City Council Item

April 13, 2026

Item	Sketch Plan Review for commercial development at the northeast corner of Lyman Boulevard and Powers Boulevard	
File No.		**Item No:** A.1
Agenda Section	**5:30 P.M. - WORK SESSION**	
Prepared By	Rachel Arsenault, Associate Planner	
Reviewed By	Eric Maass	

SUGGESTED ACTION No formal action, general feedback only.	
Motion Type	N/A
Strategic Priority	Development & Redevelopment

SUMMARY

Northland Real Estate Group is proposing a commercial development at the northeast corner of Powers Boulevard and Lyman Boulevard.

The sketch plan proposes two buildings, one with a drive-through use.

Access to the property is proposed on both frontages; these are county roads requiring discussion and approval from Carver County.

BACKGROUND

These two lots are currently residential single-family homes in the Hillside Oaks plat, platted in 1984. These homes use a shared driveway access onto Lyman Boulevard. Northland Real Estate currently has active purchase contracts with both properties in discussion.

The properties in question are designated as "Residential Low Density" in the 2040 Future Land Use map. Redevelopment to a commercial use would require the city approve Comprehensive Plan Amendment to the "Commercial" land use designation as well as rezoning to an eligible commercial zoning district.

If a Comprehensive Plan Amendment was approved, possible zoning districts would include: Highway Business, Neighborhood Business, Community Commercial, General Business, and Fringe Business.

DISCUSSION

BUDGET

RECOMMENDATION

No formal recommendation; general discussion only.

ATTACHMENTS

Sketch Plan

Proposed Development Email sent 04-08-26