

ORDINANCE #2020-1252

ORDINANCE AMENDING CHAPTER 152 TO REZONE PROPERTY  
FROM BUSINESS PARK WITH HIGHWAY OVERLAY (BP/HO)  
TO BUSINESS PARK WITH PLANNED DEVELOPMENT OVERLAY (BP/PD)  
AT 9501 LOUISIANA AVENUE NORTH

WHEREAS, the City of Brooklyn Park has had a growth management plan in place since the 1950s; and

WHEREAS, the City utilizes zoning to control when utilities are extended and when development occurs; and

WHEREAS, the subject property is designated for Business Park development in the City's adopted 2040 Comprehensive Plan, which allows many different types of uses.

NOW, THEREFORE, THE CITY OF BROOKLYN PARK finds that Section 152 of the Zoning code is amended to rezone the following described properties from Business Park with Highway Overlay (BP/HO) to Business Park with Planned Development Overlay (BP/PD):

*That part of the South 352.55 feet of the Northeast quarter of the Southwest Quarter lying East of the West 625.19 feet thereof, Section 8, Township 119, Range 21, Hennepin County, Minnesota, except roads.*

Based on the following findings:

1. The land is designated for Business Park uses in the 2040 Comprehensive Plan allowing for coordinated users.
2. The zoning request allows for the development of the property consistent with the 2040 Comprehensive Plan.
3. The Site Plan dated 04-28-2020 shall act as the basis for development on the property.

This Planned Development Overlay shall require the following of the properties:

1. Distribution Centers are not allowed in this Planned Development Overlay.
2. The site will have no less than 20 percent green space.
3. The parking lot setback for the north property line shall be no less than 5 feet.
4. All other provisions of City Code shall remain in effect.

The zoning map of the City on file with the City Clerk and referred to in Section 152 of the City Code is hereby amended in accordance with the provisions of this ordinance.

ATTEST:

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JEFFREY LUNDE, MAYOR

#2020-1252

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DEVIN MONTERO, CITY CLERK

Approved as to Form by City Attorney

Passed on First Reading: 05-26-2020

Passed on Second Reading: 06-08-2020

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