

4A. Community Development Director's Report

Council Action on/related to Commission Recommendations

- Consideration of approval of Resolution 2026-08 for Preliminary and Final Plat and Development Contract, Resolution 2026-09 for Development and Final Stage Planned Unit Development, Resolution 2026-10 for amendment to the Conditional Use Permit for Planned Unit Development for Twin Pines First Addition, a 96 multi-family residential project. Applicant: Brick by Brick Development

Requests approved 4-1 following removal from the consent agenda for discussion.

2026 Housing Legislation

Legislation for housing-related zoning pre-emption is expected to be introduced again this session. The Coalition of Greater MN Cities has provided initial information on possible language. The bill is likely to include a requirement for the introduction of Accessory Dwelling Units (ADUs) in all single-family districts, minimum requirements for multi-family residential development as a permitted use within various land use and zoning classifications, and restrictions on minimum building standards by code. Staff will continue to monitor legislation and provide updates to the Commission and Council.

Data Center Planned Unit Development Ordinance

The City Council held discussion for future consideration of the proposed Data Center Planned Unit Development ordinance. The City Council requested additional clarification on a variety of items. Staff will bring back information and possible alternative language on these items, as well as other ordinance components based on research and City Attorney review for consideration at the March 9, 2026 City Council meeting.

Floor Area Ratio Requirements

The City does not currently have a minimum or maximum floor area ratio established for commercial or industrial uses. Establishing a minimum floor area sets the minimum amount of gross square footage of building area expected to be developed on a parcel. Staff believe a discussion on this standard would be beneficial as the City considers the cost of extending infrastructure to developing properties, goals for the creation of tax base and employment, and expectations for long-range financial planning. Staff plan to bring forward a discussion item in an April workshop for this purpose.

Development Project Update List

The project update list current through February of 2026 is attached.

Website Project Page

Current project news and information located at: [Projects | Monticello, MN](#)

MONTICELLO DEVELOPMENT PROJECTS

| Concept Projects | | Project Type | Address/Location | Description | Review Date & Info | Progress Report |
|---|------------------------|--|---|---|---|-----------------|
| Lakeshore Management | Commercial/Residential | 9127 and 9187 State Highway 25 NE | Concept review for planned unit development for mixed use housing and commercial | Joint City Council and Planning Commission Review on 9/2/2025 | | |
| Pending Land Use Application Projects | | Project Type | Address/Location | Description | Approval Date & Info | Progress Report |
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| Previously Approved Projects | | Project Type | Address/Location | Description | Approval Date & Info | Progress Report |
| Twin Pines | Residential | School Blvd | 96-unit multi-family development | Reviewed by City Council 2/23/2026 | Approved | |
| Broadway Plaza PUD | Commercial | 6321 E. Broadway Street bound by Interstate 94 to the North and East Broadway Street to the South | Development Stage PUD and preliminary plat for a 76-room hotel, 15,000 square-foot event center, 6,800 square-foot restaurant, and a 6,000 square-foot post-frame building. | 11/24/2024 | Approved 11.25.24, Annexation Pending. Final Plat, Final Stage, Rezoning extension to May 2026. | |
| Haven Ridge West | Residential | Near the Southeast corner of 85th Street NE and Fallon Ave NE, Also South of 85th Street NE between Eislele Ave NE and Edmonson Ave NE | Concept Stage review for a planned unit development for a 298-unit residential development with various lot sizes and townhome section | Reviewed by Planning Commission on 1/7/25 | Preliminary Plat, Development Stage PUD approved at January Meeting. Plat renewal tentative for City Council in Feb. 2026 | |
| Haven Ridge 2nd Addition | Residential | South of Farmstead Ave and West of Fallon Ave NE | 59 Single-Family Lot Development | Reapproved 8/28/2023 | Home sites under construction | |
| Country Club Manor 3rd/4th Addition | Residential | Along South side of 7th St W between Elm St and Golf Course Rd | 82 Twinhomes Senior 55+ Development | 4/22/2024 | Under construction, home sites under construction | |
| Fairfield Inn & Restaurant | Commercial | Along south side of Chelsea Road directly north of Deephaven Apartments | Development Stage Permit (CUP) for construction of a 98-room hotel and restaurant in the northern "Populus" biome of the Pointes at Cedar District | 7/22/2024 | Construction commenced | |
| Wendy's CUP | Commercial | Near Highland Way, Union Crossings | Conditional Use Permit for Amendment to PUD and accessory drive-through | 9/23/2024 , 9/8/2025 | Approved; Project placed on hold by developer | |
| Discount Tire | Commercial | 1300 7th Street East | Conditional Use Permit for Auto-Repair Minor and Cross Access | 3/24/2025 | Construction commenced | |
| Mastercraft Outdoors PUD | Industrial | 1.46 acre vacant lot along the West side of Fallon Ave NE between Washburn Computer Group and Norland Truck Sales | Development Stage review for a planned unit development of a vacant site for an Industrial Service use | 3/24/2025 | Approved | |
| JPB Land/Meadowbrook | Residential | 44 acre parcel along Edmonson Avenue | | 3/24/2025 | Construction commenced | |
| Karlsburger Foods | Commercial | 3236 Chelsea | CUP for cross-access parking | 7/28/2025 | Approved | |
| Big Bore BBQ | Commercial | 1390 7th Street | Conditional Use Permit for Restaurant and Drive-Through | 7/28/2025 | Construction commenced | |
| West Metro | Commercial | 103 Sandberg | Amendment to PUD for parking and lighting improvements | 5/6/2025 | Approved | |
| Jovan Properties | Commercial | 100 Chelsea | Amendment to PUD for building expansion | 5/6/2025 | Approved | |
| MN Sports Card | Commercial | East 7th Street Union Crossings | Conditional Use Permit for Retail | 9/22/2025 | Construction commenced | |
| Withdrawn Land Use Application Projects | | Project Type | Address/Location | Description | Approval Date & Info | Progress Report |
| Tamarack/The Meadows at Pioneer Park | Residential | 68 acre parcels along Fallon Avenue | Concept Stage review for planned unit development for single-family residential | 5/6/2025 | Withdrawn | |