



AGENDA

Rogers Planning Commission

April 6, 2026 - 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. APPROVE AGENDA

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.

3. 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 so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.

3.1 Motion to Approve:

- Meeting Minutes from February 2nd, 2025; and
- Meeting Minutes from March 3rd, 2026

4. PUBLIC HEARINGS

4.1 Consider Approval of Preliminary Plat for Northview Preserve 2nd Addition

4.2 Consider Amendments to Zoning Code Section 125-42 Variances

4.3 Consider Amendments to Sec. 125-54, 125-55, and 125-84 Related to Accessory Structures and Fences

5. NEW BUSINESS

5.1 Review a Concept Plan by Oasis Group, inc. for a Senior Residential Living Facility at 13020 Hawkins Drive

5.2 Review and Consideration of the Main Street Master Plan

5.3 Consideration of Amendments to City Code Chapter 22-XIV Licensing Procedures and Regulations Related to Cannabis Businesses

6. CORRESPONDENCE AND REPORTS

6.1 Past Planning Commission Items Report

7. ADJOURN



STAFF REPORT
**ROGERS PLANNING
COMMISSION**

Meeting Date: April 6, 2026

Agenda Item: 3.1

Subject: Motion to Approve:

- Meeting Minutes from February 2nd, 2025; and
- Meeting Minutes from March 3rd, 2026

Prepared By: Alec Henderson, City Planner

Overview / Background / Analysis

Motion to Approve:

- Meeting Minutes from February 2nd, 2025; and
- Meeting Minutes from March 3rd, 2026

Staff Recommendation

Staff recommends approving the minutes attached.

Financial Impact: NA

Source Fund: NA

Budgeted? N/A

Supporting Documentation

- A. 2-3-2025 Planning Commission Meeting Minutes
- B. 3-2-2026 Planning Commission Minutes

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The regular meeting of the Planning Commission of the City of Rogers was called to order by Chair Carlson on Monday, February 3, 2025, at 7:00 PM at Rogers Community Room, 21201 Memorial Drive, Rogers, MN, 55374 and online in the Teams application.

Commissioners present: Brett Carlson, Clark Lohr, Peter Mullin, Seth Stiebinger, Aaron Sattersten, Adam Hunt, Sarah Larson
Commissioners absent:

Staff present: Brett Angell, Community Development Director; and Eric Burtness, Economic Development Specialist.

Council Liason: Amy Enga

2. APPROVE AGENDA

Commission Member Lohr moved, Commission Member Mullin seconded a motion to Approve Agenda. Motion carried 7-0.

3. CONSENT AGENDA

4. PUBLIC HEARINGS

4.1 Consideration of a Variance Request at 11520 Park Drive Related to a Garage Addition

Brett Angell summarized the item. The city received a variance request by the owner of 11520 Park Drive to exceed the maximum permitted accessory structure size in the R1 (Rural Residential) district. On the 5.63-acre wooded parcel, City Code limits detached accessory structures to 1,900 square feet; the applicant proposes a new 3,200-square-foot detached garage addition, resulting in approximately 4,760 square feet of total accessory structure area, 2,860 square feet above the code limit. The applicant cites practical difficulties related to the location of the septic system and drain field, which limit expansion of the attached garage, and states the structure would reduce outdoor storage of recreational equipment, be screened by existing trees, and remain consistent with neighborhood character. The report outlines the statutory and local variance criteria, including harmony with the Comprehensive Plan, existence of non-economic practical difficulties, and preservation of neighborhood character, and recommends that the Planning Commission hold a public hearing and make a recommendation to the City Council, while also inviting feedback on whether accessory structure size standards warrant broader code review.

The applicant cited the following practical difficulties:

- The location of the existing septic system and drain field prevents expansion of the attached garage, which has no size limitation
- The addition would allow recreational equipment (boat, fish house, camper, ATVs, snowmobiles) currently stored outdoors to be moved indoors, reducing exterior clutter and improving security
- The structure would be screened by existing trees and have minimal visual impact on surrounding properties
- Nearby properties have accessory structures of similar or larger size

Chair Carlson opened the public hearing at approximately 7:05 PM. No members of the public spoke in favor or against the request.

The hearing was closed.

Following the public hearing, the Commission discussed the request and made the following findings in support of approval:

- The location of the septic system and drain field presents a genuine practical difficulty unique to the property
- The existing tree coverage supports minimal visual impact, and the applicant expressed a desire to preserve trees rather than clear them for an attached structure
- The character and sizing of the proposed structure is consistent with surrounding rural residential properties

The Commission unanimously recommended approval of the variance request and additionally recommended that staff and the Commission evaluate existing accessory building size standards in the rural residential district more broadly.

4.2 Consideration of a Site Plan and Variance Request for the Rogers Tech Center Development (Church Ave and County Rd 81)

Brett Angell summarized the item. The city has received Site Plan and Variance request for improvements to an existing commercial property related to Rogers Tech Center development, including building and site modifications that do not fully conform to zoning standards. The proposal involves site redevelopment elements such as building expansion and/or exterior improvements, parking and circulation adjustments, and associated stormwater and landscaping updates. Because aspects of the plan do not meet specific dimensional or design requirements of the applicable zoning district, the applicant is seeking a variance, requiring findings related to practical difficulties related to wetlands, consistency with the Comprehensive Plan, and preservation of neighborhood character. Staff reviews the request against zoning compliance,

engineering, stormwater, landscaping, and access standards, and recommends that the Planning Commission conduct a public hearing and forward a recommendation to the City Council, with approval conditioned on addressing engineering comments, compliance with applicable code provisions, and execution of required agreements or securities.

Key site plan elements included:

- 31 parking spaces (including one ADA stall), satisfying code requirements for industrial use
- Access from Church Avenue only; no direct access to County Road 81
- On-site stormwater treatment via a bio-infiltration basin and pretreatment forebay, designed to capture and filter the first 1.1 inches of runoff in compliance with Elm Creek Watershed Management Commission (ECWMC) requirements
- Landscaping including six overstory trees, five evergreen trees, and 97 shrubs and perennials concentrated along the north and east sides of the property
- Modern industrial architecture with metal paneling and concrete masonry
- A shared on-site trash enclosure

In addition to site plan approval, the applicant requested a variance to reduce the required 50-foot front yard setback along County Road 81 to 10 feet from the property line. Due to an adjacent 31-foot highway right-of-way easement, the effective setback from the roadway curb would be approximately 41 feet. The variance was necessitated by the combination of the property's irregular shape, adjacent wetlands, stormwater management infrastructure requirements, and the existing highway easement, which collectively limit the buildable area of the site.

Chair Carlson opened the public hearing at approximately 7:30 PM. The Commission asked clarifying questions related to anticipated tenants and the setback situation. The hearing was closed.

The Commission unanimously recommended approval of both the site plan and the variance request, finding that the practical difficulties were genuine, not economic in nature, and attributable to site constraints not created by the applicant.

5. NEW BUSINESS

6. OTHER BUSINESS

6.1 Planning Commission Upcoming Meetings and Consideration Items

Staff noted upcoming Planning Commission meetings and future agenda items for the Commission's awareness.

7. ADJOURN

The meeting was adjourned at approximately 8:00 PM.

Respectfully Submitted,

Alec Henderson, City Planner

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The regular meeting of the Planning Commission of the City of Rogers was called to order by Chair Lohr on Monday, March 2, 2026, at 7:00 PM at Rogers Community Room, 21201 Memorial Drive, Rogers, MN, 55374 and online in the Teams application.

Commissioners present: Clark Lohr, Peter Mullin, Aaron Sattersten, Adam Hunt, Sarah Larson, Sean McDermid, Patrick Ruppe
Commissioners absent: Nick Auman

Staff present: Brett Angell, Community Development Director; Alec Henderson, City Planner;

Council Liason: Amy Enga

2. APPROVE AGENDA

Commission Member Lohr moved, Commission Member Mullin seconded a motion to approve the agenda. Motion carried 7-0.

3. CONSENT AGENDA

Commission Member Lohr moved, Commission Member Mullin seconded a motion to approve the consent agenda which include three items (Minutes from 1/6/2025, 4/7/2025, 2/2/2026). Motion carried 7-0.

3.1 Approve Minutes from January 6, 2025

3.2 Approve Minutes from April 7, 2025

3.3 Approve Minutes from February 2, 2026

4. PUBLIC HEARINGS

4.1 Consideration of a Site Plan and Variance Request for Trailers Plus at 19520 County Road 81

Brett Angell summarized the request. The subject property at 19520 County Road 81 is a 2.4-acre site zoned General Industrial (GI). The property contains an existing 3,500 square foot building. The applicant, Trailers Plus, proposes to use the site for retail sales of recreational trailers. Surrounding properties are industrial or service businesses

in character.

Proposed Improvements include:

- Addition of impervious surfaces around the existing building for trailer display and circulation.
- Continuation of existing access on County Road 81.
- Installation of a security fence and gate.
- Perimeter landscaping; existing billboard to be removed in the future.

Variance Request includes:

The applicant requested a variance to reduce the Highway 94 corridor setback from 30 feet to 10 feet (a reduction of 20 feet). The stated practical difficulties supporting the variance include the triangular configuration of the lot, the existing building placement and fixed footprint, wetlands on the northwest side of the property limiting alternate locations, and circulation requirements for semi-truck trailer deliveries.

Chair Lohr opened the hearing at 7:07 PM.

Applicant/Representative Comments:

Zach Weber and Tracey Hill appeared on behalf of Trailers Plus.

- The site is intended as a retail operation with 80–100 retail units on site, ranging in size from small utility trailers to larger models.
- Trailers would be arranged in an aesthetically pleasing manner with sufficient spacing to shift inventory as needed.
- Delivery of trailers by semi-truck requires circulation either clockwise or counterclockwise around the site.
- The applicant indicated the entrance width would be increased.
- The variance would allow approximately 1.5 to 2 acres of usable parking/display area. Wetlands on the northwest side prevent shifting parking toward County Road 81.
- No final site parking/layout drawing was available at the time of the hearing.
- The gap in trailer placement near the billboard was intentional to preserve billboard visibility.

Commission Member Mullin moved, Commission Member Hunt seconded a motion to close the public hearing. Motion carried 7-0.

Commission Discussion:

- McDermid asked about setback distances for other sites along the Highway 94 corridor; staff noted distances vary by property age and some improvements exist closer to the right-of-way.

- Enga requested clarification on the purpose of corridor setback standards and why deeper setbacks are required.
- Lohr expressed concern that the request appeared to be primarily driven by a desire for additional impervious surface; Angell confirmed landscaping is proposed and noted site circulation constraints.
- Lohr asked about curb requirements; staff confirmed code requires curb.
- Lohr noted that without a final parking layout it is difficult to assess how much setback encroachment is truly needed. Lohr raised the concept of limiting the encroachment to areas south of the billboard (150 feet from a reference point, then reverting to code setback).
- Mullin asked the applicant to consider whether a variance between 10 and 30 feet — rather than the full 30-to-10 reduction — would be workable.
- Ruppe asked whether the variance was primarily to allow additional trailer storage.
- Hunt and Larson indicated they did not share concerns about the request as presented.
- Mullin and Lohr expressed some concern about the need north of the billboard but not south.
- McDermid noted that after visiting the site, he no longer had concerns.

Commission Member Larson moved, Commission Member Mullin seconded a motion to recommend approval of the site plan and variance request as proposed, with the added condition that curb be installed along the perimeter of impervious surface. Motion carried 7-0.

4.2 Consideration of a Variance Request for Pylon Sign at 20045 Co. Rd. 81 (Malmborg's Garden Center)

Commission Member Mullin moved, Commission Member Hunt seconded a motion to recommend approval of the variance request, allowing the new pylon sign to maintain the existing 20-foot height and incorporate the EMC. Motion carried 7-0. Alec Henderson summarized the request. Malmborg's Garden Center requested a variance to replace and upgrade their existing pylon sign. The current sign exceeds the code height limit of 12 feet at an existing height of 20 feet. The proposed new sign would maintain the existing 20-foot height and include an electronic message center (EMC). The variance is supported by practical difficulties including visibility obstructions created by vegetation and a drainage ditch along County Road 81.

Chair Lohr opened the public hearing at 7:58 PM

Commission Member Lohr moved, Commission Member Mullin seconded a motion to closing the hearing at 7:59 PM. Motion carried 7-0.

Commission Discussion:

Lohr, Mullin, and Hunt characterized this as a straightforward and well-presented request. The practical difficulties were considered self-evident given the site conditions.

Commission Member Mullin moved, Commission Member Hunt seconded a motion to recommend approval of the variance request, allowing the new pylon sign to maintain the existing 20-foot height and incorporate the EMC. Motion carried 7-0.

5. NEW BUSINESS

6. CORRESPONDENCE AND REPORTS

6.1 Past Planning Commission Report

Updates were provided regarding the accessory buildings and fence code amendments previously reviewed by the City Council. Minor adjustments were requested for the outbuilding code, and fences changes were generally supported. This will be back on the table for final recommendation by Commission and action by City Council.

7. ADJOURN

Commission Member Lohr moved, Commission Member Ruppe seconded a motion to adjourn at 8:04 PM. Motion carried 7-0.

Respectfully Submitted,

Alec Henderson, City Planner



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: April 6, 2026

Agenda Item: 4.1

Subject: Consider Approval of Preliminary Plat for Northview Preserve 2nd Addition

Prepared By: Alec Henderson, City Planner

Overview / Background / Analysis

Summergate Development has submitted a Preliminary Plat application for Northview Preserve 2nd Addition, requesting City review and approval for a proposed residential subdivision on the south side of Territorial Road (CSAH 116), immediately west of the approved Northview Preserve plat. The subject property is located at 22885 Territorial Rd (PID 22-120-23-33-0004), comprising approximately 4.74 gross acres.

At the time of the original Northview Preserve concept review and preliminary plat approval, the Planning Commission recommended exploring how adjacent properties might develop, including the area now under consideration for this 2nd Addition. The proposed 2nd Addition extends the Northview Preserve neighborhood to the west with a consistent development pattern, connecting to the existing subdivision via Holden Way.

The plan proposes a by-right R2, Single Family development consisting of 10 single-family lots, a public street extension, and stormwater management improvements including a filtration basin. The proposed development is consistent with the current R2 zoning and proposes no deviations to lot sizes or setbacks. The development takes access from the existing Holden Way stub in Northview Preserve and proposes a new local street (Street A) extending to Territorial Road. Staff recommends approval of the proposed preliminary plat with conditions.

A public hearing was published in the paper and mailed to nearby properties.

Primary Issues to Consider

1. Land Use and Zoning Compliance
2. Site Development Plans

Analysis of Primary Issues

1. Land Use and Zoning

The development area is guided as **Low Density Residential** and zoned **Single-Family Residential (R2)**. Land guided as Low Density Residential has a net density range of 2.0 to 5.0 units per net acre.

The proposed unit count of 10 units on 4.74 gross acres (4.08 net acres) would create a

gross density of approximately 2.11 units per acre and a net density of approximately 2.45 units per acre. The proposed density is within the guided range and consistent with the zoned use. The density is also comparable to the adjacent Northview Preserve development (2.40 units per gross acre).

Single-family homes are the only permitted residential dwelling type in the R2 district. The proposed development consists entirely of single-family homes. The following table summarizes the lot standard compliance:

Standard	R2 Required	Proposed	Compliant?
Minimum Lot Area	10,000 sf	10,757 sf (min)	Yes
Average Lot Area	—	13,196 sf	—
Lot Width at Setback	65 ft min	70 ft (std)	Yes
Lot Depth	125 ft min	125 ft (std)	Yes
Front Setback	25 ft	25 ft	Yes
Rear Setback	20 ft	20 ft	Yes
Rear (to Territorial Rd)	50 ft	50 ft	Yes
Side Setback (Interior)	10 ft	10 ft	Yes
Side Setback (Corner)	25 ft	25 ft	Yes

The project aligns with the comprehensive plan. The subdivision is consistent with the Low-Density Residential land use designation, addresses continued demand for single-family homes in the city, and provides stormwater management facilities. The development extends the street network and utilities from the adjacent Northview Preserve plat as was anticipated at the time of the original approval.

Northview Preserve 2nd Addition is compliant with the existing zoning and existing land use plan/comprehensive plan.

2. Site Development Plans

The proposed development plans’ approvals are contingent on meeting the engineering standards of the City of Rogers and stormwater management review by Elm Creek Watershed Management Commission. These are typical of residential subdivision approvals at this stage as the Preliminary Plat plans are preliminary drawings of the development. Final Construction Plans are submitted with Final Plat applications and are subject to further review by the City Engineer and must be consistent with the Preliminary Plans. At this stage, there are no major issues with zoning or subdivision compliance that would prevent conditional approval of the Preliminary Plat. Engineering comments and revisions are generally minor and can be handled through final construction plans with the final plat.

Landscaping and Tree Preservation

Tree preservation plans and landscaping plans have been submitted. The tree inventory identifies 39 trees on-site with a total of 451 significant caliper inches. The plan proposes removing 30 trees and saving 9 trees (4 of which are off-site). The proposed tree removals are consistent with City Code requirements and are necessary to accommodate required improvements. The proposed landscape plan includes 18

overstory deciduous street trees, 16 evergreen trees, and 10 deciduous yard trees to be planted by the home builder, for a total of 44 new trees. The landscape plan conforms to code and proposes a variety of species of adequate size meeting Table 27 planting size requirements (2.5-inch caliper deciduous, 6-foot height evergreen). Native seeding is proposed for stormwater management areas using MnDOT Southern Tallgrass Roadside and Wet Ditch seed mixes.

Access and Transportation

The development connects to the existing Northview Preserve subdivision via Holden Way, which was stubbed to the west boundary at the time of the original plat for this purpose. A new local street (Street A) extends from Holden Way north to Territorial Road, providing a second access point to the broader neighborhood. The Territorial Road access will be subject to review, approval, and permitting by Hennepin County. The removals plan notes coordination with the CSAH 159 Territorial Road Improvement Plans dated 9/22/25 for removals and relocations within the county right-of-way. The internal street is proposed as a 32-foot back-of-curb to back-of-curb section within a 60-foot right-of-way, consistent with the Northview Preserve street standards.

Utilities

The developer proposes to construct sanitary sewer and water utilities throughout the development, connecting to the existing infrastructure stubs in the Northview Preserve plat. Sanitary sewer connects to existing manholes in Holden Way. Water main connections include removal and salvage of the existing hydrant and auxiliary valve, with a new connection to the existing watermain with gate valve. The existing septic system on the property will be removed as part of site development.

Grading and Stormwater

Plans have been submitted to the Elm Creek Watershed Management Commission and will be subject to review and approval by ECWMC. The grading plan proposes a filtration basin (Pond 10) in Outlot A at the north end of the site for stormwater treatment and rate control. Storm sewer connects to the existing system in Northview Preserve. The lot tabulation indicates 1 slab-on-grade lot and 9 rambler-style lots. Erosion control measures include silt fence, rock construction entrances, erosion control blanket, and post-grading silt fence consistent with NPDES permit requirements.

Fire Review

No outstanding comments currently remain for fire department review. Updated plans will still require review and approval by the Fire Marshal.

Revised Civil Plans shall be consistent with Departments' Review.

Note: Northview Preserve 3rd Addition (Replat)

The Developer is also proposing a replat of Lot 5, Block 1 and Lots 1 and 2, Block 6 of the original Northview Preserve, to be recorded as Northview Preserve 3rd Addition. The replat reconfigures three lots and the Bluebird Way road stub, shifting the right-of-way slightly to the south so that the entire 60-foot ROW connects to the Gmach Farm

property (PID 28-120-23-11-0002) to the west rather than straddling the Gmach/Rebensdorf property line. The replat results in no loss or gain of lots to the original Northview Preserve, and the alignment of utilities and roadways is substantially similar to the approved preliminary plat. Associated right-of-way and drainage and utility easement vacations will be processed with the replat which will be reviewed and approved by the City Council. Staff is treating this as a construction plan change to be processed with a new final plat rather than a preliminary plat amendment.

Staff Recommendation

This is a public hearing.

Staff recommends approval of the Northview Preserve 2nd Addition Preliminary Plat with the following conditions.

- 1. The Developer shall comply with the plat opinion and complete revisions to the Plat as may be required by the City Attorney prior to the recording of the future final plat.
- 2. The subdivision will be subject to the review, and comments by Hennepin County.
- 3. The Developer shall adequately address comments from the City Engineer and make plan changes as deemed necessary by the City Engineer and Public Works Department.
- 4. The Developer shall satisfy comments from the Fire Chief and/or Fire Marshal.
- 5. The Stormwater and Grading Plans shall be subject to review and approval by the Elm Creek Watershed Management Commission and City Engineer.
- 6. The Developer and City of Rogers shall execute a Subdivision Agreement for the development, identifying the terms and conditions of the development and fees, escrows, and financial security obligations required of the Developer at time of Final Plat.
- 7. A stormwater maintenance agreement may be required by the Public Works Department and/or Elm Creek Watershed Management Commission to determine the disposition and maintenance of the stormwater facilities.
- 8. The existing septic system shall be properly decommissioned in accordance with Minnesota Rules Chapter 7080 and Hennepin County requirements prior to or concurrent with site grading.
- 9. The Developer shall coordinate with the existing overhead power line/pole removal and relocation with the applicable utility provider prior to construction.

Financial Impact: NA

Source Fund: NA

Budgeted? N/A

Supporting Documentation

- A. Resolution No. 2026-34 Preliminary_NORTHVIEW PRESERVE 2nd Addition
- B. 25-12-15 Northview Preserve 2nd Addition Preliminary Plans

RESOLUTION NO. 2026 - 34

**A RESOLUTION GRANTING APPROVAL OF THE
PRELIMINARY PLAT FOR
NORTHVIEW PRESERVE 2ND ADDITION**

WHEREAS, the Summergate Companies LLC (“Developer”) submitted an application requesting approval of a Preliminary Plat for NORTHVIEW PRESERVE 2ND ADDITION (“Plat”) for the approximate 4.74 acre parcel at 22885 Territorial Rd with PID 22-120-23-33-0004 and legally described on Exhibit A (the “Subject Property/Property”); and,

WHEREAS, the Developer is proposing to plat the property into 10 single-family lots and one outlot to accommodate a single-family residential development of the area as shown in Exhibit B; and,

WHEREAS, the Subject Property contains approximately 4.74 gross acres, is guided as Low Density Residential in the 2040 Comprehensive Plan, and is within the Single-Family Residential (R2) zoning district; and

WHEREAS, the proposed Preliminary Plat is consistent with the 2040 Comprehensive Plan and current zoning regulations for the City; and

WHEREAS, pursuant to Minnesota Statute §462.357 the Planning Commission (“Commission”) conducted a public hearing to receive public comment on the proposed Plat on April 2nd, 2026; and

WHEREAS, notice of the Hearing was posted, published in the City’s official newspaper, and mailed to nearby properties, as required by State Statute; and,

WHEREAS, written and verbal comment were received and considered by the Commission; and,

WHEREAS, following the Hearing, the Commission recommended approval of the NORTHVIEW PRESERVE 2ND ADDITION preliminary plat.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, that the Preliminary Plat, NORTHVIEW PRESERVE 2ND ADDITION, is hereby approved subject to the following conditions:

1. The Developer shall comply with the plat opinion and complete revisions to the Plat as may be required by the City Attorney prior to the recording of the future final plat.
2. The subdivision will be subject to the review, and comments by Hennepin County.
3. The Developer shall adequately address comments from the City Engineer and make plan changes as deemed necessary by the City Engineer and Public Works Department.
4. The Developer shall satisfy comments from the Fire Chief and/or Fire Marshal.
5. The Stormwater and Grading Plans shall be subject to review and approval by the Elm Creek Watershed Management Commission and City Engineer.

6. The Developer and City of Rogers shall execute a Subdivision Agreement for the development, identifying the terms and conditions of the development and fees, escrows, and financial security obligations required of the Developer at time of Final Plat.
7. A stormwater maintenance agreement may be required by the Public Works Department and/or Elm Creek Watershed Management Commission to determine the disposition and maintenance of the stormwater facilities.
8. The existing septic system shall be properly decommissioned in accordance with Minnesota Rules Chapter 7080 and Hennepin County requirements prior to or concurrent with site grading.
9. The Developer shall coordinate with the existing overhead power line/pole removal and relocation with the applicable utility provider prior to construction.

[Remainder of page left intentionally blank]

Moved by Councilmember _____, seconded by Councilmember _____

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the Clerk dated this 14th day of April, 2026.

Shannon Klick, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Existing Legal Description

That part of the West 422.70 feet of the East 808.50 feet of the Southwest 1/4 of the Southwest 1/4 of Section 22, Township 120 North, Range 23 West of the 5th Principal Meridian, lying South of the center line of County Road No. 116, Hennepin County, Minnesota.

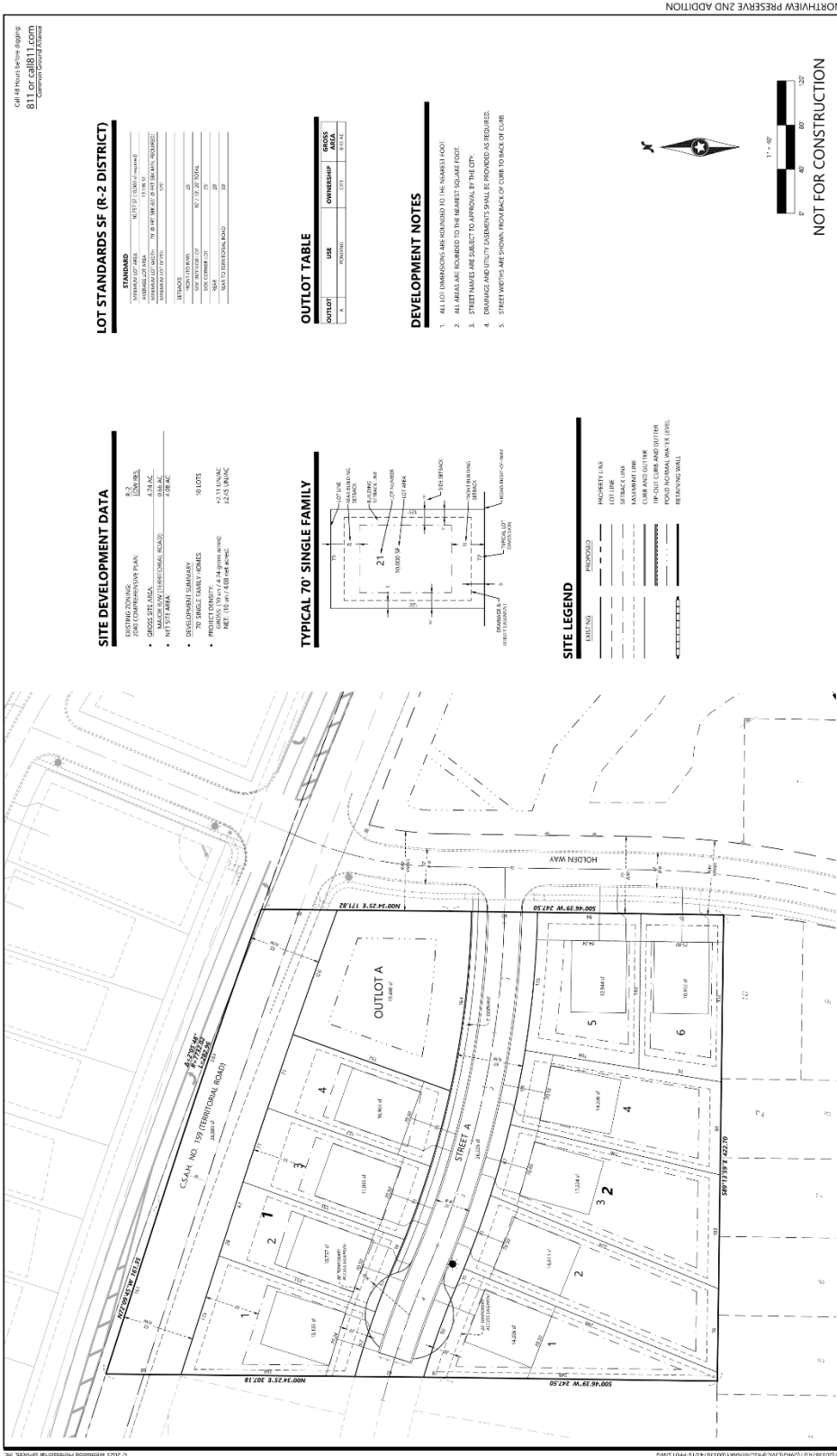
AND

The North 247.50 feet of the West 422.70 feet of the East 808.50 feet of the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 120 North, Range 23 West of the 5th Principal Meridian, Hennepin County, Minnesota.

Abstract Property

EXHIBIT B

PRELIMINARY PLAT



Call us first before applying
811 or call 811.1.com
Connecticut Official Website

LOT STANDARDS SF (R-2 DISTRICT)

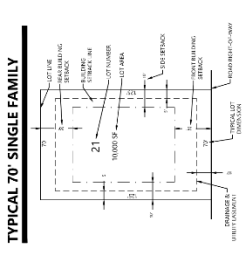
STANDARD	MINIMUM REQUIREMENTS
MINIMUM LOT AREA	11,000 SF
MINIMUM LOT WIDTH	35 FT OR 25% OF THE MIN. REQUIREMENT
MINIMUM LOT DEPTH	15 FT
MINIMUM FRONT YARD SETBACK	25 FT
MINIMUM SIDE YARD SETBACK	5 FT
MINIMUM REAR YARD SETBACK	5 FT
MINIMUM FRONT SETBACK	5 FT
MINIMUM SIDE SETBACK	5 FT
MINIMUM REAR SETBACK	5 FT
MINIMUM FRONT SETBACK	5 FT
MINIMUM SIDE SETBACK	5 FT
MINIMUM REAR SETBACK	5 FT

SITE DEVELOPMENT DATA

EXISTING ZONING:	R-2
JOHN COMPTON'S PLAN:	LOW DENSITY
SETBACKS:	5 FT
MINIMUM FRONT YARD SETBACK:	5 FT
MINIMUM SIDE YARD SETBACK:	5 FT
MINIMUM REAR YARD SETBACK:	5 FT
MINIMUM FRONT SETBACK:	5 FT
MINIMUM SIDE SETBACK:	5 FT
MINIMUM REAR SETBACK:	5 FT
MINIMUM FRONT SETBACK:	5 FT
MINIMUM SIDE SETBACK:	5 FT
MINIMUM REAR SETBACK:	5 FT

OUTLOT TABLE

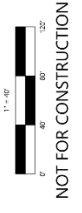
OUTLOT	USE	OWNERSHIP	GRADE
1	RESIDENTIAL	CITY	AS BUILT



- DEVELOPMENT NOTES**
1. ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
 2. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 3. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
 4. DRAINAGE AND UTILITY EXISTENCES SHALL BE PROVIDED AS REQUIRED.
 5. STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.

SITE LEGEND

PROPOSED	PROPERTY LINE
EXISTING	LOT LINE
EXISTING	DRIVEWAY
EXISTING	BASEMENT FLOOR
EXISTING	CURB AND GUTTER
EXISTING	TYP. OUT. CURB AND GUTTER
EXISTING	POSSIBLE NEARBY WATER LEVEL
EXISTING	EXISTING DRIVEWAY



SHEET NUMBER
4 OF **21**

PRELIMINARY PLAT
PROJECT NUMBER: 0033074.01
DATE: 12/15/25

Westwood
PLANNING & ENGINEERING
1000 WESTWOOD DRIVE, SUITE 200
ROGERS, MINNESOTA 55901
PHONE: 507.525.1510
WWW.WESTWOODPLANNING.COM

NORTHVIEW PRESERVE 2ND ADDITION
ROGERS, MN

PREPARED FOR:
SUMMERGATE COMPANIES LLC
1700 CHURCH AVENUE, SUITE 200
LANSVILLE, IN 45844

PREPARED FOR:
SUMMERGATE COMPANIES LLC
1700 CHURCH AVENUE, SUITE 200
LANSVILLE, IN 45844

DATE: 12/15/25
SCALE: AS SHOWN
SHEET: 4 OF 21
PROJECT: NORTHVIEW PRESERVE 2ND ADDITION
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

PRELIMINARY PLANS

FOR

PRELIMINARY PLAT, GRADING, UTILITIES, STREETS, AND LANDSCAPE

FOR

NORTHVIEW PRESERVE 2ND ADDITION

ROGERS, MN



Vicinity Map
(NOT TO SCALE)

PREPARED FOR:
SUMMERGATE COMPANIES LLC

17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

CONTACT: BRYAN TUCKER

PHONE: 612-490-0982

EMAIL: BRYANT@SUMMER-GATE.COM

PREPARED BY:

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0033874.01

CONTACT: THOMAS D. DESUTTER

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	Cover
2	Existing Conditions
3	Removals Plan
4	Preliminary Plat
5	Preliminary Grading Drainage & Erosion Control
6	Preliminary Street & Utility Plan
7	Street Profile
8	Signage Plan
15	Preliminary Tree Preservation Plan & Data
16	Preliminary Landscape Plan
17	Preliminary Landscape Notes & Details

NO.	DATE	REVISION	SHEETS

PRELIMINARY PLANS

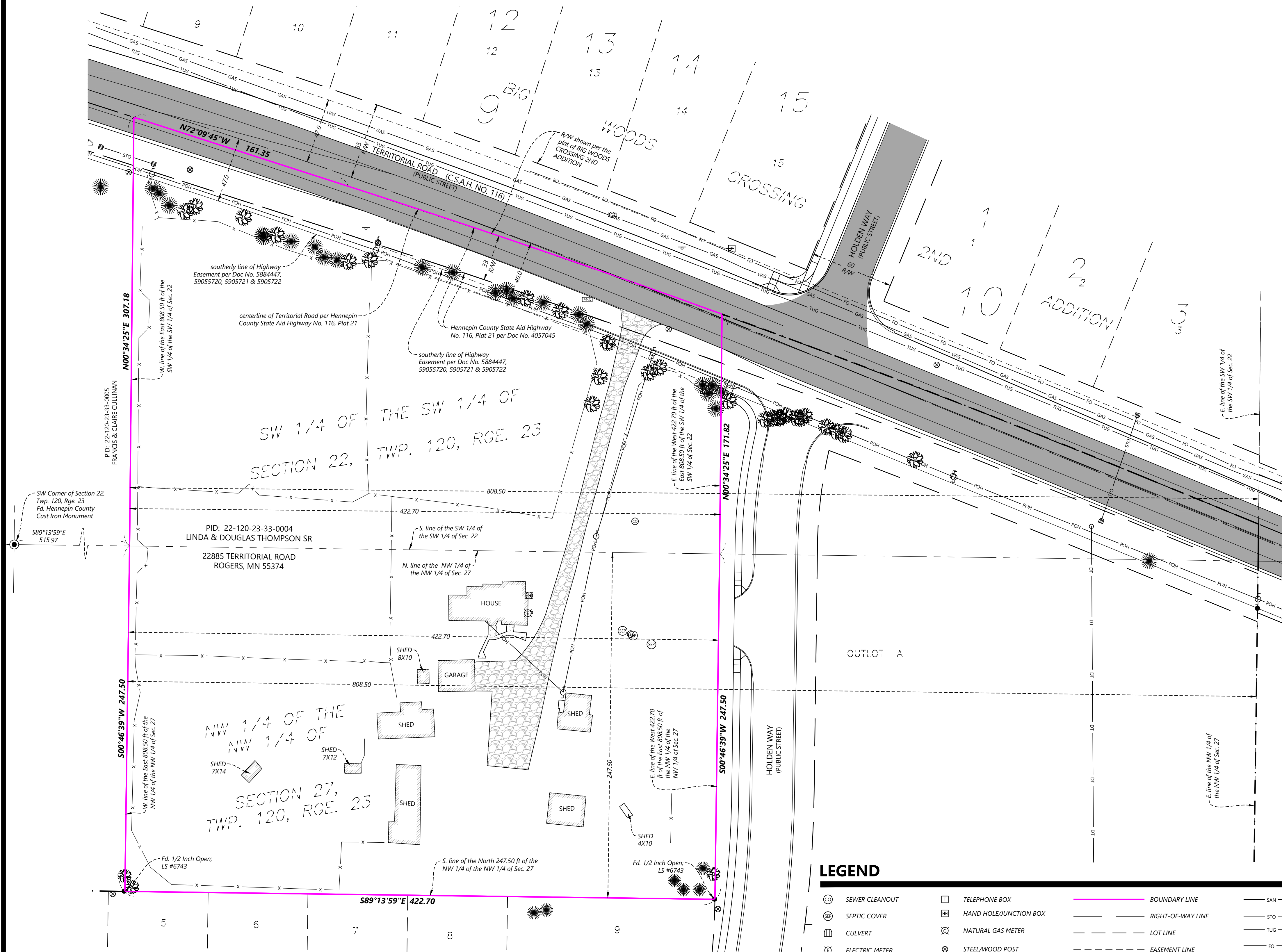
FOR

PRELIMINARY PLAT, GRADING, UTILITIES,
STREETS, AND LANDSCAPE

FOR

NORTHVIEW PRESERVE 2ND ADDITION
ROGERS, MN

INITIAL SUBMITTAL DATE: 12/15/25 SHEET: 1 OF 17



PROPERTY DESCRIPTION

The following information was provided by Land Title, Inc., Issuing Agent for Stewart Title Guaranty Company, File Number 709010, which has an effective date of February 10, 2025:

That part of the West 422.70 feet of the East 808.50 feet of the Southwest 1/4 of the Southwest 1/4 of Section 22, Township 120 North, Range 23 West of the 5th Principal Meridian, lying South of the center line of County Road No. 116, Hennepin County, Minnesota.

AND

The North 247.50 feet of the West 422.70 feet of the East 808.50 feet of the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 120 North, Range 23 West of the 5th Principal Meridian, Hennepin County, Minnesota.

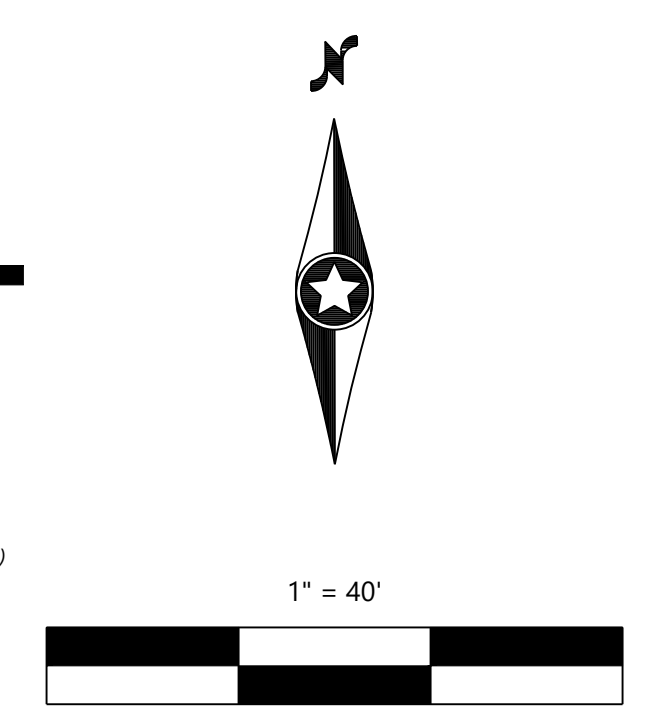
Abstract Property

GENERAL NOTES

1. Bearings of property lines shown hereon are based on the Hennepin County coordinate system, (NAD 83 - 2011 Control Adjustment).
2. Lengths of lines and distances between features are measured in US-Survey Feet.

LEGEND

⊕	SEWER CLEANOUT	☐	TELEPHONE BOX	—	BOUNDARY LINE	—	SAN	SANITARY SEWER	▨	CONCRETE SURFACE
⊙	SEPTIC COVER	⊞	HAND HOLE/JUNCTION BOX	—	RIGHT-OF-WAY LINE	—	STO	STORM SEWER	▩	BITUMINOUS SURFACE
⊞	CULVERT	⊞	NATURAL GAS METER	---	LOT LINE	---	TUG	TELEPHONE UNDERGROUND	▨	GRAVEL SURFACE
⊞	ELECTRIC METER	⊞	STEEL/WOOD POST	---	EASEMENT LINE	---	FO	FIBER OPTIC	●	FOUND MONUMENT (SEE LABEL)
☼	STREET LIGHT	☼	SIGN	---	SECTION LINE	---	—	FENCE LINE	●	CAST IRON MONUMENT (SEE LABEL)
⊞	GUY WIRE	☐	MAIL BOX	---	GAS	---	—	CURB & GUTTER		
⊞	POWER POLE			---	GAS LINE	---	—			
				---	POH	---	---	POWER OVERHEAD		



N:\0033874\01\DWG\CIVIL\PRELIMINARY\0033874.015-EX01.DWG

DESIGNED:	TDD	INITIAL ISSUE:	12/15/25
CHECKED:	TDD	REVISIONS:	
DRAWN:	DJW/CCL		
HORIZONTAL SCALE:	40'		
VERTICAL SCALE:	8' OR 4'		

PREPARED FOR:
SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
ERNEST M WIRTZ JR
DATE: 12/15/25 LICENSE NO. 63119

NORTHVIEW PRESERVE 2ND ADDITION
ROGERS, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
TollFree (888) 937-5150 Minnetonka MN, 55343
westwoodps.com
Westwood Professional Services, Inc.

SHEET NUMBER:
2 OF **17**
EXISTING CONDITIONS
PROJECT NUMBER: 0033874.01 DATE: 12/15/25

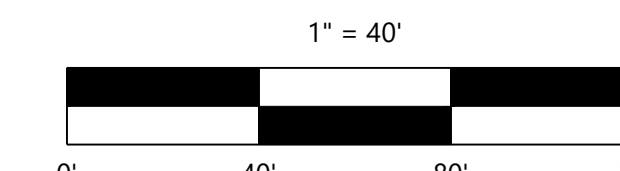


REMOVAL LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SAW CUT PAVEMENT
---	---	CURB & GUTTER
SAN	---	SANITARY SEWER
WAT	---	WATER MAIN
WAT	---	HYDRANT
STO	---	STORM SEWER
GAS	---	GAS
PLUG	---	UNDERGROUND ELECTRIC
POH	---	OVERHEAD ELECTRIC
TUG	---	UNDERGROUND TELEPHONE
TDH	---	OVERHEAD TELEPHONE
FO	---	TELEPHONE FIBER OPTIC
CTV	---	CABLE TELEVISION
X	---	RETAINING WALL
X	---	FENCE

REMOVAL NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.



NOT FOR CONSTRUCTION

DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	DJW/CEL
HORIZONTAL SCALE:	
VERTICAL SCALE:	

INITIAL ISSUE:	12/15/25
REVISIONS:	
△	
△	
△	
△	
△	

PREPARED FOR:
SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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
THOMAS D. DESUTTER
DATE: 12/15/25 LICENSE NO. 59640

NORTHVIEW PRESERVE 2ND ADDITION
ROGERS, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
TollFree (888) 937-5150 Minnetonka MN, 55343
westwoodps.com
Westwood Professional Services, Inc.

SHEET NUMBER:
3 OF **17**
REMOVALS PLAN
PROJECT NUMBER: 003874.01 DATE: 12/15/25

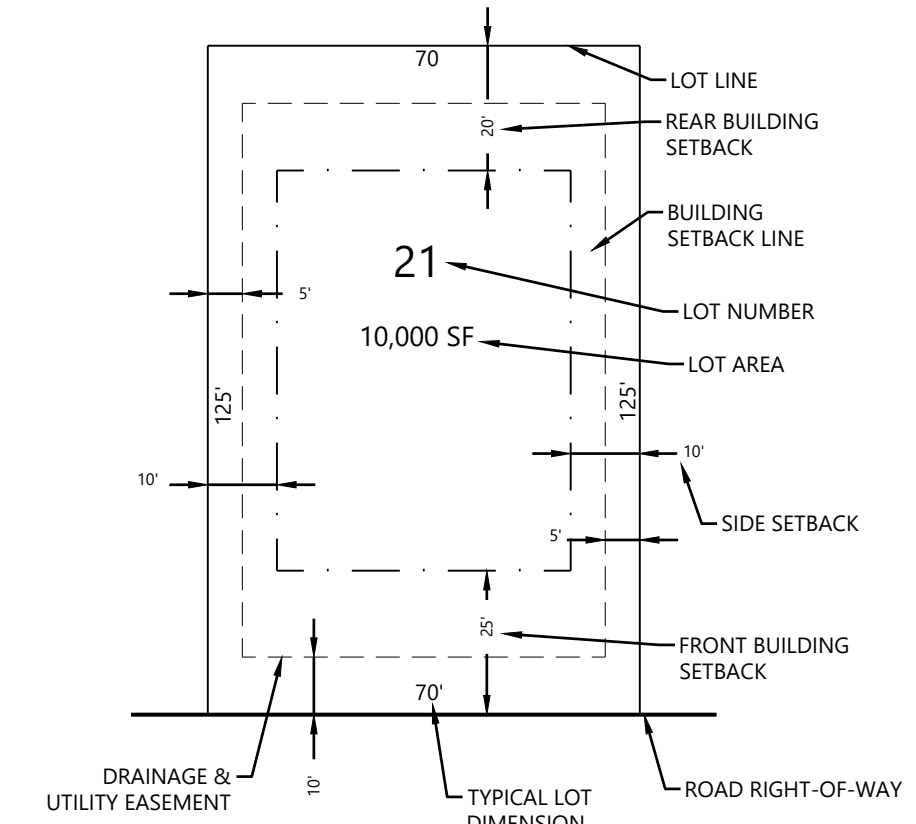
SITE DEVELOPMENT DATA

EXISTING ZONING:	R-2
2040 COMPREHENSIVE PLAN:	LOW RES.
• GROSS SITE AREA:	4.74 AC
MAJOR R/W (TERRITORIAL ROAD):	0.66 AC
• NET SITE AREA:	4.08 AC
• DEVELOPMENT SUMMARY	
70' SINGLE FAMILY HOMES:	10 LOTS
• PROJECT DENSITY:	
GROSS: (10 un / 4.74 gross acres):	±2.11 UN/AC
NET: (10 un / 4.08 net acres):	±2.45 UN/AC

LOT STANDARDS SF (R-2 DISTRICT)

STANDARD	
MINIMUM LOT AREA	10,757 SF (10,000 sf required)
AVERAGE LOT AREA	13,196 SF
MINIMUM LOT WIDTH	70' @ FRT SBK (65' @ FRT SBK MIN. REQUIRED)
MINIMUM LOT DEPTH	125'
SETBACKS	
FRONT (TO R/W)	25'
SIDE INTERIOR LOT	10' / 10'; 20' TOTAL
SIDE CORNER LOT	25'
REAR	20'
REAR TO TERRITORIAL ROAD	50'

TYPICAL 70' SINGLE FAMILY



OUTLOT TABLE

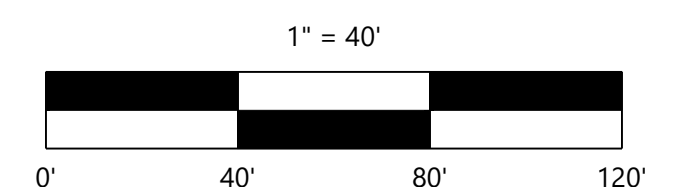
OUTLOT	USE	OWNERSHIP	GROSS AREA
A	PONDING	CITY	0.45 AC

DEVELOPMENT NOTES

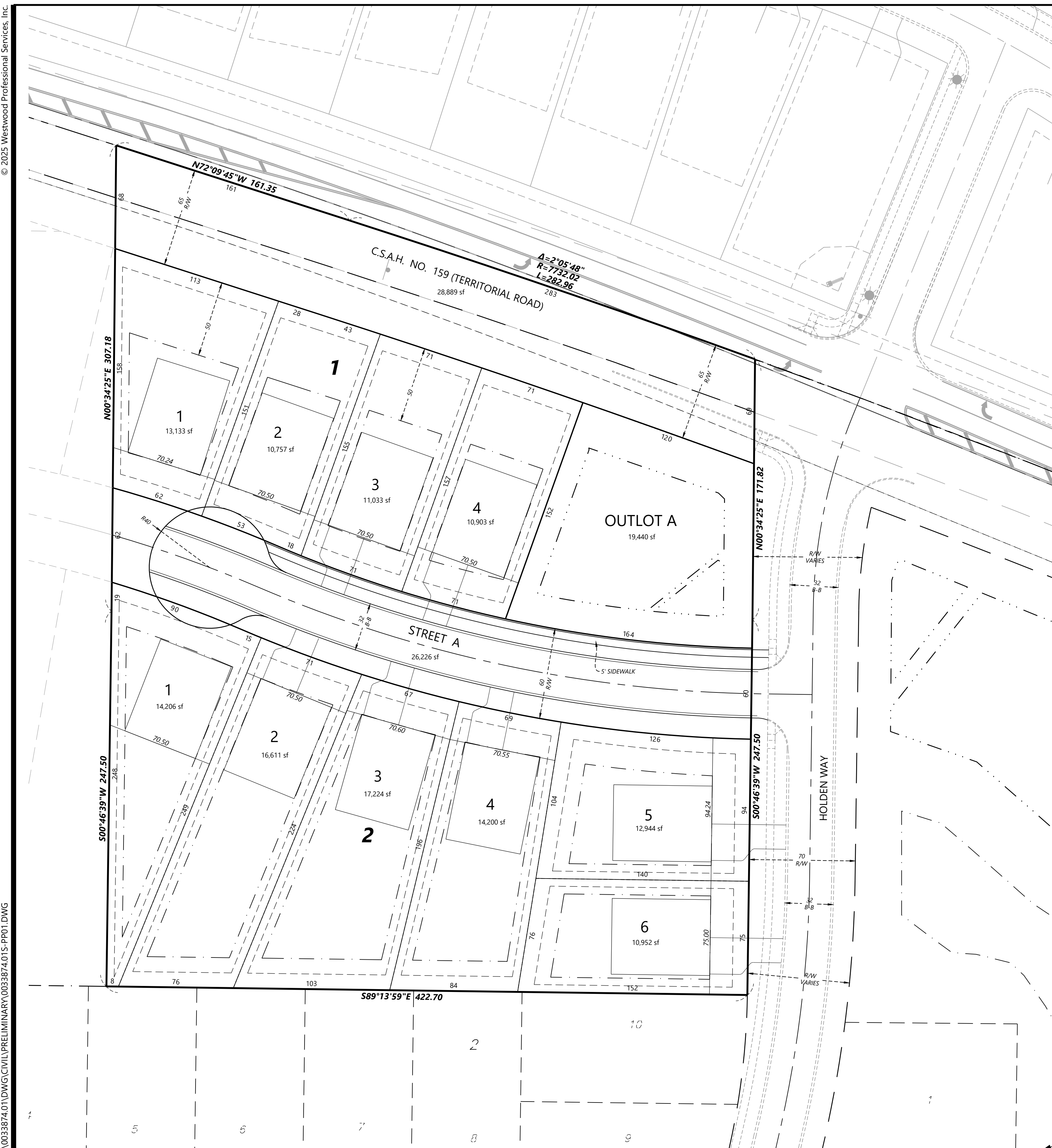
- ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED.
- STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL



NOT FOR CONSTRUCTION



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N:\0033874\01\DWG\CIVIL\PRELIMINARY\0033874.015-PP01.DWG

NORTHVIEW PRESERVE 2ND ADDITION

DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	DJW/CCL
HORIZONTAL SCALE:	40'
VERTICAL SCALE:	

INITIAL ISSUE:	12/15/25
REVISIONS:	

PREPARED FOR:
SUMMERGATE COMPANIES LLC
 17305 CEDAR AVENUE, SUITE 200
 LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
CORY L. MEYER
 DATE: 04/17/25 LICENSE NO. 26971

NORTHVIEW PRESERVE 2ND ADDITION
 ROGERS, MN

Westwood
 Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
 TollFree (888) 937-5150 Minnetonka MN, 55343
 westwoodps.com
 Westwood Professional Services, Inc.

SHEET NUMBER:
4 OF **17**
PRELIMINARY PLAT
 PROJECT NUMBER: 0033874.01 DATE: 04/17/25

GRADING & DRAINAGE NOTES

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
 - TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
 - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
 - SILT FENCE AND FIBER LOGS; OR
 - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	PROPERTY LINE

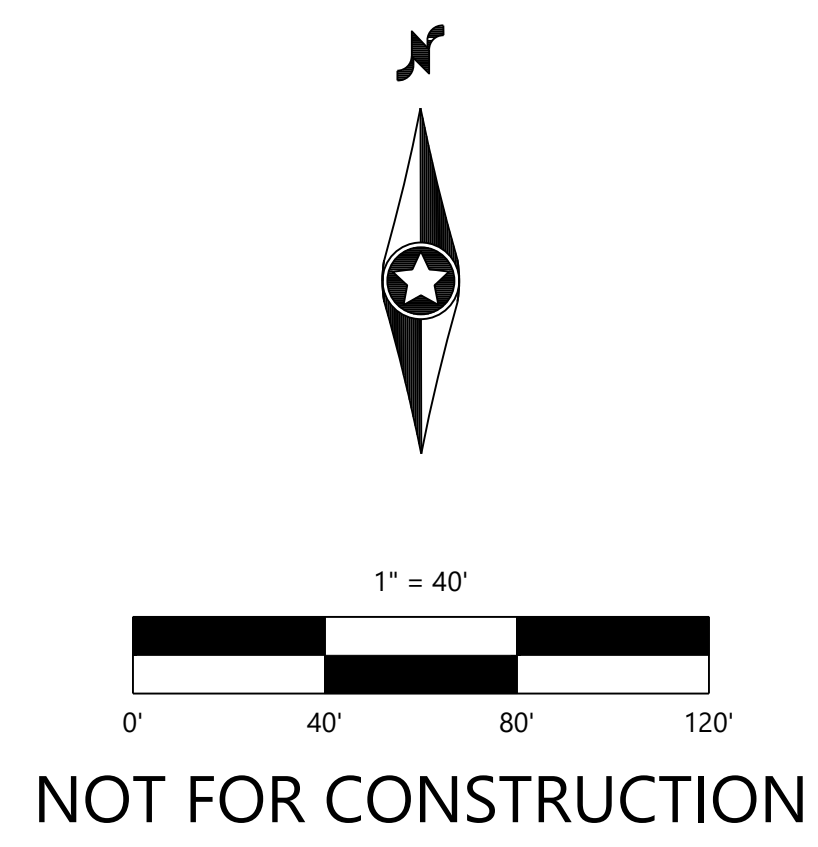


R = RAMBLER, GRADED FOR 8.2' OF DIFFERENCE FROM BASEMENT FLOOR ELEVATION TO FRONT GROUND GRADE AT GARAGE DOOR.
 R(1) = RAMBLER, GRADED FOR 7.5' OF DIFFERENCE FROM BASEMENT FLOOR ELEVATION TO FRONT GROUND GRADE AT GARAGE DOOR.
 LO = FULL BASEMENT LOOKOUT GRADED FOR 5.0' OF DIFFERENCE FROM THE REAR GROUND GRADE AT THE LOOKOUT TO THE FRONT GROUND GRADE AT THE GARAGE DOOR.
 WO = FULL BASEMENT WALKOUT, GRADED FOR 8.2' OF DIFFERENCE FROM THE REAR GROUND GRADE AT THE WALKOUT TO FRONT GROUND AT GARAGE DOOR.
 SOG = SLAB ON GRADE UNIT.

NOTE:
 1. THE NUMBER IN THE PARENTHESIS INDICATES THE NUMBER OF BLOCKS THAT THE GARAGE IS DROPPED. EACH BLOCK=8'.

INDICATES A CUSTOM HOUSE PAD WHICH HAS NOT BEEN COMPLETELY GRADED OR PREPARED TO PROPOSED GRADE. ELEVATIONS AND HOUSE STYLES SHOWN ARE ENGINEERS SUGGESTED DESIGN FOR CUSTOM LOTS AND SHOULD BE VERIFIED WITH THE DEVELOPER.

LOT STYLE	QUANTITY
SOG	1
R	9



DESIGNED: TOD
 CHECKED: TOD
 DRAWN: DJW/CCL
 HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE:

INITIAL ISSUE: 12/15/25
 REVISIONS:
 △
 △
 △
 △
 △

PREPARED FOR:
SUMMERCOTE COMPANIES LLC
 17305 CEDAR AVENUE, SUITE 200
 LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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
 THOMAS D. DESUTTER
 DATE: 12/15/25 LICENSE NO. 59640

NORTHVIEW PRESERVE 2ND ADDITION
 ROGERS, MN

Westwood
 Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
 TollFree (888) 937-5150 Minnetonka MN, 55343
 westwoodps.com
 Westwood Professional Services, Inc.

PRELIMINARY GRADING
 DRAINAGE & EROSION
 CONTROL
 PROJECT NUMBER: 0033874.01

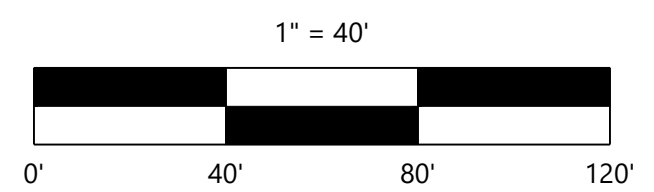
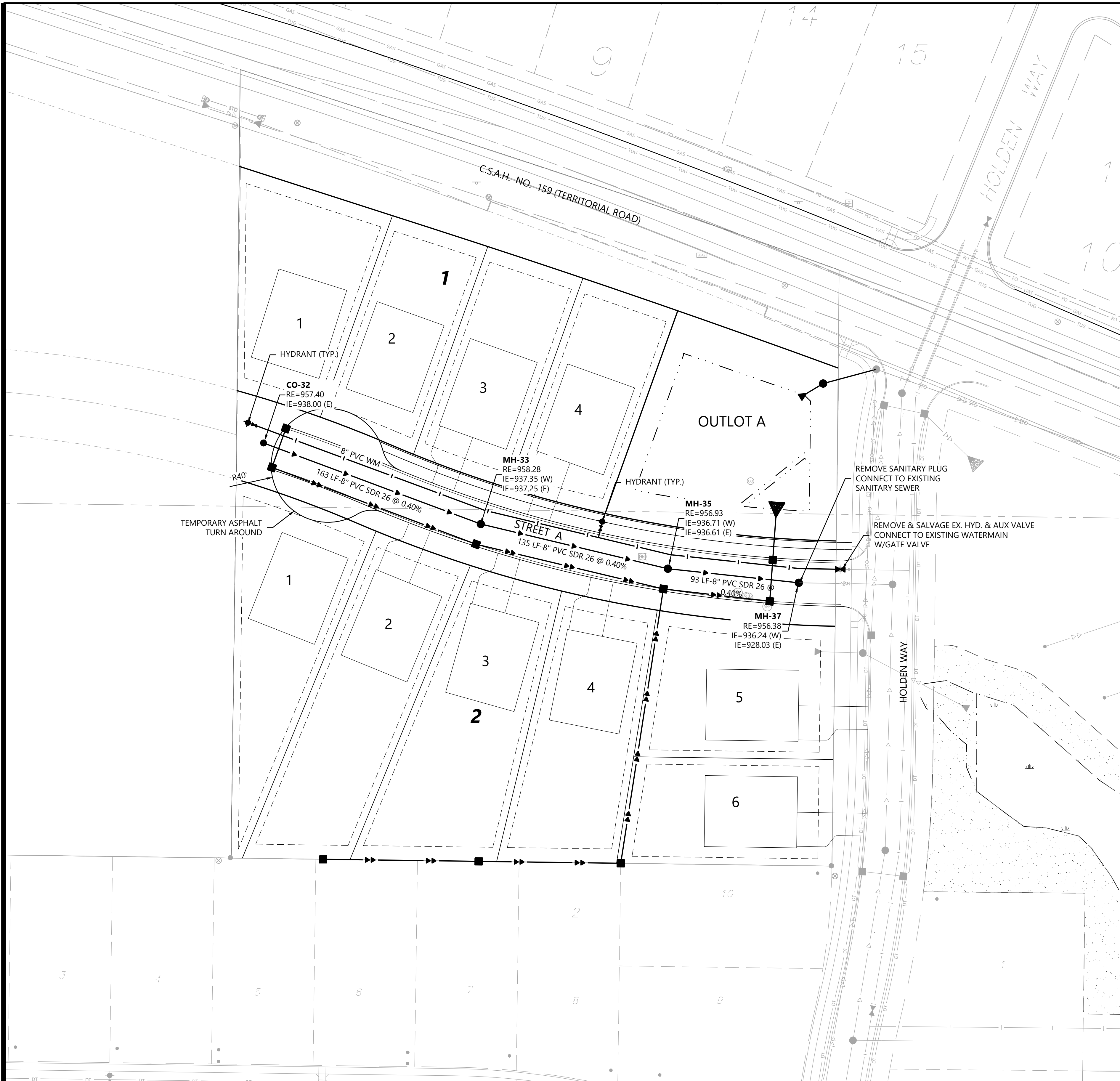
SHEET NUMBER:
5 OF **17**
 DATE: 12/15/25

OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
SAN			SANITARY SEWER
STO			STORM SEWER
DT			DRAIN TILE
WAT			WATER MAIN
WAT			HYDRANT

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2023 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., 2020 EDITION AND SUPPLEMENTAL SPECIFICATIONS SEPTEMBER 2022. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.



NOT FOR CONSTRUCTION

DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	DJW/CCL
HORIZONTAL SCALE:	1"=50'
VERTICAL SCALE:	

INITIAL ISSUE:	12/15/25
REVISIONS:	
△	
△	
△	
△	

PREPARED FOR:
SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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
THOMAS D. DESUTTER
DATE: 12/15/25 LICENSE NO. 59640

NORTHVIEW PRESERVE 2ND ADDITION
ROGERS, MN

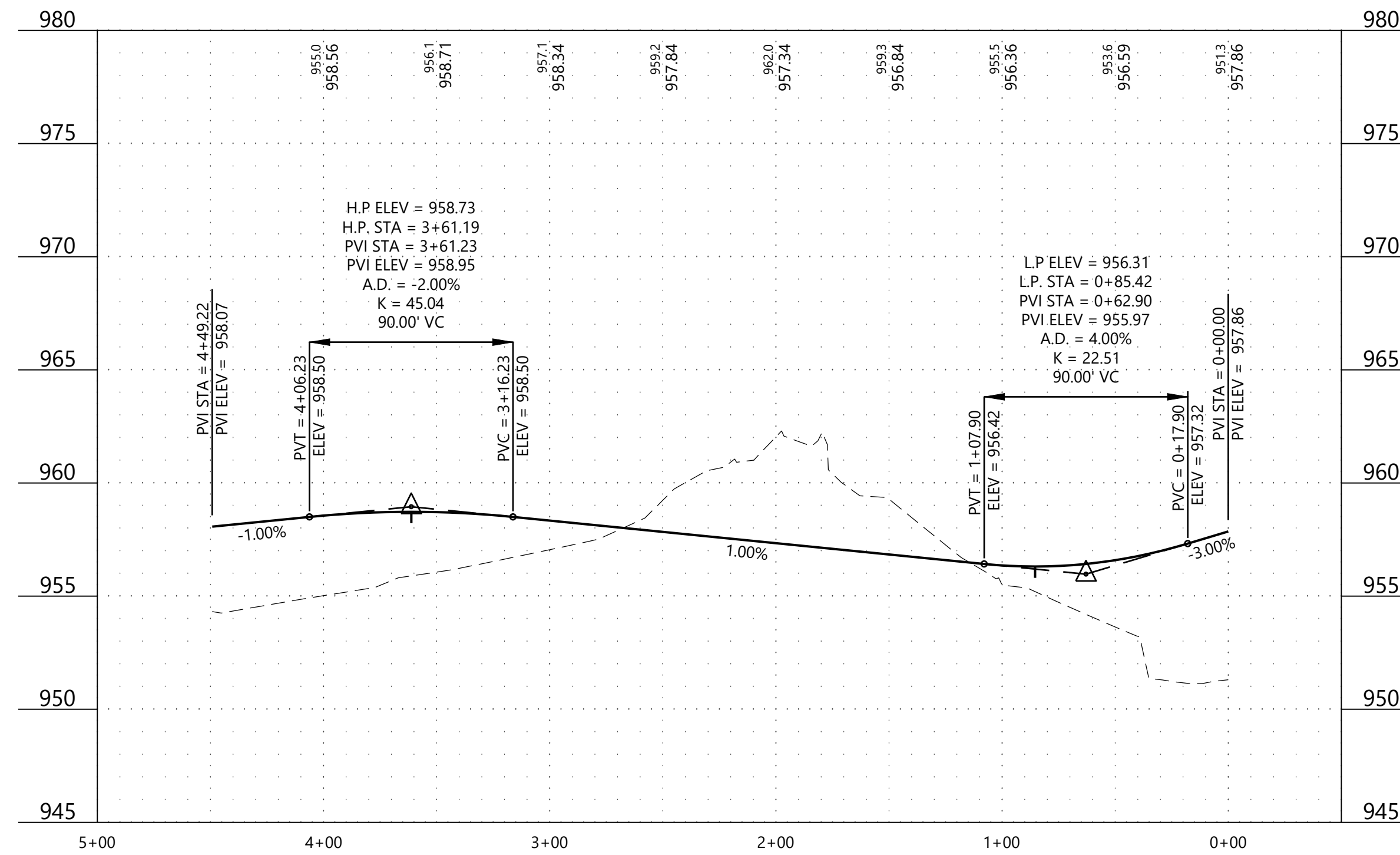
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
TollFree (888) 937-5150 Minnetonka MN, 55343
westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY STREET &
UTILITY PLAN

PROJECT NUMBER: 0033874.01

SHEET NUMBER:
6 OF **17**
DATE: 12/15/25

STREET A



NOT FOR CONSTRUCTION

DESIGNED: TDD
 CHECKED: TDD
 DRAWN: DJW/CEL
 HORIZONTAL SCALE: _____
 VERTICAL SCALE: _____

INITIAL ISSUE: 12/15/25
 REVISIONS:
 △
 △
 △
 △
 △

PREPARED FOR:
SUMMERGATE COMPANIES LLC
 17305 CEDAR AVENUE, SUITE 200
 LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN 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
 THOMAS D. DESUTTER
 DATE: 12/15/25 LICENSE NO. 59640

**NORTHVIEW PRESERVE 2ND
 ADDITION**
 ROGERS, MN

Westwood
 Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
 TollFree (888) 937-5150 Minnetonka MN, 55343
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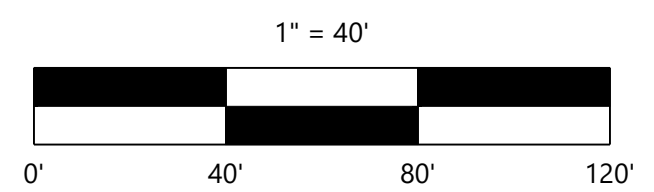
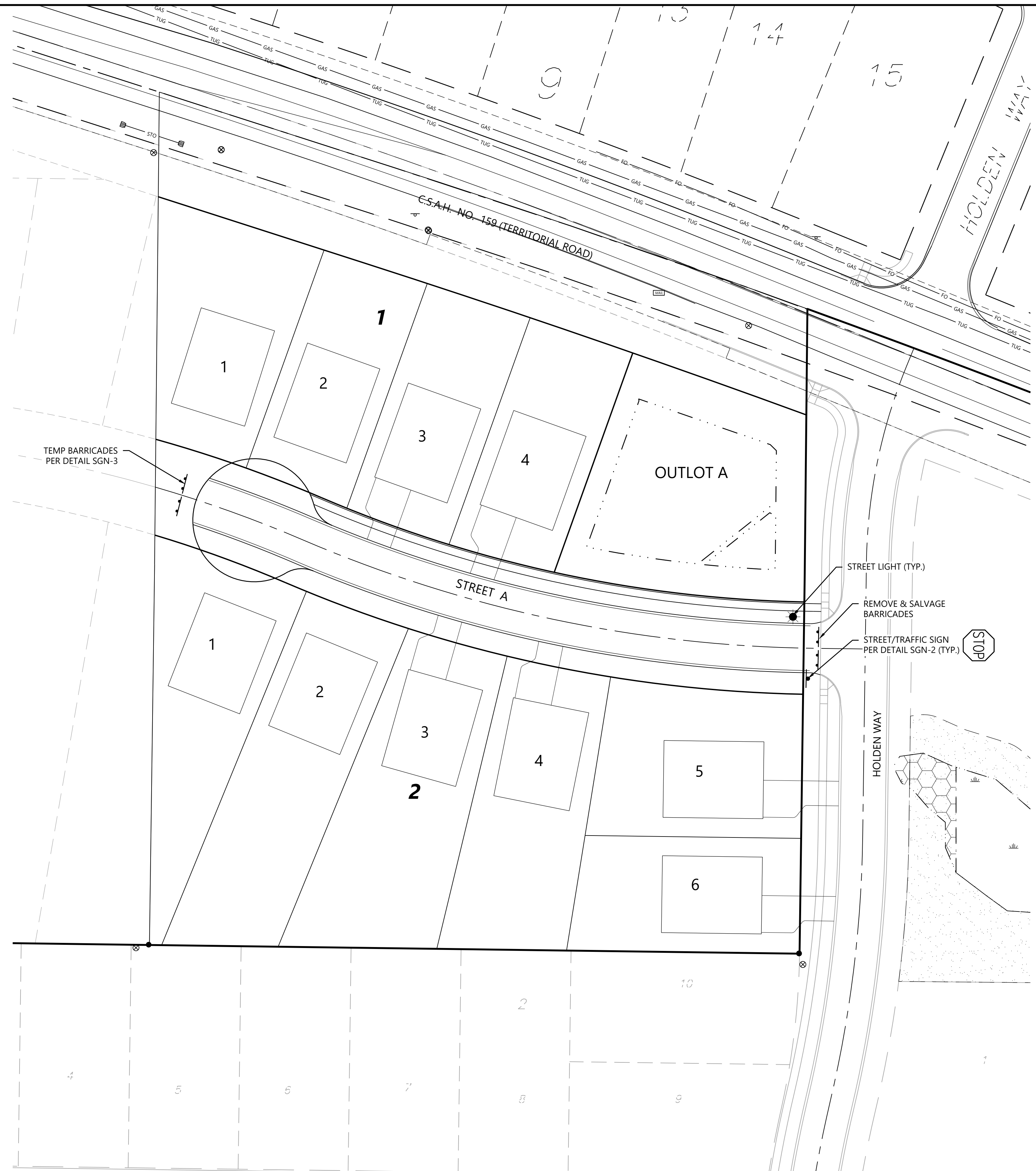
STREET PROFILE

PROJECT NUMBER: 0033874.01

SHEET NUMBER:
7 OF **17**
 DATE: 12/15/25

SIGNAGE LIGHTING LEGEND

EXISTING	PROPOSED	
		SIGN (SINGLE POST)
		SIGN (DOUBLE POST)
		STREET LIGHT



NOT FOR CONSTRUCTION

DESIGNED:	TDD
CHECKED:	TDD
DRAWN:	DJW/CEL
HORIZONTAL SCALE:	40'
VERTICAL SCALE:	

INITIAL ISSUE:	12/15/25
REVISIONS:	
△	
△	
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PREPARED FOR:
SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

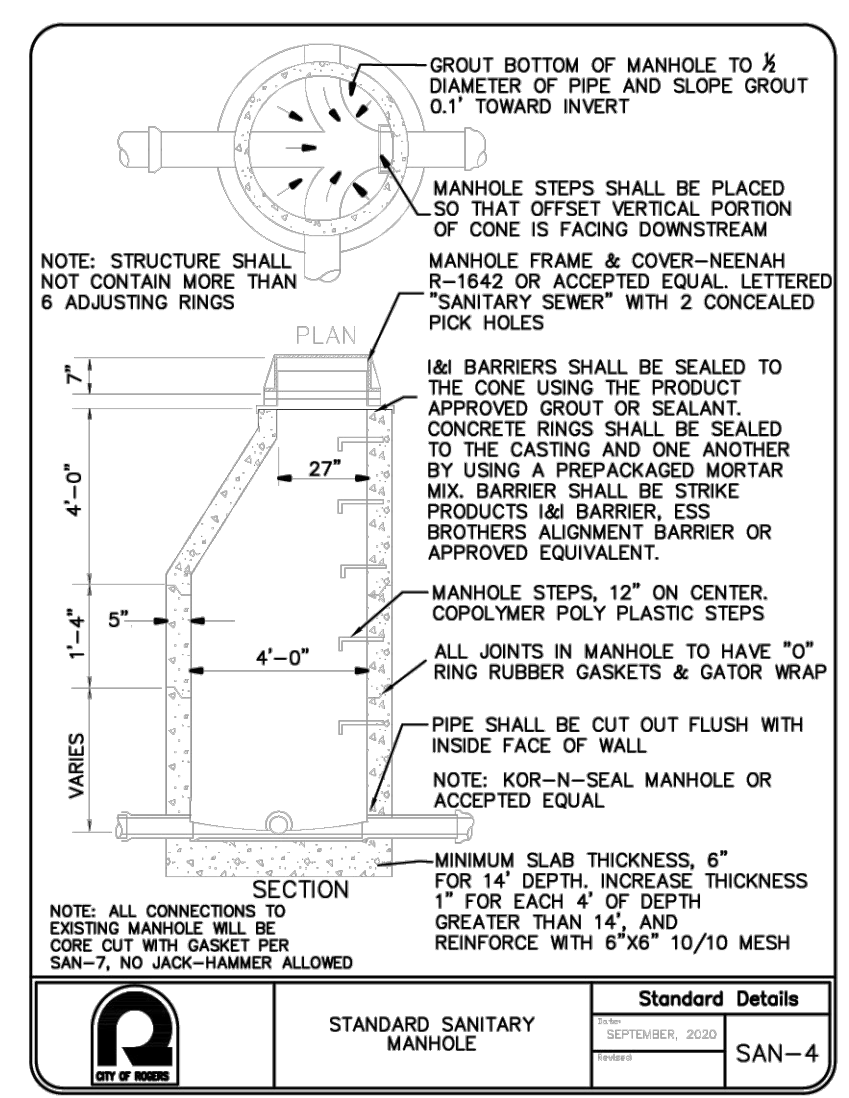
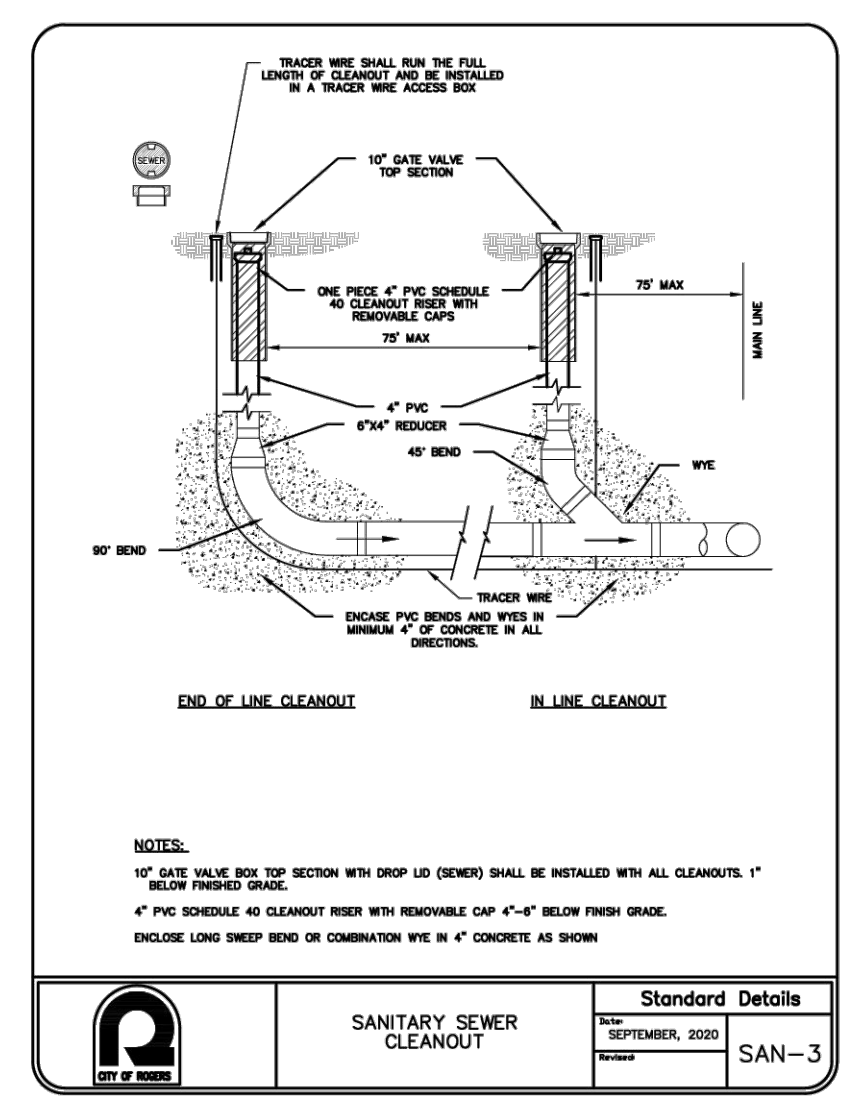
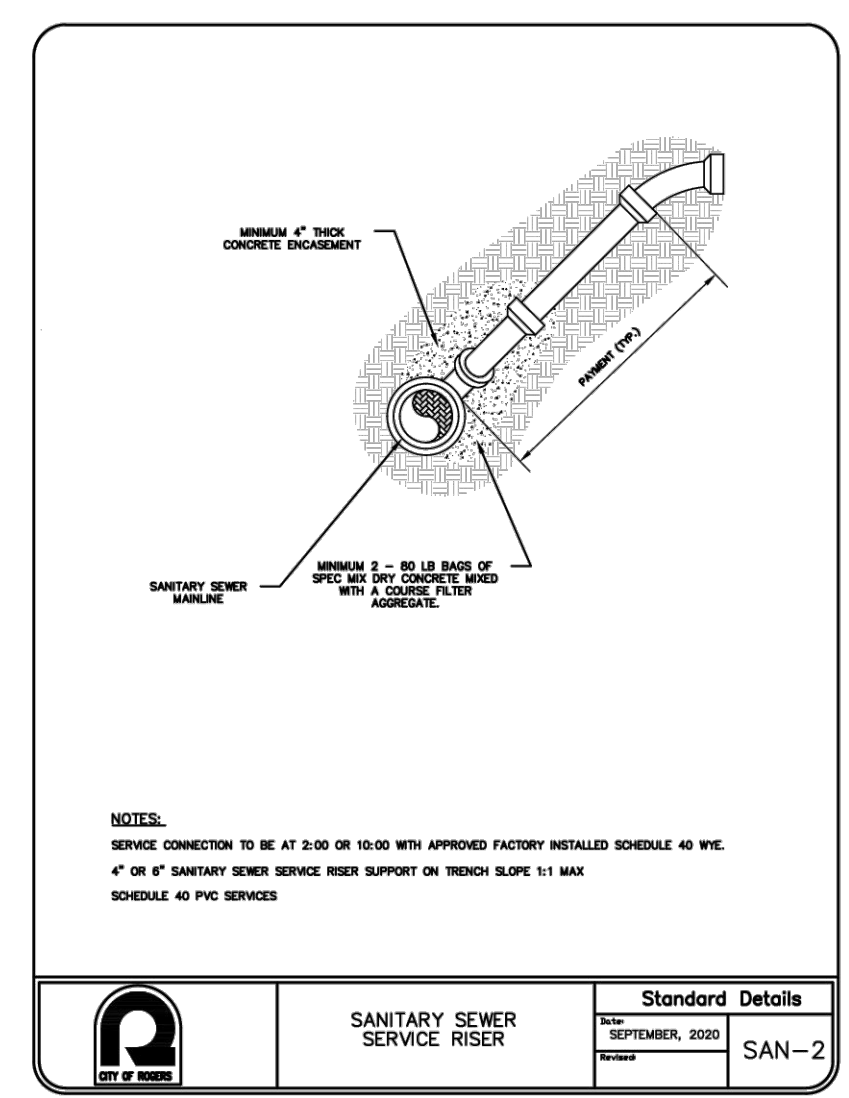
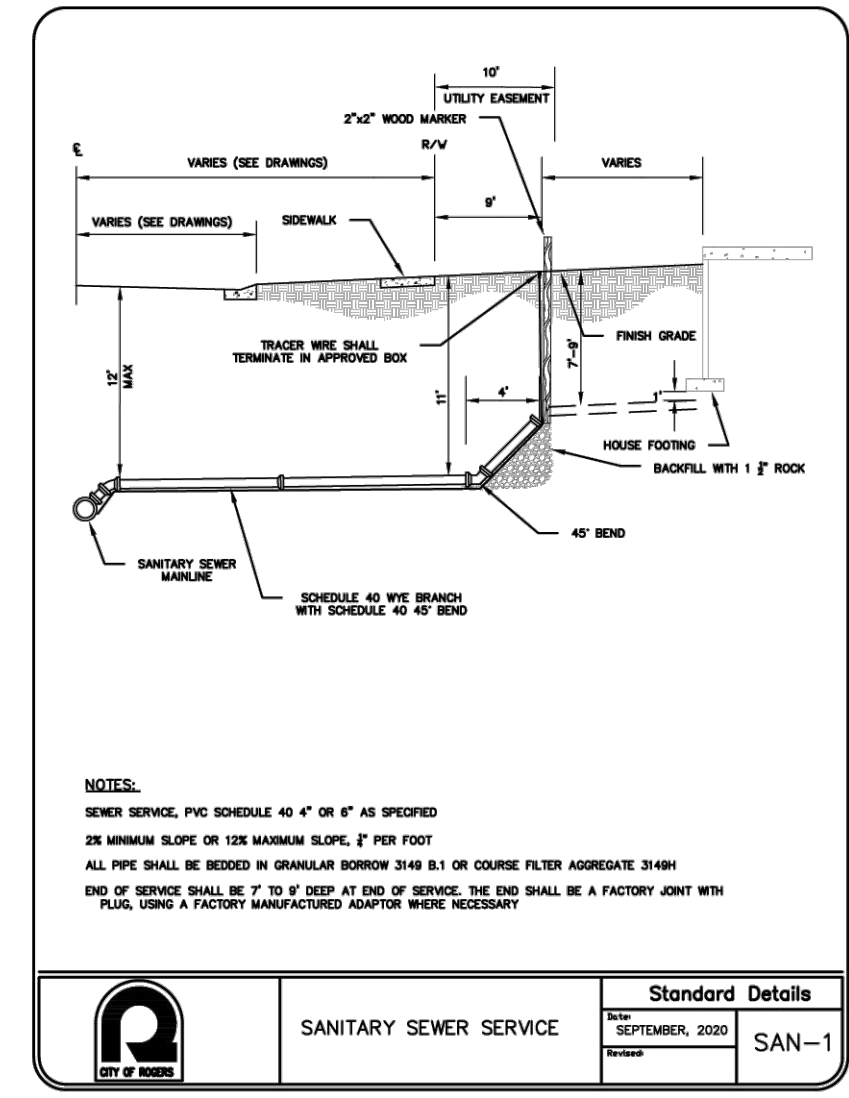
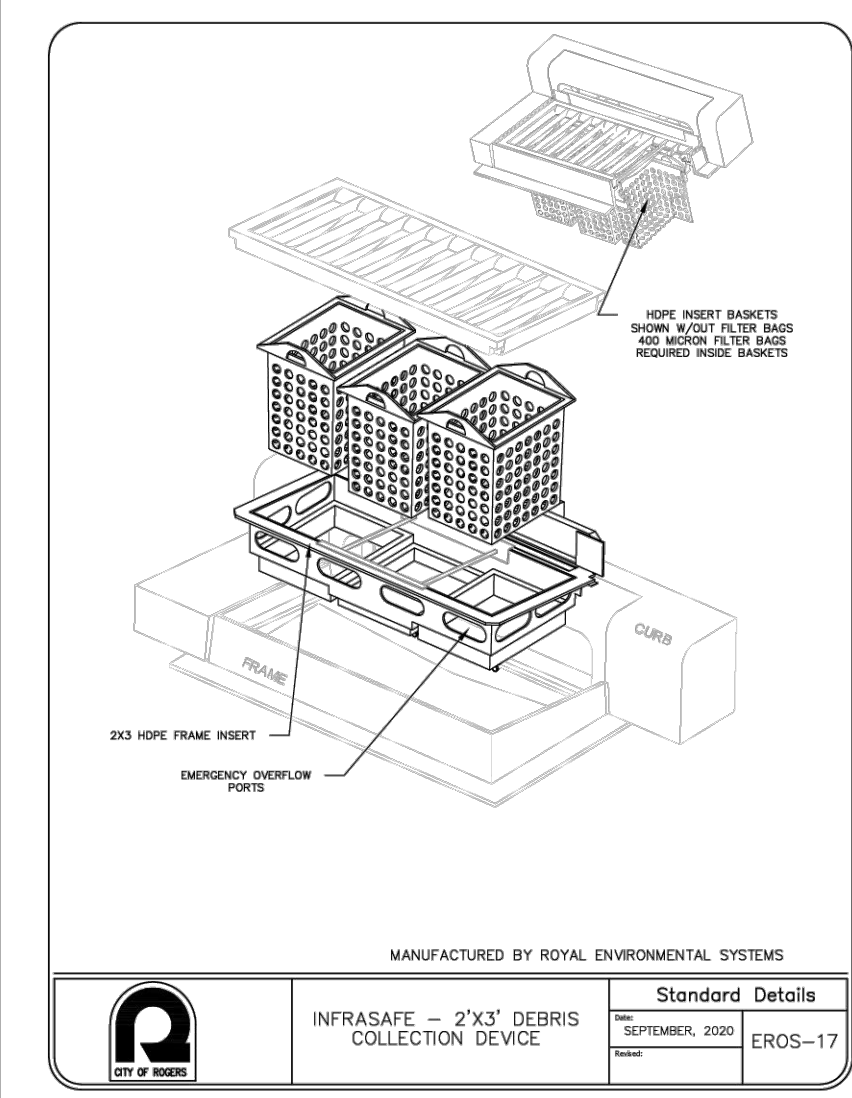
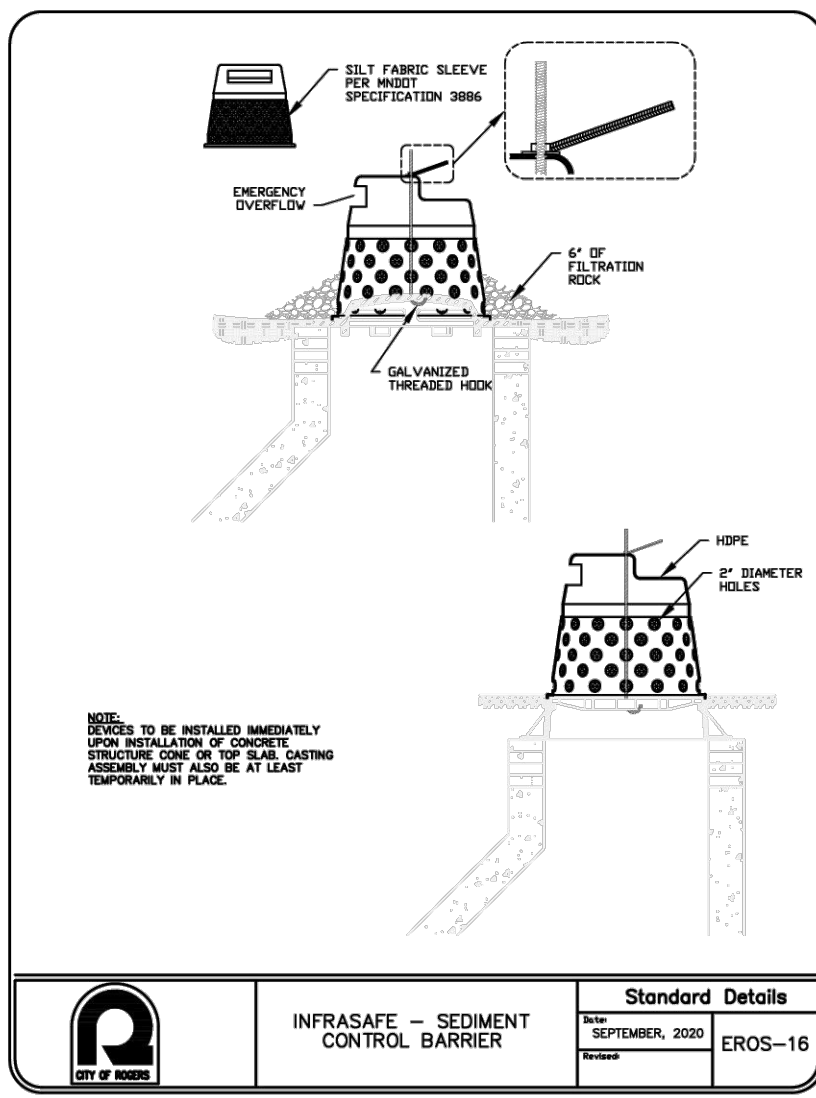
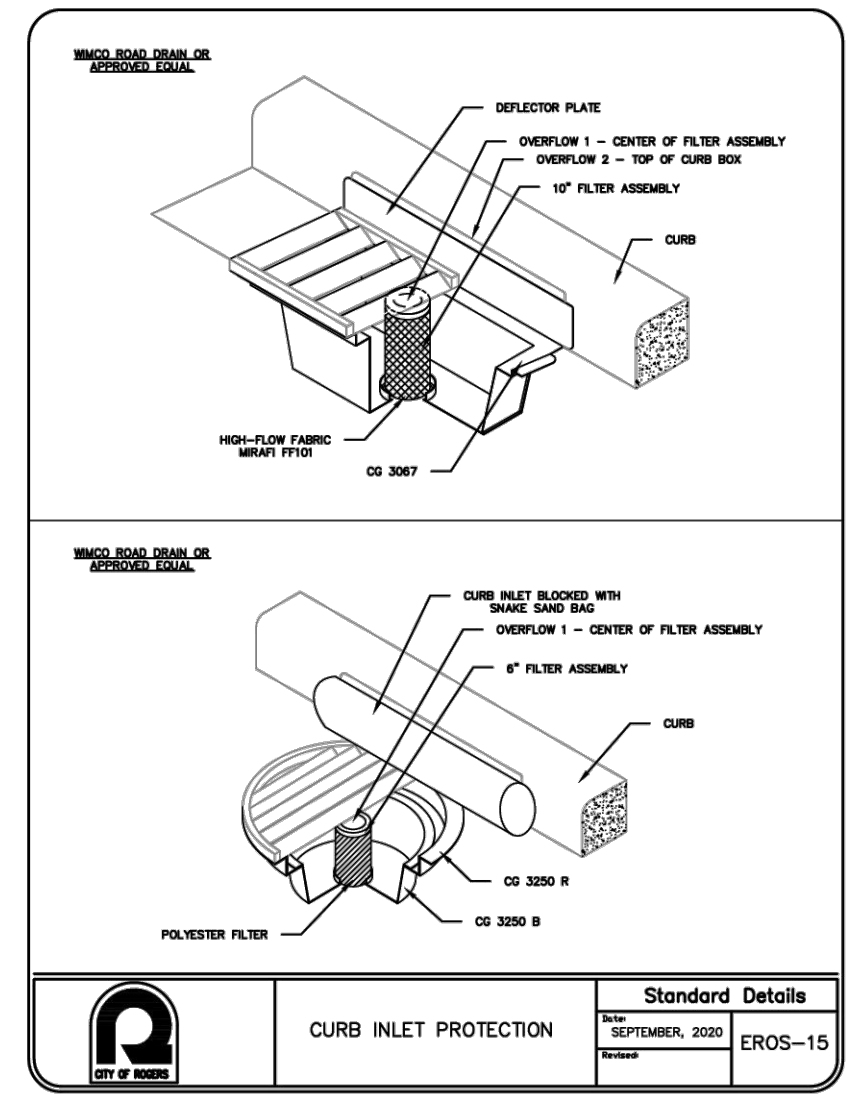
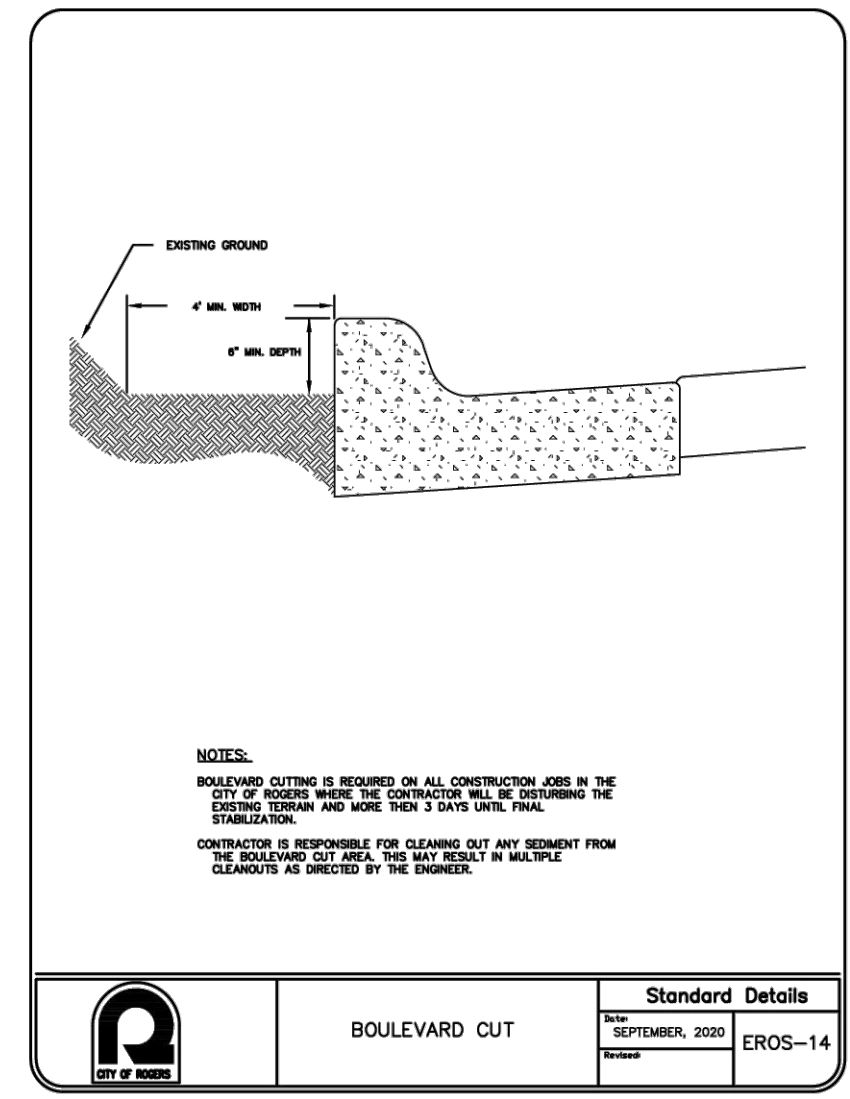
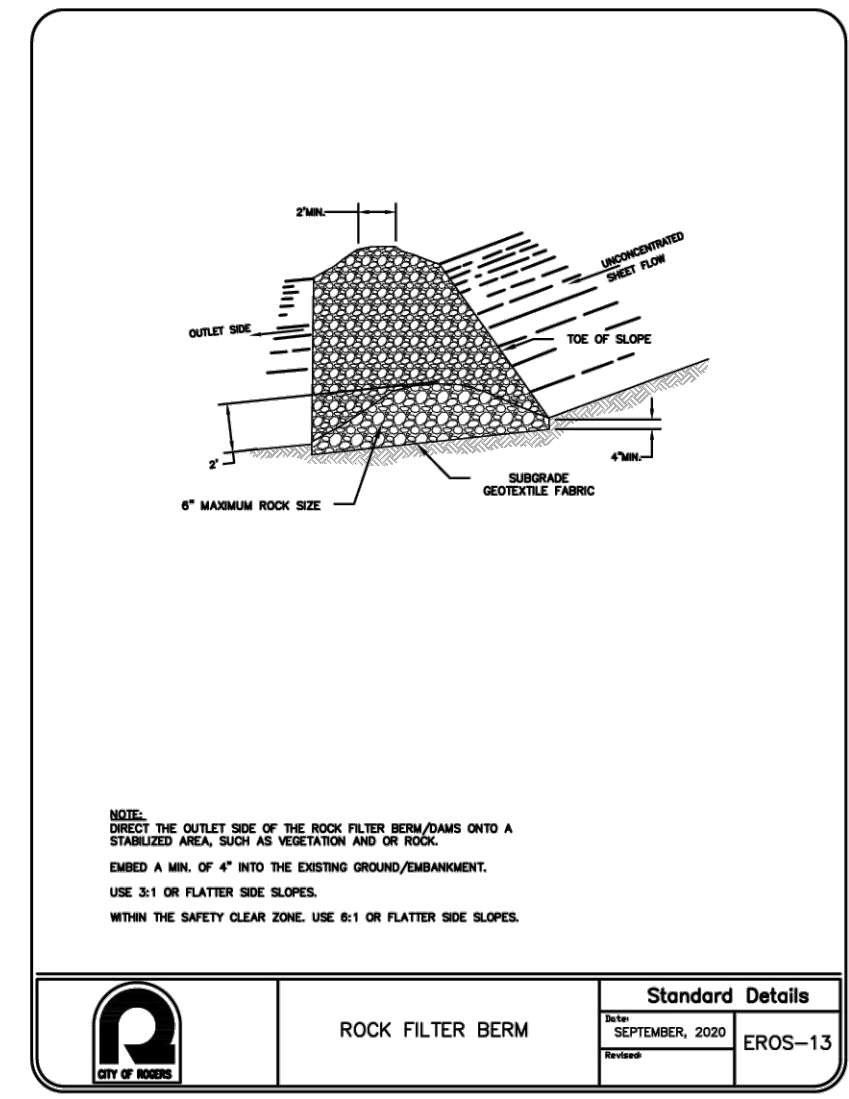
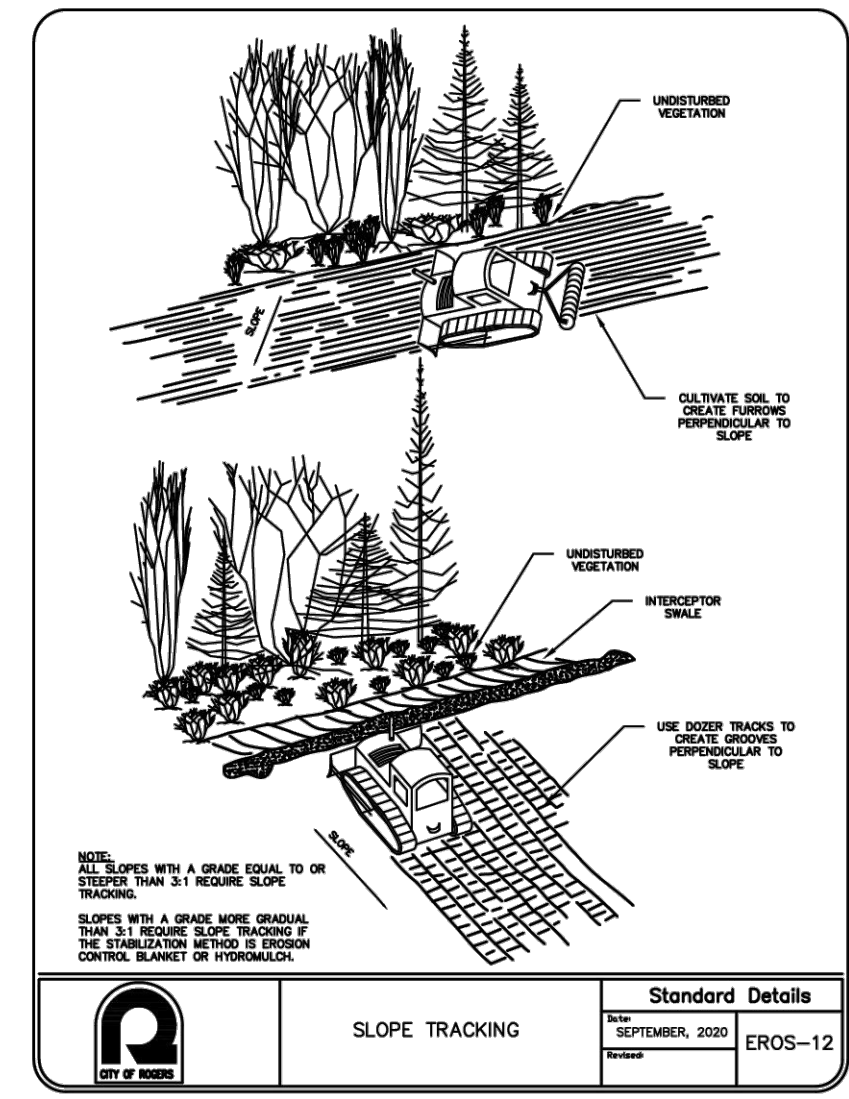
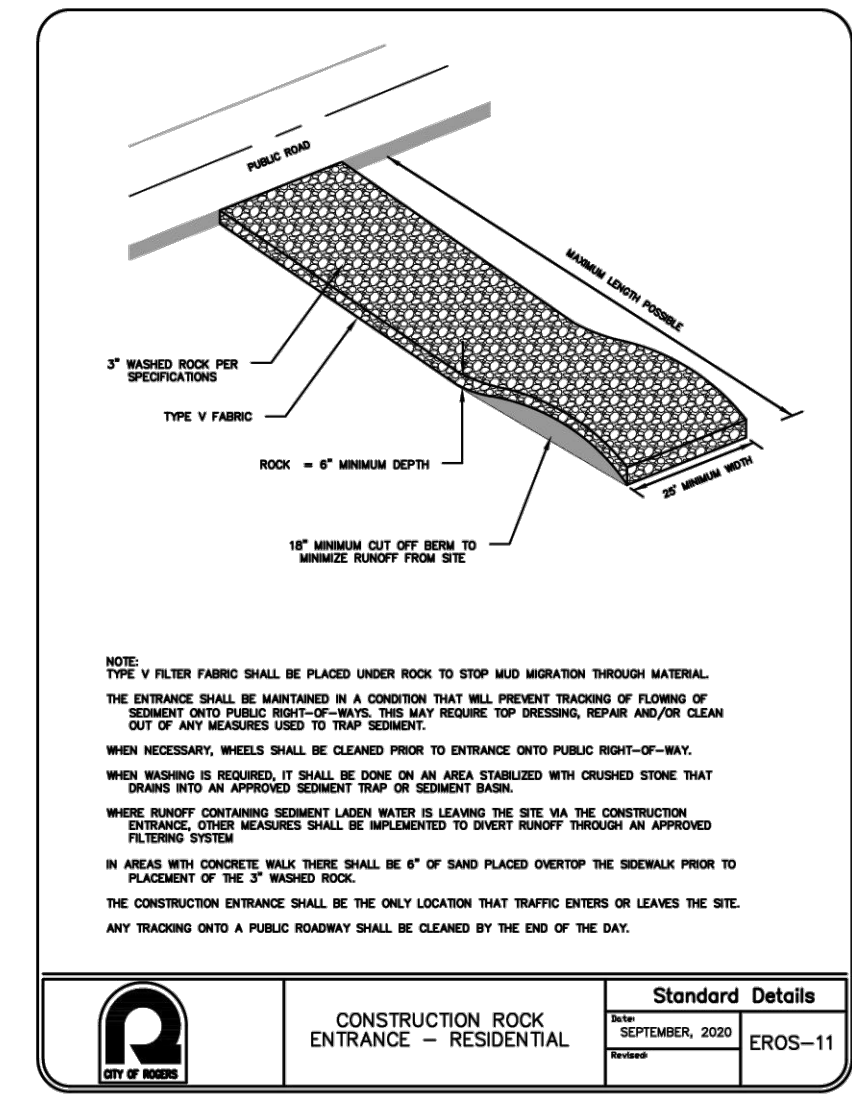
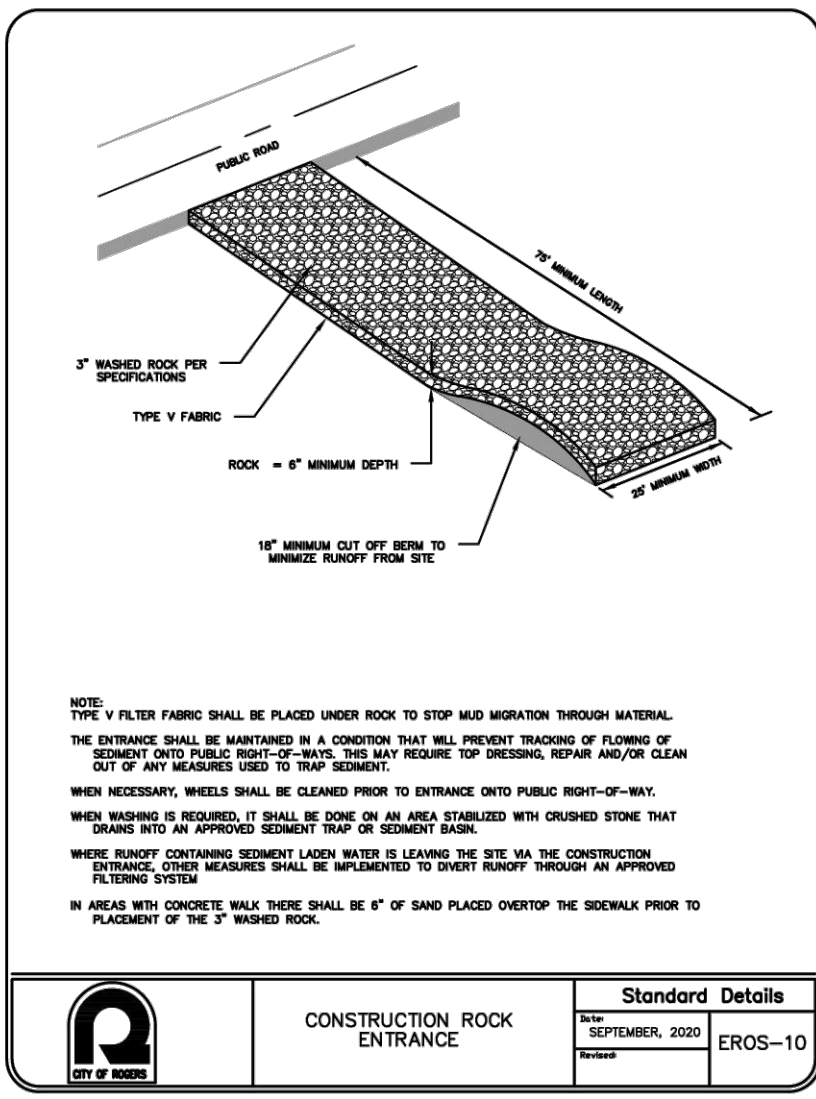
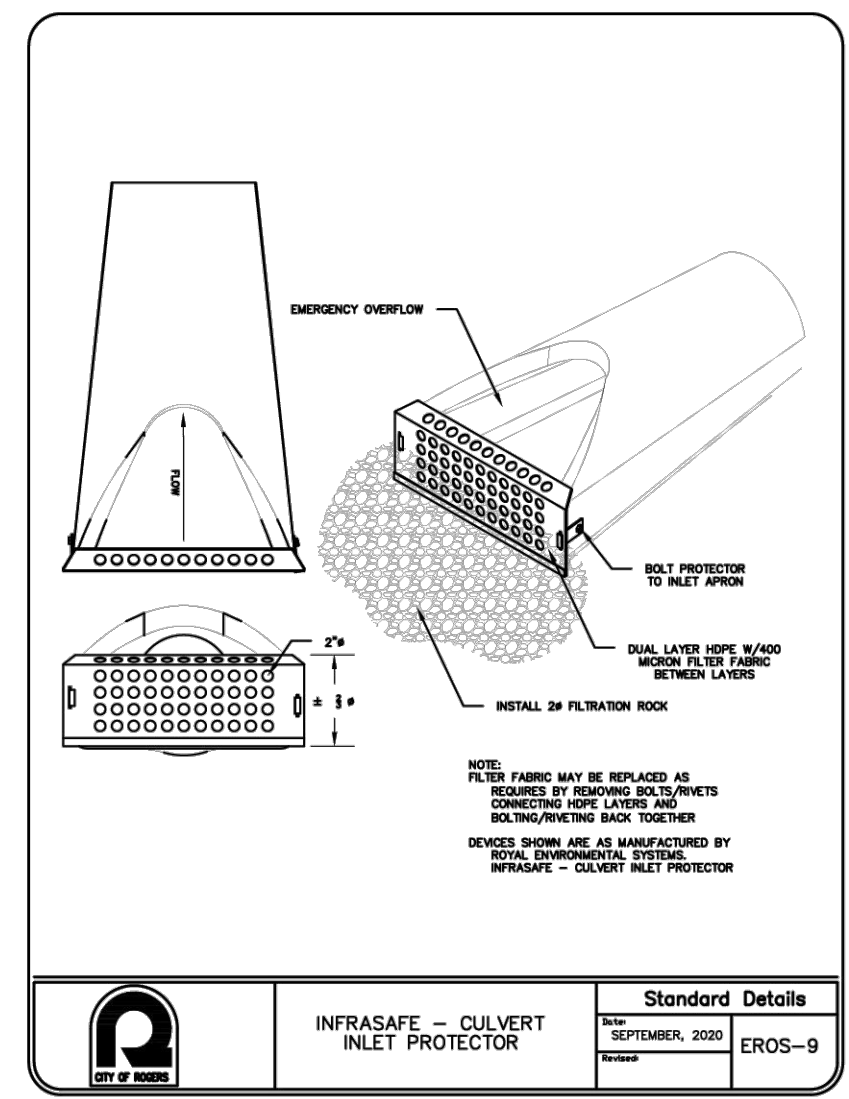
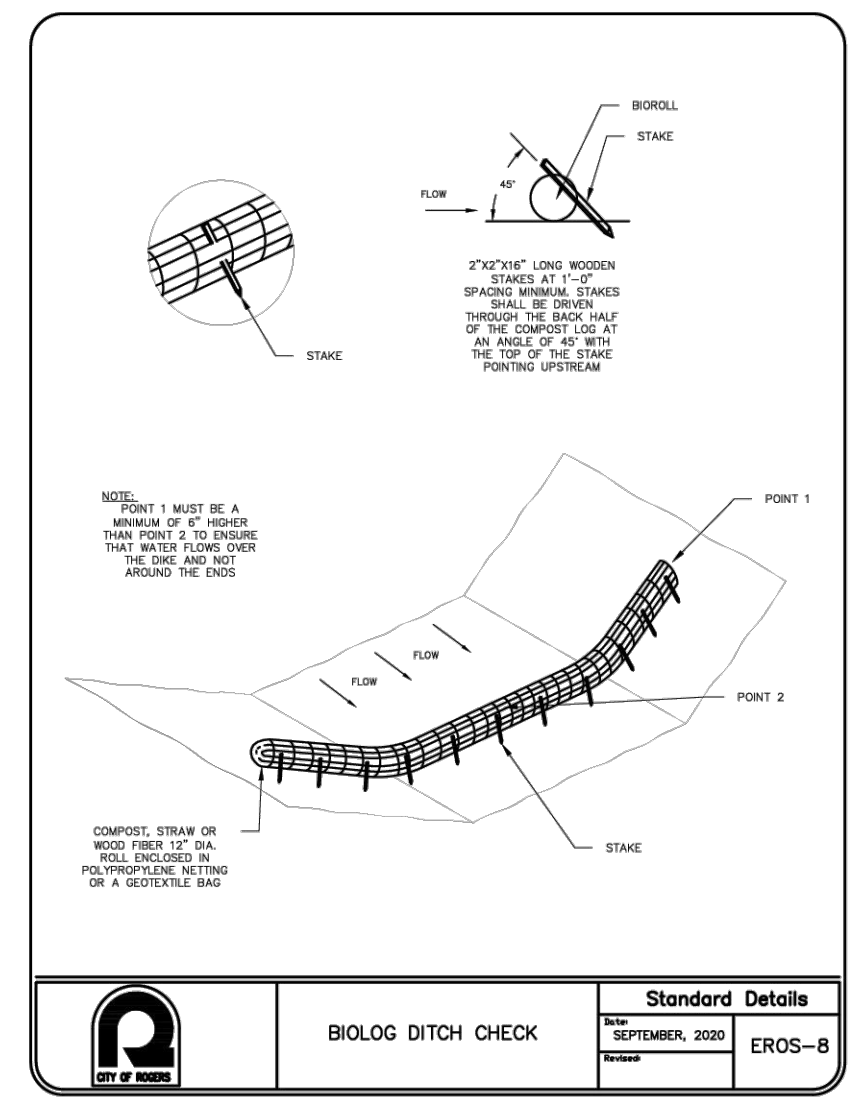
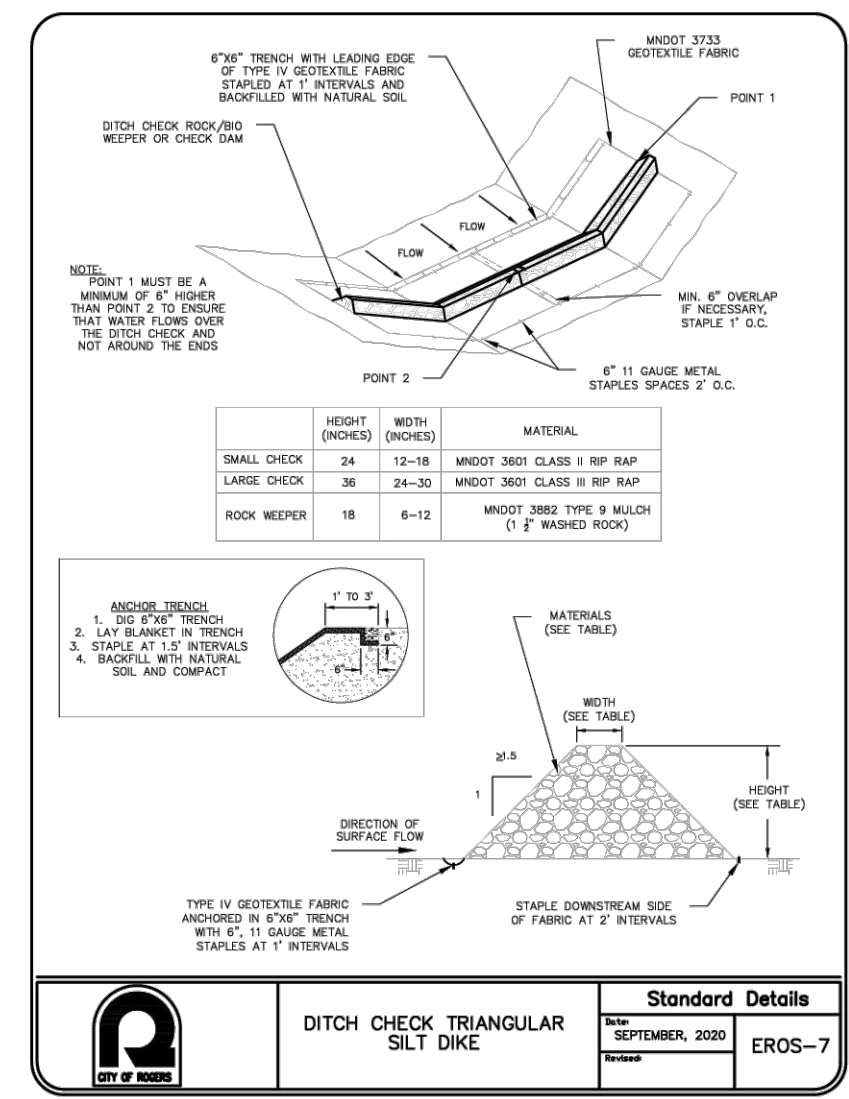
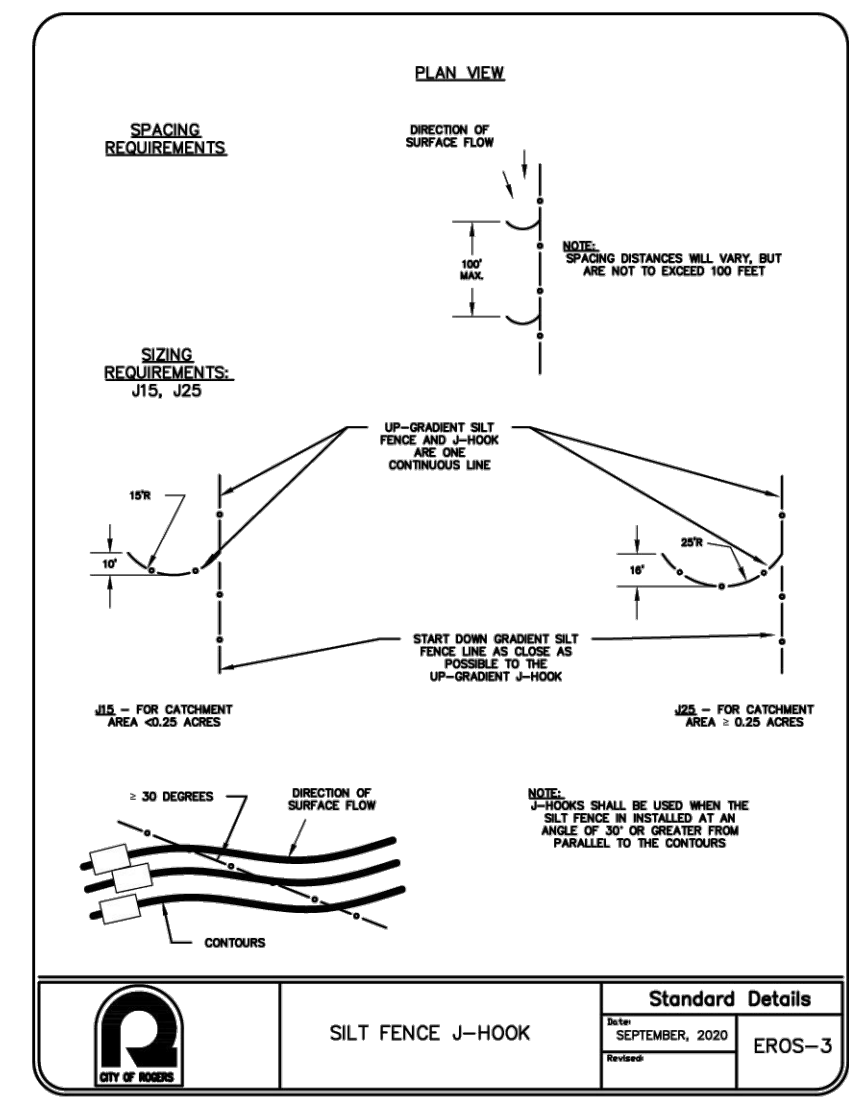
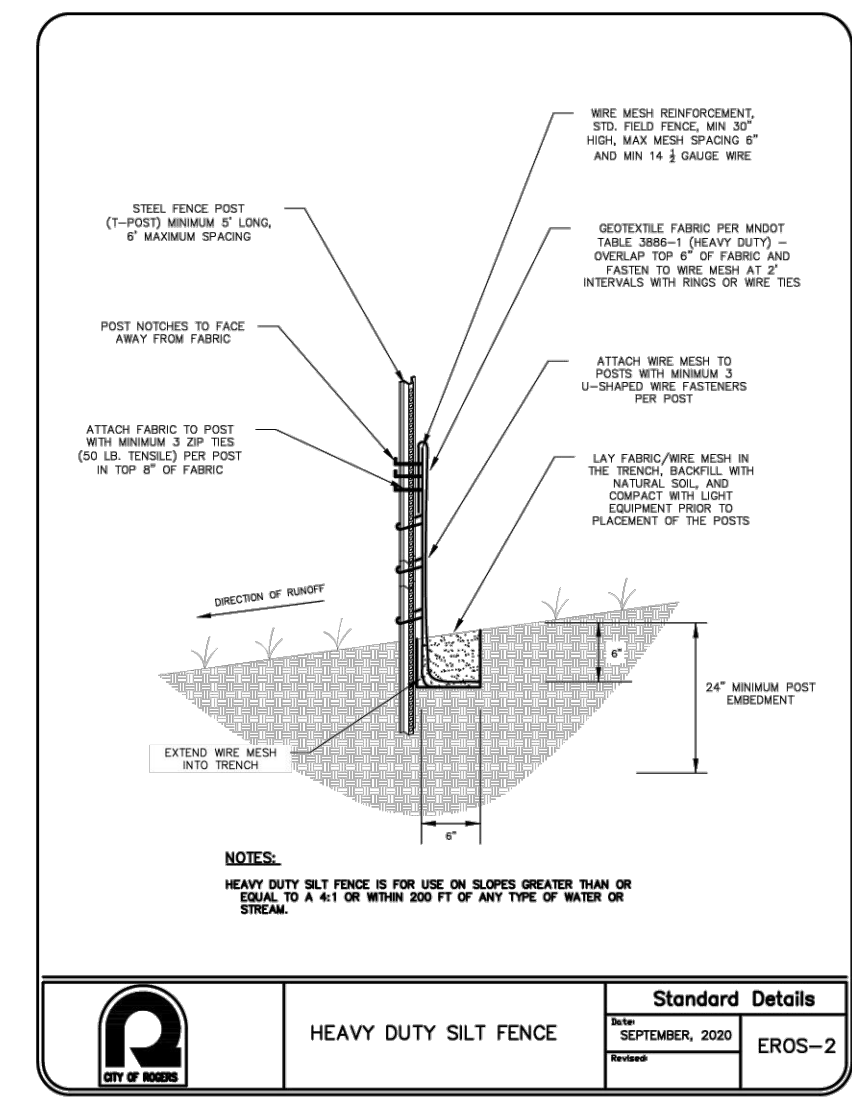
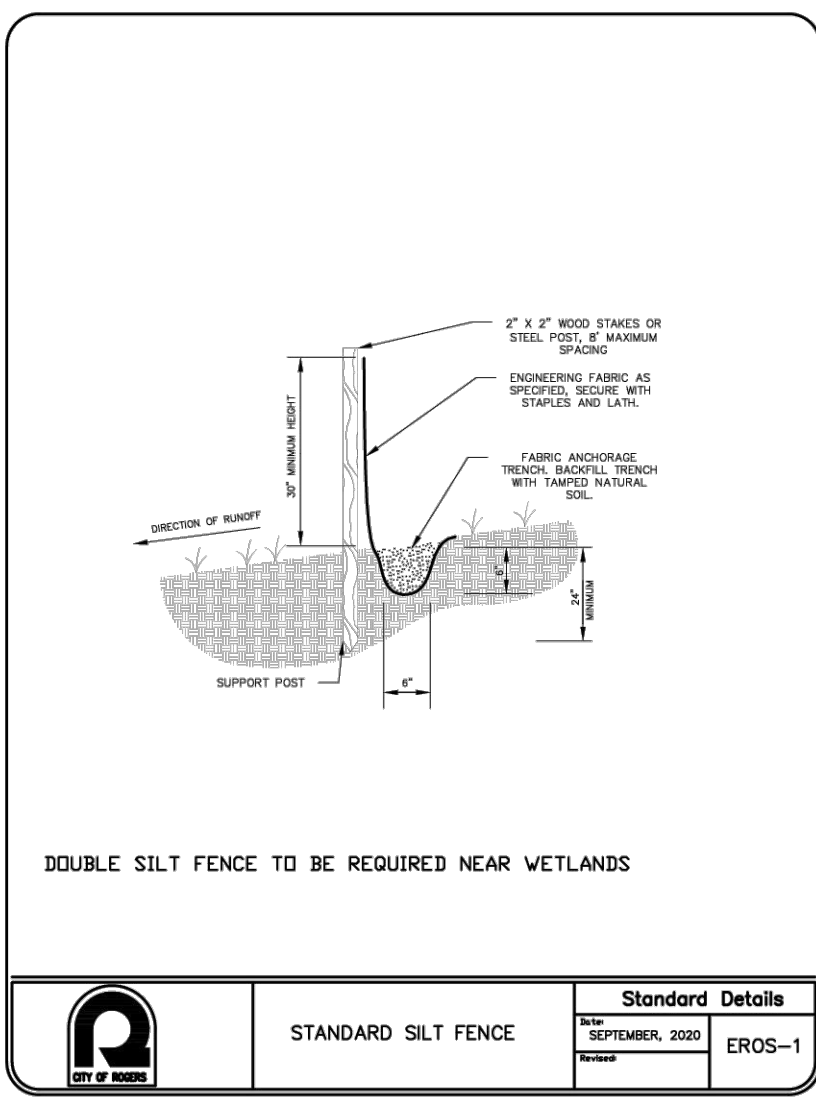
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THOMAS D. DESUTTER
DATE: 12/15/25 LICENSE NO. 59640

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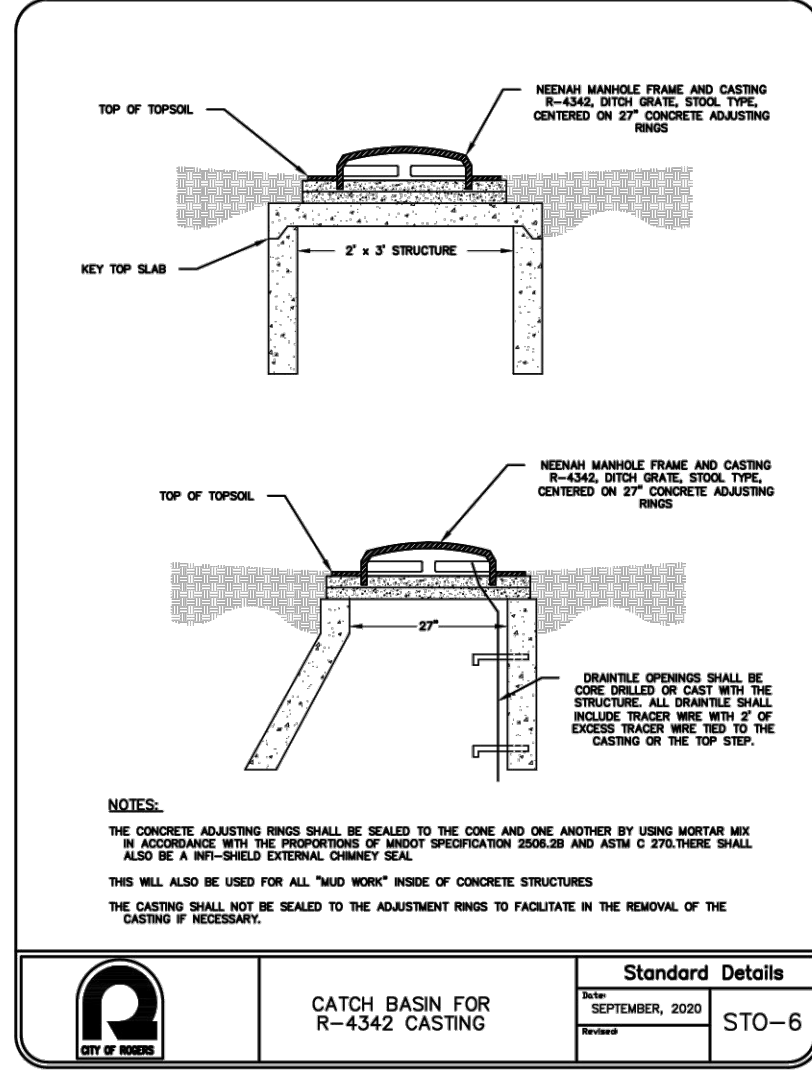
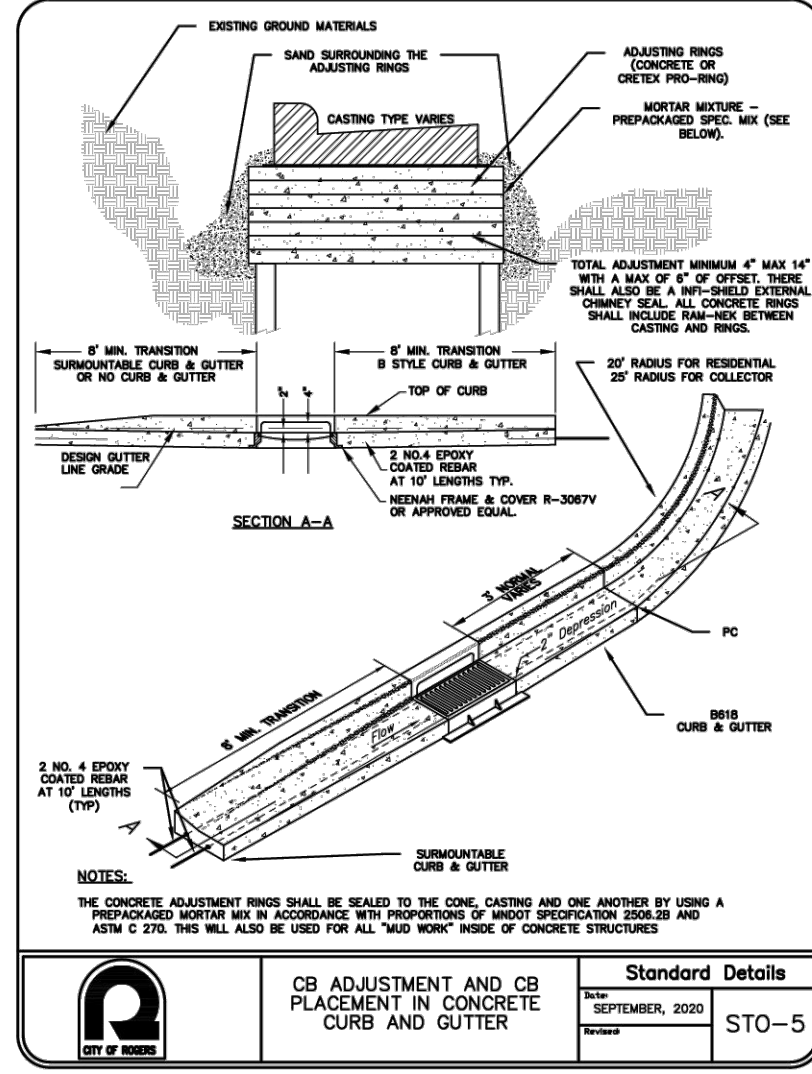
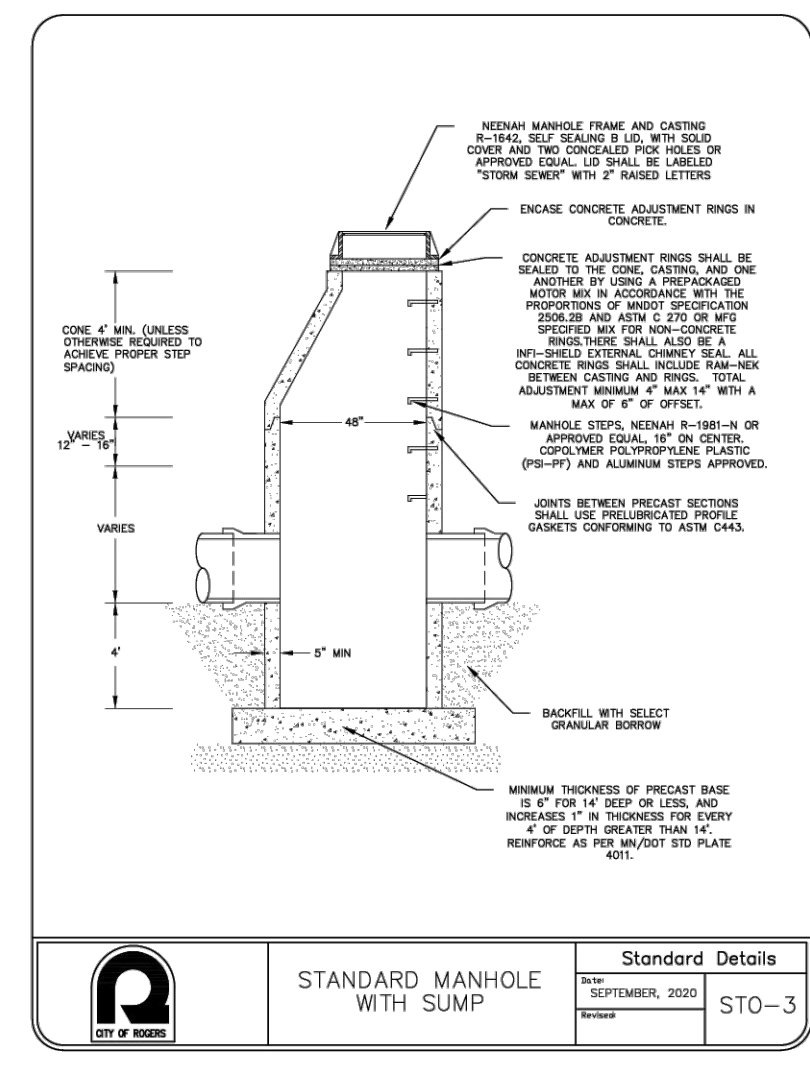
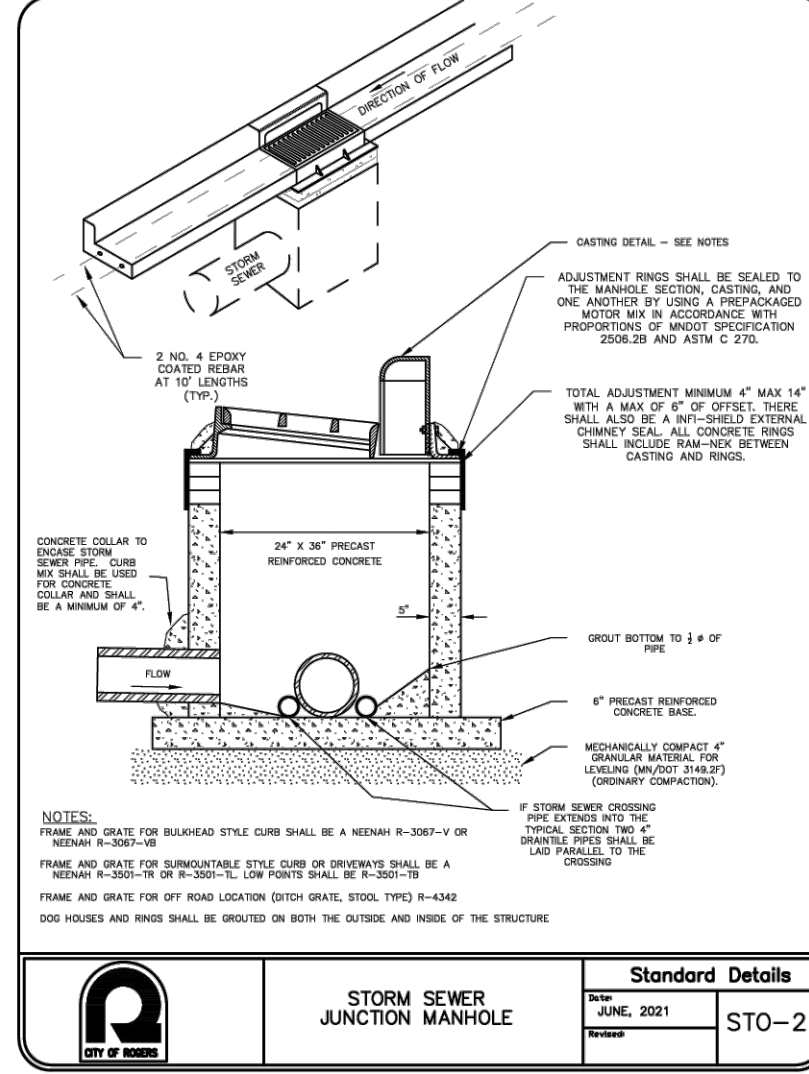
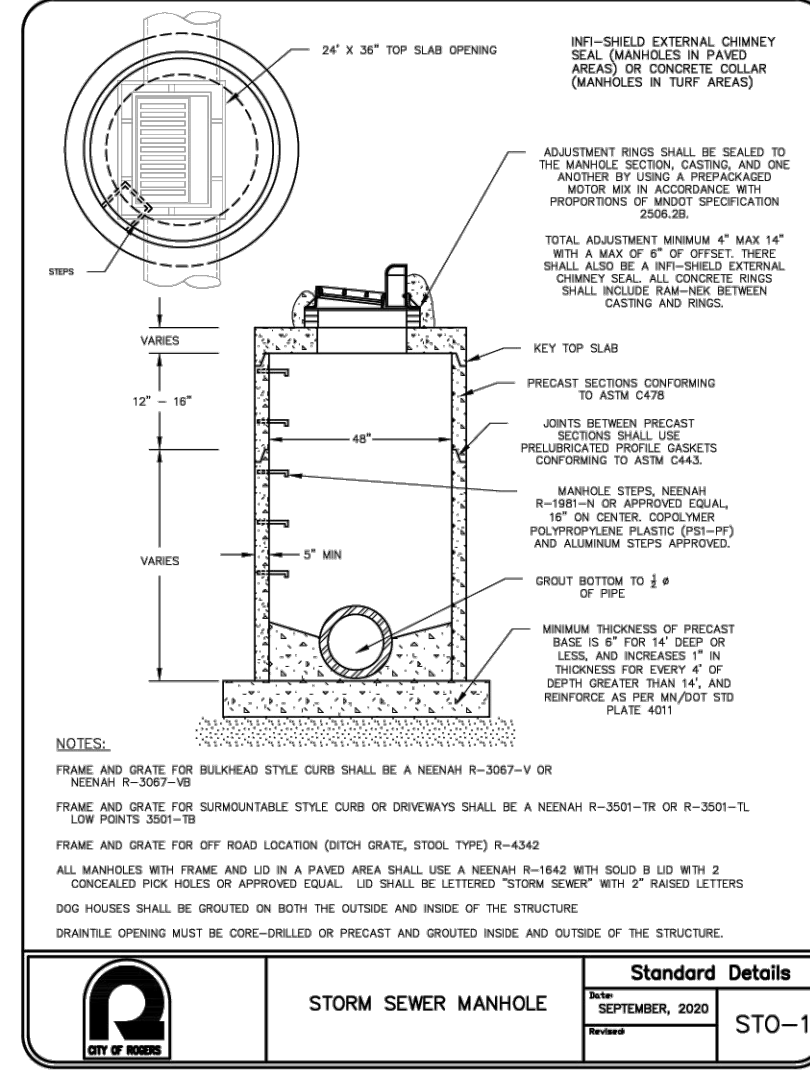
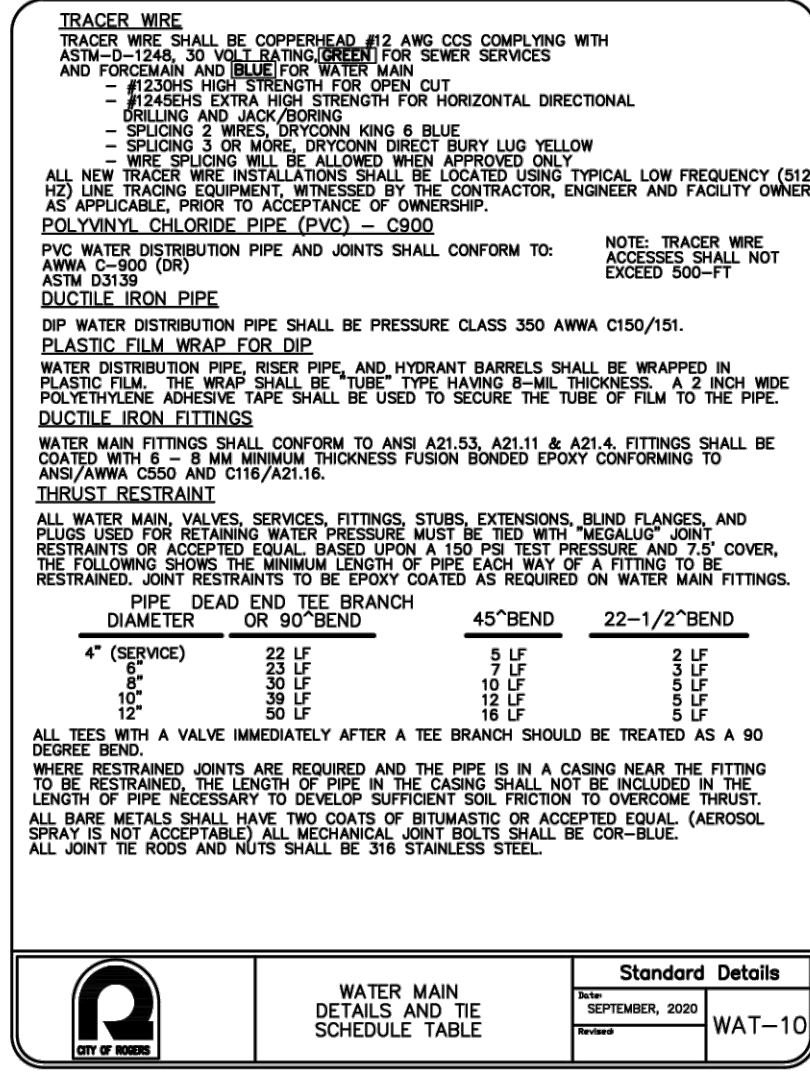
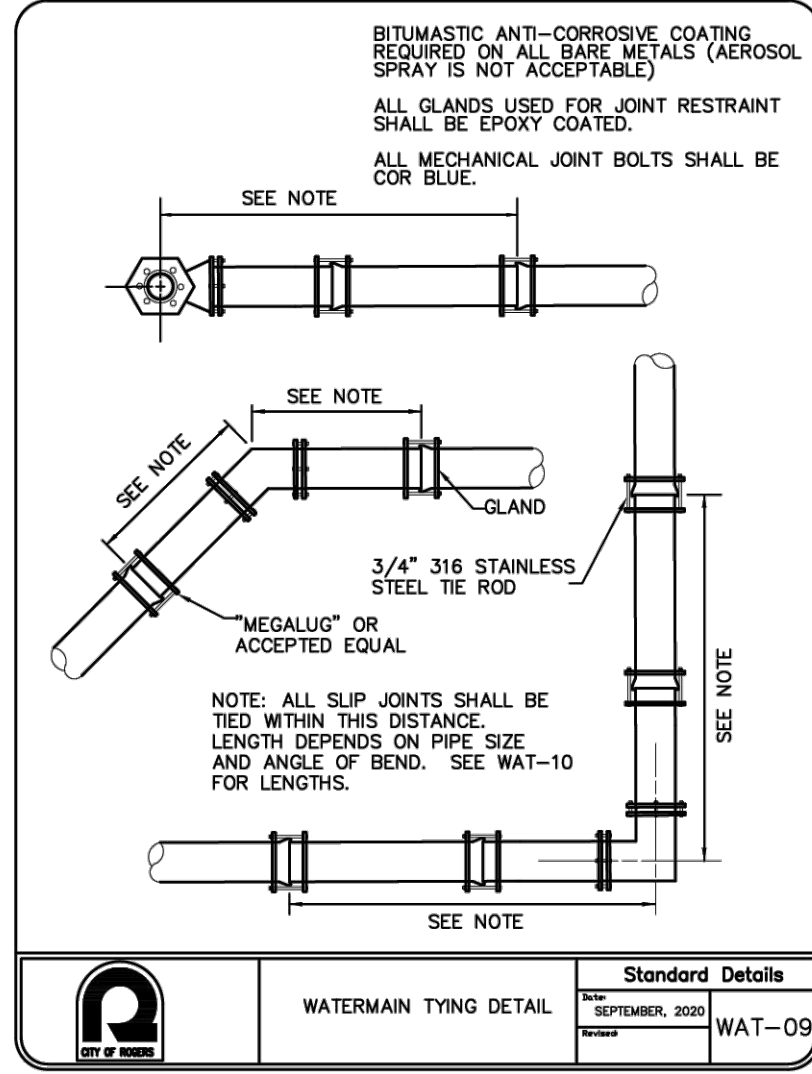
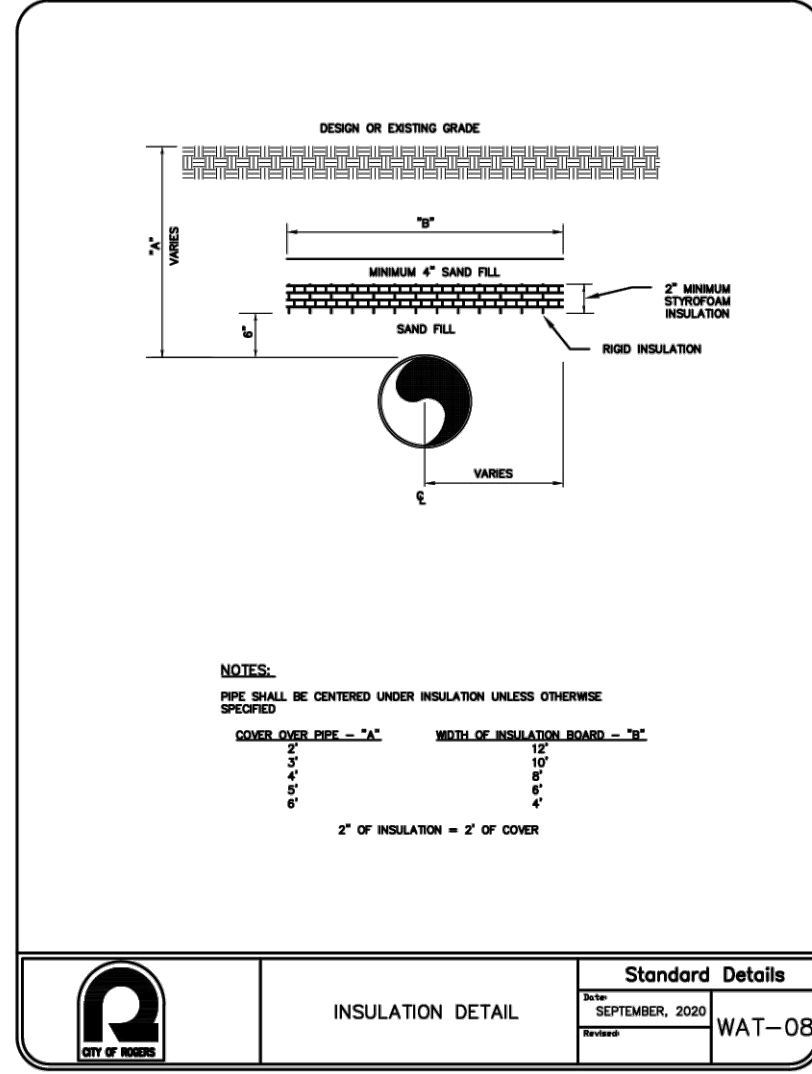
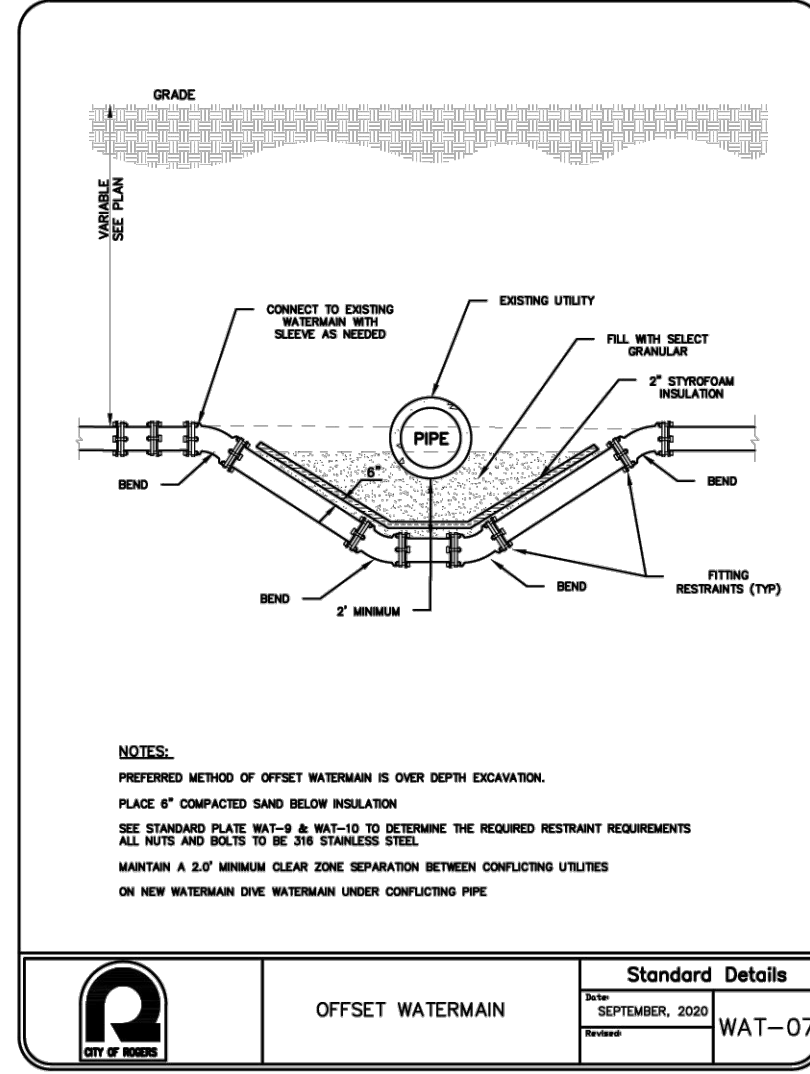
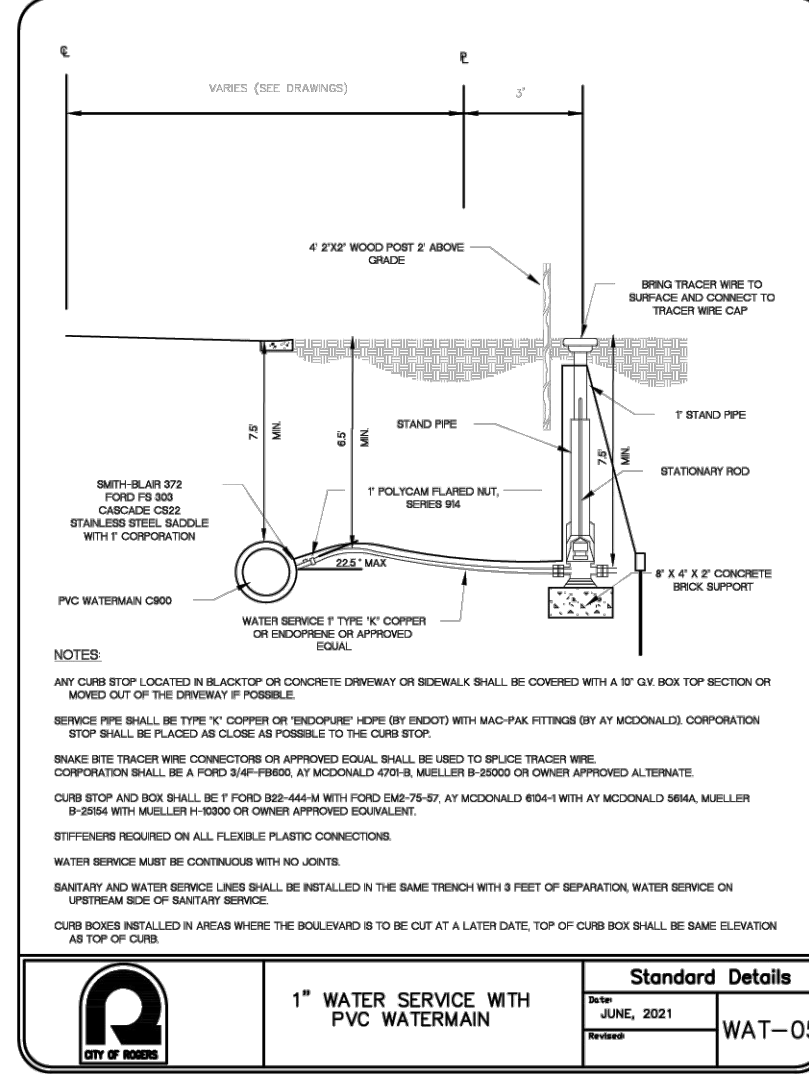
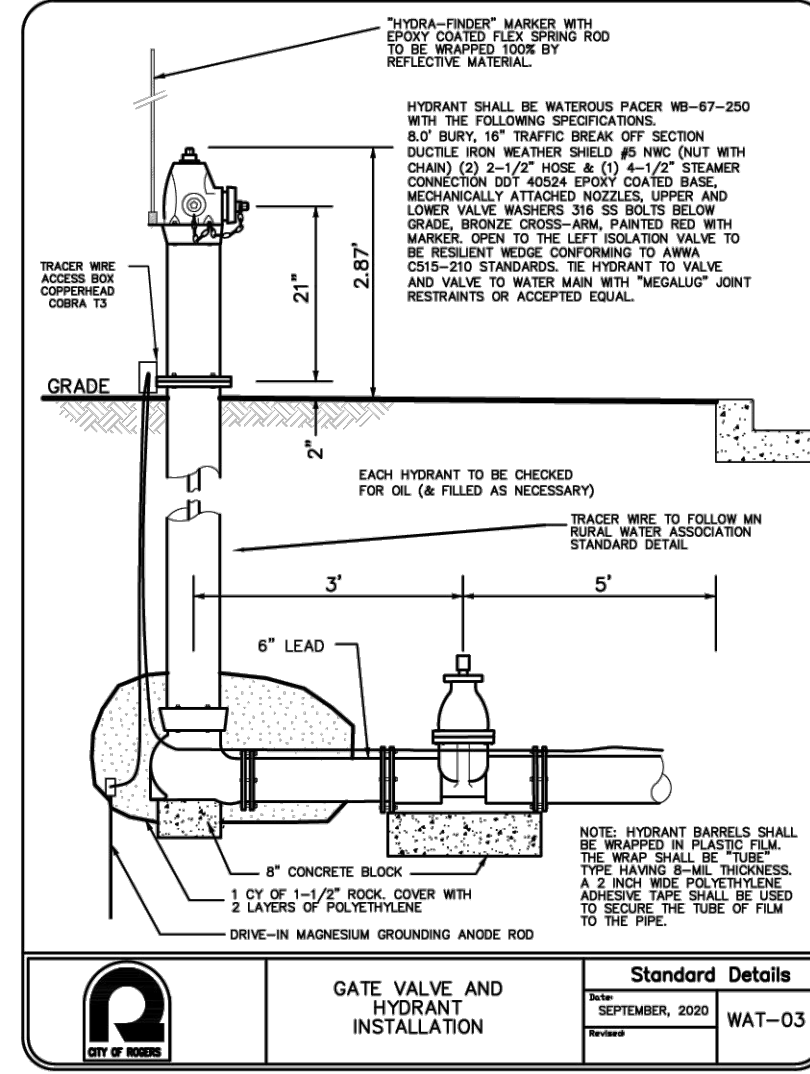
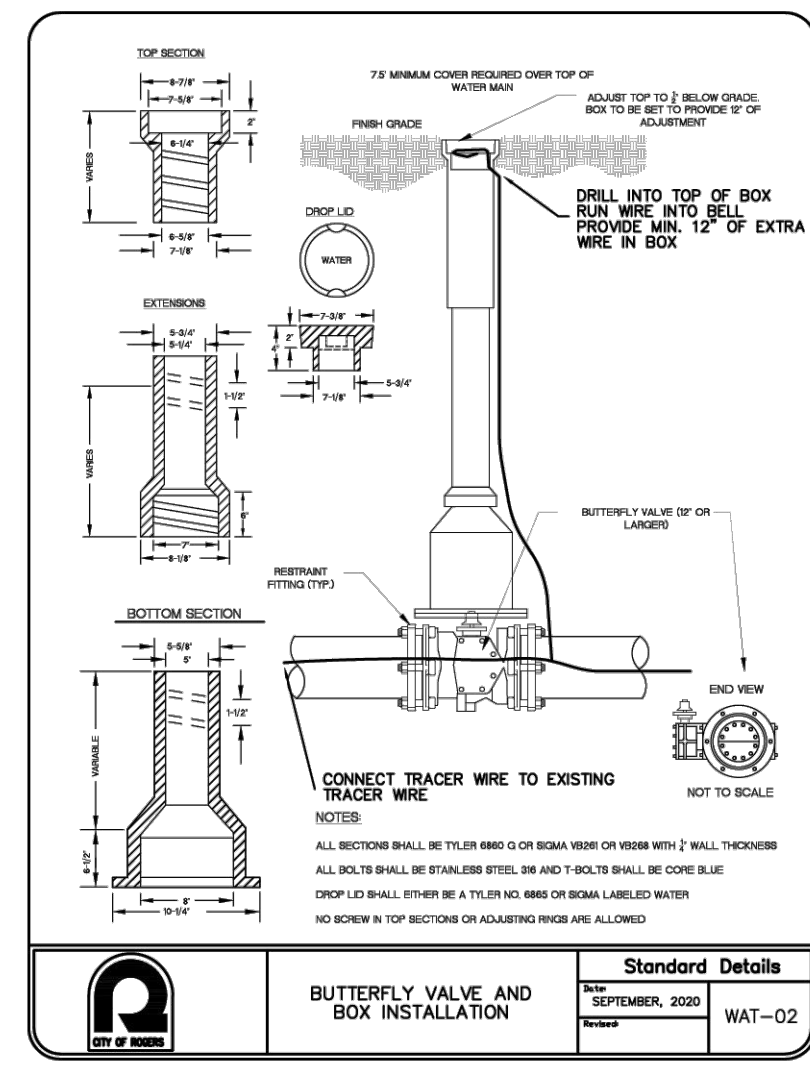
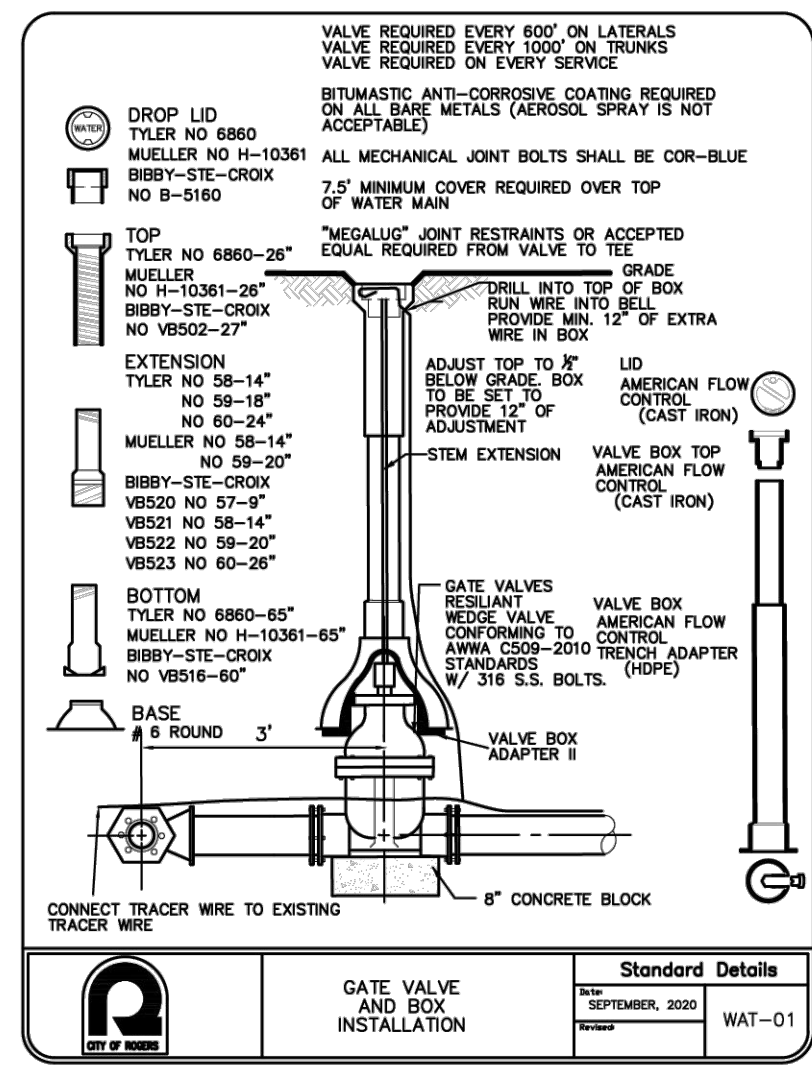
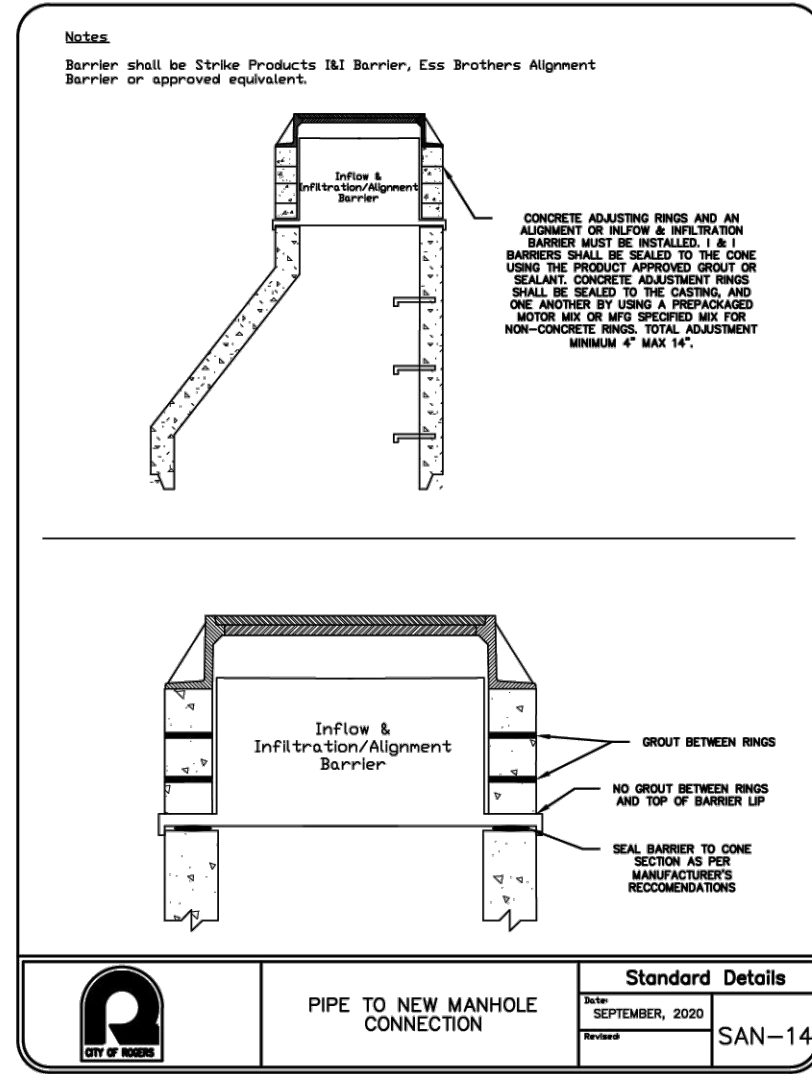
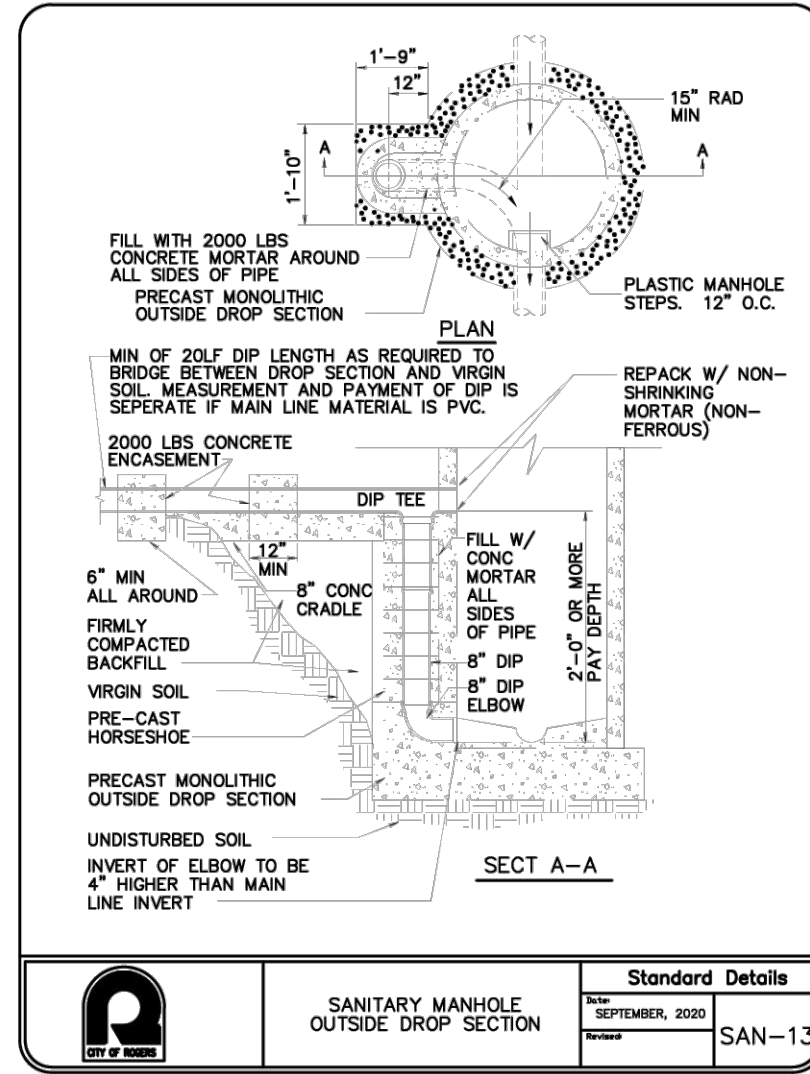
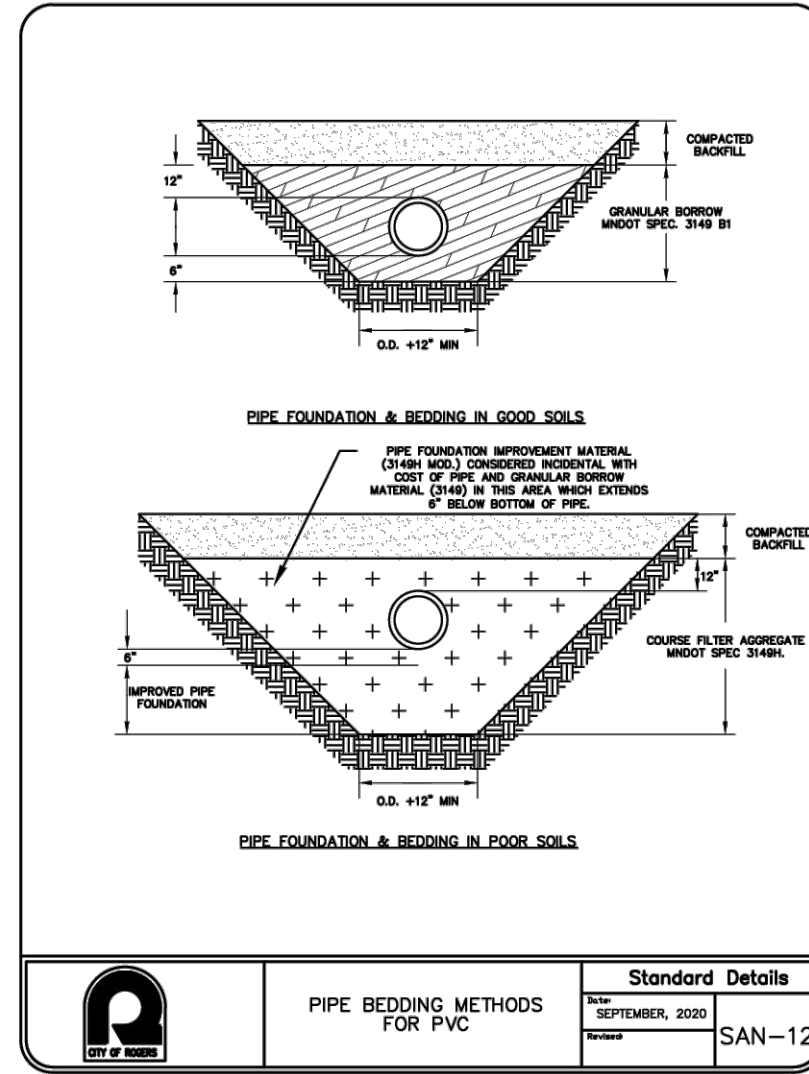
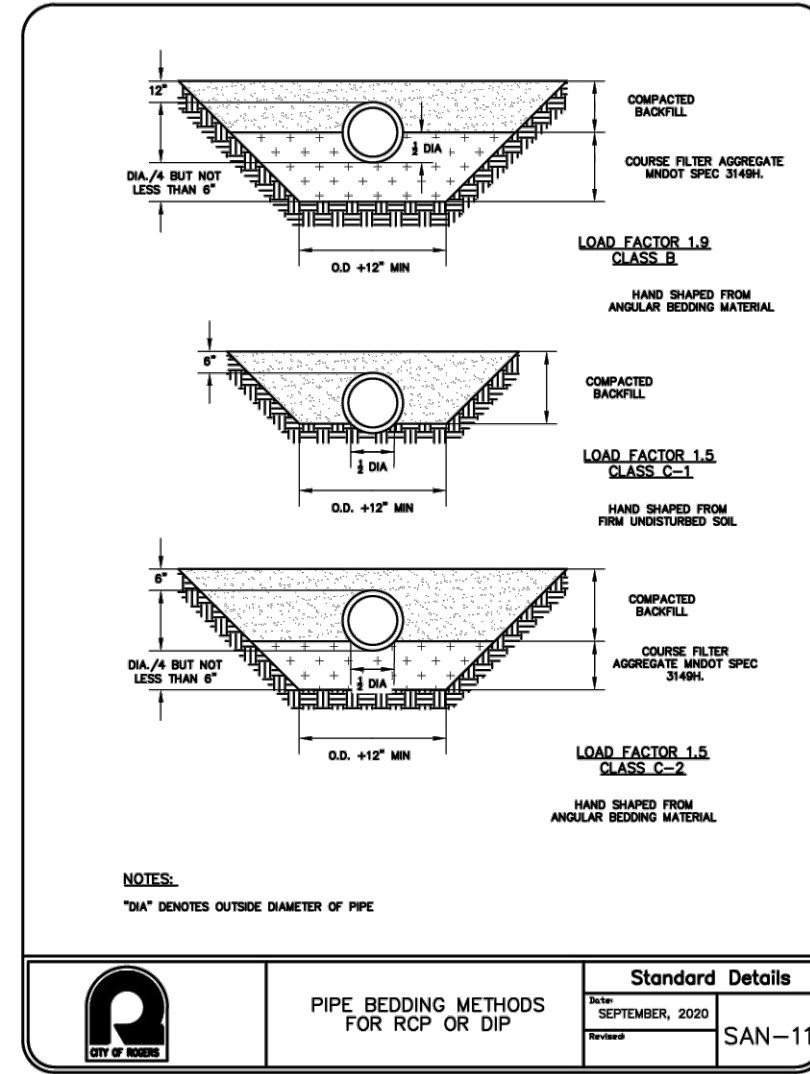
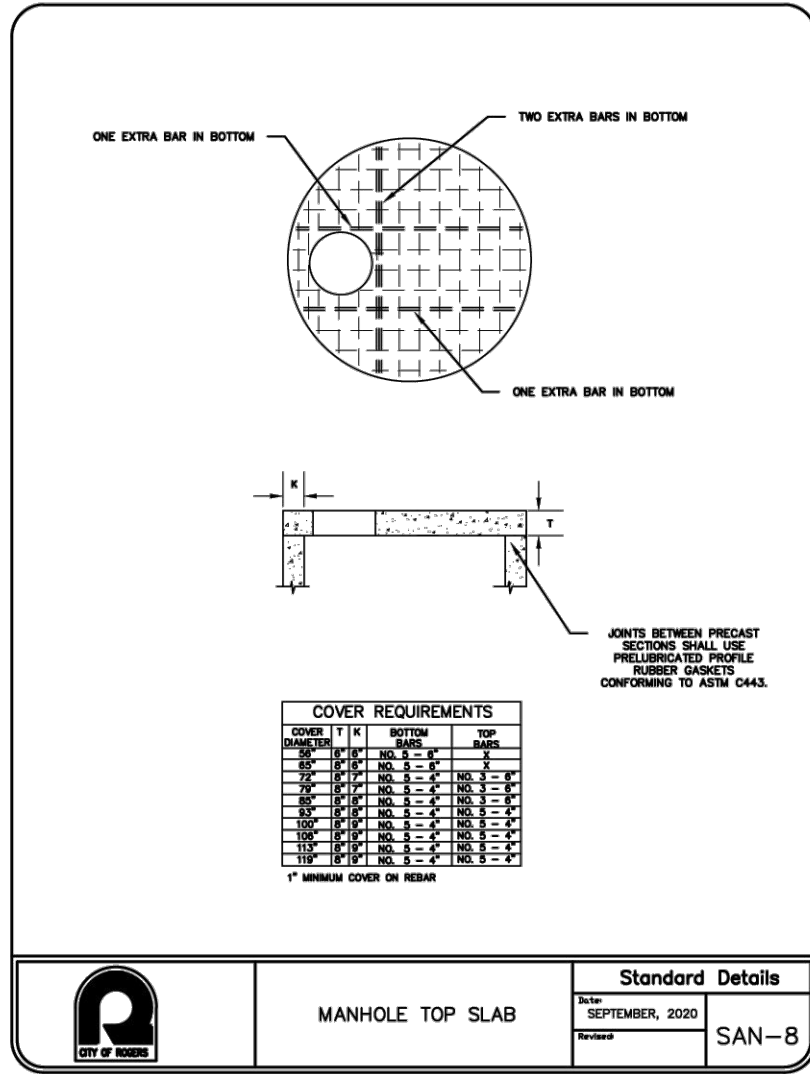
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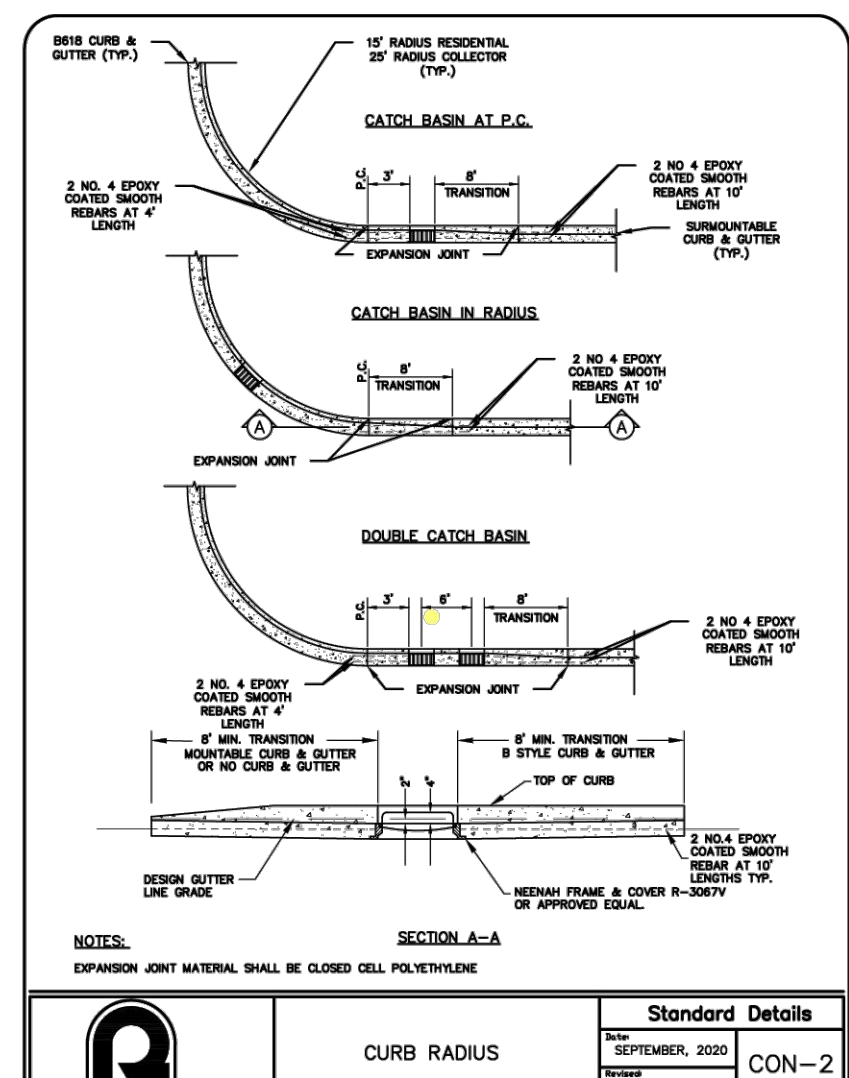
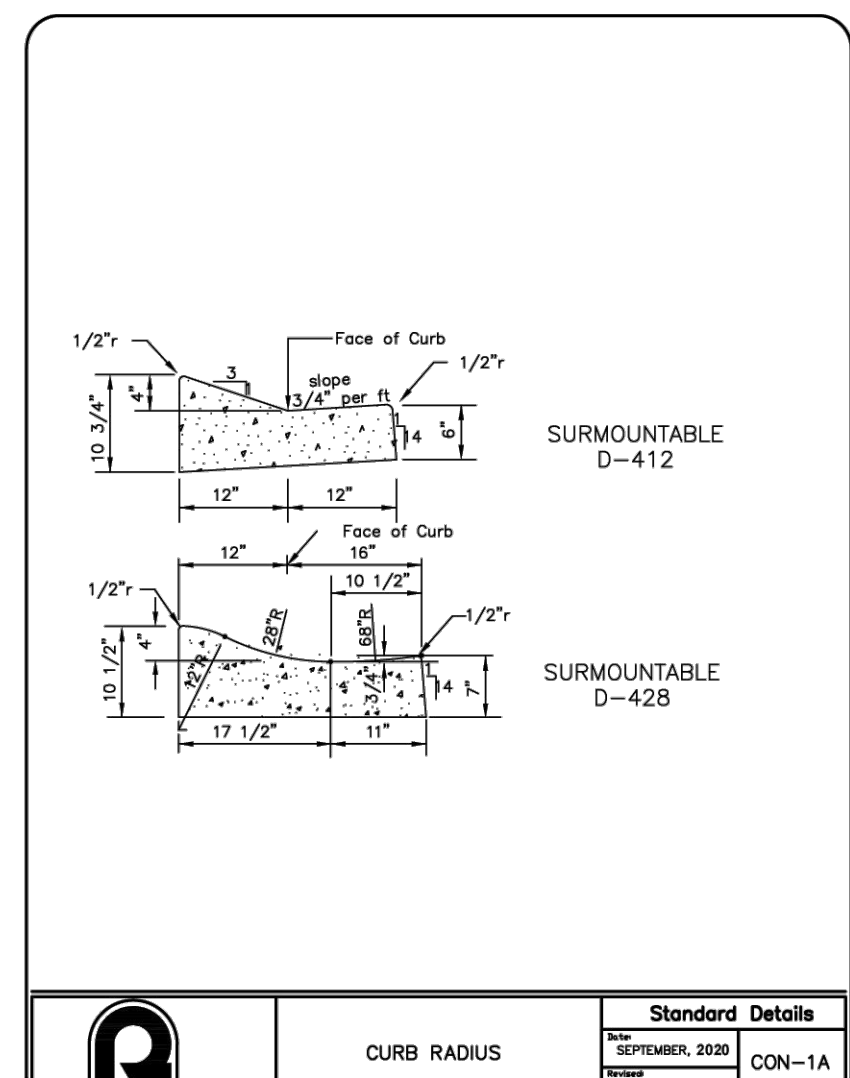
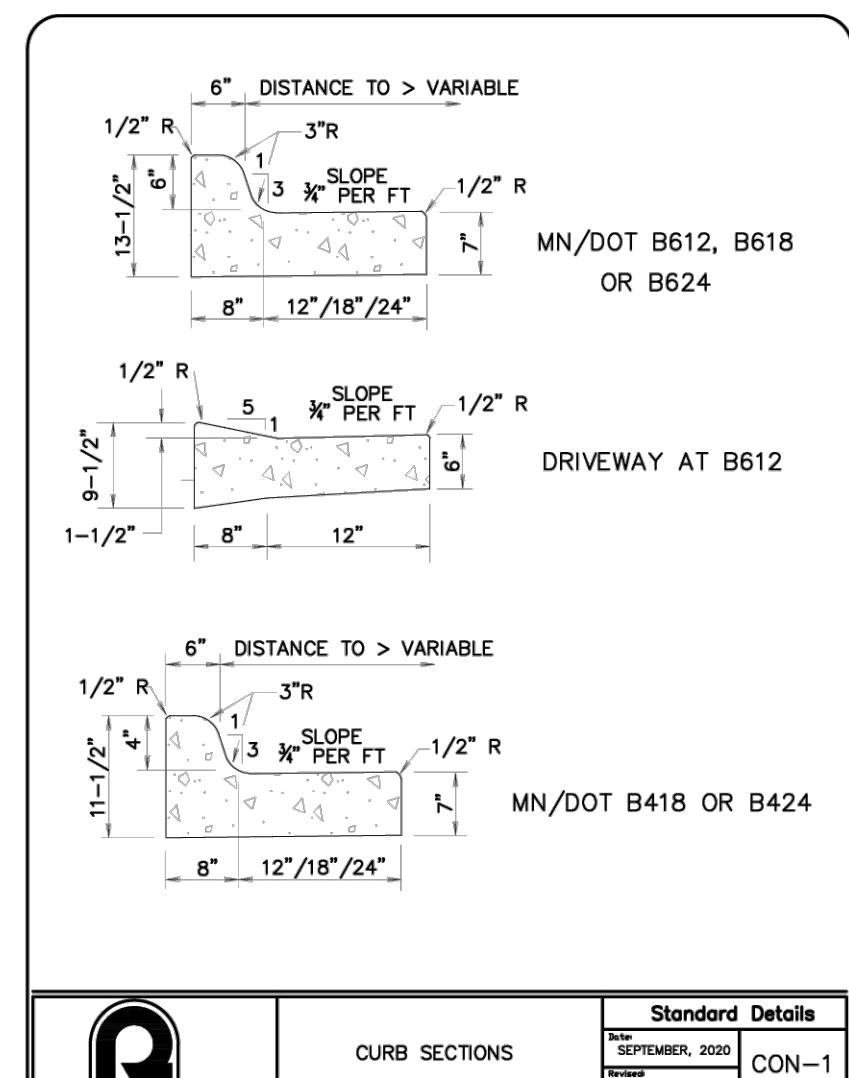
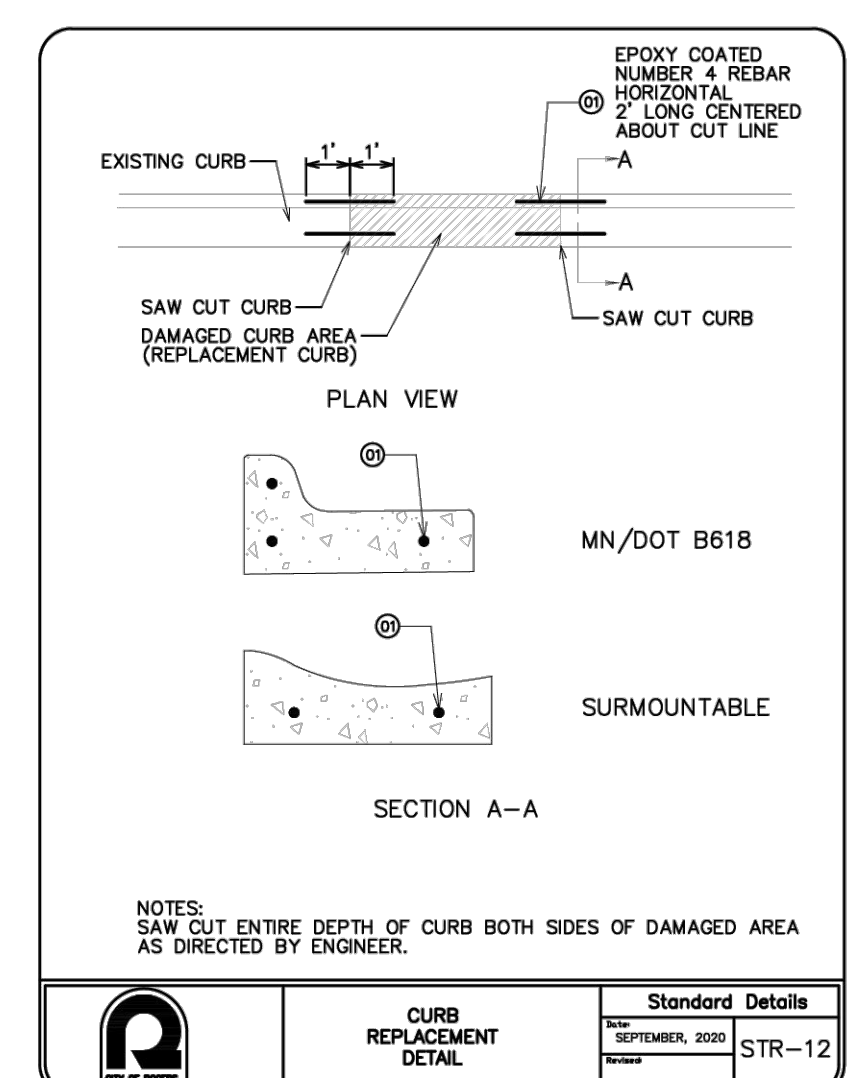
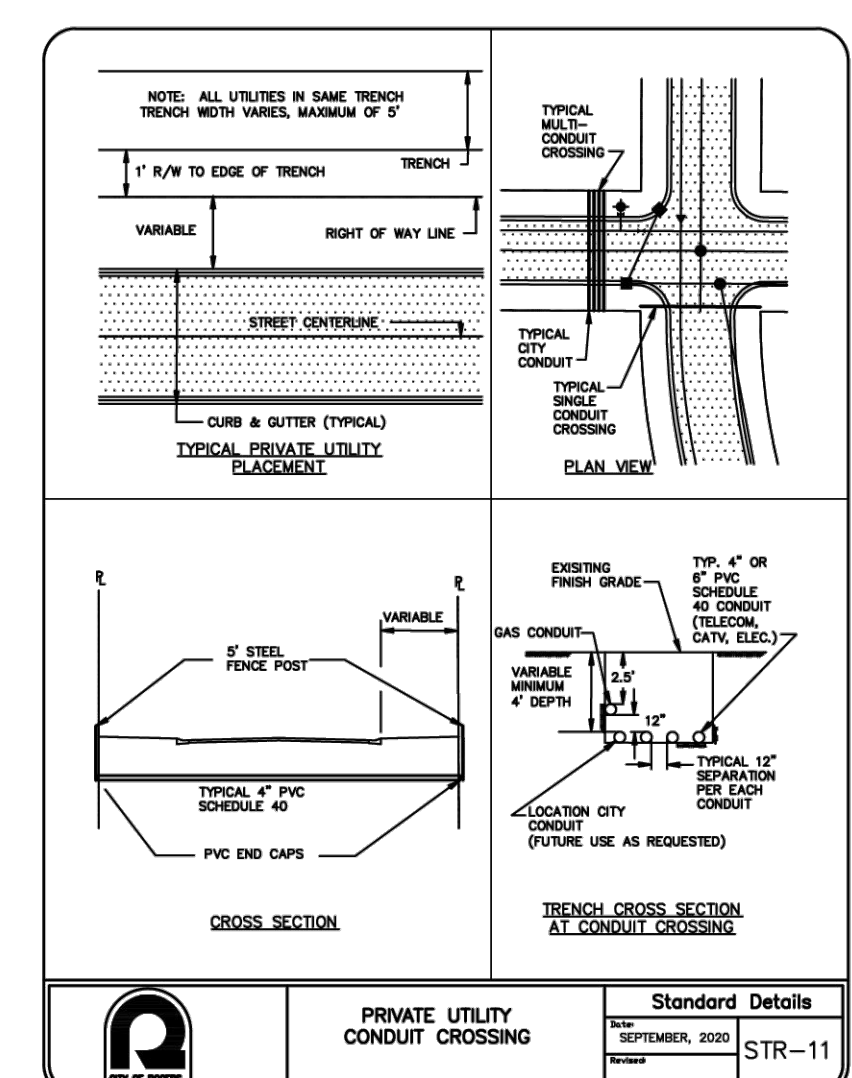
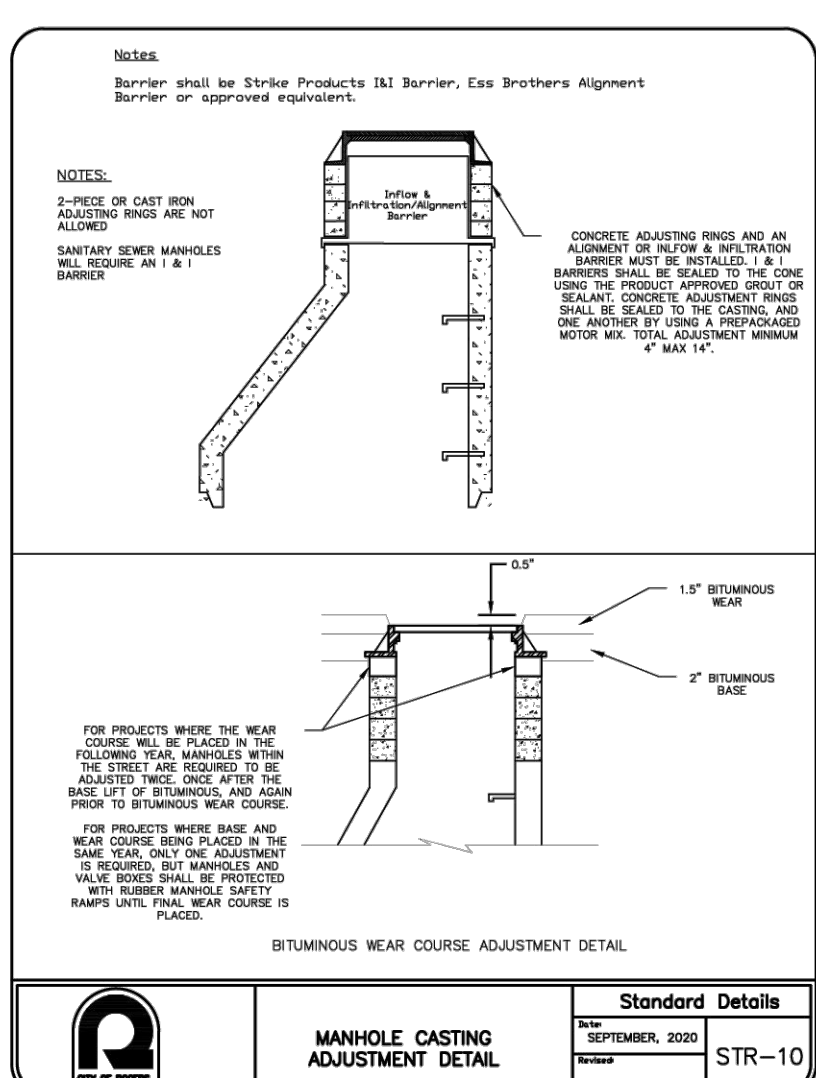
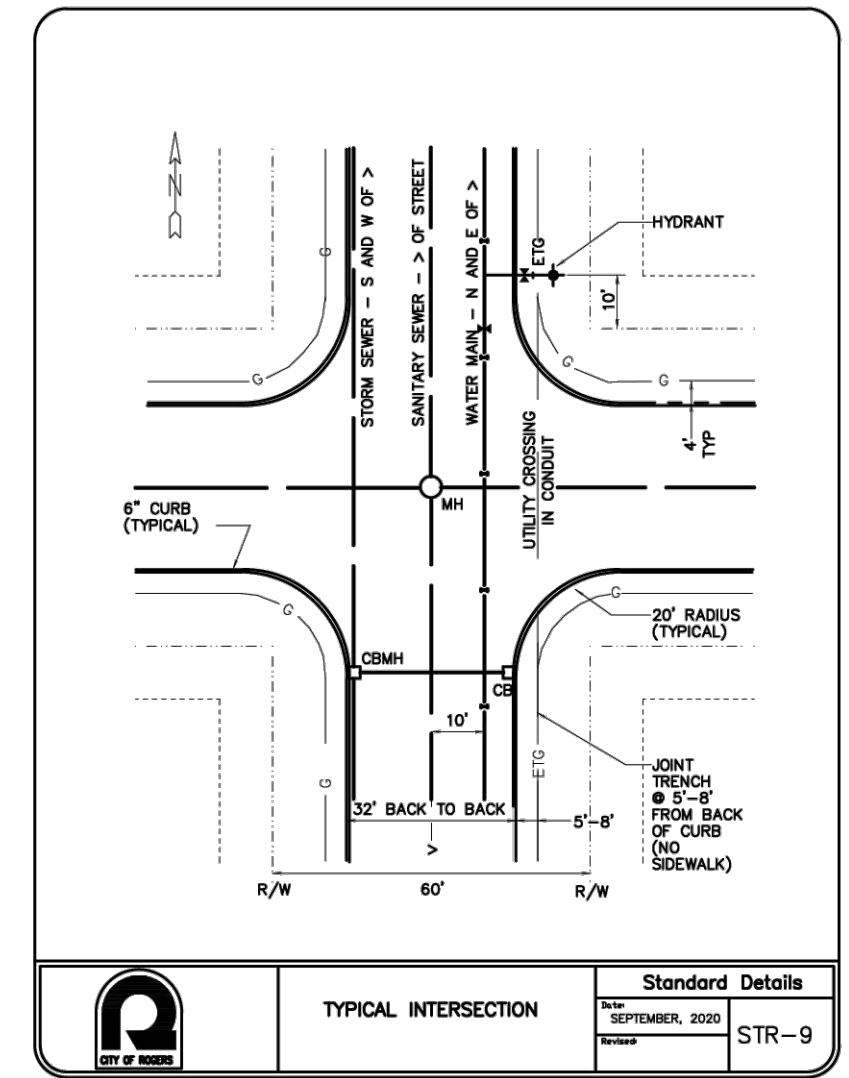
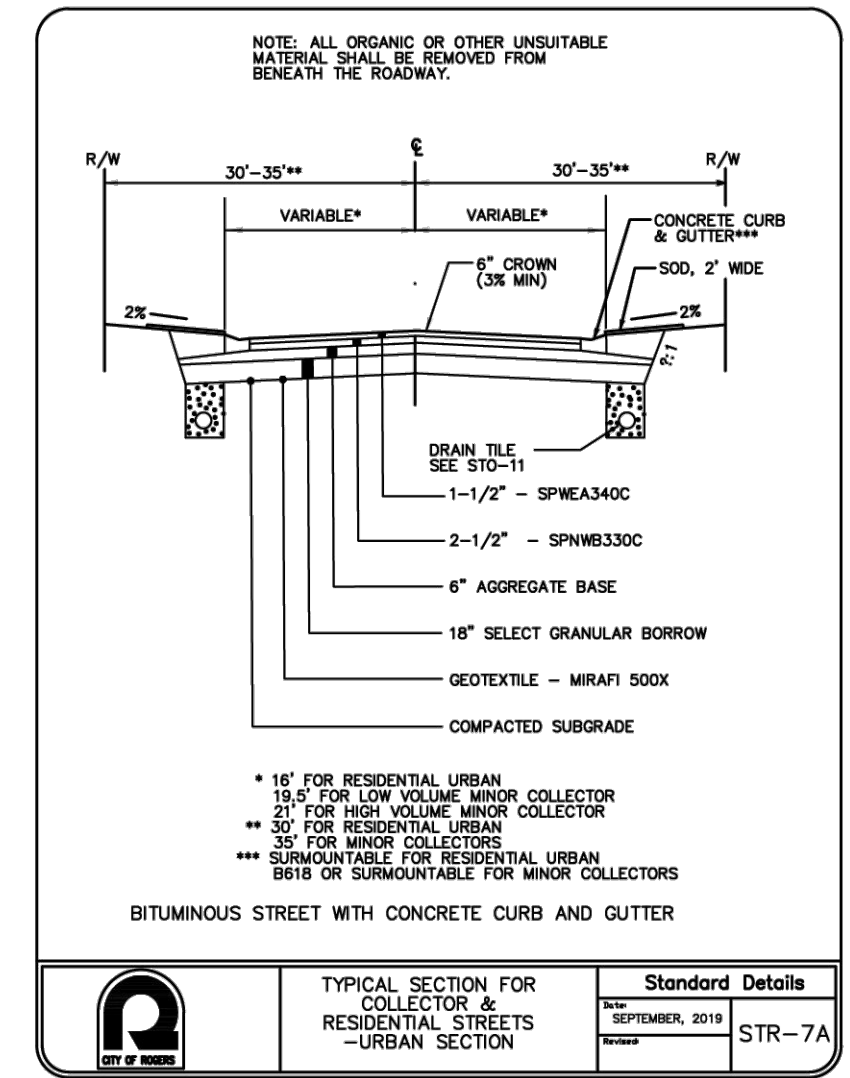
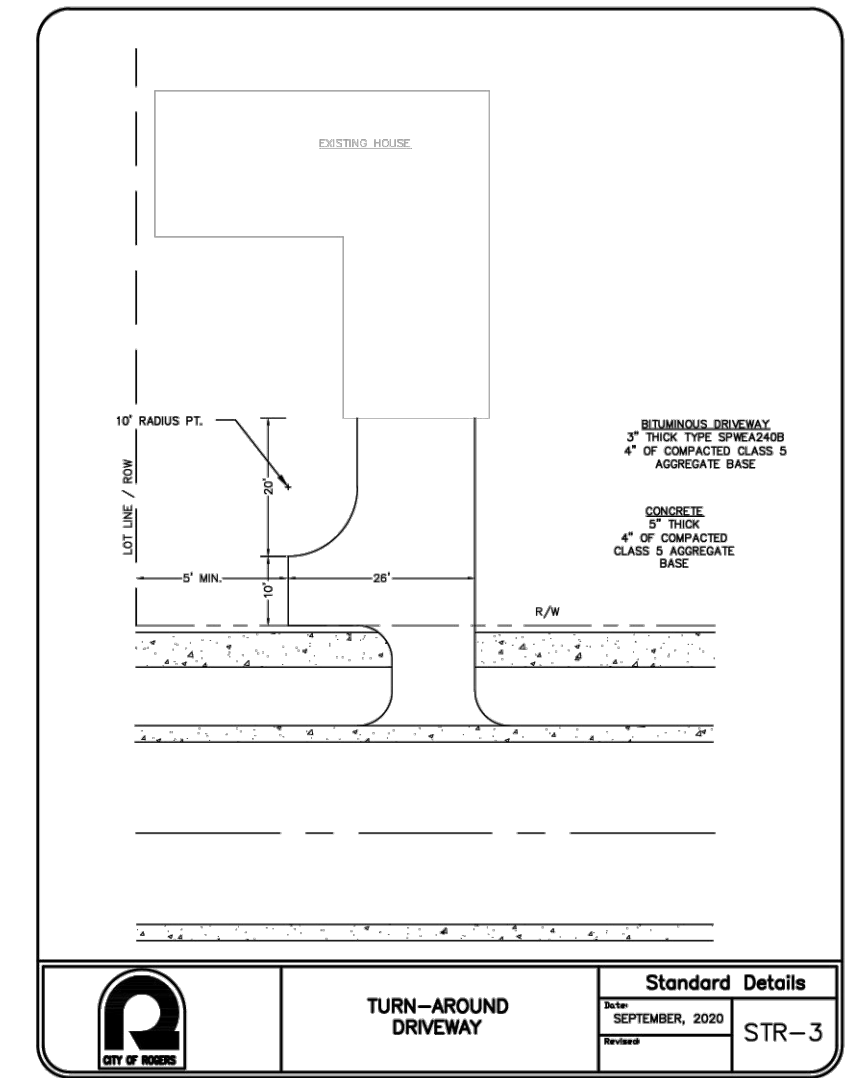
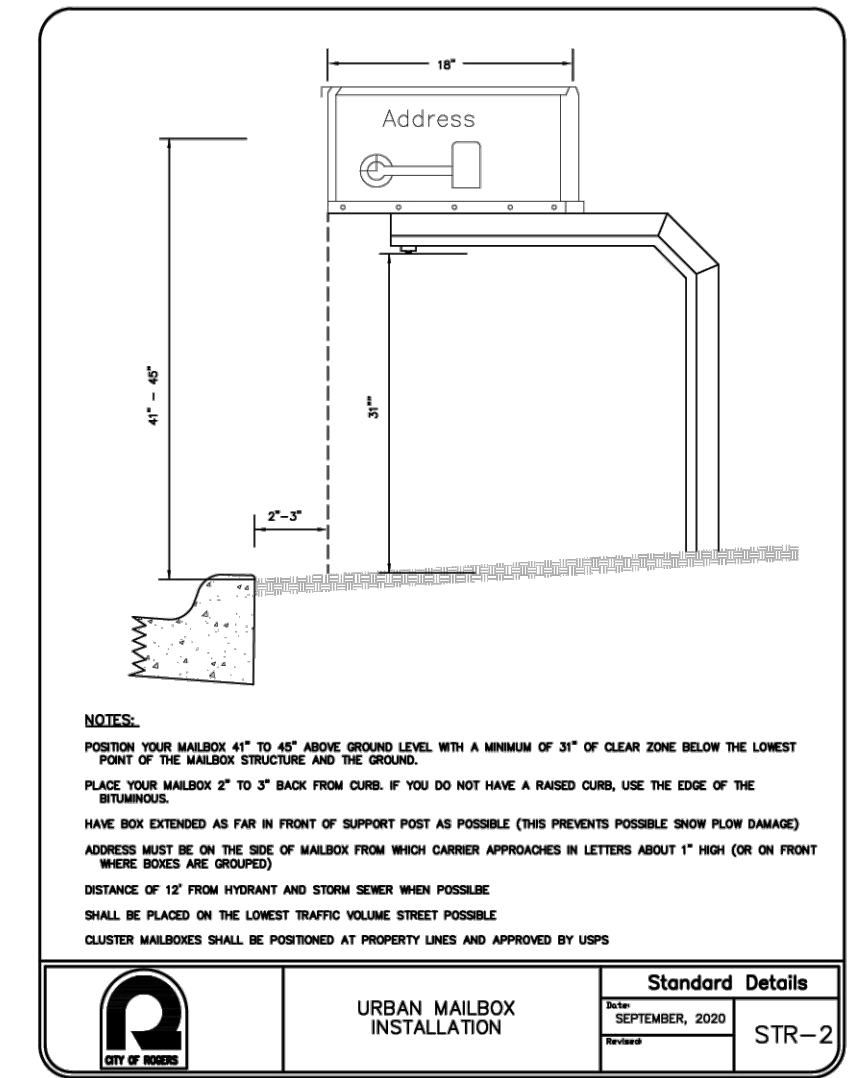
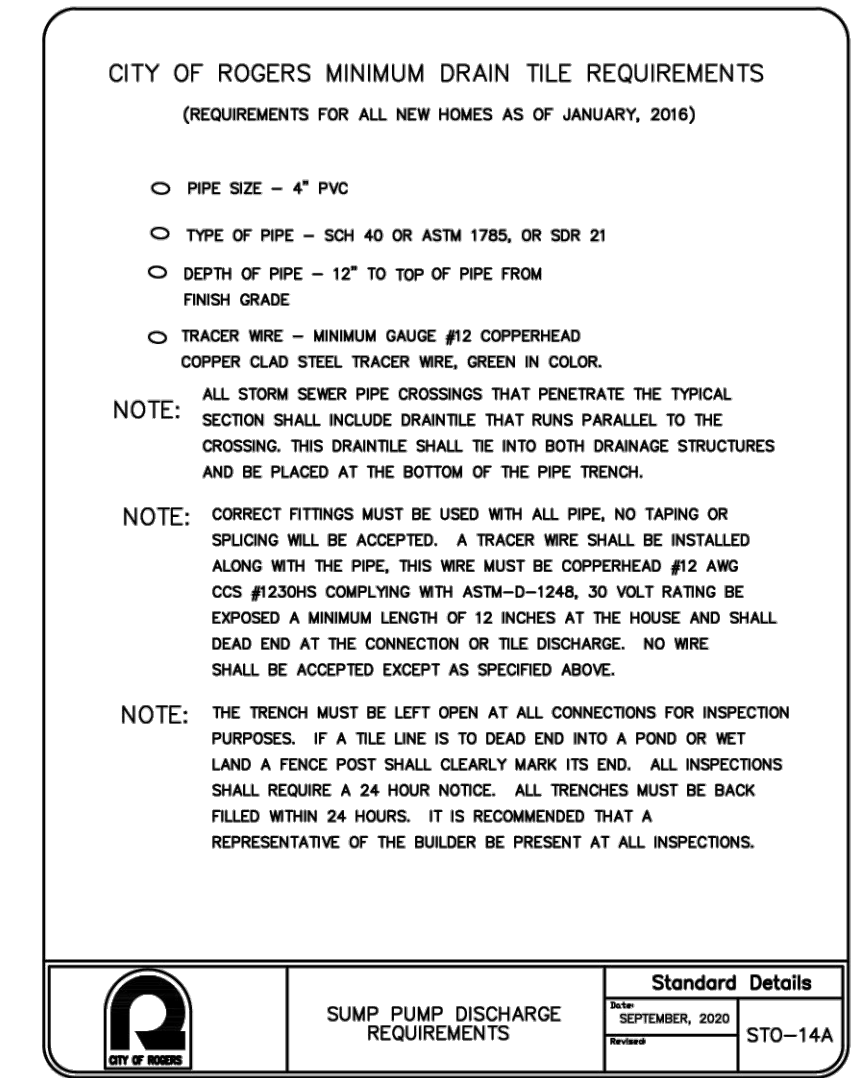
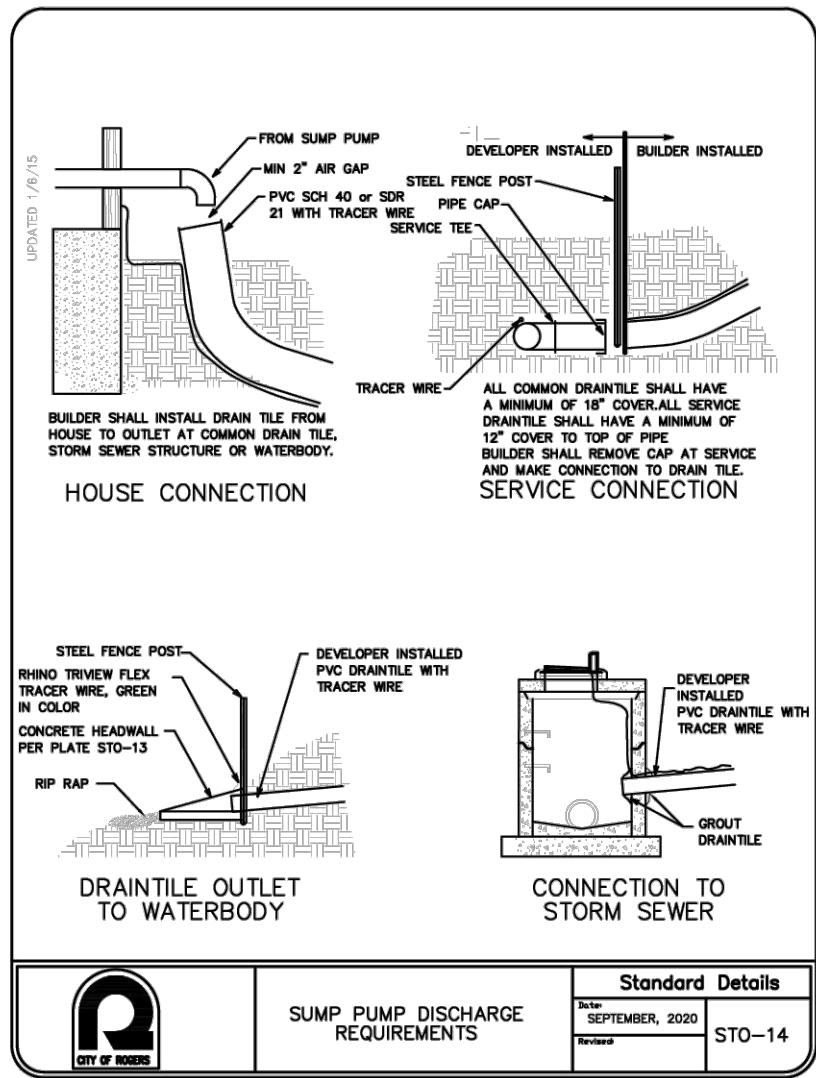
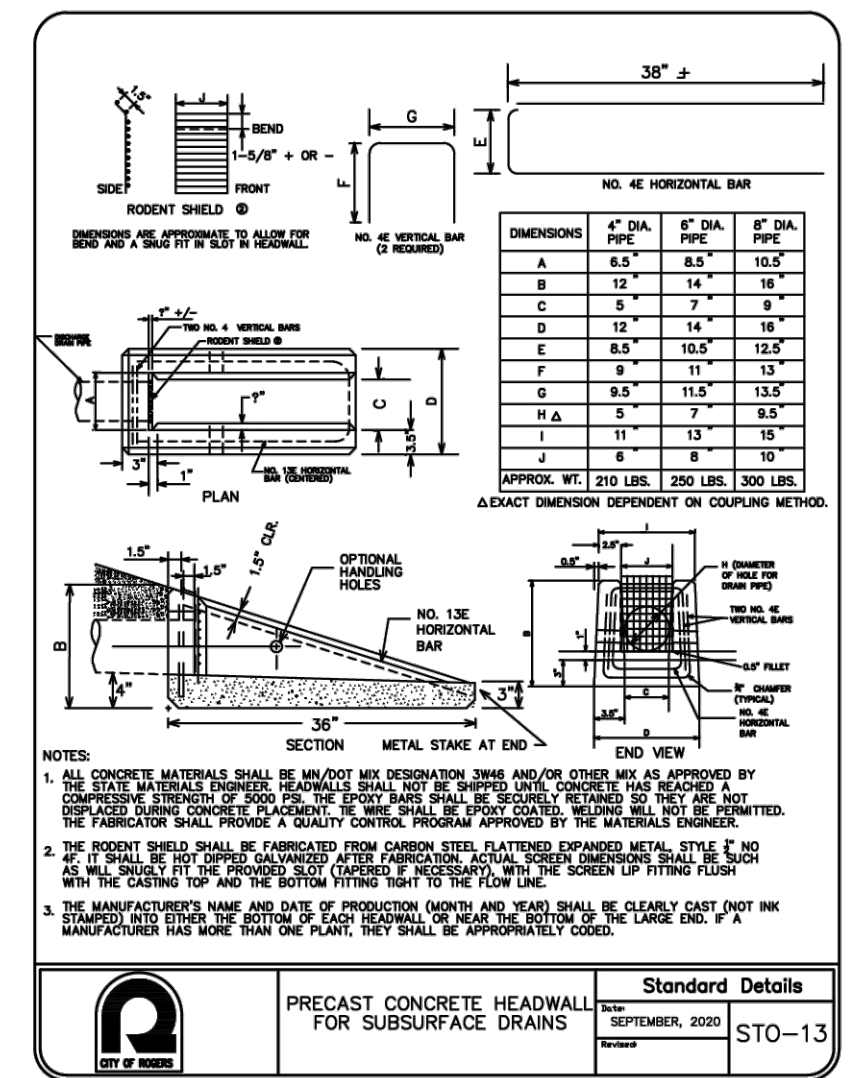
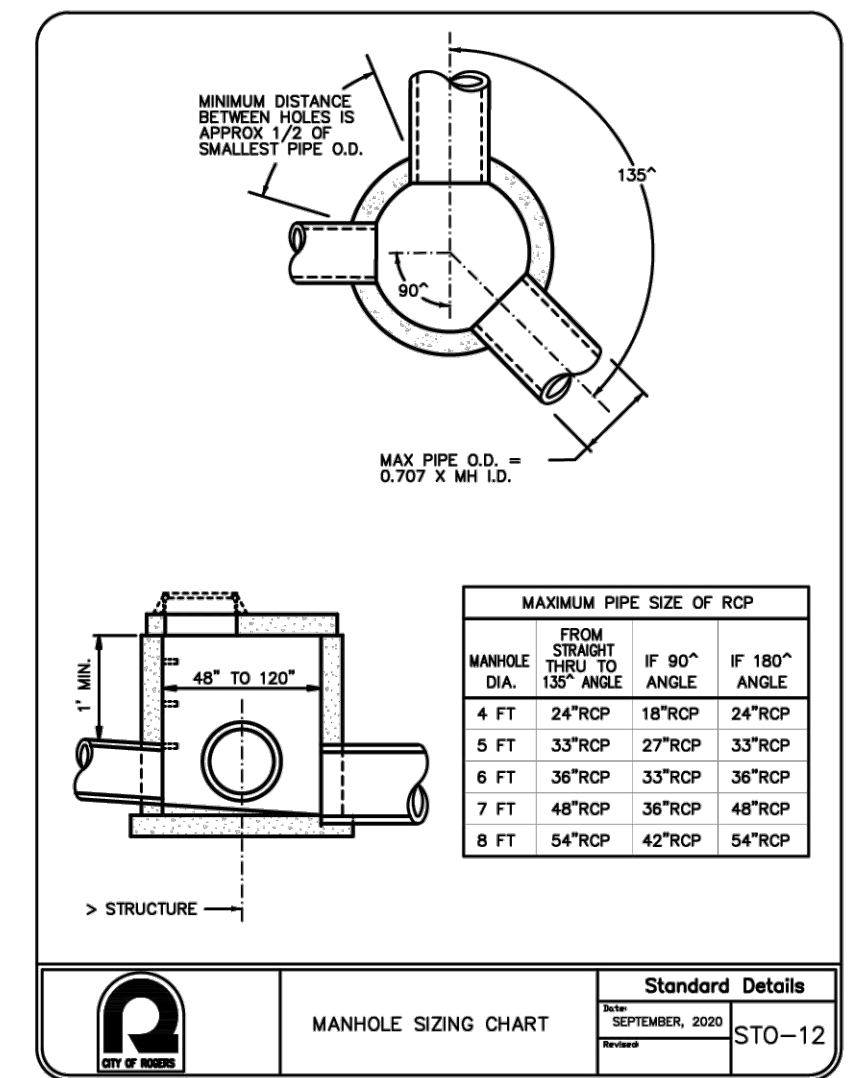
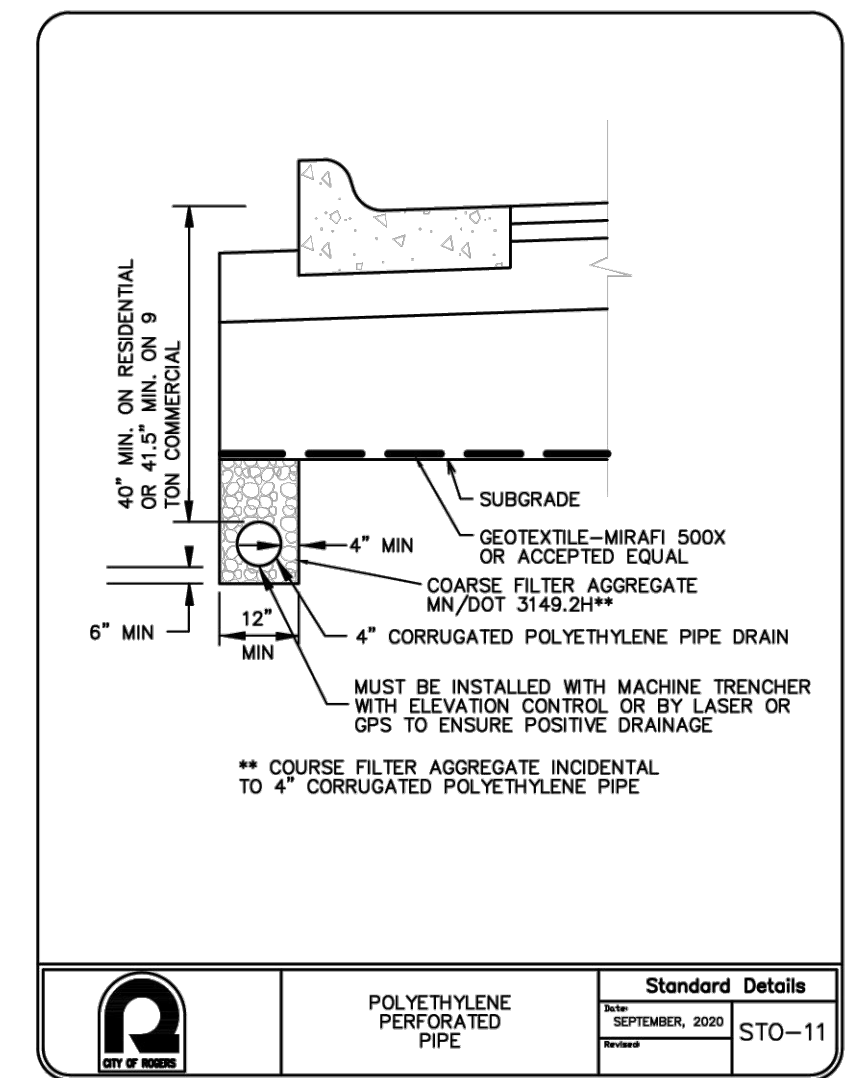
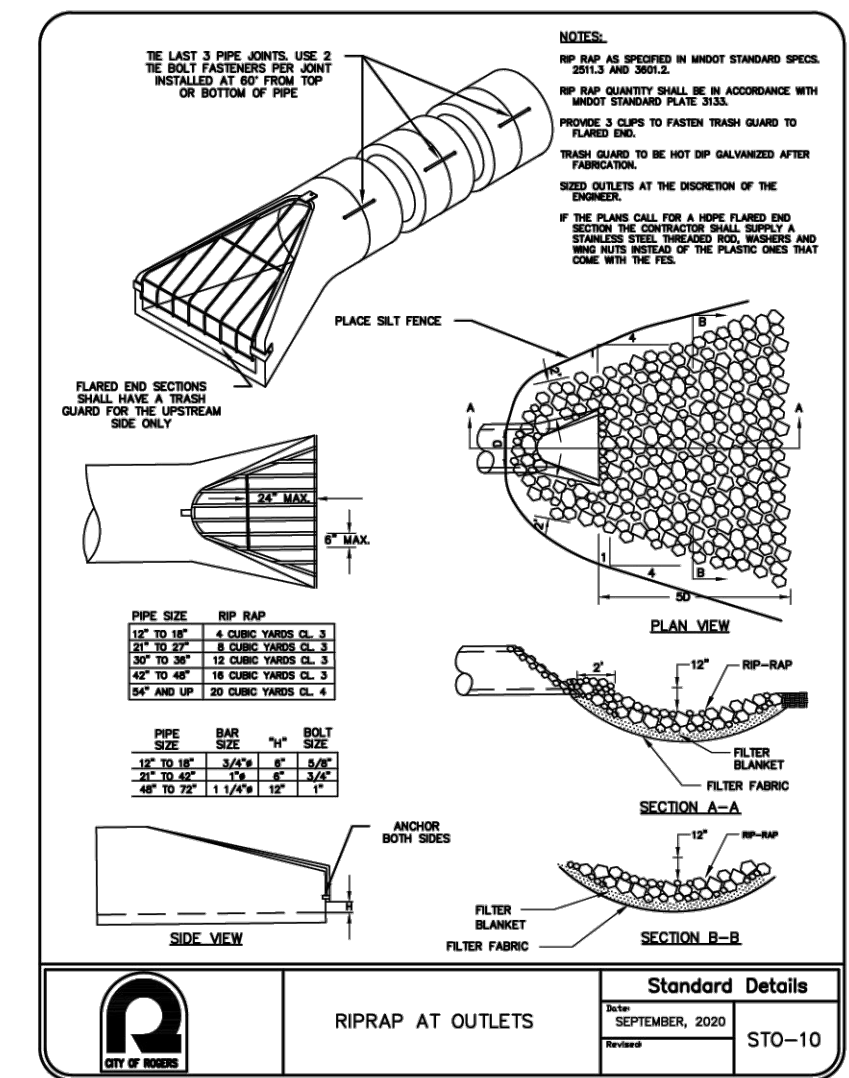
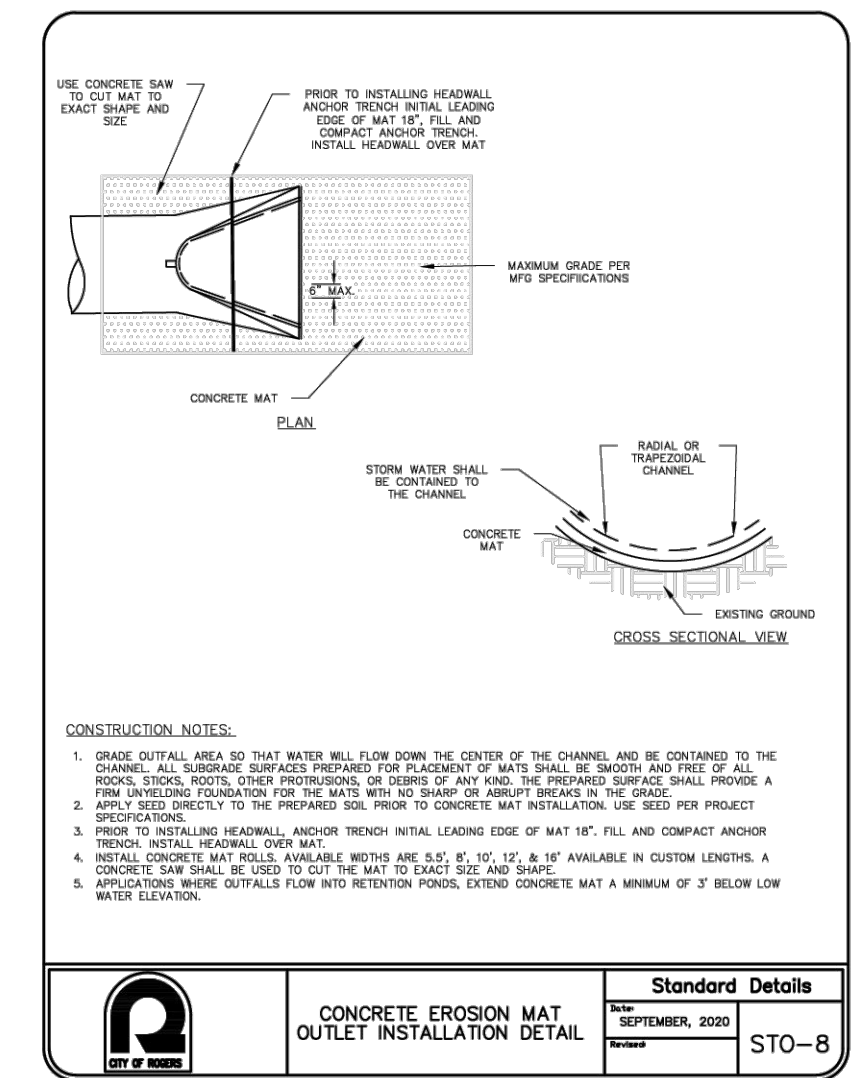
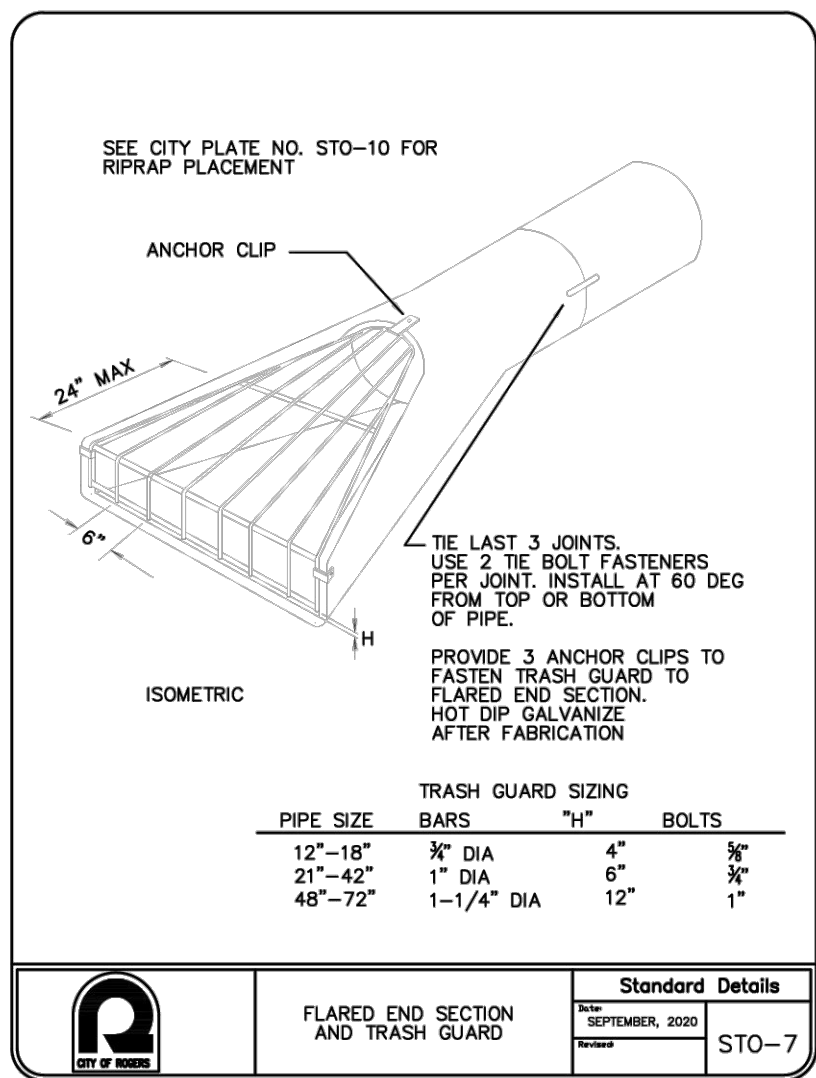
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PROJECT NUMBER: 0033874.01 DATE: 12/15/25

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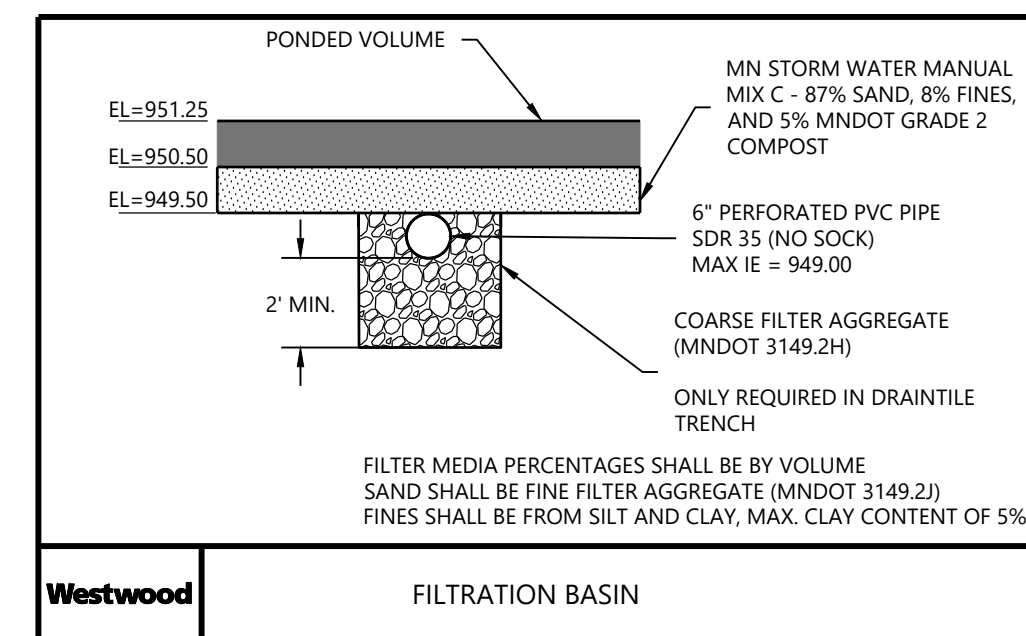
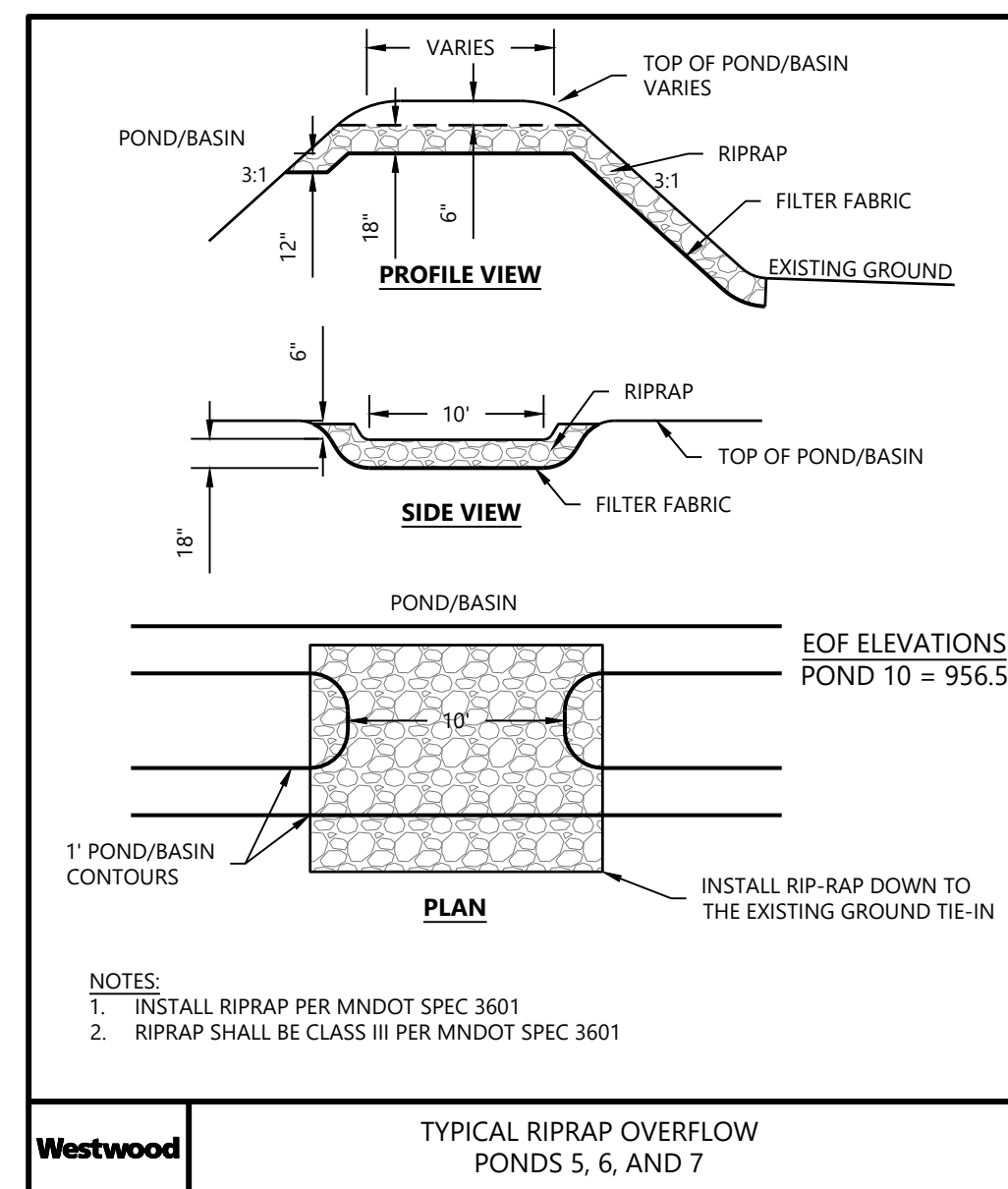
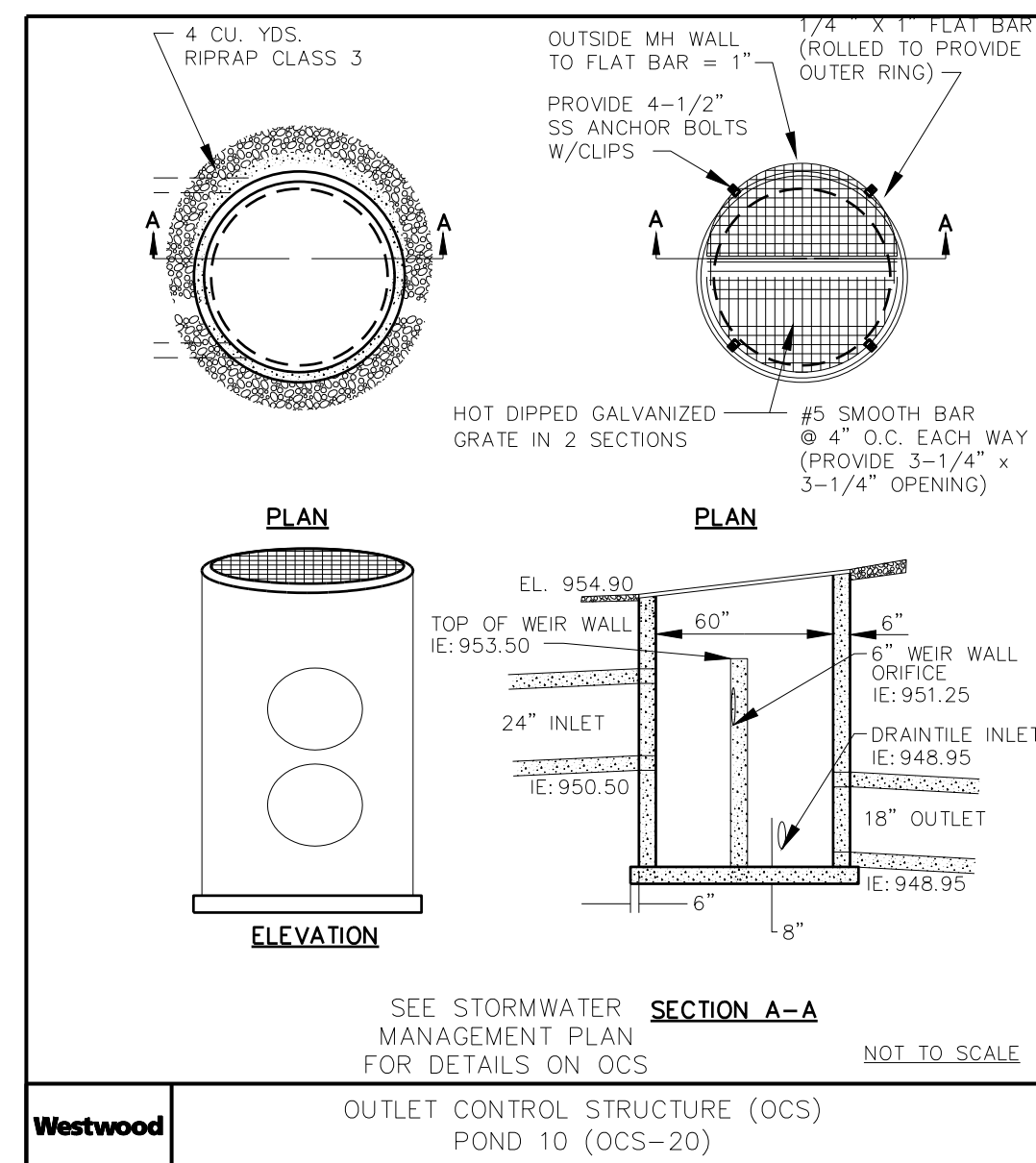
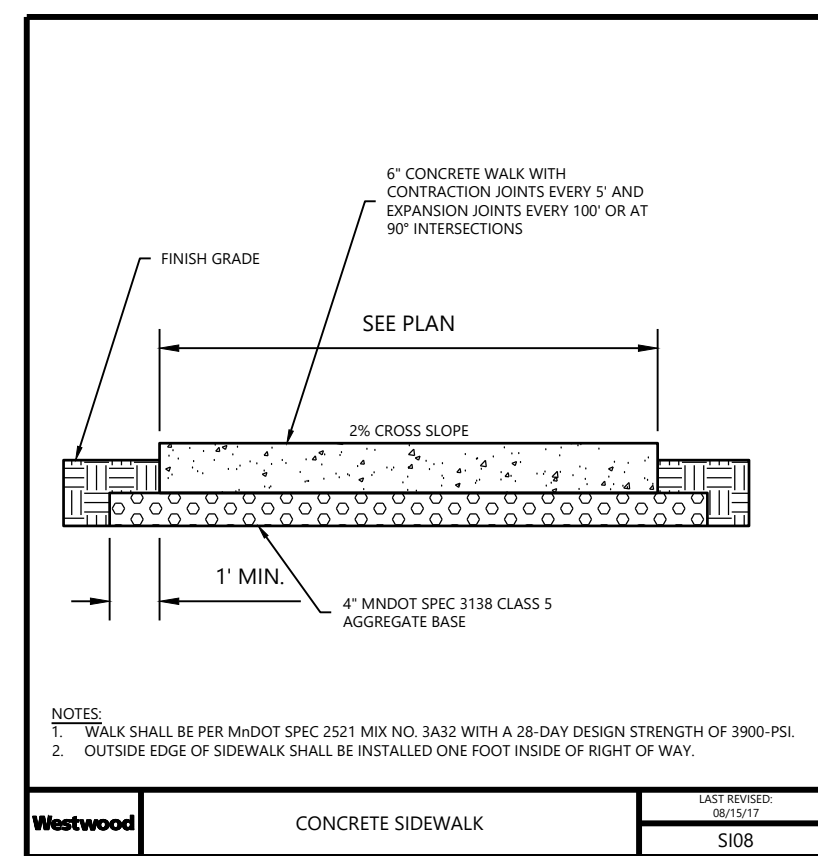
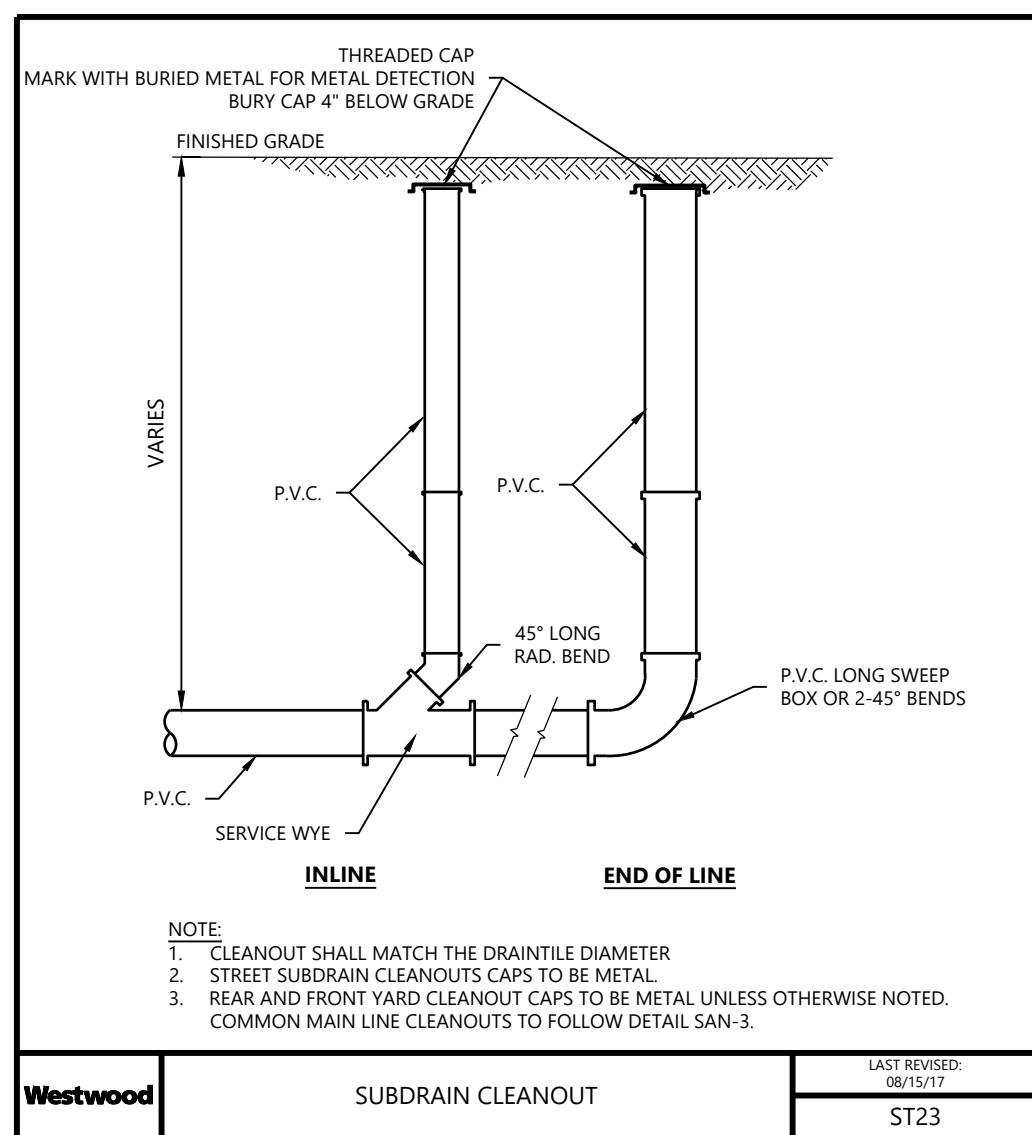
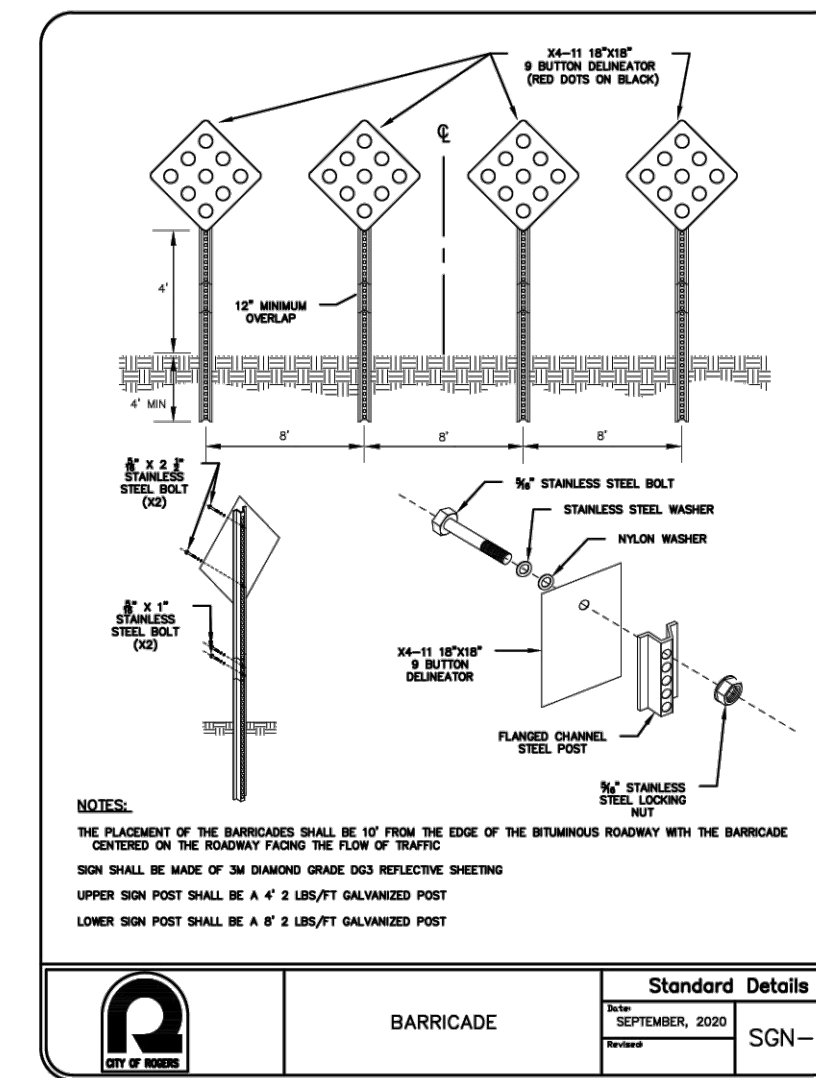
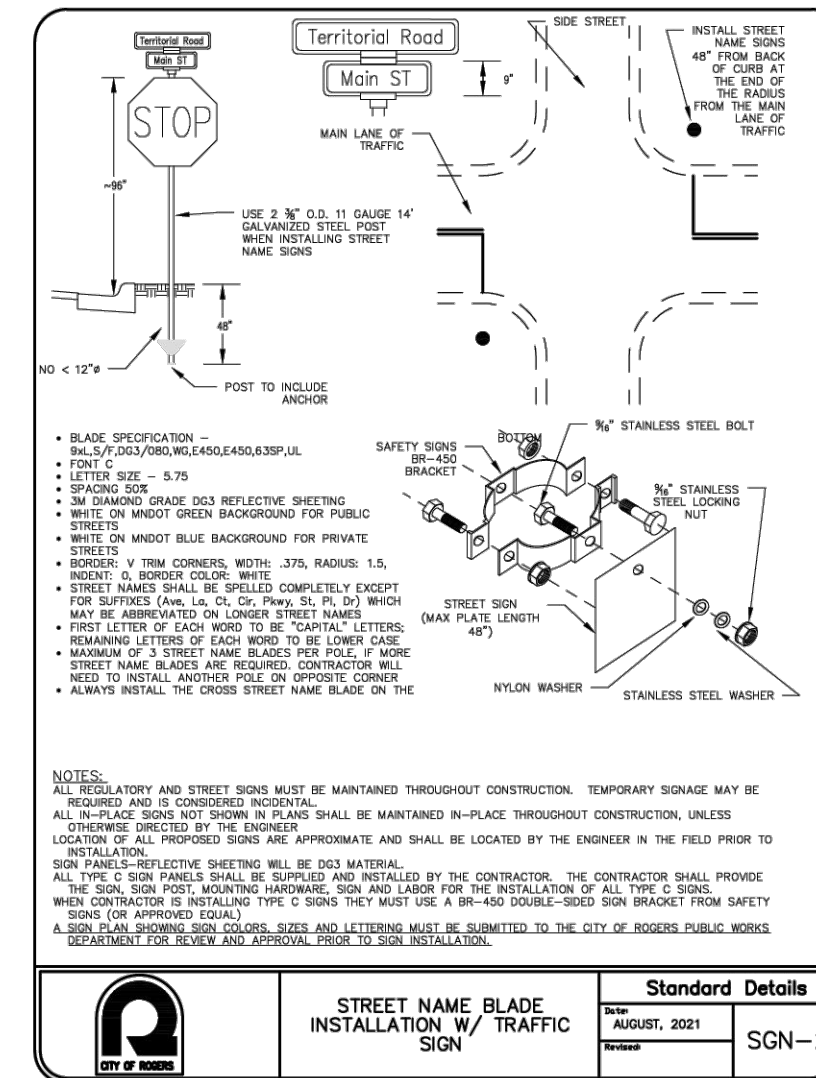
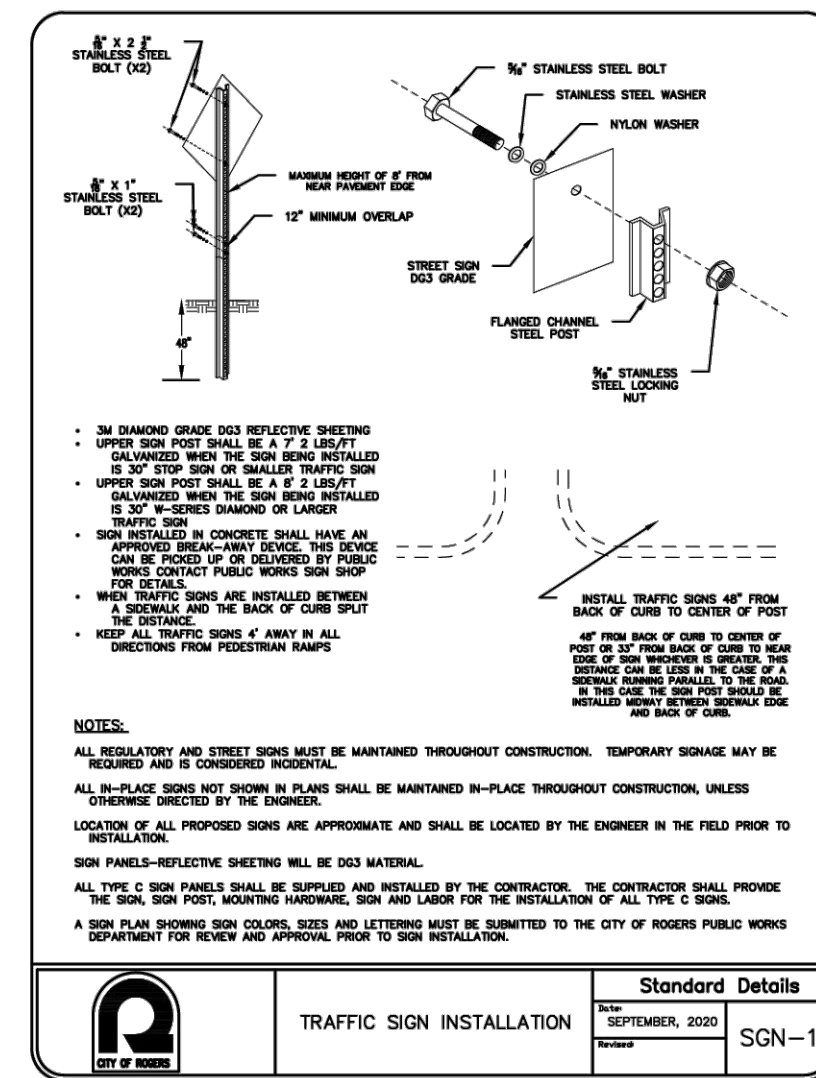
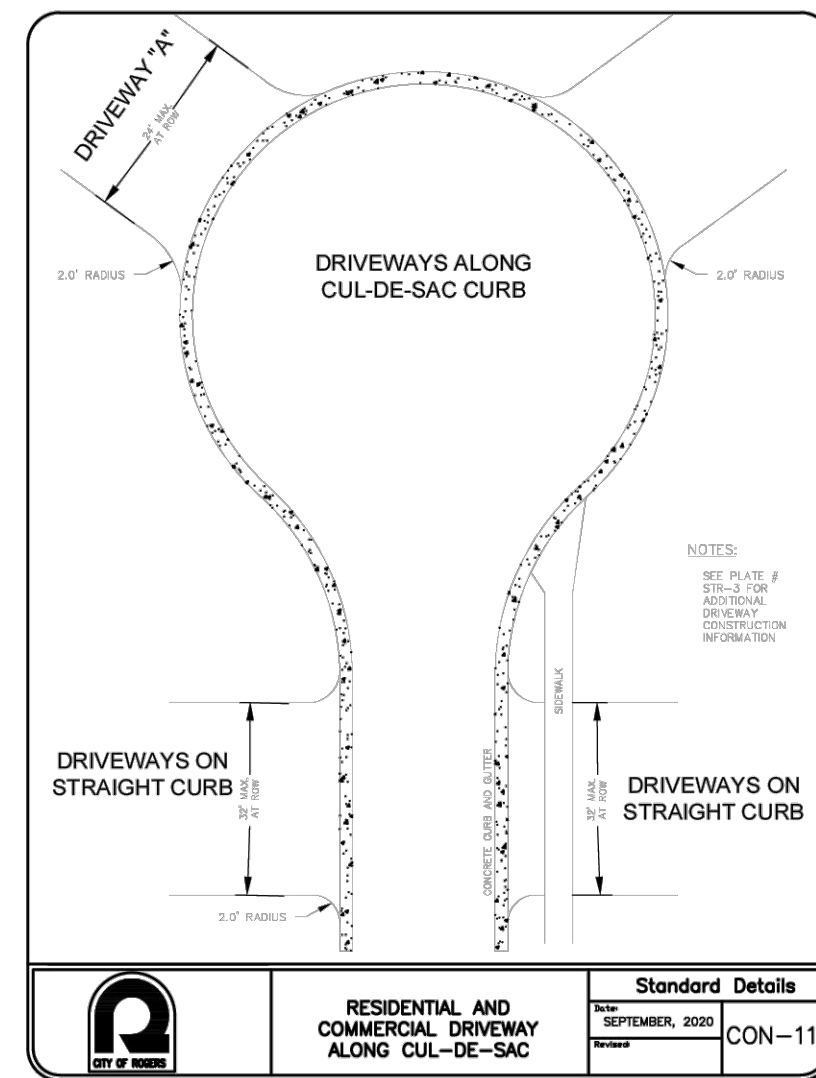
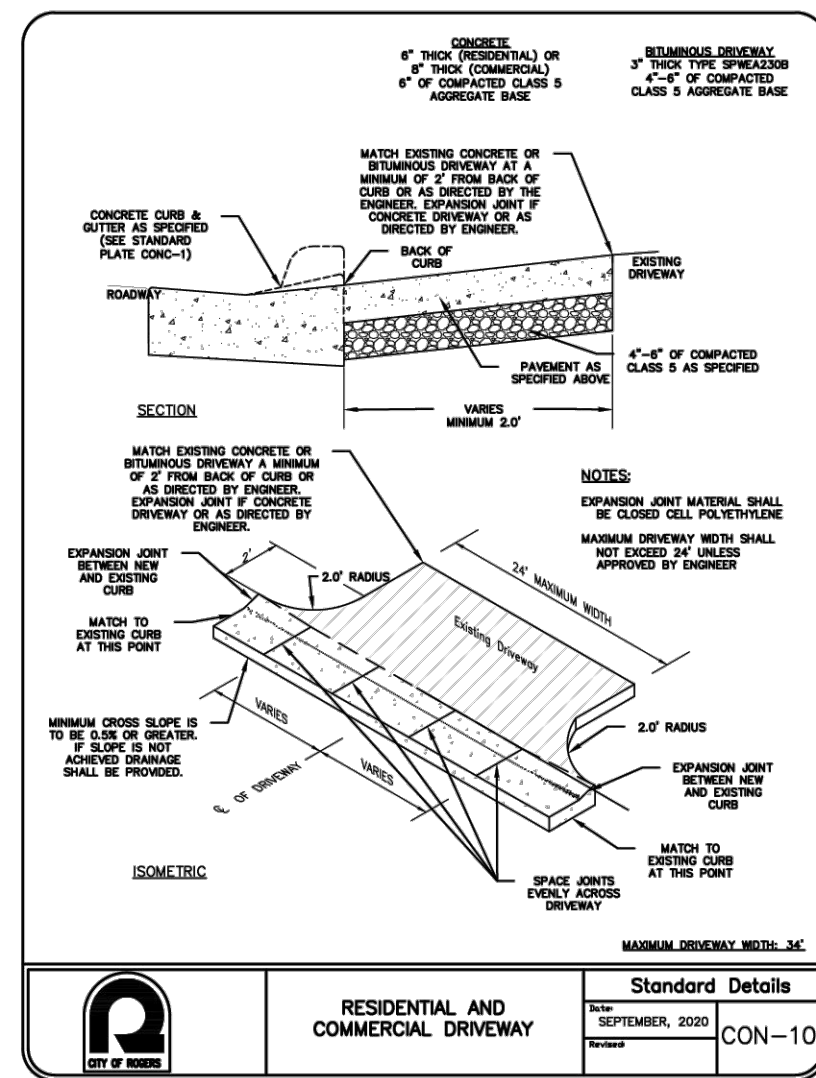
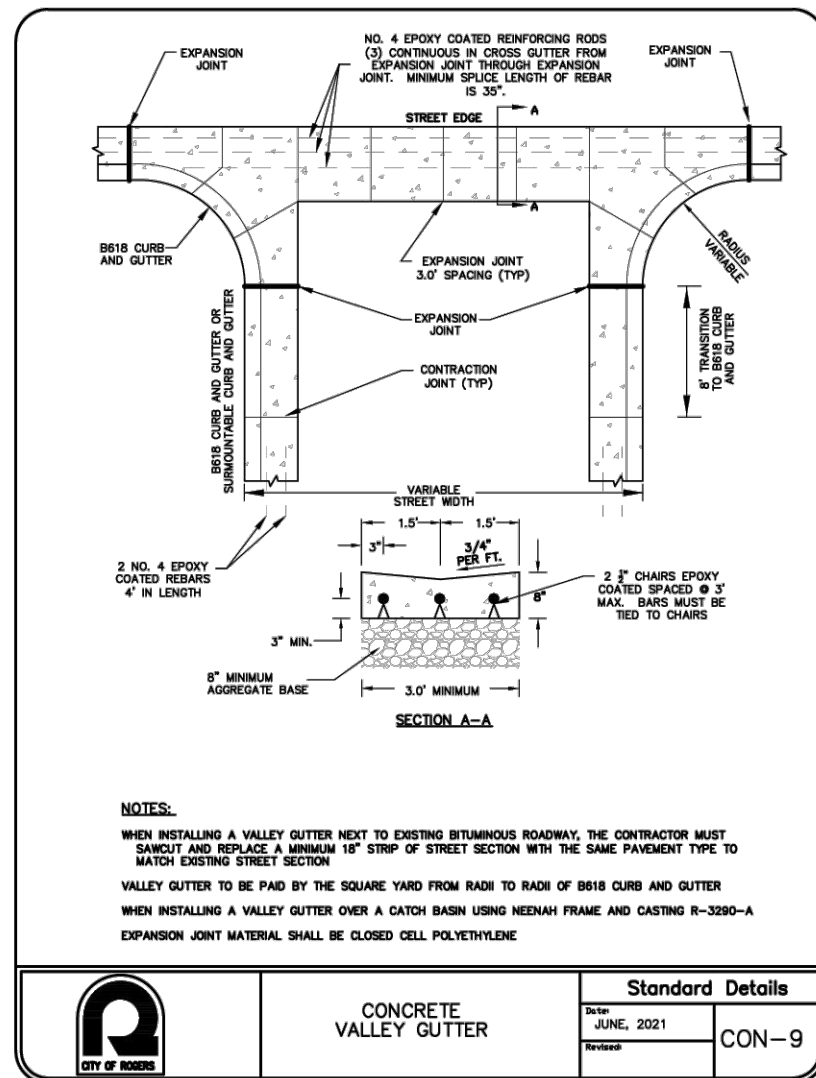
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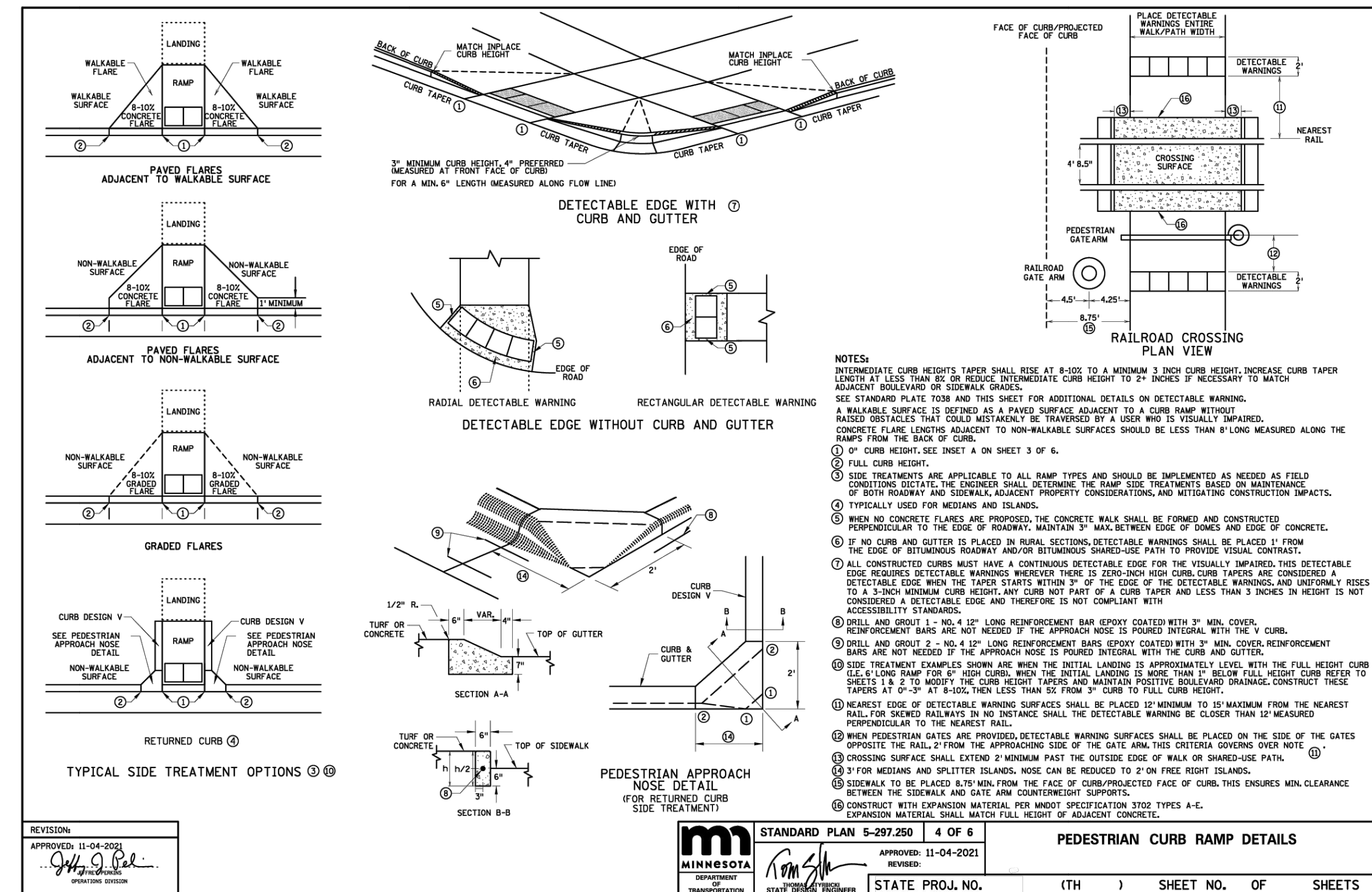
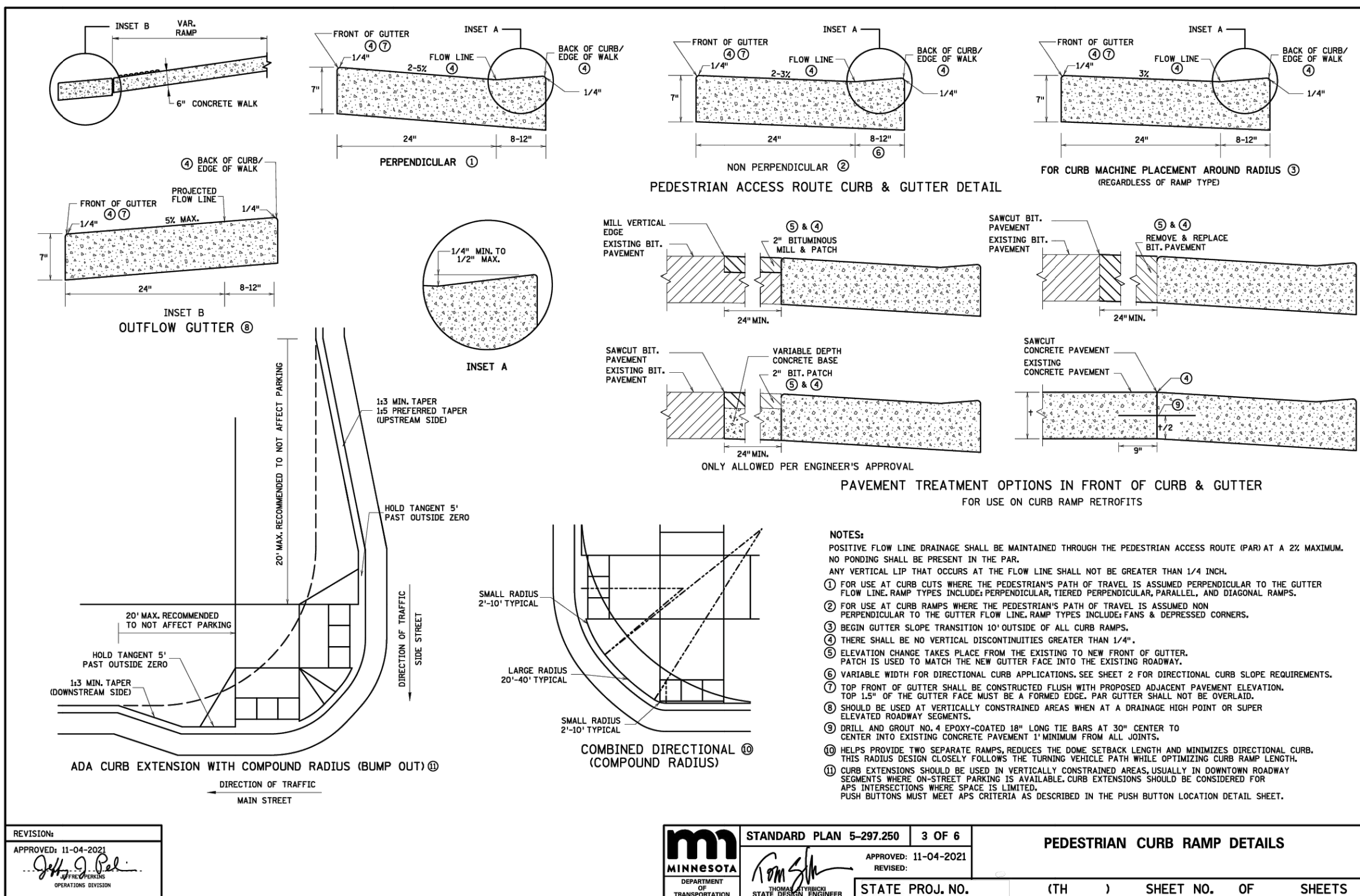
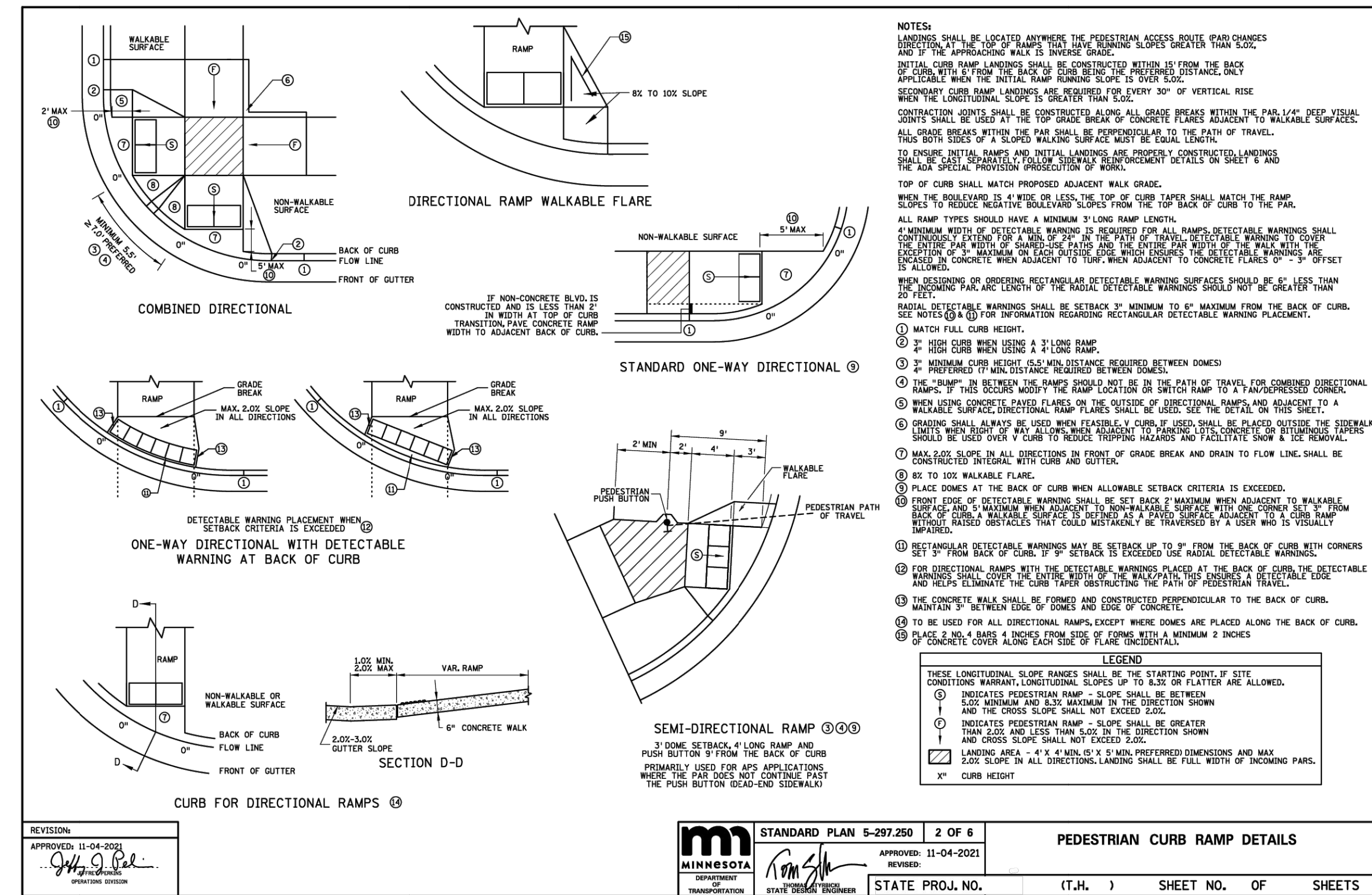
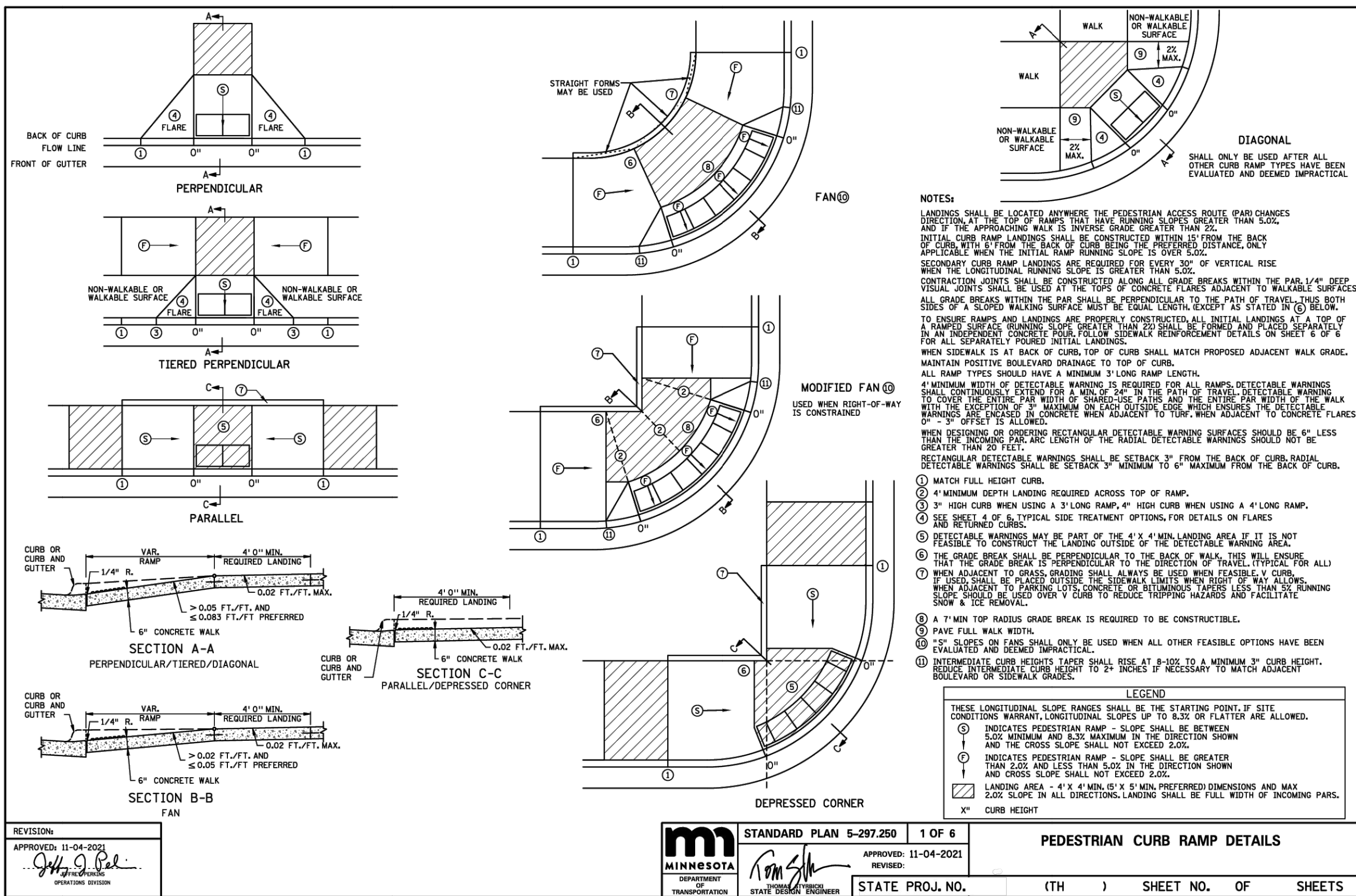


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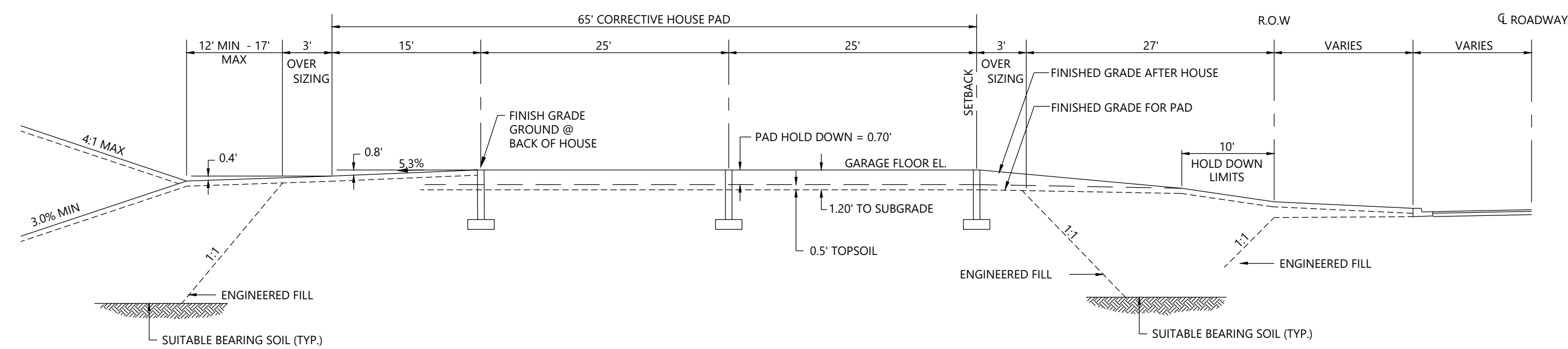
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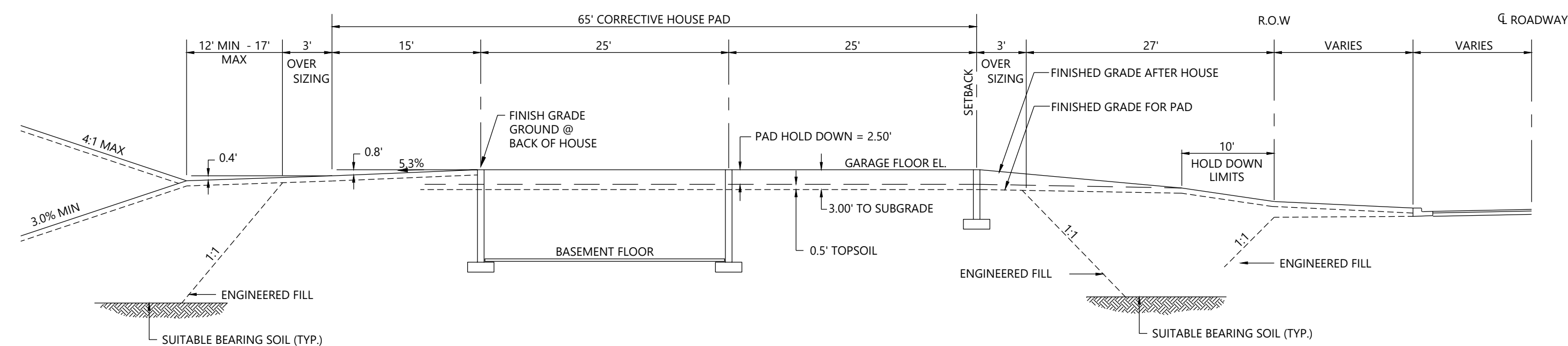
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 PROJECT NUMBER: 0033874.01
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SLAB ON GRADE (SOG) 70' Wide Lots

N.T.S.



RAMBLER (R) 70' Wide Lots

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 VERTICAL SCALE:

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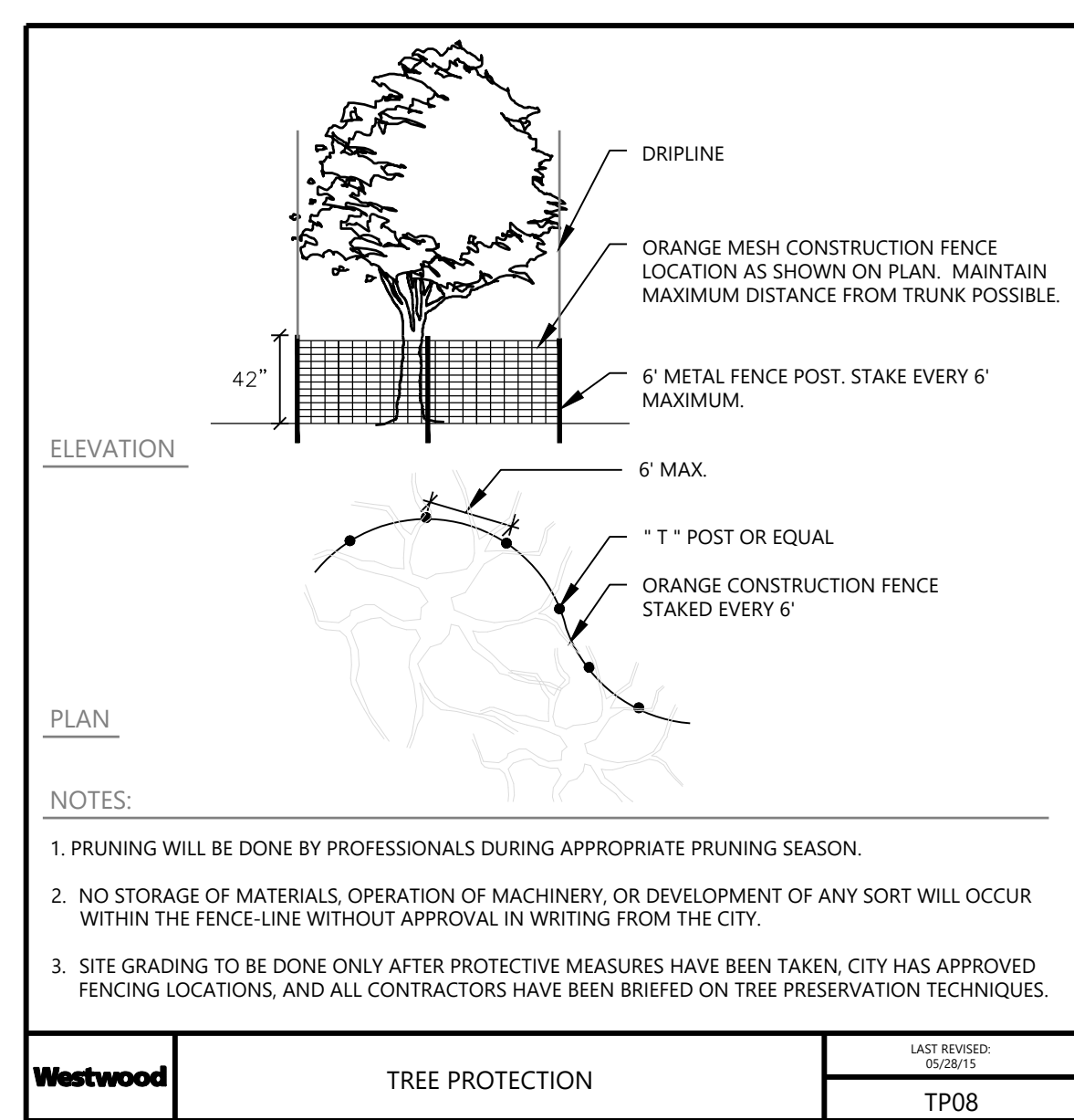
SHEET NUMBER:
14 OF **17**
 DATE: 12/15/25



TREE PRESERVATION REQUIREMENTS

- (B) TREE AND WOODLAND PRESERVATION THE FOLLOWING RESTRICTIONS SHALL APPLY TO ALL RESIDENTIAL DEVELOPMENT OCCURRING IN WOODED AREAS:
- (1) STRUCTURES SHALL BE LOCATED IN SUCH A MANNER THAT THE MAXIMUM NUMBER OF TREES SHALL BE PRESERVED
 - (2) PRIOR TO THE GRANTING OF A BUILDING PERMIT, IT SHALL BE THE DUTY OF THE PERSON SEEKING THE PERMIT TO DEMONSTRATE THAT THERE ARE NO FEASIBLE OR PRUDENT ALTERNATIVES TO THE CLEAR-CUTTING OF TREES ON THE SITE AND THAT IF TREES ARE CUT, THE PERSON WILL RESTORE THE DENSITY OF TREES TO THAT WHICH EXISTED BEFORE DEVELOPMENT BUT IN NO CASE SHALL THE PERSON BE COMPELLED TO RAISE THE DENSITY ABOVE 10 TREES PER ACRE
 - (3) FORESTATION, REFORESTATION OR LANDSCAPING SHALL UTILIZE A VARIETY OF TREE SPECIES AND SHALL NOT UTILIZE ANY SPECIES PRESENTLY UNDER DISEASE EPIDEMIC. SPECIES PLANTED SHALL BE HARDY UNDER LOCAL CONDITIONS AND COMPATIBLE WITH THE LOCAL LANDSCAPE.
 - (4) A TREE INVENTORY WILL BE PREPARED.

TREE PROTECTION DETAIL



TREE INVENTORY CALCULATIONS

TREE INVENTORY CALCULATIONS	
TOTAL ON-SITE SIGNIFICANT CALIPER INCHES	491 INCHES
HEALTHY SIGNIFICANT TREE REMOVAL ON-SITE	286 INCHES
OTHER SIGNIFICANT TREE REMOVAL ON-SITE	205 INCHES
TOTAL CALIPER INCHES TO BE REMOVED	491 INCHES
TOTAL CALIPER INCHES TO BE SAVED	0 INCHES
TOTAL TREES ON-SITE	35 TREES
TOTAL TREES REMOVED	35 TREES
TOTAL TREES SAVED	0 TREES
TOTAL TREES OFF-SITE	4 TREES

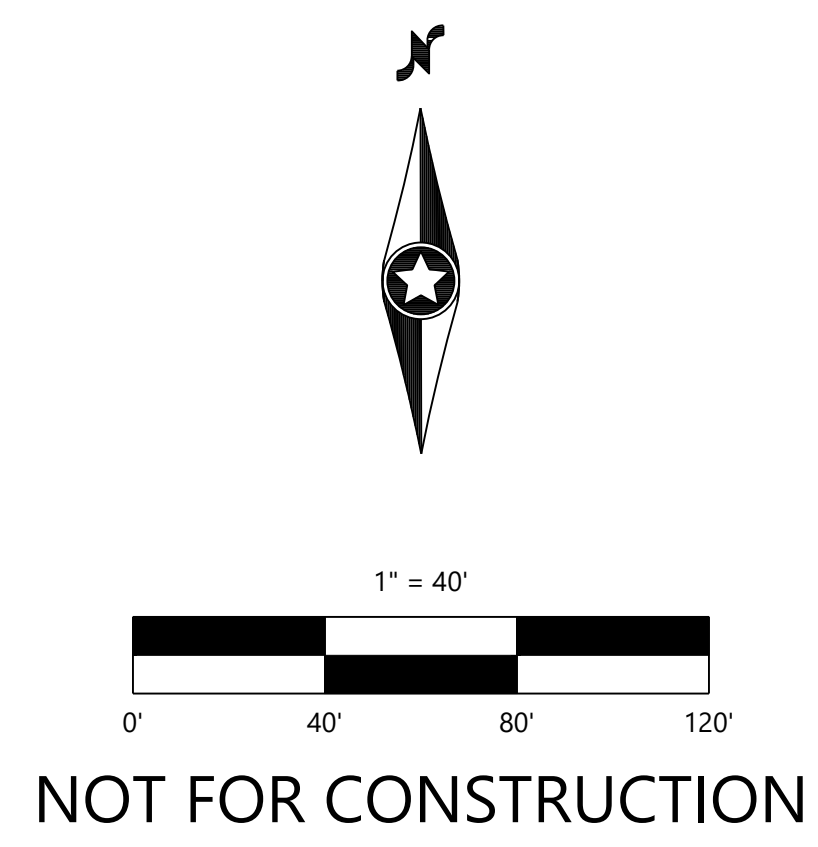
LEGEND

- DENOTES EXISTING DECIDUOUS TREE TO REMAIN
- DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT

TREE INVENTORY DATA

TREE TAG	SPECIES	SIZE (DBH)	MULTI	NOTES	TREE TYPE	STATUS
7959	Silver Maple	24		bd 40%, stripped bark	Deciduous	Removed-Exempt-Unhealthy
7960	Silver Maple	17			Deciduous	Removed
7964	Eastern Red Cedar	9		20 ft	Coniferous	Removed
7965	Eastern Red Cedar	10		20 ft	Coniferous	Removed
8001	Colorado Spruce	3		10 ft	Coniferous	Offsite
8002	White Spruce	2		10 ft	Coniferous	Offsite
8003	White Spruce	2		10 ft	Coniferous	Offsite
8021	Amur Maple	10		bd 5" split from crotch down trunk, with ro	Deciduous	Removed-Exempt-Invasive
8022	Colorado Spruce	12		40 ft	Coniferous	Removed
8023	Siberian Elm	19			Deciduous	Removed-Exempt-Invasive
8024	Siberian Elm	14			Deciduous	Removed-Exempt-Invasive
8025	Siberian Elm	15			Deciduous	Removed-Exempt-Invasive
8036	Silver Maple	22			Deciduous	Removed
8037	Silver Maple	21			Deciduous	Removed
8038	Silver Maple	20			Deciduous	Removed
8040	Silver Maple	16			Deciduous	Removed
8044	Silver Maple	13			Deciduous	Removed
8045	White Spruce	10		35 ft	Coniferous	Removed
8046	White Spruce	7		20 ft	Coniferous	Removed
8047	White Spruce	6	x	25 ft	Coniferous	Removed
8049	Box elder	13			Deciduous	Removed
8050	Box elder	6			Deciduous	Removed
8051	Siberian Elm	18			Deciduous	Removed-Exempt-Invasive
8052	Siberian Elm	6			Deciduous	Removed-Exempt-Invasive
8053	Balsam Fir	7		35 ft	Coniferous	Removed
8054	Balsam Fir	8		35 ft	Coniferous	Removed
8055	Siberian Elm	13			Deciduous	Removed-Exempt-Invasive
8056	Box elder	24			Deciduous	Removed
8057	Siberian Elm	14			Deciduous	Removed-Exempt-Invasive
8058	Siberian Elm	16			Deciduous	Removed-Exempt-Invasive
8059	Siberian Elm	15			Deciduous	Removed-Exempt-Invasive
8061	Colorado Spruce	11		40 ft	Coniferous	Removed
8062	Colorado Spruce	12		40 ft	Coniferous	Removed
8063	Siberian Elm	12			Deciduous	Removed-Exempt-Invasive
8064	Siberian Elm	16			Deciduous	Removed-Exempt-Invasive
8065	Siberian Elm	13			Deciduous	Removed-Exempt-Invasive
8066	Box elder	16			Deciduous	Removed
8067	Box elder	26	x		Deciduous	Removed
8068	Silver Maple	26			Deciduous	Offsite

*ABBREVIATIONS:
PD=PHYSICALLY DAMAGED
BD=BIOLOGICALLY DAMAGED
DD=DEAD
X=MULTI-TRUNKED



DESIGNED: TDD	INITIAL ISSUE: 12/15/25
CHECKED: TDD	REVISIONS:
DRAWN: DJW/CEL	▲
HORIZONTAL SCALE: 40.00002'	▲
VERTICAL SCALE: 8' OR 4'	▲

PREPARED FOR:
SUMMERGATE COMPANIES LLC
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LAKEVILLE, MN 55044

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CORY L. MEYER
DATE: 12/15/25 LICENSE NO. 26971

NORTHVIEW PRESERVE 2ND ADDITION
ROGERS, MN

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoods.com
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PRELIMINARY TREE PRESERVATION PLAN & DATA
PROJECT NUMBER: 0033874.01

SHEET NUMBER:
15 OF **17**
DATE: 12/15/25



FINAL LANDSCAPE SCHEDULE - BY DEVELOPER

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING O.C.	MATURE SIZE
DECIDUOUS TREES - 18						
REO*	3	RED OAK / QUERCUS RUBRA	2.5" CAL.	B&B	AS SHOWN	H 50'-70' W 40'-50'
RSM*	6	RED SUNSET MAPLE / ACER RUBRUM 'FRANKSRED'	2.5" CAL.	B&B	AS SHOWN	H 45' W 35'
REL	2	REDMOND LINDEN / TILIA AMERICANA 'REDMOND'	2.5" CAL.	B&B	AS SHOWN	H 40'-60' W 30'-40'
SKH*	7	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2.5" CAL.	B&B	AS SHOWN	H 50' W 30'-35'
EVERGREEN TREES - 16						
BHS	5	BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA	6" HT.	B&B	AS SHOWN	H 35'-45' W 20'-25'
COS	5	COLORADO SPRUCE / PICEA PUNGENS	6" HT.	B&B	AS SHOWN	H 40'-60' W 15'-30'
CCF	6	CONCOLOR FIR / ABIES CONCOLOR	6" HT.	B&B	AS SHOWN	H 40'-50' W 15'-30'

FINAL LANDSCAPE SCHEDULE - BY HOME BUILDER

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING O.C.	MATURE SIZE
DECIDUOUS YARD TREES - 10						
ACE*	1	ACCOLADE ELM / ULMUS JAPONICA X WILSONIANA 'MORTON' TM	2.5" CAL	B&B	AS SHOWN	H 70' W 40'-50'
ASL*	3	AMERICAN SENTRY LINDEN / TILIA AMERICANA 'MCKSENTRY'	2.5" CAL.	B&B	AS SHOWN	H 60' W 30'-40'
HAK*	1	HACKBERRY / CELTIS OCCIDENTALIS	2.5" CAL.	B&B	AS SHOWN	H 50'-75' W 50'
NRM*	2	NORTHWOOD RED MAPLE / ACER RUBRUM 'NORTHWOOD'	2.5" CAL.	B&B	AS SHOWN	H 40'-60' W 40'
REO*	1	RED OAK / QUERCUS RUBRA	2.5" CAL.	B&B	AS SHOWN	H 50'-70' W 40'-50'
SWO*	2	SWAMP WHITE OAK / QUERCUS BICOLOR	2.5" CAL.	B&B	AS SHOWN	H 50'-60' W 60'-80'

ABBREVIATIONS: B.B. = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPREAD QTY. = QUANTITY CONT. = CONTAINER
 NOTES: 1) QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
 2) LABELS WITH ^ INDICATE DECIDUOUS STREET TREE, NO CHANGES IN SPECS. FROM OTHER DECIDUOUS TREES.
 3) LABELS WITH * INDICATE DECIDUOUS YARD TREE, NO CHANGES IN SPECS. FROM OTHER DECIDUOUS TREES.

LANDSCAPE REQUIREMENTS & PROVISIONS

LANDSCAPING DESIGN REQUIREMENTS - CITY OF ROGERS, MINNESOTA			
SITE DESCRIPTION			
ZONING DISTRICT: R-2 (EXISTING)			
TOTAL GROSS ACRES: 4.74 AC			
SINGLE FAMILY RESIDENTIAL REQUIREMENTS:	REQUIRED	PROVIDED	NOTES
8. THE FRONT, SIDE, AND REAR YARDS OF EACH SITE NOT UTILIZED FOR BUILDING, PARKING (WHERE PERMITTED) OR OTHER IMPROVEMENTS SHALL BE LANDSCAPED UTILIZING AN EFFECTIVE COMBINATION OF STREET TREES, GRASS, GROUND COVER AND SHRUBBERY. UNDEVELOPED AREAS IN THE INTERIOR OF THE SITE SHALL BE SEEDED WITH APPROPRIATE GRASSES AND MAINTAINED NEAT AND ORDERLY SO AS TO CONTROL DUST ON SITES. ALL TREE TRIMMING, STUMPS, AND CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED AND NOT BE ACCUMULATED OR STORED ON SITE.	NA	44 TOTAL TREES 16 OVERSTORY STREET TREES 2 OVERSTORY DECIDUOUS TREES 16 EVERGREEN TREES 10 DECID. YARD TREES (BY HOME BUILDER)	TREES TO BE DISTRIBUTED BETWEEN FRONT YARD & REAR YARDS OF SINGLE FAMILY LOTS, IN ADDITION TO OUTLOTS FOR STREET TREE & BUFFERING PURPOSES
SCREENING REQUIREMENTS:	REQUIRED	PROVIDED	NOTES
(7) THERE SHALL BE NO RESTRICTIONS ON NATURAL HEDGES OR PLANTINGS UTILIZED AS FENCES IN ANY RESIDENTIAL ZONING DISTRICT (R1, R2, R3, R4, R5), EXCEPT THAT NO SUCH HEDGES OR PLANTINGS SHALL BE LOCATED WITHIN THE SIGHT VISIBILITY TRIANGLE AND THE SPECIES SHALL NOT BE AN INVASIVE SPECIES.	NA	NA	TREES TO BE LOCATED OUTSIDE THE 50' VISIBILITY TRIANGLE AS NOTED ON THE PLANS.
REFORESTATION & LANDSCAPING	REQUIRED	PROVIDED	NOTES
TREE REFORESTATION SHALL BE RESTORE THE DENSITY OF TREES TO THAT WHICH EXISTED BEFORE DEVELOPMENT BUT IN NO CASE SHALL THE PERSON BE COMPELLED TO RAISE THE DENSITY ABOVE TEN TREES PER ACRE. TOTAL SITE AREA: 4.74 AC. TOTAL NUMBER OF EXISTING TREES ON-SITE: 35 TREES CURRENT TREE DENSITY: (35 TREES / 4.74 AC.) = 7.4 TREE/AC.	7.4 TREES/AC. (36 TREES)	44 TOTAL TREES	PROPOSED REFOREST TREES PART OF SINGLE FAMILY RESIDENTIAL REQUIREMENTS. TREES TO PLANTED IN INDIVIDUAL LOTS & OUTLOTS.

NOTES

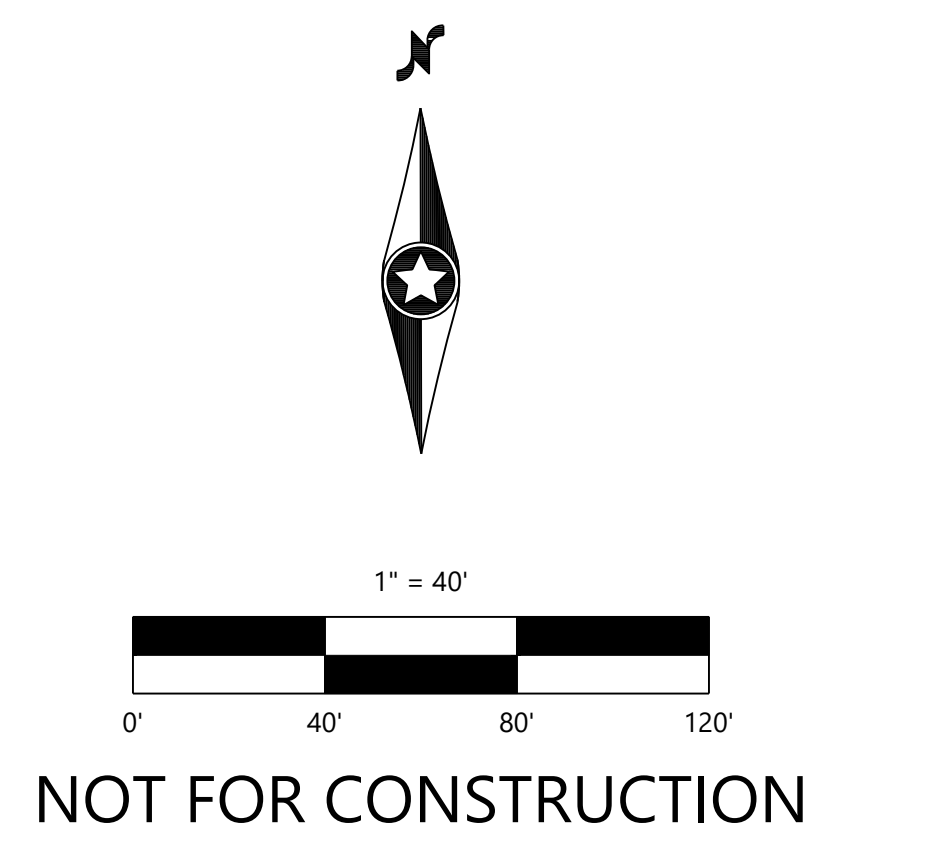
- STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
- STREET TREES (WITHIN SINGLE FAMILY LOTS) TO BE PLANTED MIN. 11' FROM R.O.W. AND OUTSIDE THE D&U EASEMENT. NO TREES ARE ALLOWED WITHIN THE RIGHT-OF-WAY.
- STREET TREES WITHIN OUTLOT A TO BE PLANTED MIN. 4' FROM R.O.W. NO TREES ARE ALLOWED WITHIN THE RIGHT-OF-WAY.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- TREES LOCATED AT FRONT OF INDIVIDUAL LOTS SHALL BE PLANTED IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS.
- LOT YARD TREES WILL BE PLANTED BY BUILDER AFTER CONSTRUCTION ON LOTS IS COMPLETE. TIMING OF INSTALLATION WILL BE DEPENDENT UPON SEASON AND PLANT AVAILABILITY.
- NO STREET TREES OR YARD TREES ARE ALLOWED WITHIN THE 50' SIGHT TRIANGLES.
- DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE AND CONIFEROUS TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE.
- NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
- NO TREES SHOULD BE LOCATED WITHIN A STORM POND HWL.
- NO TREES SHOULD BE LOCATED WITHIN STORM POND ACCESS ROUTE.
- NO DECIDUOUS TREE WITH 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 20' OF A PROPOSED SIDEWALK OR TRAIL.

NATIVE SEEDING LEGEND

- MNDOT SOUTHERN TALLGRASS ROADSIDE (STR) SEED MIX
TOTAL AREA (0.1 AC)
- MNDOT WET DITCH (WD) SEED MIX
TOTAL AREA (0.3 AC)
- * ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE
- * ALL DISTURBED AREAS WITHIN CITY ROW ALONG TERRITORIAL ROAD TO BE SEEDD WITH MESIC GENERAL ROADSIDE MIX (25-141)

PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES
- DECIDUOUS YARD TREES (BY HOME BUILDER)
- DECIDUOUS OVERSTORY TREES
- EVERGREEN TREES
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- PREVIOUS ADDITION: OVERSTORY DECIDUOUS STREET TREES
- PREVIOUS ADDITION: DECIDUOUS YARD TREES (BY HOME BUILDER)
- PREVIOUS ADDITION: DECIDUOUS OVERSTORY TREES
- PREVIOUS ADDITION: EVERGREEN TREES



DESIGNED:	TDD	INITIAL ISSUE:	12/15/25
CHECKED:	TDD	REVISIONS:	
DRAWN:	DJW/CEL		
HORIZONTAL SCALE:	40.000002'		
VERTICAL SCALE:	8' OR 4'		

PREPARED FOR:
SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MN 55044

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CORY L. MEYER
DATE: 12/15/25 LICENSE NO. 26971

NORTHVIEW PRESERVE 2ND ADDITION
ROGERS, MN

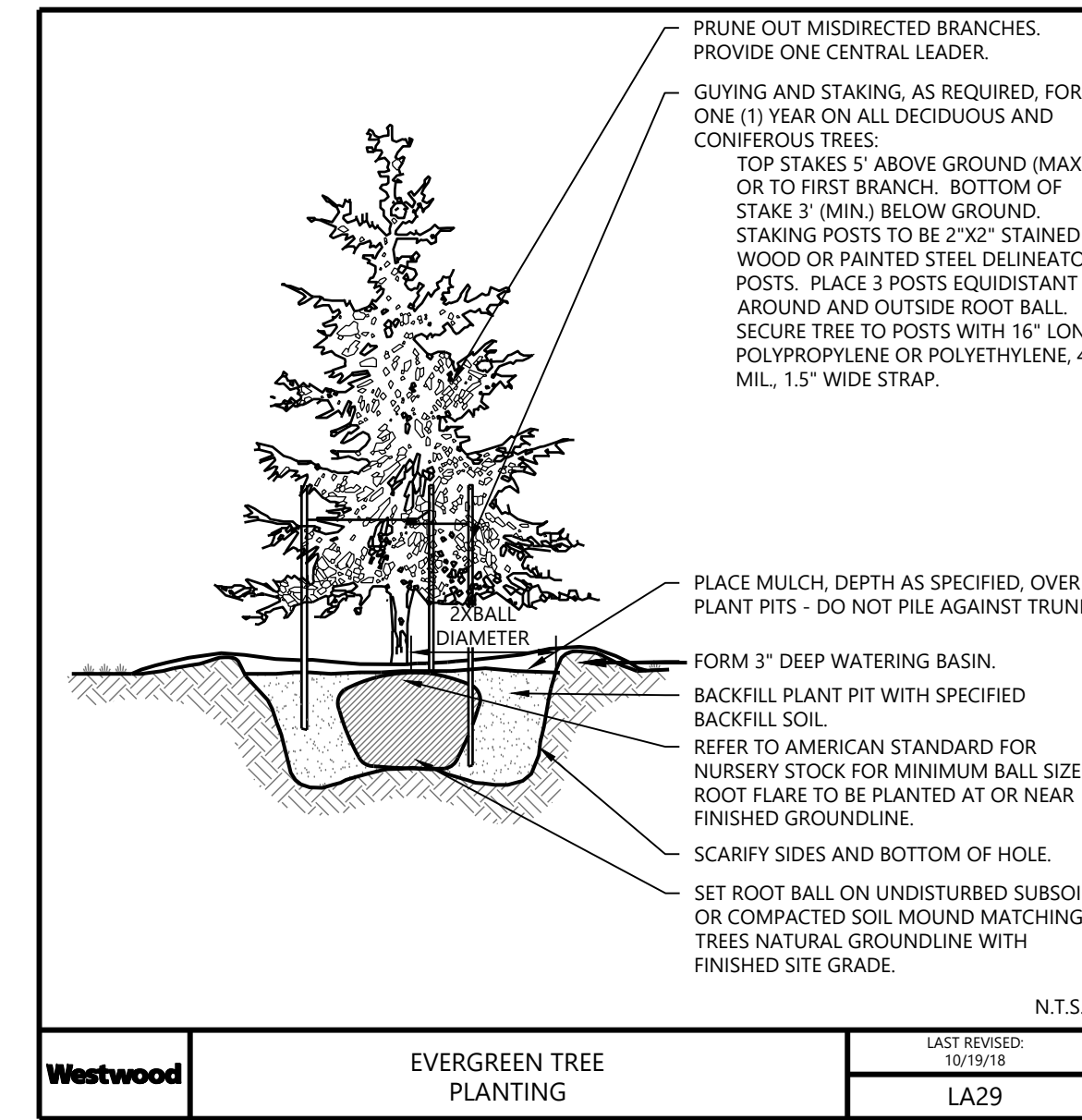
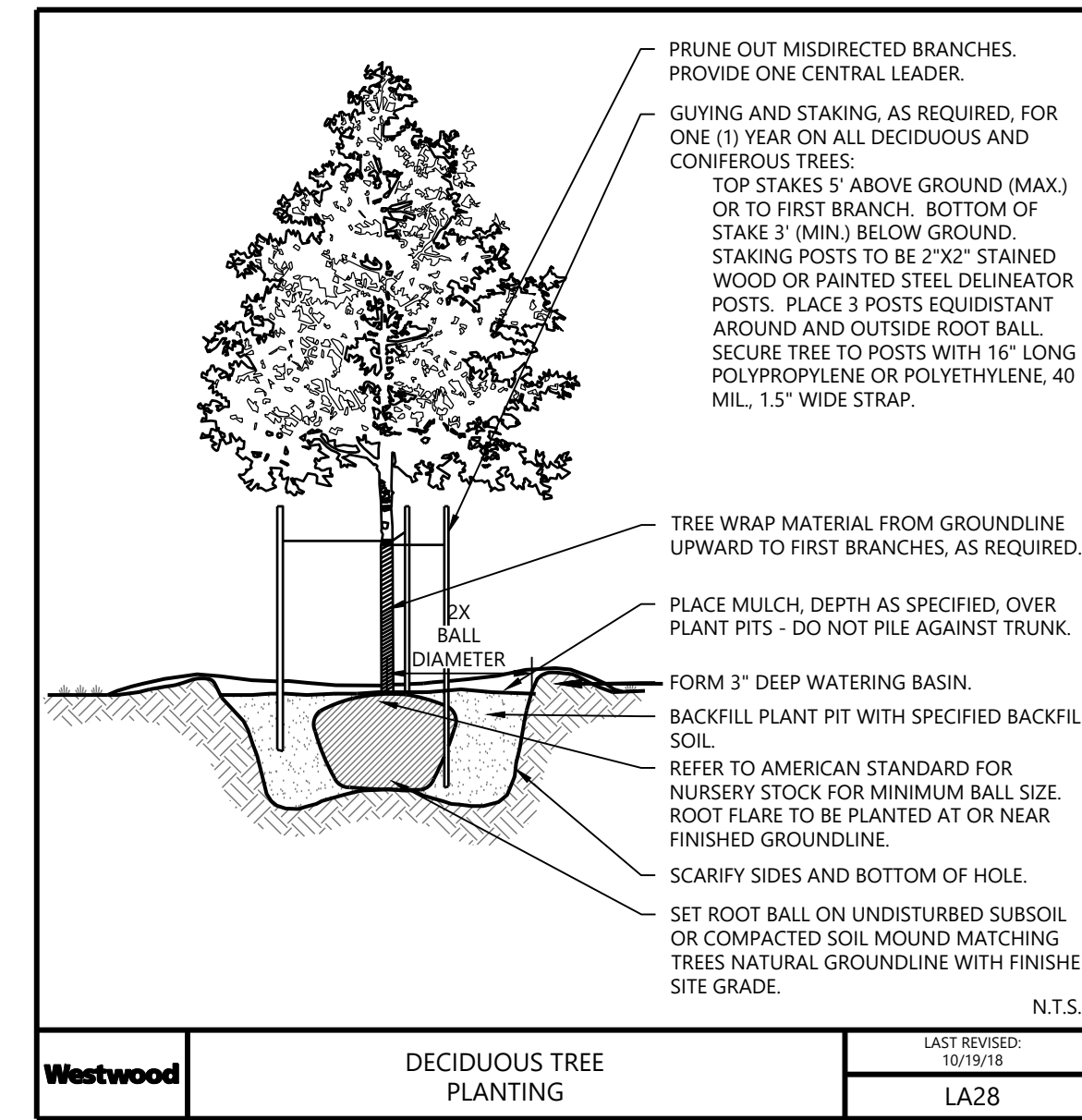
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PRELIMINARY LANDSCAPE PLAN
PROJECT NUMBER: 0033874.01
SHEET NUMBER: **16** OF **17**
DATE: 12/15/25

PLANTING NOTES

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANTING MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOTEX, MN/DOT CATEGORY 2 (STRAW 15, WOOD FIBER 15), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.

PLANTING DETAILS



NOT FOR CONSTRUCTION

DESIGNED: TDD
 CHECKED: TDD
 DRAWN: DJW/CCL
 HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE:

INITIAL ISSUE: 12/15/25
 REVISIONS:
 △ . . .
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PREPARED FOR:
SUMMERCOTE COMPANIES LLC
 17305 CEDAR AVENUE, SUITE 200
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PRELIMINARY
LANDSCAPE NOTES & DETAILS
 PROJECT NUMBER: 0033874.01

SHEET NUMBER:
17 OF **17**
 DATE: 12/15/25



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: April 6, 2026

Agenda Item: 4.2

Subject: Consider Amendments to Zoning Code Section 125-42 Variances

Prepared By: Alec Henderson, City Planner

Overview / Background / Analysis

City Staff is proposing amendments to Section 125-42 (Variances) of the Rogers Zoning Code to align the City's variance criteria with the requirements of Minn. Stat. § 462.357, Subd. 6. The proposed changes are set forth in Ordinance No. 2026-09, which has been reviewed by the City Attorney.

In 2011, the Minnesota Legislature amended § 462.357, Subd. 6 (Laws 2011, ch. 19) in response to the Minnesota Supreme Court's decision in *Krummenacher v. City of Minnetonka*, 783 N.W.2d 721 (Minn. 2010). That amendment replaced the "undue hardship" variance standard with a "practical difficulties" standard and defined the term using a three-factor test: (1) the property owner proposes to use the property in a reasonable manner not permitted by the ordinance; (2) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (3) the variance, if granted, will not alter the essential character of the locality. The amendment also clarified that conditions imposed on variances must be directly related to, and bear a rough proportionality to, the impact created by the variance.

The current language in Sec. 125-42(c) has not been adequately updated to reflect these statutory changes and contains several provisions that do not align with state law. Specifically, the existing criteria still reference the outdated "non-economic undue hardship" standard, include two extra-statutory findings—a public interest balancing test in (c)(5) and an "injurious to other property / orderly subdivision" test in (c)(6)—that have no basis in § 462.357, Subd. 6 and are not part of the League of Minnesota Cities model ordinance framework.

Summary of Proposed Changes to Sec 125-42

Subsection (a) — Purpose. Replaces "literal provisions" with "requirements" to mirror the statute's language. Adds a reference to Comprehensive Plan consistency and clarifies the "practical difficulties" framework established by the 2011 statutory amendments.

Subsection (b) — Procedure. Minor updates including changing "may refer" to "shall refer" in (b)(2) to clarify that Planning Commission referral to City Council is mandatory rather than discretionary. In (b)(4), "Board" is replaced with "City Council" to reflect the

City's current practice.

Subsection (c) — Criteria for Granting a Variance. This subsection contains the most substantive changes:

The introductory clause is revised to remove “include, but are not limited to” language, which implied the listed criteria were merely illustrative. Because variance findings are a quasi-judicial function, the criteria should be definitive and tied directly to the statutory standard.

Criterion (c)(2) replaces the outdated “non-economic undue hardship” standard with “practical difficulties” and defines the term using the three-factor test from § 462.357, Subd. 6: reasonable use, unique circumstances not created by the landowner, and no alteration of the essential character of the locality. The former (c)(3) and (c)(4), which addressed uniqueness and essential character as standalone criteria, are consolidated into the three-factor test under (c)(2).

Former criteria (c)(5) and (c)(6) are deleted. The public interest balancing test in (c)(5) and the “injurious to other property / orderly subdivision” test in (c)(6) have no basis in § 462.357, Subd. 6 and are not part of the League of Minnesota Cities model variance framework. These extra-statutory criteria introduce subjective policy considerations into what should be a quasi-judicial determination and could expose the City to legal challenge if a denial relied upon them.

New criteria (c)(3) through (c)(6) codify provisions expressly stated in the statute that were previously absent from the Rogers code: the economic considerations limitation, the solar access and earth-sheltered construction provisions, the prohibition on use variances, and the proportionality standard for conditions imposed on approved variances.

Staff Recommendation

This is a public hearing.

Discuss the proposed changes and recommend approval of the ordinance amendments to City Council.

Possible motion:

Motion to recommend approval of Ordinance 2026-09, amending Sec. 125-42 Variances, to City Council.

Financial Impact: NA

Source Fund: NA

Budgeted? N/A

Supporting Documentation

A. Ord 2026-09 - Amending Sec 125-42-Variances

**CITY OF ROGERS
ORDINANCE NO. 2026-09**

**AN ORDINANCE AMENDING THE CITY OF ROGERS CITY CODE
SECTION 125-42 VARIANCES**

THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, HEREBY ORDAINS:

SECTION 1. Section 125-42 Variances is hereby amended. The ~~striketrough~~ text indicates removal of text and the underlined text indicates added text:

Sec. 125-42. Variances

- (a) *Purpose.* The purpose of this Section is to provide for deviations from the ~~literal requirements provisions~~ of this Chapter in instances where their strict enforcement would cause practical difficulties in complying with the zoning ordinance because of circumstances unique to the individual property under consideration, and to grant such variances only when it is demonstrated that such actions will be in keeping with the spirit and intent of this Chapter and consistent with the Comprehensive Plan.

Variances for subdivision shall be granted only with respect to the standards for subdivision plat approval, and not for the process for obtaining subdivision plat approval.

VARIANCES



Note limitations in Code



Prohibited form of function

(b) *Procedure.*

- (1) The applicant shall fill out and submit to the Zoning Administrator the application form and all information as required on the form unless a waiver of certain information is granted by the Zoning Administrator.
- (2) The Zoning Administrator shall refer the application to the Planning Commission for review, which then ~~may~~ shall refer it to the City Council.



Application & Fee required

- (3) The application will be subject to the procedure outlined in Sec. 125-21. General Review Procedures.
- (4) The ~~Board~~ City Council shall make written findings of fact in any case of an application for a variance and shall state therein the reasons for its decision; the order issued shall include the legal description of the land involved. Any such order shall be filed with the Zoning Administrator.
- (5) No application for the same variance as ruled upon by the City Council shall be resubmitted for a period of 12 months from the date of denial of the previous application unless there has been a substantial change in circumstances as it relates to the request.



Note limitations in Code

- (6) An approved variance will become null and void if after 1 year no construction begins that is related to the variance unless an extension is granted by City Council.

(c) *Criteria for granting a variance.* ~~The Planning Commission shall hear and the City Council shall make findings of fact that the proposed variance from the literal provisions of this Chapter be granted or denied pursuant to the requirements of Minn. Stats. Section 462.357 and any amendments thereto, which include, but are not limited to the following considerations~~ review and make a recommendation and the City Council shall make findings of fact on whether to grant or deny the proposed variance. Variances shall only be permitted when the applicant demonstrates the following criteria are met pursuant to Minn. Stat. Section 462.357, Subd. 6:

- (1) ~~Variances shall only be permitted when they are in harmony with the general purpose and intent of City code and consistent with the Comprehensive Plan. The variance is in harmony with the general purpose and intent of this Chapter and consistent with the Comprehensive Plan.~~
- (2) ~~Variances may only be permitted when the~~ The applicant establishes that there are non-economic undue hardship in complying with the zoning ordinance, meaning the property owner proposes to use the lot or parcel in a reasonable manner not permitted by the zoning code. practical difficulties in complying with this Chapter. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - i. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
 - ii. The plight of the landowner is due to circumstances unique to the property not created by the property owner; and
 - iii. The variance, if granted, will not alter the essential character of the locality.

- ~~(3) The plight of the property owner must be due to circumstances that are unique to the lot or parcel and is not created by the property owner.~~
- ~~(4) The variances must not alter the essential character of the locality including all zoning district and overlay district provisions.~~
- ~~(5) Under the circumstances, the public interest underlying the proposed variance outweighs the public interest underlying the particular regulation for which the variance is granted; and~~
- ~~(6) The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.~~
- (3) Economic considerations alone do not constitute practical difficulties.
- (4) Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Variances shall be granted for earth sheltered construction as defined in Minn Stat. Section 216.06, Subd. 14, when in harmony with this Chapter.
- (5) A variance shall not permit any use that is not allowed under this Chapter for property in the zoning district where the subject property is located.
- (6) The City Council may impose conditions in granting of variances. A condition must be directly related to and must bear rough proportionality to the impact created by the variance.

SECTION 2. This Ordinance shall take effect and be in force immediately after its passage and publication in accordance with applicable law.

Dated the 14th day of April, 2026.

Mayor

ATTEST:

City Clerk



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: April 6, 2026

Agenda Item: 4.3

Subject: Consider Amendments to Sec. 125-54, 125-55, and 125-84 Related to Accessory Structures and Fences

Prepared By: Alec Henderson, City Planner

Overview / Background / Analysis

City Staff is proposing ordinance amendments to Section 125-84 as it relates to accessory structures and fences. The City has received multiple variance requests related to accessory structure size and number. When variances are repeatedly requested and approved, it is generally an indication that code amendments are warranted to respond to changes in market conditions or community attitudes toward a regulation. In response to these recurring variances, the City is proposing to increase permitted accessory structure sizes in the AG District, R1 District, and R2 district parcels over 2 acres.

Following Planning Commission review, the City Council directed additional amendments including: allowing detached accessory structures to be located in the front yard or side yard of residential properties (subject to the front setback of the applicable district), and increasing the maximum detached accessory structure size for R2 properties under 2 acres from 528 to 650 square feet.

The changes to fences are proposed for a number of reasons. The City has already administratively ceased requiring permits or fees for residential fences at or under 6 feet in height. Fences over 7 feet require a building permit per building code, and are currently only permitted on non-residential properties. Despite prior requirements for fence permit submittals with site plans, multiple property line disputes have arisen in connection with fence installations. The City does not have a licensed surveyor on staff and therefore cannot legally resolve property boundary disputes. Additionally, the City has not conducted fence installation inspections for residential fences, nor is there staff capacity to do so. In order to align code with current practice and reduce administrative burden, the City proposes codifying relaxed fence standards.

Primary Issues to Consider

1. Proposed changes to the accessory structures section
2. Proposed changes to the fences section

Analysis of Primary Issues

1. Proposed Changes to Accessory Structures — Section 125-84(a)

Size increases — AG District. The bulk of the size changes are to accessory structure allotments in the AG and R1 districts. Based on past variance approvals, staff recommends doubling the square footage allotment for AG properties up to 1.99 acres, increasing allotments to approximately 2% of base acreage for properties between 2.00 and 4.99 acres, and approximately 1.5% of base acreage for larger thresholds.

Agriculturally Zoned Properties

Acreage	Square Feet (proposed)
Up to 1.99	800 <u>1,600</u>
2.00 - 3.99	1,300 <u>1,800</u>
4.00 - 4.99	1,700 <u>2,600</u>
5.00 - 6.99	1,900 <u>3,200</u>
7.00 - 7.99	3,100 <u>4,500</u>
8.00 - 8.99	3,600 <u>5,200</u>
9.00 - 9.99	3,900 <u>7,800</u>
10.00 +	4,200 <u>8,700</u>

Size increases — R1 District (and R2 parcels over 2 acres). The Planning Commission reviewed and supported the same size increases for R1 as for AG, but recommended a modest reduction in allotments for properties of 5 acres and above, calibrated to approximately 1.4% of base acreage. The Commission also recommended adding a Conditional Use Permit pathway to allow up to 2% of base acreage without requiring a variance. Staff supports this mechanism as a more proportionate and efficient process than the variance route.

R1 Properties (and R2 properties over 2 acres)

Acreage	Square Feet (proposed)
Up to 1.99	800 <u>1,600</u>
2.00 - 3.99	1,300 <u>1,800</u>
4.00 - 4.99	1,700 <u>2,600</u>
5.00 - 6.99	1,900 <u>3,000</u>
7.00 - 7.99	3,150 <u>4,200</u>
8.00 - 8.99	3,600 <u>4,800</u>
9.00 - 9.99	3,900 <u>5,500</u>
10.00 +	4,200 <u>6,000</u>

CUP pathway example: A homeowner with 7.5 acres in the R1 District seeking more than the 4,200 sq. ft. base allotment could apply for a Conditional Use Permit for up to 6,098 sq. ft. (2% of base acreage). Square footage above that threshold would require a variance.

Council-directed changes — front and side yard placement. Following Planning Commission review, the City Council directed an amendment to allow detached accessory structures to be located in the front yard or side yard of properties in the AG, R1, R2, R3, and R4 districts, provided the structure meets the front setback of the applicable zoning district. This change eliminates the prior prohibition on front yard and

side yard placement for detached accessory structures in urban residential districts. The district tables in Sections 125-54 and 125-55 have been amended accordingly to add an explicit front setback line for accessory structures and to remove the prior rear-yard-only restriction. The use standards in Section 125-84(a)(3) are amended to remove the CUP requirement for non-rear-yard placement and replace it with a direct reference to the applicable district setback standards.

Council-directed changes — R2 urban residential detached structure size. For R2, R3, and R4 parcels under 2 acres, the maximum size for a detached accessory structure is increased from 528 to 650 square feet, reflecting current market expectations for usable storage and garage space on smaller urban lots. Other changes to accessory structures include:

- Increasing the permitted number of accessory structures by one for R1 and AG properties: up to two structures on parcels of 3 acres or less, and up to three structures on parcels greater than 3 acres.
- Clarification of how lot area is calculated for accessory structure sizing purposes, including removal of wetlands from the exclusion and addition of a cross-reference to Chapter 109 (Wetland Protection) for wetland setback compliance.
- Reduction of internal inconsistencies between setback requirements across sections.
- Revised language for attached garages in the urban residential district, limiting attached garage size to the footprint of the habitable area of the home, with an administrative exception for tuck-under garages.
- Removal of the 10% rear yard coverage cap for detached accessory structures in urban residential districts, which became redundant and inconsistent with front and side yard placement now being permitted.
- Correction of the internal cross-reference for R2 parcels over 2 acres to properly cite §125-84(a)(2) and §125-84(a)(3) in lieu of the prior shorthand format.

2. Proposed Changes to Fences — Section 125-84(f)

The fence section has been substantially reorganized and updated. The substantive changes are as follows:

- Permit threshold raised: only fences 7 feet or taller require a permit. Residential fences at or under 6 feet no longer require a permit, consistent with current administrative practice.
- Front yard — decorative fences now expressly permitted: Decorative fences not exceeding 4 feet in height and 50% opacity are permitted anywhere in the front yard. Such fences must not serve as an enclosure. Permitted decorative fence styles include split rail, picket, and brick; chain-link is not permitted in the front yard.
- Side and rear yards: Privacy and decorative fences up to 6 feet are permitted. Any fence style and opacity is permitted in these yards. Chain-link fences remain permitted at a maximum of 4 feet in height with a minimum gauge of 11.

- Corner lots: The prior fence-specific traffic visibility triangle (30-foot measurement) is replaced with a cross-reference to the existing traffic control standard in Section 125-83(c)(7), which applies a 50-foot sight line. Decorative fences not exceeding 4 feet in height and 50% opacity are deemed not to materially impede vision for purposes of that section.
- Easements: Fences may encroach into drainage and utility easements at the owner's risk. The City may require removal at owner's expense for maintenance access. Fences shall not be placed in trail easements.
- Reorganization: Requirements are now grouped by context (general requirements, residential performance standards, residential design requirements, residential land use separation, commercial and industrial areas) for improved clarity.
- Best practices: A new advisory subsection recommends joint maintenance agreements for shared boundary fences and encourages property owners to notify neighbors of fence improvements. The City recommends informing neighbors of planned fence work and notes that property line disputes remain the responsibility of the owners to resolve.
- The Planning Commission recommended additional clarification to subsection titles, addition of the best practices section, and exempting decorative brick fences from opacity restrictions. These recommendations are reflected in the final ordinance.

Staff Recommendation

This is a public hearing.

Staff recommends approval of the proposed ordinance amendments to Section 125-84 as presented, incorporating the Council-directed changes to front and side yard accessory structure placement and the R2 detached structure size increase, along with the fence section updates described above.

Possible motion:

Motion to approve Ordinance 2026-04, amending City Code Sections 125-54, 125-55, and 125-84 related to accessory structures and fences.

Financial Impact: NA

Source Fund: NA

Budgeted? N/A

Supporting Documentation

- A. Ord 2026-04 Sec. 125_84. ___Accessory_Use_Standards-Rev_Final
- B. Rogers_Fence_Requirements_Handout
- C. Resolution 2026-21 Authorizing Summary Publication of Ordinance 2026-04

**CITY OF ROGERS
ORDINANCE NO. 2026-04**

**AN ORDINANCE AMENDING THE CITY OF ROGERS CITY CODE
SECTION 125-54, 125-55 AND 125-84 RELATED TO ACCESSORY
STRUCTURES AND FENCES**

THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, HEREBY ORDAINS:

SECTION 1. The district table in Section 125-54 are hereby amended. The ~~strickethrough~~ text indicates removal of text and the underlined text indicates added text:

Table 5. AG - AGRICULTURAL DISTRICT



<p>a. LOT STANDARDS a.1 Lot Size - 20 acre min. a.2 Lot Coverage - NA. a.3 Lot Width - 200 feet min.</p>	
<p>b. BUILDING HEIGHT b.1 Principal Building - 35 ft. max. b.2 Accessory Building - 30 ft. max.* Maximum heights for various roof types are detailed in Sec. 125-85. Lot and Building Standards: Design Elements. * This height limitation shall not apply to grain elevators, silos, windmills, elevator lags, cooling towers, water towers, chimneys and smokestacks, church spires, or electric transmission lines. Accessory buildings shall not contain dwelling units.</p>	
<p>c. SETBACKS PRINCIPAL BUILDING Principal buildings shall be distanced from the lot lines as shaded. c.1 Front Setback, 30 ft. min.** c.2 Side (Street) Setback, Same as Front Setback. c.3 Side (Interior) Setback, 20 ft. min. c.4 Rear Setback, 40 ft. min. ** Principal front setback, adjacent to collector street or higher classification: 75 feet. Attached front porches, uncovered steps or stoops shall be allowed to encroach 10 feet maximum within front yard setback. Overhangs may encroach 2 feet within front yard setbacks.</p>	

<p>d. SETBACKS ACCESSORY***</p> <p>Accessory buildings or structures such as sheds or garages, off-street parking and trash/refuse containers shall be distanced from the lot lines as shown by diagonal hatching.</p> <p>d.1 <u>Front</u> Setback, 30 ft. min.***</p> <p>d.2 Side (Street) Setback, 30 ft. min.</p> <p>d.3 Side (Interior) Setback, 20 ft. min.</p> <p>d.4 Rear Setback, 20 ft. min.</p> <p>***All accessory farm structures shall require a 75 foot minimum setback for all required setbacks and shall be a minimum of 50 feet from any principal structure.</p> <p>Agricultural District lots must be served by septic and well: Lot area shall be adequate for primary and alternate treatment system, and well system.</p>	
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SECTION 2. The district tables in Section 125-55 are hereby amended. The ~~strikethrough~~ text indicates removal of text and the underlined text indicates added text:

Table 6. R1 - RURAL RESIDENTIAL DISTRICT

R1 Rural Residential District

<p>a. LOT STANDARDS</p> <p>a.1 Lot Size - 1 acre minimum.</p> <p>a.2 Lot Size, for future development in a ghost plat - 10,000 sq. ft. min.</p> <p>a.3 Lot Coverage - 75% max.</p> <p>a.4 Lot Width - 100 feet min.</p>	
<p>b. BUILDING HEIGHT*</p> <p>b.1 Principal Building - 35 ft. max.</p> <p>b.2 Accessory Building - 30 ft. max.*</p> <p>Maximum heights for various roof types are detailed in Sec. 125-85. Lot and Building Standards: Design Elements.</p> <p>* This height limitation shall not apply to grain elevators, silos, windmills, elevator lags, cooling towers, water towers, chimneys and smokestacks, church spires, or electric transmission lines. Accessory buildings shall not contain dwelling units</p>	

c. SETBACKS PRINCIPAL BUILDING**

Principal buildings shall be distanced from the lot lines as shaded.

- c.1 Principal Front Setback, 30 ft. min.***
- c.2 Side (Street) Setback, Same as Front Setback
- c.3 Side (Interior), 10 ft. min.
- c.4 Rear Setback, 20 ft. min.

**For setbacks adjacent to County, State, and Federal roadways, see City Code Sec. 125-83C.8

***Principal front setback, adjacent to collector street or higher classification: 75 feet.

Attached front porches, uncovered steps or stoops shall be allowed to encroach 10 feet maximum within front yard setback. Overhangs may encroach 2 feet within front yard setbacks.

d. SETBACKS ACCESSORY***

- d.1 Front Setback, 25 ft. min.
- d.2 Side (Street) Setback, 20 ft. min.***
- d.3 Side (Interior), 10 ft. min.
- d.4 Rear Setback, 20 ft. min.

***Lots five acres or larger may have detached accessory structures in the front yard or side yard with street frontage, provided the accessory is setback at least 200 feet from the road right-of-way.

***In no instance shall an accessory structure on a corner lot be located closer to the road right-of-way than an adjacent primary structure fronting the same road right-of-way.

Rural Residential District lots must be served by septic and well: Lot area shall be adequate for primary and alternate treatment system, and well system.

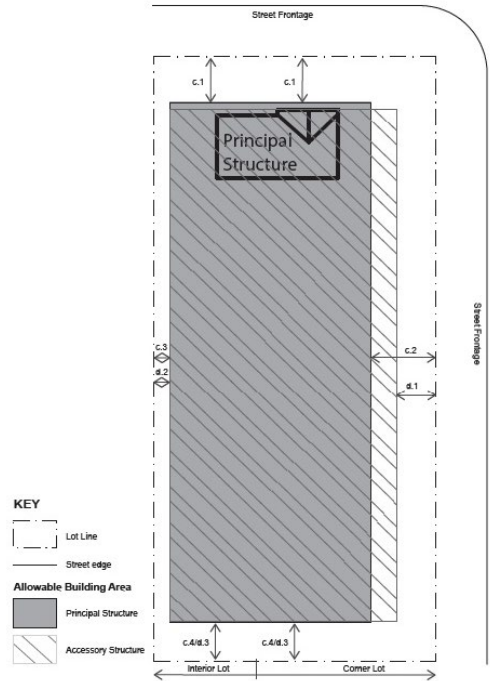


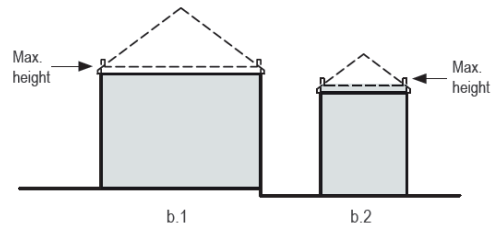
Table 7. R2 - SINGLE FAMILY RESIDENTIAL

a. LOT STANDARDS

- a.1 Lot Size - 10,000 sq. ft. min.
- a.2 Lot Coverage - 75% max
- a.3 Lot Width - 65 ft. min.

b. BUILDING HEIGHT and CONFIGURATION

- b.1 Principal Building - 35 ft. max.
 - b.2 Accessory Building - 15 ft. max.
- Maximum heights for various roof types are detailed in Sec. 125-85. Lot and Building Standards: Design Elements.



Attached accessory structures shall be limited in size to 100% of the principal structure.

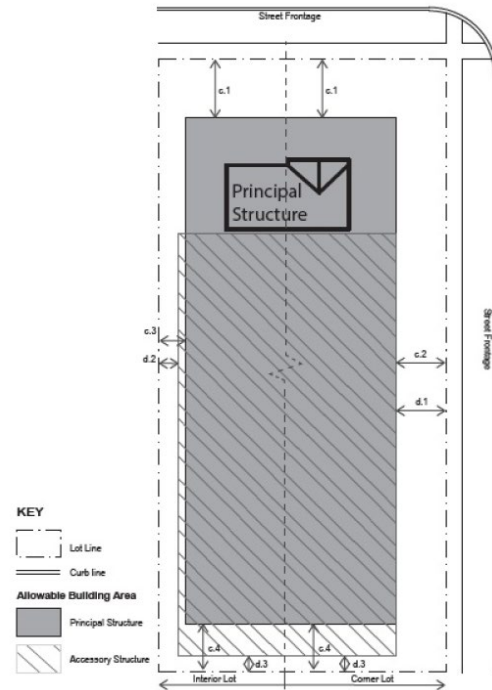
c. SETBACKS PRINCIPAL BUILDING*

Principal buildings shall be distanced from the lot lines as shaded.

- c.1 Principal Front Setback, 25 ft. min.
- c.2 Side (Street) Setback, Same as Front Setback.
- c.3 Side (Interior), 10 ft. min.
- c.4 Rear Setback, 20 ft. min.

*Principal front setback, adjacent to City collector street or higher classification: 35 feet. For setbacks adjacent to County, State, and Federal roadways, see City Code Sec. 125-83C.8

Attached front porches, uncovered steps or stoops shall be allowed to encroach 10 feet maximum within front



d. SETBACKS ACCESSORY

- d.1 Front Setback, 25 ft. min
- d.2 Side (Street) Setback, 25 ft. min.*
- d.3 Side (Interior) 5 ft. min.
- d.4 Rear Setback, 10 ft. min.

*In no instance shall an accessory structure on a corner lot be located closer to the road right-of-way than an adjacent primary structure fronting the same road right-of-way.

<p>Minimum separation between all structures on adjacent parcels shall be 15 feet.</p> <p>Detached accessory structures such as garages shall be placed in the rear yard.</p>	
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Table 8. R3 - MID-DENSITY RESIDENTIAL DISTRICT

R3 Mid-Density Residential District

<p>a. LOT STANDARDS</p> <p>a.1 Lot Size per unit - single-family detached - 7,200 sq. ft. min. a.2 Lot Size per unit- twin home, detached townhome - 7,000 sq. ft. min. a.3 Lot Size per unit - attached townhome, duplex, triplex, quad - 5,000 sq. ft. min. a.4 Lot Coverage - 75% max. a.5 Lot Width - single-family detached - 65 ft. max. a.6 Lot Width - twin home - 100 ft. min. base lot a.7 Lot Width - duplex, triplex, quad - 110 ft. min. a.8 Lot Width - attached townhome - 110 ft. min. base lot.</p>	
<p>b. BUILDING HEIGHT</p> <p>b.1 Principal Building - 35 ft. max. b.2 Accessory Building - 15 ft. max.</p> <p>Maximum heights for various roof types are detailed in Sec. 125-85. Lot and Building Standards: Design Elements.</p>	
<p>c. SETBACKS PRINCIPAL BUILDING</p> <p>Principal buildings shall be distanced from the lot lines as shaded.*</p> <p>c.1 Principal Front Setback, 25 ft. min. c.2 Side (Street) Setback, Same as Front Setback. c.3 Side (Interior), 10 ft. min. c.4 Rear Setback, 20 ft. min.</p> <p>Attached front porches, uncovered steps or stoops shall be allowed to encroach 10 feet maximum within front yard setback. Overhangs may encroach 2 feet within front yard setbacks.</p> <p>*For setbacks adjacent to County, State, and Federal roadways, see City Code Sec. 125-83C.8</p>	

<p>d. SETBACKS ACCESSORY</p> <p>d.1 Front Setback, 25 ft. min d.1 d.2 Side (Street) Setback, 25 ft. min.* d.2 d.3 Side (Interior) 5 ft. min. d.3 d.4 Rear Setback, 10 ft. min.</p> <p>* In no instance shall an accessory structure on a corner lot be located closer to the road right-of-way than an adjacent primary structure fronting the same road right-of-way.</p> <p>Detached accessory structures such as garages shall be placed in the <u>side or rear yard of twin homes, detached townhomes, attached townhomes, duplexes, triplexes, or quad lots.</u></p>	
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Table 9. R4 - MIXED DENSITY RESIDENTIAL DISTRICT

R4 Mixed Density Residential District

<p>a. LOT STANDARDS</p> <p>a.1 Lot Size - Lot size varies and may be flexible provided Land Use density minimums are met a.2 Lot Coverage - 75% max. a.3 Lot Width - twin homes - 40 ft. per unit min. / all other residential — 50 ft. min.</p>	
<p>b. BUILDING HEIGHT</p> <p>b.1 Principal Building - NA b.2 Accessory Building - 15 ft. max.</p> <p>Maximum heights for various roof types are detailed in Sec. 125-85. Lot and Building Standards: Design Elements.</p>	
<p>c. SETBACKS PRINCIPAL BUILDING</p> <p>Principal buildings shall be distanced from the lot lines as shaded.*</p> <p>c.1 Principal Front Setback, 25 ft. min. c.2 Side (Street) Setback, Same as Front Setback.</p>	

c.3 Side (Interior), 5 ft. min.
 c.4 Rear Setback, 20 ft. min. or 30 ft. min multi-family residential.

*For setbacks adjacent to County, State, and Federal roadways, see City Code Sec. 125-83C.8

d. SETBACKS - ACCESSORY

d.1 Front Setback, 25 ft. min
 d.2 Side (Street) Setback, 25 ft. min.*
 d.3 Side (Interior) 5 ft. min.
 d.4 Rear Setback, 10 ft. min.

* In no instance shall an accessory structure on a corner lot be located closer to the road right-of-way than an adjacent primary structure fronting the same road right-of-way.

Accessory buildings for multi-family developments, including any structure not attached directly or via an enclosed, covered walkway to the principal structure, must be approved as part of the initial site plan.

Detached accessory structures such as garages shall be placed in the side or rear yard for any non-single-family lot unless otherwise approved by as part of the initial site plan.

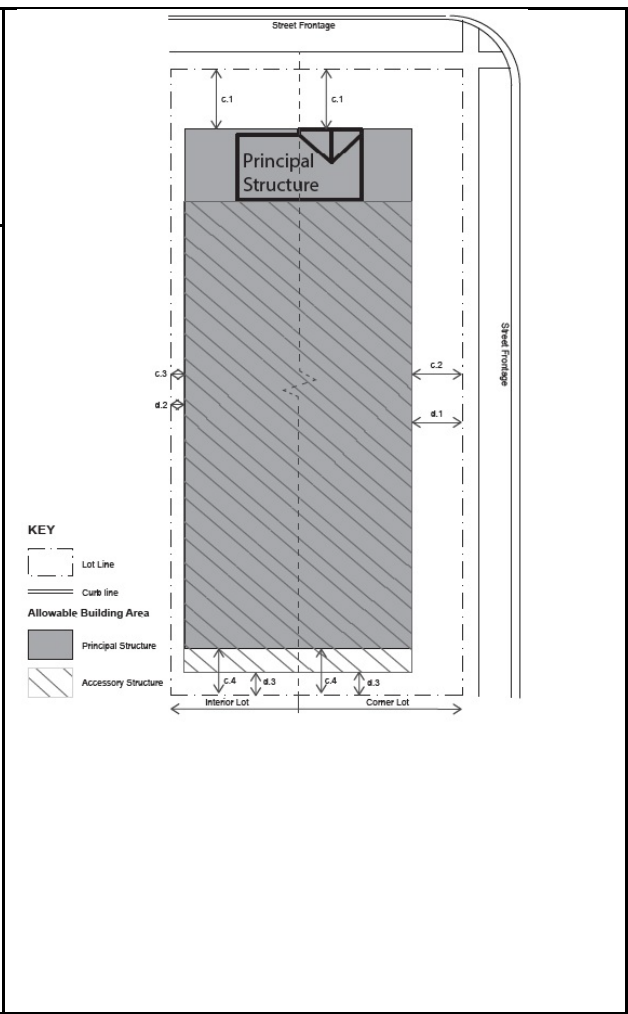


Table 10. R5 - HIGH DENSITY RESIDENTIAL DISTRICT

R5 High Density Residential District

<p>a. LOT STANDARDS</p> <p>a.1 Lot Size - 1 acre a.2 Lot Coverage - 75% max. a.3 Lot Width - 150 ft. min.</p>	
<p>b. BUILDING HEIGHT</p> <p>b.1 Principal Building - No max. b.2 Accessory Building - 15 ft. max.</p> <p>Maximum heights for various roof types are</p>	<p>The diagram shows two building footprints. The first, labeled b.1, is a taller building with an arrow pointing to its top edge labeled 'Max. height'. The second, labeled b.2, is a shorter building with an arrow pointing to its top edge labeled 'Max. height'.</p>

<p>detailed in Sec. 125-85. Lot and Building Standards: Design Elements.</p>	
<p>c. SETBACKS PRINCIPAL BUILDING & ACCESSORY</p> <p>Principal buildings shall be distanced from the lot lines as shaded.*</p> <p>c.1 Principal Front Setback, 25 ft. min. c.2 Side (Street) Setback, Same as Front Setback. c.3 Side (Interior), 15 ft. min. c.4 Rear Setback, 25 ft. min.</p> <p>Attached uncovered steps or stoops shall be allowed to encroach 10 feet maximum within front yard setback. Overhangs may encroach 2 feet within front yard setbacks. Encroachment into the side yard setback shall require a variance</p> <p>Accessory structures may only be located behind the principal structure.</p> <p>*For setbacks adjacent to County, State, and Federal roadways, see City Code Sec. 125-83C.8</p>	<p>KEY</p> <ul style="list-style-type: none"> Lot Line Curb line Allowable Building Area Principal Structure Accessory Structure
<p>d. SETBACKS - PARKING</p> <p>d.1 Side (Street), 25 ft. min. d.2 Side (Interior), 5 ft. min. d.3 Rear Setback, 10 ft. min</p> <p>Off-street parking and trash/refuse containers shall be distanced from the lot lines as shown by diagonal hatching.</p> <p>Accessory buildings for multi-family developments, including pool houses, common rooms and other shared amenity spaces, must be approved as part of the initial site plan.</p>	

SECTION 3. Section 125-84 (a) Accessory Structures, and Section 125-84 (f) Fences are hereby amended. The ~~struckthrough~~ text indicates removal of text and the underlined text indicates added text:

Sec. 125-84. Accessory Use Standards

- (a) *Accessory structures.*
 - (1) *AG district standards.*

- a. Accessory structures associated with active agricultural activities on properties greater than ten acres in size shall not be limited in size or number allowed but must follow all other provisions herein.
- b. In agriculture zoning districts, an administrative site plan shall accompany all requests for accessory structures but construction shall be exempt from building permit fees for all structures for the use of legitimate farming operations, including sheltering animals, agricultural machinery and storage of agricultural products, but this exemption is not intended to include horse barns, commercial stables, or other activities not qualifying as active farming. Administrative review of the application and site plan is required.
- c. Maximum size of detached accessory structures: Table 20. AG - Detached Structure Size Allowed.

TABLE 20. AG - DETACHED STRUCTURE SIZE ALLOWED

Acreage	Square Feet
1.00 Up to 1.99	800 1,600
2.00 - 3.99	1,300 <u>1,800</u>
4.00 - 4.99	1,700 <u>2,600</u>
5.00 - 6.99	1,900 <u>3,200</u>
7.00 - 7.99	3,100 <u>4,500</u>
8.00 - 8.99	3,600 <u>5,200</u>
9.00 - 9.99	3,900 <u>7,800</u>
10.00 +	4,200 <u>8,700</u>

(2) *R1 districts standards.*

- a. ~~One~~Two private garages or accessory structure on parcels of three acres or less.
- b. Up to ~~two~~ three private garages or accessory structures on parcels greater than three acres.
- c. An accessory structure shall be considered attached to the principal building if it is within 6 ft. or less from the principal building.
- d. No portion of the accessory structure shall be closer than six ft. to another structure or building on the same property.
- e. The following criteria shall be used to determine the maximum square footage for accessory structures:
 1. When determining lot size, ~~wetlands and~~ lakes shall not be included in the lot area. The City may require a Wetland Delineation prior to issuing a permit to ensure wetland setbacks are met per Chapter 109 – WETLAND PROTECTION.
 2. Attached garages shall not be considered as part of the maximum accessory building square footage.
 3. Lean-tos, carports and open wall structures are to be included in the calculation of total square footage, except gazebos.
- f. Accessory structures may exceed the height of the principal building, with the approval of a ~~variance~~ conditional use permit.
- g. All detached accessory structures are to be used for personal use only. No commercial use or commercial related storage is allowed in residential zoning without a conditional or Interim Use Permit.
- h. Maximum size of accessory structures in R1 zoning district: See Table 21. R1 - Detached Structure Size Allowed.

TABLE 21. R1 - DETACHED STRUCTURE SIZE ALLOWED

Acreage	Square Feet
1.00 Up to 1.99	800 1600
2.00 - 3.99	1,300 1,800
4.00 - 4.99	1,700 2,600
5.00 - 6.99	1,900 3,000
7.00 - 7.99	3,150 4,200
8.00 - 8.99	3,600 4,800
9.00 - 9.99	3,900 5,500
10.00 +	4,200 6,000

- i. A conditional use permit may be approved to exceed accessory structure size in the given acreage bracket provided the accessory structure square footage does not exceed 2% of the base acreage. Accessory structures may exceed 2% of the base acreage with the approval of a variance.
- (3) *Urban residential district standards (R2, R3, R4 Districts, parcels less than 2 acres).*
 - a. One detached accessory structure is allowed per lot residential lot. Commercial uses shall not be permitted within accessory buildings with the exception of lawful Home Occupations as regulated by this section.
 - b. ~~No detached accessory storage type building shall be located in any yard other than a rear yard except by Conditional Use Permit.~~ Detached accessory structures shall meet the minimum setback requirements for accessory uses or structure as required in the underlying zoning district (Sec. 125-55).
 - c. In the event the accessory structure is movable, the structure may be placed in the side or rear yard but not closer than five feet to the lot line.
 - d. ~~No accessory structure shall exceed 10% of the available rear yard measured from the rear of the residence (extending in straight lines) to the side lot lines.~~
 - e-d. No accessory structure shall exceed the height of the principal building.
 - f-e. An accessory structure shall be considered an integral part of the principal building if it is connected to the principal building by a covered, enclosed passageway built on a slab or other suitable foundation.
 - g-f. No detached accessory structure shall be located closer than six ft. from the principal structure.
 - h-g. No attached private garage used or intended for the storage of passenger automobiles shall exceed ~~1,150 sq. ft. of gross area~~ the footprint of the habitable area home for a one-family dwelling. One-family and two-family dwellings are required to have two enclosed spaces per unit attached to the dwelling. Exceptions to garage footprint restrictions may be granted by the Zoning Administrator in the cases of tuck under garages provided the gross square footage of the garage does not exceed the gross square footage of the habitable portion of the home. The intent of this provision is the ensure that there is not more attached garage than home in Urban Residential Districts.
 - i-h. ~~When a private garage is oriented so as to face onto a public street, it shall not be less than 20 ft. from the front lot line.~~ Private garages shall meet the setback requirements of the of the properties zoning district.
 - j-i. No detached accessory structure, excluding decks not enclosed and covered shall be greater than ~~528~~ 650 sq. ft.

~~k.~~ In no case shall a detached accessory structure be located in a required front yard or a required side yard paralleling the depth of the principal structure.

~~h.i.~~ An accessory structure shall not be a pole barn nor of pole barn type construction, except in the R1 zoning district or on R2 parcels over 2 acres. On residential lots outside of the R1 district, a permitted accessory structure exceeding 200 sq. ft. in size shall be an on-site custom-made stick-built structure, and is to mean a structure which is wholly constructed on the lot. A structure shall be deemed constructed on the lot if 90% of the value of the structure is constructed on the lot from individual block, board, plywood, siding, roofing, finishing and other individual construction materials. Value shall be measured on the basis of the cost of the materials used in the construction of the structure.

~~m.k.~~ On any property in the Single Family Residential (R2) zoning district that is over 2 acres in area (~~not including wetlands~~), the Rural Residential (R1) district standards in ~~§125-84A.2~~ §125-84(a)(2). shall apply to accessory structures, and the R2 district standards detailed in ~~§125-84A.3~~ §125-84(a)(3). shall not apply. All other applicable standards not specifically mentioned in this ordinance shall still apply to such a property.

(4) *In commercial and industrial districts:-*

- a. No accessory structure shall exceed the height of the principal building except by Conditional Use Permit.
- b. Accessory structures may be located any place in the rear yard of the principal building subject to the building code and the fire zone regulations.
- c. Accessory structures shall not exceed ten% of the gross floor area of the principal structure except after obtaining a Conditional Use Permit authorizing the same.

(5) *In all districts:-*

- a. No accessory structure or use shall be constructed or developed on a lot prior to construction of the principal building, except as approved by the City Council.
- b. Where the natural grade of a lot at the building line is eight feet or more above the established curb level, a private garage may be erected within any yard provided one-half or more of its height is below grade level and it is not located less than 10 ft. from any street line.
- c. Accessory structures located on lake or stream frontage lots may be located between the public road and the principal structure provided it is clearly demonstrated that physical conditions require such a location. In no event, however, shall the structure be located closer than the required front setback of the district ~~20 ft.~~ to the public road right-of-way. The more restrictive of requirements shall apply for all properties located in the shoreland overlay district.
- d. A site plan shall be submitted with all requests for detached accessory structures. Accessory structures ~~in excess of~~ 200 sq. ft. or more, or on a permanent foundation, shall require the issuance of a building permit and be subject to all requirements in this Section. Less than 200 sq ft ~~shall~~ may require zoning review. Site plans must include the following information (and other information required by zoning officials):
 1. Existing buildings and their relationship to property lines.
 2. Indication of location for well, septic system and driveways.
 3. Any easements.
 4. Property lines and setback requirements.
 5. Rural or agricultural lots requiring an on-site septic system area by the building inspector, shall include the location of a certified alternate septic system area in accordance with the applicable codes for on-site sewage treatment.

- e. All detached accessory structures shall be both designed and constructed to meet minimum standards as required for residential accessory structures under the state building code, compatible with the principal building and general neighborhood environments, including, but not limited to, exterior finish, materials, overhangs, soffits and fascia.
- f. All accessory structures shall be constructed to comply with the following side wall height, eaves and overhang restrictions:

TABLE 22. SIDE WALL HEIGHT RESTRICTION

Height (ft)	Eaves (in) <u>minimum</u>	Overhang (in) <u>minimum</u>
10 or less	12	12
12 or less	12	18
<u>14 or less</u>	<u>12</u>	<u>18</u>

- g. Accessory structures shall not be placed within the setback or buffer areas of delineated wetlands.

(6) *Interpretation; abrogation and greater restrictions.* It is not the intention of this Section to interfere with, advocate or annul any covenant or any other agreement between any parties; provided, however, where this Section imposes a greater restriction upon the use of the premises for detached accessory structures than are imposed or required by other ordinances, rules or regulations or permits, or by covenants or agreements, the provisions of this ordinance shall govern.

....

(f) *Fences.*

(1) *Intent of fence regulations.* The purpose of this Section is to enact minimum restrictions on fencing necessary to ensure orderly and attractive development, to enhance "curb appeal" from city streets, to protect the health and welfare of the citizens, to allow free flow of air, and to prohibit unreasonable restrictions while allowing each property owner to protect their property in privacy.

(2) *Fence permit required.*

- a. *Permit required.* Except as otherwise provided herein, no person shall erect, alter or relocate any fence of 7 feet or taller within the City without first having been issued a permit therefor.
- b. *Permit fee.* A fee as set forth by the City Fee Schedule shall be charged for a permit under this subdivision for new fences, as well as the replacement of fences in the same location.
- c. *Application procedures.* Each application for a permit under this subdivision shall be submitted to the Zoning Administrator or his designee on forms provided for by the City. Each application shall include a site plan drawn to scale showing the location of the houses, garages and other structures on the lot and location of the fencing to be erected, altered or relocated.
- d. *Best practices.* When fences are intended to mark a shared property boundary and are on the property line, a joint maintenance agreement should be considered. If the property owner intends to maintain both sides of the fence, enough room should be provided along the property boundary to maintain the lawn on either side of the fence. The city recommends informing neighbors of fence improvements. Any property line disputes are the responsibility of the homeowners to resolve.

(3) *General requirements for all fences in all districts.*

- a. *New construction, maintenance, and design requirements.*
 - 1. Fencing shall be constructed and maintained so as not to endanger life or property. Any fence which through lack of repair, type of construction, or which otherwise imperils

health, life, property, or the aesthetic quality of a neighborhood shall be deemed a public nuisance.

2. The side of the fence considered to be the face shall face abutting property. The face shall be defined as the finished side of the fence rather than the side with structural supports.
3. If fencing is built away from a property line, property on both sides of the fence must be maintained so as not to create a public nuisance.

(4) *Requirements for residential areas.*

a. *General ~~design~~ requirements.*

1. The use of barbed wire, or of any electrical current is prohibited.
2. If a ~~chainlink~~chain-link fence is constructed, it shall have a minimum gauge of 11.
3. Residential fences shall not exceed 6 feet in height.
4. Traffic visibility requirements. On any corner lot, fences shall meet the requirements of Sec. 125-83(c)(7), traffic control,
5. Drainage and Utility Easements and Stormwater Management. Fences may encroach into drainage and utility easements, however, placement is at the owners risk. If maintenance is required within the easement area, the cost of moving or removal of the fence will be the responsibility of the owner. Fences should not be placed within pond maintenance routes or should be designed to be removeable. In no case shall the fence cause drainage patterns to change which impacts stormwater management or impact physical public infrastructure such as utility pipes.
6. Other easements. Fences shall not be placed in Trail Easements. Encroachment into any other jurisdictions' easement (pipeline, gas, electric) is at the discretion of the easement holder.

b. *~~Rear yard boundary fence~~ Residential Fence Performance Standards.*

1. *Height restrictions.* A rear or side yard ~~boundary~~ fence shall not exceed six feet in height.
2. *Required yard location.*
 - i. ~~A rear yard boundary fence shall be permitted only within the rear yard, except where rear yard access from the principal building is achieved from an entrance/exit to a side yard. In such instances, a rear yard boundary fence is permitted in the side yard to a distance not greater than three feet closer to the front lot line than the entrance/exit~~ Privacy fences, or decorative fences in excess of 4 ft shall not be permitted in the front yard.
 - ii. ~~Should a corner lot have a rear lot line in common with the side lot line of an abutting lot, the boundary fence shall meet the principal structure's required side yard setback for corner lots. No fence may extend closer to the street than the front yard setback line, except as follows:~~
 - (A). Decorative fencing is allowed in the front yard if no higher than 4 feet and not designed or serving as an enclosure. Decorative fencing includes such things as split rail, pricket and brick fences, but not such things as chain link fences.
 - (B). A fence may be placed in the front yard of a corner lot which abuts an residential or arterial street, but shall meet traffic visibility requirements. Decorative fences not exceeding 4 feet in height and 50% opacity shall not be deemed to materially impede vision for purposes of this section.

3. ~~Traffic visibility requirements.~~ On any corner lot, no fence shall be erected in the triangle formed by the front lot line, side street lot line, and a third straight line joining points on such property lines 30 feet from their intersection at the corner of the lot when such action would impede vision above a height of 2½ feet above the centerline grades of the adjacent streets.

c. ~~Fences for the separation of residential land uses.~~

1. ~~Explanation.~~ Fences used for screening may be required where a property zoned R-4 or R-5 abuts a property zoned AG, R-1, R-2, or R-3.

2. ~~Height restrictions.~~ The screening required shall consist of a continuous fence or wall at least six but not more than eight feet in height.

3. ~~Construction and design requirements.~~

i. ~~The screening fence required shall have an opacity of at least 75%.~~

ii. ~~A louvered fence shall be considered adequate if it blocks vision from a 90-degree angle to the fence.~~

iii. ~~Plant materials of a type approved by the community development department may also be required in addition to, or in lieu of, fencing.~~

cd. ~~Decorative fences~~ Design Requirements for Fences.

1. ~~Height restrictions.~~ A decorative fence, shall not exceed four feet in height within the limits of the front and side yards. Fence types. Fences may be a variety of styles: privacy, decorative, chain-link. However, in no case shall a chain-link fence be erected at a height in excess of 4 feet.

2. ~~Required yard location~~ Opacity of Decorative Fences. Decorative fences shall have an opacity of no greater than 50% with the exception of brick fences.

3. Alternative fence styles. If a fence style is not mentioned by this section, alternative designs may be evaluated by the Zoning Administrator for administrative approval.

4. Restricted materials. Chicken wire, or wood pallets, or unfished materials shall not be considered an approved fence or decorative fence material.

i. ~~A decorative fence may not be located within the drainage and utility easement or any other easement.~~

ii. ~~A decorative fence is the only type of fence allowed within the limits of the front yard or side yards, except where permitted by subsection (b) (ii)1 of this Section.~~

3. ~~Traffic visibility requirements.~~ On any corner lot, no fence shall be erected in the triangle formed by the front lot line, side street lot line, and a third straight line joining points on such property lines 30 feet from their intersection at the corner of the lot when such action would impede vision above a height of 2½ feet above the centerline grades of the adjacent streets.

4. ~~Design requirements.~~ A decorative fence shall have an opacity of no greater than 50%.

de. Fences for the separation of residential land uses.

1. Explanation. Fences used for screening may be required where a property zoned R-4 or R-5 abuts a property zoned AG, R-1, R-2, or R-3.

2. Height restrictions. The screening required shall consist of a continuous fence or wall at least six but not more than eight feet in height.

3. Construction and design requirements.

- i. The screening fence required shall have an opacity of at least 75%.
- ii. A louvered fence shall be considered adequate if it blocks vision from a 90-degree angle to the fence.
- iii. Plant materials of a type approved by the community development department may also be required in addition to, or in lieu of, fencing.

(5) *Requirements for commercial and industrial areas.*

a. *Fences for screening outdoor storage areas.*

- 1. *Height restrictions.* All fences required for the screening of outdoor storage areas shall be at least six but not more than eight feet in height.
- 2. *Construction and design requirements.*
 - i. All fences required for screening open storage areas shall have an opacity of at least 90%.
 - ii. Screening fences shall be architecturally harmonious with the principal building and shall be compatible with the natural surroundings.

b. *Fences for the separation of incompatible land uses.*

- 1. *Explanation.* Fences used for screening may be required at locations where commercial or industrial uses are adjacent to or across the street from property zoned or developed for residential or public use, as described in Sec. 125-83. Design Standards and Required Improvements B. Screening.
- 2. *Height restrictions.* The screening required shall consist of a continuous fence or wall at least six but not more than eight feet in height.
- 3. *Construction and design requirements.*
 - i. The screening fence required shall have an opacity of at least 75%.
 - ii. A louvered fence shall be considered adequate if it blocks vision from a 90-degree angle to the fence.
 - iii. Plant materials of a type approved by the community development department may also be required in addition to, or in lieu of, fencing.

4. *Required location on property.*

- i. The screening fence shall not extend to within 15 feet of any street or driveway opening onto a street.
- ii. The fence shall be placed along property lines or, in case of screening along a street, five feet off the property line with landscaping (trees, shrubs, grass, and other plant materials) between the screening fence and the property line.

c. *Fences for protection from danger and of valuable private property.* It may be necessary for a commercial or industrial use to construct fences specifically to protect people from danger or to guard valuable private property. Such uses may be enclosed with an industrial chainlink fence of at least six feet but not more than eight feet in height topped with three strands of barbed wire, provided they project over the property on the interior side of the fence.

...

SECTION 4. This Ordinance shall take effect and be in force immediately after its passage and publication in accordance with applicable law.

Dated the 14th day of April, 2026.

Mayor

ATTEST:

City Clerk

City of Rogers — Fence Requirements

Residential Districts · Sec. 125-84(f) · Reference guide for property owners

YARD LOCATION QUICK REFERENCE

<p>Front yard Decorative only · max 4 ft · 50% opacity or less</p>	<p>Side & rear yard Privacy or decorative · max 6 ft · any opacity</p>	<p>Corner lots — all yards Must meet Sec. 125-83(c)(7) traffic visibility requirements</p>
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<p>Front yard Decorative fences only</p> <ul style="list-style-type: none"> Decorative fences are permitted anywhere in the front yard Maximum height: 4 feet Opacity: 50% or less (split rail, picket, brick — not chain-link) Must not serve as an enclosure Privacy fences and fences over 4 ft are not permitted in the front yard 	<p>Side & rear yard Privacy or decorative fences</p> <ul style="list-style-type: none"> Maximum height: 6 feet Any fence style and opacity permitted, including solid privacy fences Chain-link: minimum 11-gauge, maximum 4 feet in height Barbed wire and electrified fences are prohibited in all residential areas Finished face of fence must face neighboring property 	<p>Permits & materials When approval is required</p> <ul style="list-style-type: none"> Permit required for fences 7 feet or taller only (non-residential) Fences 6 ft and under: no permit required Not permitted as fence materials: chicken wire, wood pallets, or unfinished materials Unlisted fence styles may be reviewed administratively by the Zoning Administrator Fences must be maintained so as not to endanger life, property, or neighborhood aesthetics
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CORNER LOTS

On any corner lot, fences shall meet the traffic visibility requirements of Sec. 125-83(c)(7). No fence may obstruct sightlines between 2.5 and 10 feet above grade within 50 feet of the intersection of right-of-way lines. A decorative fence may be placed in the front yard of a corner lot abutting a residential or arterial street but must not materially impede vision. Decorative fences not exceeding 4 feet in height and 50% opacity shall not be deemed to materially impede vision.

EASEMENTS & PROPERTY LINES

Fences may encroach into drainage and utility easements at the owner's risk — the City may require removal at owner's expense for maintenance access. Fences shall not be placed in trail easements. Encroachment into pipeline, gas, or electric easements is at the discretion of the easement holder. When a fence marks a shared property boundary, a joint maintenance agreement is recommended. Property line disputes are the responsibility of the property owners to resolve.

RESOLUTION 2026-21

**A RESOLUTION AUTHORIZING
SUMMARY PUBLICATION OF
ORDINANCE NO. 2026-04**

WHEREAS, the City Council of the City of Rogers adopted Ordinance No. 2026-04 titled “AN ORDINANCE AMENDING THE CITY OF ROGERS CITY CODE SECTION 125-84 RELATED TO ACCESSORY STRUCTURES AND FENCES”, and

WHEREAS, in the case of lengthy ordinances or those containing charts or maps, Minnesota state law allows the City Council to approve, by a four-fifths vote, the publication of an Ordinance by title and summary only; and

WHEREAS, the expense to publish the complete text of Ordinance No. 2026-04 is not justified; and

WHEREAS, the following summary clearly informs the public of the intent and effect of the ordinance.

NOW THEREFORE, IT IS HEREBY RESOLVED, by the City Council of the City of Rogers, Hennepin County, Minnesota, that the following summary is hereby approved for official publication:

Summary of Ordinance 2026-04

**AN ORDINANCE AMENDING THE CITY OF ROGERS CITY CODE SECTION 125-84
RELATED TO ACCESSORY STRUCTURES AND FENCES**

On the 24th day of February, 2026, the Rogers City Council passed Ordinance No. 2026-04, An Ordinance Amending the City of Rogers City Code Section 125-54, 125-55, 125-84 Related to Accessory Structures and Fences. The amendment increases the accessory structure allotments for the Ag, R1, and R2 districts, increases the number of accessory structures permitted in this district by one, relaxes front yard restrictions, and clarifies standards. Additionally, the ordinance relaxes fence standards and removes the requirement for residential fence permits for fences 6 ft and under, clarifies fence yard requirements, height requirements, and design requirements.

The full text of the Ordinance may be reviewed at City Hall, located at 22350 South Diamond Lake Road, Rogers, MN 55374. The ordinance can also be viewed online at our website <http://rogersmn.gov>.

Moved by Councilmember _____, seconded by Councilmember _____;

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the City Clerk dated this 14th day of April, 2026.

ATTEST:

Shannon Klick, Mayor

Stacie Brown, City Clerk



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: April 6, 2026

Agenda Item: 5.1

Subject: Review a Concept Plan by Oasis Group, inc. for a Senior Residential Living Facility at 13020 Hawkins Drive

Prepared By: Alec Henderson, City Planner

Overview / Background / Analysis

Oasis Senior Living (Oasis Group), with Brunton Architects, has submitted a Concept Plan application for review of a proposed Senior Residential Living Facility at 13020 Hawkins Drive. The subject site is approximately 9.1 acres and is currently zoned R3, Mid-Density Residential. The applicant proposes a 160-unit senior living campus consisting of 100 independent living units, 40 assisted living units, and 20 memory care units in a connected three-story structure with a total building footprint of approximately 52,000 square feet and a total building area of approximately 165,900 square feet. The concept also includes dedication of approximately 1 acre for park purposes with a shelter.

A pre-application meeting was held on March 4, 2026 with the developer, architect, City Planner, and Assistant City Engineer. The meeting identified that while a Senior Residential Living Facility is a conditional use in the R3 district under Table 4 of the Zoning Code, the proposed density of 160 units on a site with approximately 6.1 net acres significantly exceeds the R3 district's maximum density range of 5.0 to 11.0 units per net acre. As a result, additional zoning approvals beyond a standard Conditional Use Permit and Preliminary Plat will be required.

This concept plan is presented to the Planning Commission for informal feedback. No formal action is requested or required at this time.

Primary Issues to Consider

1. Land Use, Zoning, and Density
2. Application Pathway Options
3. Building Height and Setbacks
4. Access, Traffic, and Parking
5. Wetlands and Environmental Considerations
6. Park Dedication and Trail Connectivity

Analysis of Primary Issues

1. Land Use, Zoning, and Density

The subject property at 13020 Hawkins Drive is zoned R3, Mid-Density Residential. Per Section 125-55(c), the purpose of the R3 district is to allow alternative forms of housing development and a mixture of housing types, including rowhouses, townhomes, duplexes, and smaller-lot single-family homes. The R3 district applies to properties classified as Medium Density Residential on the 2040 Future Land Use Plan, which provides for residential development at a density of 5.0 to 11.0 units per net acre.

Under Table 4 (Permitted Uses), a Senior Residential Living Facility is listed as a Conditional Use (“C”) in the R3 district. While the use itself is conditionally allowed, the proposed density substantially exceeds what the district permits. The existing lot is 9.1 gross acres; however, when wetlands (approximately 2.1 acres) and stormwater areas (approximately 0.5 acres) are netted out, the developable area is approximately 6.1 net acres. At 160 units, the proposed net density is approximately 26.2 units per acre—well above the 11.0 unit/acre maximum for the R3 district.

Density Analysis Summary

	R3 Standard	Proposed
Gross Site Area	—	9.1 acres
Wetlands / Stormwater (netted)	—	±2.6 acres
Net Developable Area (Hawkins only)	—	±6.1 acres
Total Units	—	160
Net Density (Hawkins only)	5.0–11.0 du/ac	±26.2 du/ac
Net Density (if 9 ac. Weber land added)	5.0–11.0 du/ac	±11.0 du/ac
Maximum Building Height	35 ft.	3 stories (TBD)

As shown above, the proposed development on the Hawkins parcel alone exceeds the R3 density maximum by approximately 15 units per acre. Even if approximately 9 acres of additional Weber property were incorporated into the development for density calculation purposes, the net density would be approximately 11.0 units per acre—at the upper boundary of the R3 range. The density overage is the central issue that drives the need for additional zoning approvals beyond a standard CUP.

Surrounding Area Context

Direction	Zoning	Land Use	Existing Use
North	R3	Med. Density Res.	Undeveloped / Rural
East	R2	Low Density Res.	Single-Family Homes
South	R3 / R2	Med./Low Density	Weber Homestead / Rural
West	R3 / R2	Med./Low Density	Weber Property /

Undeveloped

Proposed Unit Summary

Unit Type	Floor 1	Floor 2	Floor 3	Total
Independent Living	29	38	33	100
Assisted Living	—	20	20	40
Memory Care	20	—	—	20
Total	49	58	53	160

2. Application Pathway Options

During the pre-application meeting, staff identified several potential pathways for the applicant to pursue this development. Each has different implications for required approvals, timeline, and the surrounding area:

Option A – Incorporate Weber Land and Reguide to R3. The developer has indicated that Weber may be a willing seller of the R2-zoned property west of and across from Hawkins Drive (PID 2112023110004). This land could be reguided from Low Density Residential to Medium Density Residential and rezoned to R3 to be included in the density calculation. Approximately 9 acres of additional R3 land would bring the net density to approximately 11.0 units per acre. This option requires a Comprehensive Plan Amendment (subject to Metropolitan Council review), rezoning, preliminary plat, and CUP. Staff noted this configuration could also include a trail easement or greenway corridor along the west side of Hawkins Drive, which would advance trail connectivity goals. A key question is whether trail easement land would be netted from the density calculation, which could require additional acreage.

Option B – PUD on the Hawkins Parcel Only. The applicant could pursue a Planned Unit Development on the existing Hawkins site. Under Section 125-29(f)(6)(a), the maximum density of a PUD shall not exceed the maximum density specified in the Comprehensive Plan unless approved by the City Council and deemed in the public interest. Council would need to determine whether the community’s need for senior living options, combined with the proposed park dedication, constitutes sufficient public benefit to justify a density deviation of this magnitude. Building height may also need flexibility depending on the final roof design. This pathway requires a PUD concept plan, Master Development Plan, rezoning to PUD, preliminary plat, and CUP.

Option C – Combination: Weber Land with PUD. A hybrid approach where some portion of Weber land is incorporated along with a PUD that requests a smaller density deviation. This could include vacation of the existing Hawkins Drive right-of-way south to Cowley Lake and creation of a trail/greenway corridor. This option reduces the density deviation required under the PUD while also achieving trail and greenway benefits. Required approvals would include Comprehensive Plan Amendment,

rezoning, PUD Master Development Plan, preliminary plat, and CUP.

Option D – Reguide to High Density (Less Preferred). The Hawkins parcel could be reguided from Medium Density Residential to High Density Residential, which allows 11.0 to 60.0 units per net acre under the R5 district. While this would resolve the density issue, it would represent a significant land use change that may be difficult to justify given the surrounding R2 and R3 context. This option was identified as less preferred by staff during the pre-application meeting.

3. Building Height and Setbacks

The R3 district limits principal building height to 35 feet maximum per Table 8. The proposed facility is three stories. Depending on the roof style and mechanical equipment, the building height may exceed the 35-foot maximum, which would require either a PUD deviation or other relief. The concept plan shows building setbacks of 25 feet from the front (south) property line along 129th Avenue North and 30 feet from the north property line. A 5-foot parking setback is shown along the south property line. Side setbacks appear to meet or exceed the 10-foot minimum. Staff will need detailed building elevation drawings with final height dimensions at the time of formal application to confirm compliance or quantify deviations.

The surrounding context includes R2-zoned single-family neighborhoods to the east and R3 properties to the west (Weber). Given the scale difference between a three-story, 165,900-square-foot institutional building and single-family homes, the Planning Commission may wish to consider whether additional buffering, landscaping, or setback enhancements are warranted along the eastern boundary.

4. Access, Traffic, and Parking

The facility would have direct access only from the existing Hawkins Drive. A traffic study will be required with any formal application. Staff has noted that preliminary traffic data comparing the proposed senior living use to a townhome development (which could otherwise be built under the R3 zoning) would be useful context for evaluating traffic impacts. Senior living facilities generally generate fewer vehicle trips than conventional residential development at comparable unit counts.

The zoning code requires parking for a community residence/assisted living center at a rate of one space for each bed plus one space for each three employees other than doctors (Table 25, Sec. 125-86). The applicant’s concept plan shows 149 total parking stalls:

- 43 underground parking spaces
- 67 surface spaces for independent living
- 39 surface spaces for memory care/staff parking

The applicant indicates 140 assisted and independent living units would require parking plus staff counts that are to be determined. A complete parking analysis based on

actual bed counts and projected staffing levels will be required at the time of formal application.

5. Wetlands and Environmental Considerations

The site contains three existing wetlands totaling approximately 2.1 acres: a 1.5-acre wetland to the northeast, a 0.5-acre wetland to the east, and a 0.1-acre wetland at the southeast corner. The concept plan shows filling of the central wetland area to accommodate the building footprint while preserving the northeast and southeast wetlands. Two stormwater ponds totaling approximately 0.5 acres are shown. A stormwater management plan is a requirement of preliminary plat submittals.

Wetland impacts will require review and approval by the applicable Wetland Conservation Act authority. If additional property is incorporated into the plat, additional wetland delineations will be required where they have not already been completed. The concept plan shows a 30-foot setback from the eastern wetland. Required wetland buffers and setbacks will need to be confirmed against City and state requirements at the time of formal application.

6. Park Dedication and Trail Connectivity

The concept plan shows a proposed 1-acre lot at the southeast corner of the site for future park purposes with a shelter. Per Section 125-37, park land dedication is required for subdivisions. If a PUD is pursued, dedicated open space must be consistent with the Parks and Trails Master Plan or approved by the Park Board (Sec. 125-29(f)).

Staff identified during the pre-application meeting that a trail easement or greenway corridor along the west side of Hawkins Drive could advance trail connectivity goals. If Weber land is incorporated, a corridor extending south from Cowley Lake Preserve could provide meaningful pedestrian and trail connections. The Planning Commission may wish to provide direction on whether park dedication at this location and in this configuration would be beneficial, and whether trail connectivity should be a condition of any future approval.

Staff Recommendation

As this is a Concept Plan, no formal action is requested at this time. Per Section 125-26 and Section 125-29(b)(2), any comments provided by the Planning Commission are advisory only and shall not be considered binding on any future action. The City Council will hear the concept plan review within 30 days following the Planning Commission meeting.

Planning Commission is encouraged to provide feedback on the following:

- Does the Commission support a Senior Residential Living Facility of this type and scale at this location?
- Which application pathway (or combination) does the Commission believe is most appropriate: incorporating Weber land to meet density (Option A), a PUD with density deviation on Hawkins alone (Option B), a combination with

trail/greenway corridor (Option C), or another approach?

- Are the proposed building height, massing, and setbacks appropriate given the proximity to single-family neighborhoods to the east?
- What expectations or conditions should be communicated to the developer regarding buffering, landscaping, and neighborhood transition?
- Is the proposed park dedication location and configuration desirable, and should trail connectivity be a requirement?
- What additional information should the applicant provide before submitting a formal application?

Future formal applications will need to address, at minimum: preliminary plat, conditional use permit, and either a Comprehensive Plan Amendment with rezoning (Options A/D) or a PUD Master Development Plan with rezoning to PUD (Options B/C). A traffic study, complete parking analysis, wetland permitting, landscape plans, and detailed building elevations will be required at that time.

Financial Impact: NA

Source Fund: NA

Budgeted? N/A

Supporting Documentation

- A. Staff_Comments_Memo_Hawkins_Senior_Living
- B. Assisted Living Site Plan
- C. Neighborhood_Meeting_Summary_Hawkins_4-2-26



CITY OF ROGERS

INTERDEPARTMENTAL STAFF COMMENTS

TO: Planning Commission / City Council
FROM: Alec Henderson, City Planner
DATE: April 2, 2026
RE: Staff Comments – 13020 Hawkins Drive Senior Living Facility Concept Plan

The following is a summary of interdepartmental staff comments received on the concept plan for a proposed 160-unit Senior Residential Living Facility at 13020 Hawkins Drive. Comments were solicited from Public Works/Engineering, Fire, and Parks and Recreation in advance of the April 6, 2026 Planning Commission meeting.

Fire Department

Jason Albers, Fire Marshal – March 5, 2026

- A secondary access point is required from somewhere other than Hawkins Drive, either through the park connecting trail or off 129th Avenue North.
- All fire access roads shall extend to within 300 feet of all parts of the building, measured along the path a hose would be pulled (not as the crow flies).
- Fire-flow calculations indicate five hydrants are required for the site.
- Truck turning movement exhibits are required based on the City's ladder truck dimensions: 46'9" length, 12' height, 21'6" wheelbase, 36'7" curb-to-curb turning radius, 44'8" wall-to-wall turning radius, and 80,000 lbs. gross vehicle weight.

Parks and Recreation

Mike Bauer, Parks and Recreation Director – March 23, 2026

- The proposed 1-acre park would typically be classified as a mini-neighborhood park with a service area radius of approximately ¼ mile. Per the City's Open Space Plan, mini-neighborhood parks are generally recommended only when a larger park site is not practical, as their ability to serve broader neighborhood needs is more limited.
- This area was reviewed during a previous development proposal. It is unclear whether a park of this size will align with residents' expectations; additional community input could help clarify preferences.
- Trail connectivity should be improved. The concept plan should show whether a trail connection exists and whether it can connect directly to the proposed park. Continuing the 129th Avenue trail across the south end of the property would enhance accessibility and community use.

Public Works / Engineering

Mike Albers, PE, Assistant City Engineer – March 30, 2026

Project Narrative and Entitlement

- Provide a written project narrative addressing neighborhood compatibility, including height, traffic, parking, and lighting.
- Clarify the proposed entitlement path and confirm whether the project meets R-3 standards as proposed or if a PUD is being requested. Indicate whether additional land acquisition is required.
- Provide the boundary/certificate of survey for all property involved.

Access, Streets, and Fire Coordination

- Coordinate the number and location of access points with the Fire Department.
- If Fire requires a secondary access or street connection at 130th Avenue, the project must define which streets are proposed as public versus private. Public streets must connect to another public street or terminate in a cul-de-sac per City details STR-4 or STR-5. Streets should not alternate public/private/public.
- If Fire does not require a secondary connection at 130th Avenue, or if the mini-park is not included, Public Works would be comfortable leaving 130th Avenue as-is and would likely request pavement surface removal at some point.
- Provide fire apparatus access turning movements.

Right-of-Way and Setbacks

- Dedicate a 50-foot half right-of-way along 129th Avenue.
- If Hawkins Drive is proposed to remain a public roadway, provide an offset cul-de-sac where the roadway terminates per City detail STR-5, provide 10-foot wide drainage and utility easements along the Hawkins Drive ROW per Section 125-83, and provide setbacks around the perimeter of the site in accordance with Section 125-55.

Sidewalk and Trail Connections

- Provide a 10-foot trail along Hawkins Drive from 129th Avenue to Aspen Drive in accordance with the Comprehensive Plan.
- Provide a 10-foot trail along 129th Avenue from Hawkins Drive to Oakwood Drive.
- Show internal sidewalk connections within the project, including ADA stalls and accessible routes from parking areas to the building, and any secondary egress paths for memory care/assisted living components as required by applicable life safety standards.
- Show sidewalk connections from the project to Hawkins Drive and to the potential mini-park. Provide a sidewalk connection from Oakwood Drive to the potential mini-park. Clarify what components of the mini-park would be built by the development.

Wetlands and Buffers

- Provide a wetland delineation report and wetland buffer exhibit.
- Identify any proposed WCA sequencing (avoid/minimize/replace) if wetland impacts are proposed.
- Show wetland and stormwater pond buffers consistent with City and Elm Creek Watershed Management Commission requirements.

Utilities

- Show all existing and proposed water, sanitary, and storm utilities.

- Note that an existing sanitary sewer forcemain is located within the Hawkins Drive ROW and a storm drain tile exists near the Hawkins Drive/129th Avenue ROW intersection. If a ROW vacation is proposed and all improvements become private, Public Works would likely require a drainage and utility easement over the vacated area, subject to review of existing and proposed utilities.
- A stormwater management plan meeting City and Elm Creek Watershed Management Commission standards will be required.
- Show all proposed drainage and utility easements. Easements are required for all stormwater ponds, pond buffers up to the 100-year HWL, wetlands, wetland buffers, and other areas per City Code.

Landscaping, Lighting, and Signage

- Provide a conceptual landscape plan showing tree counts/species, screening or fencing, foundation plantings, and parking-lot island treatments.
- Show any proposed site or parking-lot lighting, including fixture types, mounting heights, cutoff characteristics, and photometrics following City Code.
- Show the proposed locations and sizes of any monument or wall signs.

EXISTING LOT: 9.1 ACRES

BUILDING:

- LOWER LEVEL PARKING (14,900 SF)
- FIRST FLOOR (52,000 SF):
 - (20) 1-BED MEMORY CARE UNITS
 - (29) INDEPENDENT LIVING UNITS
 - (20) 1 BED UNITS
 - (9) STUDIO
- SECOND FLOOR (52,000 SF):
 - (38) INDEPENDENT LIVING UNITS
 - (24) 1 BED UNITS
 - (14) STUDIO
 - (20) ASSISTED LIVING UNITS
 - (12) 1-BED UNITS
 - (8) STUDIO
- THIRD FLOOR (47,000 SF):
 - (33) INDEPENDENT LIVING UNITS
 - (21) 1-BED UNITS
 - (12) STUDIO
 - (20) ASSISTED LIVING UNITS
 - (12) 1-BED UNITS
 - (8) STUDIO

TOTAL SF: ±165,900
(160) TOTAL UNITS

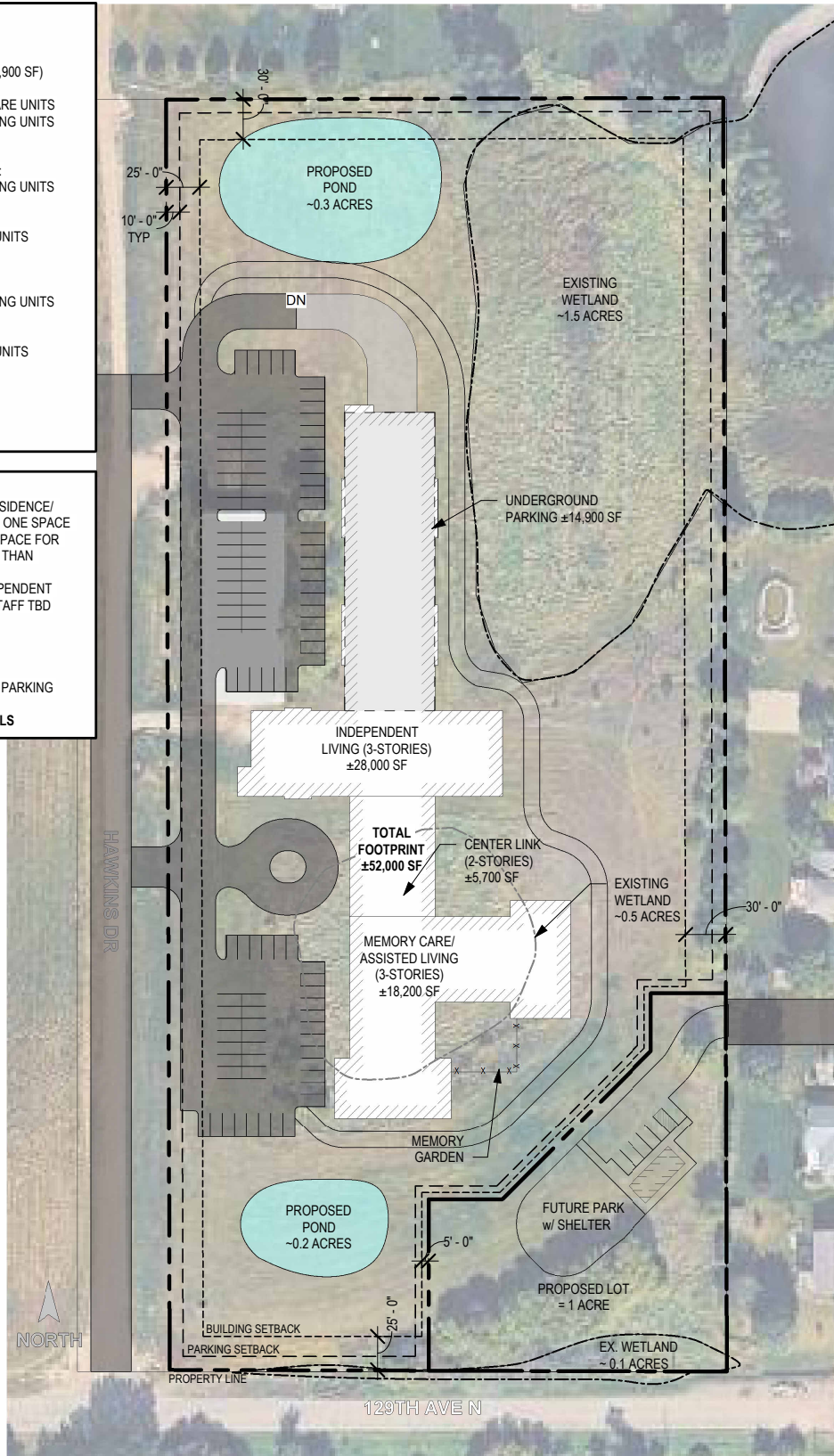
PARKING:

REQUIRED: COMMUNITY RESIDENCE/
ASSISTED LIVING CENTER - ONE SPACE
FOR EACH BED PLUS ONE SPACE FOR
EACH THREE STAFF OTHER THAN
DOCTORS
(140) ASSISTED & INDEPENDENT
UNITS + NUMBER OF STAFF TBD

PROVIDED:

(43) UNDERGROUND
(67) INDEPENDENT LIVING
(39) MEMORY CARE / STAFF PARKING

(149) TOTAL PARKING STALLS

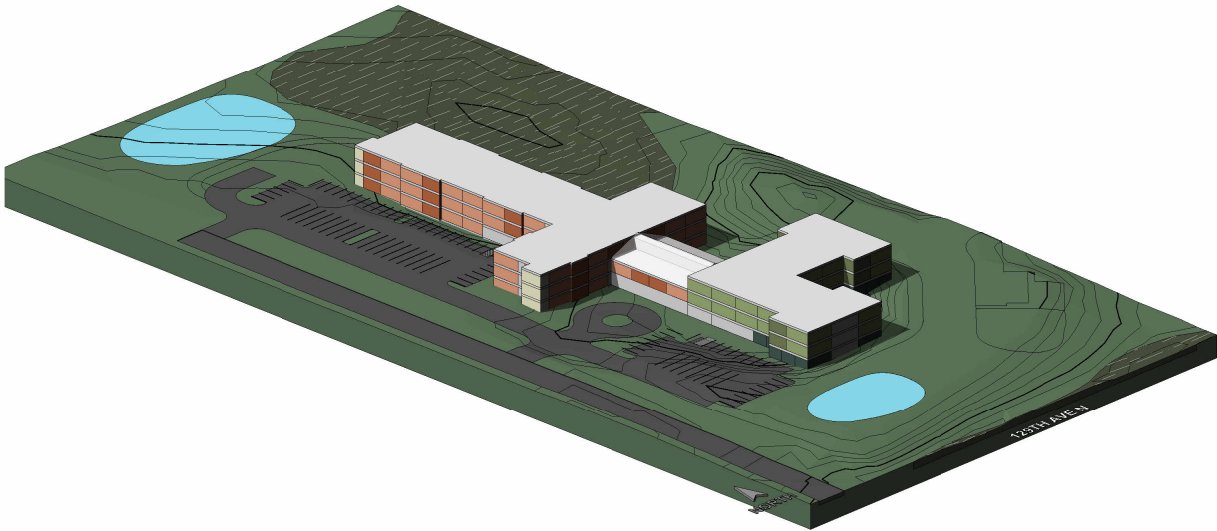


1 SITE PLAN OPTION 2
1" = 80'-0"

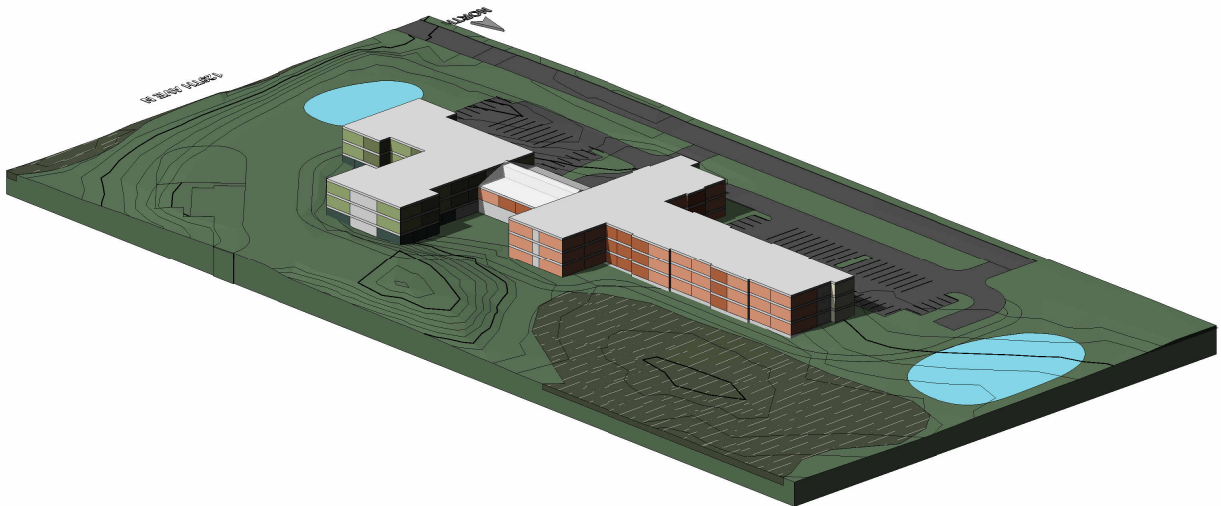
ROGERS ASSISTED LIVING
13020 HAWKINS DR
ROGERS, MN



- INDEPENDENT LIVING
- ASSISTED LIVING
- MEMORY CARE
- BUILDING SUPPORT



1
14 **SOUTHWEST ISOMETRIC VIEW**



2
14 **NORTHEAST ISOMETRIC VIEW**

ROGERS ASSISTED LIVING
 13020 HAWKINS DR
 ROGERS, MN





CITY OF ROGERS NEIGHBORHOOD MEETING SUMMARY

TO: Planning Commission / City Council
FROM: Alec Henderson, City Planner
DATE: April 2, 2026
RE: Neighborhood Meeting – 13020 Hawkins Drive Senior Living Facility
MEETING DATE: April 2, 2026
ATTENDANCE: Approximately 8–10 residents

A neighborhood meeting was held on April 2, 2026 for the proposed 160-unit Senior Residential Living Facility at 13020 Hawkins Drive. The meeting was hosted by the developer (Oasis Group) with City staff in attendance. Approximately 6 to 10 area residents participated. The following is a summary of comments, concerns, and discussion points raised during the meeting.

General Sentiment

Attendees were generally very positive about the design and layout of the proposed facility. However, residents expressed concerns about the building's height and visual impact adjacent to single-family homes, site lighting, traffic on 129th Avenue, and the overall fit of the proposed use within the R3 zoning district.

Concerns Raised by Residents

- **Zoning Compatibility.** Residents expressed that the R3 zoning feels like the wrong zone for this property as a whole. The proposed use and density do not align with what neighbors expected and believe there was a lack of communication/notice for the 2020 Zoning and Land Use updates (2040 Plan).
- **Building Height.** The three-story building was described as too tall, particularly given its proximity to single-family residential homes to the east. Residents raised concerns about the visual impact and the change in neighborhood character.
- **Lighting.** Concerns were raised about site lighting impacts on adjacent residential properties, including parking lot lighting and building illumination associated with a 24-hour facility.
- **Traffic and Road Capacity.** Residents questioned the capacity of 129th Avenue to handle additional traffic generated by the development and raised concerns about traffic impacts on the surrounding neighborhood.
- **24-Hour Operations.** The facility would operate 24 hours a day with three shifts of staff, raising concerns about off-hours vehicle traffic, noise, and activity levels.
- **Location Suitability.** Some attendees expressed the view that the proposed facility may be in the wrong location given the surrounding single-family neighborhood context.

Developer Mitigation Concepts Discussed

In response to the concerns raised, the developer discussed several potential mitigation strategies:

1. Full cutoff lighting fixtures to prevent light spillage onto adjacent properties.
2. Enhanced landscaping and berming along the site perimeter to provide visual screening from neighboring homes.
3. Staffing level management to minimize off-hours activity (staffing levels to be determined).
4. Building step-backs on upper floors to reduce the perceived height and visual impact, particularly for views from adjacent single-family properties.
5. Flexibility to expand underground parking to lower the overall building profile (to be determined based on further design development).

Additional Information Identified

The following information was identified as needed to adequately respond to neighborhood concerns and inform future review:

- A traffic study to quantify trip generation and distribution for the proposed senior living use.
- A 129th Avenue capacity information, including evaluation of future Main Street/129th Avenue intersection improvements.
- Building height and form comparisons to provide residents with a sense of scale relative to familiar structures in the area.
- Lighting plans, landscaping and architectural plans to mitigate visibility/view concerns.

Other Items Noted

- **Operator.** SilverCrest Senior Communities Management was identified as the proposed facility operator, Developer would remain owner of the facility and property.
- **Construction Timeline.** If the project moves forward, the developer estimated approximately one year for the entitlement process followed by a roughly two-year construction period.
- **Building Form.** It should be noted that both in the R2 district and in the R3 district the maximum height of structure is 35 feet (measure to the mean gable). The proposed height of this project is similar to the height that any surrounding property can build to. While there are not many three-story single-family homes, the views to a walkout basement is a similar height. Additionally, should this property develop as a townhome project (like what was previously proposed from another developer) the height of the structures would be similar to the proposed, but the proximity of the homes would be closer to the existing neighbors due to the circulation and driveway needs of a townhome development.
- **Attendance.** Attendance included around 8-10 nearby residents with around 10 additional attendees with some connection to the project. Likely the scheduling near spring break impacted attendance and the same noticing radius should be used for future public hearings.



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: April 6, 2026

Agenda Item: 5.2

Subject: Review and Consideration of the Main Street Master Plan

Prepared By: Brett Angell, Community Development Director

Overview / Background / Analysis

The Downtown/Main Street district has long served as the core for the community and where the city initially grew from. Over the past several years, the City of Rogers has emphasized this area for both planned public improvements and overall long-range planning efforts. Through these efforts, the city had a goal of ensuring the long-term viability of the area while seeking improvements that could be made to the district to create a more pedestrian-friendly district that will serve residents and attract visitors.

What is a Master Plan?

A master plan is a comprehensive, long-term strategic document that outlines the vision for future growth, infrastructure improvements, development, redevelopment or land use for a defined area. In many ways, there are similarities between a city's comprehensive plan. However, a master plan has a more defined area and is more defined in nature than a comprehensive plan. A master plan provides additional guidance to the city for future land use considerations for the defined area regardless of if these considerations correspond to public or private improvements. Master plans are a common practice for areas deemed of significant importance by the city. If done properly, a master plan will be a "living" document that is consistently referred to and is amended as needed into the future.

Main Street Planning Efforts

In 2020-2022, the city adopted the Downtown Master Plan and Main Street Streetscape Plan. Additionally, the city went through the process of drafting a Main Street Small Area Plan, which was not officially adopted by the city. In early 2025, the city applied for and was awarded a grant from Hennepin County's Hennepin Planning Grant program for the creation of a new master plan. The HPG grant was pivotal for ensuring a thoughtful and well-defined process and funded a majority of the work that was completed. Throughout 2025, the city worked with Cardo, the selected consultant through the HPG program, Hennepin County, and the community on the drafting of the plan.

Why Update Past Plans?

There were numerous reasons why it was determined that it was important to update and create a new Main Street Master Plan as detailed below:

- Clarity — with multiple past plans covering one area, there was the opportunity for confusion for the public, staff, elected officials, and/or interested developers or businesses interested in the area. Creating a unified plan ensures transparency and clarity for the area moving forward.
- Market Conditions/Changes— Since the time of the past planning efforts there have been changes to the market conditions and anticipated developments as compared to past plans. One example of this would be the planned civic campus site on the north end of main street which was not previously anticipated. This development sets a new vision for the subject property, an anchor for the downtown district, and other public amenities such as plaza space and public parking.
- Anticipated Turn Back— With the Fletcher Bypass project currently undergoing construction, Main Street will be turned back from the County to the City in the very near future. With the turn-back and city gaining control of the roadway, the city anticipates a reconstruction of Main Street. The city is currently working towards obtaining the required funding for the reconstruction.
- Upcoming Comprehensive Plan— Starting in 2026, the city will be undergoing the process of updating its comprehensive plan for 2050. The engagement efforts and vision set for the downtown area aid in laying the groundwork for the comprehensive plan.

Public Engagement Process

Throughout the master planning process, there were numerous online and in-person public engagement opportunities. This included public open houses, stakeholder meetings, a project website, online surveys, and a joint City Council/Planning Commission meeting. The stakeholder meetings included Main Street business and property owners. There were two sets of stakeholder meetings and two public open houses. The first occurred early on in the process to get an understanding of existing challenges, preferences, and potential opportunities. The second very-well attended open house presented a couple of different master plan scenario options. Following the second round, highlighted elements from each option were combined to create one plan. The project website shared updates on process, meeting notes, and an online survey for those who wished to share feedback.

Master Plan Components and Sections

A copy of the master plan is attached to this item for review. The items below highlight and summarize the different sections and components of the master plan.

Introduction

The introduction section lays the stage for what the district is and what the master plan is seeking to establish. This section further details the 'why' of the plan and some demographic information of the city.

Existing Conditions

In order to properly plan for improvements or any changes, it is important to understand the existing conditions and how the area currently operates. The existing conditions pages refer to the existing land use, building footprints, parking areas, and stormwater.

Vision & Guiding Principles

The vision and guiding principles are what guides what the city is trying to accomplish. These principles, as defined in the plan, include creating a Main Street district that is safer for pedestrians, supports and grows businesses, is a mixed-use neighborhood, and is connected in its core to the community.

Process

The process section defines what occurred over the course of the master plan process. This is broken down into three sections: understand, explore, and implement. Under the 'understand' section, past plans were evaluated and initial public engagement took place. Under the explore section, alternative plans were created for review and feedback. Under the implement section, the final report and defined recommendations were created.

Planned Vision

The identified 25-year vision took certain components from what was learned and the two alternatives to create a unified vision for the district moving forward. The identified vision includes exploring the uses and identifying opportunities for redevelopment. The vision seeks to create a mixed-use neighborhood that retains the small town feel of Rogers and historic nature of the district. The plan, similar to past planning efforts, explores the incorporation of some different housing opportunities to provide a direct and immediate population base to support commercial businesses. The vision section further breaks down certain areas of the district, including the main street core, Main/129th/Memorial intersection, eastern area, and redevelopment of the western industrial areas.

Transportation

The area that received the most amount of feedback during the engagement sessions corresponded to various transportation elements — both automobile and pedestrian-related. The transportation section is broken down into multiple categories including pedestrian safety, designed street sections, and parking.

Implementation

The implementation section includes short-term and long-term recommendations corresponding to parking, phasing of development, open space, stormwater management, and zoning.

Incremental Changes

An important component for all Master Planned areas which involve redevelopment or primarily privately held properties is that changes as established within the master plan may be incremental in nature and occur over the course of several years. Similar to the comprehensive plan, the master plan will help guide future decisions made for the area.

Developments may not directly match the footprints or structuring as shown in the master plan, but it is important that the general characteristics are similar for advancing the goals and vision for the area.

What Happens Next?

If adopted, the master plan will move into the implementation stage. This will help guide comprehensive plan changes, and subsequent zoning changes. The initial redevelopments as shown on the plan, including the Duffy Main Street redevelopment, civic campus, and redevelopment of 21601 John Deere Lane are anticipated to continue to move forward, and this vision will help guide the potential interest of other interested parties. The master plan would be added to the city website with a likely new page created specific to the Main Street area.

Staff Recommendation

The Commission is requested to provide feedback and/or a recommendation on the Main Street Master Plan for the City Council, subject to the finalization of comments from staff.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

- A. Rogers Main Street Master Plan



ROGERS MAIN STREET MASTER PLAN

CARDO®
Urban Design & Town Planning



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EXECUTIVE SUMMARY

As the City of Rogers grows, a renewal of interest and investment has ignited the Main Street area. With the Fletcher Bypass slated to open later this year and the anticipated transfer of ownership of Main Street from Hennepin County to the City of Rogers, there is an opportunity to transform Main Street into a neighborhood that is more pedestrian friendly. Additionally, the development of a Civic Campus as the northern entry to Main Street will shape this area for years to come. These major investments sparked an opportunity to revisit old plans, integrate new ideas, and create a singular, holistic vision for the Main Street area.

The Rogers Main Street Master Plan is an initiative to create a viable, vibrant, and pedestrian friendly Main Street for the heart of Rogers. This transparent process reflected the values of the community, was unique to Rogers, and produced something all individuals can take pride in. This Master Plan creates new housing options within the community, supports local businesses and entrepreneurs with commercial spaces, and integrates improved pedestrian safety at every turn. With targeted redevelopment efforts, programs, and public-private partnerships, the area will maintain its small-town charm and character while improving buildings for decades to come.

INTRODUCTION

A NEIGHBORHOOD

Main Street has been a focal point of the community and its leadership for several years. It is the historic core of a town that was once a small, rural community with a stop on the Great Northern Railroad and a wagon turnaround. The vast majority of buildings from 100 years ago no longer remain and Rogers has grown into a mature suburb of Minneapolis, yet this location in town has always remained the heart and soul of the community.

Many towns and cities attempt to replace or replicate the fabric of an old Main Street, but there are few substitutes for the real place. The community clearly wants to build on the foundation and character of the existing Main Street. This Master Plan starts here, by preserving and enhancing the existing businesses, buildings, and cherished small-town feel that already exists. Then it charts a direction to support this commercial core in a mixed-use, walkable, and human-scaled way that will ensure this neighborhood is strengthened over time.

No, this is not a compilation of development projects that happen to share geography. This is a seamless, integrated network of streets, parks, and a range of building types that act as one. A healthy neighborhood is composed of blocks where numerous uses, building types, and different developers create a well-defined street edge. Parking is relegated to the center of blocks and the street edge is made for interaction. This interaction might be with items in a storefront window, neighbors chatting on a porch, or with friends enjoying a park or plaza. After all, these interactions are what create community.



Introduction & Purpose

GROWTH

The City of Rogers experienced a dramatic 54.6% increase in population between 2010 and 2020 according to the United States Census Bureau. The Metropolitan Council projects that by 2040 Rogers will grow by another 79%. This process highlighted the importance of responsible growth. The vast majority of residents engaged throughout the Master Plan acknowledged this expansion can be an asset to leverage. However some residents did express hesitation and are concerned for the community they love.

The best way for cities to grow is by using what they already have. Every parcel shown as developed in this Master Plan has previously been developed and is already connected to an existing infrastructure grid. This is not only financially intelligent for the City, but it is also environmentally friendly. Housing, commercial spaces, parks, and civic uses all located next to one another helps reduce automobile trips. At the same location on John Deere Lane between Main Street and Industrial Drive, the average number of daily automobile trips is projected to decrease by 42.3% by 2040 according to the 2040 Comprehensive Plan. The principles that guide this Master Plan will help create a more resilient, safe, and beautiful Main Street neighborhood.



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25-YEAR VISION

This vision will not happen quickly or overnight and is intended to guide the form of the Main Street neighborhood over the next 25 years. The Master Plan will require the cooperation of numerous developers, builders, land owners, City Councils, and residents that do not yet call the City of Rogers home. Recessions, periods of economic growth, and changes in leadership are guarantees, and they will slow or accelerate changes to this area. This document is meant to be the steady hand that guides growth in the Main Street neighborhood until 2050.

While this Master Plan directs the form of streets, parks, and development, it is not a guide for future utility infrastructure. As this Plan becomes reality, further study by engineers and City staff will determine the appropriate next steps for water, sewer, natural gas, electricity, and telecommunication utilities. Fortunately, most of the needed infrastructure is in place, but it will be critical to make sure development and utility capacity align.

This Master Plan thinks both big and small. On one hand, this document illustrates what the Main Street neighborhood might look like in 25 years. On the other hand, it also anticipates which steps need to be taken in the next few years. The City of Rogers has positioned itself well for reinvestment in the area by moving the City Hall and Police Station to a prominent position on Main Street. Improvements to Main Street itself, once the City takes control of the right-of-way, will cement and continue to signal to investors, developers, and community members that it is committed to this neighborhood.



DESIRED OUTCOMES

A SAFER MAIN STREET FOR PEDESTRIANS



Main Street is a Hennepin County road but will be transferred back to the City of Rogers in the next few years. This provides an opportunity to rebuild an aging street, improve pedestrian safety, and create the highest-quality public realm.



SUPPORT & GROW BUSINESS



Vacancy on Main Street is low, but the buildings these tenants occupy are from the early 1900s to the 1960s. New buildings, with larger, flexible commercial spaces will help bring additional vibrancy to the neighborhood. The goal is to both maintain the cherished small-town charm, while also allowing for additional development that will rejuvenate and refresh the heart of the community.



A MIXED-USE NEIGHBORHOOD



The goal is to transform Main Street from an industrial corridor to a mixed-use neighborhood. It will no longer be a place for trucks and cars to drive through, but instead a place where the entire community can drive, and walk, to. A full range of housing types, including those between single-family homes and large apartments buildings, will help support the new and existing businesses on Main Street. Places to live, work, shop, dine, and recreate will all be concentrated in the same area, seamlessly integrated to form a neighborhood.



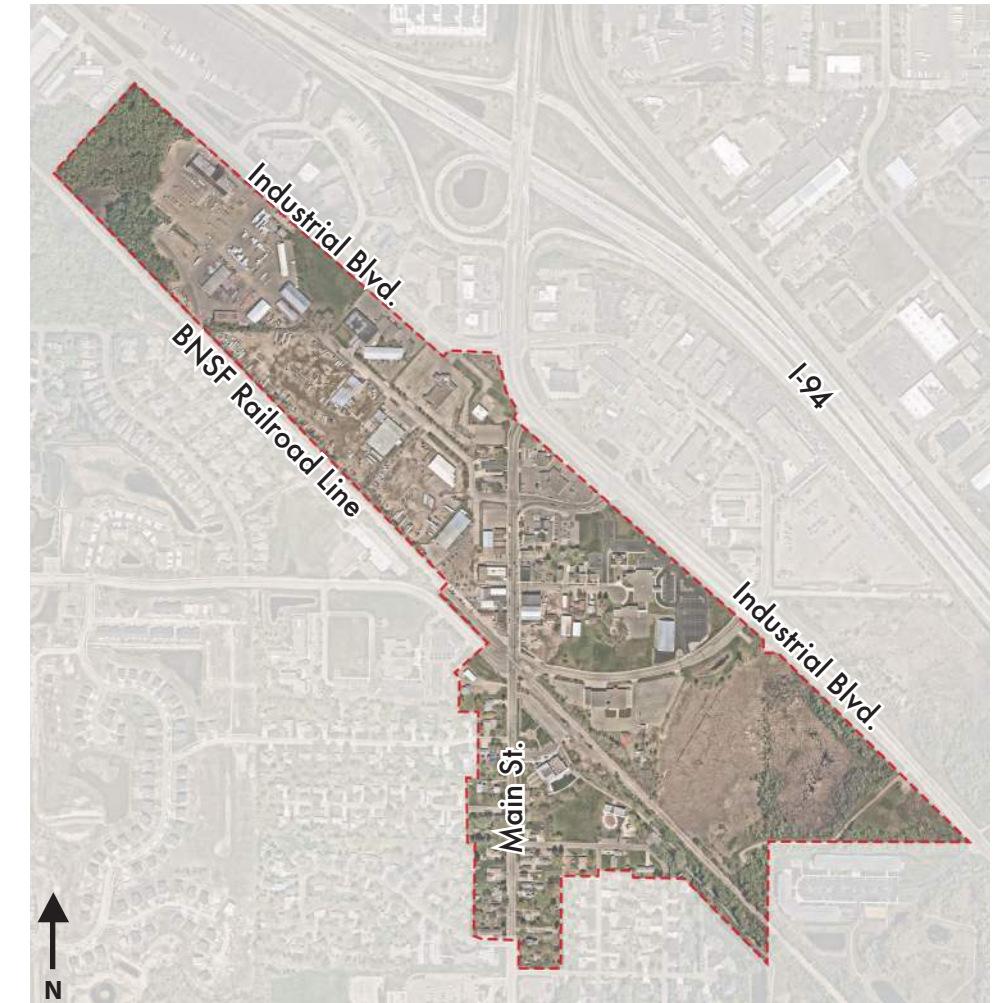
CONNECTED



New public plazas and civic spaces will provide places for larger events and pleasant spots for friends and neighbors to sit together and connect. The railroad crossing will no longer be a barrier, but a connection to the southern Main Street neighborhoods. It will not only be easier to walk or bike to Main Street, but also possible for someone to live in this neighborhood with a reduced dependence on an automobile.



MAIN STREET STUDY AREA



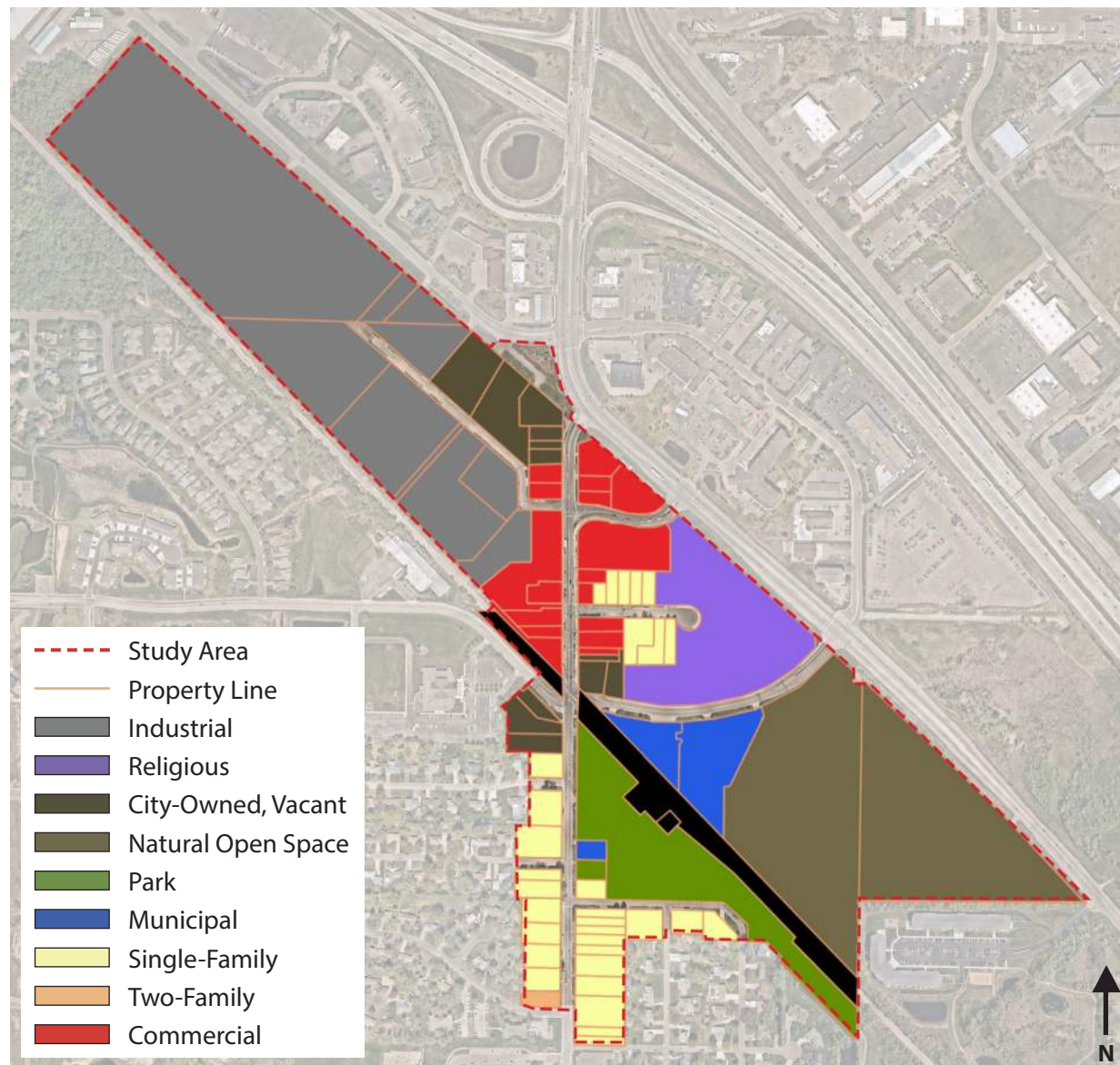
This Master Plan will focus on improvements to the study area which is shown above. The study area was selected by the City of Rogers and corresponds directly to the Downtown (DT) Zoning District. The area today includes residential, commercial, and industrial uses that are separated from the rest of Rogers by features that include the BNSF railroad line, wetlands, and wide arterials. This Master Plan envisions how the area can truly become a mixed-use neighborhood and connected to the rest of Rogers despite these challenges.

EXISTING NEIGHBORHOOD

THE MAIN STREET NEIGHBORHOOD TODAY

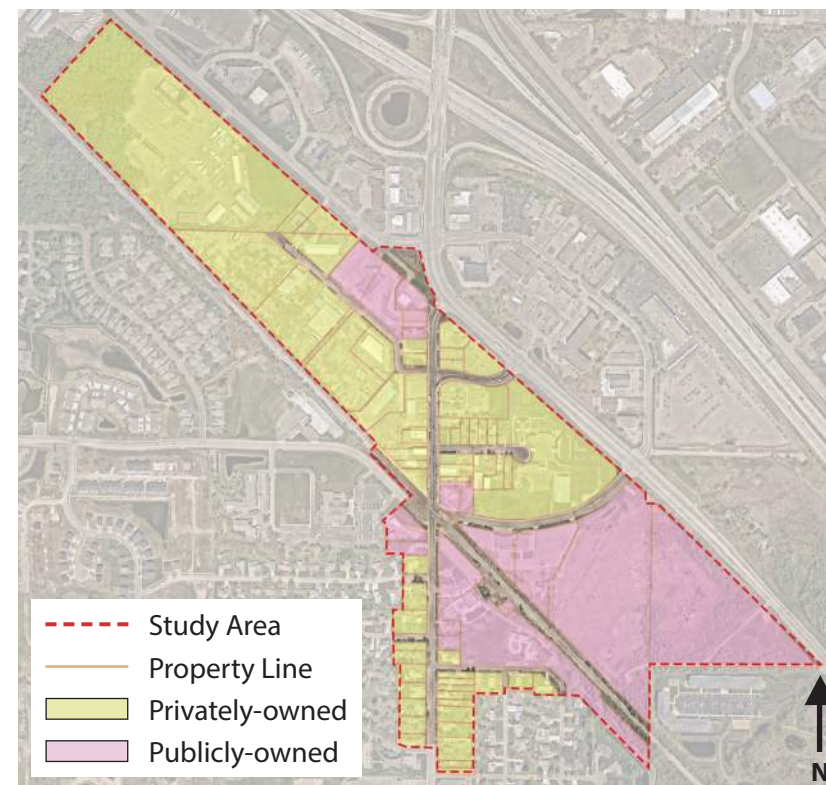
The existing Main Street neighborhood can generally be divided into areas north and south of the BNSF railroad line. South of the railroad line, Main Street is predominantly residential in character and abuts the City's Central Park. North of the railroad line is the historic commercial core of the neighborhood, which is flanked by a small residential cluster and includes Mary Queen of Peace Catholic Church. Outside of this core is a natural wetland area to the southeast and industrial uses to the northwest. While nearly every kind of use can be found in this study area, they are separated and disconnected from one another.

LAND USE

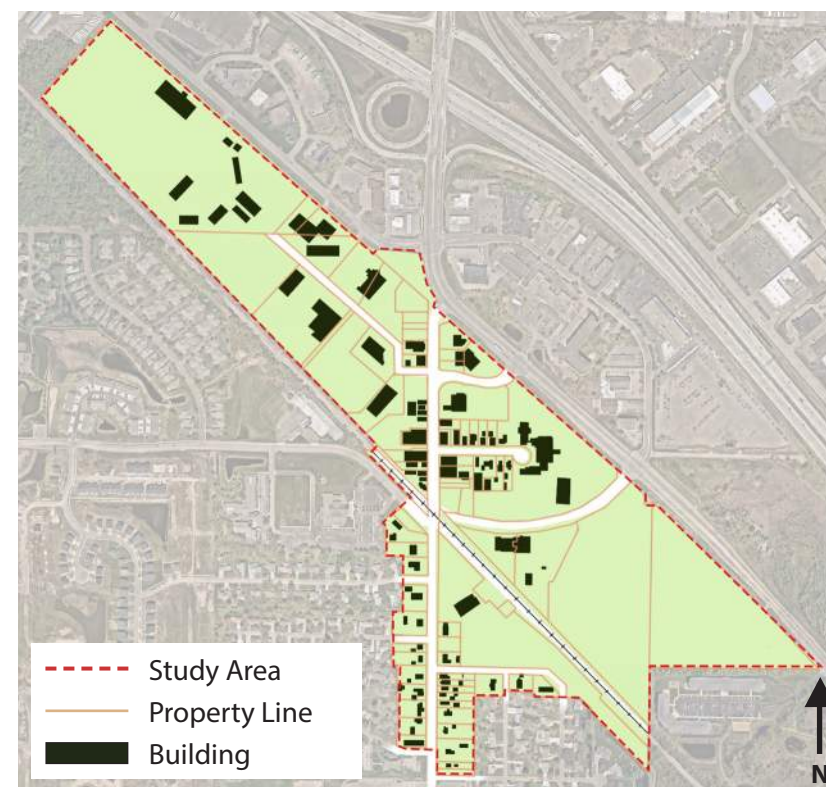


Existing Conditions

PUBLIC & PRIVATE OWNERSHIP



BUILDING FOOTPRINTS



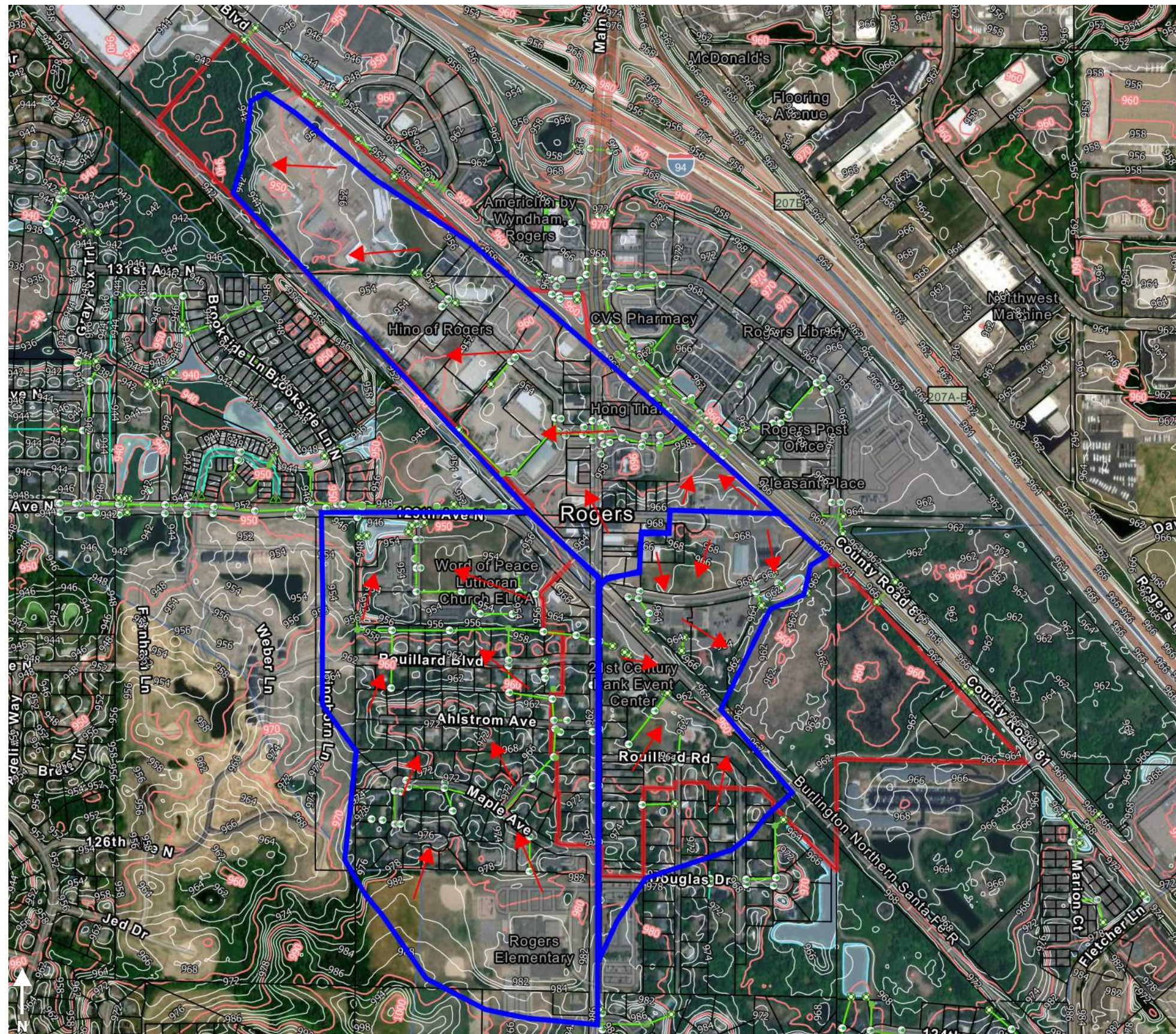
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OPEN SPACE & PARKS



OFF-STREET PARKING





EXISTING CONDITIONS

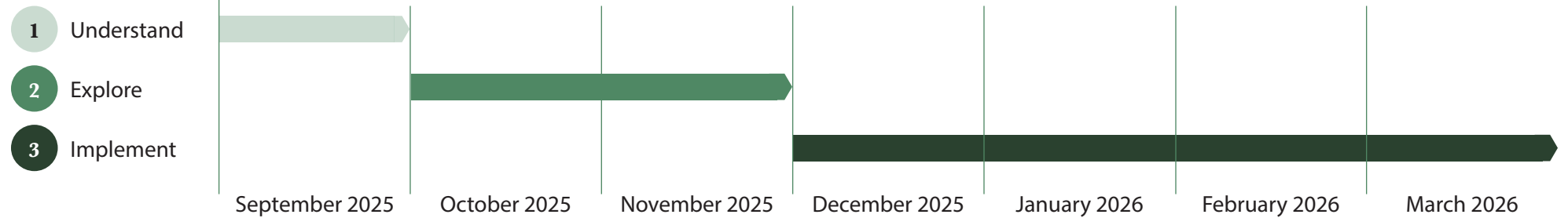
Existing stormwater for the study area discharges into existing BMPs, adjacent wetlands, and ditches adjacent to the railroads. Because of the age of the study area, the majority of the stormwater is not treated prior to discharging. There are two wetlands on the northwest edge and one wetland in the southeast area that are the ultimate outlet points for large portions of the study area. Stormwater drainage that is conveyed to existing railroad ditches either outlet to the wetland on the south end of the study area or follow the railroad ditch north until it outlets into Fox Creek, which flows into the Crow River. Mary Queen of Peace Catholic Church has an existing filtration basin on the north side of the property. An existing stormwater pond on the southeast side of Memorial Drive provides treatment for the street and adjacent runoff that surface flows into the storm sewer system. There are also various BMPs outside of the area that stormwater is conveyed to through a combination of surface drainage and storm sewer. A map of existing watersheds for the study area is shown on the left.

The study area falls under three governing entities; the City of Rogers, Minnesota Pollution Control Agency (MPCA), and Elm Creek Watershed District (ECWD). ECWD is organized into sub-watershed districts, and this area is within both the Crow River district and the Diamond Lake district.

LEGEND

- Study Area
- Drainage Area
- Outlet
- Manhole
- Inlet
- ▲ CO
- Main
- Drain Tile
- Stormwater Ponds
- Parcel Lines
- 10' Contour
- 2' Contour

The guiding principles, overall vision, and recommendations for the Main Street neighborhood are derived from the community itself. In order to build consensus around a single vision for the Main Street neighborhood, our team followed three steps over roughly a five-month time frame. The end result is a vision that is rooted in the voices of Rogers, both its constraints and strengths, which is why the process was transparent, comprehensive, and iterative.



1. UNDERSTAND

The first step is always to listen to you, the community. The residents, business owners, and local leaders are the experts of Rogers. With the help of City staff, the planning team identified the key stakeholders in the area and actively listened. In order to chart the best path forward, the planning team studied the work that had been completed so far and engaged the community to better understand its aspirations. This strong foundation, built by the voices of Rogers, helped create a vision and Master Plan that is an accurate reflection of the community.

Specific tasks included:

- Review Existing Plans
 - 2040 Comprehensive Plan (2020)
 - Rogers Downtown Master Plan (2021)
 - Main Street Streetscape Master Plan (2021)
 - Downtown Small Area Plan (2022)
 - Civic Center Schematic Designs (2025)
- Tour of Main Street and the surrounding area
- Focused Stakeholder Sessions: September 11, 2025
 - Business owners, local developers, elected officials, City staff, and leaders of faith-based institutions
- Community Open House 1: September 29, 2025
 - Hosted a public, open house at the 21st Century Bank Event Center and invited residents to share their visions, ideas, and experiences with the team

2. EXPLORE

During this step, the planning team translated and distilled the community’s aspirations into two, distinct alternatives for Main Street. These Master Plan alternatives were shared with individual stakeholders in focused sessions and with the community at an Open House. The goal was to reflect back what the team heard in a highly illustrative and visual format in order to gather additional feedback.

Specific tasks included:

- Creation of two Master Plan alternatives
- Focused Stakeholder Sessions: November 19, 2025
 - Met again with the same groups from step 1, which included business owners, local developers, elected officials, City staff, and leaders of faith-based institutions
- Community Open House 2: November 19, 2025
 - Hosted a public, open house at the 21st Century Bank Event Center and invited residents to share their feedback on the two alternatives

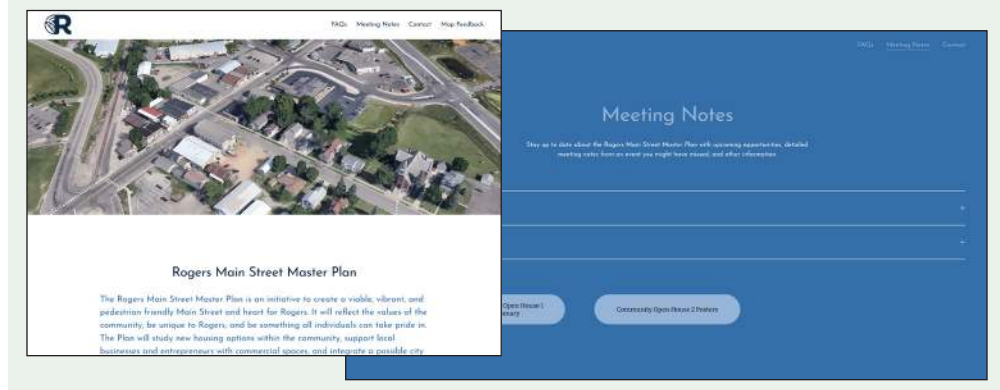
3. IMPLEMENT

In the final step, the team consolidated the best elements from each alternative and created a single Master Plan for the Main Street neighborhood. A transparent, iterative process created consensus around a Master Plan that is tailored to the needs, wants, and aspirations of the City of Rogers. This document elaborates and outlines the recommendations that are the result of this process.

Specific tasks included:

- Creation of a Final Master Plan for the Main Street neighborhood
 - Three illustrations of the Master Plan
- Parking Recommendations
- Stormwater Recommendations
- Open Space Recommendations
- Phasing Recommendations
- Zoning Recommendations

Throughout the Master Planning process residents could provide feedback, respond to surveys, and learn more about the process on www.rogersmainstreet.com



COMMUNITY GOALS & ASPIRATIONS

MAJOR THEMES

The goals for this Master Plan were generated from our team's engagement with numerous stakeholders. These included participants at Community Open House 1, business owners, elected officials, City staff, local developers, and many others both online and in-person.

- **Prioritize Safety:** Many residents expressed concern that vehicles are moving too fast on Main Street and crossing is unsafe for pedestrians and cyclists.
- **Support Existing and Growing Businesses:** While vacancy is low on Main Street, there has been some turnover of the commercial spaces. Residents and business owners would not only like to see the existing businesses thrive, but they would also like to recruit more in order to foster a vibrant Main Street for the community.
- **Redevelop the Industrial Areas:** The industrial areas should be replaced by residential and commercial uses as they are more complimentary for a Main Street.
- **Maintain the Residential Character South of the Railroad Line:** South of the railroad line, the existing residential neighborhood should keep its small-scale, residential character, with the exception of the city-owned parcels at 129th Avenue and Main Street.



Community members providing input on the existing neighborhood

STRENGTHS



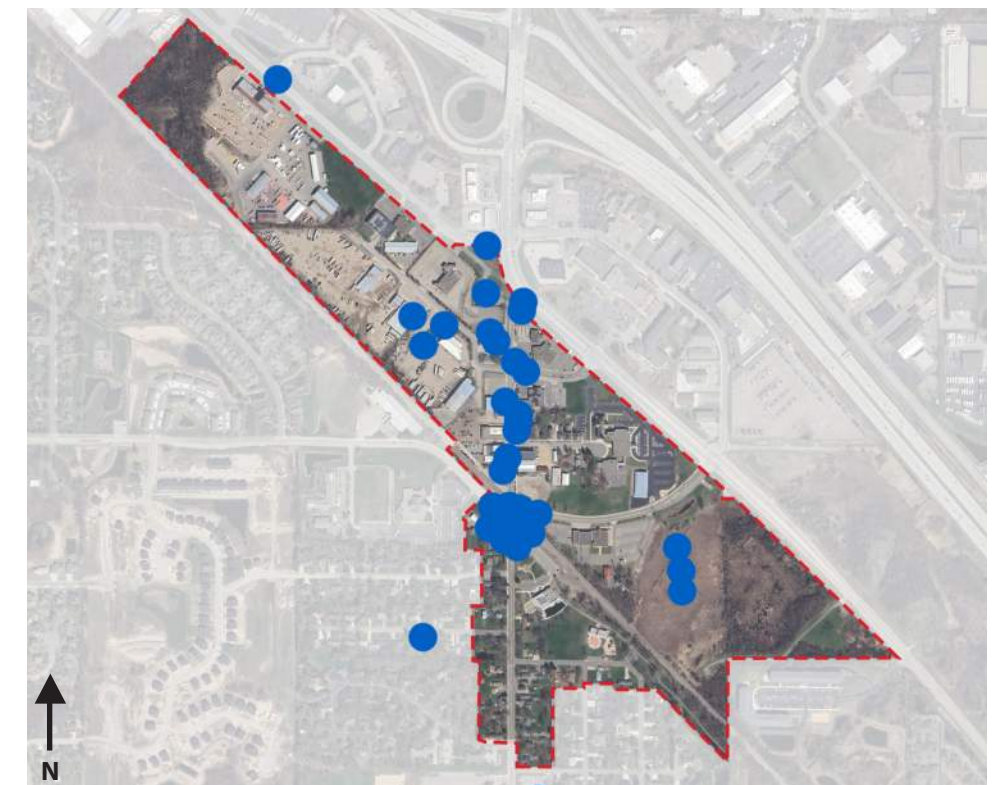
- Central Park and 21st Century Bank Event Center
- R Social on Main
- Restaurants near John Milless Drive and Industrial Boulevard

WEAKNESSES



- The intersections along Main Street
- The intersection of the railroad line, Main Street, Memorial Drive, and 129th Avenue
- The northern and southern entries to Main Street
- Traffic speed and lack of pedestrian safety
- Vacant, underutilized properties could be improved
- There is parking, but it can be difficult to find

OPPORTUNITIES



- The intersection of the railroad line, Main Street, Memorial Drive, and 129th Avenue
- The wetland area to the southeast of the Fire Station
- The industrial area to the west of Main Street
- The streetscape itself along Main Street

EXPLORING TWO ALTERNATIVES

TRANSLATING IDEAS TO DRAWINGS

Planning for the future begins with conversations. These discussions often utilize photos, maps, and drawings, but they tend to focus on nebulous ideas and aspirations. Most people can describe what they want to see, but they may have a hard time illustrating it clearly. This is precisely why our team took these ideas, aspirations, and sentiments and translated them into two distinct alternatives for the future of the Main Street neighborhood.

The two alternatives were shared at a Community Open House, online for over a month, and with focused stakeholders. The intent was not to pick one alternative over the other, but rather to decipher what the community liked or did not like about each alternative. The best elements were carried forward into the final Master Plan, and conversely the elements that were not positively received were removed. The final Master Plan is a compilation of the best elements of each alternative. The two alternatives are shown to the right and on the following two pages.

As an iterative process, these alternatives were a critical check-in with the community and are not intended as final recommendations, but rather as a means to an end.

ALTERNATIVE A



ALTERNATIVE B



Community members providing input on the two alternatives



Meeting with business owners



Discussing the alternatives



KEY FEATURES

At Community Open House 2 on November 19th, 2025 two different Master Plan alternatives were shared with community. Alternative A is shown on the left and includes the following elements:

LEGEND

- - - Study Area
- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Multi-family Residential
- Ground Floor Commercial
- Civic
- Townhome or Single-family Residential
- ① Potential 4.5-acre Park
- ② Proposed Civic Campus
- ③ Proposed Willis Trucking Site Redevelopment
- ④ Approved Duffy Senior Development
- ⑤ Mary Queen of Peace Catholic Church
- ⑥ Rogers Fire Station
- ⑦ 21st Century Bank Event Center
- ⑧ Trail Connection to Vincent Woods Apartments
- ⑨ Vincent Woods Apartments

ALTERNATIVE B



KEY FEATURES

At Community Open House 2 on November 19th, 2025 two different Master Plan alternatives were shared with community. Alternative B is shown on the left and includes the following elements:

LEGEND

- - - Study Area
 - Park
 - Parking Lot/Alley
 - Sidewalk/Trail
 - Multi-family Residential
 - Ground Floor Commercial
 - Civic
 - Townhome or Single-family Residential
- ① Potential 1-acre Park
 - ② Proposed Civic Campus
 - ③ Potential Mixed-use Building with Grocery
 - ④ Proposed Willis Trucking Site Redevelopment
 - ⑤ Approved Duffy Senior Development
 - ⑥ Mary Queen of Peace Catholic Church
 - ⑦ Rogers Fire Station
 - ⑧ 21st Century Bank Event Center
 - ⑨ Trail Connection to Vincent Woods Apartments
 - ⑩ Vincent Woods Apartments

COMMON THEMES

Several comments were expressed that relate to both alternatives. These major themes expressed by the community were taken into account in order to produce the final Master Plan for the area. The common themes are listed below:

- The double roundabout was overwhelmingly positively received, however concern for vehicle stacking was expressed.
- There was a preference for commercial uses over residential ones.
- A larger range of housing, types, especially for small-scale buildings as opposed to large-scale multi-family buildings was clear.
- A desire to mark the northern and southern entries through landscape enhancements was positively received.
- Support for the wider sidewalks, trees, and small plaza spaces was expressed.
- Whatever future development occurs, it needs to have adequate parking and not create congestion in the area.
- There was slight, yet clear, preference for alternative B.

ALTERNATIVE A



Likes

- Larger park in former industrial area
- Wider sidewalks along Main Street from Industrial Boulevard to John Deere Lane
- Speed table and crosswalks enhancements near R Social

Dislikes

- Lack of commercial uses adjacent to the proposed Civic Campus
- One-way street from Industrial Boulevard to John Deere Lane

ALTERNATIVE B



Likes

- Grocery store for both the immediate area and the south side of Rogers
- Trail connection around wetlands and connection to Vincent Woods Apartments
- More commercial uses and slightly less multi-family compared to Alternative A
- Two-way street the entire length of Main Street

Dislikes

- Smaller park in former industrial area



A MIXED-USE COMMUNITY

This Master Plan envisions a vibrant Main Street that supports the existing businesses while providing space for new commercial uses. A rejuvenated and enhanced streetscape for Main Street will improve the experience and safety of pedestrians. The 1- and 2-story buildings that create the cherished, small-town feel remain, but new mixed-use buildings flank the northern and southern entries into the Main Street area, providing the punctuation point residents have long desired.

A full range of housing options and types supports this commercial core. Healthy neighborhoods rely on cooperation and interdependency between commercial and residential uses in the same area. Single-family homes, duplexes, townhomes, small apartment buildings, and large apartment buildings are mixed together in the same walkable, neighborhood. At the center of this new neighborhood, located within a short walk of most residences, is a 2.8-acre park which should include community amenities. New on-street parking is proposed and larger parking lots are discretely integrated into the community. Not only will proposed development build new parking as it is constructed, but new opportunities for more parking in the future are included.

LEGEND

- - - Study Area
- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Multi-family Residential
- Ground Floor Commercial
- Civic
- Townhome or Single-family Residential
- ① District Stormwater Management and Park
- ② 2.8-acre Park
- ③ Proposed Civic Campus
- ④ Mixed-use Building with Ground-floor Grocery and Parking
- ⑤ Proposed Willis Trucking Site Redevelopment
- ⑥ Approved Duffy Senior Development
- ⑦ Mary Queen of Peace Catholic Church
- ⑧ Rogers Fire Station
- ⑨ 21st Century Bank Event Center
- ⑩ Trail Connection to Vincent Woods Apartments
- ⑪ Vincent Woods Apartments



THE HEART OF ROGERS

Many residents already see the heart of Rogers as the segment of Main Street between Industrial Boulevard and the railroad line. With the future City Hall, approved Duffy Senior Development, and potential streetscape improvements, this identity will only ring more true. A focus on the best possible environment for pedestrians is paramount.

There are also opportunities for existing owners to strengthen their properties. The City of Rogers has a facade improvement matching grant program that covers 50% of the cost of exterior restoration and other improvements up to \$25,000 per storefront. The conversion of single-family homes to duplexes or small apartments also aligns with the goal of creating more housing around the Main Street Core.

LEGEND

- - - Study Area
- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Multi-family Residential
- Ground Floor Commercial
- Civic
- Townhome or Single-family Residential

KEY IMPROVEMENTS & FEATURES

- ① Repainted Crosswalks, New Crosswalk Countdown Signals at all Corners, and Remove "No Pedestrian" Signage on Traffic Light Posts
- ② New accessible curb ramp for crosswalk at southwest corner
- ③ Landscaped Stormwater Management Area and Sidewalks
- ④ Future Police Station
- ⑤ Future City Hall
- ⑥ Landscaped Signage and Entry Marker to Main St.
- ⑦ Future Liner Residential or Townhome Building
- ⑧ Hardscaped Plaza
- ⑨ Proposed Willis Trucking Site Redevelopment
- ⑩ Mixed-use Building with Ground-floor Grocery and Parking
- ⑪ Sidewalk from Crosswalk to Heritage Place
- ⑫ Reduced Curb Radii, Crosswalks, and Yield to Pedestrian Signage
- ⑬ Courtyard Multi-family Housing
- ⑭ Approved Duffy Senior Development
- ⑮ Wells Fargo Mixed-use Redevelopment
- ⑯ Crosswalks and Flashing Yield to Pedestrian Signage



ROUNDBABOUT PLAZA GATEWAY



SAFETY & FIRST IMPRESSIONS

The intersection of Main Street, Memorial Drive, 129th Avenue, and the railroad line was identified as the area in most need of improvement. The intersection is confusing for motorists as well as pedestrians. A double roundabout not only slows vehicles entering and exiting the Main Street neighborhood, but it also simplifies one, difficult intersection into two intersections with significantly fewer points of conflict. These roundabouts also create a pair of plazas that act as gateways into the neighborhood. Landscaping, storefronts, and public art opportunities signal to motorists to slow down and to those visiting that they have reached the heart of town.

LEGEND

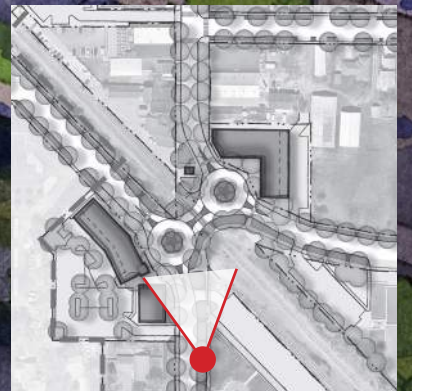
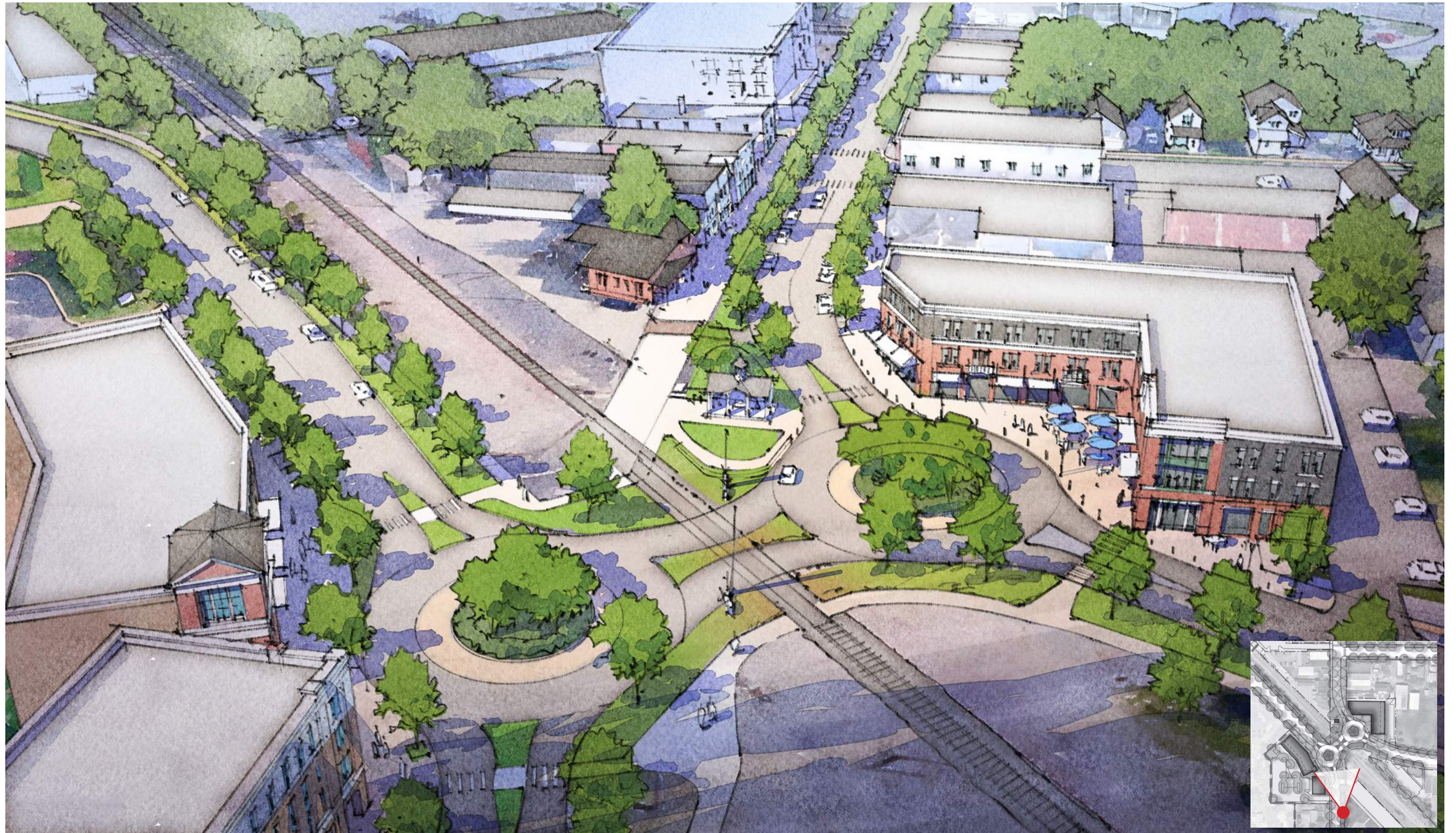
- - - Study Area
- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Multi-family Residential
- Ground Floor Commercial
- Civic
- Townhome or Single-family Residential

KEY IMPROVEMENTS & FEATURES

- ① 3-story Mixed-use Building with Ground-floor Commercial
- ② Small Park with Pavilion or Public Art
- ③ Roundabout with Crosswalks and Yield to Pedestrian Signage
- ④ At-grade Railroad Crossing
- ⑤ Roundabout with Crosswalks and Yield to Pedestrian Signage
- ⑥ Sidewalk Connections across Railroad Lines
- ⑦ 4-story Mixed-use Building with Ground-floor Commercial
- ⑧ Sidewalk along North Side of Rouillard Blvd.
- ⑨ New Crosswalks and Yield to Pedestrian Signage

ROUNDBABOUT PLAZA GATEWAY

3.25.26





AN UNDERUTILIZED RESOURCE

East of the Rogers Fire Station is a large wetland, protected as public waters by the State. This natural asset was highlighted by the community as something that should be embraced. A walking trail around the edge of the wetland connects Main Street to Vincent Woods Apartments and provides a complimentary, natural amenity to an area that already includes Central Park. Overlooking the wetland are townhomes, which are located on the site of the parking lot for the former Community Room. Once the new City Hall opens and the space is no longer used, the parking lot will become a key site for redevelopment.

LEGEND

- - - Study Area
- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Multi-family Residential
- Ground Floor Commercial
- Civic
- Townhome or Single-family Residential

KEY IMPROVEMENTS & FEATURES

- ① Rogers Fire Station
- ② Former Rogers Community Room
- ③ Townhomes
- ④ Wetland
- ⑤ Wetland Trail Loop
- ⑥ Trail Connection to Vincent Woods Apartments
- ⑦ Vincent Woods Apartments

REDEVELOPMENT OF WESTERN SITES



A RANGE OF HOUSING OPTIONS

The industrial sites west of the future City Hall are envisioned to change the most over the next 25 years. While it will likely take several years to redevelop, the vision for this area is a mixed-residential neighborhood that supports the commercial uses on Main Street. A street grid should extend through these sites, providing multiple means of access to Industrial Boulevard. More street connections and access points helps to diffuse traffic, thereby reducing the number of cars on Main Street. John Deere Lane will be become the central, pedestrian spine that connects these residential uses to the commercial core. Residents want to see a mix of housing types, both for-sale and for-rent, from single-family homes to multi-family buildings. This is not a subdivision, apartment complex, nor a development site, but rather a neighborhood with a broad range of building types.

LEGEND

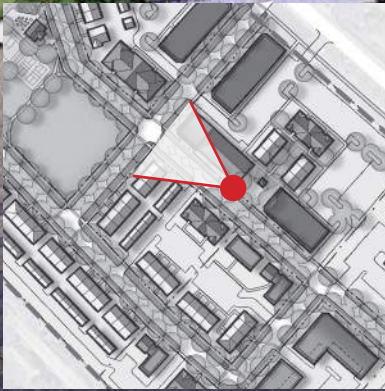
- - - Study Area
- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Multi-family Residential
- Ground Floor Commercial
- Civic
- Townhome or Single-family Residential

KEY IMPROVEMENTS & FEATURES

- ① Walking Trail around Wetland
- ② New Street Connection to Industrial Blvd.
- ③ Regional Stormwater Management Pond
- ④ New Street Connection to Industrial Blvd.
- ⑤ 2.8-acre Park with Unspecified Recreational Amenities
- ⑥ New Street Connection to Industrial Blvd.
- ⑦ 1-story Commercial Building
- ⑧ Future Police Station



REDEVELOPMENT OF WESTERN SITES



SAFETY

The vision of a mixed-use, vibrant, commercial neighborhood can only be achieved by ensuring Main Street is the anchor of this neighborhood. Therefore the first objective for a successful Main Street must be safety. It must be a safe environment for those driving or biking, but it must also be safe for the most vulnerable individual, the pedestrian. Ensuring vehicles and pedestrians can interact safely is key because this neighborhood will have more pedestrians than any other neighborhood in Rogers. A safer environment, both in reality and in perception, will encourage more people to visit Main Street, helping boost business in the area. A cascading effect unfolds as more people feel safe walking it sends the message that this is a pedestrian-friendly neighborhood. This also helps foster an environment in which people are constantly present, signaling that the area is safe.

A safer Main Street was one of the most important issues for residents and had widespread support. Creating a safe environment for pedestrians will require a multifaceted approach. Any one of the following strategies is not enough to create a safe environment. It will be require all of these elements working in unison to create the best possible environment for people.

REDUCE SPEED

According to the Foundation for Traffic Safety, the average risk of death for a pedestrian hit by a vehicle moving at 23 mph is 10%. If that same vehicle is moving only 9 mph faster, the risk of death jumps 2.5 times higher, to 25%. Another source, the Insurance Institute for Highway Safety, concluded that a pedestrian hit by a vehicle moving at 20 mph has a 18% chance of sustaining a major injury, but if that same vehicle is moving at 35 mph, a pedestrian has a 67% chance of sustaining a major injury. While the specific facts and figures may slightly vary from study to study, the picture they all paint is perfectly clear. The danger to pedestrians directly increases with speed, and in particular there is a significant jump from 25 mph to 35 mph.

The solution may appear straight-forward, simply post a lower speed limit, but this is actually one of the least effective ways to reduce speed. Yes, posting a lower speed limit is one tool to manage vehicle speed, but motorists statistically drive as fast as they feel comfortable driving. The effective and proven technique is to change the physical street environment itself. This requires a multi-pronged approach.

LANE WIDTH

Wider lanes mean higher speeds. The National Association of City Transportation Officials (NACTO) recommends a 10' wide lane in an urban setting similar to this one and notes that they have a positive impact on a street's safety without impacting traffic operations. They also note that for designated truck or transit routes, one travel lane of 11' may be used in each direction, but lane widths wider than 11' have been shown to substantially increase speeding and reduce safety.

What about here in Minnesota where snow can make it more difficult to maintain streets? Main Street improvements will likely be funded using the Minnesota municipal state-aid street (MSAS) system, and the table below shows the design standards for streets that utilize this funding. The standards match the guidance from NACTO, recommending travel lanes that are between 10' and 11'.

Projected Traffic Volume	Design Speed mph	Lane Width (a) feet	Curb Reaction Distance (c) feet	Parking Lane Width (e) feet
ADT < 10,000	30-45	(b) 10-11	1-2 (d)	7-8
	50 or over	11-12	2	8-10
ADT ≥ 10,000	30-35	(b) 10-11	1-2 (d)	7-10
	40-45	11-12	1-4	7-10
	50 or over	11-12	2-4	Not allowed

Design standards from Chapter 8820, Local State-aid Route Standards, Financing

ON-STREET PARKING

On-street parking is highly effective at slowing traffic because it visually narrows street and creates healthy friction between moving and parked cars. Both the U.S. Department of Transportation and NACTO recommend utilizing it as traffic calming measure in pedestrian environments. It as creates a buffer between a pedestrian on a sidewalk and a moving car on the street, which allows for a more pleasant experience.

STREET TREES

Trees planted along both sides of the street create a sense of enclosure and provide a visual cue to drivers to slow down. They have consistently been linked to slower automobile speeds. They provide shade for pedestrians in the summer, reduce storm water runoff, increase commercial revenue, and provide cleaner air for all.

MARKED CROSSWALKS & RECTANGULAR RAPID FLASHING BEACONS

Main Street has multiple, marked crosswalks within the study area and they are they are clearly indicated with signage. When the street is reconstructed every intersection should include a painted crosswalk, pedestrian warning sign, and rectangular rapid flashing beacons. According to the U.S. Department of Transportation, these can increase motorist yielding rates up to 98%.



An example of rectangular rapid flashing beacons

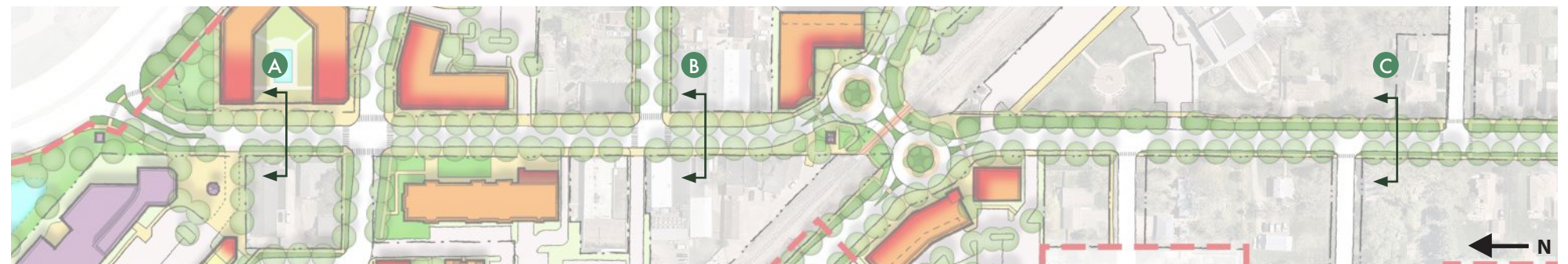
TRAFFIC VOLUME

Main Street is a major north-south connector in Rogers and some residents raised concerns about the impacts these improvements could have to traffic volumes. It is anticipated that some of this demand will be met with the opening of the Fletcher Bypass in 2026. In fact, the 2040 Comprehensive Plan estimates traffic volume will drop between now and 2040 along Main Street, despite population growth. The traffic calming measure will also discourage truck traffic, a major concern for the community. The listed improvements are anticipated to have negligible impacts to travel time, while creating massive enhancements to public safety and the vitality of businesses.

MAIN STREET

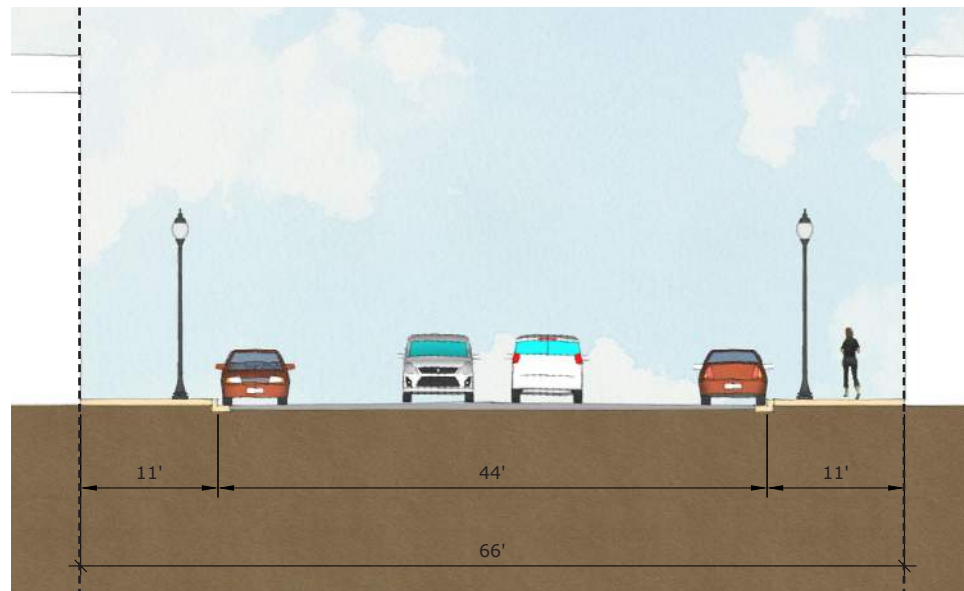
OPPORTUNITY FOR CHANGE

Main Street itself will undergo a substantial change once the Fletcher Bypass is complete by the end of 2026. Shortly after its completion, it is anticipated that Main Street will transfer ownership from Hennepin County to the City of Rogers. This provides the City of Rogers a key opportunity to reconstruct and improve Main Street for pedestrians, cyclists, and motorists.



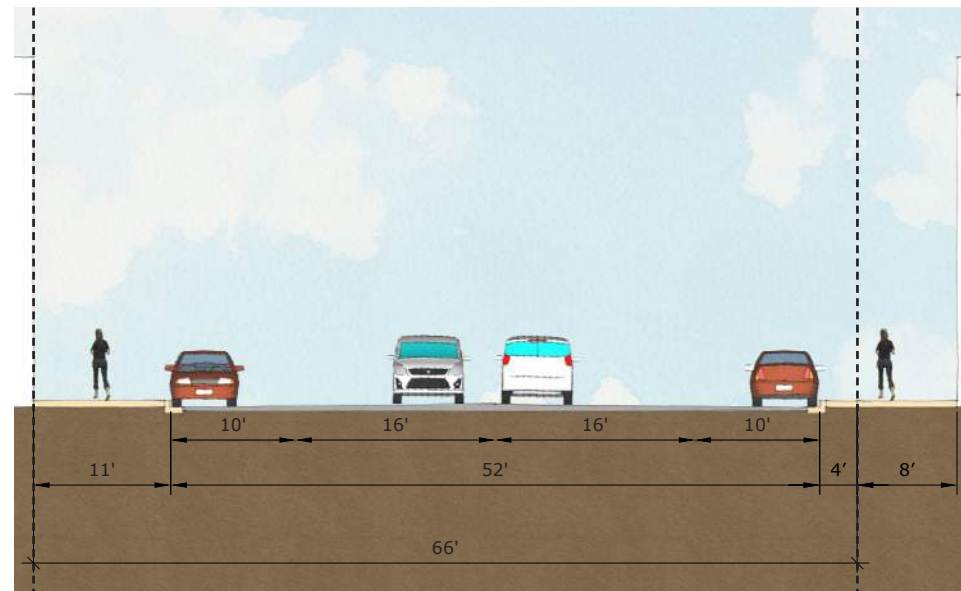
SECTION A

Existing: 66' Right-of-way



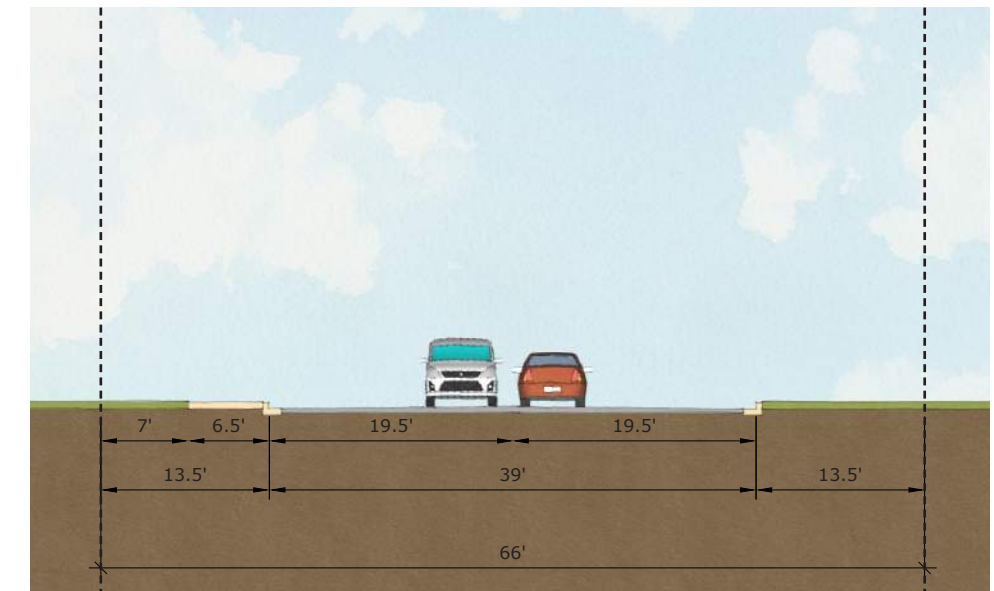
SECTION B

Existing: 66' Right-of-way

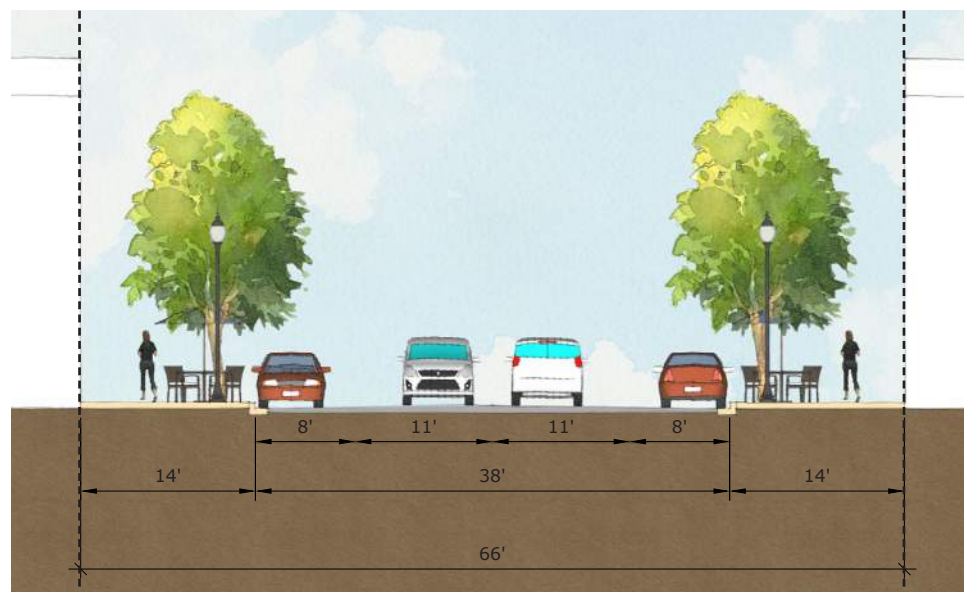


SECTION C

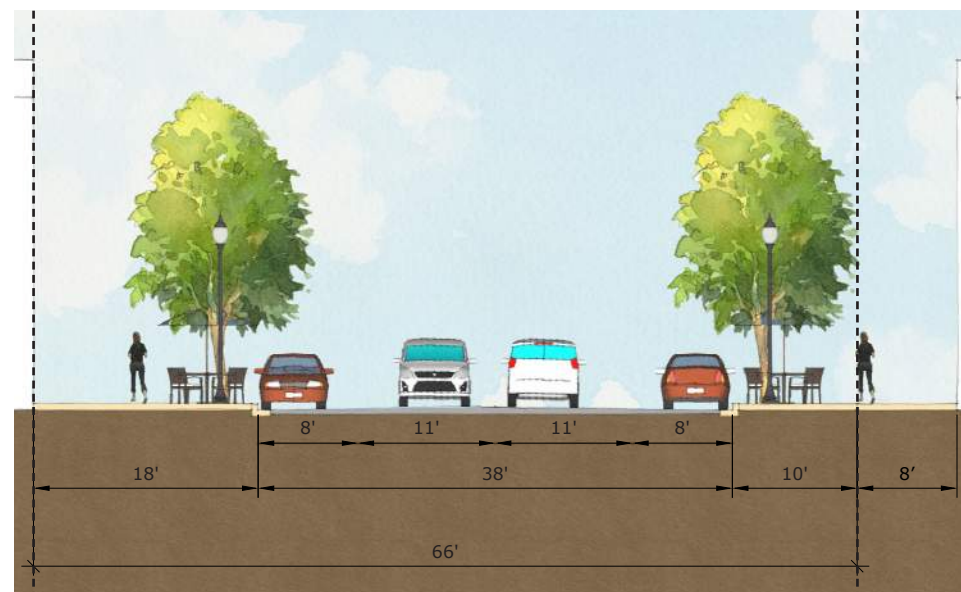
Existing: 66' Right-of-way



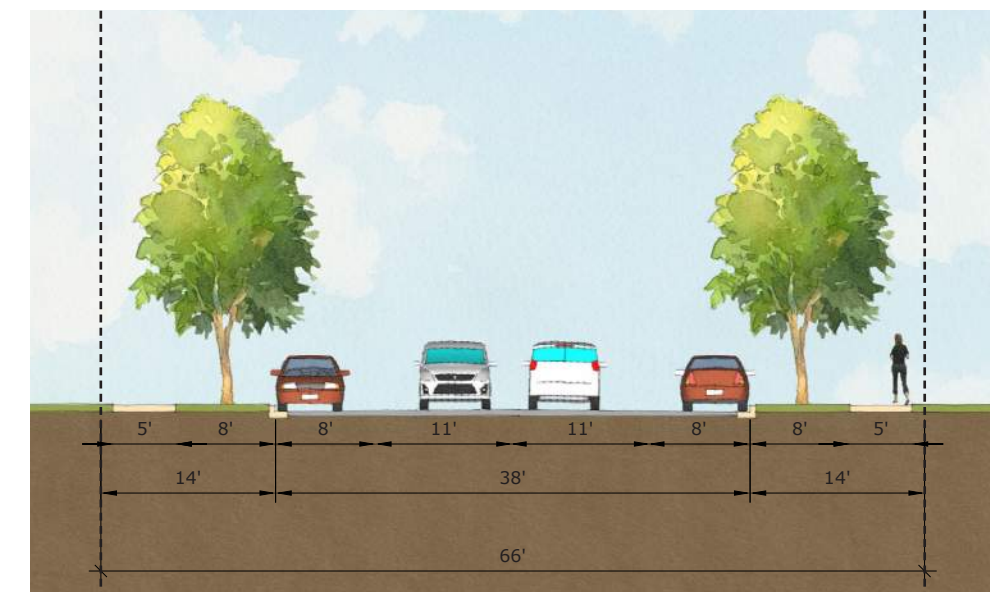
Proposed: 66' Right-of-way



Proposed: 66' Right-of-way

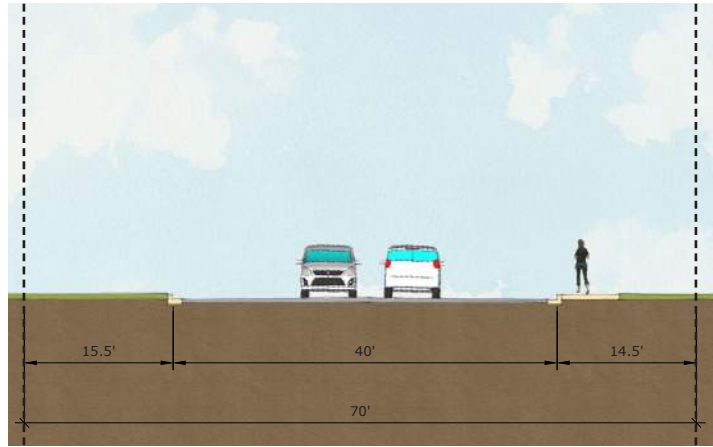


Proposed: 66' Right-of-way

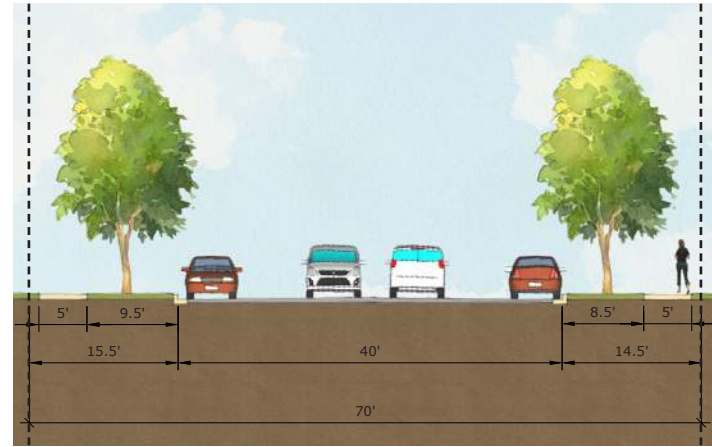


D. MEMORIAL DRIVE

Existing: 70' Right-of-way



Proposed: 70' Right-of-way

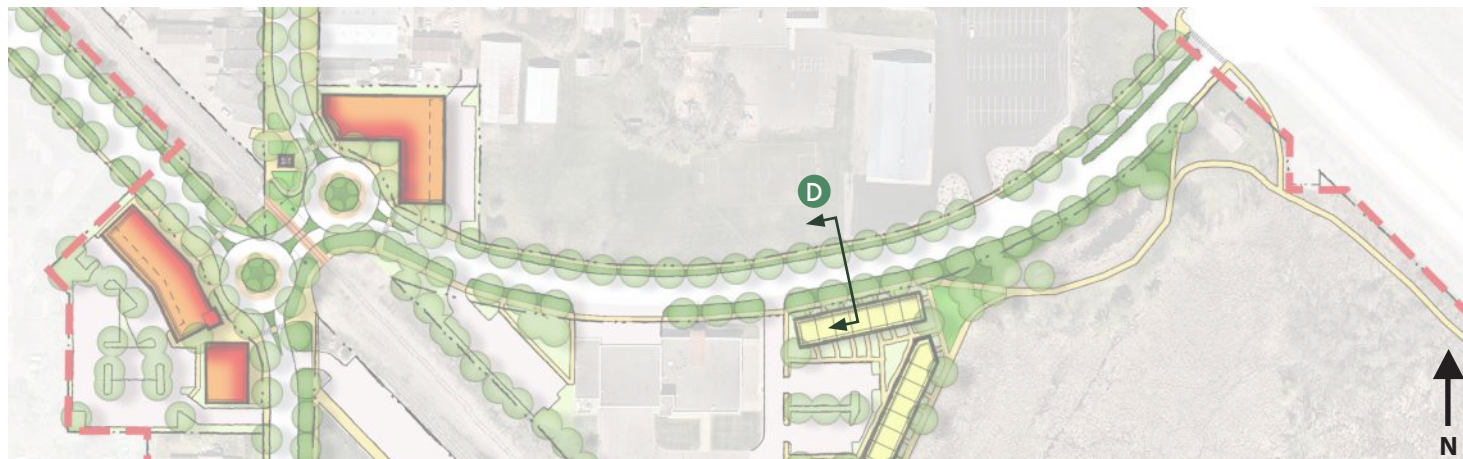


RETAIL VIABILITY

On-street parking is the key ingredient to any Main Street, and removing these spaces can destroy the vitality of a district. How important are they to local businesses? The International Parking and Mobility Institute estimates that each on-street parking spot adds \$20,000 in revenue to local economies. Not only does this Master Plan recommend maintaining every possible parking space on Main Street, it also anticipates locations for new ones.

The least expensive parking space to build is the one that already exists. Currently, Memorial Drive is 40' from the face of curb to the opposite face of curb, which means that it can support a pair of 11' travel lanes and 8' parallel parking spaces on each side with 2' to spare. Nearly overnight and with a little paint, this area adds roughly 46 parallel, on-street spaces to the parking supply for the Main Street businesses. This estimate anticipates that on-street parking may not be viable immediately adjacent to the Fire Station. The larger turning radius of fire trucks will limit spaces in this area.

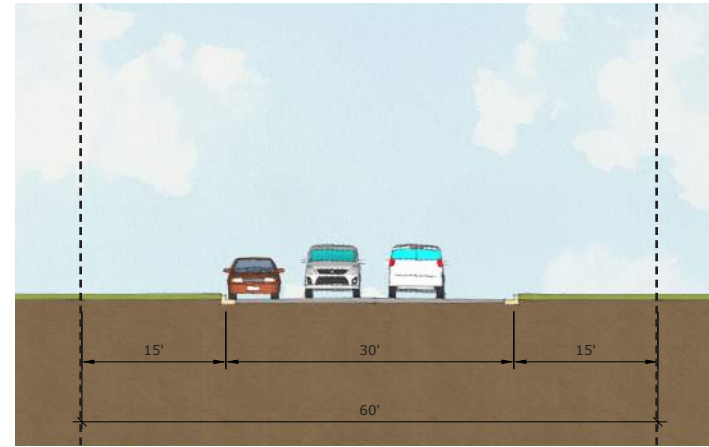
In the longer term, street trees and sidewalks along both sides will help make the area more pleasant and safe for pedestrians and others visiting Main Street.



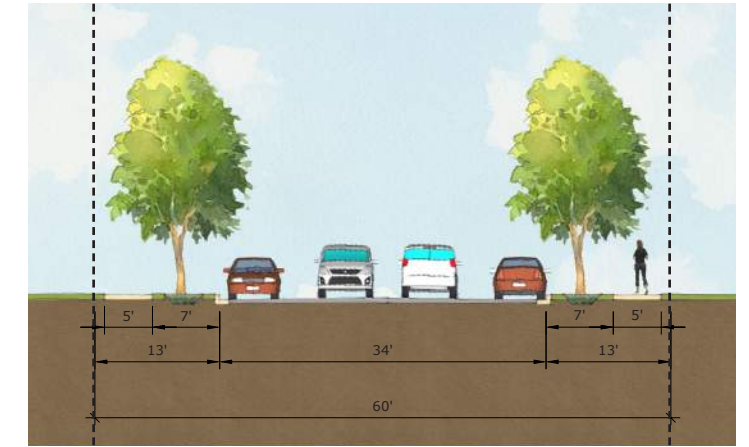
Transportation

E. JOHN DEERE LANE

Existing: 60' Right-of-way



Proposed: 60' Right-of-way

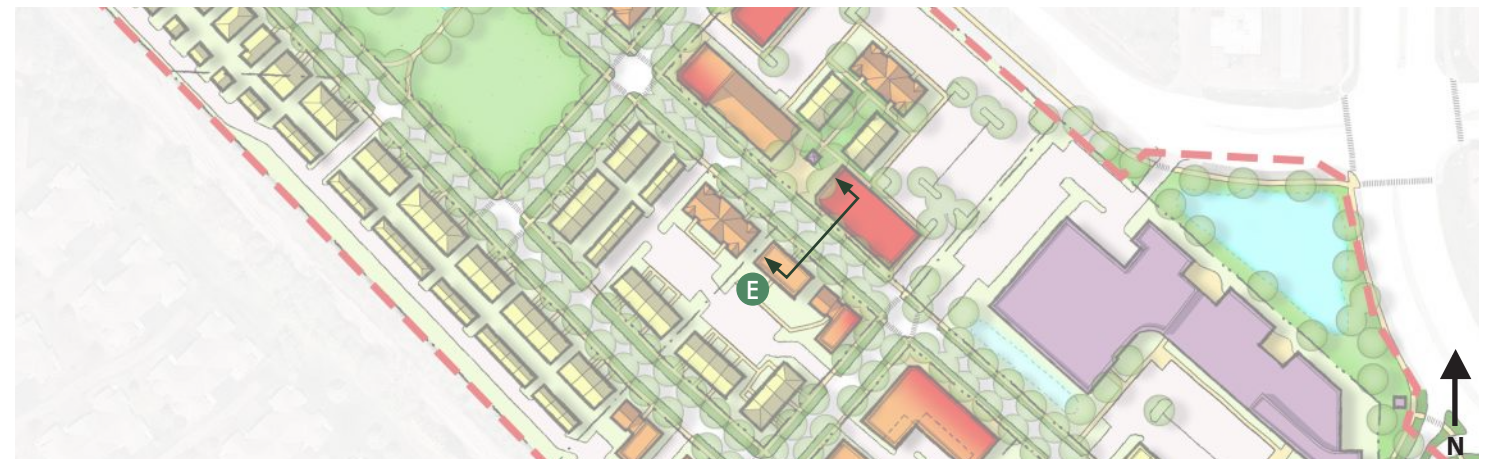


AN INDUSTRIAL PAST WITH A MIXED-USE FUTURE

John Deere Lane is currently utilized almost exclusively for truck traffic and includes only one connection to Main Street. Dead-end streets do not help alleviate traffic concerns, and extending this street northwest is key to helping add connections to the neighborhood, which reduces traffic.

John Deere Lane is envisioned as a central neighborhood spine that links residential areas, a central park, and a mix of land uses back to Main Street. It will no longer be used by trucks, but rather by locals and pedestrians. Adding street trees and sidewalks to both sides is paramount to create the best environment for pedestrians. This street can be built incrementally as development extends northwest, with each developer contributing to streetscape improvements along the way.

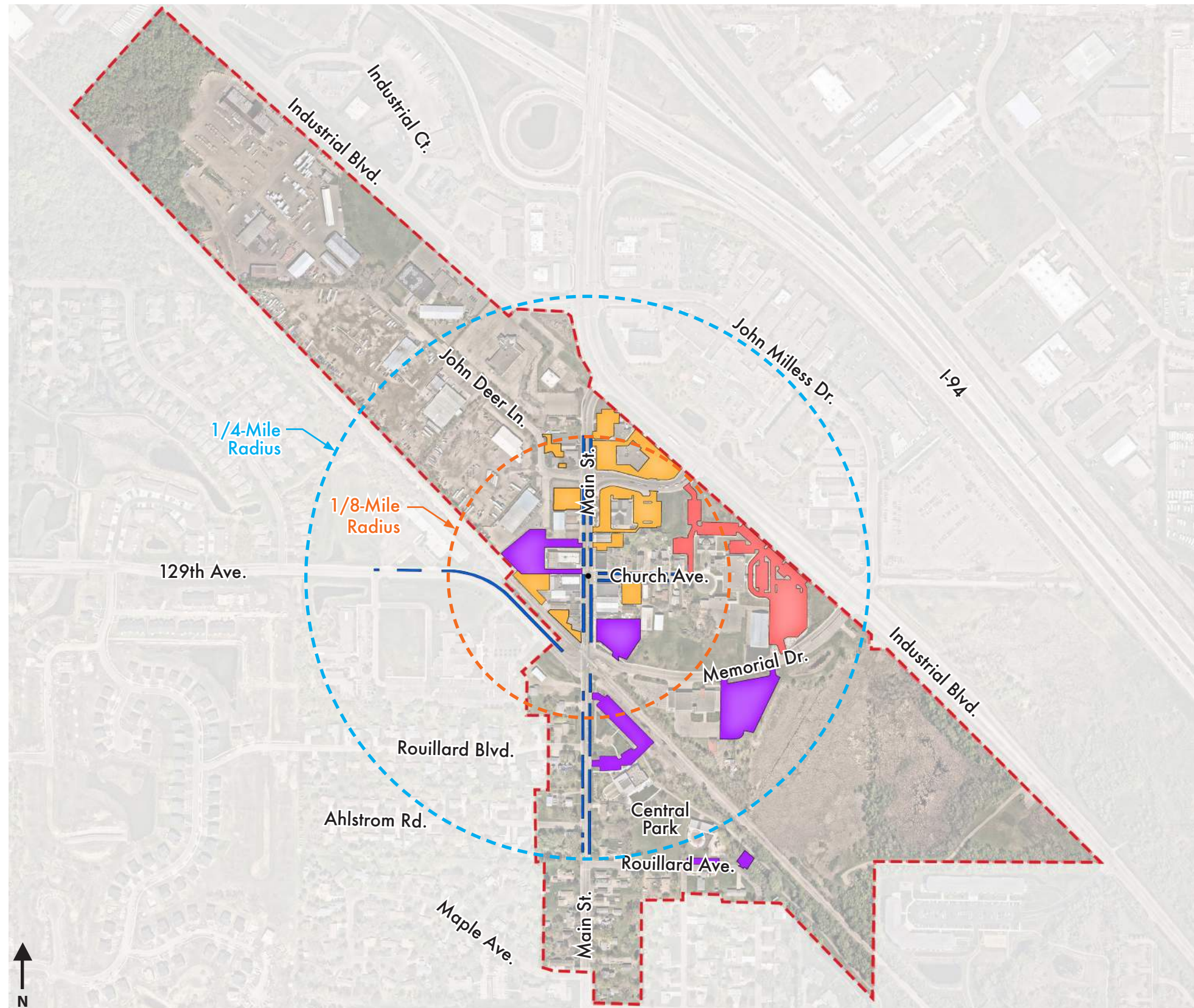
John Deere Lane also serves as part of the stormwater management network. The boulevard between the sidewalk and curb provides a strategic location to provide bioswales and rain gardens that help capture, treat, and slow the conveyance of stormwater in the neighborhood.



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EXISTING PARKING

WHERE IS THE PARKING?



HOW MUCH PARKING EXISTS?

	ON STREET	IN PRIVATE PARKING LOTS *	IN PUBLIC PARKING LOTS	TOTAL
Within 1/8-mile of Main St. & Church Ave.	103	272	149	524
Within 1/4-mile of Main St. & Church Ave.	152	272	326	750

**This study assumes industrial and residential uses are parked on their respective properties, and refers to privately-owned commercial parking lots used by visiting patrons.*

HOW MUCH PARKING IS NEEDED?

USE	REQUIREMENT	AREA	PARKING REQUIRED
Office	1 Space/200 SF	17,044 SF	85 Spaces
Automotive Rental	1 Space/450 SF	5,295 SF	12 Spaces
Small Animal Clinic	1 Space/300 SF	2,000 SF	7 Spaces
Retail/Fitness	1 Space/200 SF	14,015 SF	70 Spaces
Restaurant	1 Space/40 SF Dining 1 Space/80 SF Prep	11,057 SF	230 Spaces
			404 Spaces

TAKEAWAYS

There is enough parking to support Main Street! In fact, within an 1/8-mile of the heart of Main Street, there are 524 spaces available for patrons to park near businesses, but only 404 spaces are required by Code. This means there is a surplus of 120 spaces.

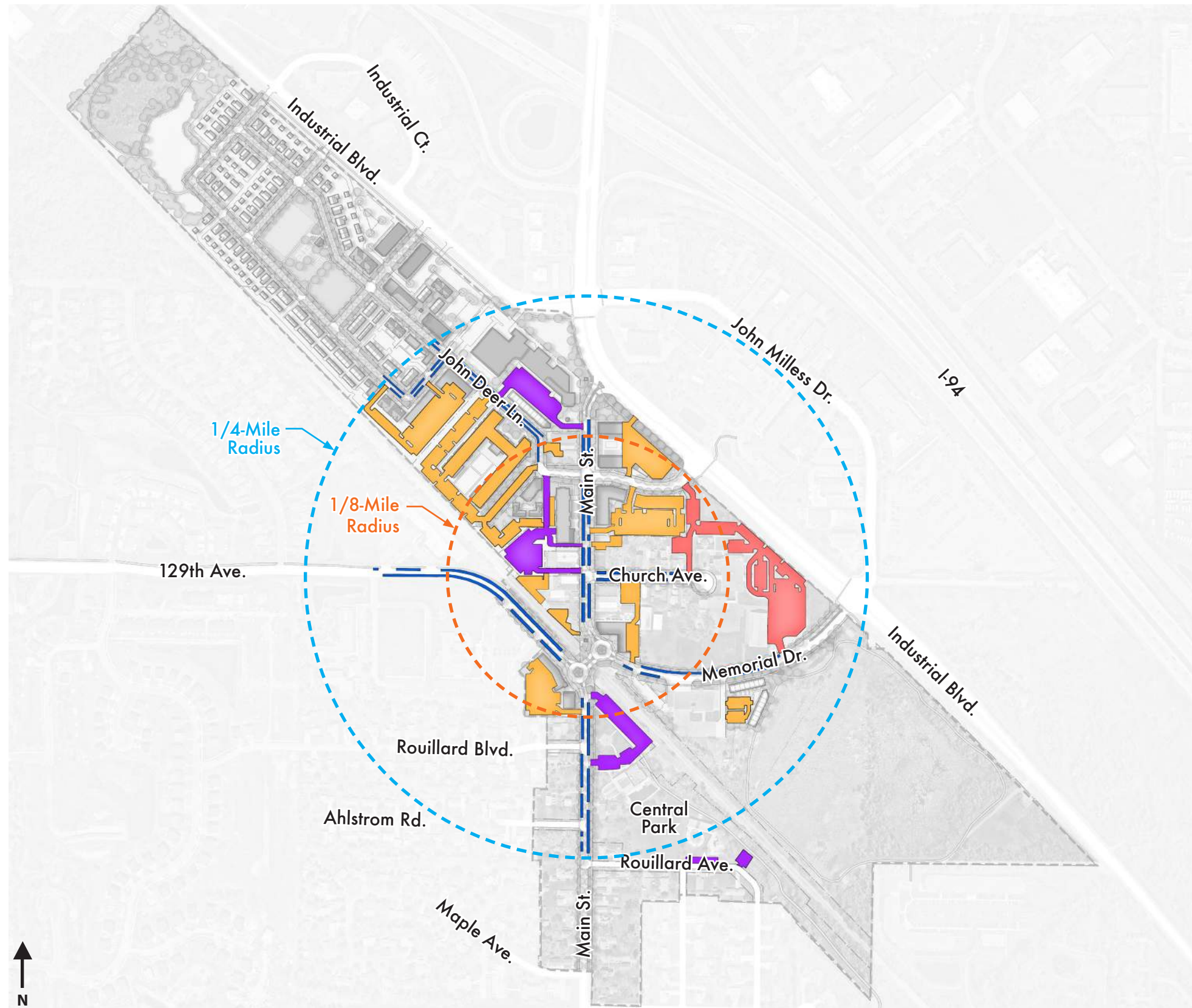
Additionally, within a 1/4-mile of the center of the Main Street neighborhood, there are 750 parking spaces total. This does not even include the 251 spaces in the Mary Queen of Peace Catholic Church parking lot, which is a private lot but is occasionally used by patrons of businesses along Main Street.

LEGEND

- - - Study Area
- On-street Parking Space
- Public Parking Lot
- Private Parking Lot (For Business Patrons)
- Mary Queen of Peace Catholic Church Parking Lot
- - - 1/8-mile Radius
- - - 1/4-mile Radius

PROPOSED PARKING

WHERE IS THE PARKING?



HOW MUCH PARKING WILL THERE BE?

	ON STREET	IN PRIVATE PARKING LOTS	IN PUBLIC PARKING LOTS	TOTAL
Within 1/8-mile of Main St. & Church Ave.	146	802	98	1,046
Within 1/4-mile of Main St. & Church Ave.	306	1,503	228	2,037

HOW MUCH PARKING IS NEEDED?

USE	REQUIREMENT	AREA/ UNITS	PARKING REQUIRED
Office	1 Space/200 SF	17,044 SF	85 Spaces
Small Animal Clinic	1 Space/300 SF	2,000 SF	7 Spaces
Retail/Fitness	1 Space/200 SF	14,015 SF	70 Spaces
Restaurant	1 Space/40 SF Dining 1 Space/80 SF Prep	11,057 SF	230 Spaces
Potential Grocery	95 Spaces*	20,000 SF	95 Spaces
Future Civic Campus	Determined by City	60,000 SF	60 Spaces
Future Residential	1.5 Spaces/Unit**	776 Units	1,164 Spaces
Future Commercial	1 Space/150 SF***	47,000 SF	313 Spaces
			2,024 Spaces

*For example, ALDI, a small grocer, requires 95 parking spaces and roughly a 20,000 SF building.
 **See Zoning Recommendations on page 32.
 ***This is an estimate of future commercial tenants, which may include retail, restaurant, office, or many other uses not included. A hybrid ratio has been selected as an estimate.

TAKEAWAYS

Within a 1/4-mile of the center of the Main Street neighborhood, there will be 2,024 parking spaces total, enough to meet demand for patrons and residents. With additional commercial spaces, more public and convenient parking has been added to accommodate this growth.

LEGEND

- - - Study Area
- █ On-street Parking Space
- █ Public Parking Lot
- █ Private Parking Lot (For Business Patrons)
- █ Mary Queen of Peace Catholic Church Parking Lot
- - - 1/8-mile Radius
- - - 1/4-mile Radius

PARKING RECOMMENDATIONS

3.25.26

SHORT-TERM RECOMMENDATIONS

- Add on-street parking spaces along Memorial Drive between Main Street and Industrial Boulevard. This can be accomplished by removing the no parking signage and painting spaces on the pavement. Roughly 46 parking spaces can be added, which accounts for limiting parking on the south side near the fire station.
- Remove the no parking signs along the south side of 129th Avenue near Main Street.
- Remove the “2 Hour Parking” signage along Main Street. It could be replaced with signage that restricts overnight parking.
- Work with the owner of R Social to install a sign within the right-of-way or a decorative one that indicates there is more parking in rear.



2 Hour Parking signage on Main Street



An artistic example of parking signage on a building



Memorial Drive is wide enough for on-street parking on both sides

LONG-TERM RECOMMENDATIONS

- As properties along John Deere Lane are redeveloped, incrementally build the street to accommodate on-street parking on both sides.
- Any additional street that is created as part of the new street network should have on-street parking on both sides of the street.
- Once the Civic Campus is complete, signage from Main Street and John Deere Lane should make it clear to visitors where the parking is located and that the parking lot for the campus is both public and free.
- If all of the recommendations are implemented, any perceived parking issues are likely to be eliminated. However, if they persist, the City should explore and study opportunities for public parking areas within the neighborhood. If a parking lot or structure is deemed appropriate, it must be hidden from frontage with a liner building in order to maintain the highest quality pedestrian environment.
- Future parking lots, both public and private, are required to follow the Americans with Disabilities Act (ADA), ensuring accessible parking spaces are located near building entrances. Further, the City should strive to meet the requirements of the Public Right of Way Accessibility Guidelines (PROWAG) published by the US Access Board.



Simple, inexpensive signage can be effective for visitors



This building is only 30 ft. wide and conceals parking behind it

PHASING RECOMMENDATIONS

THE NEXT 5 YEARS

The heart of Rogers and its Main Street anchor are set to undergo major changes over the next five years. The drawing on the left shows what the area might look like by the end of 2030.

The projects likely to occur over the next five years are already approved, planned, or have been actively discussed by the community and its elected officials. The approved Duffy Senior Development is expected to break ground in the spring of 2026. The land for the Civic Campus, which contains the City Hall and Police Station, has been acquired and the design work is well underway. These two projects alone will transform the northern part of Main Street.

While the process of transferring Main Street from County control to City control may take a year or two, it is possible for the rebuilt Main Street, new streetscape, and double roundabouts to be completed within 5 years.

The other projects the City could complete over the next 5 years include a regional stormwater pond for future redevelopment as well as a walking trail around the eastern wetlands. A street connection and extension of John Deer Lane through the 21901 Industrial Boulevard property will be vital to remove truck traffic off of Main Street in the short term.

LEGEND

- Study Area
- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Multi-family Residential
- Ground Floor Commercial
- Civic
- Townhome or Single-family Residential

KEY PROJECTS & INITIATIVES

- A Approved Duffy Senior Development
- B Civic Campus
- C John Deere Ln. Extension
- D Proposed Willis Trucking Site Redevelopment
- E District Stormwater Management and Park
- F Trail Connection to Vincent Woods Apartments
- G Main St. Rebuild



PHASING RECOMMENDATIONS

THE NEXT 15 YEARS

Between the next 5-15 years, redevelopment is likely to continue northwest of the existing Main Street in the current industrial areas. The drawing on the left shows what the area might look like by the end of 2040.

The sequencing of these particular redevelopment projects is less critical and should follow property acquisition, utility infrastructure demand, and development interest. The form and connections between these projects, however, is critical. They should complement one another and expand the housing options in the community. They should not be exclusively single-family detached homes nor large apartment buildings. A traditional neighborhood with streets, blocks, and a range of building types, seamlessly connected to form a neighborhood, not a subdivision, is the desired outcome.

LEGEND

- Study Area
- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Multi-family Residential
- Ground Floor Commercial
- Civic
- Townhome or Single-family Residential

KEY PROJECTS & INITIATIVES

- A Myopic Property Site Redevelopment
- B Larson Property Site Redevelopment
- C Mainline Property Site Redevelopment
- D Townhomes on Former Community Room Parking Lot



PHASING RECOMMENDATIONS

THE NEXT 25 YEARS

Over the next 15-25 years, private development projects are likely to capitalize on the remaining parcels while the construction of a public park could be complete. The drawing on the left shows what the area might look like by the end of 2050.

The construction of a park, centrally located in the new neighborhood, is the keystone of this last phase. The City should require this future development to include a new park. While the exact amenities to be included this park should be determined at the time of construction, they may include features like playgrounds, pavilions, basketball courts, or other recreational amenities.

The other key development projects at the corner of Main Street and John Deere Lane could occur sooner than 15 years from now, but given the existing land ownership, this is unlikely. Recruiting a grocer to the area is a challenge, but hopefully the proven redevelopment of this area by 2040, coupled with the projected population growth of the south side of Rogers as indicated in the 2040 Comprehensive Plan, will be enough to convince one.

LEGEND

- Study Area
- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Multi-family Residential
- Ground Floor Commercial
- Civic
- Townhome or Single-family Residential

KEY PROJECTS & INITIATIVES

- A 3-story Mixed-use Building with Ground-floor Commercial
- B Wells Fargo Redevelopment
- C 2.9-acre Park
- D Redevelopment of 21901 Industrial Blvd. Property



OPEN SPACE RECOMMENDATIONS



PLACES FOR PEOPLE

The community overwhelmingly identified Central Park and the 21st Century Bank Event Center as positives for Rogers. Residents also gravitated towards the larger park between the two alternatives. Improving connections to open spaces and parks as well as including more was a community priority.

While there are limited opportunities for plazas and smaller pocket parks along Main Street, a plaza joining the City Hall to the rest of Main Street is a priority. The plazas around the roundabouts also provide an opportunity for active gathering places and opportunities for ground-floor restaurants and retail spaces to spill out onto the sidewalk.

The largest proposed open space is a new, 2.8-acre public park located in the center of the proposed neighborhood. The location and size of this park is designed to maximize the number of future residents that will live within a quarter-mile or 5-minute walk of the park.

LEGEND

- - - - Study Area
- - - - - 1/4-mile Radius
- Park
- Parking Lot/Alley
- Stormwater
- Sidewalk/Trail

KEY FEATURES

- Ⓐ Existing 129th Ave. Trail
- Ⓑ Existing Central Park Trail
- ① Walking Trail around Wetland
- ② 2.8-acre Park with Unspecified Recreational Amenities
- ③ Plaza
- ④ Landscaped Stormwater Management Area and Sidewalks
- ⑤ Civic Plaza
- ⑥ Approved Plaza for Duffy Senior Development
- ⑦ Landmark Pavilion and Small Open Space
- ⑧ Plaza
- ⑨ Plaza
- ⑩ Wetland and Trail
- ⑪ Existing Central Park

OPEN SPACE RECOMMENDATIONS

ROUNDBOUT PLAZA GATEWAY

This plaza solves many of the existing issues that face Main Street. First, it resolves a complicated and therefore unsafe intersection at the train tracks. Second, it provides a clear marker to the southern entry of the Main Street neighborhood. Vehicles traveling north along Main Street are slowed by the pair of roundabouts, signaling to motorists that they are entering a pedestrian environment.

The ground floor of the mixed-use buildings on this plaza should have active, commercial uses that invite people to frequent Main Street businesses. The plaza will have hardscaping with trees in grates so that ground floor business can spill out into these spaces. The area also offers an opportunity to celebrate the history of Rogers. A pavilion terminating the end of Main Street could reference the historic depot.



Image of the historic train depot courtesy of the Rogers-Hassan Historical Society

CIVIC CAMPUS PLAZA

This space acts as a compliment to the southern roundabout plaza, signaling the northern gateway into the neighborhood. During the community engagement process, residents indicated a preference for a more traditional, hardscaped plaza as opposed to something with lawn space and landscaping. They imagined the space would often be used for events or other small gatherings.

This small space should feel intimate, like an outdoor room, with lighting, benches, public art, and trees for shade. The western edge of the space should be designed to screen and hide the parking lot beyond. While there will be a drive that connects the parking lot to Main Street, it should not be detailed as a drive for cars. It should be curbsless, utilize the same material as the pedestrian area, and use bollards or other elements to delineate the areas for cars.



A beautiful and inviting civic plaza that is also accessible to cars without hindering pedestrians

TRAILS

While there is a limited trail network in the neighborhood there are two existing trails that end near Main Street. The first connects Fletcher Drive to Central Park, while the second trail runs along the north side of 129th Avenue from Oakwood Drive to Main Street. The Master Plan connects these trails to one another at the roundabout plaza gateway, providing an east-west connection through the middle of Rogers.

PASSIVE OPEN SPACE

The focus of this initiative is how to create a mixed-use neighborhood, but there are some opportunities to incorporate and harness natural assets. A trail, paved or unpaved, should circle the wetlands southeast of Memorial Drive, connecting Vincent Woods Apartments with Main Street.

NEIGHBORHOOD PARK

A 2.8-acre neighborhood park is designed to provide the recreational amenities commonly used by residents that are within a 5-minute walk of the park. While further engagement should be completed to determine the most beneficial amenities, they typically include playgrounds, open lawn, basketball courts, tennis courts, pavilions, grilling areas, and multi-purpose fields.

The hardscaped plazas support community events and seating for restaurants while this neighborhood park is the compliment to these spaces, providing recreational and leisure activities that might be utilized by families and children.



Small playgrounds, shade structures, and open areas for residents

OUTSIDE DISTRICT CONNECTIONS

There are limited connections to be made north of the area considering the volume and speed of traffic along Industrial Boulevard. Repainting crosswalks, installing signage, and providing improved lighting across Industrial Boulevard at John Deere Lane and Memorial Drive will help pedestrians crossing the street. To the south, improved trail connections and a safer Main Street environment will encourage more individuals to walk to businesses, parks, and other neighborhood amenities.

STORMWATER RECOMMENDATIONS

STORMWATER TREATMENT



- LEGEND**
- Study Area
 - Drainage Area
 - Bioswale
 - Stormwater BMP (By Others)
 - Underground Storage
 - Outlet
 - Manhole
 - Inlet
 - CO
 - Main
 - Drain Tile
 - Stormwater Ponds
 - Parcel Lines
 - 10' Contour
 - 2' Contour

Implementation & Next Steps

RECOMMENDATIONS

Proposed Regional Detention

A regional stormwater BMP is one option proposed in the northwest corner of the Master Plan to provide stormwater management treatment for the street improvements of John Deere Lane and the adjacent private improvements for future developments. Anticipated benefits of this treatment option are:

- Condenses BMP maintenance to one stormwater BMP, as opposed to utilizing multiple basins to treat John Deere Lane and adjacent developments.
- Promotes development of the adjacent sites around John Deere Lane, since the BMP provides stormwater management for any proposed development in the drainage area.

Underground Storage

Another option for stormwater is an underground structure BMP for the north section of Main Street. This area of Main Street has a higher density and limited space for a stormwater BMP treatment option for the area. An underground stormwater BMP underneath the large parking lot to the west could provide treatment for Main Street drainage without having to change any of the proposed layout for the area. One challenge with this option is the property is currently privately owned and would require an easement or outlot for the City to maintain. Anticipated benefits of this treatment option are:

- Provide stormwater treatment for the downtown Main Street, which currently has minimal stormwater treatment.
- Underground stormwater treatment would allow for treatment in an area that does not have an area for above ground storage.

Bio Swales

An option for stormwater treatment of the street improvements to John Deere Lane, Memorial Drive, and Main Street is to utilize the existing green space between the sidewalk and back of curb for bioswales. Anticipated benefits of this treatment option are:

- Provide water quality treatment of stormwater for majority of the proposed street improvements within the provided ROW.
- Various options for planting to provide landscaping for the street.
- This reduces the need for space for stormwater detention areas and provides water quality closer to where it falls.

EXISTING ZONING

The boundary for this Master Plan directly aligns with the Downtown (DT) Zoning District.

This Master Plan illustrates a vision that aligns with the Purpose of the DT District as established in the Rogers Zoning Code. According to the Zoning and Land Use Regulations:

“The purpose of the Downtown District is to encourage a mix of uses that are typically found in traditional downtowns, including retail, services, entertainment, civic, institutional, offices, and mid- and high-density housing. Along Main Street, between John Deere Lane and the railroad tracks, the goal is to maintain the commercial fronts and building heights by reusing the existing historic buildings, where possible, and seek opportunities for mixed use buildings, whether multi-story or of horizontal orientation, as infill development opportunities on vacant, blighted and/or underutilized properties. The mix of uses may include retail and services at street level with residential or office uses above or beside the commercial use. Mixing uses in downtown supports economic activity and helps create a walkable downtown environment by maximizing the square footage of commercial space that is directly accessible from the street.”

RECOMMENDATIONS

There are many elements of the existing code that are working well and will help to implement the vision outlined in this Master Plan. However, there are a few revisions that will help create a mixed-use, flexible, and walkable neighborhood.

- **Create 3 Sub-districts:** While the entire study area is currently zoned DT District, there are small, yet distinct, differences within this geography that should be captured in a revision to the zoning district. A map of proposed sub-districts can be found on the next page.
- **Reduce Multi-Family Parking Requirements:** While many individuals own a car and the overwhelming form of transportation in Rogers is the automobile, the minimum parking space requirements are too high for multi-family. Requiring any number of spaces to be enclosed should be removed, and instead the market should make that determination.
- **Revise Permitted Residential Uses:** Vibrant commercial districts need a full range of residential uses within walking of these stores, restaurants, and other commercial uses. A greater range of housing typologies should be permitted.

REDUCE MULTI-FAMILY PARKING REQUIREMENTS

The existing standard calls for a flat ratio of 2 parking spaces for every unit across all multi-family uses regardless of the number of bedrooms in the development. This means that a studio apartment and a 3-bedroom apartment currently require the same number of parking spaces. A tiered approach that increases the number of required parking spaces by the number of bedrooms more accurately reflects the number of residents and therefore cars required.

The standards that states “at least one-half of the required spaces shall be enclosed”, should be removed. Structured parking of any kind costs roughly \$50,000 a space according to the Brookings Institute, and underground parking is only more expensive. Indeed, Rogers is in a cold climate and enclosed parking is an amenity many potential renters might expect, but let each developer make their own decision based on the market. Most developers will still meet this requirement, but enshrining it in law is overly burdensome.

This Master Plan recommends that the standard be reduced to more accurately reflect actual parking demands, create more tax revenue for the City, and help create housing that is more attainable to the average citizen. The recommended multi-family ratios are listed below:

- **Studios:** 1 parking space/unit
- **1-bedroom Units:** 1.25 parking spaces/unit
- **2-bedroom Units:** 1.75 parking spaces/unit
- **3-bedroom Units and Larger:** 2 parking spaces/unit



A typical multi-family parking lot that has too much parking

REVISE PERMITTED RESIDENTIAL USES

Within the DT District, any new apartment building that is developed must include at least 6 units. In virtually every example of economically-robust and vibrant main street neighborhoods in the United States, a full range of housing types can be found. In order to encourage a wider range of housing types, this requirement should be calibrated by sub-district. A map of the proposed sub-districts can be found on the next page.

- **Main Street Core Sub-district Recommended Changes:**
 - Dwelling, Apartments (6+ Units): Permitted
 - Dwelling, Multi-Family (3 to 5 Units): Permitted
 - Dwelling, Townhome: Permitted
 - Dwelling, Two-family: Not permitted
 - Dwelling, Single-Family: Not permitted
- **Western Neighborhood Sub-district Recommended Changes:**
 - Dwelling, Apartments (6+ Units): Permitted
 - Dwelling, Multi-Family (3 to 5 Units): Permitted
 - Dwelling, Townhome: Permitted
 - Dwelling, Two-family: Permitted
 - Dwelling, Single-Family: Permitted
- **Southern Neighborhood Sub-district Recommended Changes:**
 - Dwelling, Apartments (6+ Units): Not Permitted
 - Dwelling, Multi-Family (3 to 5 Units): Permitted
 - Dwelling, Townhome: Permitted
 - Dwelling, Two-family: Permitted
 - Dwelling, Single-Family: Permitted



An example of recently built townhomes in a walkable neighborhood



3. CREATE 3 SUB-DISTRICTS

The intent of subdividing the existing DT District into 3 sub-districts, is to better align with the slightly different visions for the existing neighborhood. These sub-districts help balance areas of preservation, areas of change, and areas of commercial growth. These areas are described below.

A. MAIN STREET CORE

This area is the heart of both the City of Rogers and the neighborhood itself. The existing, small-town character should be preserved while allowing for new mixed-use buildings. A wide range of uses, higher density, and greater emphasis on building frontage should characterize this area.

B. WESTERN NEIGHBORHOOD

The industrial uses in this area have been grandfathered into the existing zoning district and as they redevelop residential uses will likely replace them. While the area will largely be residential, limited commercial and office uses are still appropriate and help create a mixed-use neighborhood.

C. SOUTHERN NEIGHBORHOOD

The Master Plan largely preserves this area of the neighborhood. Home-occupation businesses, missing middle housing typologies, such as duplexes and townhomes, and open spaces are the most appropriate uses if redevelopment is to occur.

LEGEND

- Park
- Parking Lot/Alley
- Sidewalk/Trail
- Building
- ① Proposed Civic Campus
- ② Mary Queen of Peace Catholic Church
- ③ Rogers Fire Station
- ④ 21st Century Bank Event Center



IMPLEMENTATION SUMMARY

PROJECT	TIMEFRAME	NOTES	LEAD ENTITY
Duffy Senior Development	Under Construction	Building is likely to be completed by the fall of 2027.	Duffy Development Company
Civic Campus	0-3 years	Project includes City Hall, police station, public parking lot, and public plaza.	City of Rogers
Zoning Update	0-3 years	City should create the 3 sub-districts in the DT District	City of Rogers
Memorial Dr. On-Street Parking	0-3 years	Stripe on-street parking spaces along Memorial Dr.	City of Rogers
Remove the No Parking Signs on South Side of 129th Ave.	0-3 years	The existing street is wide enough to support on-street parking on both sides.	City of Rogers
Remove the "2 Hour Parking" Signage	0-3 years	Remove the signage along Main St.	City of Rogers
New Signage Indicating Public Parking Location	0-3 years	Work with the owner of R Social to install signage indicating the location of public parking in the rear of the property.	City of Rogers & R Social Owner
John Deere Ln. Extension	1-5 years	The City should acquire 60' along the eastern edge of the 21901 Industrial Blvd. property and extend John Deer Ln. to Industrial Blvd.	City of Rogers & Property Owner
Willis Trucking Site Redevelopment	1-5 years	181-unit building is proposed, but has not yet received City approval.	Bader Companies & Ebert Construction
District Stormwater	1-5 years	The City should acquire roughly 3 acres of the northwest corner of the 21901 Industrial Blvd. and construct a district stormwater detention pond.	City of Rogers
Main St. Rebuild	1-5 years	After control of Main St. has transferred from Hennepin County to the City of Rogers, a full rebuild of Main St. should occur from Industrial Blvd. to Douglas Dr.	City of Rogers
Trail Connection to Vincent Woods Apartments	1-5 years	A loop trail around the wetland should initially be constructed as crushed gravel or mulch and might be paved at a later date.	City of Rogers
Memorial Dr. Street Trees and New Sidewalks	6-15 years	Add a sidewalk and street trees along the south side of Memorial Dr. and reconstruct the sidewalk along the north side along with street trees.	City of Rogers
Myopic Property Site Redevelopment	6-15 years	Work with private developer to develop multi-family on this site.	Private Developer
Larson Property Site Redevelopment	6-15 years	Work with private developer to develop a range of housing types on this site.	Private Developer
Mainline Property Site Redevelopment	6-15 years	Work with private developer to develop a range of housing types on this site along with commercial uses.	Private Developer
Townhomes on Former Community Room Parking Lot	6-15 years	Once the Community Room is no longer in use, it's parking lot will be available for redevelopment.	Private Developer & City of Rogers
Parcels Bound by Main St., John Deere Ln., and Industrial Blvd.	16-25 years	Work with private developer to build a mixed-use building at this site.	Private Developer
Wells Fargo Redevelopment	16-25 years	Work with private developer to develop multi-family on this site.	Private Developer
2.9-acre Park	16-25 years	As the 21901 Industrial Blvd. is developed, the City should work with the developer to create a new neighborhood park.	City of Rogers
Redevelopment of 21901 Industrial Blvd. Property	16-25 years	A private developer should construct a range of housing types surrounding the new neighborhood park.	Private Developer



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: April 6, 2026

Agenda Item: 5.3

Subject: Consideration of Amendments to City Code Chapter 22-XIV Licensing Procedures and Regulations Related to Cannabis Businesses

Prepared By: Brett Angell, Community Development Director

Overview / Background / Analysis

On November 26th, 2024, the City of Rogers passed ordinances pertaining to cannabis businesses following a state law change legalizing adult use cannabis and corresponding cannabis businesses. Two ordinances were passed at the time of original adoption. One related to the licensing and general regulations for cannabis businesses and one related to amending the city's use table for allowable zoning districts where a cannabis business may locate.

Since the time of adoption, the ordinances have been the guiding rules for any cannabis businesses within the city. Throughout this time, there have been some rule and guidance changes from the Office of Cannabis Management (OCM) and the city has identified areas of the ordinance that should be amended for further clarification or better alignment with state regulations. Through discussions with the city's legal council, a few amendments have been identified to City Code Chapter 22-XIV corresponding to the regulations and registration procedures for cannabis businesses.

Recently, the city has also received a text amendment application requesting the city amend its buffer regulations to allow for a potential retail cannabis location at 13625 Northdale Blvd. The code amendment request seeks to alter the buffer distance requirement from daycare facilities from 500 feet to 480 feet or to amend the language to be measured from building-to-building rather than property line to property line. When measuring from property line to property line, the subject property is at approximately 485 feet. If measuring from the daycare building to the proposed tenant space, the distance is approximately 710 feet. The narrative from the applicant is attached to this item along with signatures from other tenants of the building supporting the proposed use.

If the city were to allow the proposed change and the space did become a retail cannabis location, it is anticipated that the space would become the second and last initial retail cannabis location since the city currently has a cap of two available registrations based on population size. The other location is 21753 S Diamond Lake Rd (former El Loro/Los Mariachis) which is currently under interior buildout.

Other proposed clean-up amendments to the ordinance include the following items:

- Clarifications on the pre-licensing procedures for the city and obtaining locations;
- Clarification on the processing of retail registrations;
- Amending the registration cap to explicitly state cannabis retailers to conform to statute;
- Adding language to detail the maximum amount of time a registration application will be considered and codifying a waitlist for pending applications;
- Amendments and clarifications to the buffer requirements.

Since this item is not an amendment to the City's zoning code, a public hearing is not required. Notice was published in the paper related to consideration of amendments. Planning Commission review is not legally required for amendments to Chapter 22, however staff felt it was important for the Planning Commission to provide input on the proposed request to alter the buffer distances as they are tied to land use.

Staff Recommendation

Review the proposed ordinance amendments and provide a recommendation to the City Council for amendments to City Code Chapter 22-XIV Licensing Procedures and Regulations Related to Cannabis Businesses.

A draft of Ordinance 2026-10 is attached for consideration.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

- A. Ordinance 2026-10 Cannabis Licensing and Regulations Amendments
- B. Existing Full Code
- C. Applicant Narrative

ORDINANCE NO. 2026-10

**CITY OF ROGERS
STATE OF MINNESOTA**

**AN ORDINANCE AMENDING THE LICENSING PROCEDURES AND
REGULATIONS RELATED TO CANNABIS BUSINESSES**

The City of Rogers hereby ordains:

SECTION 1. Chapter 22, Article XIV, Section 841 of the City Code is hereby amended as follows:

Applicant means an entity with a license, preliminary license approval, endorsement, or other applicable written approval issued by the OCM that is applying for an initial registration or for registration renewal.

Cannabis Retailer means a business with a cannabis retailer license or cannabis retail endorsement, or other applicable written approval, from OCM.

SECTION 2. Chapter 22, Article XIV, Section 842, of the City Code is hereby amended as follows:

- (b) Potential licensees are responsible for obtaining all necessary zoning, building, and fire code approvals prior to the city receiving the request for certification from the OCM. If a potential licensee fails to obtain approvals prior to the city receiving a request for certification, the city will inform the OCM that the potential licensee does not meet zoning and land use laws or does not meet building and fire code requirements. Potential licensees are responsible for obtaining all necessary zoning approvals prior to the City receiving the request for certification from the OCM. If a potential licensee fails to obtain necessary zoning approvals prior to the City receiving a request for certification, the City will inform the OCM that the potential licensee does not meet zoning and land use laws. If, at the time the City receives a request for zoning certification, there are no further intended alterations to the building where the business is to be conducted, the City will also certify compliance with building and fire code regulations, provided that the potential licensee has obtained inspections prior the City's receipt of a request for certification from the OCM. Building and fire code inspections will be valid for 1 year from completion.
- (c) For cannabis retailers, receiving a pre-license certification does not ensure the cannabis retailer will receive a registration under § 122.14.

SECTION 3. Chapter 22, Article XIV, Section 843, of the City Code is hereby amended as follows:

- (d) *Processing Registrations.*
- (1) Applications will be processed on a first-come, first-served basis based on the city receiving a complete application and payment of all fees.

- ~~(2) The date a certification under Sec. 22.03 is issued will have no impact on the applicant's registration processing.~~
- (2) Once an application is considered complete, the city shall inform the applicant as such, process the application fees, and forward the application to the City Council for approval or denial.
- (3) If a registered cannabis business's license lapses or is revoked by the OCM, resulting in the business's registration terminating, the City will conduct a lottery to select the order in which the City will process applications for that open registration. Within one month of the date the registration terminates, the City Administrator will accept applications from businesses seeking a registration. Businesses submitting complete applications will be placed in a lottery. The lottery will consist only of businesses that have submitted complete applications. Businesses will be randomly selected and placed in the order of the selection. All sections of this Article shall apply to the lotter selection process, except the language in Section 22-843(d)(1 and 2). If no applications are received, then the registration will be issued pursuant to 22-843(d)(1 and 2).
- (4) The date of the certification under Sec. 22-842 is issued will have no impact on the applicant's registration processing.

(e) Retail Registration Limits

- (1) The City will issue one cannabis retailer registration per 12,500 residents in the city, except that the city will not issue any cannabis retailer registrations if there is one cannabis retailer registration per 12,500 residents in Hennepin County.
- (2) The number of registrations available will be calculated by dividing the state demographer's most recent estimate of the city's population by 12,500 and rounding up to the nearest whole number.
- ~~(3) The city will update the number of registrations available based on the most recent data available from the state's demographer on January 1 and June 1 each year.~~
- (3) The number of registrations in the County will be based on the number of registrations in the county on the day the application is received.
- (4) If the number of registrations available within the city decreases based on the county reaching the one per 12,500 threshold or the city's population decreases below a previous threshold, businesses with current registrations will be allowed to maintain and renew their registrations but no new registration will be issued.
- (5) Registrations issued to businesses with a preliminary license ~~pre~~approval will count toward the City's registration limit.
- (6) Businesses operating under a tribal compact entered into under Minnesota Statutes, section 3.9224 or 3.9228 and tribally issued licenses and registrations are counted towards the city's registration limit and the county registration limit.

(f) *Application.* The applicant must submit a registration application or renewal form provided by the city. The form may be amended from time to time by the City Administrator or designee, but must include or be accompanied by:

- (1) Name of the property owner
- (2) Name of the applicant
- (3) Address and parcel ID for the property for which the registration is sought

- (4) Certification that the applicant complies with the requirements of this article
- ~~(5) *Fee Required.* At the time of initial application, and prior to the city's consideration of any renewal application, each retailer must pay, as established in the city's fee schedule, the following fees:~~
- ~~a. At the time of initial registration:

 - ~~i. An initial registration fee. The initial registration fee will pay for the costs of registration and the cost of the first year of operation.~~
 - ~~ii. The renewal fee for the second year of operation.~~~~
 - ~~a. At the time of the first annual renewal (prior to the second year of operation), no fee will be due.~~
 - ~~b. At the time of the second annual renewal, and each year thereafter, the renewal fee must be paid prior to the city issuing any renewal registration.~~
 - ~~e. Initial registration fees and renewal registration fees are nonrefundable.~~
- (5) Proof of taxes, assessments, utility charges or other financial claims of the city of the state are current.
- (6) A copy of a valid state license, preliminary license approval, or other applicable written approval from written notice of OCM license preapproval
- (7) *Amending an Application.* An applicant may not amend information on the application once it has been submitted.
- (8) *Immediate Denial.* An applicant that does not comply with the distance requirements of Section 22-847 will be immediately denied.
- (g) *Processing Applications.* Once the City receives a completed application, and the maximum number of registrations defined in Section 22-843(e)(1) have been issued, the applicant will receive written confirmation confirming that the applicant has submitted a complete application and informing the applicant of the steps that must be completed before the City will issue the registration.
- (1) *Preliminary Compliance Check.* The City shall conduct a preliminary compliance check to ensure compliance with this Chapter and any other regulations established pursuant to Minnesota Statutes, section 342.13.
 - (2) *Fee Required.* At the time of initial application, and prior to the city's consideration of any renewal application, each retailer must pay, as established in the city's fee schedule, the following fees:

 - i. At the time of initial registration:
 - ii. An initial registration fee. The initial registration fee will pay for the costs of registration and the cost of the first year of operation.
 - iii. The renewal fee for the second year of operation.
 - (3) At the time of the preliminary compliance check, the applicant must also submit a form recertifying that the applicant complies with the requirements of this article and proof of taxes, assessments, utility charges, or other financial claims of the city or the state are current for both the applicant and the proposed location.
 - (4) Applicants will have six (6) months between the date of the initial complete application is submitted to complete the required steps to receive the registration. Once the six-month period has passed, the application shall be denied. Applicants shall have submitted applications prior to the effective date of this ordinance shall have six (6)

months from the effective date of this ordinance to complete the required steps to receive the registration.

During the time when applications for open registration slots are being processed, applicants that submitted complete applications will be placed on a waitlist based on the order in which they were received or the order selected in the lottery and processed should applicants ahead of them be denied.

~~(g) *Preliminary Compliance Check.* The City shall conduct a preliminary compliance check to ensure compliance with this Chapter and any other regulations established pursuant to Minnesota Statutes, section 342.13.~~

(h) *Reasons for Denial.* The City shall not issue a registration or renewal if any of the following conditions are true:

- (1) The applicant has not submitted a complete application.
- (2) The applicant does not comply with the requirements of this article.
- (3) The applicant does not comply with applicable zoning and land use regulations.
- (4) The applicant is found to not comply with the requirements of the Act or this article at the preliminary compliance check.
- (5) The maximum number of registrations, pursuant to subsection (e), have been issued by the city or within the county.
- (6) The applicant does not have a valid license, preliminary license approval, or other applicable written approval from the OCM.
- (7) An applicant obtains a registration, or the maximum number of registrations, making them ineligible under state law to obtain an additional cannabis retail registration.

(i) *Issuing the Registration or Renewal.* The city shall issue the registration or renewal if the retailer meets the requirements of this article, including that none of the reasons for denial in subsection (h) are true.

(j) *Nontransferable.* A registration is not transferable. This prohibition does not apply to a transfer of property ownership at the location where a cannabis retailer is located.

(k) *Location Change.* A registered business that wishes to move locations within the city must submit the new proposed location to the city as part of a new application for registration / on a form provided by the City, including a certification that the location meets all zoning requirements. Such change will be approved provided that it complies with the requirements of this article and all zoning regulations, and there are no other grounds for denial as described in subsection (h).

SECTION 4. Chapter 22, Article XIV, Section 847, of the City Code is hereby amended as follows:

- (a) The city prohibits the establishment and operation of a cannabis business within the following buffer zones:
- 1,000 from a school

- 500 ~~475~~ feet from a day care
- 500 feet from an attraction with a park feature
- 500 feet from another cannabis business

- (b) The buffers in this section will be measured from the potential licensee’s proposed business location based on the location of schools, day cares, and park features on the earlier of the date the city receives the request from the OCM for certification ~~date the city receives the request from the OCM for certification~~ pursuant to Sec. 22-843 that is ultimately successful or the date the city receives a complete application for retail registration pursuant to Sec. 22-843(c). A buffer from another cannabis retailer will only be established from other cannabis retailers with city-issued registrations and from other applicants that have submitted complete applications but have not received a registration from the city. If an applicant amends the proposed business location after submitting a complete application, buffers will be reestablished on the date the application is amended. Buffer distances will be measured from the cannabis retailers front door to the property lines of the buffer feature.
- (c) Nothing in this section shall prohibit a registered cannabis business from continuing to operate at the same location if a school, day care, residential treatment facility, or park feature establishes within the buffer.
- (d) This section does not ~~pertain~~ restrict the location of ~~to~~ lower-potency hemp edible ~~products~~retailer.

SECTION 2. EFFECTIVE DATE. This ordinance shall take effect following its passage and publication in accordance with state law.

Dated the 14th day of April, 2026.

Mayor

ATTEST:

City Clerk

ARTICLE 22-XIV. - LICENSING PROCEDURES AND REGULATIONS RELATED TO CANNABIS BUSINESSES

Sec. 22-840. - Findings and Purpose

The City of Rogers makes the following legislative findings: The purpose of this ordinance is to protect the public health, safety, welfare in the city by implementing regulations pursuant to Minn. Stat. ch. 342 related to cannabis and hemp businesses within the city. The city finds and concludes that these regulations are appropriate and lawful, that the proposed amendments will promote the community's interest in reasonable stability in the development and redevelopment of the city for now and in the future, and that the regulations are in the public interest and for the public good.

(Ord. No. 2024-07, § 1(22-01), 11-26-2024)

Sec. 22-841. - Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Applicant means an entity with a license issued by the OCM that is applying for an initial registration or for registration renewal.

Cannabis business has the same meaning as defined in Minn. Stat. § 342.01.

Cannabis retailer means a business with a cannabis retailer license or cannabis retail endorsement from OCM.

Day care means a location licensed with the Minnesota Department of Human Services to provide the care of a child in a residence outside the child's own home for gain or otherwise, on a regular basis, for any part of a 24-hour day.

OCM means the Minnesota Office of Cannabis Management.

Park feature means an attraction within a public park that is regularly used by minors, including a playground or athletic field. These include playground structures, athletic fields, ice sheets, and concessions facilities and are designated on a city map available on the city website.

Potential licensee means an applicant that has not received a license from the OCM.

Retailer means every business that is licensed under the Act and required to register with the city under Minn. Stats. § 342.22. Including cannabis businesses and lower-potency hemp edible retailers.

School means a public school, as defined in Minn. Stats. § 120A.05, subdivisions 9, 11, 13, and 17, or a nonpublic school, or church or religious organization in which a child is provided instruction in compliance with this section and Minn. Stats. § 120A.24, but does not include a home school.

The Act means Minn. Stats. ch. 342, as is may be amended from time to time.

(Ord. No. 2024-07, § 1(22-02), 11-26-2024)

Sec. 22-842. - Pre-License Certification of Cannabis Businesses

- (a) The community development director is authorized to certify whether a proposed cannabis business complies with the city's zoning ordinances, this chapter, and if applicable, with state fire code and building code pursuant to Minn. Stats. § 342.13.
- (b) Potential licensees are responsible for obtaining all necessary zoning approvals prior to the city receiving the request for certification from the OCM. If a potential licensee fails to obtain necessary zoning approvals prior to the city receiving a request for certification, the city will inform the OCM that the potential licensee does not meet zoning and land use laws. If, at the time the city receives a request for zoning certification, there are no further intended alterations to the building where the business is to be conducted, the city will also certify compliance with building and fire code regulations, provided that the potential licensee has obtained inspections prior the city's receipt of a request for certification from the OCM. Building and fire code inspections will be valid for one year from completion.
- (c) For retailers, receiving a pre-license certification does not ensure the retailer will receive a registration under Minn. Stats. § 122.14.

(Ord. No. 2024-07, § 1(22-03), 11-26-2024)

Sec. 22-843. - Retailer Registration

- (a) *Retail registration required.* Before making retail sales to customers or patients, a retailer must register with the city. Making retail sales to customers or patients without an active registration is prohibited.
- (b) *Civil penalties.* Subject to Minn. Stat. 342.22, subd. 5(e) the city may impose a civil penalty, as specified in the city's fee schedule, for making a sale to a customer or patient without a valid registration from the city and a valid license from the OCM.
- (c) *Acceptance of complete application.* Applications will be considered complete when all materials in subsection (f) are received by the city and include all required information and the fee described in subsection (f)(5) is received. If the city determines that the application is incomplete, it shall notify the applicant of the deficiencies in writing.
- (d) *Processing registrations.*

- (1) Applications will be processed on a first-come, first-served basis based on the city receiving a complete application and payment of all fees.
- (2) The date a certification under Section 22-842 is issued will have no impact on the applicant's registration processing.
- (3) Once an application is considered complete, the city shall inform the applicant as such, process the application fees, and forward the application to the city council for approval or denial.

(e) *Retail registration limits.*

- (1) The city will issue one registration per 12,500 residents in the city, except that the city will not issue any registrations if there is one registration per 12,500 residents in Hennepin County.
- (2) The number of registrations available will be calculated by dividing the state demographer's estimate of the city's population by 12,500 and rounding up to the nearest whole number.
- (3) The city will update the number of registrations available based on the most recent data available from the state's demographer on January 1 and June 1 each year.
- (4) The number of registrations in the county will be based on the number of registrations in the county on the day the application is received.
- (5) If the number of registrations available within the city decreases based on the county reaching the one per 12,500 threshold or the city's population decreases below a previous threshold, businesses with current registrations will be allowed to maintain and renew their registrations but no new registration will be issued.
- (6) Registrations issued to businesses with a license preapproval will count toward the city's registration limit.
- (7) Businesses operating under a tribal compact entered into under Minn. Stats. § 3.9224 or 3.9228 and tribally issued licenses and registrations are counted towards the city's registration limit and the county registration limit.

(f) *Application.* The applicant must submit a registration application or renewal form provided by the city. The form may be amended from time to time by the city administrator or designee, but must include or be accompanied by:

- (1) Name of the property owner;
- (2) Name of the applicant;
- (3) Address and parcel ID for the property for which the registration is sought;
- (4) Certification that the applicant complies with the requirements of this article;
- (5) *Fee required.* At the time of initial application, and prior to the city's consideration of any renewal application, each retailer must pay, as established in the city's fee schedule, the following fees:

- a. At the time of initial registration:
 - 1. An initial registration fee. The initial registration fee will pay for the costs of registration and the cost of the first year of operation.
 - 2. The renewal fee for the second year of operation.
 - b. At the time of the first annual renewal (prior to the second year of operation), no fee will be due.
 - c. At the time of the second annual renewal, and each year thereafter, the renewal fee must be paid prior to the city issuing any renewal registration.
 - d. Initial registration fees and renewal registration fees are nonrefundable.
- (6) Proof of taxes, assessments, utility charges or other financial claims of the city of the state are current.
- (7) A copy of a valid state license or written notice of OCM license preapproval.
- (g) *Preliminary compliance check.* The city shall conduct a preliminary compliance check to ensure compliance with this Chapter and any other regulations established pursuant to Minn. Stats. § 342.13.
- (h) *Reasons for denial.* The city shall not issue a registration or renewal if any of the following conditions are true:
- (1) The applicant has not submitted a complete application.
 - (2) The applicant does not comply with the requirements of this article.
 - (3) The applicant does not comply with applicable zoning and land use regulations.
 - (4) The applicant is found to not comply with the requirements of the Act or this article at the preliminary compliance check.
 - (5) The maximum number of registrations, pursuant to subsection (e), have been issued by the city or within the county.
 - (6) The applicant does not have a valid license from the OCM.
- (i) *Issuing the registration or renewal.* The city shall issue the registration or renewal if the retailer meets the requirements of this article, including that none of the reasons for denial in subsection (h) are true.
- (j) *Nontransferable.* A registration is not transferable.
- (k) *Location change.* A registered business that wishes to move locations within the city must submit the new proposed location to the city as part of a new application for registration / on a form provided by the city, including a certification that the location meets all zoning requirements. Such change will be approved provided that it complies with the requirements of this article and all zoning regulations, and there are no other grounds for denial as described in subsection (h).

(Ord. No. 2024-07, § 1(22-04), 11-26-2024)

Sec. 22-844. - Registration Enforcement

- (a) *Generally.* The city council may impose a fine or suspend a registration under this article on a finding that the registered business has failed to comply with the requirements of this article or any applicable statute, including the Act, or regulation.
- (b) *Notice and right to hearing.* Prior to imposing a fine or suspending any registration under this article, the city shall provide the registered business with written notice of the alleged violations and inform the registered business of his or her right to a hearing on the alleged violation.
- (1) Notice shall be delivered in person or by regular mail to the address of the registered business and shall inform the registered business of its right to a hearing. The notice will indicate that a response must be submitted within ten business days of receipt of the notice, or the right to a hearing will be waived.
- (2) The registered business will be given an opportunity for a hearing before the city's city council before final action to fine or suspend a registration. Provided, the registered business has submitted a written application for appeal within ten business days after the notice was served. The city council shall give due regard to the frequency and seriousness of the violations, the ease with which such violations could have been cured or avoided and good faith efforts to comply and shall issue a decision to fine or suspend the registration only upon written findings. Within ten business days of the city council order, the decision may be appealed.
- (3) If no request for a hearing is received within ten days following the service of the notice, the matter shall be submitted to the city council for imposition of the fine, suspension, revocation, or non-renewal.
- (c) *Emergency.* If, in the discretion of the city, a registered business poses an imminent threat to the health or safety of the public, the city may immediately suspend the registration and provide notice of the right to hold a subsequent hearing as prescribed in part (b) of this section.
- (d) *Reinstatement.* The city may reinstate a registration if it determines that the violations have been resolved. The city shall reinstate a registration if the OCM determines the violations have been resolved.

(Ord. No. 2024-07, § 1(22-05), 11-26-2024)

Sec. 22-845. - Compliance Checks

The city shall complete at minimum one compliance check per calendar year of every registered business to assess if the business meets age verification requirements, as required under Minn. Stats. § 342.22, subd. 4(b) and Minn. Stats. § 342.24 and any applicable cannabis or hemp regulations adopted by the city.

The city shall conduct a minimum of at least one unannounced age verification compliance check per calendar year. Age verification compliance checks shall involve persons at least 17 years of age but under the age of 21 who, with the prior written consent of a parent or guardian if the person is under the age of 18, attempt to purchase adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, or hemp-derived consumer products under the direct supervision of a law enforcement officer or an employee of the city.

Any failures under this section are a basis for enforcement action and must be reported to the OCM.

(Ord. No. 2024-07, § 1(22-06), 11-26-2024)

Sec. 22-846. - Hours of Operation

Cannabis retailers are limited to retail sale of cannabis, cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products between the hours of 10:00 a.m. and 9:00 p.m.

(Ord. No. 2024-07, § 1(22-06), 11-26-2024)

Sec. 22-847. - Minimum Distance Requirements

- (a) The city prohibits the establishment and operation of a cannabis business within the following buffer zones:
- One thousand [feet] from a school.
 - Five hundred feet from a day care.
 - Five hundred feet from an attraction with a park feature.
 - Five hundred feet from another cannabis business.
- (b) The buffers in this section will be measured from the potential licensee's proposed business location based on the location of schools, day cares, and park features on the date the city receives the request from the OCM for certification pursuant to Section 22-843. Buffer distances will be measured from property lines.
- (c) Nothing in this section shall prohibit a registered cannabis business from continuing to operate at the same location if a school, day care, residential treatment facility, or park feature establishes within the buffer.
- (d) This section does not pertain to lower-potency hemp edible products.

(Ord. No. 2024-07, § 1(22-07), 11-26-2024)

Sec. 22-848. - Temporary Cannabis Events

- (a) *License/permit required.* A special event license is required to be issued and approved by the city prior to holding a temporary cannabis event held by a licensed cannabis event organizer, as defined and provided for in Minn. Stats. ch. 342.
- (b) *Registration and application procedure.* A registration fee, as established in the city's fee schedule, shall be charged to applicants for temporary cannabis event permits/licenses.
- (c) *Application submittal and review.* An applicant must submit an application for city approval of a temporary cannabis event permit on a form provided by the city clerk. The application may be amended from time to time but shall include or be accompanied by:
 - (1) Full name of the property owner and applicant;
 - (2) Address, email address, and telephone number of the applicant;
 - (3) The application fee as established in the city's fee schedule;
 - (4) A copy of the OCM cannabis event license application, submitted pursuant to Minn. Stats. § 342.39, subd. 2. The application shall be submitted to the city clerk, or other designee for review.
- (d) The application shall be submitted to the city clerk, or other designee for review. The application will be considered complete when the application form is submitted with all of the required information included and application fee paid. If the submitted application is incomplete, the city clerk shall return the application to the applicant with the notice of deficiencies.
- (e) The application fee shall be non-refundable once processed.
- (f) A request for a temporary cannabis event that does not meet the requirements of this section shall be denied. The city clerk shall notify the applicant of the standards not met and basis for denial.
- (g) Temporary cannabis events shall only be held between the hours of 10:00 a.m. and 9:00 p.m.
- (h) Pursuant to Minn. Stats. § 342.40, subd. 8, the city prohibits on-site consumption cannabis and hemp products, as provided in Minn. Stats. § 342.40, subd. 8.

(Ord. No. 2024-07, § 1(22-08), 11-26-2024)

Sec. 22-849. - Penalties Administration and Enforcement

Any violation of the provisions of this article or failure to comply with any of its requirements constitutes a misdemeanor and is punishable as defined by law. Each day each violation continues or exists, constitutes a separate offense. Violations of this article can occur regardless of whether

or not a permit is required for a regulated activity listed in this ordinance. Violations of this article may also be addressed under City Code, Section 2-265—Administrative Penalties.

Violation of this article shall be grounds for enforcement against any business license issued by the City of Rogers.

(Ord. No. 2024-07, § 1(22-09), 11-26-2024)

Sec. 22-850. - Severability

If any section, clause, provision, or portion of this article is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this article shall not be affected thereby.

(Ord. No. 2024-07, § 1(22-10), 11-26-2024)

Barb's Greenery LLC

Official Submission to City of Rogers

Cannabis Dispensary Buffer Amendment Request

Property Address: 13625 Northdale Blvd, Rogers, MN

Submitted by: Barbara Beuning, Owner

Executive Summary

This proposal requests a minor adjustment to the City of Rogers cannabis dispensary buffer requirement. Specifically, a reduction from 500 feet to 450 feet, or a change to a building-to-building measurement standard. This adjustment preserves community intent while allowing practical site use.

Requested Amendment

Option 1: Reduce buffer from 500 ft to 450 ft (property line to property line).

Option 2: Modify measurement standard to building-to-building.

Factor	Summary
Landlord Position	Fully supports dispensary at site
Tenant Position	Support increased traffic and business synergy
Zoning Context	Located in commercial corridor
Economic Impact	Increased tax revenue + local business growth

Site Justification

The property is located within a developed commercial corridor suitable for retail use. The current 500 ft buffer restricts the site due to property line measurements rather than actual building proximity.

Economic Impact

The dispensary will generate new tax revenue for the City of Rogers through cannabis-related taxation and sales tax. Additionally, it will increase foot traffic, supporting surrounding businesses and strengthening the commercial corridor.

Community & Business Support

Both the property owner and existing tenants support the dispensary, recognizing the increased traffic and economic benefits.

Commitment to Compliance

Barb's Greenery LLC will operate in full compliance with all Minnesota and City of Rogers regulations, including security and operational standards.

Conclusion

This request represents a balanced, reasonable adjustment that supports economic development while maintaining community standards.

Respectfully submitted,

Barbara Beuning
Owner, Barb's Greenery LLC

City of Rogers – Cannabis Dispensary Buffer Amendment Request

13625 Northdale Blvd, Rogers, MN

Exhibit B – Landlord Support (Signature Page)


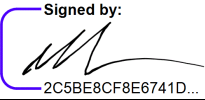

Landlord Name:	Goran Vejzovic
Company / Ownership Entity:	Rogers Retail, LLLP
Signature:	<p>Signed by:</p>  FEEDA20BE45E4DA...
Date:	3/18/2026
Comments:	

Exhibit C – Tenant Support (Signature Page)

Business Name	Printed Name	Signature	Date
Rogers smoke n vape	Maheer Safi	 Signed by: 2C5BE8CF8E6741D...	3/18/2026
Subway			3/18/2026
Wingstop			3/18/26

Tenants acknowledge support for the proposed dispensary and recognize increased traffic and economic benefit to the center.



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: April 6, 2026

Agenda Item: 6.1

Subject: Past Planning Commission Items Report

Prepared By: Brett Angell, Community Development Director

Overview / Background / Analysis

The Planning commission last met on March 2nd with a few items on the agenda. Details related to each item can be found below.

Trailers Plus - Site Plan and Variance

The Planning Commission reviewed a site plan and variance request from Trailers Plus related to proposed site improvements at the property located at 19520 County Road 81. Following discussion of the request, the Planning Commission recommended approval of the site plan and variance. This item went before the City Council at the March 10th meeting and was subsequently approved.

Malmborg's Garden Center — Sign Variance

The Planning Commission reviewed a variance request corresponding to changes to the pylon sign at Malmborg's Garden Center located at 20045 County Road 81. The proposed variance was related to the proposed alteration of the sign into an electronic message center sign. The Planning Commission recommended approval of the variance request, and it was later approved by the City Council at the March 10th meeting.

Other Items of Note

The list of items below corresponds to updates of other items for the Planning Commission's review.

2050 Comprehensive Plan Kick-Off

It is anticipated the May Planning Commission meeting will be a joint meeting with the City Council to kick-off the 2050 Comprehensive Plan update process with the city's consultant team of TC2, SRF, and Landform.

Willis Trucking Redevelopment

At a past meeting, the Planning Commission reviewed a site plan for the redevelopment of the property at 21601 John Deere Lane into a 181-unit multifamily development. The site plan was later approved by the City Council and at the March 10th meeting, the City Council approved the creation of a redevelopment TIF district for the development. The TIF request was reviewed by staff and the city's consultant, Ehlers, which showed a financial gap and the need for TIF for the development to move forward. With the TIF

district creation, the city is retaining a percentage of the annual increment for the purposes of building a connection from John Deere Lane to Industrial Blvd.

Intersection Improvements

The city's engineering department applied for, and was awarded, a grant for the construction of a roundabout at the intersection of Main Street and Territorial Road. With this grant, the improvements to this intersection will be coming in the near future. Also, at the March 10th meeting, the City Council approved a Professional Services Agreement with SRF for intersection concept design services for 129th/Main St/Memorial Drive. This design work will provide the final guidance needed for improvements to this intersection when Main Street is reconstructed following a turnback from the county.

Staff Recommendation

This item is for informational purposes. No action is required.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

None