG Agriculture             | <span style="display:inline-block; width:15px; height:15px; background-color:#FFFF00; border:1px solid black;"></span> RR Rural Residential           | <span style="display:inline-block; width:15px; height:15px; background-color:#808080; border:1px solid black;"></span> PI Public/Institutional      |
| <span style="display:inline-block; width:15px; height:15px; background-color:#FFDAB9; border:1px solid black;"></span> DT Downtown                | <span style="display:inline-block; width:15px; height:15px; background-color:#90EE90; border:1px solid black;"></span> LDR Low Density Residential    | <span style="display:inline-block; width:15px; height:15px; background-color:#90EE90; border:1px solid black;"></span> PO Existing Parks/Open Space |
| <span style="display:inline-block; width:15px; height:15px; background-color:#FFB6C1; border:1px solid black;"></span> NC Neighborhood Commercial | <span style="display:inline-block; width:15px; height:15px; background-color:#FFD700; border:1px solid black;"></span> TR Transitional Residential    | <span style="display:inline-block; width:15px; height:15px; background-color:#E6E6FA; border:1px solid black;"></span> BP Business Park             |
| <span style="display:inline-block; width:15px; height:15px; background-color:#8B4513; border:1px solid black;"></span> RC Regional Commercial     | <span style="display:inline-block; width:15px; height:15px; background-color:#FFA500; border:1px solid black;"></span> MR Multi-Use Residential       | <span style="display:inline-block; width:15px; height:15px; background-color:#D3D3D3; border:1px solid black;"></span> LI Light Industrial          |
| <span style="display:inline-block; width:15px; height:15px; background-color:#FF0000; border:1px solid black;"></span> CC Community Commercial    | <span style="display:inline-block; width:15px; height:15px; background-color:#D2B48C; border:1px solid black;"></span> MDR Medium Density Residential | <span style="display:inline-block; width:15px; height:15px; background-color:#A9A9A9; border:1px solid black;"></span> GI General Industrial        |
| <span style="display:inline-block; width:15px; height:15px; background-color:#2E8B57; border:1px solid black;"></span> AGR Agricultural Research  | <span style="display:inline-block; width:15px; height:15px; background-color:#A08060; border:1px solid black;"></span> HDR High Density Residential   | <span style="display:inline-block; width:15px; height:15px; background-color:#404040; border:1px solid black;"></span> WM Waste Management          |





**Current Zoning**

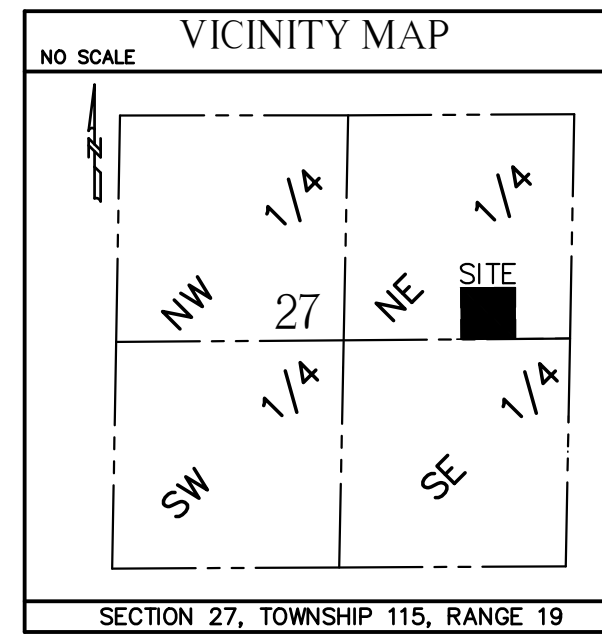
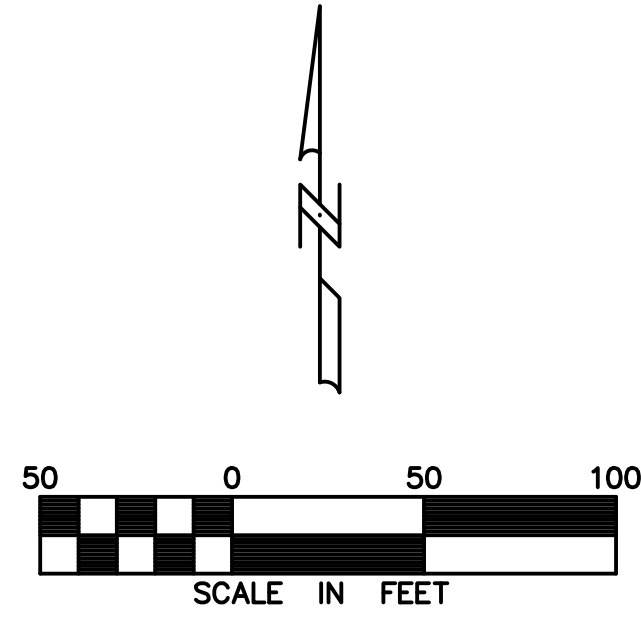
- PI - Public and Institutional District
- MX-2 - Highway Mixed Use District
- R-1 - Low Density Traditional Residential District
- R-4 - High Density Residential District



**Proposed Zoning**

- B-1 - General Business District
- R-4 - High Density Residential District



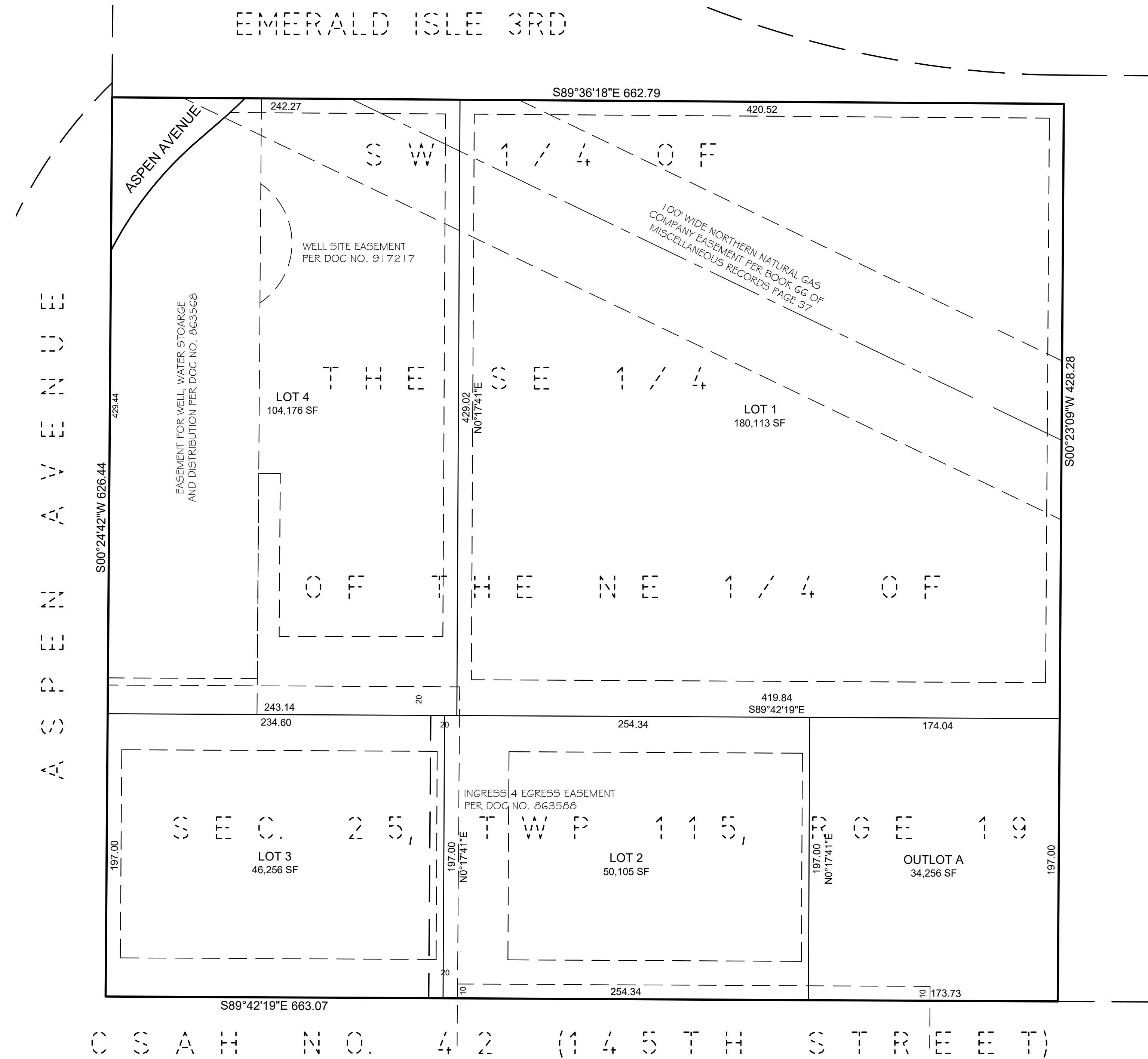


KNOW ALL PERSONS BY THESE PRESENTS: That Aspen Field LLC, a Minnesota limited liability company, owner of the following described property:

The Southwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 27, Township 115, Range 19, except the South 230.00 feet of the West 225.00 feet thereof, Dakota County, Minnesota.

And that Monarch Properties LLC, a Minnesota limited liability company, owner of the following described property:

The South 230 feet of the West 225 feet of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 27, Township 115, Range 19, Dakota County, Minnesota.



May 27, 2025 - G:\Plats\Dakota County\SEC 27-115-19 VITA.ATTIVA\VITA.ATTIVA PROJECT\PLANS\18790 PRELIMINARY PLAT.dwg

**PROBE ENGINEERING COMPANY, INC.**  
CONSULTING ENGINEERS,  
PLANNERS and LAND SURVEYORS

1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

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

**DRAFT**

DATE \_\_\_\_\_ REG. NO. \_\_\_\_\_

PREPARED FOR:

**ASPEN FIELDS, LLC**  
3720 120TH CT W  
FARIBAULT, MN 55021

DESIGNED	CHECKED
DRAWN	DATE
JPM	5/27/2025
SCALE	
AS SHOWN	
JOB NO.	
18790.02	

ROSEMOUNT

**PRELIMINARY PLAT  
ASPEN FIELDS**

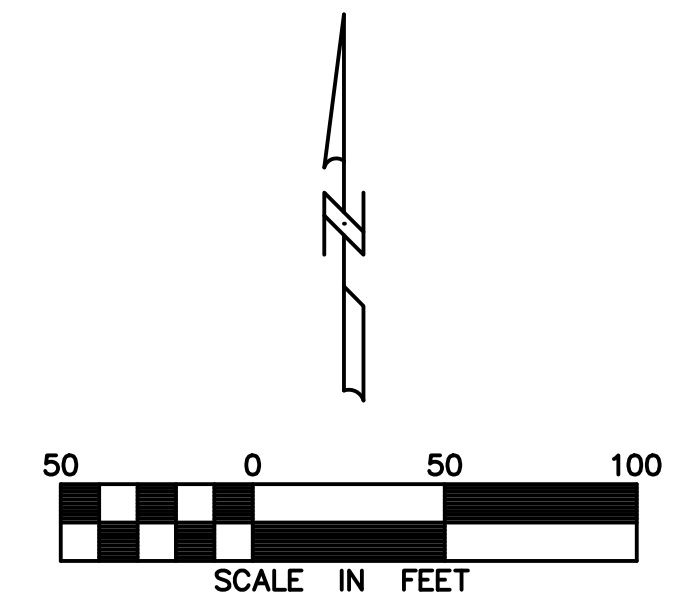
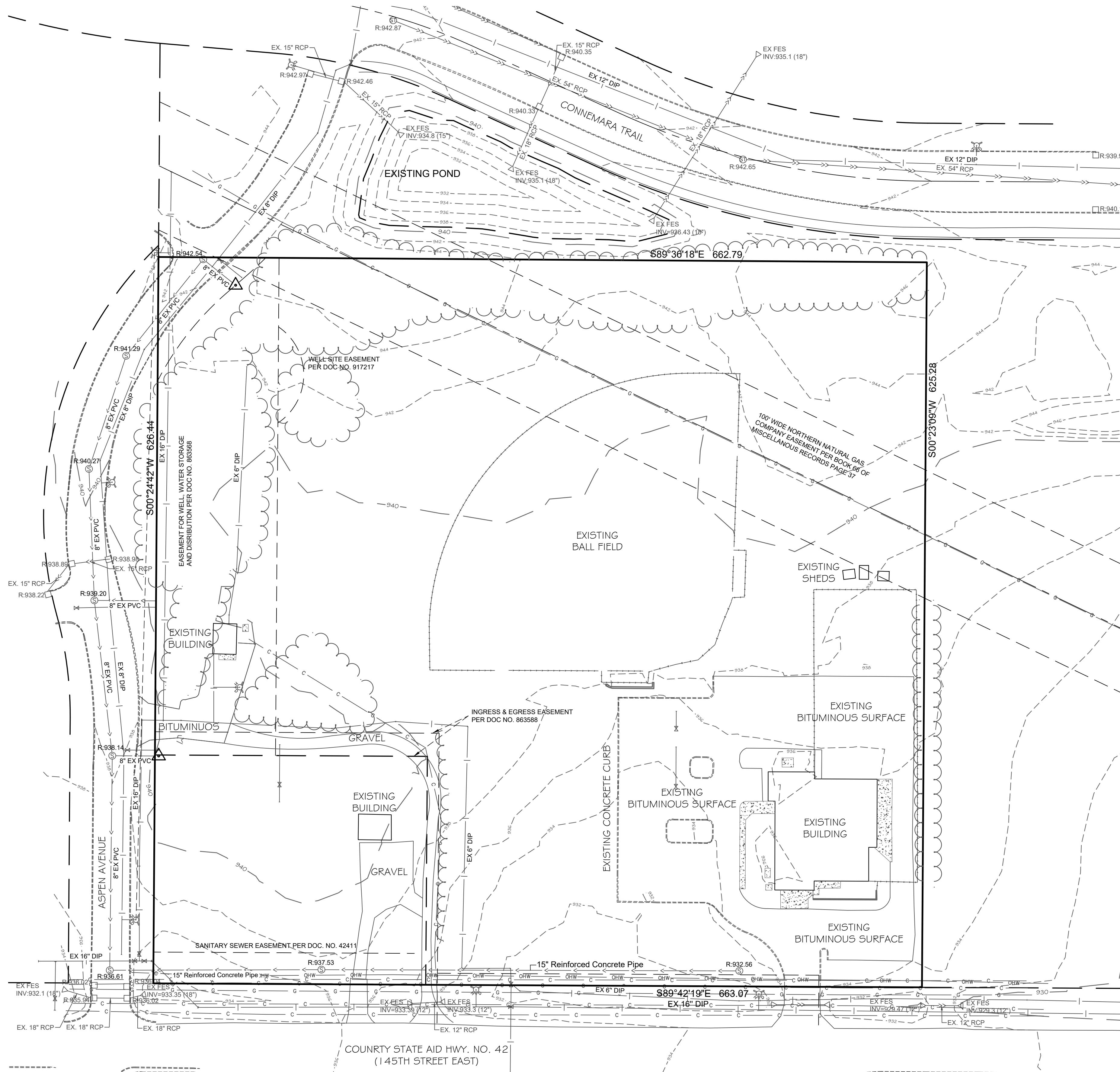
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May 27, 2025 - G:\Plans\Dakota County\SEC 27-115-119-VITA ATTIVA\VITA ATTIVA PROJECT\PLANS\18790 EXISTING CONDITIONS PLAN.dwg



**PROBE**  
**ENGINEERING**  
**COMPANY, INC.**

CONSULTING ENGINEERS,  
PLANNERS and LAND SURVEYORS

1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

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THE LAWS OF THE STATE OF MINNESOTA.

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DATE \_\_\_\_\_ REG. NO. \_\_\_\_\_

PREPARED FOR:

**ASPEN FIELDS, LLC**  
3720 120TH CT W  
FARIBAULT, MN 55021

DESIGNED	CHECKED
DRAWN	CO
DATE	DATE
SCALE	5/27/2025
AS SHOWN	
JOB NO.	
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ROSEMOUNT

**EXISTING CONDITIONS PLAN**  
**ASPEN FIELDS**

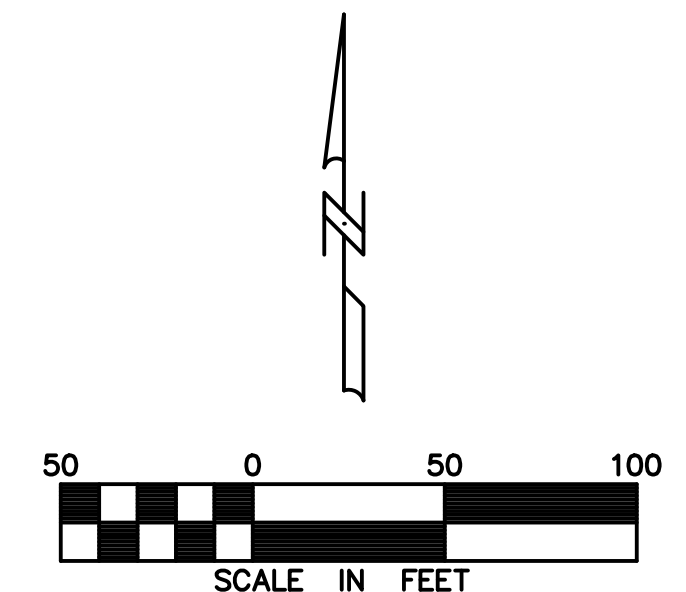
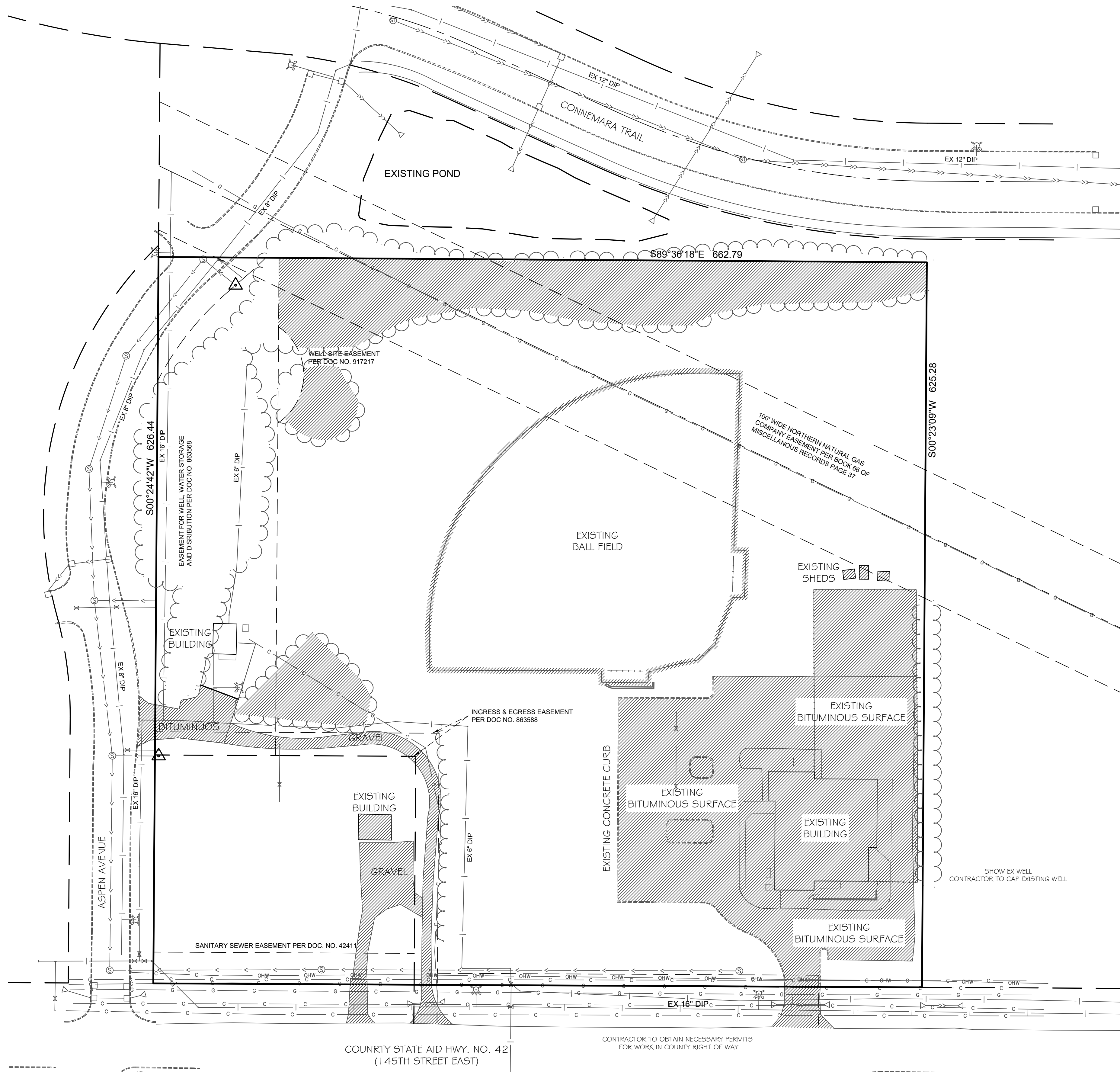
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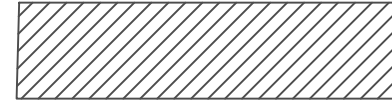
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 DENOTES TO BE REMOVED AND DISPOSE OF OFF SITE

COUNTRY STATE AID HWY. NO. 42  
(145TH STREET EAST)

CONTRACTOR TO OBTAIN NECESSARY PERMITS FOR WORK IN COUNTY RIGHT OF WAY.

**PROBE ENGINEERING COMPANY, INC.**  
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS  
1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

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**DRAFT**  
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3720 120TH CT W  
FARIBAULT, MN 55021

DESIGNED	CHECKED
DRAWN	CO DATE
RF SCALE	5/27/2025
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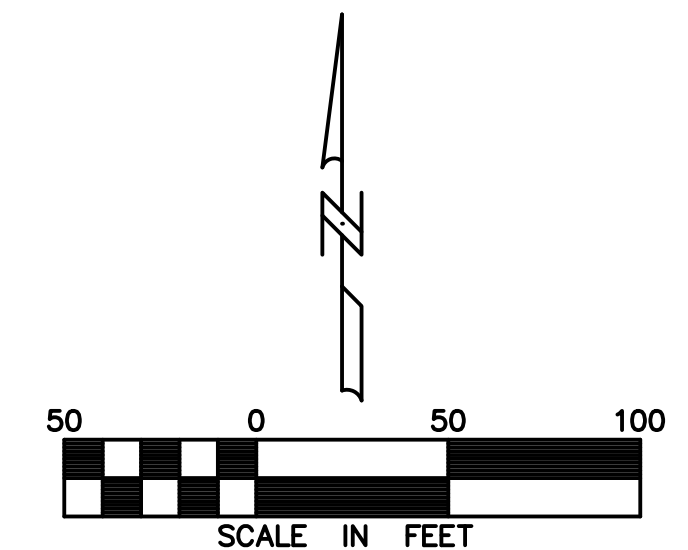
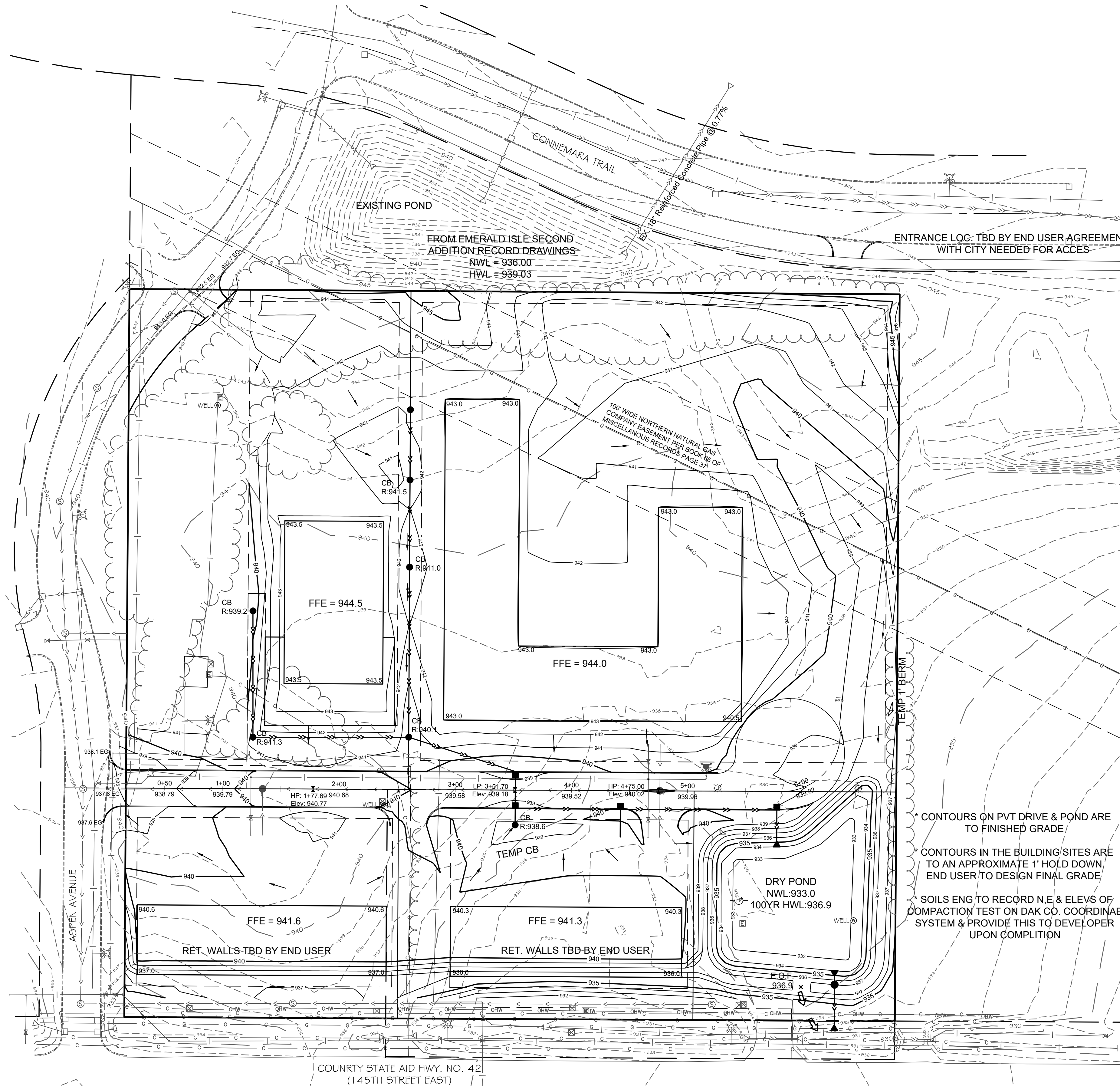
**REMOVAL PLAN  
ASPEN FIELDS**

ROSEMOUNT

MINNESOTA

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May 27, 2025 - G:\Plans\Dakota County\SEC 27-115-19 VITA ATTIVA\VITA ATTIVA PROJECT\PLANS\18790 GRADING PLAN.dwg



**FREEBOARD REQUIREMENTS**  
 LOWEST ALLOWABLE FLOOR = 1FT ABOVE 100YR HWL OF ADJACENT POND  
 LOWEST ALLOWABLE OPENING = 1FT ABOVE APPLICABLE EMERGENCY OVERFLOW & 3FT ABOVE 100YR HWL OF ADJ. POND

1. POSITIVE DRAINAGE AT 1% OR GREATER SHALL BE CONSTRUCTED AROUND ALL PROPOSED BUILDING PADS. SWALES SHALL BE CONSTRUCTED AT A MINIMUM OF 1% GRADE.
2. CONTRACTOR SHALL KEEP ADJACENT STREETS FREE OF DEBRIS AND PREVENT OFF-SITE TRACKING OF DEBRIS IN ACCORDANCE WITH THE CITY OF PRIOR LAKE. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AND MAINTAINED AT EACH CONSTRUCTION ENTRANCE.
3. CONTRACTOR SHALL NOTIFY GOPHER STATE ONE CALL AT 800-252-1166, 48 HOURS PRIOR TO ANY EXCAVATION.
4. STOCKPILES SHALL BE PROTECTED WITH PERIMETER CONTROL BMPs (SILT FENCE OR EQUIVALENT).
5. CONTRACTOR SHALL OBTAIN ANY PERMITS NECESSARY FOR THE WORK.
6. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION ACTIVITIES COMPLY WITH THE NPDES PERMIT, IF TRIGGERED. INCLUDING BUT NOT LIMITED TO DEWATERING OPERATIONS.
7. EROSION CONTROL DEVICE LOCATIONS AND TIMING SUBJECT TO CONSTRUCTION PHASING BY EACH LOT. EROSION CONTROL BMPs WILL BE AS SHOWN FOR EACH LOT AS PART OF THEIR BUILDING PERMIT APP.
8. DOWN GRADIENT BMPs SHALL BE INSTALLED PRIOR TO ANY EARTHWORK ACTIVITIES.
9. SITE SHALL BE SEED WITH MNDOT SEED MIX 25-121 AND TYPE 1 MULCH, DISK ANCHORED IN.
10. INSTALLATION SCHEDULE SHALL COMPLY WITH THE NPDES PERMIT SECTION 8.1 - EROSION PREVENTION PRACTICES AND 9.1 SEDIMENT CONTROL PRACTICES.
11. SLOPES GREATER THAN OR EQUAL TO 3:1 SHALL HAVE APPROVED EROSION CONTROL BEST MANAGEMENT PRACTICES INSTALLED IMMEDIATELY AFTER FINISHED GRADE.

CONTOURS ON PVT DRIVE & POND ARE TO FINISHED GRADE  
 CONTOURS IN THE BUILDING SITES ARE TO AN APPROXIMATE 1" HOLD DOWN, END USER TO DESIGN FINAL GRADE  
 SOILS ENG TO RECORD N.E. & ELEVS OF COMPACTION TEST ON DAK CO. COORDINAE SYSTEM & PROVIDE THIS TO DEVELOPER UPON COMPLETION

**WARNING:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES, OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG  
 GOPHER STATE ONE CALL  
 TWIN CITIES AREA: 651-454-0002  
 TOLL FREE: 1-800-252-1166



Know what's below.  
 Call before you dig.

**PROBE ENGINEERING COMPANY, INC.**  
 CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS  
 1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

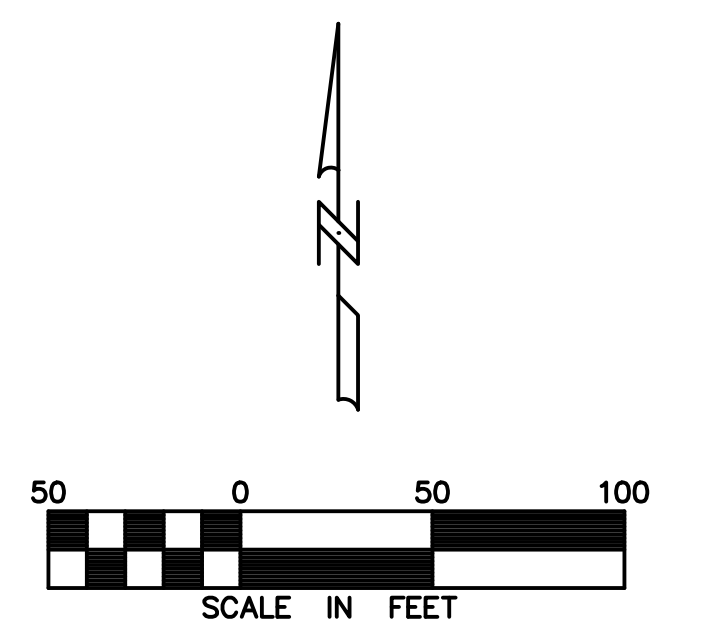
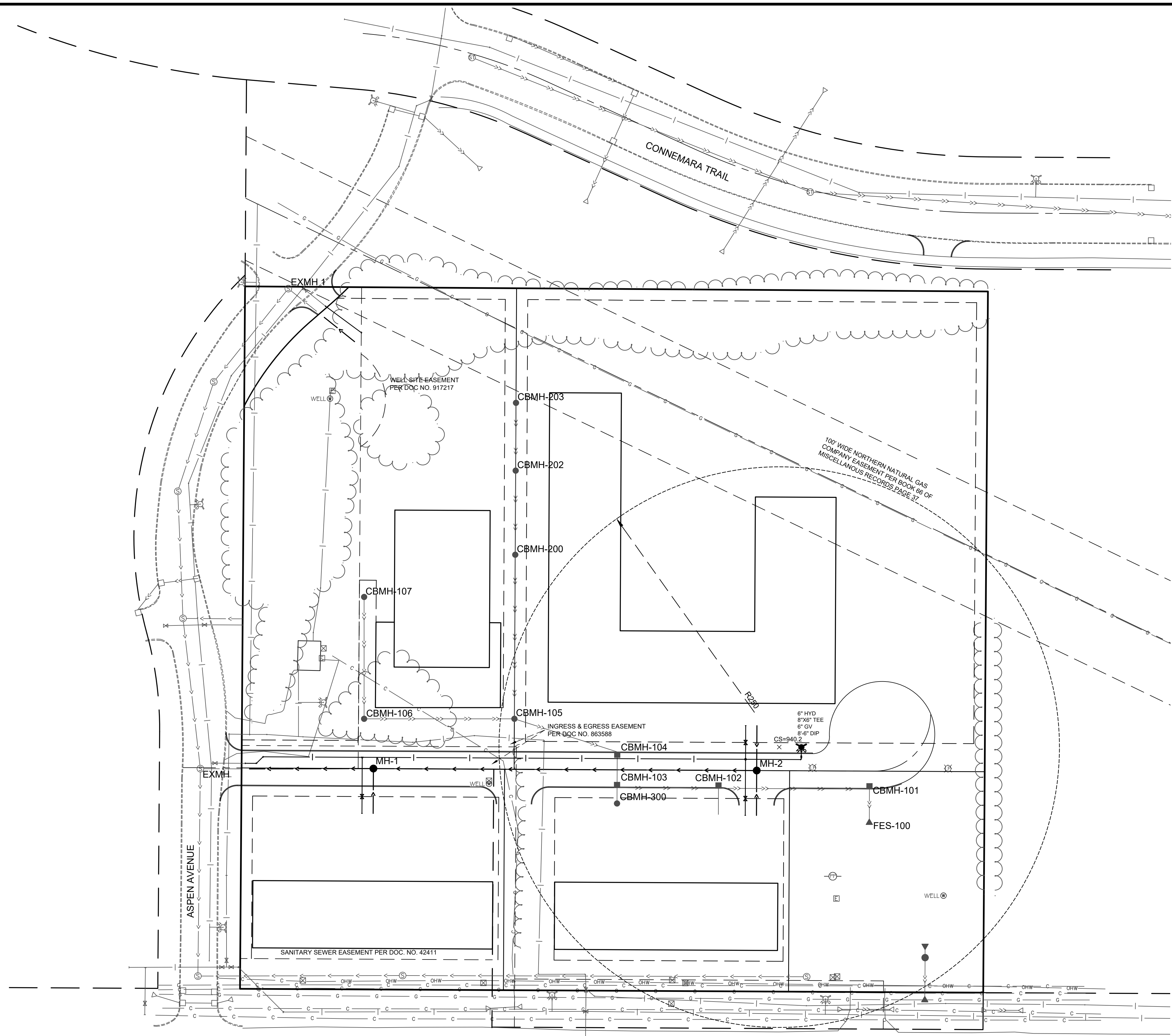
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
**DRAFT**  
 DATE \_\_\_\_\_ REG. NO. \_\_\_\_\_

PREPARED FOR:  
**ASPEN FIELDS, LLC**  
 3720 120TH CT W  
 FARIBAULT, MN 55021

DESIGNED	CHECKED
CO DRAWN	CO DATE
RF SCALE	5/27/2025
AS SHOWN	
JOB NO.	
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**GRADING PLAN ASPEN FIELDS**  
 SHEET **6.0**  
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 MINNESOTA

May 27, 2025 - G:\Plans\Dakota County\SEC 27-115-19 VITA ATTIVA\VITA ATTIVA PROJECT\PLANS\18790 UTILITY LAYOUT.dwg



COUNTY STATE AID HWY. NO. 42  
(145TH STREET EAST)      C.S.A.H. 42  
(145TH ST E)

**PROBE ENGINEERING COMPANY, INC.**  
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS  
1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

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DATE \_\_\_\_\_ REG. NO. \_\_\_\_\_

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3720 120TH CT W  
FARIBAULT, MN 55021

DESIGNED	CHECKED
DRAWN	CO
DATE	DATE
SCALE	SCALE
AS SHOWN	
JOB NO.	
18790.02	

ROSEMOUNT

**UTILITY LAYOUT  
ASPEN FIELDS**  
MINNESOTA

SHEET  
**4.0**  
REV.

**M E M O R A N D U M**

**To:** Adam Kienberger, Community Development Director  
Anthony Nemcek, Senior Planner  
Julia Hogan, Planner

**From:** Dan Schultz, Parks and Recreation Director

**Date:** June 16, 2025

**Subject:** Aspen Fields Project

The Parks and Recreation Department recently reviewed the plans for the Aspen Fields project. After reviewing the plans, the Parks and Recreation Department staff has the following comments:

***Parks Dedication***

Commercial Development - The parks dedication requirement for a commercial development is either a 10% of the total property area as land dedication, a cash dedication in-lieu of land or combination of the two.

Staff is recommending that the City collect cash in-lieu of land for the development that is currently being processed. The cash dedication for the 4.5 acres of commercial development is \$40,500 (4.5 acres x \$9,000 per acre). This amount is to be paid when the building permit is issued.

Residential Development - The parks dedication requirement for 150 high density residential units is .02 acres of land per unit or \$2,500 per unit. The City's Parks Master Plan does not call for a park in this area, so staff is recommending the City collect cash in-lieu of land to meet the parks dedication requirements. The cash dedication for 150 units would be \$375,000 (150 units x \$2,500 per unit).

***Trails and Sidewalks***

Staff is recommending the developer install a sidewalk on the eastside of Aspen Avenue from Connemara to County Road 42. Staff also recommends that a 10-foot-wide trail be benched/graded in on the south side of development along County Road 42 for a future trail to be installed by Dakota County.

Please let me know if you have any questions about this memo.

## Memorandum

To: Brian Erickson, City Engineer  
 Nick Egger, Director of Public Works  
 Anthony Nemcek, Senior Planner  
 Jane Byron, Storm Water Specialist

From: Amanda Sachi, PE  
 Bill Alms, PE  
 Laura Pietila, PE  
 Kris Keller, PE

Date: June 20, 2025

Re: Aspen Fields – Preliminary Plat Review  
 WSB Project No. 030704-000

We have reviewed the documents submitted for Aspen Fields provided by Probe Engineering Co. on May 27, 2025. Documents reviewed include:

- *ASPEN FIELDS CIVIL SET.pdf*
- *ASPEN FIELDS PRELIMINARY HYDROCAD REPORT.pdf*

### Civil Comments:

1. General
  - a. Submit for and provide copies to the City of all required permits from regulatory agencies (MCES, Minnesota Pollution Control Agency, Minnesota Department of Health, NPDES, etc.)
  - b. Coordinate any grading or construction work with the utility provider
    - i. Future building shown encroaching into gas easement
  - c. Address redline comments on attached plan sheets
2. Utilities
  - a. Applicant to submit for Minnesota Department of Labor plumbing plan review and provide approved plans to City prior to permit issuance
  - b. Abandon/Cap existing wells per MDH requirements
    - i. Show and verify existing sanitary sewer facilities to remove/abandon
  - c. Show remove and abandon existing septic
  - d. Show existing utility connections
  - e. 8x6 Tee vs 2- 45 degree bends
  - f. Provide easement for existing 6" watermain to remain
  - g. Maintain minimum 18" vertical separation between utilities for compaction
  - h. Insulate when separation between storm sewer and water is less than 36"
  - i. Verify existing pipe slope and pipe material grade (SDR 35/26)
    - i. Match existing pipe slope and material grade through 1st structure

3. Streets, Signage and Street Lighting
  - a. Remove existing depressed curb and replace with matching B6XX
  - b. Remove existing B6XX curb and replace with street or commercial apron
  - c. Minimum 25' radii for entrances
4. Landscape
  - a. No comments.

**Grading, Drainage, and Erosion Control Comments:**

1. General
  - a. Submit all permits once obtained.
  - b. Sign the plans.
  - c. List the vertical datum on the plans.
  - d. A well is shown in the proposed ponding area. What is the status of the well?
2. Grading Plan
  - a. Add a callout for the snowmelt event HWL on the plans.
  - b. Label EOF locations and elevations for all low points.
  - c. Define maintenance access routes to the stormwater infrastructure.
  - d. Provide all inlet elevations
    - i. Proposed contours do not match up with proposed inlets
  - e. Maintain minimum 2% slope with swale
3. Erosion Control
  - a. Add inlet protection to the catch basins on Aspen Avenue.
  - b. Revise the impervious total listed on the SWPPP and site plan to match.

**Stormwater Management Plan:**

1. General
  - a. Submit a stormwater report with drainage area maps to document how stormwater management is achieved. Refer to the stormwater management report for Talamore and Lifetime for the drainage breaks that were used in the regional pond designs.
  - b. Submit soil borings.
  - c. Provide an operations and maintenance plan for the stormwater basin.
  - d. Discussions needed with adjacent property owner to pipe pond outlet to future Emerald Isle BMP location.
2. Modeling
  - a. Include the 10-day 100-year snowmelt event in the HydroCAD model.
  - b. Include the drainage area outputs in the HydroCAD report.
  - c. Include the .hcp version of the model.
  - d. The site plan shows 6.5 acres of proposed impervious. Modeling includes 2.2 acres of proposed impervious. The plans and model should match.

3. General Storm Sewer Design

- a. All storm sewer facilities shall be designed to accommodate a 10-year rainfall event. Provide rational calculations and a drainage area map.
- b. The minimum lateral pipe size shall be 15" in diameter. What is the 12" pipe stubbed off of CBMH-203?
- c. Storm sewer structures in unpaved areas shall be marked per the City's Structure Marker Sign Detail.
- d. Inlets are required every 300' along streets. Provide calculations showing that the inlets receive a maximum of 3 cfs for the 10-year design storm.
- e. Add catch basins on the private drive upstream of the intersection with Aspen Avenue.
- f. Label the orifice size on the skimmer detail.

4. Freeboard

- a. Provide at least 1.5 feet of separation from the emergency overflow elevation of the low points to the building low opening.

5. Water Quality

- a. Provide NURP pretreatment (dead storage volume equal to 2.5" of runoff from the contributing drainage area) prior to water leaving the site.
- b. All site impervious should have a plan for stormwater management. A portion of the private road leaves the site untreated.

**General**

Infrastructure design shall be completed in accordance with the City of Rosemount's Engineering Guidelines and Standards. Infrastructure construction shall be completed in accordance with the latest edition of the City's General Specifications and Standard Detail Plates for Street and Utility Construction.

Planning Commission Regular Meeting: June 24, 2025  
 Tentative City Council Meeting: N/A

<b>AGENDA ITEM:</b> Discussion on potential amendments to the zoning ordinance.	<b>AGENDA SECTION:</b> DISCUSSION
<b>PREPARED BY:</b> Anthony Nemcek , Senior Planner	<b>AGENDA NO.</b> 8.a.
<b>ATTACHMENTS:</b>	<b>APPROVED BY:</b> AK
<b>RECOMMENDED ACTION:</b> Discussion Only	

**BACKGROUND**

Staff would like to receive feedback from the Planning Commission on a few potential updates to the zoning ordinance.

- 11-6-8: Accessory Uses, N-Z

Currently, there is a discrepancy between what the City Code requires for outdoor dining areas in the administration of liquor licenses and what the zoning ordinance requires. Staff would like feedback on bringing the zoning code into alignment with the liquor licensing requirements as it relates to fencing and barriers to delineate an outdoor dining area.

The zoning code contains this standard for outdoor dining: *When a liquor license is granted, an uninterrupted enclosure is required and the enclosure shall only have access through the principal building.*

Code Section 3-1-14 simply requires the following: *The patio or deck area must be compact and contiguous to the licensed premises and shall be quarantined off by an appropriate fence, wall or staff monitor as approved by City staff.*

- 11-6-3: Principal Uses, Commercial

Staff would like feedback on updating the standards for Commercial Event Centers. These uses are currently only allowed in the A-2 Agriculture district, and the code was amended to allow owners of farmsteads to adapt and use the farmsteads and associated structures for events like weddings. Specifically, staff would like to know if there is an appetite for increasing the maximum number of guests from 200 and if the provision requiring the site to be the owner/operator's primary

residence should remain in place.

- 11-7-6: Landscaping, Screening, and Buffering Standards:
  - a. The zoning code requires a certain level of parking lot landscaping based on the size of the parking lot. Currently, any trees required as part of parking lot landscaping are required in addition to trees required based on site area. Staff would like the Planning Commission to consider including those parking lot trees in the overall landscaping requirement.
  - b. The topic of screening has come up lately. The code requires screening of certain uses, such as drive-through stacking areas, to 90% opacity. While it is easy to quantify a certain level of opacity when screening using non-natural methods like fences or walls, screening is usually accomplished using landscaping. Staff would like the Commission to consider amending the code so that if landscaping is used for screening it must consist of coniferous trees and shrubs and eliminate the specific opacity level for this method of screening.

#### **RECOMMENDATION**

The Commission is being asked to provide feedback on potential changes to the sections of code listed above. Depending on the feedback received, staff will initiate zoning code text amendments that would be formally reviewed by the Planning Commission during a public hearing.