



***PUBLIC HEARING NOTICE  
CITY OF LAKEVILLE***

**REQUEST:**

1. Conditional use permit for a planned shoreland development.
2. Development stage planned unit development to allow the construction of a 55-unit senior housing facility and wellness center with a building height greater than 35 feet and a building setback from the Kenwood Trail (CSAH 5) right-of-way less than 50 feet.
3. Vacation of a public drainage and utility easement.

**APPLICANT:** Steven Schoeben

**LOCATION AND LEGAL DESCRIPTION:** The property is located in the northwest quadrant of Kenwood Trail (CSAH 5) and Klamath Trail in the City of Lakeville, Dakota County, Minnesota and is legally described as follows:

Lots 1 and 2, Block 1, Kingsley Shores Senior Living

**WHEN:** Thursday, January 19, 2017 at 6:00 p.m. or as soon thereafter as the parties may be heard.

**WHERE:** Planning Commission meeting at the City Hall Council Chambers, 20195 Holyoke Avenue, Lakeville, Minnesota.

**QUESTIONS:** Contact Planning Director Daryl Morey at (952) 985-4422 or by e-mail at [dmorey@lakevillemn.gov](mailto:dmorey@lakevillemn.gov)

**DATED** this 3<sup>rd</sup> day of January, 2017

CITY OF LAKEVILLE

Charlene Friedges, City Clerk

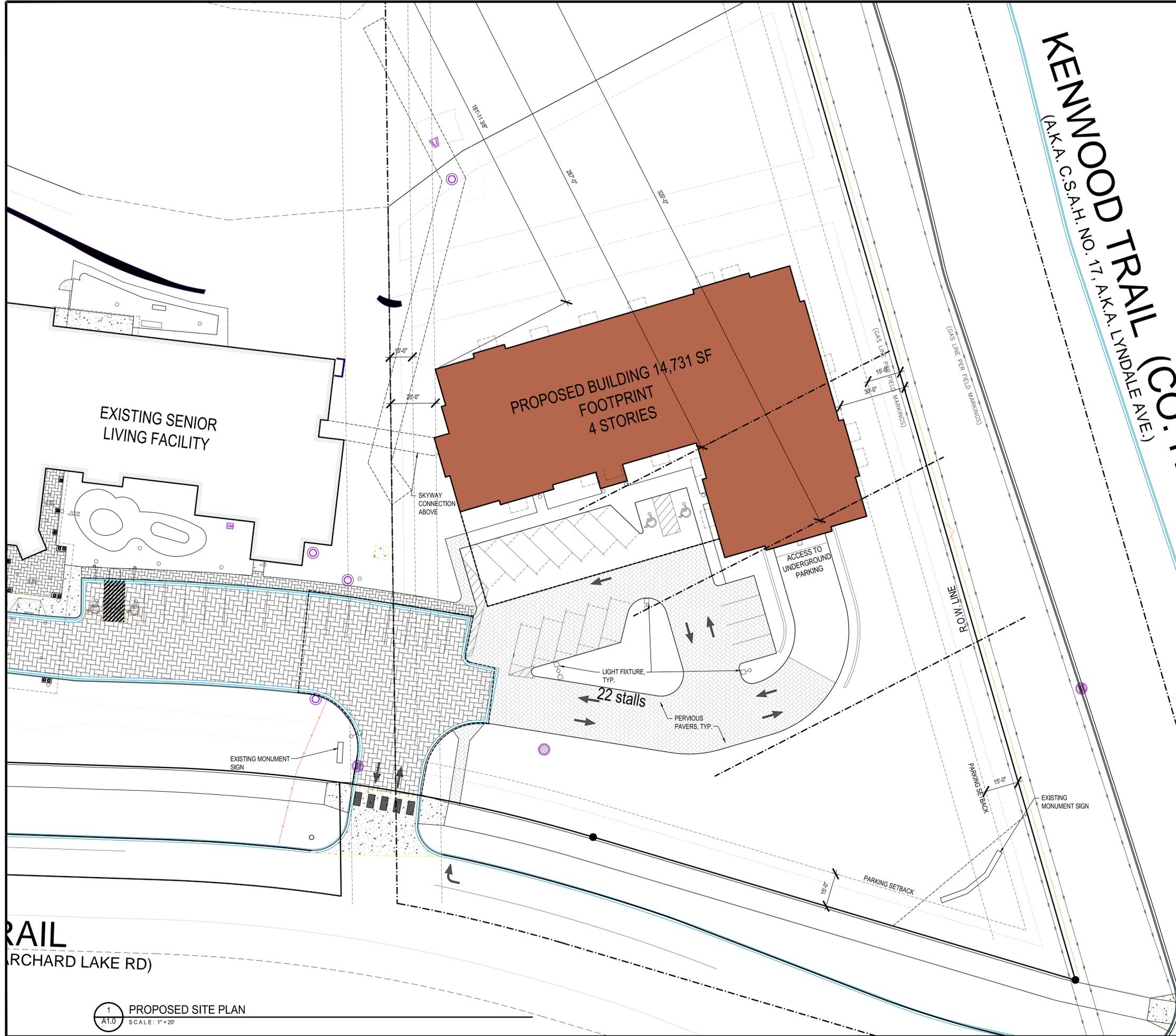
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NUMBER:

MARK	DATE	DESCRIPTION

IMPERVIOUS AREA SUMMARY	
LOT 1:	
LOT 1 AREA = 55,296 S.F.	
LOT 1 TO OHWL = 18,748 S.F.	
TOTAL AREA = 104,044 S.F.	
IMPERVIOUS AREA = 20,800 S.F.	
PERVIOUS PAVER AREA = 10,333 S.F.	
PAVER CREDIT (50%) = 5,166 S.F.	
IMPERVIOUS AREA W/ CREDIT = 20,266 S.F.	
% IMPERVIOUS OF TOTAL AREA = 25%	

PARKING SUMMARY	
LOT 1:	
REQUIRED PARKING SUMMARY:	
DWELLING UNITS (1 SPACE PER INDEPENDENT LIVING UNIT) 55 TOTAL UNITS	
WELLNESS CENTER (1 SPACE PER 200 SQUARE FEET OF FLOOR AREA) 3,146 SF OF FLOOR AREA	
REQUIRED SPACES:	
UNITS = 55 SPACES	
WELLNESS CENTER = 16 SPACES	
TOTAL PARKING SPACES REQUIRED = 71 TOTAL STALLS	
TOTAL PARKING STALLS PROVIDED = 71 STALLS	



PROPOSED BUILDING FOR KINGSLEY PLACE  
 LOT 1 AT KLAMATH AND KENWOOD  
 LAKEVILLE, MN

**AYRES ASSOCIATES**  
 River Falls Office  
 215 N. Second Street, Suite 204  
 River Falls, WI 53083  
 (715) 426-4938  
 Fax: (715) 426-5866

SITE PLAN

THE DESIGN AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES AND SHALL NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF AYRES ASSOCIATES.

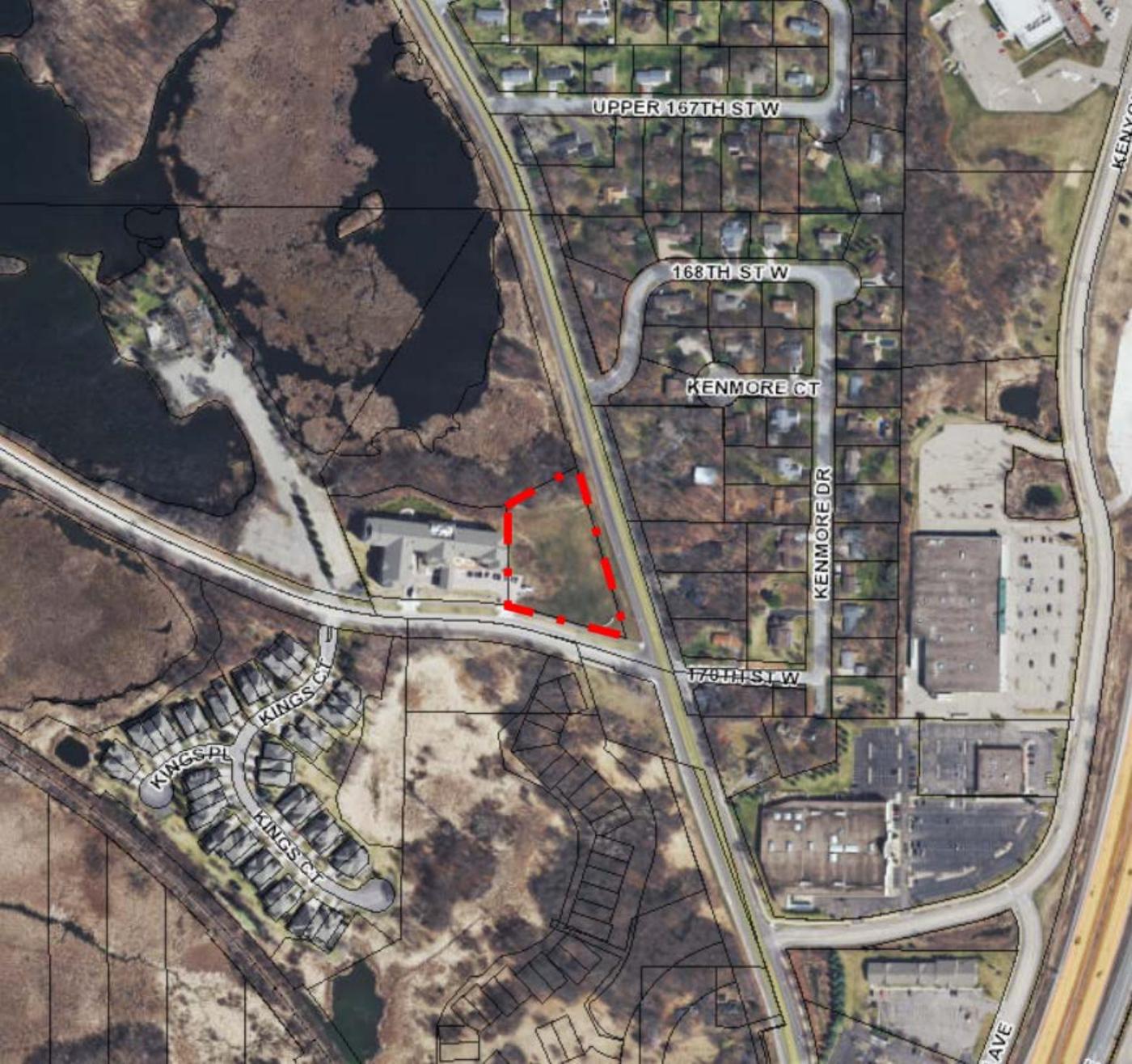
PROJECT NO. 08-1793.00

**A1.0**

16 DECEMBER 2016

RAIL  
 (RICHARD LAKE RD)

1 PROPOSED SITE PLAN  
 A1.0 SCALE: 1" = 20'



UPPER 167TH ST W

168TH ST W

KENMORE CT

KENMORE DR

170TH ST W

KINGS CT

KINGS PL

KINGS DR

KENYON

AVE