

TO: Adjacent Governments/Affected Special Districts/Affected School Districts  
FROM: Corrin Wendell, Community Development Director  
DATE: January 26, 2022  
RE: *2040 Comprehensive Plan* Amendment Adjacent Review Period  
APPLICANT: Reuter Walton Development  
CASE: 1406

To Whom It May Concern:

Please be advised that your agency has received notice from the City of Little Canada of a proposed Comprehensive Plan Amendment concerning approximately five acres located north of I-694 along the Little Canada and City of Vadnais Heights border (see enclosed maps). The proposed amendment request is to re-guide a portion of the subject property's future land use designation from Medium Density Residential to High Density Residential.

The proposed amendment is intended to facilitate construction of a multi-family residential development (see enclosed concept plan). The applicant has also submitted a Rezoning application to be considered simultaneously by the Planning Commission and the City Council. Public hearings on the applications are tentatively scheduled for the Planning Commission on April 14th and City Council on April 27<sup>th</sup>, respectively.

The Metropolitan Council's 60-day adjacent review period expires on March 26, 2022. However, the City respectfully requests that the enclosed form is returned and any written comments be submitted the soonest your review process can accommodate. Please contact me with any questions at [corrin.wendell@littlecanadamn.org](mailto:corrin.wendell@littlecanadamn.org) or (651) 766-4046.

Sincerely,

The City of Little Canada

Corrin Wendell, AICP  
Community Development Director

Enclosures (5):  
Agency Response Form  
Aerial/Parcel Map  
Land Use Maps  
Concept Site Plan

City of Little Canada  
ATTN: Corrin Wendell, Community Development Director  
515 Little Canada Road E  
Little Canada, MN 55117  
Email: [corrin.wendell@littlecanadamn.org](mailto:corrin.wendell@littlecanadamn.org)

RE: *2040 Comprehensive Plan* Amendment Adjacent Review Period

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Please be advised that the \_\_\_\_\_ has received notice of the proposed Comprehensive Plan Amendment by the City of Little Canada and has the following comments:

- The proposed amendment is not anticipated to affect the jurisdiction/agency and no comments on the request will be forthcoming.**
  
- This agency will submit written comments on the request by \_\_\_\_\_.**  
**(date)**
  
- Comments are enclosed.**

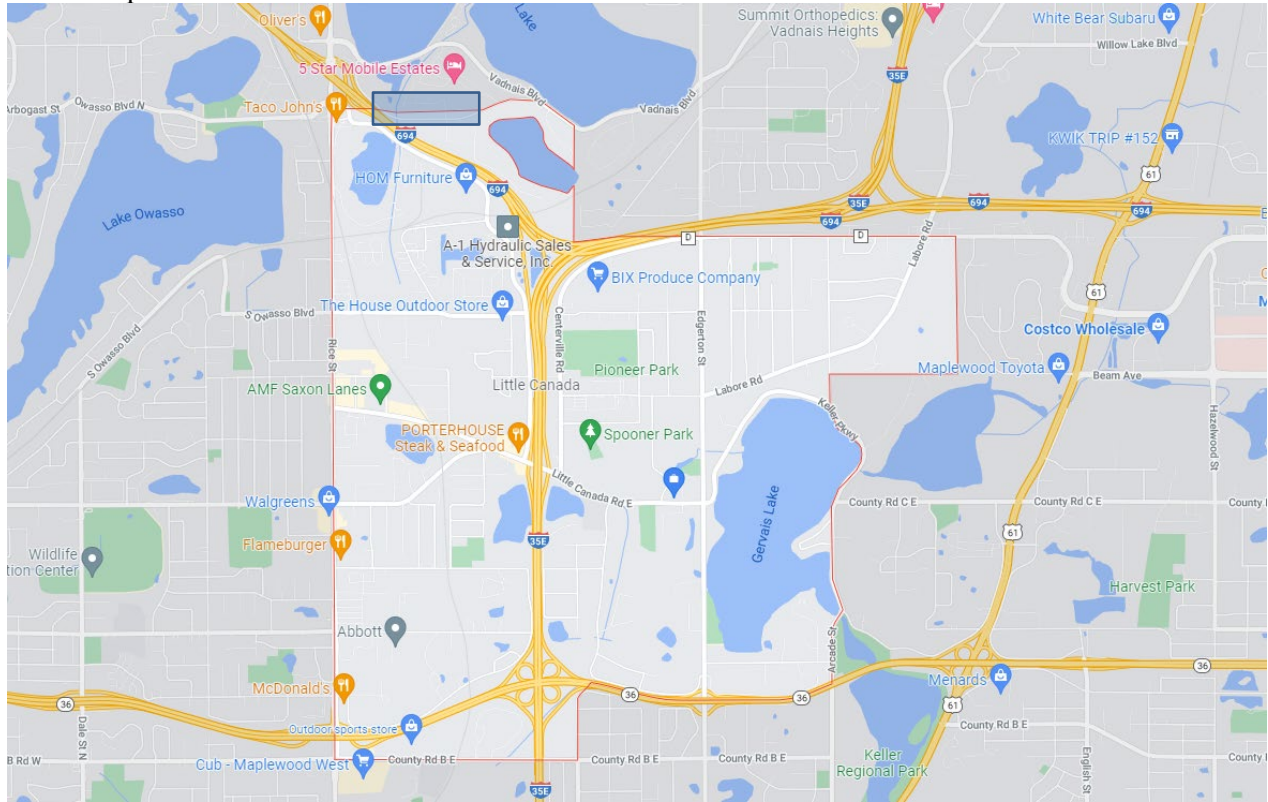
**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

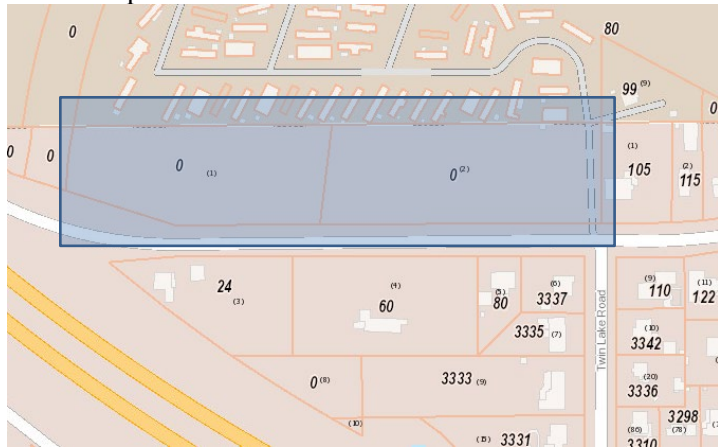
**Agency:** \_\_\_\_\_

**Date:** \_\_\_\_\_

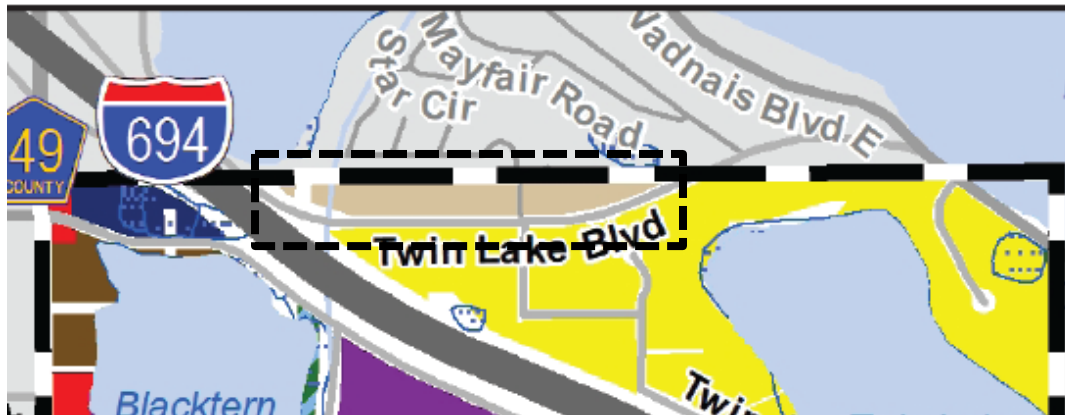
Aerial Map:



Parcel Map:



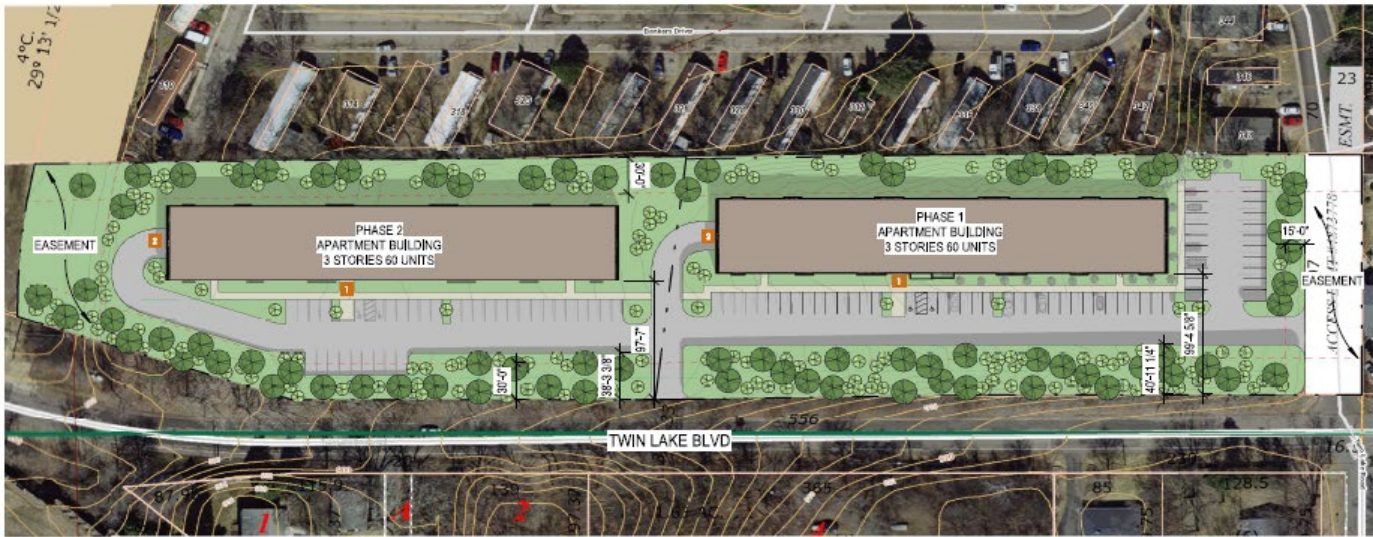
Future Land Use Map:



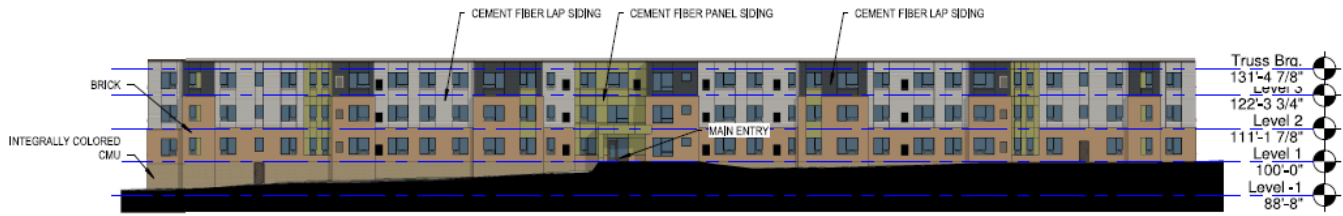
Renderings:

# Little Canada - Apartments

11/30/2021



① SD Site Plan  
1" = 80'-0"



① South Elevation  
1" = 30'-0"



② North Elevation  
1" = 30'-0"



③ West Elevation  
1" = 30'-0"



④ East Elevation  
1" = 30'-0"