



**PUBLIC HEARING NOTICE
CITY OF LAKEVILLE**

REQUEST:

1. Preliminary plat of a one lot subdivision to be known as Globus Business Park.
2. Conditional use permit to allow warehouse use in the OP, Office Park District.

APPLICANT: Globus Transport, LLC

LOCATION AND LEGAL DESCRIPTION: The subject property is two parcels of land located south of Juniper Way (CSAH 70) at the terminus of Kenrick Court, in the City of Lakeville, Dakota County, Minnesota. The property legal description is on file in the City of Lakeville Community Development Department office.

WHEN: Thursday, April 16, 2026 at 6:00 p.m. or as soon thereafter as the parties may be heard.

WHERE: Planning Commission meeting at the City Hall Council Chambers, 20195 Holyoke Avenue, Lakeville, Minnesota.

QUESTIONS: Contact Heather Botten, Senior Planner by phone at (952) 985-4423 or by e-mail at hbotten@lakevillemn.gov.

DATED this 31st day of March, 2026

CITY OF LAKEVILLE

Tina Goodroad
Community Development Director



KENRICK AVE

KENSINGTON BLVD

210TH ST

JUNIPER WAY (CSAH-70)

**Subject
Property**

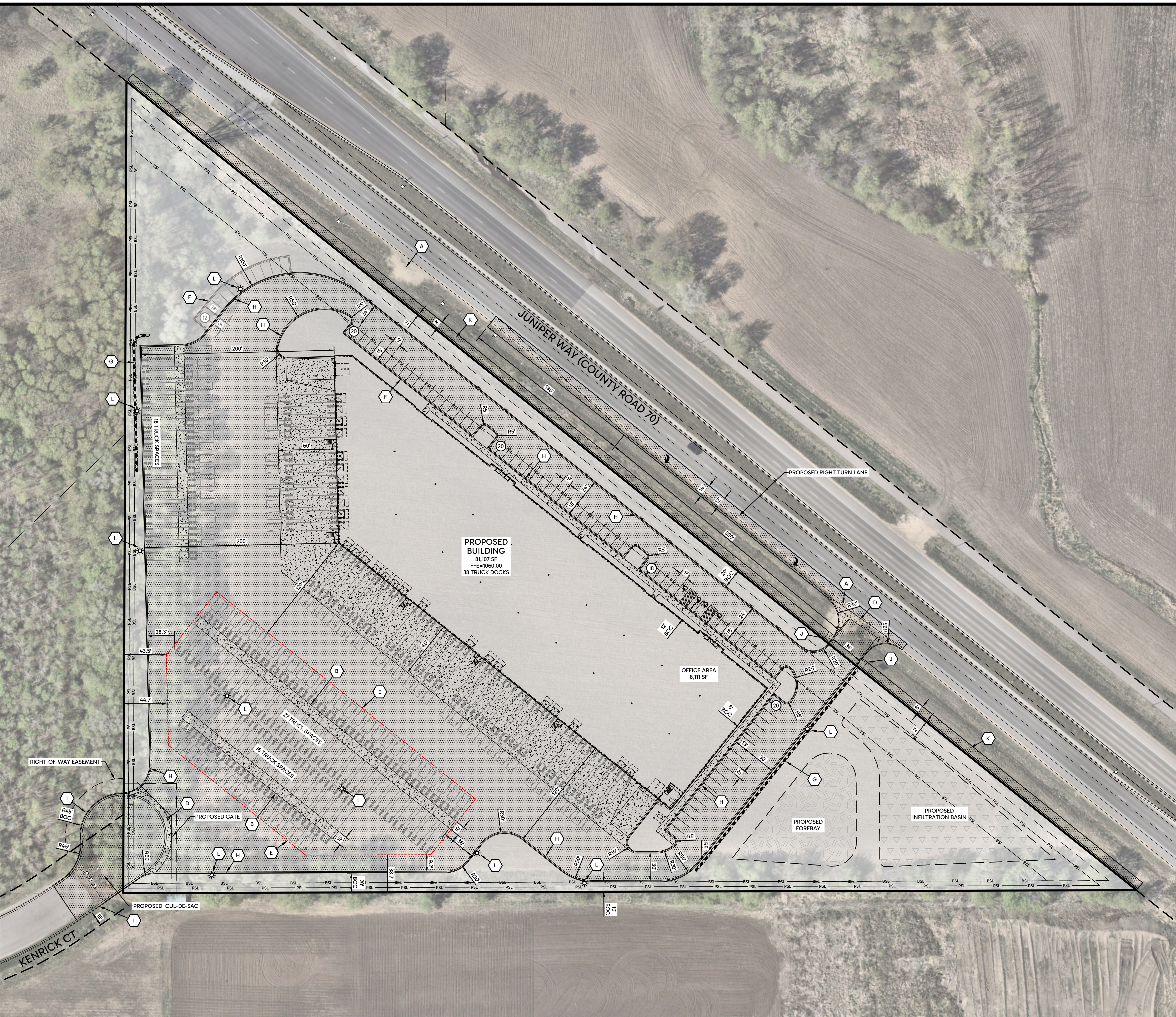
KENRICK AVE

215TH ST



City of Lakeville
Site Location Map
Globus Business Park
Prelim Plat & CUP

F:\Civil\3D Projects\24360\PRE-PLAT PLANS\24360SITE.dwg - 3/24/2026 10:13AM



LEGEND

- EXISTING CURB & GUTTER
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED CURB & GUTTER
- PROPOSED LIGHT POLE
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE
- PROPOSED INFILTRATION BASIN
- PROPOSED SEDIMENT BASIN
- NUMBER OF PARKING SPACES PER ROW
- PARKING SETBACK LINE
- BUILDING SETBACK LINE
- OUTDOOR STORAGE AREA

KEY NOTES

- A** EXISTING SITE ACCESS
- B** 10' WIDE CONCRETE PAD FOR SEMI-TRAILERS
- C** CONNECT TO EXISTING STREET
- D** CONCRETE DRIVEWAY APRON
- E** OUTDOOR STORAGE AREA
- F** PROOF OF PARKING AREAS
- G** RETRAINING WALL
- H** B612 CONCRETE CURB AND GUTTER
- I** B618 CONCRETE CURB AND GUTTER
- J** CONCRETE PEDESTRIAN RAMP
- K** 8' WIDE BITUMINOUS TRAIL
- L** LIGHT POLE

DEVELOPMENT SUMMARY

GROSS PROPERTY AREA	13.74 ACRES / 598,583 SF
PROJECT AREA	10.08 ACRES / 439,044 SF
EXISTING ZONING	OP, OFFICE PARK
PROPOSED ZONING	OP, OFFICE PARK
BUILDING	
GROSS FLOOR AREA	81,107 SF
WAREHOUSE FLOOR AREA	72,996 SF
OFFICE FLOOR AREA	8,111 SF
CODE MAXIMUM HEIGHT	SIX STORIES OR 65 FEET
PARKING	
WAREHOUSE:	1 SPACE PER 1,000 SF
OFFICES:	3 SPACE PER 1,000 SF
PROPOSED PARKING REQUIRED	
WAREHOUSE (FLOOR AREA MINUS 10%)	65,696 SF AT 1 PER 1,000 = 66 STALLS
OFFICE (FLOOR AREA MINUS 10%)	7,300 SF AT 3 PER 1,000 = 22 STALLS
TOTAL REQUIRED	88 STALLS
PARKING STALLS PROVIDED	
PROPOSED STALLS	78 STALLS
PROOF OF PARKING	12 STALLS
TOTAL AVAILABLE PARKING	90 STALLS
GREEN SPACE	
GREEN SPACE REQUIRED (30%)	3.02 ACRES / 131,713 SF
GREEN SPACE PROPOSED (30.2%)	3.04 ACRES / 132,422 SF
OUTDOOR STORAGE	
MAXIMUM ALLOWED (20%)	2.02 ACRES / 87,809 SF
PROPOSED AS SHOWN ON PLAN* (10.7%)	1.08 ACRES / 46,845 SF
TRUCK SPACES PROVIDED	61 SPACES
*ACTUAL OUTDOOR STORAGE WILL VARY BUT SHALL NOT EXCEED 20%	
SETBACKS	
BUILDING SETBACK (RIGHT-OF-WAY)	50 FEET
BUILDING SETBACK (SIDE/REAR)	10 FEET
PARKING SETBACK (RIGHT-OF-WAY)	20 FEET
PARKING SETBACK (SIDE/REAR)	5 FEET

2999 WEST C.R. 42, SUITE 100
 BURNSVILLE, MN 55306
 PHONE: 952-890-6044
 bbusselman@mmhill.com
 www.mmhill.com

HILL
 INCORPORATED

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.

APRIL MUMFORD
 BRADY BLISS
 Date: 1/16/2026 Reg. No. 48574

GLOBUS BUSINESS PARK
 LAKEVILLE, MINNESOTA

SITE PLAN

FOR
GLOBUS TRANSPORT INC.
 22000 HUMBOLDT ROAD, SUITE 200 LAKEVILLE, MN 55044

DRAWN BY
 JSO

DATE
 01/16/2026

REVISIONS

2026-02-13	CITY COMMENTS
2026-02-24	CITY COMMENTS
2026-03-02	CITY COMMENTS
2026-03-04	TREE INVENTORY
2026-03-24	CITY COMMENTS

CAD FILE
 24360SITE

PROJECT NO.
 24360

C600

