

**CITY OF PLYMOUTH  
AGENDA  
Regular Planning Commission  
Council Chambers  
3400 Plymouth Boulevard, Plymouth, MN  
June 3, 2026, 7:00 PM**

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**2. PUBLIC FORUM** - Individuals may address the commission about any item not contained on the regular agenda. A maximum of three minutes is allotted per individual with a total of 15 minutes for the forum. If the full 15 minutes are not needed for the forum, the commission will continue with the agenda. The commission will take no official action on items discussed at the forum, with the exception of referral to staff for future report.

**3. APPROVE AGENDA** - Planning Commission members may add items to the agenda for discussion purposes or staff direction only. The commission will not normally take official action on items added to the agenda.

**4. CONSENT AGENDA** - These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a commission member or individual so requests, in which event the item will be removed from the consent agenda and placed elsewhere on the agenda.

**4.1** Approve the May 20, 2026, minutes.

1. Minutes

**4.2** Variances for an oversized detached garage in the front yard for property located at 13522 Sunset Trail North (Structural Buildings of MN -- 2026029)

1. Planning Staff Report
2. Zoning Map
3. Aerial Location Map
4. Application
5. Resolution

**5. PUBLIC HEARINGS**

**5.1** Conditional use permit to allow an oversized detached garage for property located at 5655 Vagabond Lane North (Schoessow -- 2026027)

1. Planning Staff Report
2. Zoning Map
3. Aerial Location Map
4. Application
5. Resolution

**5.2** Rezoning, site plan, conditional use permit, and variance for a new child care center to be located at the southwest corner of Old Rockford Road and Peony Lane (Structura Builders - 2026023)

1. Planning Report
2. Location Map
3. Applicant's Narrative
4. Conditional Use Permit Standards
5. Variance Standards
6. Civil & Landscape Plans
7. Architectural & Floor Plans
8. Ordinance
9. Resolution - Findings for Rezoning
10. Resolution - Site Layout & Land Use

## **6. NEW BUSINESS**

**6.1** Variances requested to lot area and lot width for a lot line adjustment at 710 Kingsview Lane (Craig and Michelle Weatherson -- 2026020)

1. Planning Report
2. Application Narrative
3. Site Plan
4. Resolution

## **7. ADJOURNMENT**

**To:** Planning Commission

**Prepared by:** Lori Sommers, Planning Manager

**Reviewed by:** Grant Fernelius, CED Director

**Item:** **Approve the May 20, 2026, minutes.**

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**1. Action Requested:**

Motion to adopt the minutes.

**2. Background:**

The Planning Commission met on May 20, 2026.

**3. Budget Impact:**

N/A

**4. Attachments:**

1. Minutes

# Proposed Minutes Planning Commission Meeting May 20, 2026

Chair Boo called a Meeting of the Plymouth Planning Commission to order at 7:00 p.m. in the Council Chambers of City Hall, 3400 Plymouth Boulevard, on May 20, 2026.

COMMISSIONERS PRESENT: Chair Michael Boo, Marc Anderson, Julie Olson, Greg Hansen, Josh Fowler, Neha Markanda, and Jim Willis

COMMISSIONERS ABSENT: None

STAFF PRESENT: Planning Manager Lori Sommers and Associate Planner Geoff Solomonson

Chair Boo led the Pledge of Allegiance.

## **Call to Order**

## **Public Forum**

## **Approval of Agenda**

Motion was made by Commissioner Anderson and seconded by Commissioner Olson to approve the agenda. With all Commissioners voting in favor, the motion carried.

## **Consent Agenda**

- (4.1) Planning Commission minutes from meeting held on April 15, 2026.**
- (4.2) Review community & economic development department 2025 annual report.**

Motion was made by Commissioner Willis and seconded by Commissioner Olson to approve the consent agenda. With all Commissioners voting in favor, the motion carried.

## **Public Hearing**

## **New Business**

**(6.1) Variance request to the bluff setback to allow the construction of a deck at 1519 Medicine Lake Drive West (Jill Topeff – 2026019)**

Associate Planner Solomonson presented the staff report.

Chair Boo introduced the applicant, Jill Topeff, who stated that she was present to address any questions.

Commissioner Anderson thanked the resident for building her house this year, noting that he previously drove a school bus on that narrow road and was thankful he did not have to drive past construction vehicles.

Ms. Topeff acknowledged that the area is small, which creates challenges for a usable driveway and a small deck.

**Motion was made by Fowler, and seconded by Commissioner Markanda, to recommend approval of a variance for the bluff setback to allow for the construction of a deck at 1519 Medicine Lake Drive West. With all Commissioners voting in favor, the motion carried.**

It was noted that this item is tentatively scheduled to move forward to the City Council at its June 9, 2026, meeting.

**Adjournment**

Chair Boo adjourned the meeting at 7:13 p.m.

**To:** Planning Commission

**Prepared by:** Sophia Kucera, Associate Planner

**Reviewed by:** Grant Fernelius, CED Director

**Item:** **Variances for an oversized detached garage in the front yard for property located at 13522 Sunset Trail North (Structural Buildings of MN -- 2026029)**

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**1. Action Requested:**

Conduct public meeting and motion to recommend approval of the variance requests for a detached garage addition.

**2. Background:**

See attached Planning Report.

**3. Budget Impact:**

N/A

**4. Attachments:**

1. Planning Staff Report
2. Zoning Map
3. Aerial Location Map
4. Application
5. Resolution

**To:** Plymouth Planning Commission

**From:** Sophia Kucera, Associate Planner (763-509-5285)  
Community and Economic Development Department

**Subject:** Structural Buildings of MN Inc. & Homeward Bound Inc.  
13522 Sunset Trail N – Variances for an oversized detached garage in front yard  
**2026-029**

**Deadline:** September 8, 2026

### Summary

The applicant is requesting approval of variances to allow for the construction of an oversized detached garage addition in the front (south) yard for property located at 13522 Sunset Trail.

An aerial view of the site is included to the right for reference on the site context.

### Recommended Action

Community and Economic Development Department staff is recommending approval of the requested variances to allow for an oversized detached garage in the front yard.



## Site Information

### Zoning and Land Use

The property is zoned RSF-1 (residential single family 1) and guided LA-1 (living area 1).

	Zoning	Land Use Designation (2040 Comprehensive Plan)
Subject Property	RSF-1	LA-1
North, South, East	RSF-1	LA-2
West	RSF-2 (residential single family 2)	LA-2 (living area 2)

### School District

The site is in the Wayzata School District (#284).

### Natural Characteristics of Site

The site lies in the Bassett Creek watershed district. The site is not located within the flood plain or shoreland overlay district. The site does not contain any wetlands.

### Previous City Actions Affecting Site

- The principal structure on the subject property was constructed in 1989.
- On June 24, 2025, variances were approved by the City Council to allow for construction of a 32-foot-deep by 24-foot-wide garage to be located in the front yard, with setbacks of 60 feet from the south and east property lines and 40 feet from the west property line.

## Analysis of Variance Request

**Summary of Variance:** The applicants are requesting size and location variances to allow the construction of a 768 square foot detached garage addition in the front (south) yard, where a maximum of 700 square feet is required in this zoning district. The proposed garage would provide secured parking for the handicap-accessible vans used to transport residents of the group home facility.

In 2025, the applicants received size and location variances for the detached garage project. Due to a property line identification error on site, the concrete pad for the garage was poured on March 30, 2026, in a location that differed from the setbacks prescribed in the original approval resolution. Work on the project was immediately stopped, and the applicants have reapplied for the same size and location variances with adjusted property line setbacks to reflect the existing conditions.

Both the original 2025 site plan and the updated 2026 site plan meet all standard setback requirements for the RSF-1 zoning district and do not require variances for the setbacks themselves. This new request for variances would keep the same garage plans and dimensions

but would adjust the setback distances to match the existing concrete pad, which is 29.4 feet from the west property line, 42.9 feet from the south property line, and 66.2 feet from the east property line. The garage is shifting closer to the front and west yards, and away from the east yard, than the original approved plans. An overview of the setback requirements and proposed changes is included below.

	RSF-1 Minimum Setbacks	Setbacks Approved 6/24/25	Proposed Setbacks	Complies?
West (Side)	15	40	29	Yes
South (Front)	25	60	42	Yes
East (Side)	15	60	66	Yes

**The proposed garage addition would be compliant with all area and setback requirements for the RSF-1 zoning district. Detached accessory structures in residential districts have a maximum allowable area of 700 square feet and are typically not permitted in the front yard. As a result, the applicants must obtain size and location variances prior to construction of a detached garage addition.**

### Variance

To approve a variance, the City Council must make the following findings, per Section 21030 of the Zoning Ordinance. The following findings are written for approval of the variance request. If the Planning Commission recommends denial of the variance, each of the following findings must be made by the Planning Commission for denial.

1. Would the variance, and its resulting construction or project, be in harmony with the general purposes and intent of the Zoning Ordinance, and be consistent with the comprehensive plan?

*Finding: Staff finds that the request to expand the available garage space is in harmony with the RSF-1 Zoning Ordinance, where group homes are an allowed use, and consistent with the LA-1 Guiding.*

2. Is the variance request based exclusively upon economic considerations?

*Finding: Staff finds that the request is not solely based on economic considerations but based upon the unique characteristics of the property and the request to improve the functionality of the group home.*

3. Would the variance, and its resulting construction or project, be detrimental to the public welfare, or would it be injurious to other land or improvements in the neighborhood?

*Finding: Staff finds that the request would not be detrimental to the public welfare and would not be injurious to other land/improvements in the neighborhood. The applicant is requesting the variance to be able to store vehicles securely indoors and would not negatively impact neighboring properties.*

4. Would the variance, and its resulting construction or project, impair an adequate supply of light and air to adjacent properties? Or would it substantially increase traffic congestion in public streets, increase the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood?

*Finding: Staff finds that the request would not impair light and air, nor increase traffic, risk of fire, nor endanger the public safety, nor diminish property values in the neighborhood. Staff finds that the variance request is consistent with allowed uses in this zoning district, and that the resulting project will improve the value and usability of the property.*

5. Practical Difficulties

- a. Does the applicant propose to use the property in a reasonable manner permitted by this Chapter?

*Finding: Staff finds that the request is reasonable, that the property would be used in a reasonable manner and would result in a garage addition to an existing home in the RSF-1 zoning district.*

- b. Is the plight of the landowner due to circumstances unique to the property that were not created by the landowner?

*Finding: Staff finds that the variance request is due to property characteristics not created by the landowners but arises from the inherent shape and size limitations of the lot. The circumstances of the measurement error during the pouring of the concrete pad were also not caused or created by the landowner.*

- c. The variance, if granted, would not alter the essential character of the locality?

*Finding: Staff finds that the request would not alter the essential character of the lot or neighborhood as the garage design would match the existing principal structure, would not generate additional traffic, and would be consistent with neighborhood characteristics.*

6. Is the variance requested the minimum action required to address or alleviate the practical difficulties?

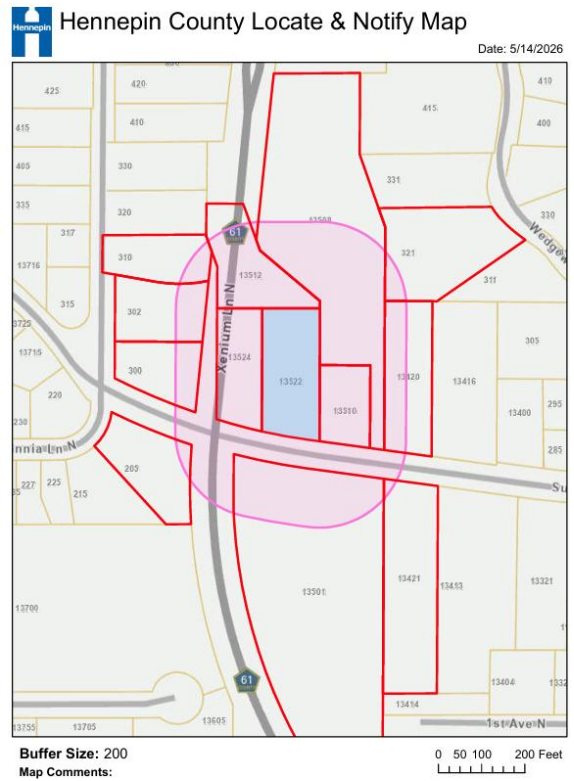
*Finding: Staff finds that the variance is the minimum action required to address the unique site characteristics, and that reapplying for the same variances with an adjusted resolution is the quickest and most cost-effective pathway for the site to regain compliance.*

### Level of Discretion in Decision-Making

The City Council's discretion in approving or denying a variance is limited to whether the proposal meets the standards for a variance. The city has a relatively high level of discretion with a variance because the burden of proof is on the applicant to show that they meet the standards for a variance.

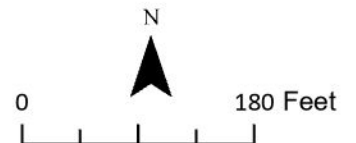
### Public Notice

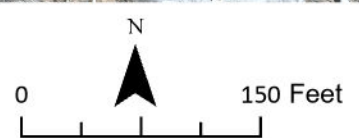
Notice of the public meeting was mailed to all property owners within 200 feet of the site. Staff also placed signage on the site which included notice of the application.





FRD, Future Restricted Development	RMF-3, Multiple Family 3	CC, City Center
RSF-1, Single Family Detached 1	RMF-4, Multiple Family 4	B-C, Business Campus
RSF-2, Single Family Detached 2	O, Office	I-1, Light Industrial
RSF-3, Single Family Detached 3	C-2, Neighborhood Commercial	I-2, General Industrial
RSF-4, Single and Two Family	C-3, Highway Commercial	I-3, Heavy Industrial
RMF-1, Multiple Family 1	C-4, Community Commercial	P-I, Public/Institutional
RMF-2, Multiple Family 2	C-5, Commercial/Industrial	PUD, Planned Unit Development







## SITE PLAN

PID-3411822340002

**HOMeward BOUND**

13522 Sunset Trail North  
Plymouth MN 55441

### PROPOSED NEW GARAGE

**24' x 32' (768sq)**

*Garage Door  
Faces Northwest*

### NEW VARIANCE

#### APPLICATION SETBACKS:

North 243'

East 66.2'

South 42.9'

West 29.4'

29.4'

66.2'

42.9'

SUNSET TRAIL

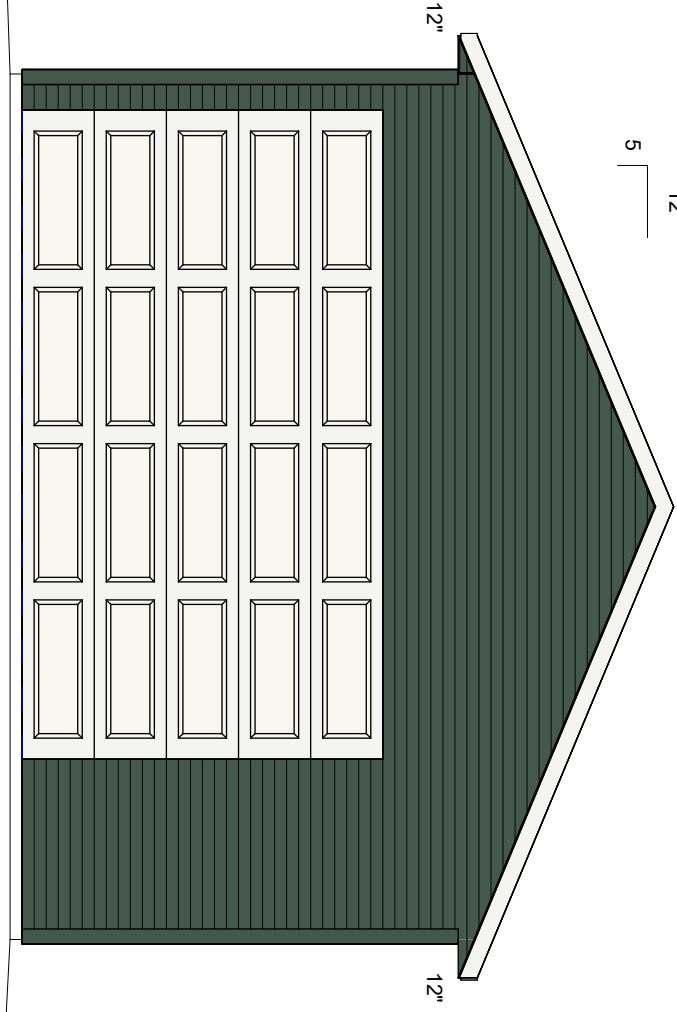
GAF TIMBERLINE  
HDZ SHINGLES



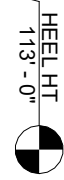
D4 VINYL SIDING  
(\* BY OWNER)

4 NORTHEAST  
SB-4 3/16" = 1'-0"

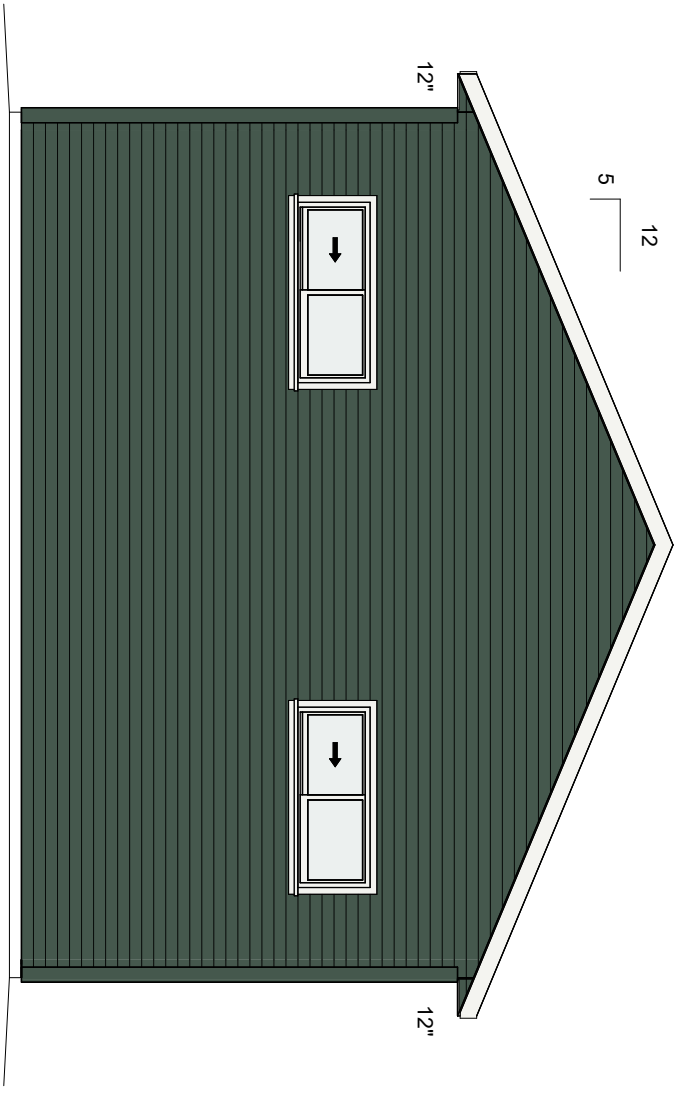
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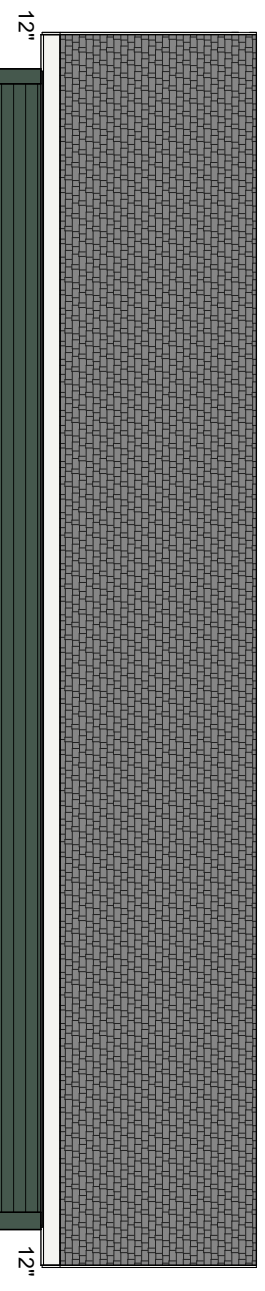
1 NORTHWEST  
SB-4 3/16" = 1'-0"



5 12



3 SOUTHEAST  
SB-4 3/16" = 1'-0"



2 SOUTHWEST  
SB-4 3/16" = 1'-0"



12926 FIRST STREET BECKER, MN 55308 OFFICE: (763) 296-5800 STRUCTURALBUILDINGS.COM COPYRIGHT 2025 STRUCTURAL BUILDINGS

JOB TITLE: HOMEWARD BOUND, INC.	
DRAWN BY: GK	CUST. INITIAL:
DATE: 03/05/26	SALES REP: BRETT

No.	Date
1	04/28/26

ELEVATIONS

SB-4



Community and Economic  
Development Department  
3400 Plymouth Blvd  
Plymouth, MN 55447  
(763) 509-5450

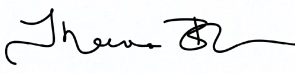
**Brief Description of Request:** Structural Buildings of Minnesota, Inc. was hired by Homeward Bound to build a Detached Garage for storage of Handicapped Vans. Due to the unique shape of the property and the house set back deep into the lot.  
The Proposed 24' x 32' Garage would be located in the "Front Yard" of the property.

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I hereby apply for the above consideration and declare that the information and materials submitted with this application are complete and accurate per city code and ordinance requirements. I understand that the city will process the application once the planning division finds that it is complete. I understand and agree that the city may place a sign on my property for purposes of notification that an application is under consideration and enter the property to inspect as it relates to this application.

I agree that the City of Plymouth may transfer my application fee(s) and/or escrow(s) payments provided in this application to a new application if the terms and conditions of this application have been satisfied.

**Please note: If the property fee owner is not the applicant, the applicant must provide written authorization from the property fee owner in order to make application.**

Property Owner(s) Signature(s):   
Applicant(s) Signature(s): Rebecca Hoye for Structural Buildings  
Date: 5/8/2026

For City Use Only

Property Location: 13522 Sunset Trail North, Plymouth MN 55441  
Applicant/Contact Person: Rebecca Hoye Property Owner Name: Homeward Bound, Inc.  
Company Name: Structural Buildings of Minnesota, Inc. Company Name: Theresa Blum  
Address: 12926 1<sup>st</sup> Street Address: 12805 Highway 55, Suite #400  
City: Becker State: MN City: Plymouth



What is the proposed project? Explain what you're doing and why you need a variance.

Homeward Bound Inc and Structural Buildings are seeking a variance for the construction of a 24'W x 32'L x 12'H Detached Garage. The proposed structure is intended to provide secured parking for handicap-accessible vans used to Transport residents living at this Group Home Property. The variance is being requested due to the placement of the Garage along the south end of the parcel, which faces the existing driveway.

Would the variance, and its resulting construction or project, be in harmony with the general purposes and intent of the Zoning Ordinance, and consistent with the comprehensive plan? Explain.

The proposed garage aligns with the Residential Zoning Ordinance, as it matches the existing structure aesthetically and maintains neighborhood character. It is also consistent with the City Development Comprehensive Plan, supporting orderly Growth and property functionality without conflicting with long-term planning goals.

Would the variance, and its resulting construction or project, be detrimental to the public welfare, or injurious to other land or improvements in the neighborhood? Explain.

No, the variance and proposed garage would not be detrimental to the public welfare or injurious to the neighboring properties. The design matches the existing structure, causes no safety or environmental concerns, and will not negatively impact traffic, Light, or air access for neighboring properties.

Would the variance, and resulting project, impair an adequate supply of light and air to adjacent properties, substantially increase traffic congestion in public streets, increase the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood? Explain.

No, the variance and resulting project would not impair light and air to adjacent properties, increase traffic congestion, or Create fire hazards. The garage is designed to complement the existing structure, maintaining proper spacing and not Obstructing views or airflow. The project will not generate additional traffic or safety risks and will not diminish property values, as it is consistent with the character of the neighborhood and does not introduce incompatible uses.

**Explain the "practical difficulties" present by answering the following questions:**

Is the variance the minimum action required to address or alleviate the practical difficulties? Explain.

Yes, the variance is the minimum action needed to resolve the practical difficulties. It allows the garage to be built in a way That meets the homeowner's needs while staying consistent with the neighborhood, without requiring a larger Deviation from the zoning ordinance.

Do you plan to use the property in a reasonable manner, permitted by the Zoning Ordinance? Explain.

Yes, the property will be used in a reasonable manner permitted by the Zoning Ordinance. The proposed garage is a typical residential use, consistent with the ordinance's intent to allow for accessory structures that enhance the functionality and aesthetics of the property without conflicting with neighborhood standards.



Would the variance, if granted, alter the essential character of the locality?

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No, granting the variance would not alter the essential character of the locality. The garage is designed to match the existing Structure and blend with the surrounding neighborhood, maintaining its residential character and aesthetic consistency in height, roof slope and materials.

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Is the variance request based exclusively upon economic considerations? Explain.

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No, the variance request is not based exclusively on economic considerations. It is driven by the property's shape and size. The primary focus is on securely storing vehicles and ensuring the structure's functionality and providing ample space for safely loading and unloading passengers, especially in inclement weather.

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Is the difficulty due to circumstances unique to the property and was the issue created by the property owner? Explain.

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Yes, the difficulty is due to circumstances unique to the property, such as its shape and size, which limit the ability to construct a functional garage within the zoning requirements. The issue was not created by the property owner but arises from the inherent limitations of the lot.

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# CITY OF PLYMOUTH

## RESOLUTION No. 2026-

### RESOLUTION APPROVING VARIANCES FOR HOMEWARD BOUND INC. FOR PROPERTY LOCATED AT 13522 SUNSET TRAIL NORTH (2026029)

WHEREAS, Homeward Bound Inc. have requested approval of variances to allow for the construction of an oversized detached garage in the front yard for property located at 13522 Sunset Trail North, Plymouth, MN 55441 (PID No. 34-118-22-34-0002); and

WHEREAS, the variances would allow construction of a detached accessory structure with a floor area exceeding 700 square feet in the front (south) yard of the existing home; and

WHEREAS, the Planning Commission has reviewed said request at a duly called public meeting on June 3rd, 2026.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve the request by Homeward Bound Inc. for variances to allow for the construction of a 768 square foot detached garage in the south front yard at 13522 Sunset Trail North, subject to the following conditions:

1. The requested variances are hereby approved in accordance with the application and plans received by the city on May 12, 2026, except as may be amended by this resolution.
2. The requested variances are approved based on the finding that all applicable variance standards have been met. Specifically,
  - a. The request is in harmony with the general purpose of the zoning ordinance and comprehensive plan.
  - b. The applicant has demonstrated that there are practical difficulties in complying with the ordinance regulations because:
    1. The request is reasonable, and that the property would be used in a reasonable manner and would result in a garage addition to an existing home.
    2. The request is due to circumstances not created by the landowners as the applicants are not the original owners of the property that they are requesting to improve the livability of; and
    3. The variances would not alter the essential character of the lot or neighborhood as the lot and the home are in character with the surrounding lots within the subdivision.
  - c. The requested variances are not based upon economic considerations, but rather based on the unique circumstances of the property and the request to improve the livability of the home by providing secure storage for handicap-accessible vans used by the residents.
  - d. The requested variances and resulting construction would not impair an adequate supply of light and air to adjacent properties, nor would it increase traffic congestion or the danger of fire, endanger the public safety, or substantially diminish property values within

the neighborhood. Staff finds that the variance requests are consistent with uses in this zoning district.

3. A separate building permit is required prior to the commencement of the project. Building code-related items will be addressed under the building permit.
4. The detached garage shall be compatible with the existing home in materials and design.
5. The height of the garage shall not exceed 15 feet, as required in the RSF-1 Zoning District.
6. The variances shall expire one year after the date of approval, unless the property owner or applicants have commenced the authorized improvement or use, or unless the applicants, with the consent of the property owner, have received prior approval from the city to extend the expiration date for up to one additional year, as regulated under section 21030.06 of the Zoning Ordinance.

APPROVED by the City Council on this 9th day of June, 2026.

STATE OF MINNESOTA)  
COUNTY OF HENNEPIN) SS.

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on June 9, 2026, with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the City this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
City Clerk

**To:** Planning Commission

**Prepared by:** Sophia Kucera, Associate Planner

**Reviewed by:** Grant Fernelius, CED Director

**Item:** **Conditional use permit to allow an oversized detached garage for property located at 5655 Vagabond Lane North (Schoessow -- 2026027)**

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**1. Action Requested:**

Conduct the public hearing, and move to recommend approval of the requested conditional use permit, subject to the findings and conditions listed in the attached resolution.

**2. Background:**

See attached Planning Report.

**3. Budget Impact:**

N/A

**4. Attachments:**

1. Planning Staff Report
2. Zoning Map
3. Aerial Location Map
4. Application
5. Resolution

**To:** Plymouth Planning Commission

**From:** Sophia Kucera, Associate Planner (763-509-5285)  
Community and Economic Development Department

**Subject:** Jonathan and Katelyn Schoessow  
5655 Vagabond Lane N – Conditional Use Permit for oversized detached garage  
**2026-027**

**Deadline:** September 2, 2026

### Summary

The applicant(s) are requesting approval of a conditional use permit to allow for the construction of a detached accessory building exceeding 700 square feet in the FRD (future restricted development) zoning district, on the roughly 5.5-acre residential property located at 5655 Vagabond Lane North. Under the proposed plan, an approximately 1,200 square foot detached garage would be constructed for the storage of ground maintenance equipment.

An aerial view of the site is included to the right for reference on the site context.

### Recommended Action

Community and Economic Development Department staff is recommending approval of the requested conditional use permit (CUP) to allow for an oversized detached garage in the FRD zoning district.



**Site Information**

Zoning and Land Use

The property is zoned FRD (future restricted development) and guided LA-1 (living area 1).

	<b>Zoning</b>	<b>Land Use Designation (2040 Comprehensive Plan)</b>
Subject Property	FRD	LA-1
North	FRD	LA-1
East	RSF-3 (residential single family 3)	LA-1
South	FRD	LA-1
West	PUD (planned unit development)	LA-2 (living area 2)

School District

The site is in the Wayzata School District (#284).

Natural Characteristics of Site

The site lies in the Elm Creek watershed district. The site is not located within the flood plain or shoreland overlay district. The western and northern portions of the site contain some high-quality wetlands.

Previous City Actions Affecting Site

- The principal structure (house) on the subject property was constructed in 1985.

**Analysis of Conditional Use Request**

The applicant is requesting approval of a conditional use permit to construct a detached accessory building exceeding 700 square feet, which is a conditional use in the FRD (future restricted development) district. The garage would be used to store personal grounds equipment to help maintain the 5.5 acre property. The building would be located in the side yard area to the north of the existing house and would be in line with, or behind the front edge of, the existing house. An overview of the zoning standards for accessory buildings in the FRD district is included in the table below; under the proposal, all area and setback requirements would be met.

<b>Area Requirement</b>	<b>FRD Standards</b>	<b>Proposed</b>	<b>Complies?</b>
East (front) yard setback	50 ft.	> 150 ft.	Yes
North (side) yard setback	15 ft.	50 ft.	Yes
South (side) yard setback	15 ft.	> 100 ft.	Yes
Maximum height (detached access. bldg.)	Not to exceed principal building	Not to exceed principal building	Yes
Maximum area (detached access. bldg.)	700 sq. ft.	1,200 sq. ft.	<i>*variance requested</i>

Notably different from standards in other residential districts, the Plymouth Zoning Ordinance exempts accessory buildings in the FRD zoning district from needing to meet the accessory building architectural design and material standards. If the use is approved, the building is permitted by Zoning Code to be constructed with steel that is designed to have a durable, non-fade, and corrosion-resistant finish, such as Corten steel, but may not be galvanized or unfinished. The applicant has indicated the new detached garage would be designed with materials compatible with the existing home and may include metal components, with a roof matching the pitch of the existing attached garage.

### **Conditional Use Permit**

To approve a conditional use permit, the City Council must make the following findings. The following findings are written for approval of the request. If the Planning Commission recommends denial, each of the following findings must be made by the Planning Commission for denial.

1. Would the conditional use permit (CUP), and its resulting construction or project, be in harmony with the general purposes and intent of the Zoning Ordinance and be consistent with the comprehensive plan?  
*Finding: Staff finds that the request is in harmony with the FRD district of the Zoning Ordinance, where detached accessory buildings exceeding 700 square feet are allowed as a conditional use, and consistent with the LA-1 Guiding.*
2. Would the conditional use permit (CUP), and its resulting construction or project, promote and enhance the general public welfare and not be detrimental to or endanger the public health, safety, morals or comfort?  
*Finding: Staff finds that the request would not be detrimental to, or endanger, public health, safety, morals or comfort and would promote and enhance the general public welfare by providing secure indoor storage for grounds equipment necessary to maintain the property.*
3. Would the conditional use permit (CUP), and its resulting construction or project, be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the neighborhood?  
*Finding: Staff finds that the request would not be injurious to the use and enjoyment of other properties in the immediate vicinity, nor will it diminish or impair property values within the neighborhood.*
4. Would the conditional use permit (CUP), and its resulting construction or project, impede the normal and orderly development and improvement of surrounding property for uses permitted in the district?  
*Finding: Staff finds that the request would not impede normal development and improvement of surrounding property for uses in the district.*

5. Have adequate measures been taken, or will be taken, to provide ingress, egress, and parking so designed as to minimize traffic congestion in public streets?

*Finding: Staff finds that the request has no significant impact on the parking needs, ingress or egress of the subject and surrounding residential properties, and that sufficient off-street parking has been provided to meet the city's regulations.*

6. Would the conditional use permit (CUP), and its resulting construction or project, conform to the applicable regulations of the district in which it is located?

*Finding: Staff finds that the request would conform to the regulations of the FRD zoning district.*

7. Would the conditional use permit (CUP), and its resulting construction or project, comply with the general and specific performance standards as specified by Section 21015 and the Plymouth Zoning Ordinance?

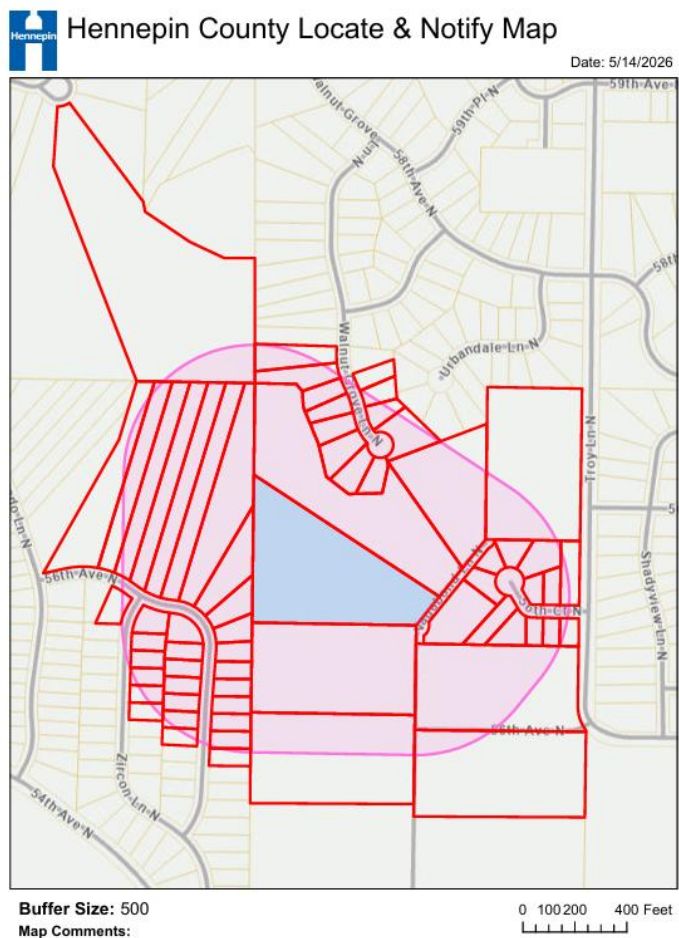
*Finding: Staff finds that the request would comply with the general and specific performance standards as specified by Section 21015 of the Zoning Code.*

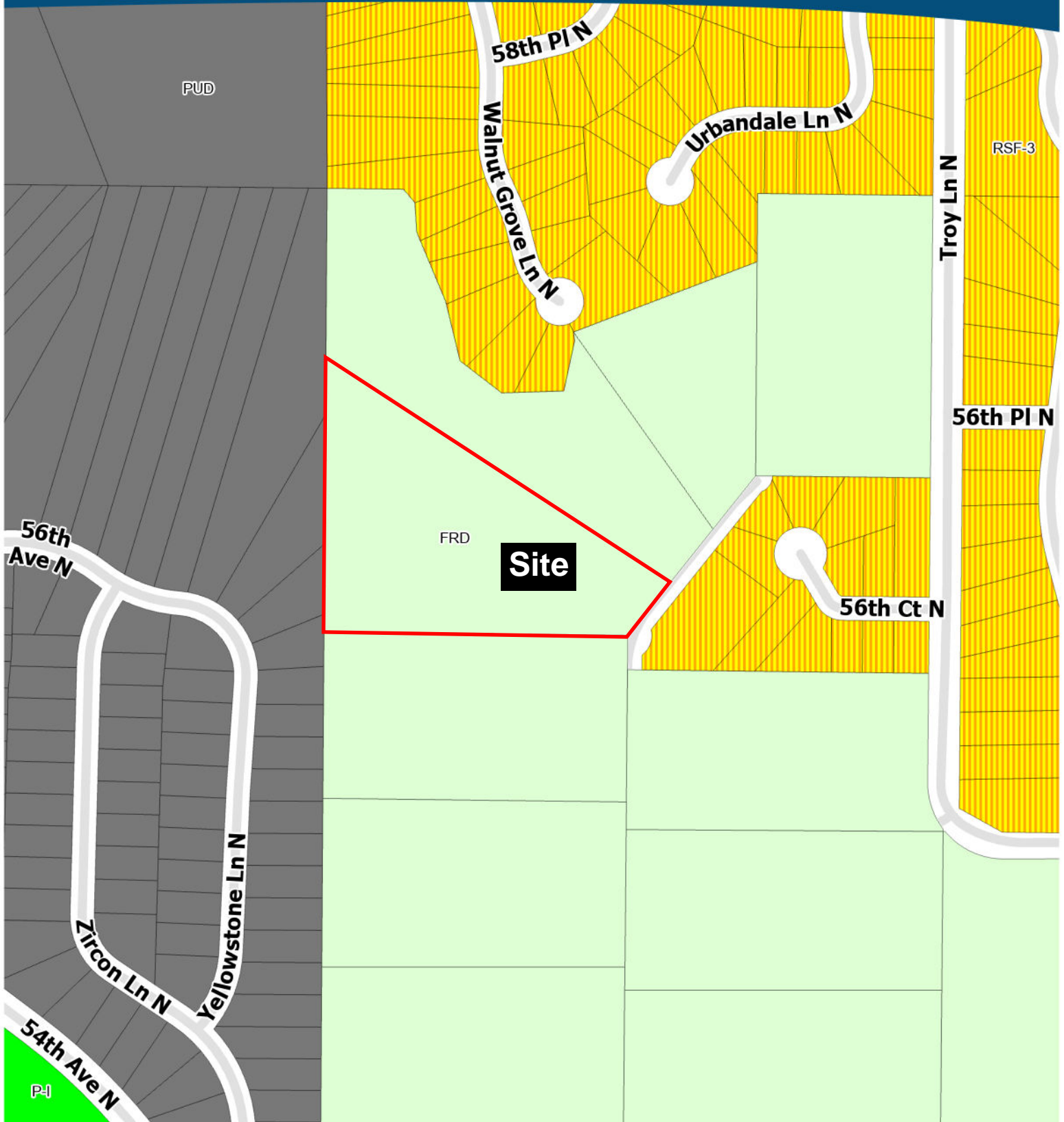
### Level of Discretion in Decision-Making

The City Council's discretion in approving or denying a conditional use permit is limited to whether or not the proposal meets the standards listed in the zoning ordinance. If it meets the specified standards, the city must approve the conditional use permit. However, the level of discretion is affected by the fact that some of the standards may be open to interpretation.

### Public Notice

Notice of the public hearing was mailed to all property owners within 500 feet of the site.





- |                                    |                              |                               |
|------------------------------------|------------------------------|-------------------------------|
| FRD, Future Restricted Development | RMF-3, Multiple Family 3     | CC, City Center               |
| RSF-1, Single Family Detached 1    | RMF-4, Multiple Family 4     | B-C, Business Campus          |
| RSF-2, Single Family Detached 2    | O, Office                    | I-1, Light Industrial         |
| RSF-3, Single Family Detached 3    | C-2, Neighborhood Commercial | I-2, General Industrial       |
| RSF-4, Single and Two Family       | C-3, Highway Commercial      | I-3, Heavy Industrial         |
| RMF-1, Multiple Family 1           | C-4, Community Commercial    | P-I, Public/Institutional     |
| RMF-2, Multiple Family 2           | C-5, Commercial/Industrial   | PUD, Planned Unit Development |







PARCEL ID: 0611822310005

OWNER NAME: J Schoessow & K M Schoessow

PARCEL ADDRESS: 5655 Vagabond La N, Plymouth MN 55446

PARCEL AREA: 5.51 acres, 240,139 sq ft

A-T-B: Torrens

SALE PRICE: \$675,000

SALE DATE: 04/2024

SALE CODE: Warranty Deed

ASSESSED 2025, PAYABLE 2026  
 PROPERTY TYPE: Residential  
 HOMESTEAD: Homestead  
 MARKET VALUE: \$721,300  
 TAX TOTAL: \$8,942.26

ASSESSED 2026, PAYABLE 2027  
 PROPERTY TYPE: Residential  
 HOMESTEAD: Homestead  
 MARKET VALUE: \$785,300

### Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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# Conditional Use Permit Application Checklist

Submitted on	4 May 2026, 7:21pm
Receipt number	1
Related form version	1

## Permit Use

**What is the proposed project? Explain what you're doing and why you need a conditional use permit.**

We are proposing to construct a detached accessory garage on our residential property at 5655 Vagabond Lane North. The structure will be approximately 30 feet by 40 feet (1,200 square feet) and will be used for storage of personal vehicles, lawn equipment, and tools necessary to maintain our approximately 5.5-acre wooded property.

Because the proposed garage exceeds 700 square feet, a Conditional Use Permit is required under Section 21120 of the Plymouth Zoning Ordinance.

**How does the use, and associated conditional use permit, comply with, and effect, the Plymouth Comprehensive Plan?**

The property is zoned for residential use and is currently developed as a single-family home on a large wooded parcel. The proposed detached garage is an accessory residential use that supports the continued maintenance and use of the property.

The project does not increase residential density, alter land use patterns, or require additional public services. The proposed structure is consistent with the existing character of the area and supports the long-term use of the property as a single-family residence.

**Explain how the establishment, maintenance, or operation of this conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort.**

The proposed garage will allow vehicles and equipment to be stored indoors, reducing outdoor storage and improving site organization. The structure will be constructed in compliance with all applicable building and fire codes.

The use is strictly residential and will not generate additional traffic, noise, lighting, or other impacts. The structure is located near the existing residence and away from environmentally sensitive areas, and therefore will not be detrimental to public health, safety, or comfort.

**Explain how the conditional use permit would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

The property is over 5 acres in size and heavily wooded, providing substantial natural screening from neighboring properties. The proposed garage will be located near the existing residence and well within property boundaries, minimizing visibility from adjacent properties and the public roadway.

The structure will be designed with materials and colors compatible with the existing home. Due to the size of the lot and existing vegetation, the garage will not negatively impact

neighboring property use or property values.

---

**Explain how the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

The surrounding area consists of low-density residential properties on large lots. The proposed accessory structure does not change land use, density, or infrastructure, and will not impede the normal and orderly development of surrounding properties.

---

**Explain how adequate measures have been, or will be, taken to provide ingress, egress, and parking so designed as to minimize traffic congestion in public streets.**

The garage will be accessed via a driveway extension from the existing driveway on the property. No new access points to public roads are proposed.

The use is residential in nature and will not generate additional traffic beyond typical household activity. Therefore, no traffic congestion or safety concerns are anticipated.

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**Will the conditional use conform to the applicable regulations of the district in which it is located? Explain.**

Yes. Detached garages are a permitted accessory use in the FRD zoning district. The Conditional Use Permit is requested to allow an accessory structure exceeding 700 square feet as provided for in Section 21120.

The structure will be located in the side yard area (set in line with or behind the front edge of the existing house), as other accessory buildings in the neighborhood are situated, and will comply with all applicable setback, and building code requirements.

---

**Does the conditional use comply with the general and specific performance standards as specified by Section 21015 and the Plymouth Zoning Ordinance?**

Yes. The proposed structure will comply with applicable performance standards related to site design, compatibility with surrounding uses, and environmental considerations.

The garage will be located near the existing residence and will avoid disturbance to wetland or buffer areas on the property. Some grading will be required due to site topography; however, all work will be completed in accordance with City requirements.

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## Requirements

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File Upload

[aerial garage w measurements.pdf](#)

## Property Information

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Property Location

5655 Vagabond Lane North

---

Legal Description

That Part Of W 895 Ft Of N 922 Ft Of Ne 1/4 Of Sw 1/4 Lying Sly Of A Line Drawn Nwly From Se Cor Thof At An Angle Of 32 Deg 22 Min 29 Sec From S

---

### Property Owner

---

First Name

Jonathan and Katelyn

---

Last Name

Schoessow

---

Requested Application(s)

Conditional Use Permit/Interim Use Permit

---

Brief Description of Request

Hello - this is a permit to request a detached garage / accessory building that exceeds the 700 sq ft maximum for a detached garage. We have a 5+ acre parcel and would use this garage to store and maintain the equipment needed to support the property.

The lot is heavily wooded, and the garage would be set next to the existing residence and attached the garage. Here, the detached garage will blend into the existing structures and provide a continuous look, and it will also be set far away from the wetlands on the back of the property.

---

Agreements

I hereby apply for the above consideration and declare that the information and materials submitted with this application are complete and accurate per city code and ordinance requirements.

I understand that the city will process the application once the planning division finds that it is complete.

I understand and agree that the city may place a sign on my property for purposes of notification that an application is under consideration and enter the property to inspect as it relates to this application.

I agree that the City of Plymouth may transfer my application fee(s) and/or escrow(s) payments provided in this application to a new application if the terms and conditions of this application have been satisfied.

---

File Upload

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Signature



[Link to signature](#)

# CITY OF PLYMOUTH

## RESOLUTION No. 2026-

### RESOLUTION APPROVING CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 5655 VAGABOND LANE NORTH (2026027)

WHEREAS, Jonathan and Katelyn Schoessow have requested approval of a conditional use permit to allow for the construction of a detached accessory building exceeding 700 square feet in the FRD (future restricted development) zoning district for property located at 5655 Vagabond Lane North; and

WHEREAS, the property is legally described as:

That part of the West 895 feet of the North 922 feet of the Northeast Quarter of the Southwest Quarter of Section 6, Township 118, Range 22, lying Southerly of a line drawn Northwesterly from the Southeast corner of said West 895 feet of the North 922 feet at an angle of 32 degrees 22 minutes 29 seconds from the South line of said West 895 feet of the North 922 feet; EXCEPT that part thereof lying Southeasterly of a line drawn from a point on the South line of said North 922 feet distant 631.56 feet East from the Southwest corner of said West 895 feet of the North 922 feet, to a point on the East line of said West 895 feet distant 587 feet South from the Northeast corner of said West 895 feet of the North 922 feet, and there ending, Hennepin County, Minnesota.

WHEREAS, the Planning Commission has reviewed said request at a duly called public hearing on June 3rd, 2026, and recommends approval.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve the request by Jonathan and Katelyn Schoessow for a conditional use permit to allow for the construction of a 1,200 square foot detached garage in the FRD (future restricted development) zoning district for 5655 Vagabond Lane North, subject to the following conditions:

1. The requested conditional use permit is hereby approved in accordance with the application and plans received by the City on May 6, 2026, except as may be amended by this resolution.
2. The requested conditional use permit is approved based on the finding that all applicable conditional use permit standards would be met, as outlined in the zoning ordinance.
3. A separate building permit is required prior to the commencement of the project. Building code-related items will be addressed under the building permit.
4. The height of the garage shall not exceed 35 feet or the height of the existing house, whichever is less, as required in the FRD Zoning District.
5. Standard Conditions:
  - a. Any subsequent phases or expansions are subject to required reviews and approvals per ordinance provisions.

- b. The conditional use permit shall expire one year after the date of approval, unless the property owner or applicant has started the project, or unless the applicant, with the consent of the property owner, has received prior approval from the city to extend the expiration date for up to one additional year, as regulated under Section 21015.07 of the Zoning Ordinance.

ADOPTED by the City Council on this 9th day of June, 2026.

STATE OF MINNESOTA)  
COUNTY OF HENNEPIN) SS

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on June 9, 2026, with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the City this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
City Clerk

**To:** Planning Commission

**Prepared by:** Shawn Drill, Senior Planner

**Reviewed by:** Grant Fernelius, CED Director

**Item:** **Rezoning, site plan, conditional use permit, and variance for a new child care center to be located at the southwest corner of Old Rockford Road and Peony Lane (Structura Builders - 2026023)**

---

**1. Action Requested:**

Conduct the public hearing and move to recommend approval of the request, subject to the findings and conditions listed in the attached ordinance and resolutions.

**2. Background:**

See attached Planning Report.

**3. Budget Impact:**

N/A

**4. Attachments:**

1. Planning Report
2. Location Map
3. Applicant's Narrative
4. Conditional Use Permit Standards
5. Variance Standards
6. Civil & Landscape Plans
7. Architectural & Floor Plans
8. Ordinance
9. Resolution - Findings for Rezoning
10. Resolution - Site Layout & Land Use

**To:** Plymouth Planning Commission

**From:** Shawn Drill, Senior Planner (763-509-5456)  
Community and Economic Development Department

**Subject:** Structura Builders – Rezoning, site plan, conditional use permit, and variance to allow construction of a new child care and early education center for parcels located at 17905 Old Rockford Road and 4435 Peony Lane (City File No. 2026-023)

**Ward:** 1 (northwest area)

**Deadline:** August 18, 2026

## SUMMARY

The applicant is requesting the following items related to their proposed development of the subject 1.5-acre site: 1) rezoning of the southeast parcel of the site from C-3 (highway commercial) to C-2 (neighborhood commercial); 2) site plan for the proposed physical changes to the site including construction of a 10,000 square foot building and related site improvements; 3) conditional use permit for a daycare center; and 4) variance to allow a parking setback of 15 feet along the north lot line where 20 feet is otherwise specified.

## RECOMMENDED ACTION

Community and Economic Development Department staff is recommending approval of the request, subject to the findings and conditions outlined in the attached ordinance and resolutions.



## SITE INFORMATION

### Land Use and Zoning

The site is guided C (commercial) on the city’s comprehensive plan. The northwesterly parcel addressed as 17905 Old Rockford Road is zoned C-2 (neighborhood commercial), and the southeasterly parcel addressed as 4435 Peony Lane is presently zoned C-3 (highway commercial). Under the plan, the southeasterly parcel would be rezoned to C-2 and the two parcels would be combined at Hennepin County to create one tax identification property.

	Use	Land Use Designation (2040 Comprehensive Plan)	Zoning
<b>Subject Site</b>	Vacant	C	C-2 and C-3
<b>North (of Old Rockford Rd.)</b>	Single-family development in “Plum Tree”	LA-2 (living Area 2)	RSF-2 (single-family 2)
<b>West</b>	Wetland	C	C-3
<b>South</b>	Wetland & commercial development in “Peony Promenade”	C	C-3
<b>East (of Peony Ln)</b>	Primrose Child Care Center	C	C-2

### Site Characteristics

The overall site contains 1.5 acres. The site: 1) lies in the Bassett Creek drainage district; 2) is not located within the flood plain or shoreland overlay district; and 3) contains medium-quality (Manage 2) wetland areas along its west and south boundaries.

The Functional Classification Map in the transportation chapter of the city’s comprehensive plan identifies the abutting segment of Old Rockford Road as a “major collector” roadway, and identifies the abutting segment of Peony Lane as a “minor arterial” roadway.

### Previous Actions Affecting Site

The previous commercial buildings were removed from the site circa 2006. The site has remained vacant since that time.



## Conclusion on Rezoning

The request to rezone the southeast parcel from C-3 to C-2 would be appropriate in this case, based on the following findings:

- 1) The requested C-2 zoning of the parcel is compatible with its C (commercial) guiding;
- 2) C-2 zoning for the parcel would be more suitable than C-3 zoning given the site location, context, and access restrictions;
- 3) The rezoning, together with combining the two parcels that comprise the overall site, would create one C-2 property for proposed development of a child care/early education center use;
- 4) Adequate infrastructure is in place to support the requested C-2 zoning and proposed development.

## SITE PLAN

The zoning ordinance contains specific standards for approval of a site plan for a daycare center in the C-2 zoning district. Staff used these standards to review the proposal. The specific standards that apply are as indicated on the following table.

<b>Standards – Daycare Centers in the C-2 District</b>			
	<i>Specified</i>	<i>Proposed</i>	<i>Complies?</i>
Lot Area:	1 acre (min.)	1.5 acres	Yes
Lot Width:	100 ft. (min.)	218 ft.	Yes
Lot Depth:	100 ft. (min.)	224 ft.	Yes
Structural Coverage (building size to lot size ratio, excluding wetland area):	50% (max.)	17.8%	Yes
<b>Building Setbacks:</b>			
--Front (from north lot line abutting Old Rockford Road)	35 ft. (min.)	85 ft. at nearest point	Yes
--Front (from east lot line abutting Peony Lane)	35 ft. (min.)	35 ft. at nearest point	Yes
--Side (from west lot line)	15 ft. (min.)	96 ft.	Yes
--Rear (from south lot line)	15 ft. (min.)	51 ft. at nearest point	Yes
<b>Parking Setbacks:</b>			
--Front (from north lot line abutting Old Rockford Road)	20 ft. (min.)	15 ft.	*No
--Front (from east lot line abutting Peony Lane)	20 ft. (min.)	20 ft.	Yes
--Side (from west lot line)	20 ft. (min.)	22 ft.	Yes
--Rear (from south lot line)	20 ft. (min.)	130 ft.	Yes
Parking Setback to Building:	10 ft. (min.)	10 ft.	Yes

	<b><i>Specified</i></b>	<b><i>Proposed</i></b>	<b><i>Complies?</i></b>
Drive Aisle Width (90 degree parking):	26 ft. (min.)	26 ft.	Yes
Parking Stall Size (90 degree parking):	9' x 18.5' (min.)	9' x 18.5' or greater	Yes
Number of Parking Spaces (as based on demand):	42 (min.)	42	Yes
Building Height:	30 ft. (max.)	18 ft. for highest sloped roof section; 14.5 ft. for flat roof sections	Yes
Landscaping:	21 new trees or equivalent (min.)	Equivalent to 21 new trees	Yes
Lighting:			
--Lumens/sq. ft. of Hardscape	2.5 (max.)	2.31	Yes
--Fixture Height – parking lot light poles	30 ft. (max.)	24 ft.	Yes
--Fixture Height – walkway/wall lighting	18 ft. (max.)	10 ft.	Yes
--Curfew	Reduce lighting level by 50% at 10 PM or close of business (whichever is later)	Reduce lighting level to 50% by curfew	Yes
--Backlight/Uplight/Glare (BUG) Rating for Site Lot Lighting	B4, U0, G2 (max.)	B1 & B2, U0, G2	Yes
--Correlated Color Temperature of Lighting	4100 Kelvin (max.)	4000 Kelvin	Yes

\* Parking setback variance requested (see variance section later in this report)

Building Materials and Design

The proposed 10,000 square foot building would contain one level of slab-on-grade construction (no basement), and would include both sloped and flat roof sections. The primary exterior wall finishes would include fiber-cement siding of varying colors and glass, with a stone accent base along the foundation. The sloped roof sections would have asphalt shingles. The proposed materials and design would comply with city regulations.

Stormwater Runoff

To address stormwater runoff regulations, the plans show installation of an underground vault system under the parking lot area west of the building. The underground vault system would manage both water quality and rate control. Prior to site grading, the applicant must obtain any city and watershed approvals for the drainage system. The resolution addresses this matter.

### Outdoor Play Area

A 3,150-square-foot dedicated outdoor play area, in compliance with state licensing standards, would be provided on the east side of the building. The play area would be fully enclosed with 6-foot-high decorative fencing, and would include protective concrete bollards along Peony Lane.

### Trails/Sidewalks

City trails presently exist along both sides of Peony Lane in the area of the subject site. Additionally, a city trail presently exists along the north side of the Old Rockford Road segment abutting the site. Under the plan, the applicant would install an 8-foot-wide trail along the south side of Old Rockford Road abutting the site.

Sidewalks would be provided along the north (front) and west (side) walls of the building, and would also extend easterly to provide a connection to the existing trail along Peony Lane.

### Conclusion on Site Plan

With the exception of the requested parking setback variance as discussed later in this report, the site plan would meet or exceed all city regulations.

### **CONDITIONAL USE PERMIT**

Conditional uses are uses that are permitted under the zoning ordinance, whereby the city may impose reasonable conditions that have a direct nexus to, and would help to address, any potential negative effects of the use.

The applicant is requesting a conditional use permit to allow a daycare center use. Such uses are allowed in the C-2 zoning district upon issuance of a conditional use permit.

Hours of operation for the child care/early education center use are anticipated to be weekdays from 7 AM to 5:30 PM. The center would be closed on weekends and major holidays. Under state licensure, the center would be designed to serve up to 136 children, from infant through pre-kindergarten ages.

### Conclusion on Conditional Use Permit

The Planning Commission must review the requested conditional use permit for compliance with the standards listed in the zoning ordinance. A copy of the standards is attached. Staff used these standards to review the request and finds it meets all applicable standards. Specifically, the proposed use: 1) would be consistent with the comprehensive plan; 2) would promote the general public welfare and would not endanger the public health or safety; 3) would not have negative effects on public improvements in the area; 4) would not impede the orderly development of the district; and 5) would not be detrimental to surrounding properties or the city as a whole.

## **VARIANCE**

As previously stated, the applicant is requesting a variance to allow a parking setback of 15 feet along the north lot line where 20 feet is otherwise specified. The proposed development would meet or exceed all other zoning regulations. This request falls within a 25 percent departure from the standard, and therefore would be eligible as a “minor” variance that could be administratively reviewed and approved by city staff. Nevertheless, staff is including the variance request as part of the site plan review for Planning Commission and City Council consideration.

The variance is requested due to the configuration of the site. In order to preserve the wetland in the south portion of the site and protect it with a natural wetland buffer strip, as required under the federal Wetland Conservation Act and city code, the building would be placed farther north on the site. This arrangement results in a slightly narrower area to accommodate 90 degree parking between the front of the building and Old Rockford Road. Due to access restrictions to the east, a one-way easterly traffic flow with angled parking (exiting out to Peony Lane), that would otherwise fit within the narrower space, is not an option for this site.

To help screen the parking, the landscape plan indicates a hedge row of 40 shrubs and 5 deciduous trees immediately north of the parking area – in the front yard area between the parking and the new trail to be installed along the south side of Old Rockford Road.

### **Conclusion on Variance**

The Planning Commission must review the requested variance with the standards outlined in the zoning ordinance. A copy of the standards is attached. Staff used these standards to review the requested variance and finds it meets all applicable standards. Specifically, 1) the variance and its resulting construction would be in harmony with the general purposes and intent of the regulations, and would also be consistent with the comprehensive plan; 2) the variance would allow the property to be used in a reasonable manner; 3) the variance request is not based solely upon economic considerations but rather upon practical difficulties of the site; 4) the variance and its resulting construction would not alter the character of the area, nor would it be detrimental to the public welfare or injurious to other properties in the area; and 5) the variance and its resulting construction would not impair an adequate supply of light and air to adjacent properties, nor would it substantially increase traffic congestion in public streets, increase the danger of fire, or endanger the public safety.

## **LEVEL OF DISCRETION IN DECISION-MAKING**

The rezoning of land is a legislative action (enactment of policy). The zoning ordinance and map are the enforcement tools used to implement the goals and standards set by the comprehensive plan. The proposed zoning for a property must be consistent with the comprehensive plan.

The city’s discretion in approving or denying a site plan is limited to whether the proposal complies with the comprehensive plan and zoning ordinance standards. If it meets the standards, the city must approve the site plan.

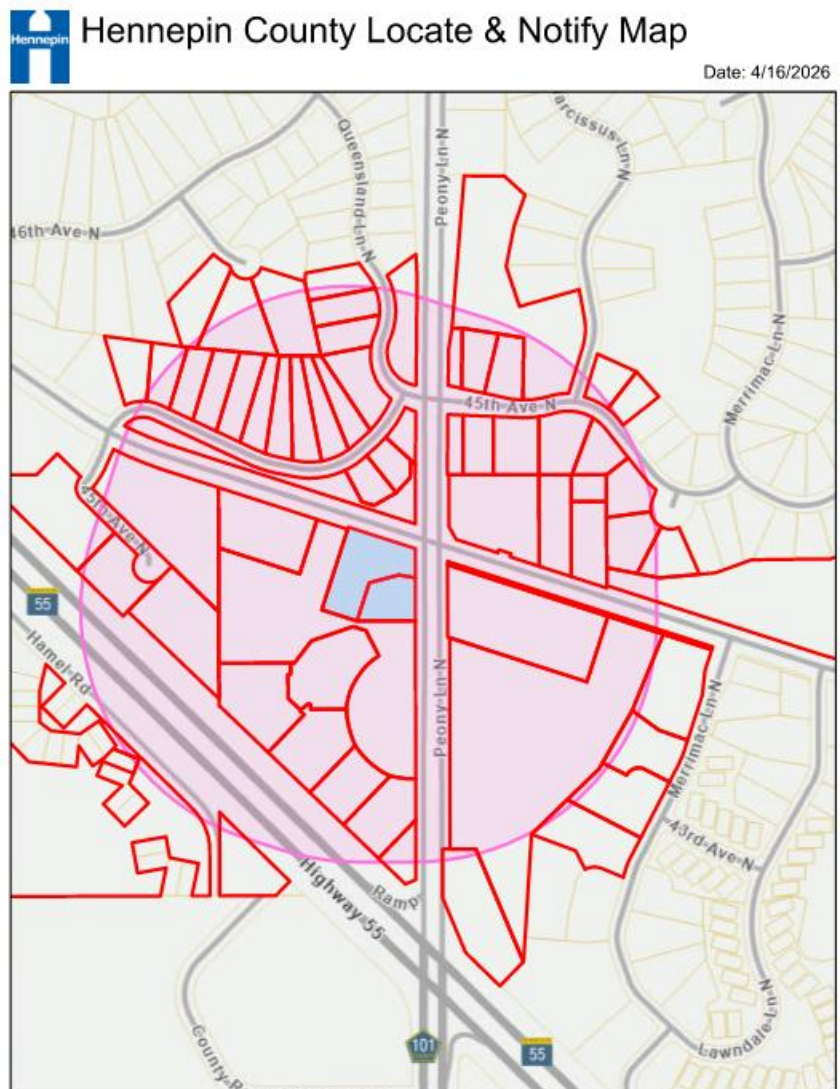
The city’s discretion in approving or denying a conditional use permit is limited to whether the proposal meets the standards listed in the zoning ordinance. If it meets the specified standards, the city must approve the conditional use permit. However, the level of discretion is affected by the fact that some of the standards may be open to interpretation.

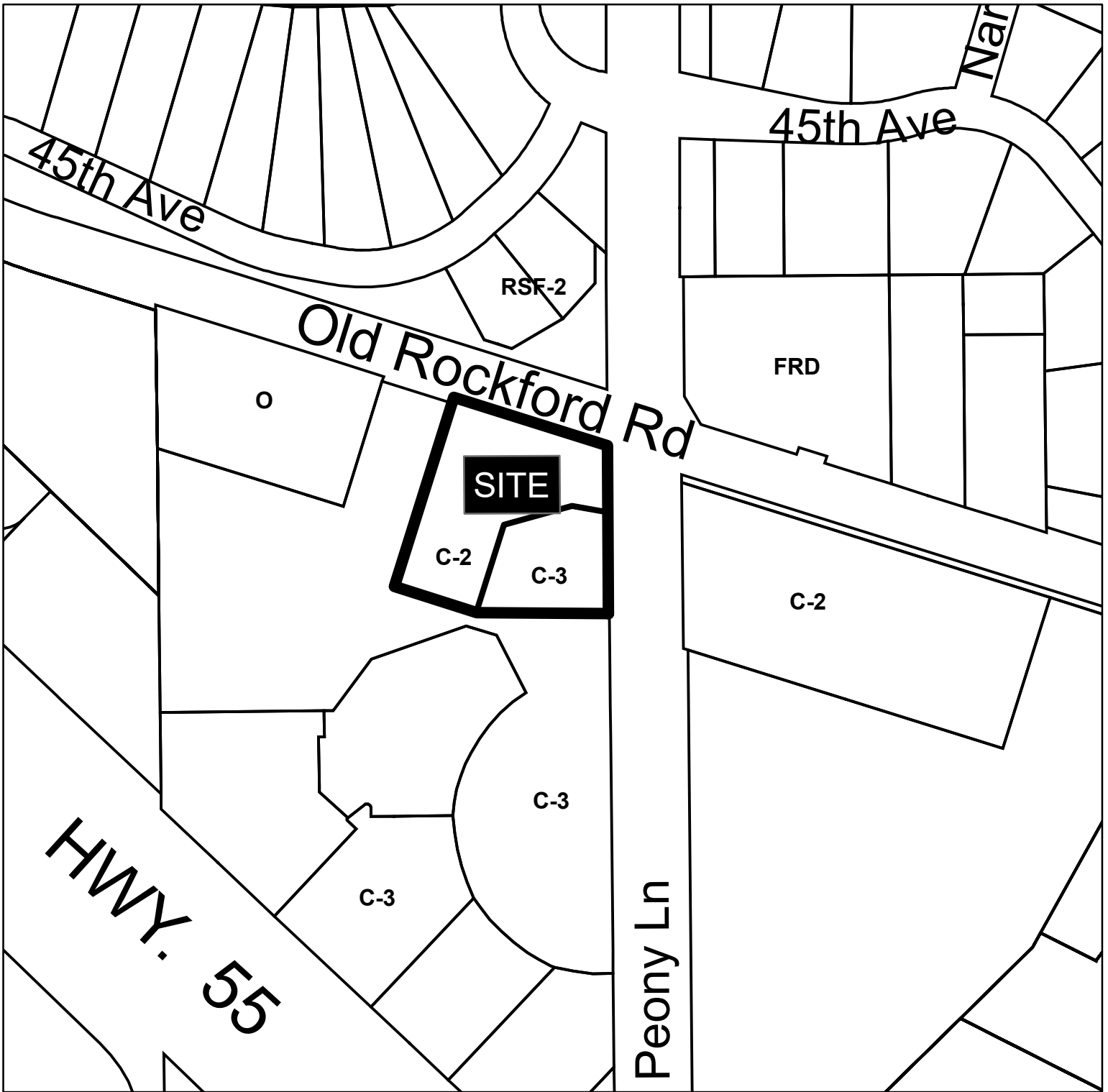
The city’s discretion in approving or denying a variance is limited to whether the proposal meets the standards for a variance. The city has a relatively high level of discretion with a variance because the burden of proof is on the applicant to show that they meet the standards for a variance.

Note that all development applications are reviewed by a team of city staff professionals that make up the development review committee (DRC). DRC membership includes representatives from the administrative, building, engineering, fire, forestry, parks, planning, police, public works, and water resources divisions.

## PUBLIC NOTICE

Notice of the public hearing was published in the city’s official newspaper. Because the proposal includes a rezoning, two mailed notices were sent to all property owners located within 750 feet of the site. The first mailed notice was sent on April 24, 2026 to announce that the application was received, and the second mailed notice was sent on May 22, 2026 to announce the Planning Commission’s public hearing date. Development signage has also been posted on the site.





**2026-023**  
**Structura Builders**  
**17905 Old Rockford Rd. & 4435 Peony Ln.**  
**Rezoning, Conditional Use Permit, Site Plan, & Variances**



Received by City:  
May 12, 2026

# Site Plan Narrative

Site Plan Review, Rezoning Request & Variance Request

## Casa de Corazon of Plymouth

17905 Old Rockford Rd, Plymouth, MN 55446

Submitted by: Jeff Schuler, AIA | Structura Builders Inc.

Current Property Owners: Sumit Dhawan & Juan Uribe (Consenting Landowners)

Future Property Owners / Applicants: Ali Attarwala & Prachi Bawaskar

Date of Submission: [DATE]

### 1. PROJECT OVERVIEW

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Casa de Corazon of Plymouth is a proposed new 10,000 square foot licensed childcare center located at 17905 Old Rockford Rd, at the corner of Peony Lane N and Old Rockford Road in Plymouth, Minnesota. The project is submitted by Structura Builders Inc. as design-build contractor and architect of record. This application is made with the written consent of the current property owners, Sumit Dhawan and Juan Uribe. Ali Attarwala and Prachi Bawaskar are the future property owners and franchise operators who will own and operate the facility upon completion.

This application encompasses two adjacent parcels being combined into a single lot of record through the Hennepin County lot combination process, concurrent with this submission. All site plan elements, setbacks, and development standards are applied to the combined parcel as a whole.

This submission requests City of Plymouth approval of: a Rezoning of both parcels to C-2 Neighborhood Commercial; a Conditional Use Permit (CUP) for a licensed childcare center; Site Plan approval for the proposed new construction; and one variance necessitated by the unique physical constraints of the subject site. Each request is described in the sections that follow.

### 2. OPERATOR BACKGROUND & MISSION

---

Casa de Corazon is an established Spanish immersion early learning program founded in 2002. It is the oldest Spanish immersion, NAEYC-accredited, and Parent Aware-certified childcare center in Minnesota, now operating multiple locations across Minnesota and Wisconsin through a franchising model. The Plymouth location will be owned and operated by Ali Attarwala and Prachi Bawaskar under the Casa de Corazon franchise system.

Casa de Corazon serves children from infancy through pre-K with a Spanish immersion curriculum rooted in intercultural learning. Research has demonstrated that bilingual development in children under five yields lasting cognitive benefits, including stronger executive function and greater language plasticity. The Plymouth facility will serve 136 licensed children across seven classrooms, with an in-house food program and an environmental stewardship focus built into the core curriculum.

Plymouth is a growing city with a documented shortage of quality, licensed childcare. This facility addresses that shortage directly while offering a differentiated educational program — Spanish immersion and intercultural learning — not otherwise available at the birth-to-five level in this area.

### 3. REZONING REQUEST — C-2 NEIGHBORHOOD COMMERCIAL DISTRICT

---

The applicants request that both subject parcels be rezoned to the C-2 Neighborhood Commercial District. The rezoning applies to the combined parcel in its entirety and is concurrent with the Hennepin County lot combination process.

### **Basis for Request**

The C-2 Neighborhood Commercial District is the appropriate classification for this site and use. A licensed childcare center serving a growing residential community is precisely the type of neighborhood-serving commercial use the C-2 district is intended to accommodate. The current zoning has contributed, alongside the physical site constraints described in Section 4, to the site remaining undeveloped for approximately 20 years. Rezoning to C-2 removes a regulatory barrier to responsible development of a challenging but viable infill parcel.

### **Consistency with the Plymouth Comprehensive Plan**

The rezoning is consistent with Plymouth's Comprehensive Plan goals supporting neighborhood-serving commercial uses in accessible locations that serve growing residential populations. Rezoning both parcels and developing them as a unified site supports infill development, activates a long-dormant corner, and delivers a community facility without requiring new infrastructure or expansion into undeveloped land.

### **Lot Combination**

The two subject parcels are being consolidated into a single lot of record through the Hennepin County lot combination process, which is a prerequisite to development. This ensures the building, parking, and site improvements are treated as a unified development for purposes of setbacks, lot coverage, impervious surface limits, and all applicable zoning standards. Documentation of the lot combination application is included with this submittal.

## **4. SITE DESCRIPTION & EXISTING CONDITIONS**

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The subject site is located at the corner of Peony Lane N and Old Rockford Road in Plymouth, Minnesota. The site has been vacant for approximately 20 years due to a combination of environmental, physical, and regulatory challenges unique to this property.

### **Site Constraints**

- **Wetland Adjacency:** The site borders a regulated wetland wrapping a significant portion of the parcel. All development must maintain required setbacks from the wetland boundary, substantially limiting where the building and site improvements can be placed.
- **Prior Use & Contamination:** Past use has left subsurface debris and disturbed soils less suitable for standard development, contributing to the site's 20-year dormancy and adding cost and complexity to construction.
- **Landlocked Condition:** The wetland runs along multiple edges of the parcel, preventing combination with or expansion onto adjoining properties. Any development must be entirely self-contained within the parcel boundaries.
- **Two Front Yards:** The site sits at a street corner, creating two front yard setback conditions that further reduce the developable envelope and limit where parking and the building can be positioned.
- **Street Infrastructure & Easements:** Established public streets on two sides, with associated right-of-way, easements, and utility corridors, further constrain site layout options.

The proposed 10,000 square foot childcare center represents one of the few project types with a compact enough footprint to responsibly occupy this site while delivering meaningful community benefit. Every element of the site plan has been shaped by these constraints, not by preference.

## 5. SITE PLAN DESCRIPTION

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### Building

The proposed building is a single-story, 10,000 square foot I-4 Occupancy childcare facility. The building is positioned to maximize parking count and circulation requirements while maintaining required separation from the regulated wetland and the adjacent public street setbacks to the greatest extent feasible. The structure houses seven classrooms serving 136 licensed children from infant through pre-K, along with a commercial kitchen, administrative offices, and staff support spaces. Consistent with the owners' and Casa de Corazon's philosophy, the building will be designed as a high-efficiency facility substantially exceeding Minnesota energy code minimums.

Exterior materials include a combination of fiber cement siding and a stone base accent consistent with the character of surrounding development. Colors reflect the Casa de Corazon brand identity — vibrant, nature-oriented tones that create a welcoming environment for children and families while fitting comfortably within the Plymouth streetscape.

### Parking

The site plan provides 42 parking stalls, including ADA-compliant accessible stalls. Parking is arranged to provide clear vehicular circulation, defined drop-off and pick-up access, and safe pedestrian connections to the building entry. Stall dimensions, drive aisle widths, and turning radii comply with Plymouth zoning standards, and landscaping will be provided within and around the parking area per ordinance requirements. The proposed count of 42 stalls equates to approximately 3.2 children per stall, which is consistent with — or more conservative than — parking ratios observed at comparable Casa de Corazon locations in Minnesota. The Rochester location, a recent new build completed in 2025, operates at approximately 3.1 children per stall and reports that its lot is never at capacity. The Maple Grove location, the nearest existing Casa de Corazon facility, operates at an observed ratio of approximately 3.8 children per stall in actual daily use. These real-world utilization rates reflect the staggered drop-off and pick-up model typical of licensed childcare operations, where peak on-site vehicle counts are substantially lower than total enrollment would suggest. Operational data from these locations supports the adequacy of the proposed 42-stall count for this facility.

### Drop-Off & Access

Vehicular access is provided from Old Rockford Road, located as far from the intersection as physically possible to minimize traffic conflicts. The site plan includes dedicated parent drop-off and pick-up spaces adjacent to the building entry, designed to allow vehicles to stop entirely off the public right-of-way. All pedestrian routes from parking and drop-off to the building entry are ADA-accessible.

### Hours of Operation

The facility will operate Monday through Friday, 7:30 a.m. to 5:30 p.m., with early drop-off available beginning at 7:00 a.m. The facility will be closed on weekends and observed holidays. The operational schedule aligns with the staggered arrival and departure patterns typical of licensed childcare centers, with peak vehicle activity occurring during morning drop-off (approximately 7:30–8:30 a.m.) and afternoon pick-up (approximately 4:30–5:30 p.m.). These hours are consistent with the operational model used across other Casa de Corazon locations in Minnesota and Wisconsin.

A dedicated outdoor playground area is enclosed by a secure perimeter fence with gated access. The playground is sized and located in compliance with Minnesota DHS licensing requirements and is

positioned within the constrained buildable envelope while maintaining required separation from the wetland boundary.

### Landscaping & Screening

Landscaping will be provided per Plymouth ordinance requirements, including perimeter plantings, parking lot landscape islands, and foundation plantings. A landscape plan prepared in accordance with Plymouth standards is included with this submittal.

### Utilities & Grading

Sanitary sewer, water, and storm sewer connections will be coordinated with the City of Plymouth Engineering Department. Grading and stormwater management will comply with Plymouth's requirements and applicable Watershed District standards. A stormwater management plan and wetland buffer analysis prepared by the project civil engineer are included with this submittal.

### Signage

Signage will comply with Plymouth's sign ordinance. The site plan includes a lower monument-style sign near the primary street frontage and two building-mounted wall signs identifying the facility on both front yard elevations. All signage will be designed consistent with Casa de Corazon brand identity. A sign permit application will be submitted separately.

## 6. VARIANCE REQUESTS

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The applicant respectfully requests one variance from the Plymouth Zoning Ordinance. This variance is directly caused by the unique physical constraints of this site and represents the minimum relief necessary to allow a reasonable and viable use of the property. This variance is not driven by preference or convenience — it is a required response to site conditions that neither the current landowners nor the future owners created or can eliminate.

Under Minnesota Statute § 462.357, subd. 6, a variance may be granted when the applicant demonstrates practical difficulties — a three-factor test requiring: (1) Reasonableness — the proposed use of the property is reasonable; (2) Uniqueness — the difficulty is due to circumstances unique to the property, not caused by the landowner; and (3) Essential Character — the variance will not alter the essential character of the locality. Each factor is addressed below.

### Variance Request 1: Front Yard Parking Setback | Required: 20 Feet → Proposed: 15 Feet

Plymouth Zoning Ordinance requires a 20-foot setback between the front property line and any parking area. Due to the site constraints described throughout this narrative, the site plan proposes a 15-foot front yard parking setback on Old Rockford Road — a reduction of 5 feet from the required standard.

**Reasonableness:** A 15-foot setback remains a meaningful landscape buffer between the right-of-way and the parking area, allowing for a landscaped planting strip and perimeter screening that visually softens the parking area from the street. The 5-foot encroachment is modest and produces a result visually and functionally consistent with comparable development along similar street frontages in Plymouth. The reduced setback does not create unsafe sight lines or traffic conflicts.

**Uniqueness:** The reduced setback is a direct consequence of the site's physical boundaries. With the wetland buffer constraining the rear and sides of the site, and the building positioned as far from the wetland as possible, the parking area is effectively pushed toward the street frontages.

Maintaining the full 20-foot setback while also preserving the required wetland buffer would require either eliminating stalls below a minimum viable count or moving the building closer to the wetland — neither of which is permissible. The 5-foot reduction is the minimum necessary to achieve a functional parking layout. This difficulty is inherent to the size, shape, and environmental constraints of this specific parcel.

**Essential Character:** A 15-foot parking setback will not alter the essential character of the surrounding area. The setback zone will be well-landscaped, appropriately mitigating the visual impact of the parking area from the street. A 15-foot setback is not unusual in the context of commercial and institutional development along arterial street frontages in Plymouth. The resulting site will be in scale with and compatible with the existing and planned character of this area.

## **7. COMPLIANCE WITH CUP GENERAL PROVISIONS — SECTION 21150.04**

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The following addresses each applicable general provision for day care facilities under Plymouth Zoning Ordinance Section 21150.04, Subdivisions 1 through 6.

### **Subd. 1 — Sewer and Water**

The facility will connect to municipal sanitary sewer and water within the City of Plymouth's service area. Connections will be coordinated with the City Engineering Department and designed to comply with all applicable city and state standards.

### **Subd. 2 — Buffering**

The outdoor playground will be fully enclosed by a perimeter fence compliant with Section 21130.03. Where the playground abuts any public right-of-way, commercial use, or industrial zone, screening will be provided per the city's fencing and screening requirements. Perimeter landscaping along street frontages will provide additional visual buffering as reflected in the landscape plan included with this submittal.

### **Subd. 3 — Parking**

Parking is calculated solely for this principal use. The site plan provides 42 off-street stalls, all located separately from the outdoor play area. Parking areas are landscaped and screened from any adjoining residential uses per Section 21130.

### **Subd. 4 — Off-Street Loading**

An off-street drop-off and loading zone is provided adjacent to the building entry, allowing vehicles to queue entirely off the public right-of-way. The zone is clearly delineated on the site plan and accessible from the primary site entry drive in compliance with Section 21135.

### **Subd. 5 — Signage**

All signage will comply with Section 21155 of the Plymouth Zoning Ordinance. The sign program includes a lower monument-style sign and building-mounted wall signs on both front yard elevations. Sign dimensions, height, area, setback, and illumination will conform to applicable district standards. A sign permit will be submitted separately; no signage will be installed prior to permit approval.

### **Subd. 6 — Compliance with State Requirements**

The facility will operate in full compliance with Minnesota Department of Human Services regulations and will be licensed prior to opening. The building is designed as an I-4 Occupancy structure under the

Minnesota State Building Code, meeting all applicable life safety, egress, accessibility, plumbing, mechanical, and fire protection requirements. The design will be reviewed and permitted through the City of Plymouth Building Inspections Division.

## 8. SUMMARY & REQUEST FOR APPROVAL

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Casa de Corazon of Plymouth represents a genuine opportunity to activate a long-dormant, constrained site with a use that directly addresses a documented community need — the shortage of quality, licensed childcare in a growing city. The proposed facility will serve 136 children, deliver a bilingual educational program with lifelong benefits, and bring investment to a parcel that has sat undeveloped for approximately 20 years.

The applicants — with the written consent of current landowners Sumit Dhawan and Juan Uribe — respectfully request the following approvals from the City of Plymouth:

- Rezoning of both subject parcels to C-2 Neighborhood Commercial District, concurrent with Hennepin County lot combination
- Conditional Use Permit (CUP) for a licensed childcare center in the C-2 Neighborhood Commercial District
- Site Plan approval for new construction of a 10,000 SF childcare facility with associated parking, playground, and site improvements
- Variance: Front yard parking setback from 20 feet required to 15 feet proposed

This variance request satisfies Minnesota's practical difficulties standard under Minn. Stat. § 462.357, subd. 6. The proposed use is reasonable, the hardship is unique to this property and not caused by the landowners, and granting the variance will not alter the essential character of the locality. This is the minimum variance necessary to allow responsible development of a site that would otherwise remain permanently undeveloped due to conditions entirely outside the control of any owner.

We appreciate the City of Plymouth's consideration of this application and look forward to working collaboratively with city staff and the Planning Commission through the review process. Structura Builders Inc. is available to provide additional information, answer questions, or attend meetings at the City's request.

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Respectfully submitted by:

**Jeff Schuler, AIA Structura Builders Inc.**

Architect of Record

612-714-9614 Ext. 2111

Jschuler@Structurabuilders.com

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Subd. 5. The Planning Commission shall consider possible adverse effects of the proposed conditional use. Its judgment shall be based upon (but not limited to) the following factors:

- (a) Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.
- (b) The establishment, maintenance or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort.
- (c) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- (d) The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (e) Adequate public facilities and services are available or can be reasonably provided to accommodate the use which is proposed.
- (f) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.
- (g) The conditional use complies with the general and specific performance standards as specified by this Section and this Chapter.

21030.03. - Review Criteria.

- Subd. 1. The Board or Zoning Administrator may approve a variance application (major or minor, respectively) only upon finding that all of the following criteria, as applicable, have been met:
- (a) The variance, and its resulting construction or project, would be in harmony with the general purposes and intent of this Chapter, and would be consistent with the comprehensive plan.
  - (b) The variance applicant has satisfactorily established that there are practical difficulties in complying with this Chapter. "Practical difficulties" means that:
    - (1) The applicant proposes to use the property in a reasonable manner not permitted by this Chapter;
    - (2) The plight of the landowner is due to circumstances unique to the property that were not created by the landowner; and
    - (3) The variance, if granted, would not alter the essential character of the locality.
  - (c) The variance request is not based exclusively upon economic considerations.
  - (d) The variance, and its resulting construction or project, would not be detrimental to the public welfare, nor would it be injurious to other land or improvements in the neighborhood.
  - (e) The variance, and its resulting construction or project, would not impair an adequate supply of light and air to adjacent properties, nor would it substantially increase traffic congestion in public streets, increase the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood.
  - (f) The variance requested is the minimum action required to address or alleviate the practical difficulties.

(Amended by Ord. No. 2011-22, 07/26/11)



**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

**CASA DE CORAZON**  
17905 OLD ROCKFORD ROAD, PLYMOUTH, MN 55446

**STRUCTURA BUILDERS**  
1050 WEST END BLVD., SUITE 100, MINNEAPOLIS, MINNESOTA 55416

PROJECT OWNER

Matthew R. Pavak  
DATE: 04/13/26 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
04/13/2026	CITY SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN

PROJECT MANAGER: PATRICK SARVER  
CONTRACT NUMBER: 23-15-0056 X 702  
DRAWN BY: K.E. ND  
REVIEWED BY: P.S.  
PROJECT NUMBER: 23033

REVISION SUMMARY

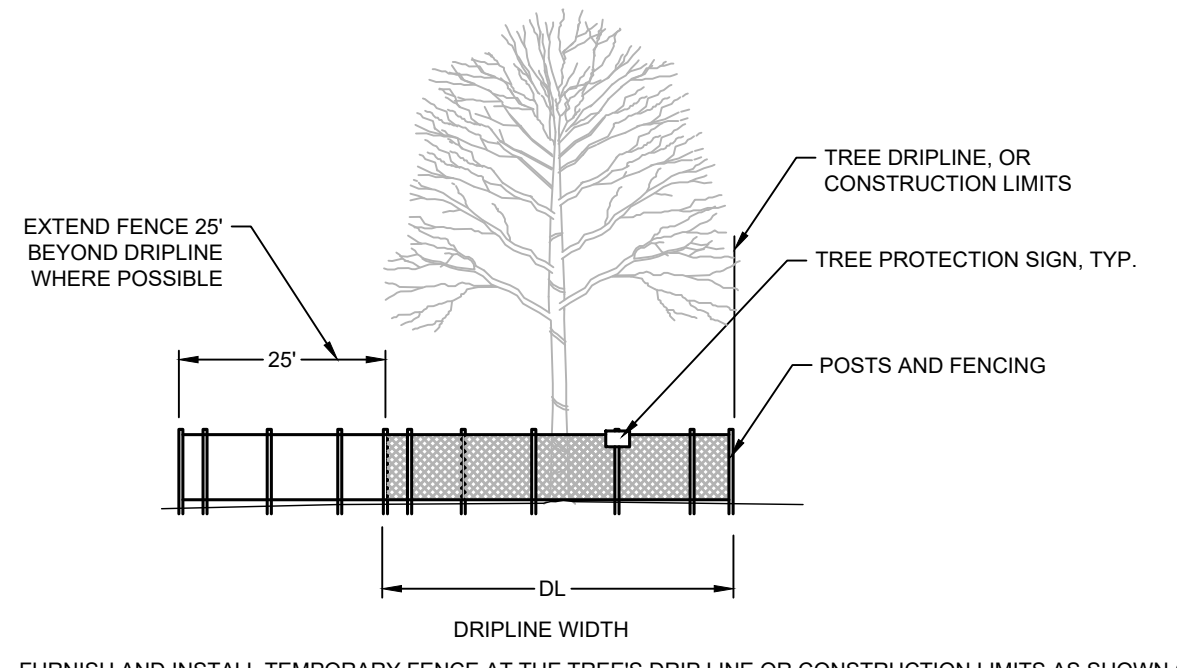
DATE	DESCRIPTION

REMOVALS PLAN

**C1.0**

**REMOVAL NOTES:**

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
- MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
- DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
- PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
- VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
- ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN. PRIOR TO ANY CONSTRUCTION, WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIPLINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

**1 TREE PROTECTION**  
NTS

**CITY OF PLYMOUTH REMOVAL NOTES:**

- RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

**OWNER INFORMATION**

RESERVE HOLDING, LLC  
18390 58TH AVENUE NORTH  
PLYMOUTH, MN 55446  
JEFF SCHULER  
612-714-9614  
JSCHULER@STRUCTURABUILDERS.COM

**EROSION CONTROL NOTES:**

SEE SWPPP ON SHEETS SW1.0 - SW1.5

**REMOVALS PLAN LEGEND:**

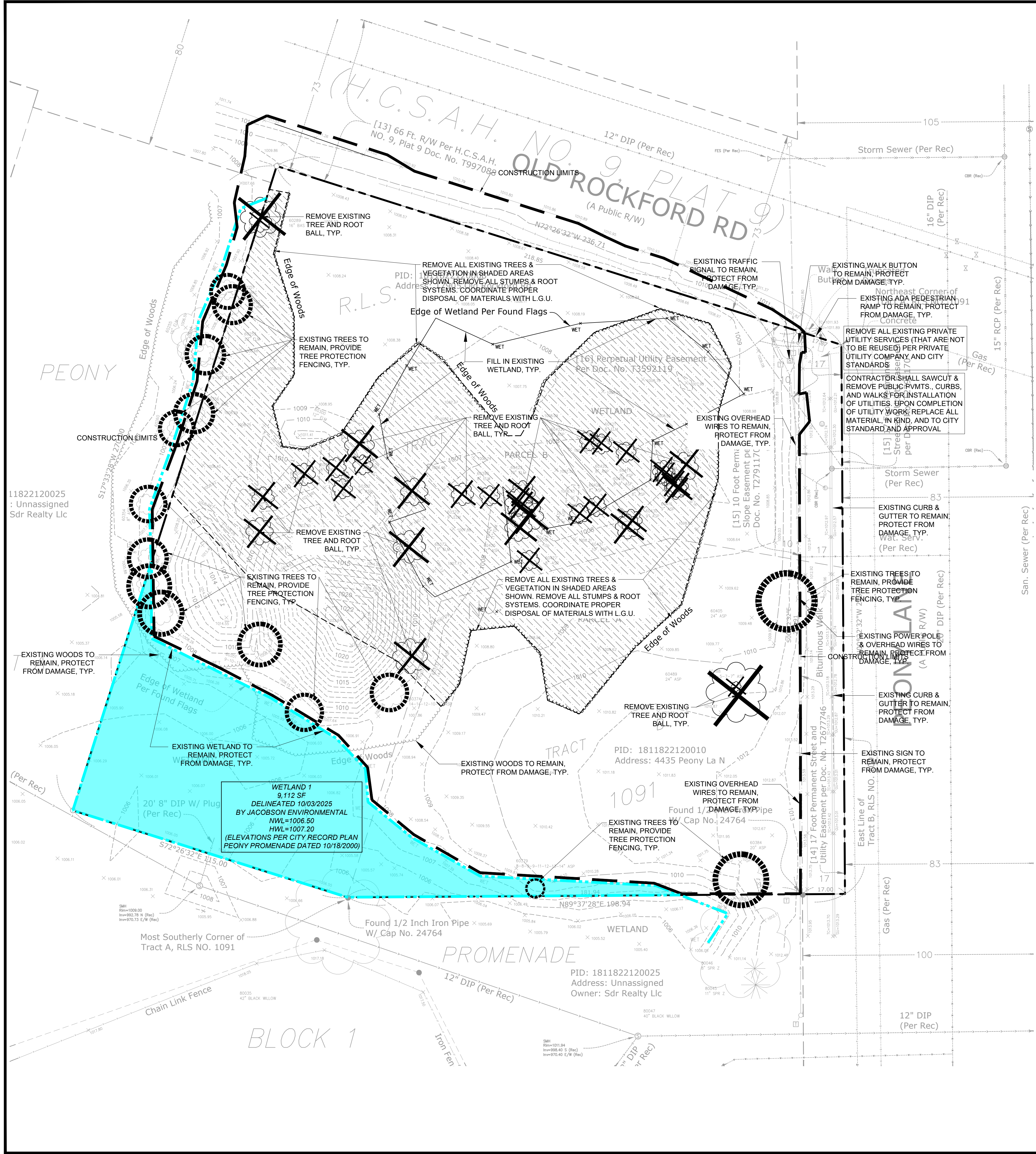
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
- CONSTRUCTION LIMITS
- PROPERTY LINE
- REMOVE CURBS AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS



Know what's below.  
Call before you dig.



1" = 20'-0"  
0 10'-0" 20'-0"



11822120025  
Unassigned  
Sdr Realty Llc

**WETLAND 1**  
9,112 SF  
DELINEATED 10/03/2025  
BY JACOBSON ENVIRONMENTAL  
NWL=1006.50  
HWL=1007.20  
(ELEVATIONS PER CITY RECORD PLAN  
PEONY PROMENADE DATED 10/18/2000)

Found 1/2 Inch Iron Pipe  
W/ Cap No. 24764

PID: 1811822120025  
Address: Unassigned  
Owner: Sdr Realty Llc

PID: 1811822120010  
Address: 4435 Peony La N

EXISTING OVERHEAD  
WIRES TO REMAIN,  
PROTECT FROM  
DAMAGE, TYP.

EXISTING SIGN TO  
REMAIN, PROTECT  
FROM DAMAGE, TYP.

EXISTING TREES TO  
REMAIN, PROVIDE  
TREE PROTECTION  
FENCING, TYP.

CONTRACTOR SHALL SAWCUT &  
REMOVE PUBLIC PVMTS., CURBS,  
AND WALKS FOR INSTALLATION  
OF UTILITIES. UPON COMPLETION  
OF UTILITY WORK, REPLACE ALL  
MATERIAL, IN KIND, AND TO CITY  
STANDARD AND APPROVAL

EXISTING ADA PEDESTRIAN  
RAMP TO REMAIN, PROTECT  
FROM DAMAGE, TYP.

EXISTING WALK BUTTON  
TO REMAIN, PROTECT  
FROM DAMAGE, TYP.

EXISTING TRAFFIC  
SIGNAL TO REMAIN,  
PROTECT FROM  
DAMAGE, TYP.

REMOVE ALL EXISTING TREES &  
VEGETATION IN SHADED AREAS  
SHOWN. REMOVE ALL STUMPS & ROOT  
SYSTEMS. COORDINATE PROPER  
DISPOSAL OF MATERIALS WITH L.G.U.

REMOVE EXISTING  
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**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

**CASA DE CORAZON**  
17905 OLD ROCKFORD ROAD, PLYMOUTH, MN 55446

**STRUCTURA BUILDERS**  
1050 WEST END BLVD., SUITE 100, MINNEAPOLIS, MINNESOTA 55416

PROJECT OWNER

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

Matthew R. Pavak  
DATE 04/13/26 LICENSE NO. 44263

**ISSUE/SUBMITTAL SUMMARY**

DATE	DESCRIPTION
04/13/2026	CITY SUBMITTAL

**REVISION SUMMARY**

DATE	DESCRIPTION

PROJECT MANAGER: PATRICK SARVER  
CONTRACT NUMBER: 612-615-0060 X 702  
DRAWN BY: KB, ND  
REVIEWED BY: PS  
PROJECT NUMBER: 05303

**SITE PLAN**

**C2.0**  
1" = 20'-0"  
0 10'-0" 20'-0"

**SITE LAYOUT NOTES:**

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATION ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADI ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.
- FINISH GRADING FOR HARDSCAPE AREAS IE. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.

**OWNER INFORMATION**

RESERVE HOLDING, LLC  
18390 58TH AVENUE NORTH  
PLYMOUTH, MN 55446  
JEFF SCHULER  
612-714-9614  
JSCHULER@STRUCTURABUILDERS.COM

**CITY OF PLYMOUTH SITE SPECIFIC NOTES:**

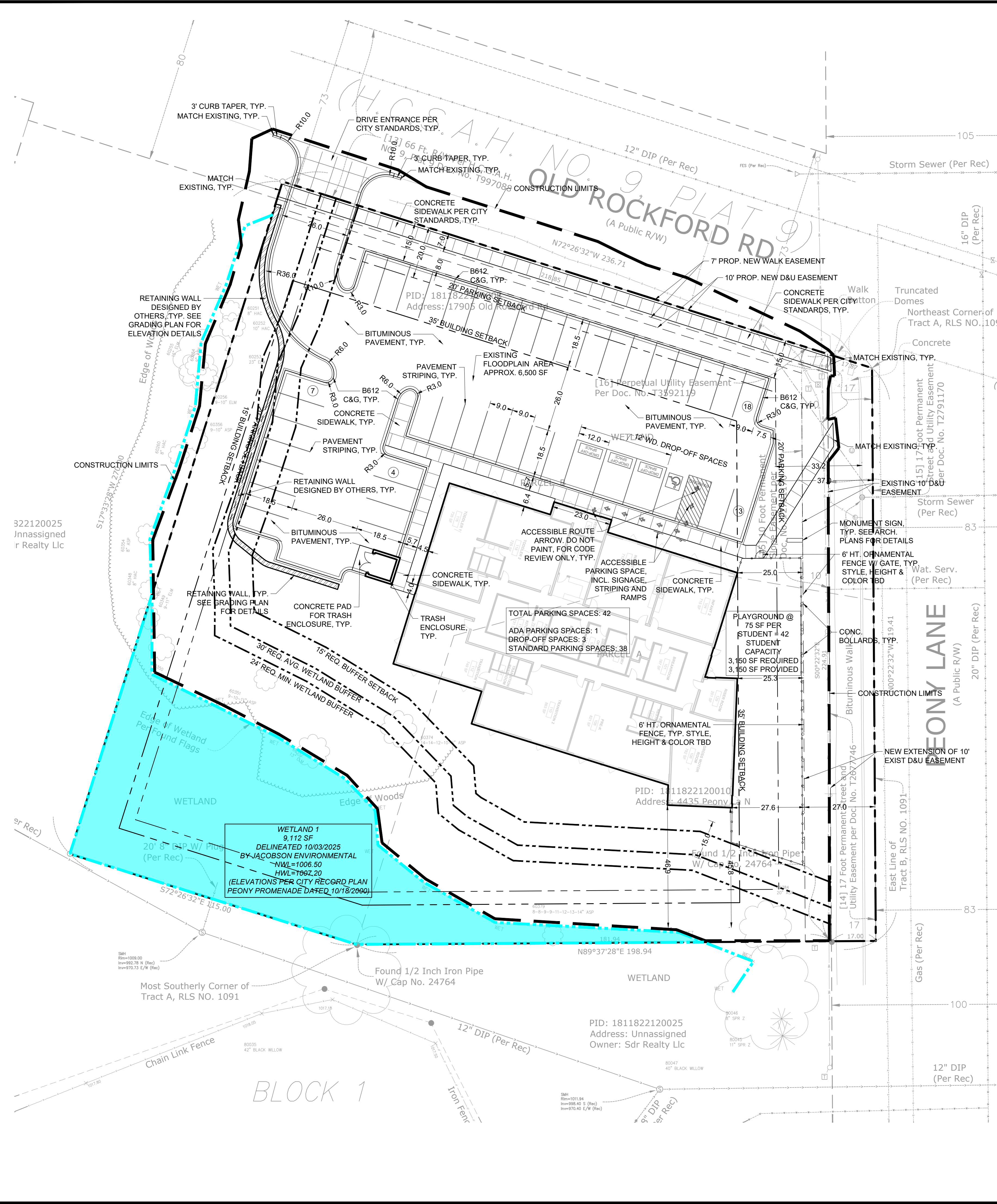
- RESERVED FOR CITY SPECIFIC SITE NOTES.

**SITE AREA CALCULATIONS:**

SITE AREA CALCULATIONS		EXISTING CONDITION		PROPOSED CONDITION	
IMPERVIOUS SURFACES					
BUILDING COVERAGE	0 SF	0.0%	10,473 SF	16.0%	
PAVEMENT	0 SF	0.0%	21,500 SF	32.8%	
TOTAL	0 SF	0.0%	31,973 SF	48.8%	0.7 AC
PERVIOUS SURFACES					
TOTAL	65,529 SF	100.0%	33,556 SF	51.2%	0.8 AC
TOTAL SITE AREA	65,529 SF	100.0%	65,529 SF	100.0%	1.5 AC
DIFFERENCE (EX. VS PROP.)	31,973 SF	48.8%			
DISTURBED AREA	60,225 SF	1.4 AC			

**SITE PLAN LEGEND:**

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. WITHIN ROW SEE CITY DETAIL. WITHIN PRIVATE PROPERTY SEE CSG DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- CURB TAPER
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.  
HC = ACCESSIBLE SIGN  
NP = NO PARKING FIRE LANE  
ST = STOP  
CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.



322120025  
Unassigned  
r Realty Lic

**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**

**PROJECT**  
**CASA DE CORAZON**  
 17905 OLD ROCKFORD ROAD, PLYMOUTH, MN 55446

**OWNER**  
**STRUCTURA BUILDERS**  
 1650 WEST END BLVD., SUITE 100, MINNEAPOLIS, MINNESOTA 55416

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*Matthew R. Pavak*  
 Matthew R. Pavak  
 DATE 04/13/26 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
04/13/2026	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT MANAGER: PATRICK SARVER  
 CONTACT NUMBER: 612.615.0060 X 702  
 DRAWN BY: KB, ND  
 REVIEWED BY: PS  
 PROJECT NUMBER: 25303

REVISION SUMMARY	
DATE	DESCRIPTION

WETLAND PLAN

**W1.0**

**WETLAND NOTES:**

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN AND WETLAND EROSION CONTROL REQUIREMENTS.
- NO WORK SHALL COMMENCE FOR WETLAND FILL/ALTERATION UNTIL ALL PERMITS AND APPROVALS HAVE BEEN GATHERED AND THE SIGNED N.O.D. HAS BEEN RECEIVED.
- CIVIL SITE GROUP SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENTS DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE CIVIL SITE GROUP HAS ISSUED FINAL, FULLY-APPROVED AND STAMPED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PLANS ARE SUBJECT TO SUBSTANTIAL REVISION. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE MOST RECENT ISSUANCE OF PLANS FOR CONSTRUCTION PURPOSES.
- PLAN SET IS NOT USABLE FOR CONSTRUCTION UNTIL PLANS HAVE BEEN FULLY APPROVED AND STAMPED BY THE REQUIRED REVIEWING AUTHORITIES AND NO ADDITIONAL REVIEWS ARE REQUIRED.

**WETLAND CALCULATIONS:**

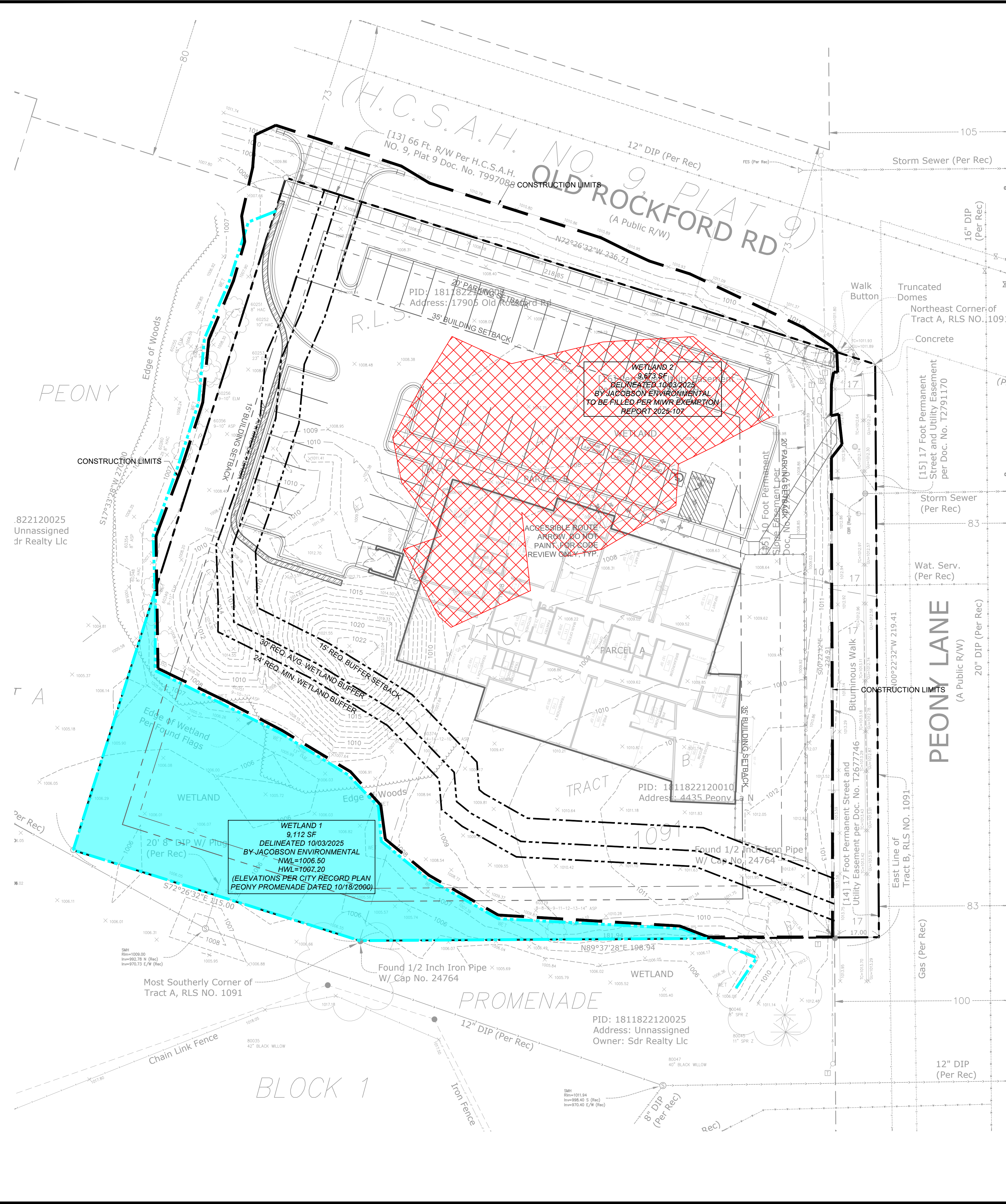
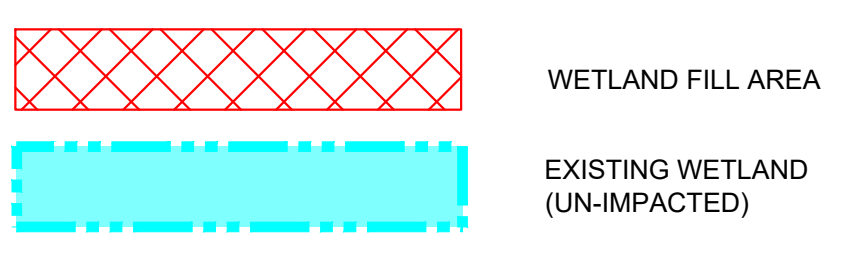
EXISTING WETLANDS ON SITE  
 WETLAND 1 = 9,112 SF (0.2092 AC)  
 WETLAND 2 = 9,673 SF (0.2221 AC)

TOTAL NET EXISTING WETLAND AREA = 18,785 SF (0.4312 AC)

WETLAND FILL AREA  
 WETLAND 2 = 9,673 SF  
 TOTAL FILL AREA = 9,673 SF (0.2221 AC)

PER EXEMPTION REPORT 2025-107  
 WETLAND 2 IS MAN-MADE AND CAN BE FILLED

**WETLAND IMPACT LEGEND:**



**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**

**CASA DE CORAZON**  
 17905 OLD ROCKFORD ROAD, PLYMOUTH, MN 55446  
**STRUCTURA BUILDERS**  
 1050 WEST END BLVD., SUITE 100, MINNEAPOLIS, MINNESOTA 55416

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Matthew R. Pavak  
 DATE 04/13/26 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY  
 DATE DESCRIPTION  
 04/13/2026 CITY SUBMITTAL

REVISION SUMMARY  
 DATE DESCRIPTION

PROJECT MANAGER: PATRICK SARVER  
 CONTRACT NUMBER: 612-215-0566 X 702  
 DRAWN BY: KBE, ND  
 REVIEWED BY: PS  
 PROJECT NUMBER: 03833

REVISION SUMMARY  
 DATE DESCRIPTION

GRADING PLAN  
**C3.0**  
 © COPYRIGHT 2025 CIVIL SITE GROUP INC.

**GENERAL GRADING NOTES:**

- CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
- AN OSHA-APPROVED QUALIFIED PERSON SHOULD REVIEW THE SOIL CLASSIFICATION PRESENTED IN THE GEOTECHNICAL REPORT IN THE FIELD. EXCAVATIONS MUST COMPLY WITH CURRENT OSHA REQUIREMENTS IN THE CODE OF FEDERAL REGULATIONS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- TOLERANCES
  - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
  - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
  - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
  - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
  - FINISH GRADING FOR HARDSCAPE AREAS IE. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.
- MAINTENANCE
  - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
  - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDING AND MULCHED.
  - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

**CITY OF PLYMOUTH GRADING NOTES:**

- RESERVED FOR CITY SPECIFIC GRADING NOTES.

**EROSION CONTROL NOTES:**

SEE SWPPP ON SHEETS SW1.0 - SW1.5

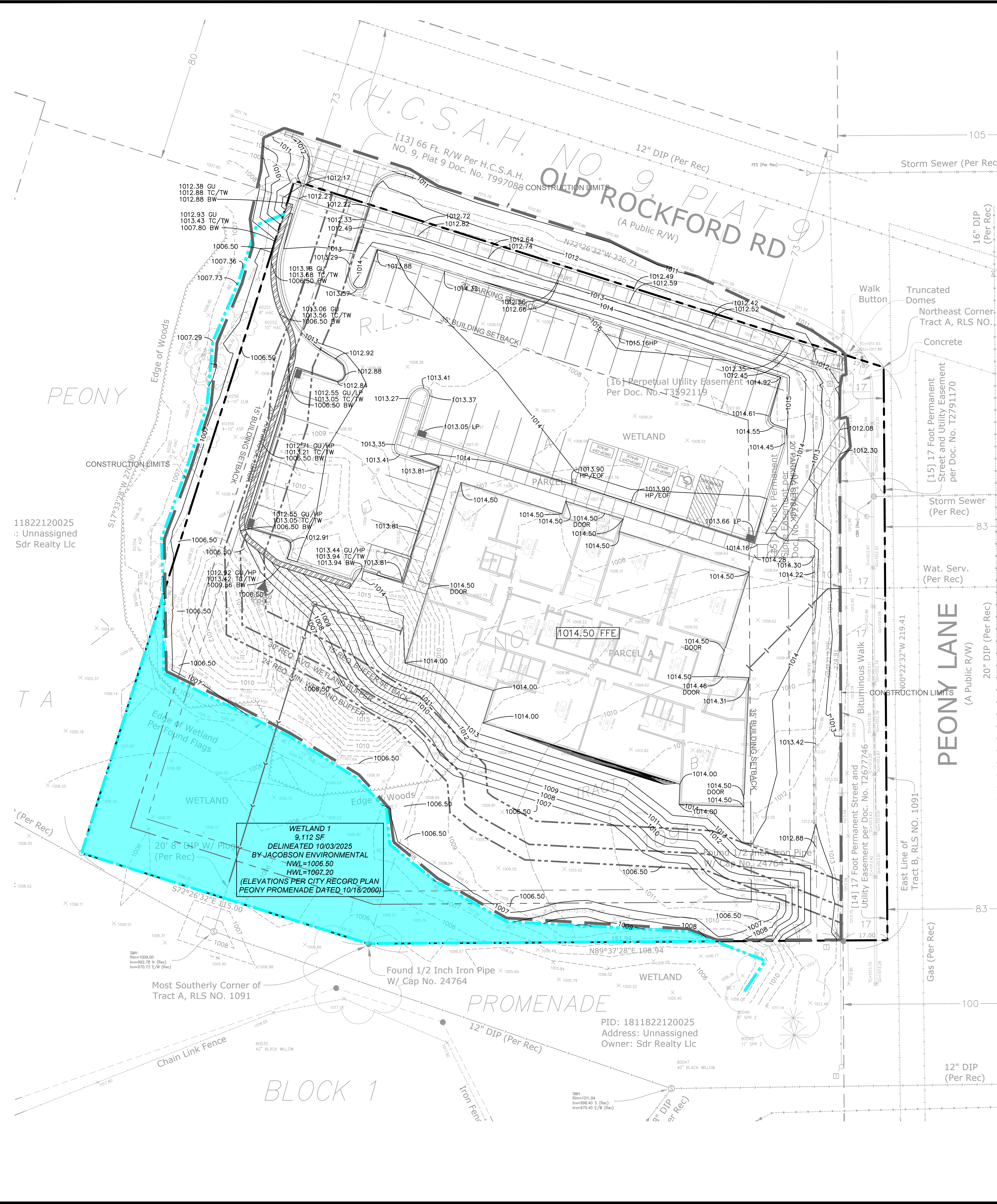
**GROUNDWATER ELEVATION PER BORING**

BORING	GROUND WATER ELEVATION
B-1	
B-2	
B-3	
B-4	
B-5	
B-6	
B-7	
B-8	
B-9	
B-10	

PER GEOTECHNICAL REPORT COMPLETED BY BRAUN INTERTEC, INC. ON XXXX/XX.

**GRADING PLAN LEGEND:**

- 1125 EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 1.0' CONTOUR ELEVATION INTERVAL
- 41.26 SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- 891.00 G SPOT GRADE ELEVATION GUTTER
- 891.00 TC SPOT GRADE ELEVATION TOP OF CURB
- 891.00 BS/TS SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- 891.00 ME SPOT GRADE ELEVATION MATCH EXISTING
- ⊕ GRADE BREAK - HIGH POINTS
- T.O. CURB AND GUTTER (T.O = TIP OUT)
- EMERGENCY OVERFLOW
- CONSTRUCTION LIMITS



11822120025  
 Unassigned  
 Sdr Realty Lic

**WETLAND 1**  
 9,112 SF  
 DELINEATED 10/03/2025  
 BY JACOBSON ENVIRONMENTAL  
 NWL=1006.50  
 HWL=1007.20  
 (ELEVATIONS PER CITY RECORD PLAN  
 PEONY PROMENADE DATED 10/18/2000)

PID: 1811822120025  
 Address: Unassigned  
 Owner: Sdr Realty Lic



Know what's below.  
 Call before you dig.  
 1" = 20'-0"  
 10'-0" 0 20'-0"

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

**PROJECT**  
CASA DE CORAZON  
17905 OLD ROCKFORD ROAD, PLYMOUTH, MN 55446

**OWNER**  
STRUCTURA BUILDERS  
1050 WEST END BLVD., SUITE 100, MINNEAPOLIS, MINNESOTA 55416

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Matthew R. Pavak  
DATE 04/13/26 LICENSE NO. 44263

**ISSUE/SUBMITTAL SUMMARY**

DATE	DESCRIPTION
04/13/2026	CITY SUBMITTAL

**REVISION SUMMARY**

DATE	DESCRIPTION
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**UTILITY PLAN**

PROJECT MANAGER: PATRICK SARVER  
CONTRACT NUMBER: 25215056 X 702  
DRAWN BY: KB, ND  
REVIEWED BY: PS  
PROJECT NUMBER: 25215

**UTILITY PLAN**

**C4.0**  
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**GENERAL UTILITY NOTES:**

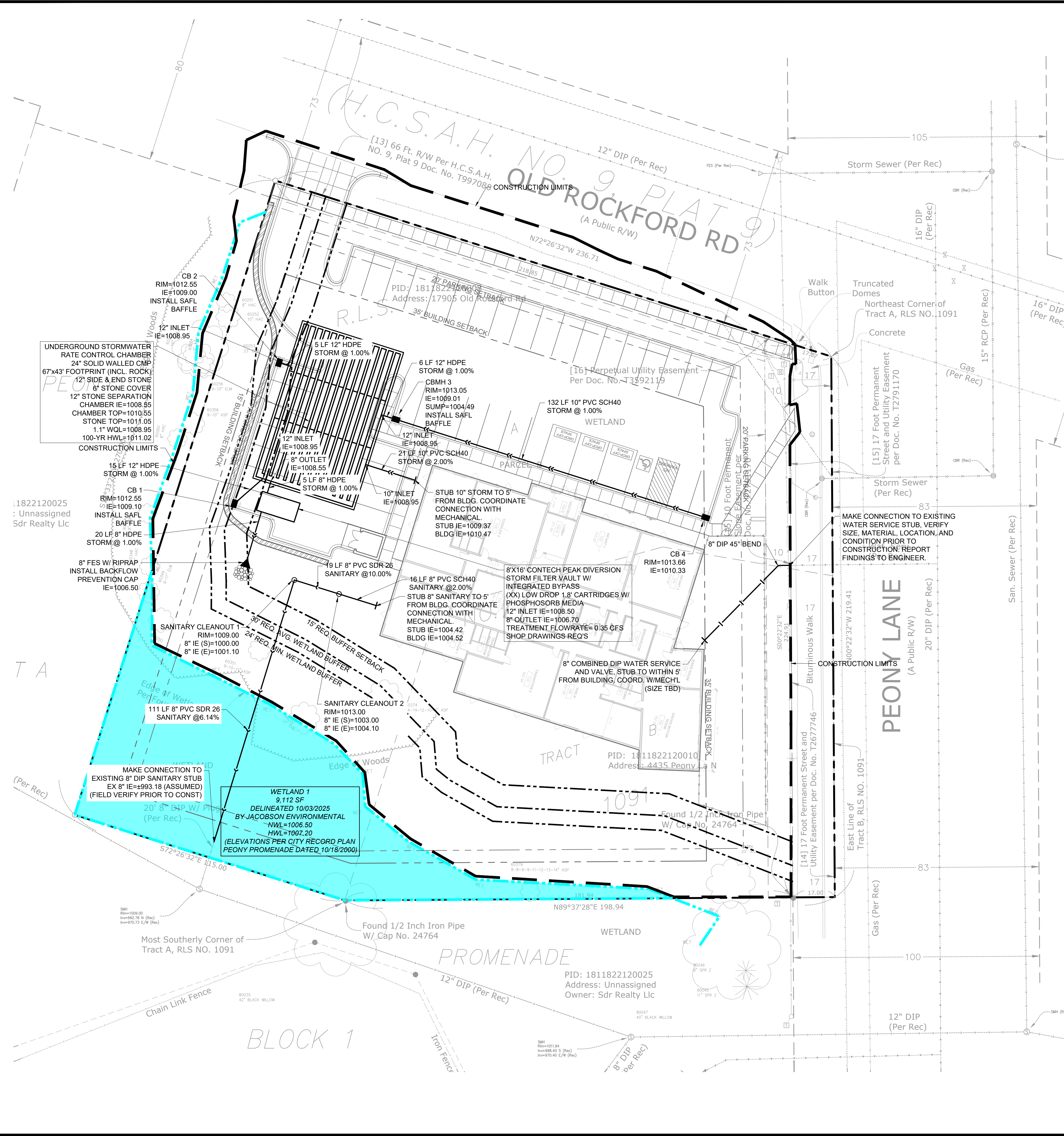
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- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES CONNECTIONS ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.
- AN OSHA-APPROVED QUALIFIED PERSON SHOULD REVIEW THE SOIL CLASSIFICATION PRESENTED IN THE GEOTECHNICAL REPORT IN THE FIELD. EXCAVATIONS MUST COMPLY WITH CURRENT OSHA REQUIREMENTS IN THE CODE OF FEDERAL REGULATIONS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

**CITY OF PLYMOUTH UTILITY NOTES:**

- RESERVED FOR CITY SPECIFIC UTILITY NOTES.

**UTILITY PLAN LEGEND:**

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DRAIN TILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP
- TRENCH DRAIN
- CONSTRUCTION LIMITS

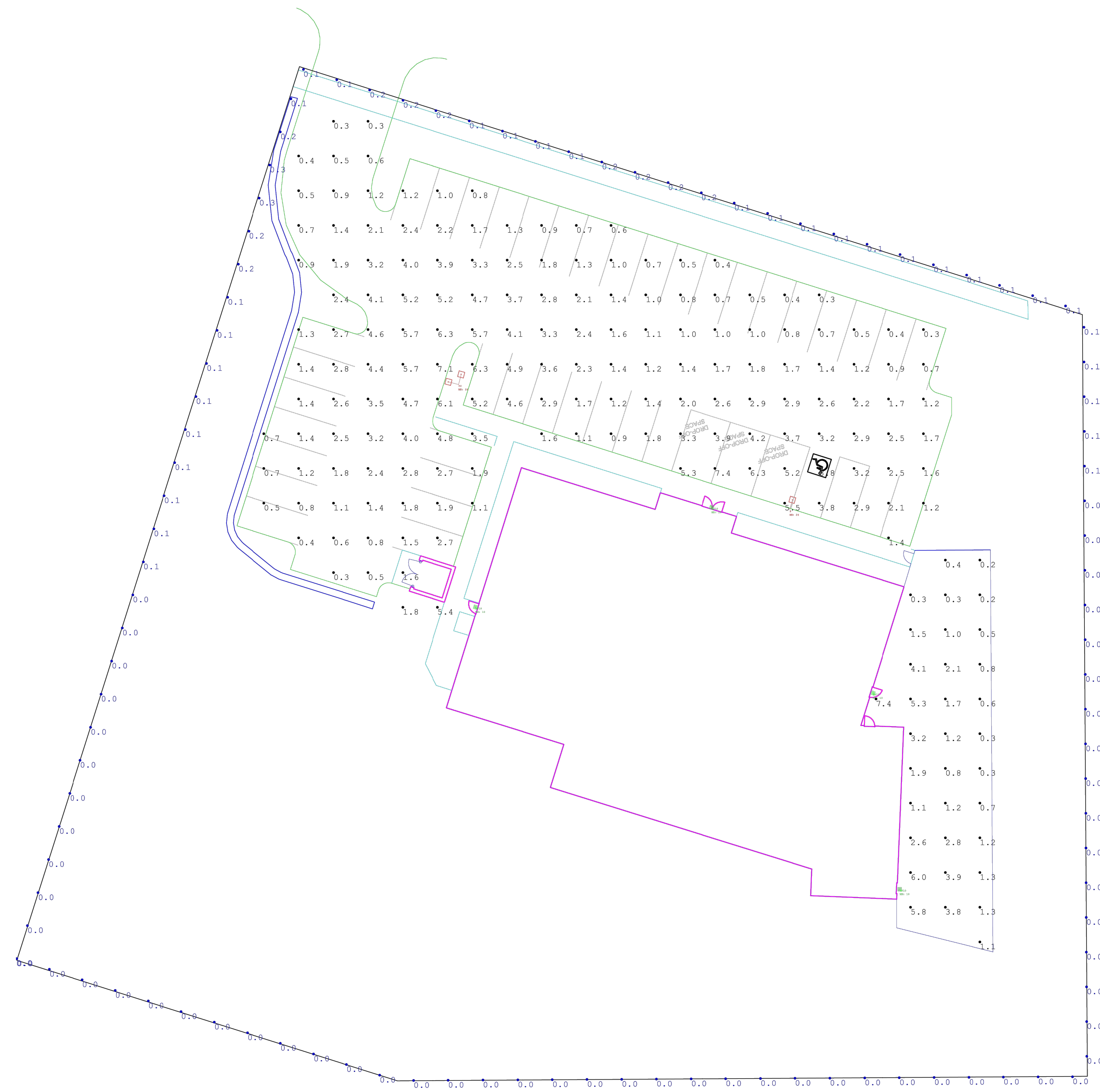


Know what's below.  
Call before you dig.



1" = 20'-0"  
10'-0" 0 20'-0"





REVISION SUMMARY	
DATE	DESCRIPTION

LIGHTING PLAN

# LT1.0

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Tag
WP10	4	WP10	Single	6073	0.900	XWS-LED-06L-SIL-FT-40-70CRI	43	43	172	MH = 10ft
P	1	P	Single	15297	0.900	MRS-LED-15L-SIL-FT-40-70CRI	111	111	111	MH = 24ft
P2	1	P2	2 @ 90 degrees	15297	0.900	MRS-LED-15L-SIL-FT-40-70CRI	111	222	222	MH = 24ft

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
P Line	Illuminance	Fc	0.06	0.3	0.0	N.A.	N.A.
Playground	Illuminance	Fc	1.97	7.4	0.2	9.85	37.00
SITE	Illuminance	Fc	2.29	7.4	0.3	7.63	24.67

*These drawings are for conceptual use only and are not intended for construction. Fixture runs and quantities should be verified prior to order. Values represented are an approximation generated from manufacturers photometric inhouse or independent lab tests with data supplied by lamp manufacturers.*

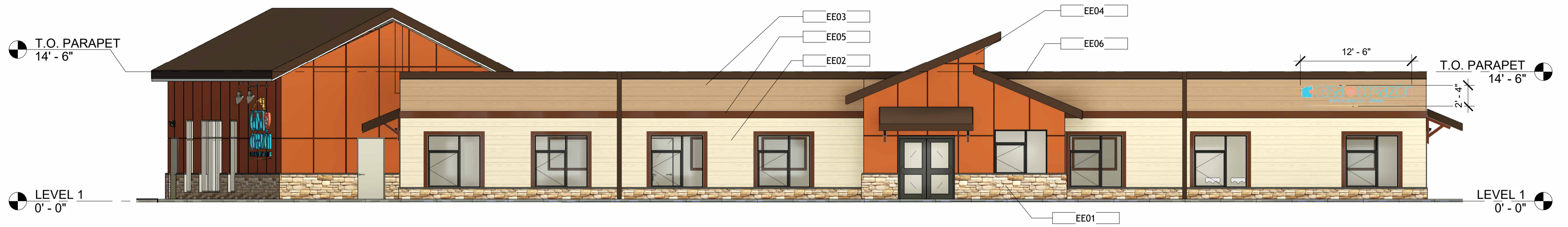
#	Date	Comments

Revisions

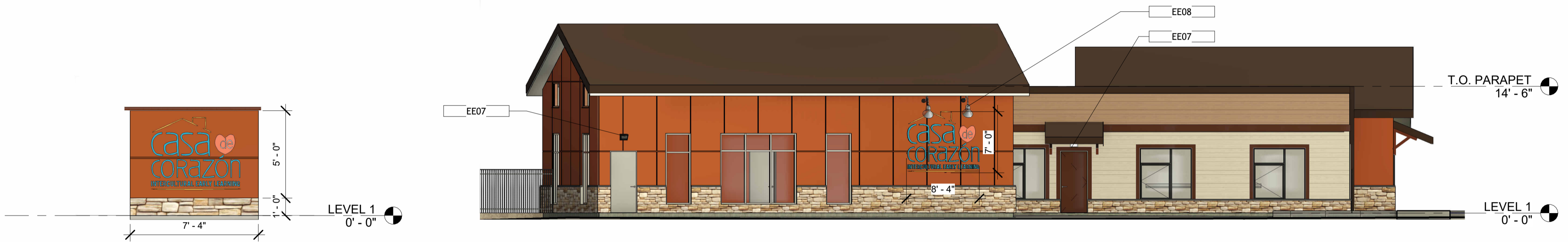
Drawn By: Kathy Frey  
Date: 4/8/2026  
Sales Agent: Steve Hahn  
Scale: 1" = 20'

## Casa De Corazon Plymouth, MN

LS952-4396



1 NORTH BUILDING COLOR ELEVATION  
1/8" = 1'-0"



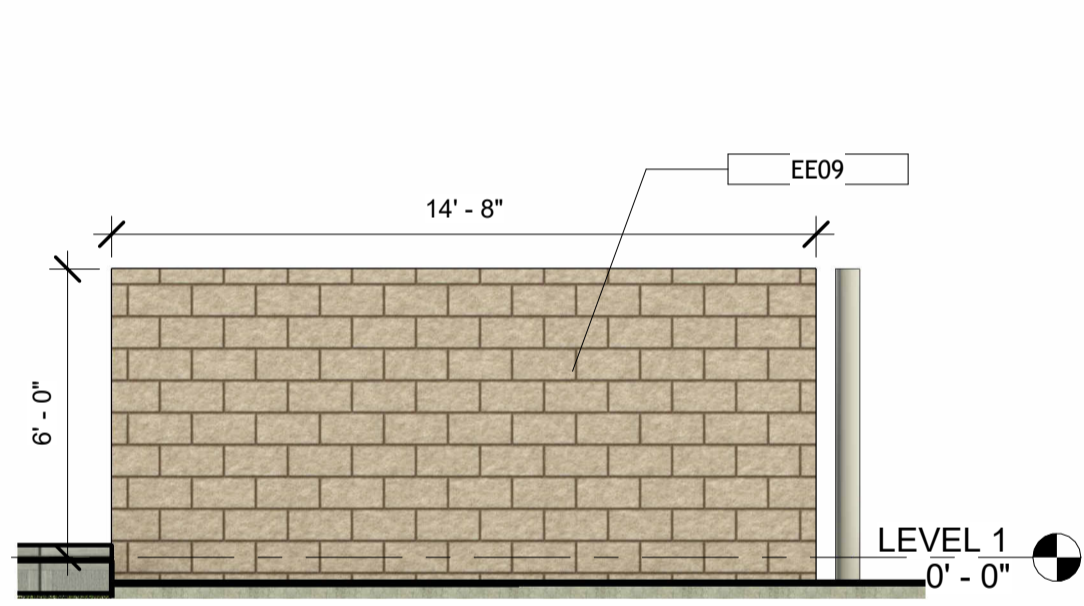
2 MONUMENT SIGN COLOR ELEVATION  
1/4" = 1'-0"

3 WEST BUILDING COLOR ELEVATION  
1/8" = 1'-0"

EXTERIOR KEYNOTES	
Key Value	Keynote Text
EE01	ST-1 STONE WORKS ANDES SUMMIT HACKETT
EE02	PT-20 HARDIE FIBER CEMENT LAP SIDING SW 6105 DIVINE WHITE
EE03	PT-21 HARDIE FIBER CEMENT LAP SIDING SW 9112 SONG THRUSH
EE04	PT-22 HARDIE FIBER CEMENT PANEL SIDING SW 6629 JALAPENO
EE05	PT-23 10" FIBER CEMENT ACCENT TRIM SW6083 SABLE
EE06	DARK BRONZE CAP FLASHING
EE07	WALL PACK LIGHT
EE08	GOOSE NECK LIGHT AIMED AT SIGN



1 SOUTH BUILDING COLOR ELEVATION  
P002 1/8" = 1'-0"

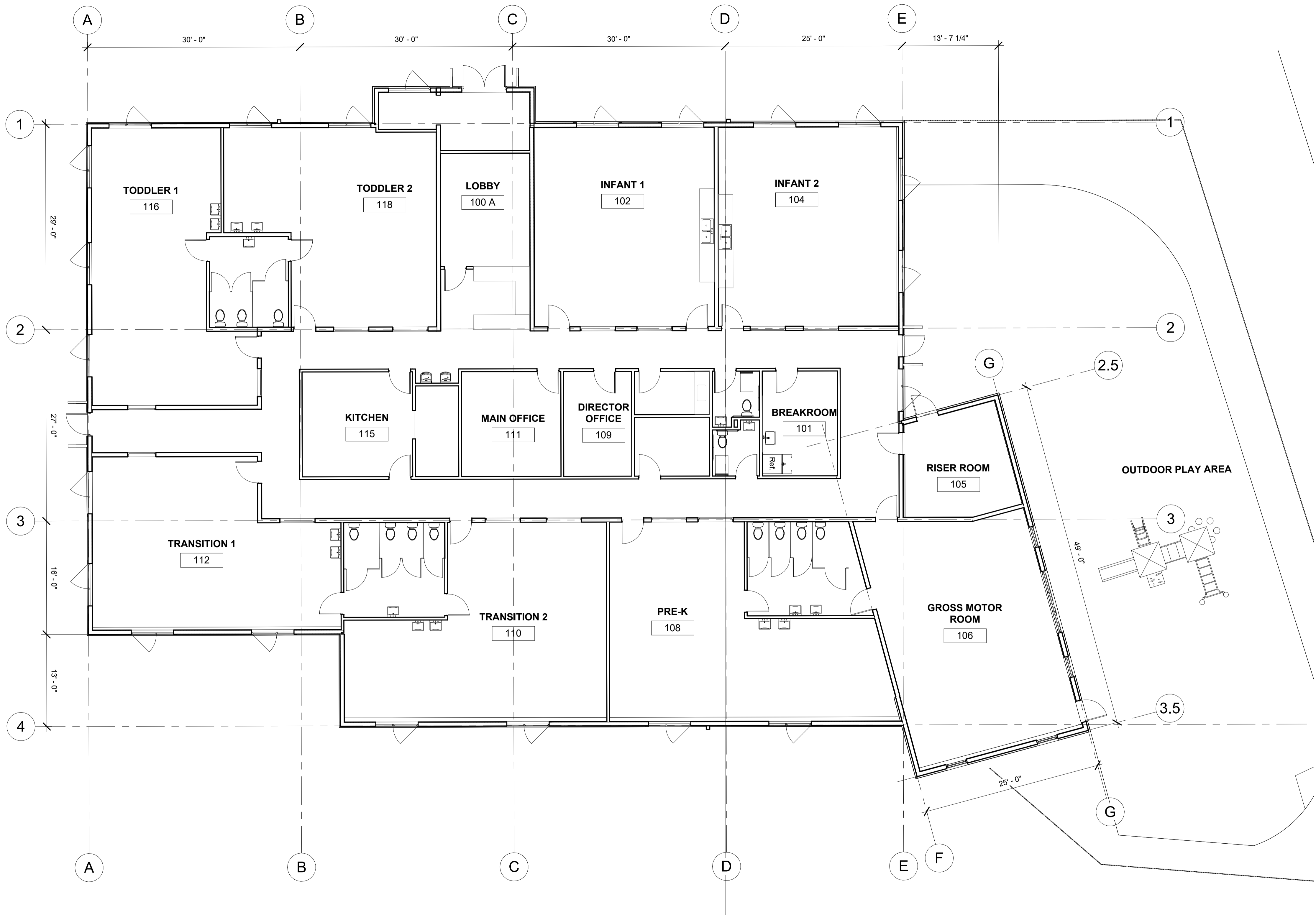


2 TRASH ENCLOSURE COLOR ELEVATION  
P002 1/4" = 1'-0"



3 EAST BUILDING COLOR ELEVATION  
P002 1/8" = 1'-0"

EXTERIOR KEYNES	
Key Value	Keynote Text
EE01	ST-1 STONE WORKS ANDES SUMMIT HACKETT
EE02	PT-20 HARDIE FIBER CEMENT LAP SIDING SW 6105 DIVINE WHITE
EE03	PT-21 HARDIE FIBER CEMENT LAP SIDING SW 9112 SONG THRUSH
EE04	PT-22 HARDIE FIBER CEMENT PANEL SIDING SW 6629 JALAPENO
EE05	PT-23 10" FIBER CEMENT ACCENT TRIM SW6083 SABLE
EE06	DARK BRONZE CAP FLASHING
EE07	WALL PACK LIGHT
EE09	TAN SPLITFACE CMU



**CITY OF PLYMOUTH  
HENNEPIN COUNTY, MINNESOTA**

**ORDINANCE NO. 2026-**

**ORDINANCE AMENDING CHAPTER 21 (ZONING ORDINANCE) OF THE CITY CODE TO  
RECLASSIFY CERTAIN LAND LOCATED AT 4435 PEONY LANE (2026023)**

THE CITY OF PLYMOUTH ORDAINS:

**Section 1. Amendment of City Code.** Chapter 21 of the City Code of the City of Plymouth, Minnesota, adopted December 18, 1996 as amended, is hereby amended by changing the classification on the City of Plymouth Zoning Map from C-3 (highway commercial) to C-2 (neighborhood commercial) with respect to the roughly 0.49-acre parcel presently addressed as 4435 Peony Lane with a Hennepin County Property Identification Number of 18-118-22-12-0010. The current legal description of the property to be rezoned is as follows:

That part of Tract B, Registered Land Survey No. 1091, Hennepin County, Minnesota, lying North of a line drawn from the most Southerly corner of Tract A, Registered Land Survey No. 1091, to a point on the East line of said Tract B, distant 219.41 feet South from the Northeast corner of said Tract A.

**Section 2. Effective Date.** This amendment shall take effect immediately upon its passage.

ADOPTED by the City Council on this \*\* day of \*\*\*, 2026.

\_\_\_\_\_  
Jeffry Wosje, Mayor

**ATTEST:**

\_\_\_\_\_  
Jodi M. Gallup, City Clerk

# CITY OF PLYMOUTH

## RESOLUTION No. 2026-

### RESOLUTION APPROVING FINDINGS OF FACT FOR REZONING OF LAND LOCATED AT 4435 PEONY LANE (2026023)

WHEREAS, Structura Builders has requested reclassification of the zoning from C-3 (highway commercial) to C-2 (neighborhood commercial) for the roughly 0.49-acre parcel presently addressed as 4435 Peony Lane (Hennepin County Tax Parcel #18-118-22-12-0010); and

WHEREAS, the affected property to be rezoned to PUD is presently legally described as follows:

That part of Tract B, Registered Land Survey No. 1091, Hennepin County, Minnesota, lying North of a line drawn from the most Southerly corner of Tract A, Registered Land Survey No. 1091, to a point on the East line of said Tract B, distant 219.41 feet South from the Northeast corner of said Tract A.

WHEREAS, the Planning Commission has reviewed said request at a duly called public hearing and recommends approval; and

WHEREAS, the City Council has adopted an ordinance rezoning the property from C-3 to C-2.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve the request for reclassification of the zoning from C-3 to C-2 for the roughly 0.49-acre parcel legally described above, based on the following findings:

1. The site is guided C (commercial) on the city's comprehensive plan. The requested C-2 zoning is compatible with and listed as a corresponding zoning district for properties that are guided C.
2. C-2 zoning for the parcel would be more suitable than C-3 zoning given the site location, context, and access restrictions.
3. The rezoning, together with combining the two parcels that comprise the overall site at the southwest corner of Old Rockford Road and Peony Lane, would create one C-2 property for development.
4. Adequate infrastructure is in place to support the requested C-2 zoning.

APPROVED by the City Council on this \*\* day of \*\*\*\*, 2026.

# CITY OF PLYMOUTH

## RESOLUTION No. 2026-

### **RESOLUTION APPROVING SITE PLAN, CONDITIONAL USE PERMIT, AND VARIANCE FOR STRUCTURA BUILDERS FOR A CHILD CARE/EARLY EDUCATION CENTER FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF OLD ROCKFORD ROAD AND PEONY LANE (2026023)**

WHEREAS, Structure Builders has requested approval of a site plan, conditional use permit, and variance to allow construction of a 10,000 square foot child care/early education center to be called "Casa De Corazon" on the 1.5-acre site located at 17905 Old Rockford Road Lane and 4435 Peony Lane, legally described as follows:

Parcel A (4435 Peony Lane): That part of Tract B, Registered Land Survey No. 1091, Hennepin County, Minnesota, lying North of a line drawn from the most Southerly corner of Tract A, Registered Land Survey No. 1091, to a point on the East line of said Tract B, distant 219.41 feet South from the Northeast corner of said Tract A.

Parcel B (17905 Old Rockford Road): Tract A, Registered Land Survey 1091, Hennepin County, Minnesota.

WHEREAS, the Planning Commission has reviewed said request at a duly called public hearing and recommends approval.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve the request by Structura Builders for a site plan, conditional use permit, and variance for a child care/early education center, subject to the following findings and conditions:

1. Approval is contingent upon rezoning of the southeast parcel of the site from C-3 (highway commercial) to C-2 (neighborhood commercial).
2. A site plan is approved to allow construction of the building and related site improvements, in accordance with the plans received by the city on April 14, 2026 and revised landscape plan received by the city on May 20, 2026, except as may be amended by this resolution.
3. A conditional use permit is approved to allow a child care/early education center use on the site, based on the finding that all applicable conditional use permit standards are met.
4. A variance is approved to allow a parking setback of 15 feet from the north lot line, where 20 feet is otherwise specified, based on the finding that all applicable variance standards are met.

5. **Prior to grading or construction on the site**, the applicant must:
  - a. Obtain separate approval of a building permit.
  - b. Install silt fence and other appropriate erosion control measures.
  
6. **Prior to issuance of the building permit**, the applicant shall fulfill the requirements, submit the required information, and revise the plans as indicated below, consistent with the applicable city code, zoning ordinance, and engineering guidelines:
  - a. Obtain city approval of final construction plans.
  - b. Combine the two parcels comprising the site with Hennepin County to create one tax parcel for the property. After said parcel consolidation is completed, the address for the overall site shall be 17905 Old Rockford Road.
  - c. Complete a site improvement performance agreement (SIPA) and submit the related financial sureties.
  - d. Obtain any required permits and/or approvals from the watershed district.
  - e. Provide a maintenance agreement for drainage system.
  - f. Provide any required easements in recordable form.
  - g. Complete the Wetland Conservation Act process to obtain approval for wetland impacts.
  
7. The applicant shall repair any damage to the existing trail abutting the site, in accordance with City standards.
  
8. Building code related items will be address upon submittal of a building permit application. A sewer availability charge (SAC) determination letter from the Metropolitan Council is required in conjunction with submission of the building permit application.
  
9. Standard Conditions:
  - a. Any signage shall comply with section 21155 of the zoning ordinance and shall receive separate sign permits.
  - b. Compliance with the city's lighting and landscaping regulations.
  - c. Any visible rooftop or ground-mounted mechanical equipment shall be painted or screened to match the building.
  - d. Fire lane signage shall be provided in locations to be field identified by the Fire Inspector.
  - e. Fire hydrants, hydrant valves, post-indicators valves, address directional signage, and fire department connections shall be placed in locations as approved by the fire inspector.
  - f. Any retaining walls over four feet in height require a separate building permit and design by a structural engineer.
  - g. Any subsequent phases or expansions are subject to required reviews and approvals per ordinance provisions.
  - h. The site plan, conditional use permit, and variance shall expire one year after the date of approval, unless the property owner or applicant has started the project, or unless the applicant, with the consent of the property owner, has received prior approval from the city to extend the expiration date for up to one additional year, as regulated under Sections 21045.09, 21015.07, and 21030.06, respectively, of the zoning ordinance.

APPROVED by the City Council on this \*\* day of \*\*\*\*, 2026.

**To:** Planning Commission

**Prepared by:** Geoff Solomonson, Associate Planner

**Reviewed by:** Lori Sommers, Planning Manager  
Grant Fernelius, CED Director

**Item:** **Variances requested to lot area and lot width for a lot line adjustment at 710 Kingsview Lane (Craig and Michelle Weatherson -- 2026020)**

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**1. Action Requested:**

Review variance requests to lot area and lot width for a lot line adjustment and motion to recommend denial at 710 Kingsview Lane.

**2. Background:**

See attached staff report.

**3. Budget Impact:**

Not applicable.

**4. Attachments:**

1. Planning Report
2. Application Narrative
3. Site Plan
4. Resolution

**To:** Plymouth Planning Commission

**From:** Geoff Solomonson, Associate Planner (763-509-5455)  
Community and Economic Development Department

**Subject:** Craig and Michelle Weatherson – Request for variances at 710 Kingsview Lane  
(2026020)

**Ward:** 2

**Deadline:** August 22, 2026

**Summary**

This request is for approval of variances to lot area and lot width at 710 Kingsview Lane for the transfer of a portion of property to 616 Kingsview Lane.

An aerial view of the site is included on the right for reference on the site context.

**Recommended Action**

Community and Economic Development Department Staff recommend denial of the variances.



## Site Information

### Zoning and Land Use

The property is zoned RSF-1 (single-family detached dwelling) and guided LA-1 (living area 1).

	Use	Zoning	Land Use Designation (2040 Comprehensive Plan)
Subject Property	Single-family residential	RSF-1	LA-1
North, South, East and West	Single-family residential	RSF-1	LA-1

### School District

The site is in the Wayzata School District (#284).

### Natural Characteristics of Site

The site is located in the Bassett Creek watershed. The site is not located in the Shoreland Management Overlay District or flood plain and there are no wetlands on the property.

### Previous City Actions Affecting Site

The site is located in the Parkdale Subdivision, which was platted in 1956. City records indicate there are no other actions recorded on this site. Hennepin County has indicated a driveway access easement was recorded between 710 and 616 Kingsview Lane in 2026.

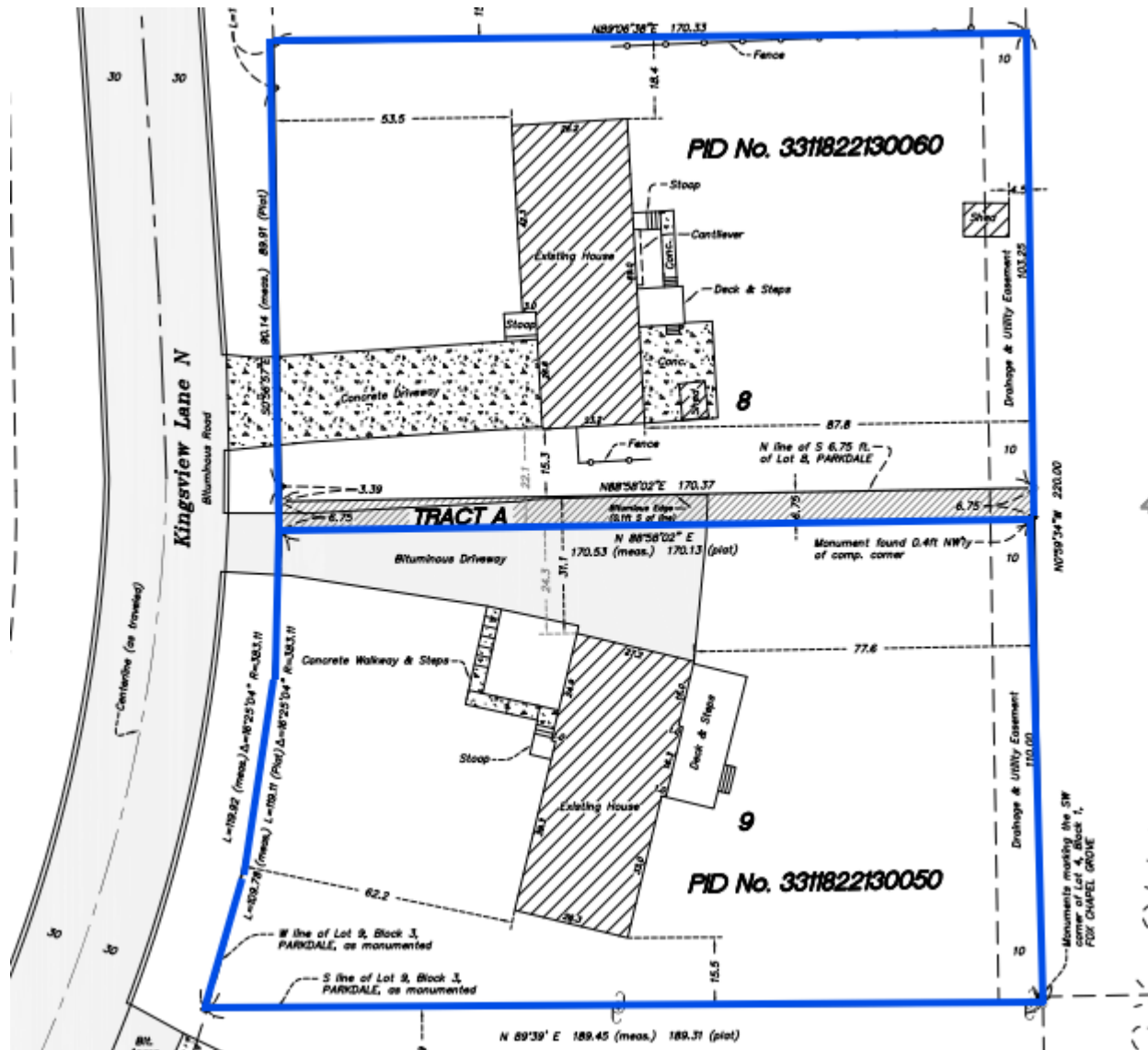
### **Analysis of Request**

The subject property is zoned RSF-1, and contains 18,772 square feet and has a lot width of 110 feet. The RSF-1 zoning district requires a minimum 18,500 square footage and a minimum lot width of 110 feet.

The applicant has indicated in the submitted application that this will return the property at 710 Kingsview Lane back to its 'original form/lot configuration' due to a purchase of a portion of the property by 710 Kingsview Lane through a tax forfeiture in 2017, however in discussions with Hennepin County Property ID & Platting, they had no record of a lot line adjustment and the current lot dimensions match the original Parkdale subdivision platted in 1956. The application did not include documentation about a tax forfeiture or transfer of land on the property.

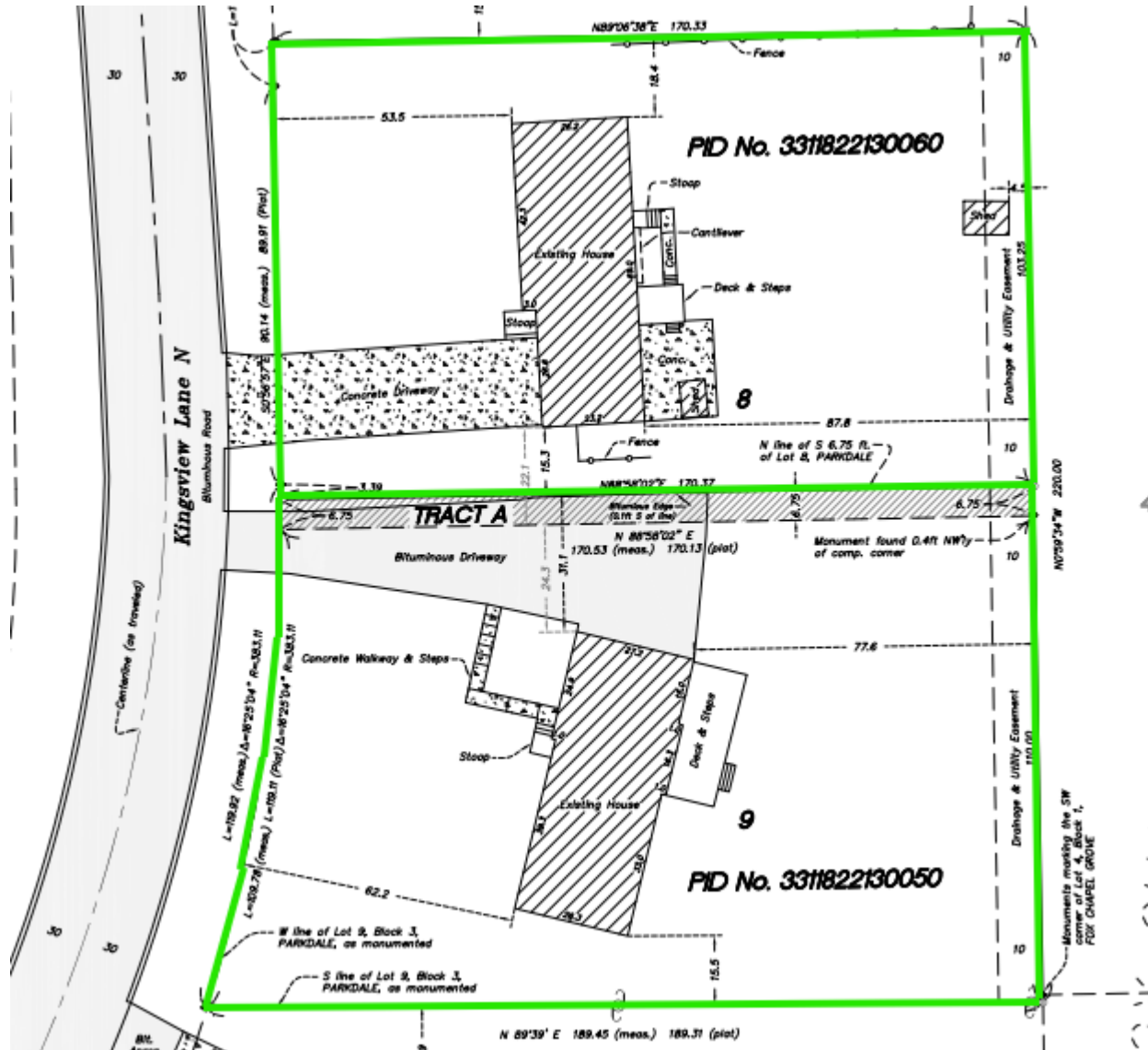
Currently a portion of the driveway for the property to the south at 616 Kingsview Lane lies within the property boundary for 710 Kingview Lane. The applicant is proposing a lot line adjustment for a 6.75 foot portion of land on the southern boundary of the property containing the driveway to be contained entirely on 616 Kingsview Lane, as shown below in Tract A, and is requesting variances of lot area and lot width as the lot line adjustment would put 710

Kingsview Lane under the minimum requirements. The current lot boundaries are shown below in blue.



With the proposed lot line adjustment, the property at 710 Kingsview Lane would be reduced from 18,772 square feet to 17,622 square feet and a lot width of 110 feet to 103.25 feet. The property at 616 Kingsview Lane would increase from 19,319 square feet to 20,469 square feet and a lot width of 110 feet to 116.75 feet. The proposed lot line adjustment would maintain the side yard setback of 15 feet required by the RSF-1 zoning district for 710 Kingsview Lane.

The proposed lot boundaries after the lot line adjustment are shown below in green.



If this variance were to receive approval, a lot line adjustment through the Hennepin County divide or combine tax parcels process would be required.

In previous discussions with the property owners and concerned parties of the properties, staff had recommended a private driveway access easement be filed with Hennepin County for both properties, which was completed in 2026. Staff finds this adequately addresses the concern of the driveway without creating a non-conforming lot area and width.

*Findings*

The Planning Commission must review the variance request for compliance with the standards outlined in the zoning ordinance. In review of the request, staff finds that all the applicable variance standards would not be met, as follows:

1. Would the variance, and its resulting construction or project, be in harmony with the general purposes and intent of the Zoning Ordinance, and be consistent with the comprehensive plan?  
*Finding: Staff finds that the request would not be in harmony with the general purpose of the zoning ordinance and comprehensive plan as a private driveway access easement would address the concerns of the property owners without creating a non-conforming lot.*
2. The variance applicant has satisfactorily established that there are practical difficulties in complying with this Chapter. "Practical difficulties" means that:
  - a. Does the applicant propose to use the property in a reasonable manner permitted by this Chapter?  
*Finding: Staff finds that the property would be used in a reasonable manner.*
  - b. Is the plight of the landowner due to circumstances unique to the property that were not created by the landowner?  
*Finding: Staff finds that the property characteristics were not caused by the applicant as they are not the original owners, however staff feels that a driveway access easement would address concerns by the property owner at 616 Kingsview Lane.*
  - c. The variance, if granted, would not alter the essential character of the locality?  
*Finding: Staff finds that the request would alter the essential character of the neighborhood as the request would create a non-conforming lot in lot width and area while the surrounding neighborhood meets the RSF-1 zoning requirements.*
3. Is the variance request based exclusively upon economic considerations?  
*Finding: Staff finds that the request is not solely based on economic considerations but based but based upon existing characteristics of the property and the original construction of the surrounding neighborhood.*
4. Would the variance, and its resulting construction or project, be detrimental to the public welfare, or would it be injurious to other land or improvements in the neighborhood?  
*Finding: Staff finds that the request would impact the neighborhood as the request would create a non-conforming lot in lot width and area while the surrounding neighborhood meets the RSF-1 zoning requirements.*

5. Would variance, and its resulting construction or project, impair an adequate supply of light and air to adjacent properties? Or would it substantially increase traffic congestion in public streets, increase the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood?

*Finding: Staff finds that the request would not impair light and air, nor increase traffic, risk of fire, nor endanger the public safety, nor diminish property values in the neighborhood.*

6. Is the variance requested the minimum action required to address or alleviate the practical difficulties?

*Finding: Staff finds that the variances are unnecessary as a driveway access easement addresses concerns on both 710 and 616 Kingsview Lane without creating a non-conforming lot in lot area and lot width. Staff also notes that approval of these variances will require an additional process with the approval of a lot line adjustment with Hennepin County.*



# Variance Application Checklist

Please submit digital (emailed, USB) copies of the following items via email to [planning@plymouthmn.gov](mailto:planning@plymouthmn.gov) to submit your application.  
Applications will be processed once all items on this checklist are submitted.

## Requirements

- **Completed [Application Form](#)**, signed by the property owner.
- **Answers** to the questions on page 2.
- **Accurate Certified Survey** showing the proposal, drawn to scale, including all dimensions and square footages.
- **Site Plan** showing any applicable changes in landscaping, signage, lighting, and grading.
- **Application Fee** payable to the City of Plymouth:
  - \$150 for subdivision code variance
  - \$200 for 1 and 2 family lots
  - \$300 for all other lots,
  - Plus, for non-residential uses within 500 lineal feet of any residential property, an additional \$165 fee for a development sign on one street frontage and \$50 per sign for each additional street frontage.

The fee for staff-prepared mailing labels is included in the application fee. Please contact [planning@plymouthmn.gov](mailto:planning@plymouthmn.gov) to set up online payment or submit a check or cash with the request.

Additional information may be requested concerning operational factors or to retain expert testimony with the consent and at the expense of the applicant as necessary to establish performance conditions in relation to all pertinent sections of the zoning ordinance. For a complete list of required materials, refer to Section 21030 of the Plymouth Zoning Ordinance.

What is the proposed project? Explain what you're doing and why you need a variance.

*We need to return the property that includes the driveway back to 616 Kingsview Ln N. We need a variance for our property at 710 Kingsview Ln N because that property lot size will be undersized and the front footage will also be under current standards.*

Would the variance, and its resulting construction or project, be in harmony with the general purposes and intent of the Zoning Ordinance, and consistent with the comprehensive plan? Explain.

- *The variance is consistent with the neighborhood but will result in a shortage in lot size square footage and minimum road frontage required at our property at 710 Kingsview Ln N. We are asking for a variance to correct the issue of the driveway of 616 Kingsview Ln N being included on our property.*

Would the variance, and its resulting construction or project, be detrimental to the public welfare, or injurious to other land or improvements in the neighborhood? Explain.

- *No*

Would the variance, and resulting project, impair an adequate supply of light and air to adjacent properties, substantially increase traffic congestion in public streets, increase the danger of fire, endanger the public safety, or substantially diminish property values within the neighborhood? Explain.

- *No to all.*

**Explain the “practical difficulties” present by answering the following questions:** Is the variance the minimum action required to address or alleviate the practical difficulties? Explain.

- *Yes. It will return the property at 710 Kingsview to its original form/lot configuration and place the driveway back on the 616 Kingsview Ln. property.*

Do you plan to use the property in a reasonable manner, permitted by the Zoning Ordinance? Explain.

- *Yes. It will continue to be used as driveway access for the residential property at 616 Kingsview.*

Would the variance, if granted, alter the essential character of the locality?

- *No*

Is the variance request based exclusively upon economic considerations? Explain.

- *No*

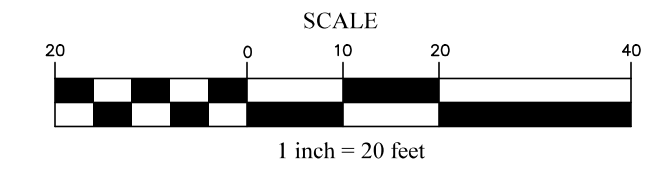
Is the difficulty due to circumstances unique to the property and was the issue created by the property owner? Explain.

- *Yes, the difficulty due to circumstances is unique to our property. Yes this issue was unknowingly created by us as a result of purchasing the small parcel adjacent to our property due to tax forfeiture in 2017.*
- *We at 710 Kingsview and 616 Kingsview property owners are in full agreement of getting this issue resolved and returning back the driveway parcel to 616 Kingsview Ln N.*

# Certificate of Survey

Prepared for:  
Garret & Hannah Jansen

- Legend**
- Found Iron Monument
  - Set Iron Monument (LS 48328)
  - ⊠ Set Lath
  - ⊗ Set PK Nail
  - ⊕ Utility Pole



PID No. 3311822130050

Site Address:  
616 Kingsview Lane N  
Plymouth, MN 55447

Existing Boundary Description (per Doc. No. 6020242)  
Lot 9, Block 3, PARKDALE, Hennepin County, Minnesota.

Existing Area: 19,319 sq. ft. / 0.44 acres

Tract A (1,150 sq. ft. / 0.03 acres):  
The south 6.75 feet of Lot 8, Block 3, PARKDALE,  
Hennepin County, Minnesota.

Proposed Description for PID No. 3311822130050:  
Lot 9 and the South 6.75 feet of Lot 8, all in Block 3,  
PARKDALE, Hennepin County, Minnesota.

Proposed Area: 20,469 sq. ft. / 0.47 acres

**Surveyor's Note:**  
There is a discrepancy between the measured distance  
along the west line of Lot 9 and the platted distance  
for the west line of Lot 9. For the purposes of this  
survey, the southwest corner of Lot 9 is shown as  
monumented, which better corresponds with the way  
Lot 9 is drawn on the plat and also nearly matches  
the platted distance along the south line of Lot 9.

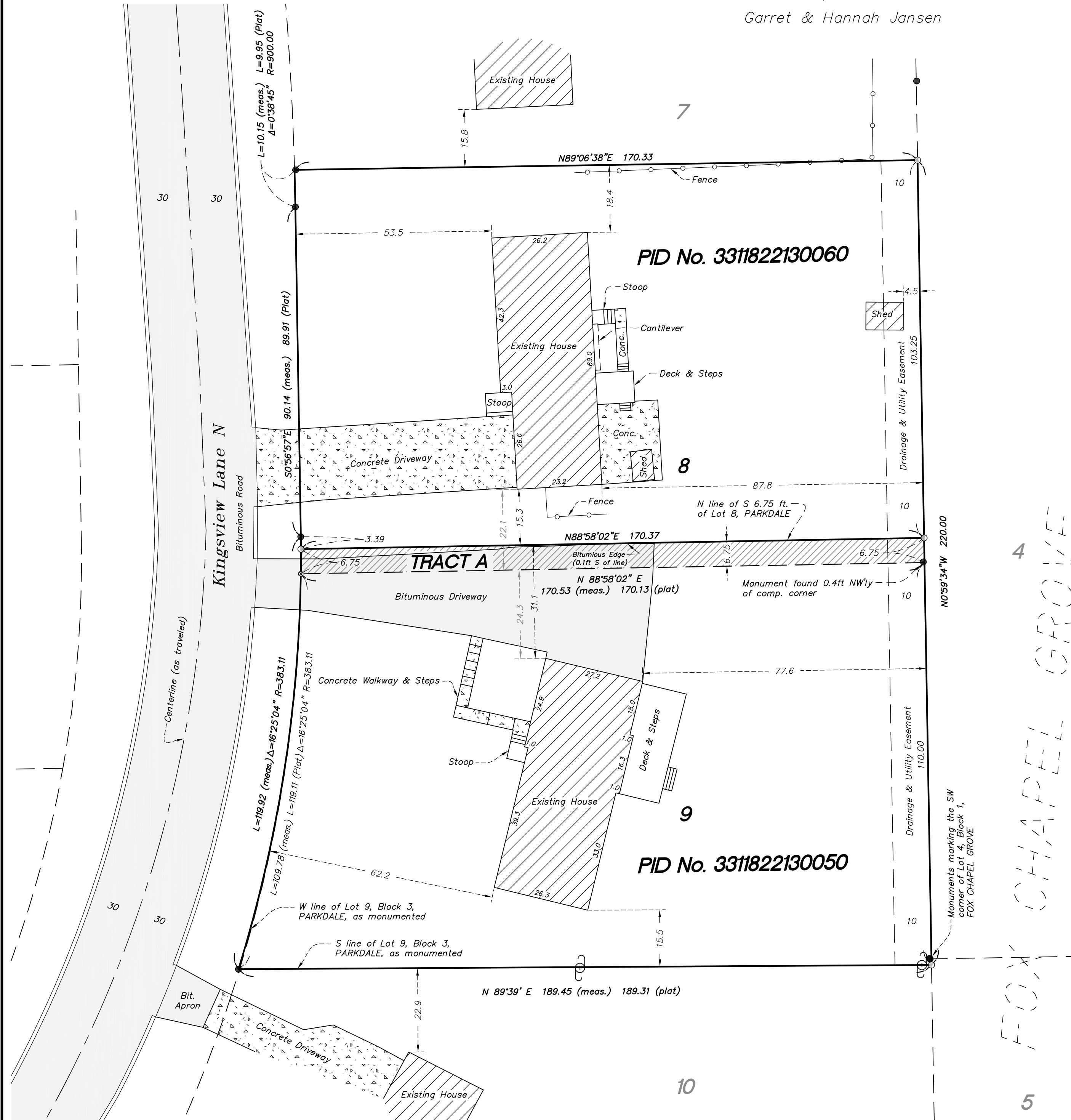
Bearings based on Hennepin County Coordinate System.

<b>SCHOBORG LAND SERVICES INC.</b>	Job Number: 10027
	Survey Date: 03/19/26, 3/30/26
	Drawing Name: Jansen.dwg
	Drawn by: SKH
	Revisions: 3/30/26 (Tract A)
763-972-3221 8997 Co. Rd. 13 SE www.SchoborgLand.com Delano, MN 55328	

I hereby certify that this certificate of survey 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.

\_\_\_\_\_  
Kelly L. Brouwer  
Kelly L. Brouwer

Date: March 30, 2026 Registration No. 48328



# CITY OF PLYMOUTH

## RESOLUTION No. 2026-

### RESOLUTION DENYING VARIANCES FOR CRAIG AND MICHELLE WEATHERSON FOR PROPERTY LOCATED AT 710 KINGSVIEW LANE (2026020)

WHEREAS, Craig and Michelle Weatherson have requested approval of variances to lot area and lot width; and

WHEREAS, the subject property is legally described as Lot 8, Block 3, Parkdale Hennepin County, Minnesota; and

WHEREAS, the Planning Commission has reviewed said request at a duly called public meeting,

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does deny the request by Craig and Michelle Weatherson, of variances to lot area to 17,622 square feet where 18,500 square feet is required and lot width to 103.25 feet where 110 feet is required, for property located at 710 Kingsview Lane, subject to the following:

1. The requested variances would not be in harmony with the general purposes and intent of the ordinance and comprehensive plan as a private driveway access easement would address the concerns of the property owners without creating a non-conforming lot.
2. The requested variances have not satisfactorily established there are practical difficulties as the request would alter the essential character of the neighborhood as the request would create a non-conforming lot in lot width and area while the surrounding neighborhood meets the RSF-1 zoning requirements.
3. The requested variances would be detrimental to the public welfare, or would be injurious to other land or improvements in the neighborhood as the request would create a non-conforming lot in lot width and area while the surrounding neighborhood meets the RSF-1 zoning requirements.
4. The requested variances have not the minimum action required to address or alleviate the practical difficulties as the variances are unnecessary as a driveway access easement addresses concerns on both 710 and 616 Kingsview Lane without creating a non-conforming lot in lot area and lot width. Staff also notes that approval of these variances will require an additional process with the approval of a lot line adjustment with Hennepin County.

DENIED by the Plymouth City Council on this 23rd day of June, 2026.

STATE OF MINNESOTA)  
COUNTY OF HENNEPIN) SS.

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on June 23, 2026, with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the City this \_\_\_\_\_ day  
of \_\_\_\_\_.

\_\_\_\_\_  
City Clerk