



**PUBLIC HEARING NOTICE
CITY OF LAKEVILLE**

REQUEST:

1. Preliminary plat of 154 detached townhome lots to be known as Voyageur Farms.
2. Zoning Map amendment to rezone a portion of the property from RM-2 Medium Density Residential District to RST-2, Single and Two Family Residential District.

APPLICANT: U.S. Home, LLC d/b/a Lennar

LOCATION AND LEGAL DESCRIPTION: The property is located east of Cedar Avenue (CSAH 23), south of 181st Street, and west of Glacier Way in the City of Lakeville, Dakota County, Minnesota. The legal description of the area to be platted is on file and available for review in the Planning Department office at Lakeville City Hall.

WHEN: Thursday, May 19, 2022 beginning 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. The public can also join the meeting via Zoom by calling 1-312-626-6799, Meeting ID: 823 8556 3938, Passcode: 538942.

QUESTIONS: Contact Kris Jenson, Associate Planner by phone at (952) 985-4424 or by e-mail at kjenson@lakevillemn.gov.

DATED this 3rd day of May 2022.

CITY OF LAKEVILLE

Daryl Morey
Planning Director



179TH ST (FUTURE CSAH 9)

CEDAR AVE (CSAH 23)

GLACIER WAY

181ST ST

181ST ST

183RD ST

Voyageur Farms
Preliminary
Plat area

183RD ST

185TH ST

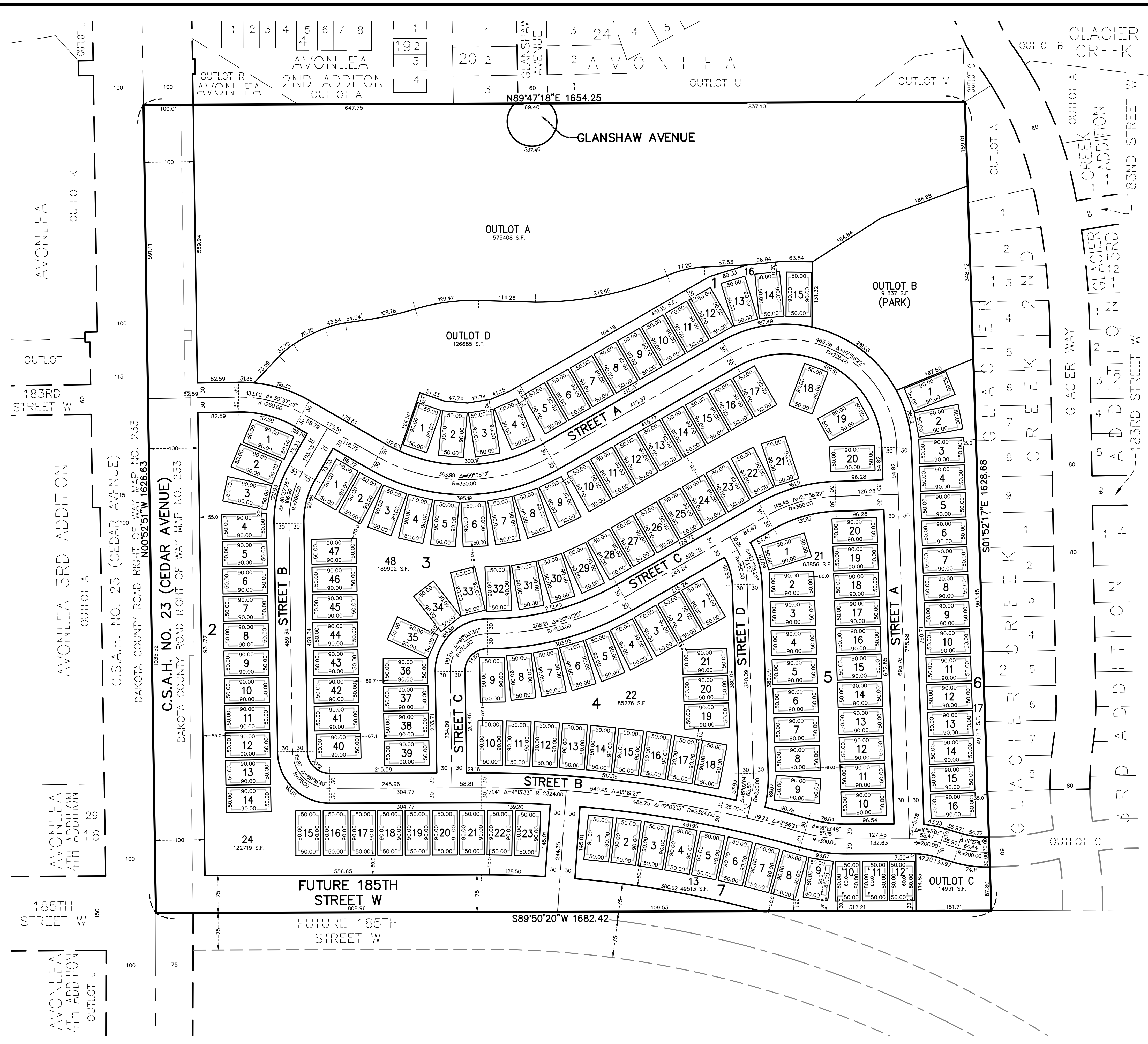
City of Farmington

N



City of Lakeville
Site Location Map
Voyageur Farms
Pre Plat & Rezoning

F:\Civil_3D\Projects\23588\PRE-PLAT PLANS\23588pp.dwg - 4/12/2022 02:16PM



PROPERTY DESCRIPTION

TRACT A:
That part of the Westerly 1,650.35 feet of the Northwest Quarter of Section 15, Township 114, Range 20, Dakota County, Minnesota lying Southerly of the North 1,013.61 feet thereof.

TRACT B:
That part of the said Northwest Quarter lying Southerly of the North 1,031.61 feet thereof of the following described parcel:
Beginning at the Southeast corner of the West 1,650.35 feet of said Northwest Quarter (hereinafter the "point of beginning"); thence proceeding North on the East line of said West 1,650.35 feet of said Northwest Quarter a distance of 1,846.86 feet; thence proceeding Southeast to a point on the South line of said Northwest Quarter lying 31.94 feet East of the point of beginning; thence proceeding West along said South line of said Northwest Quarter a distance of 31.94 feet to the point of beginning.

ZONING INFORMATION

CURRENT ZONING
WEST SIDE RM-2
EAST SIDE RST-2

MINIMUM SETBACKS PROVIDED

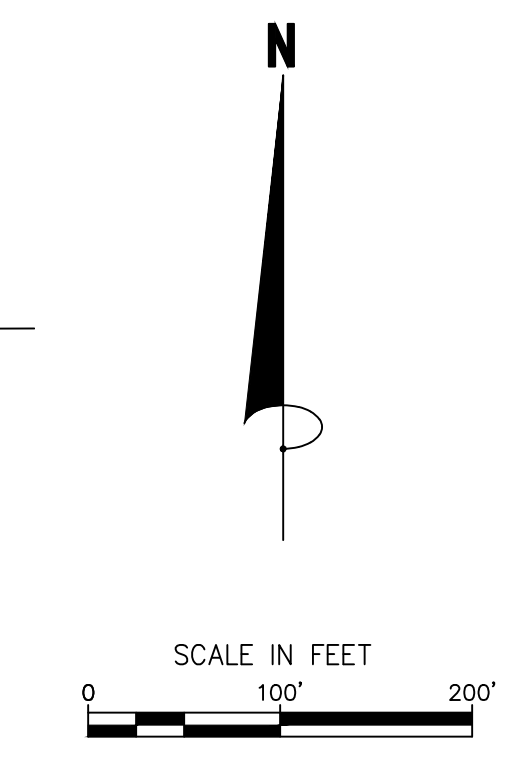
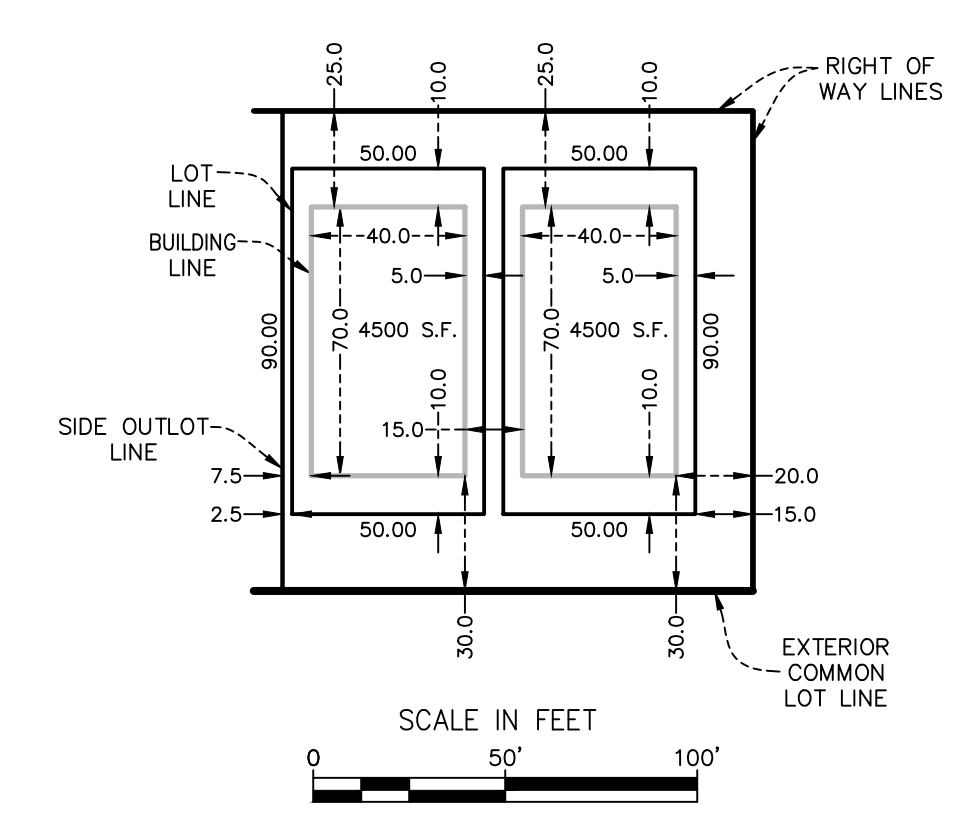
RIGHT OF WAY (FRONT) 25 FEET
RIGHT OF WAY (SIDE YARD) 20 FEET
EXTERIOR BASE LOT 30 FEET
BETWEEN BUILDINGS 15 FEET

SITE DATA

UNITS	154 UNITS	
OUTLOTS	3 OUTLOTS	
DENSITY (DWELLING UNITS/GROSS AREA)	2.47 D.U./ACRE	
GROSS	2,714,782 S.F.	62.32 ACRES
LOTS	1,286,041 S.F.	29.52 ACRES
(UNIT LOTS)	(691,000 S.F.)	(15.86 ACRES)
(COMMON LOTS)	(595,041 S.F.)	(13.66 ACRES)
OUTLOTS	808,862 S.F.	18.57 ACRES
R.O.W.	619,879 S.F.	14.23 ACRES
(SUBDIVISION)	(380,075 S.F.)	(8.73 ACRES)
(CEDAR AVENUE)	(162,667 S.F.)	(3.73 ACRES)
(GLANSHAW AVENUE)	(7,185 S.F.)	(0.16 ACRES)
(FUTURE 185TH STREET WEST)	(69,952 S.F.)	(1.61 ACRES)
TOTAL	2,714,782 S.F.	62.32 ACRES

DRAINAGE AND UTILITY SHALL BE DEDICATED OVER ALL COMMON LOTS
(LOT 16, BLOCK 1; LOT 24, BLOCK 2; LOT 48, BLOCK 3; LOT 22, BLOCK 4; LOT 21, BLOCK 5; LOT 17, BLOCK 6; LOT 13, BLOCK 7)

TYPICAL LOT LAYOUT



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044 www.jrhinc.com

VOYAGEUR FARMS
LAKELAND, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR
16305 38TH AVE N #400, FLYDOUTH, MN 55446

DRAWN BY
PLM

DATE
12/3/2021

REVISIONS
A. 1/5/22: City comments

CAD FILE
23588pp.dwg

PROJECT NO.
23588

2.0