



Development Process

City of Lakeville

Community Development Department

Introduction

Welcome and thank you for choosing to develop within the City of Lakeville. The City Council, staff, and advisory boards look forward to working with you as your project moves through the development process.

The City of Lakeville strives to provide professional and technical expertise to guide the land use decisions of public officials, residents, and the development community to ensure that the highest development standards are implemented consistently and fairly throughout the City. The Community Development Department and Engineering Division facilitate this process through the implementation of the City's Comprehensive Land Use Plan and the administration of the City's Zoning and Subdivision Ordinances.

The Community Development Department and the Engineering Division are primarily responsible for processing and reviewing all land use and development applications and guiding landowners, developers, and professional consultants through the development review process.

Depending on the size and complexity of the project, and if the project needs to be considered by the Planning Commission or the City Council, the review process can take from 60 up to 120 days. Some projects may not need Planning Commission and City Council consideration and can be administratively reviewed by staff, substantially shortening the review time required. The review of all applications can be expedited by:

1. Meeting with staff to introduce/discuss the project prior to preparing detailed plans.
2. Contacting Staff with questions as plans are being prepared.
3. Providing complete information according to the application submission checklist.
4. Working with staff to resolve problems early in the process.

Steps in the Development Review Process

The City of Lakeville strives to provide commercial, industrial and residential developers with rapid, complete services while processing and scheduling applications, reviewing development plans, and conducting public hearings. The following outlines the general steps in the development review process, however not all steps may be needed for all applications.

1. Presubmittal Informational Meeting

This is an informal meeting between the developer and planning and engineering staff. This gives the developer an opportunity to present the project to staff and to determine what planning actions are required. This is an optional step in the process. The developer does not have to meet with staff prior to submitting the required applications, however, developers often do meet with staff to identify possible issues or concerns and discuss options to achieve the desired outcome. The presubmittal meeting can also be useful in determining if the project has any unique circumstances that may require a third party consultant to be hired to assist in the review of the development. A general outline of potential fees associated with the development can also be reviewed and discussed.

2. Developer Submits Sketch Plan

The developer designs a preliminary concept for the proposed development. Usually this involves preparation of a site plan and identifying the proposed infrastructure improvements (i.e. sewer, water, roads, stormwater treatment, etc.). The sketch plan submittal may also include proposed architectural drawings of the proposed buildings or structures, especially for commercial, industrial, and multi-family residential projects. Staff will provide guidance to the applicant regarding the submittal of a sketch plan application to help determine if other applications are required and what checklist items are applicable to the project. A neighborhood meeting may be recommended to present the sketch plan to the adjacent property owners within 500 feet of the project, prior to a preliminary plat or conditional use permit application being submitted for Planning Commission and City Council consideration.

3. Developer Submits Planning Applications

The developer submits all pertinent applications to the Community Development Department including application fees and escrows. These applications may include a preliminary and/or final plat, conditional use permit, rezoning, variance, comprehensive land use plan amendment or other applications as necessary. All applications and plans submitted at this step become public information and are available for public review.

4. Staff Review

Staff reviews the proposed development for compliance with the City's Zoning and Subdivision Ordinances and written staff review comments will be provided to the applicant. Planning Department and Engineering Division staff will be the primary reviewers; however, the application may be reviewed by other affected City departments including building inspections, administration, parks and recreation, police, fire or the city attorney. Other outside regulatory agencies such as the Dakota County Plat Commission, Dakota County Soil and Water District, Minnesota Department of Natural Resources or the Metropolitan Council may also need to review the proposed development. This step will include meetings as needed with the developer and their design team to discuss the staff's review comments and to resolve any issues.

5. Staff Reports Prepared

The Community Development Department and Engineering Division staff prepare reports to the Planning Commission which include descriptions and analysis of the project in regard to

the Zoning and Subdivision Ordinances, City Code, and the Comprehensive Land Use Plan, along with proposed conditions for approval. The staff reports also include an outline of all applicable platting fees, credits, security and cash requirements.

6. Planning Commission Review

The Planning Commission is appointed by the City Council and is responsible for reviewing the applications consistent with the Zoning and Subdivision Ordinances and the Comprehensive Land Use Plan. The Planning Commission also obtains input from the public during public hearings. The Planning Commission makes a recommendation to the City Council who will then take final action regarding the application.

7. City Council Review and Decision

Including the mayor, there are five members of the City Council. City Council members are elected representatives of the community and have final approval authority over any and all development applications. Their decision regarding development applications are based on current City ordinances, staff reports, public input and information received throughout the process.

8. Preconstruction Meeting

After City Council approval of the development, the payment of all securities and cash fees and the submittal of any required securities, certificates of insurance and plat mylars, a preconstruction meeting may be required with the Engineering Division. City staff, the developer and their design team and contractors as well as affected utility companies are invited to attend the meeting. The preconstruction meeting provides an opportunity for all parties to review the details of the project and the construction schedule, obtain contact information from project managers and ask questions.

9. Issuance of Permits

A building permit application and required plans may be submitted to the Inspections Department for a preliminary review prior to City Council approval. However, permits may not be issued for a development until the project is approved by the City Council and the plans and specifications meet the requirements of the International Building Code, International Fire Code, Zoning and Subdivision Ordinances and the requirements of the development contract. Building permit application fees and Sanitary Sewer Area Charges (SAC) can also be determined during this step in the process.

10. Inspections

During each phase of the project the developer or their contractor is responsible for obtaining all required permits and scheduling the required inspections as needed with the appropriate City departments and staff.

Thank you again for choosing to develop and construct your project within the City of Lakeville. We hope you find our development process accommodating and your experience working with the City is a positive one. If you have any questions, please contact the Community Development Department at 952.985.4420.