



Planning Commission
Brooklyn Park Council Chambers
5200 85th Avenue North

Wednesday, May 24, 2023
7:00 p.m.

PLANNING COMMISSION REGULAR MEETING – AGENDA

Commissioners: Chair Liam Cavin, General Officer Kathy Fraser, John Kiekow, Christopher Udomah, Philip Gaye-Bai, Teshite Wako, Maggie Borer
Staff Liaison Paul Mogush, Amber Turnquest, and Erin McDermott.

Members of the public can monitor the meeting by watching it on CCX Media Channel 16 or by livestreaming it at https://nwsccl-brooklynpark.granicus.com/ViewPublisher.php?view_id=5.

Anyone who wants to address the Planning Commission during the Public Comment period may do so in person or by calling **763-493-8056** or emailing planning@brooklynpark.org by 4:00 p.m. on the meeting day. You will be asked to provide your name, address, email, and phone number. You will then be registered to speak during the Public Comment period or on the agenda item and will be provided the call in number to address the Planning Commission.

For reasonable accommodations or alternative formats, please provide a 72-hour notice by calling 763-424-8000 or emailing Josie.Shardlow@brooklynpark.org. Para asistencia, 763-493-8059. Yog xav tau kev pab, hu 763-493-8059.

1. **CALL TO ORDER**
2. **ROLL CALL/PLEDGE OF ALLEGIANCE**
3. **EXPLANATION BY CHAIR**

Please be advised that the public hearings are recorded and televised live on cable television and web-streamed over the internet at brooklynpark.org. The audio system will not pick up comments from the seating area. If you want to be heard and made a part of the public record, please go to the podium or, if participating remotely, turn on your camera; speak into the microphone, stating your full name and address. Please sign the public hearing logbook on the table near the entrance to the Council Chambers if you are attending in person to ensure accuracy of name and address in the public record. Please note that the agenda for tonight's meeting indicates that the Commission Chair has the prerogative to invoke a time limit for speakers during any public hearing in the interest of maintaining focus and the effective use of time. Thank you in advance for your cooperation.

The Planning Commission consists of nine resident-volunteer members appointed by the City Council to advise the City Council on planning and land use issues. The Commission discusses and evaluates development proposals based on zoning regulations and comprehensive plan policies. The Planning Commission vote is a recommendation that is forwarded to the City Council for official and final action.

4. **APPROVAL OF AGENDA**
5. **ORGANIZATIONAL MEETING**
 - A. **Election of General Officer**
6. **CONSENT AGENDA**
 - 6.1. **Approval of Minutes** – April 12, 2023 Regular Meeting

7. PUBLIC HEARING

7.1 Zoning Code Text Amendment: TOD Districts
Presented By: Paul Mogush

8. OTHER BUSINESS

9. DISCUSSION ITEMS

10. INFORMATION ITEMS

- A. Council Comments**
- B. Commission Comments**
- C. Staff Comments**

11. ADJOURNMENT TO WORK SESSION



Planning Commission
Brooklyn Park Council Chambers
5200 85th Avenue North

Wednesday, September 28, 2022
7:00 p.m.

PLANNING COMMISSION WORK SESSION – AGENDA

Commissioners: Chair Liam Cavin, General Officer Kathy Fraser, John Kiekow, Christopher Udomah, Philip Gaye-Bai, Teshite Wako, Maggie Borer
Staff Liaison Paul Mogush, Amber Turnquest, and Erin McDermott.

Some members of the Planning Commission may participate in the meeting by electronic means pursuant to Minnesota Statutes, Section 13D.021 rather than in-person at its regular meeting location at City Hall, 5200 85th Avenue North, Brooklyn Park, Minnesota.

For reasonable accommodations or alternative formats, please provide a 72-hour notice by calling 763-424-8000 or emailing Josie.Shardlow@brooklynpark.org. Para asistencia, 763-493-8059. Yog xav tau kev pab, hu 763-493-8059.

1. **CALL TO ORDER**
2. **DISCUSSION ITEMS**
 - A. **610 Corridor Development Study Scope**
Presented By: Paul Mogush
3. **OTHER BUSINESS**
4. **ADJOURNMENT**

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Regular Meeting – April 12, 2023



1. CALL TO ORDER

The meeting was called to order at 7:00 PM.

Planning Director Mogush administered the Oath of Office to the newly appointed commissioners Gaye-Bai and Wako.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Those present were: Commissioners Cavin, Fraser, Gaye-Bai, Kiekow, Reindorf, Turnham, Udomah, and Wako; Planning Director Mogush; and Principal Planner Turnquest.

Those arrived late: None

Those not present were: Commissioner Borer (with prior notice).

3. EXPLANATION BY CHAIR

4. APPROVAL OF AGENDA

MOTION UDOMAH, SECOND FRASER TO APPROVE THE APRIL 11, 2023 AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. CONSENT AGENDA

A. Minutes – March 8, 2023

MOTION UDOMAH, SECOND FRASER TO APPROVE THE APRIL 12, 2023 CONSENT AGENDA.

MOTION CARRIED UNANIMOUSLY.

6. PUBLIC HEARING

A. NHCC Farmers Market – Conditional Use Permit #23-104 for a farmers market at 7411 85th Avenue N.

Principal Planner Turnquest presented the request for a conditional use permit to allow the operation of a weekly farmers market to be held on Wednesday afternoons, June through October, at 7411 85th Avenue N. She provided details on the zoning of the site and adjacent sites. She reviewed the proposed site plan and proposed access. Staff recommends approval with the noted conditions.

Commission Chair Cavin opened the public hearing.

Seeing no one approach the podium, Commission Chair Cavin closed the public hearing.

Commissioner Kiekow stated that it is his understanding that the existing farmers market site will no longer be utilized.

Recreation Supervisor Kelly Becker stated that they have not used that site for the last three seasons. She explained that it was moved to the old library parking lot site for the past three years to meet COVID requirements, but that site is going to be developed and has not been as successful as a location, which is how they came to the new proposed location.

Commissioner Kiekow referenced the sites marked one and two and asked if both areas would be used.

Recreation Supervisor Becker stated that would depend upon the number of vendor applications received along with the preference of North Hennepin staff. She stated that most likely they would choose the southern end of the lot to ensure student parking is available on the north side of the parking lot.

Commissioner Kiekow asked if restrooms would be available.

Recreation Supervisor Becker replied that there would be portable bathrooms available in the parking lot as well as bathrooms inside the building. She noted that last year the City began hosting the summer concert series in the courtyard of North Hennepin and that will continue to occur following the market.

Commissioner Kiekow asked if litter or sanitation has been an issue at the market in the past.

Recreation Supervisor Becker replied that those have not been issued noting that they place trash and recycling bins for visitors. She noted that the agreement specifies the duties that would be handled by City staff and those that would be provided by the college.

Commissioner Kiekow asked for details on advertising for the location change.

Recreation Supervisor Becker explained how the communications staff is preparing to market the new information.

Commissioner Fraser asked whether the new library site was a consideration.

Recreation Supervisor Becker replied that was not a consideration because it is a Hennepin County lot. She reviewed other sites that were considered along with the reasoning those sites were not chosen. She stated that this location has ample parking and will collaborate with the food bank at this location. She stated that the library is a community vendor for the market attending once a month.

Commissioner Turnham commented that Dragon Star has a farmers market and asked if the City has reached out for partnership.

Recreation Supervisor Becker explained how Dragon Star operates which is different than the City run market. She explained that the City is apart of Minnesota Grown, which ensures that growers meet a certain standard and that vendors can accept SNAP/EBT. She stated that the

City also provides market bucks, which match the SNAP/EBT funds used through Hunger Solutions. She stated that the Dragon Star market is vendor driven and does not participate in Minnesota Grown.

Commissioner Gaye-Bai also commented that Dragon Market is not far from this location and was also interested in the previous answer. He stated that he frequents farmers markets and asked if there would be a conflict.

Recreation Supervisor Becker replied that Dragon Star is not allowed to operate on Wednesdays and is currently permitted for Friday, Saturday, and Sunday.

Commissioner Gaye-Bai commented that he the Minnesota Grown information is new to him and he found that helpful.

Commissioner Wako asked the operational hours and for details on security.

Recreation Supervisor Becker replied that the market operates between 2 to 6 p.m. as the highest attendance hours are 2:30 to 5:30 p.m. She stated that the lot is barricaded to ensure traffic does not drive through the area. She stated that they have never had an issue where police presence is needed, although they have had to call public safety for a fall incident. She commented that North Hennepin would have security onsite if it were needed.

Commissioner Kiekow asked if North Hennepin is charging for use of the lot and what the vendors contribute to participate.

Recreation Supervisor Becker replied that North Hennepin is not charging for lot use. She stated that vendors are charged a rate for the season to participate, and discounts are given to residents.

Commissioner Udomah asked if the market is open every day.

Recreation Supervisor Becker replied that the market is only open on Wednesdays.

Commissioner Udomah commented that not everyone can attend on that day and asked why the market is not open more.

Recreation Supervisor Becker replied that Dragon Star has the market three days per week and there are many other markets in the area. She stated that vendors like to attend different market locations and residents can attend markets in different areas. She explained that because they are a growers market they need to align with the growing season.

Commissioner Udomah asked if they have considered a permanent market.

Recreation Supervisor Becker explained that the vendors want to go to different communities and therefore it would be difficult to have sufficient sellers for a permanent market.

Commission Chair Cavin commented that it appears the conditional use permit would allow music onsite to follow the market. He asked if this CUP would approve that additional use.

Recreation Supervisor Becker stated that it is a value add to the market vendors and food truck vendors. She commented that the music has been held at this location, in the courtyard, for the past three years. She noted that this year people would be able to shop at the market, get dinner at a food truck and enjoy the music in the courtyard.

Commissioner Fraser commented that she is excited to attend the market.

Commissioner Chair Cavin reopened the public hearing.

commented that he lives near this location and is excited about the new market location. He commented that he attends many markets and there have not been issues that would cause the need for police. He did have a concern with crossing the road because of the speed of traffic.

Commission Chair Cavin closed the public hearing.

MOTION UDOMAH, SECOND KIEKOW TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMINT FOR A FARMERS MARKET AT 7411 85TH AVENUE N, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

7. OTHER BUSINESS

Commissioner Turnham commented that he will be moving out of state at the end of the month and therefore this will be his last meeting.

8. DISCUSSION ITEMS

None.

9. INFORMATION ITEMS

A. Council Comments

None.

B. Commission comments

None.

C. Staff Comments

Planning Director Mogush provided an update on recent actions of the Council on land use items. He stated that there have not been any applications submitted therefore the next regular meeting will be canceled and provided details on the worksession that will take place in May. He noted that there will not be an April worksession.

10. ADJOURNMENT

Commission Chair Husain adjourned the meeting at 7:43 PM.

Respectfully submitted,

Paul Mogush
Planning Director

City of Brooklyn Park Planning Commission Staff Report

Agenda Item:	7.1	Meeting Date:	May 24, 2023
Agenda Section:	Public Hearings	Originating Department:	Community Development
Resolution:			
Ordinance:	X	Prepared By:	Paul Mogush, Planning Director
Attachments:	2	Presented By:	Paul Mogush, Planning Director
Item:	Zoning Code Text Amendment: TOD Districts		

Proposed Action:

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF AN ORDINANCE AMENDING CHAPTER 152 OF THE BROOKLYN PARK CODE OF ORDINANCES PERTAINING TO ALLOWED USES IN THE TRANSIT ORIENTED DEVELOPMENT DISTRICTS

Staff Recommendation:

Staff recommends approval of the ordinance changes.

Overview:

Brooklyn Park will have five stations on the planned METRO Blue Line Light Rail Transit extension located at:

- 63rd Avenue & Bottineau Boulevard
- Brooklyn Boulevard and West Broadway
- 85th Avenue and West Broadway
- 93rd Avenue and West Broadway
- Oak Grove and West Broadway

In 2015 and 2016, community members and policy makers participated in developing station area plans that detailed the future development visions for each of the five station areas. The station area plans in conjunction with the Comprehensive Plan envision new development that takes advantage of the major regional investment in public transit coming to Brooklyn Park.

In 2018 the City Council adopted Transit Oriented Development (TOD) zoning districts for each of the five Brooklyn Park station areas that implement the vision outlined in the station area plans. TOD zoning regulates the design of buildings, sidewalks, parking, and other infrastructure in a manner that promotes walkability and a mixture of uses, such as office, retail, and residential. There are five TOD districts:

TOD-C Transit Oriented Development Center District

The TOD-C TOD Center is intended to provide the most intensive mixed-use, transit-oriented zoning district. The district is applied to properties near the future 63rd Ave, Brooklyn Blvd, and 85th Ave stations.

TOD-CT Transit Oriented Development Center Transition District

The TOD-C.T TOD Center Transition is intended to provide a transition from-the higher intensity transit-oriented mixed use to other zoning districts. The district is applied on the outskirts of the 63rd Ave and Brooklyn Blvd station areas.

TOD-E Transit Oriented Employment

The TOD-E TOD Employment is intended to provide walkable urbanism with complementary uses in industrial, warehousing, and office park areas. The district is applied to properties near the future 93rd Ave station.

TOD-ET Transit Oriented Development Employment Transition District

The TOD-E.T TOD Employment Transition is intended to provide large format industrial, warehousing, and office park areas complementary to walkable urbanism, with office and showrooms facing the street. The district is applied on the outskirts of the 93rd Ave station area.

TOD-G Transit Oriented Greenfield

The TOD-G TOD Greenfield - High, Medium, and Low Intensity is intended to provide standards for new walkable, mixed use communities. The district is applied to the area around the future Oak Grove Station.

The TOD zoning districts are very different from the rest of the Zoning Code, which has been updated many times but is still based on the City's original ordinance from 1972. The differences between the TOD portion of the ordinance and the rest of the zoning code can make it difficult to administer the TOD regulations. Staff are working on a substantial update to the entire Zoning Ordinance to be reviewed by the Planning Commission and City Council later this year. This will include changes that better integrate the TOD zoning with the rest of the code. In the meantime, staff are proposing a few changes that will be helpful to address now rather than waiting for the larger code update.

Car Washes and Auto Repair

The current TOD ordinance prohibits certain auto-oriented uses, with some variation by district. The reason for this is to prioritize uses that contribute to a walkable environment served by high-value regional transit. While personal vehicles will always be part of the mix of transportation options in the station areas, uses like gas stations and car dealers (vehicle sales) detract from a pedestrian-friendly environment because they inherently draw vehicular traffic and create conflicts between cars and pedestrians.

Staff recently received an inquiry from a car wash operator looking to locate in the TOD-C district. The ordinance is not clear about whether car washes and auto repair are allowed in the TOD districts. The proposed text amendment provides clarity by specifically listing car washes and auto repair as "Not Permitted" (NP) in all TOD districts for the reasons outlined above. Car washes and auto repair would remain allowed uses outside the TOD districts, in certain Business districts across the city.

Religious Assembly

Religious Assembly is currently prohibited in all TOD districts. To comply with the Federal Religious Land Use and Institutionalized Persons Act (RLUIPA), the proposed text amendment changes Religious Assembly to a permitted use in all TOD districts.

Technical Changes

The text amendment includes the following changes to increase the consistency of terminology between the TOD ordinance and the rest of the zoning code:

- Changing "Retail and service" to "Sales and service"
- Changing "Gasoline sales" to "Fuel stations"
- Changing "Drive-through facilities" to "Drive-through windows"

Budgetary/Fiscal Issues: N/A

Alternatives to Consider:

1. Approve the text amendment as presented.
2. Approve the text amendment with modifications.
3. Decline to approve the text amendment.

Attachments:

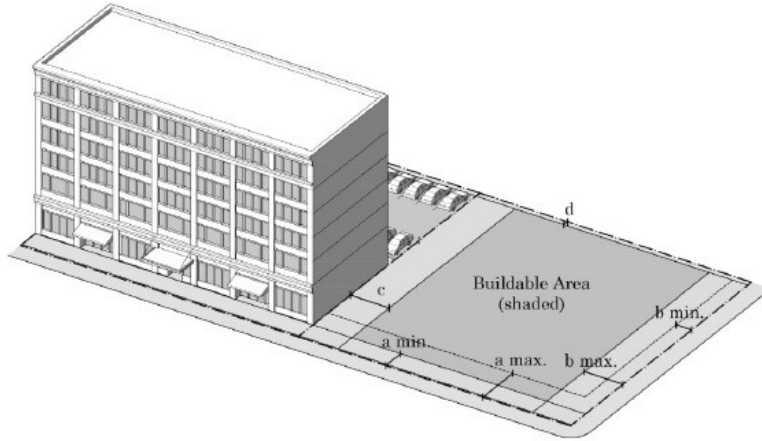
- 7.1A Zoning Code Text Amendment: TOD Districts
- 7.1B TOD Text Amendment Report

§ 152.606 TOD-C TRANSIT ORIENTED DEVELOPMENT CENTER DISTRICT.

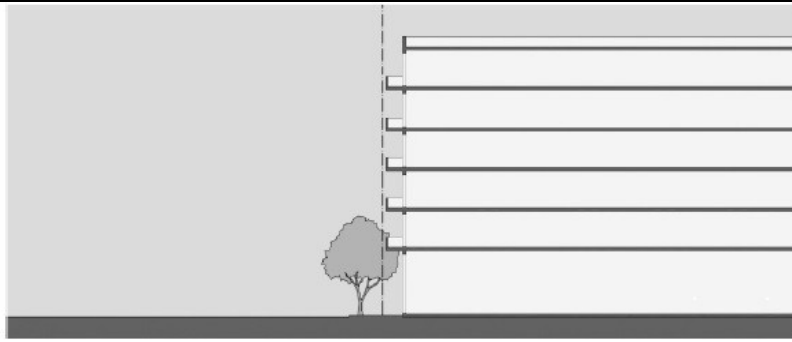
(A) Standards. All parcels in TOD-C must meet the standards of Table 5 below.

Table 5. TOD-C Building and Site Standards

Table 5. TOD-C Building and Site Standards



BUILDING SETBACKS		PARKING AND STORAGE SETBACKS	
a. Front street	1 ft. min. - 12 ft. max.	Front street	30 ft. min.
b. Side street	2 ft. min. - 12 ft. max.	Side street	30 ft. min.
c. Side property line	0 ft. min. or 6 ft. max.	Side property line	0 ft. min. if shared; or 5 ft.
d. Rear property line	3 ft. min.	Rear property line	0 ft. min. if shared; or 5 ft.
MINIMUM FRONTAGE BUILDOUT		LOT COVERAGE AND BUILDING WIDTH	
Front street	80% min.	Lot coverage by buildings	100% max.
Side street	50 ft. min. from front street	Building width	200 ft. max.
MINIMUM GLAZING		FACADE TYPES	
Front street	60% min.	Shopfront	Common entry
Side street	30% min.	Forecourt	Stoop
Upper floors	15% min.		



BUILDING HEIGHT

6 stories max.	Parking structure height	1 story less than building
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Building height of 8 stories is available with a conditional use permit upon initiation of construction of the METRO station, Building height may not exceed one story more than an adjacent single- family district within 50 ft. of residential parcels.

USES

RESIDENTIAL		COMMERCIAL	
P	Multiple dwelling	P	Retail Sales and service
		P	Office
P	Care facility, convalescent home	P	Medical and dental clinics
INSTITUTIONAL		P	Veterinary and animal services
NP	Religious assembly	P	Child and adult day care
NP	Schools	P	Restaurants, brewpubs, breweries with taprooms, micro-distilleries with cocktail rooms and theatres
OTHER		C	Parking as a principal use
P	Wireless communication facilities as accessory uses located on a building	NP	Gasoline sales Fuel stations
		C	Drive-through facilities windows
		C	Entertainment
		NP	Auto oriented repair services; Carwashes; Heavy equipment, machinery and farm vehicle sales, contractors yards, bulk firewood sales, and gravel and rock sales; Indoor sales of automobiles, trucks and recreational vehicles and the like; Self-storage facilities; sexually oriented businesses; impound lots; vehicle sales

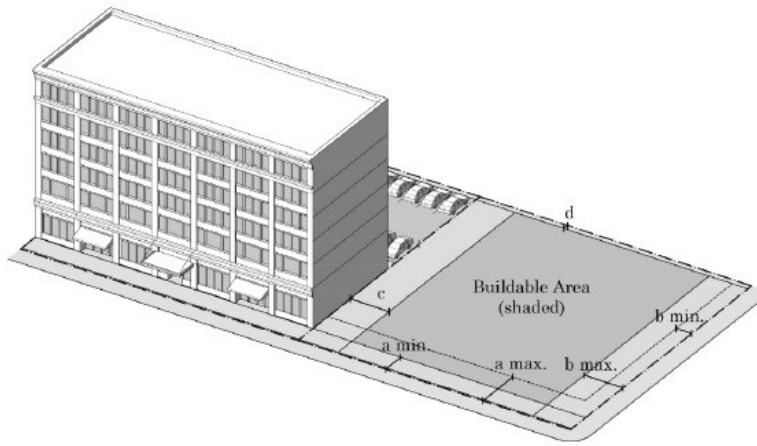
(Ord. 2018-1231, passed 7-9-18; Am. Ord. 2020-1247, passed 1-6-20; Am. Ord. 2020-1248, passed 1- 13-20)

§ 152.607 TOD-C.T TRANSIT ORIENTED DEVELOPMENT CENTER TRANSITION DISTRICT.

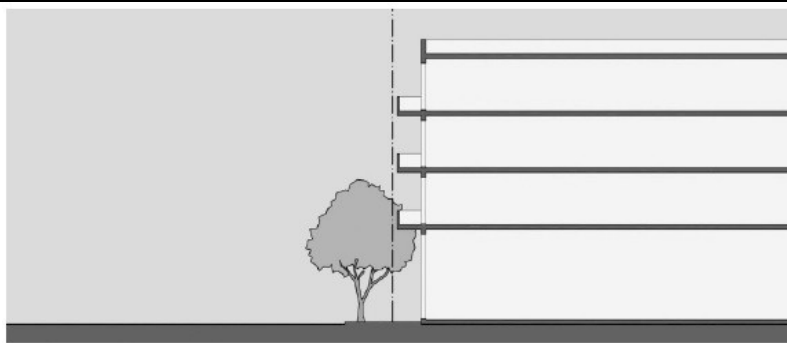
(A) *Standards.* All parcels in TOD-C.T must meet the standards of Table 6 below.

Table 6. TOD-C.T Building and Site Standards

Table 6. TOD-C.T Building and Site Standards



BUILDING SETBACKS		PARKING AND STORAGE SETBACKS	
a. Front street	1 ft. min. - 16 ft. max.	Front street	30 ft. min.
b. Side street	2 ft. min. - 16 ft. max.	Side street	15 ft. min.
c. Side property line	0 ft. min. or 6 ft. max.	Side property line	5 ft. min., 0 if shared
d. Rear property line	3 ft. min.	Rear property line	5 ft. min., 0 if shared
MINIMUM FRONTAGE BUILDOUT		LOT COVERAGE AND BUILDING WIDTH	
Front street	70% min.	Lot coverage by buildings	80% max.
Side street	40 ft. min. from front street	Building width	100 ft. max.
MINIMUM GLAZING		FACADE TYPES	
Front street	60% min.	Shopfront	Common entry
Side street	30% min.	Forecourt	Stoop
Upper floors	15% min.		



BUILDING HEIGHT		
4 stories max.	Parking structure height	1 story less than building

Building height of 6 stories is available with a conditional use permit upon initiation of construction of a METRO station. Building height must match height of adjacent single-family within 50 ft. of residential parcels.

USES			
RESIDENTIAL		COMMERCIAL	
P	Townhouse	R	<u>Retail Sales</u> and service
P	Multiple dwelling	P	Restaurants and brewpubs
P	Care facility, convalescent home	P	Office
INSTITUTIONAL		P	Lodging
NP	Religious assembly	P	Medical clinic
NP	Schools	P	Child care

R	Libraries	P	Adult day care
R	Museums	P	Parking
OTHER		C	Gasoline sales <u>Fuel stations</u>
C	Wireless communication facilities	P	Breweries with taprooms and micro-distilleries with cocktail rooms
P	Drive-through as an accessory use <u>windows</u>	C	
		NP	<u>Auto oriented repair services; Carwashes; Heavy equipment, machinery and farm vehicle sales, contractors yards, bulk firewood sales, and gravel and rock sales; Indoor sales of automobiles, trucks and recreational vehicles and the like; Self-storage facilities; adult entertainment and retail; impound lots; vehicle sales</u>

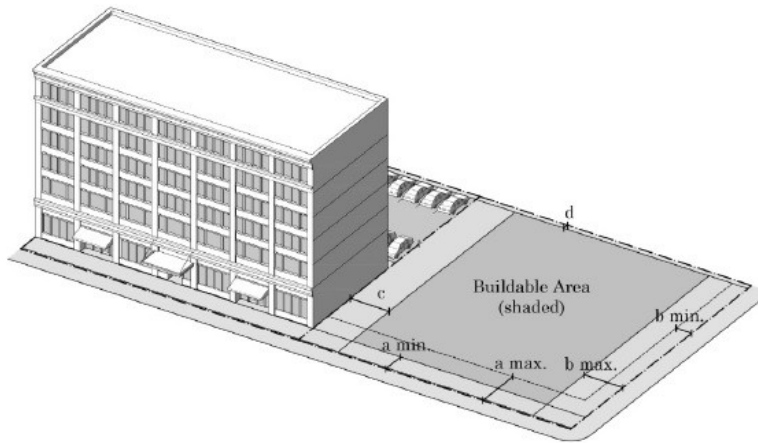
(Ord. 2018-1231, passed 7-9-18; Am. Ord. 2020-1247, passed 1-6-20)

§ 152.608 TOD-E TRANSIT ORIENTED EMPLOYMENT DISTRICT.

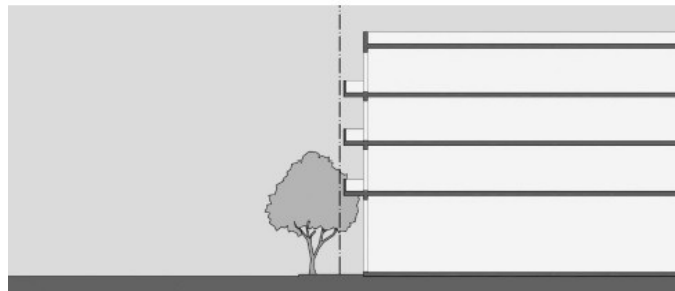
(A) *Standards.* All parcels in TOD-E must meet the standards of Table 7. This district requires buildings to have an urban form to accommodate commercial, retail, office, and accommodations or other general mixed-use activity in the front of buildings where proximity to high frequency transit service stations expects active, pedestrian-oriented streetscapes to occur. TOD-E.T must meet the standards of Table 8.

Table 7. TOD-E Building and Site Standards

Table 7. TOD-E Building and Site Standards



BUILDING SETBACKS		PARKING AND STORAGE SETBACKS	
a. Front street	2 ft. min. - 16 ft. max.	Front street	30 ft. min.
b. Side street	2 ft. min. - 16 ft. max.	Side street	12 ft. min.
c. Side property line	0 ft. min. or 6 ft. max.	Side property line	0 ft. min.
d. Rear property line	3 ft. min.	Rear property line	3 ft. min.
MINIMUM FRONTAGE BUILDOUT		LOT COVERAGE AND BUILDING WIDTH	
Front street	70% min.	Lot coverage by buildings	80% max.
Side street	40 ft. min. from front street	Building width	200 ft. max.
MINIMUM GLAZING		FACADE TYPES	
Front street	60% min.	Shopfront	Common entry
Side street	30% min.	Forecourt	
Upper floors	15% min.		



BUILDING HEIGHT

4 stories max.	Parking structure height	1 story less than building
Building height of 6 stories is available with a conditional use permit upon initiation of construction of the 93rd Ave. METRO station.		

USES

RESIDENTIAL	COMMERCIAL
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NP	Townhouse	P	Retail Sales and service
NP	Multiple dwelling	P	Restaurants and brewpubs

NP	Care facility, convalescent home	P	Office
INSTITUTIONAL		P	Lodging
NP	Religious assembly	P	Medical clinic
NP	Schools	P	Parking
NP	Libraries		
NP	Museums	P	Warehousing as an accessory use
OTHER		P	Child care
C	Wireless communication facilities	C	Adult day care
P	Drive-through as an accessory use windows	C	Gasoline sales Fuel stations
NP	Distribution as a primary use		
P	Distribution or products produced on site	C	Taprooms and cocktail rooms
		C	Taprooms and cocktail rooms
		NP	<u>Auto oriented repair services; Carwashes; Heavy equipment, machinery and farm vehicle sales, contractors yards, bulk firewood sales, and gravel and rock sales; Indoor sales of automobiles, trucks and recreational vehicles and the like; Self-storage facilities; adult entertainment and retail; impound lots; vehicle sales</u>
		P	Manufacturing, assembly, processing, fabricating, brewing, distilling and accessory sale of the product produced on site

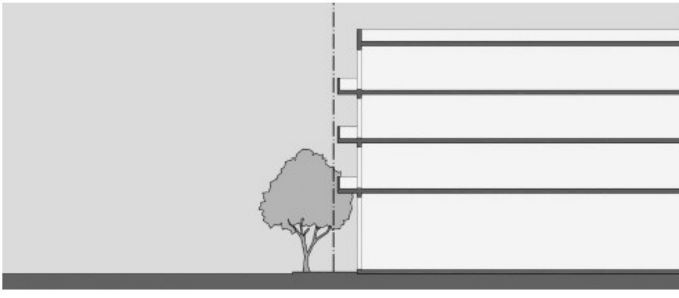
(Ord. 2018-1231, passed 7-9-18; Am. Ord 2020-1247, passed 1-6-20)

§ 152.609 TOD-E.T TRANSIT ORIENTED EMPLOYMENT TRANSITION DISTRICT.

(A) *Standards.* All parcels in TOD-E.T must meet the standards of Table 8. This district is intended to provide transition in building scale from the core area of commercial, retail, office, and accommodations or other general mixed-use activity into large format industrial, warehousing, and office park areas with office and showrooms facing the street.

Table 8. TOD-E.T Building and Site Standards			
Table 8. TOD-E.T Building and Site Standards			
BUILDING SETBACKS		PARKING AND LOADING SETBACKS	
a. Front street	5 ft. min. - 20 ft. max.	Front street	40 ft. min.
b. Side street	5 ft. min. - 20 ft. max.	Side street	20 ft. min.
c. Side property line	10 ft. min.	Side property line	10 ft. min.
d. Rear property line	10 ft. min.	Rear property line	10 ft. min.
MINIMUM FRONTAGE BUILDOUT		LOT COVERAGE AND BUILDING WIDTH	
Front street	60% min.	Lot coverage by buildings	70% max.
Side street	40 ft. min. from front street	Building width	No max.

MINIMUM GLAZING		FACADE TYPES	
Front street	30% min.	Shopfront	Common entry

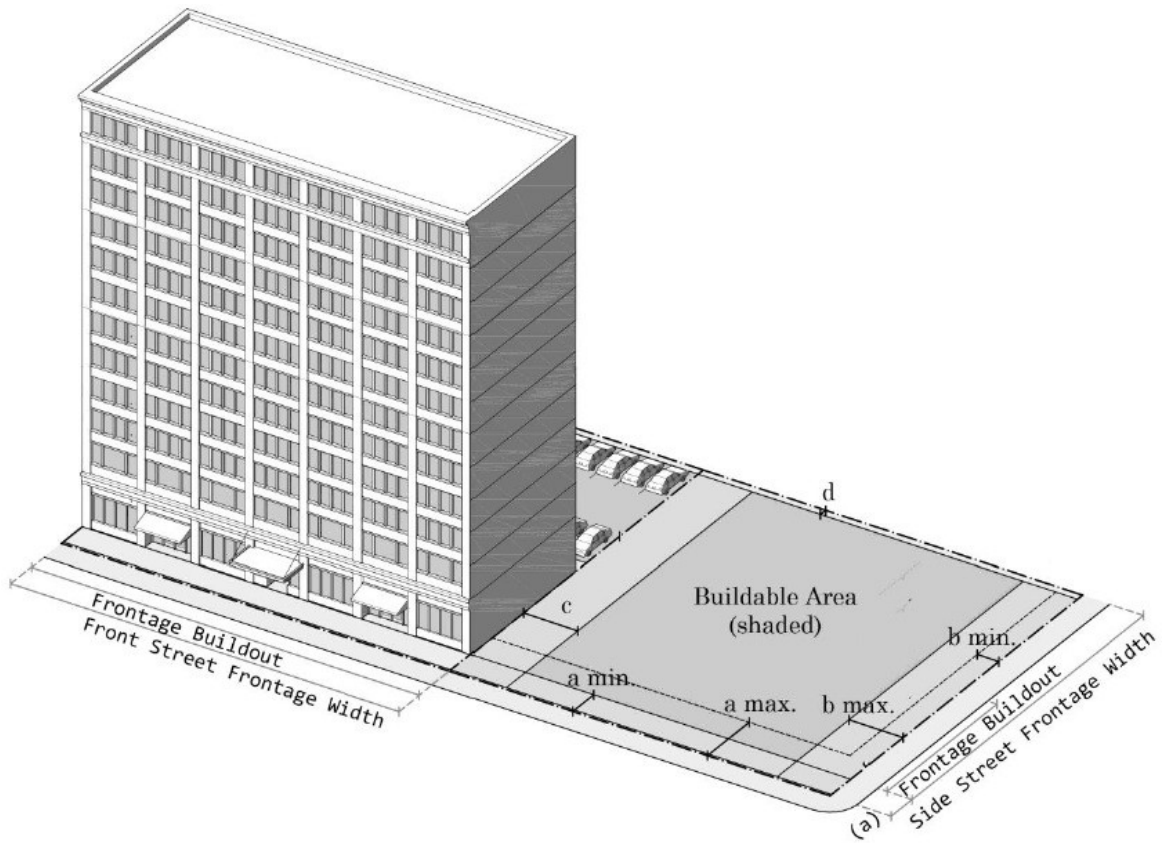
Side street	20% min.	Forecourt	
Upper floors	n/a		
			
BUILDING HEIGHT			
4 stories max.	Parking structure height	1 story less than building	
USES			
RESIDENTIAL		COMMERCIAL	
NP	Townhouse	P	Retail Sales and service
NP	Multiple dwelling	P	Restaurants and brewpubs
NP	Care facility, convalescent home	P	
INSTITUTIONAL		P	Office
P	Adult training facilities	P	Lodging
NP	Schools	P	Medical clinic
NP	Religious assembly	P	Parking
NP	Museums	C	Child care
OTHER		C	Adult day care
C	Wireless communication facilities	C	Gasoline sales Fuel stations
NP	Distribution as a primary use	P	Warehousing
P	Distribution of products produced on site	P	Taprooms and cocktail rooms
		NP	Auto oriented repair services; Carwashes; Heavy equipment, machinery and farm vehicle sales, contractors yards, bulk firewood sales, and gravel and rock sales; Indoor sales of automobiles, trucks and recreational vehicles and the like; Self-storage facilities, adult entertainment and retail, impound lots, vehicle sales
		P	Manufacturing, assembly, processing, fabricating, brewing, distilling and accessory sale of the product produced on site

(Ord. 2018-1231, passed 7-9-18; Am. Ord. 2020-1247, passed 1-6-20; Am. Ord. 2020-1258, passed 10-26-20)

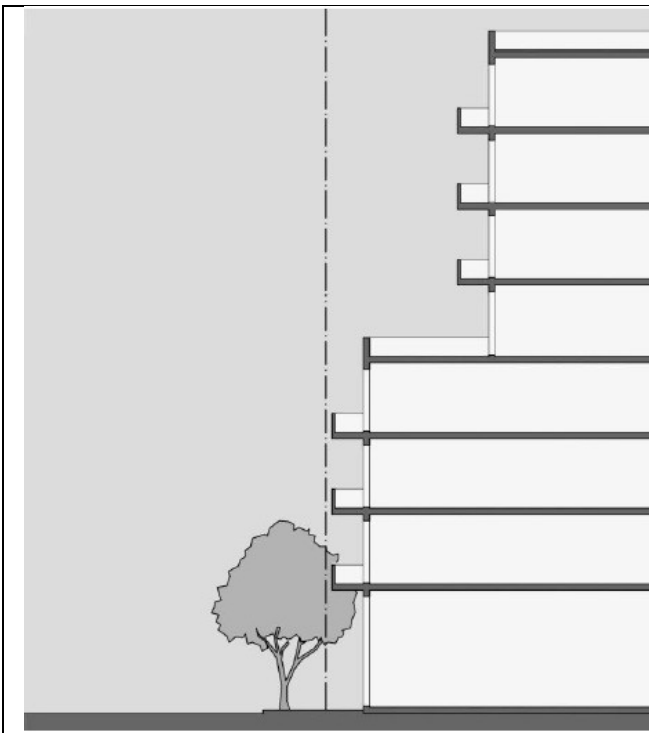
§ 152.610 TOD-G TRANSIT ORIENTED GREENFIELD DISTRICT - HIGH, MEDIUM AND LOW INTENSITIES AND GREENFIELD NEIGHBORHOOD STRUCTURE AND PUBLIC REALM STANDARDS.

(E) *Standards.* All parcels in TOD-G must meet the standards of Table 15 through Table 17 according to the requirements of §152.601.

Table 15. TOD-G High Intensity Building and Site Standards
Table 15. TOD-G High Intensity Building and Site Standards



BUILDING SETBACKS		PARKING AND STORAGE SETBACKS	
a. Front street	1 ft. min. - 12 ft. max.	Front street	30 ft. min.
b. Side street	2 ft. min. - 12 ft. max.	Side street	12 ft. min.
c. Side property line	0 ft. or 6 ft. min.	Side property line	0 ft. min.
d. Rear property line	3 ft. min.	Rear property line	3 ft. min.
MINIMUM FRONTAGE BUILDOUT		LOT COVERAGE AND BUILDING WIDTH	
Front street	80% min.	Lot coverage by building	80% max
Side street	50 ft. min. from front street	Building width	200 ft. max.
MINIMUM GLAZING		FACADE TYPES	
Front street	60% min.	Shopfront	Common entry
Side street	30% min.	Forecourt	
Upper floors	15% min.		



BUILDING HEIGHT

8 stories max.	Parking structure height	1 story less than building
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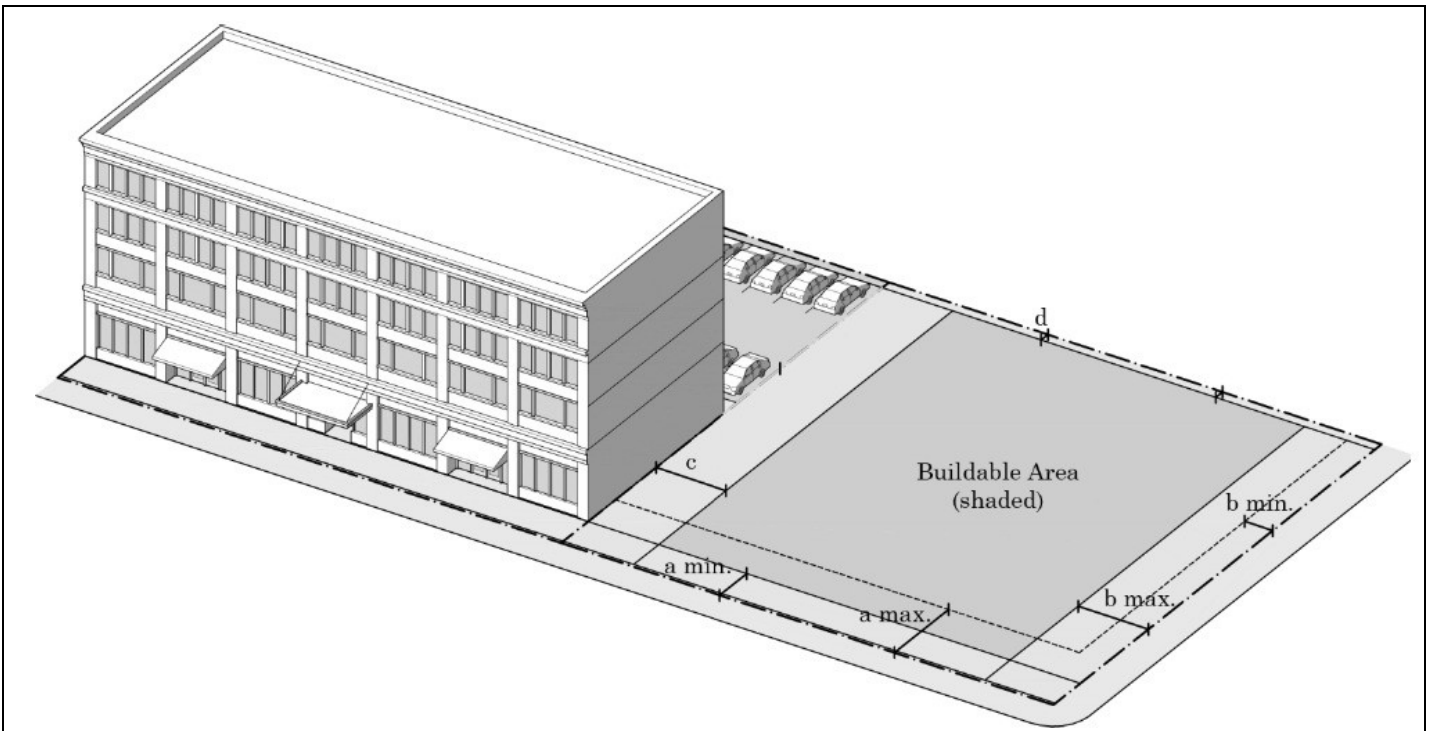
Building height of 12 stories is available with a conditional use permit upon initiation of construction of the Oak Grove METRO station. Building height must match height of adjacent single-family within 50 ft. of residential parcels.

USES

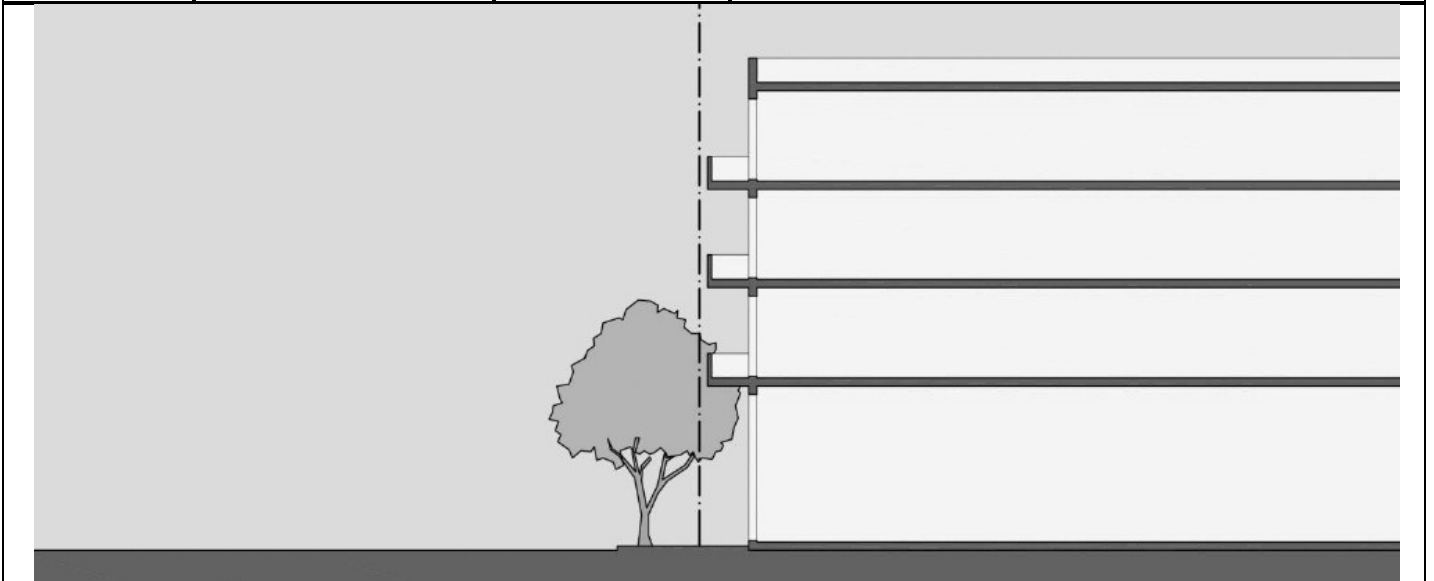
RESIDENTIAL		COMMERCIAL	
P	Multiple dwelling	P	Retail and service
P	Care facility and convalescent home	P	Restaurants and brewpubs
INSTITUTIONAL		P	Office
NP	Religious assembly	P	Medical clinics
NP	Schools	P	Child care
P	Libraries	P	Adult day care
P	Museums	P	Parking
OTHER		C	Breweries and micro-distilleries
C	Wireless communication facilities	C	Taprooms and cocktail rooms
		NP	Drive-through facilities windows
		NP	Gasoline sales Fuel stations
		NP	Auto oriented repair services; Carwashes; Heavy equipment, machinery and farm vehicle sales, contractors yards, bulk firewood sales, and gravel and rock sales; Indoor sales of automobiles, trucks and recreational vehicles and the like; Self-storage facilities; adult entertainment and retail; impound lots; vehicle sales

Table 16. TOD-G Medium Density Building and Site Standards

Table 16. TOD-G Medium Density Building and Site Standards



BUILDING SETBACKS		PARKING AND STORAGE SETBACKS	
a. Front street	1 ft. min - 16 ft. max.	Front street	30 ft. min.
b. Side street	2 ft. min - 16 ft. max.	Side street	12 ft. min.
c. Side property line	0 ft. or 6 ft. min.	Side property line	0 ft. min.
d. Rear property line	3 ft. min.	Rear property line	3 ft. min.
MINIMUM FRONTAGE BUILDOUT		LOT COVERAGE AND BUILDING WIDTH	
Front street	70% min.	Lot coverage by buildings	80% max.
Side street	40 ft. min. from front street	Building width	100 ft. max.
MINIMUM GLAZING		FACADE TYPES	
Front street	60% min.	Shopfront	Common entry
Side street	30% min.	Forecourt	Stoop
Upper floors	15% min.		

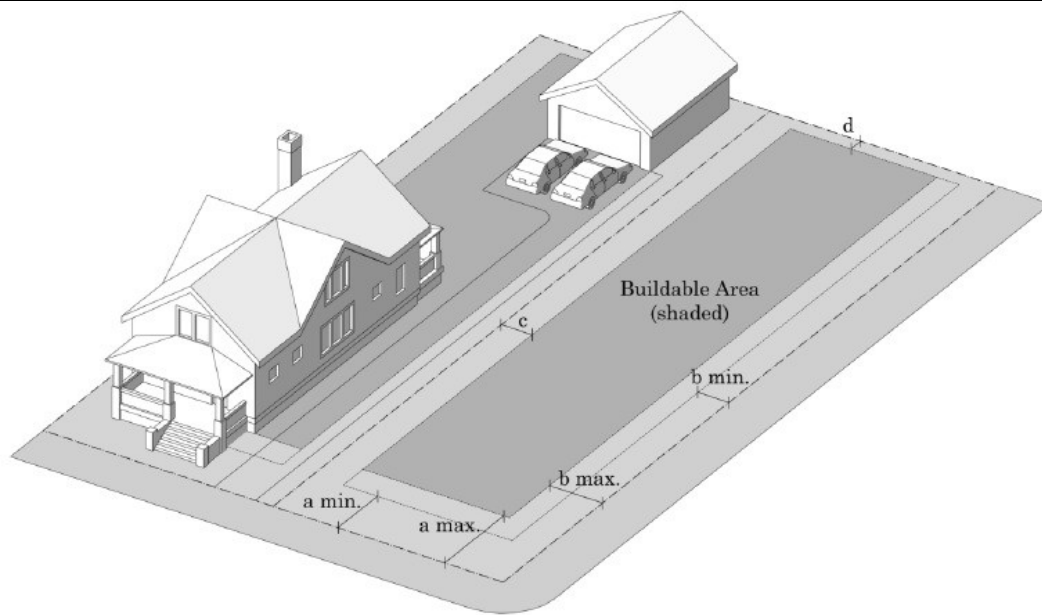


BUILDING HEIGHT

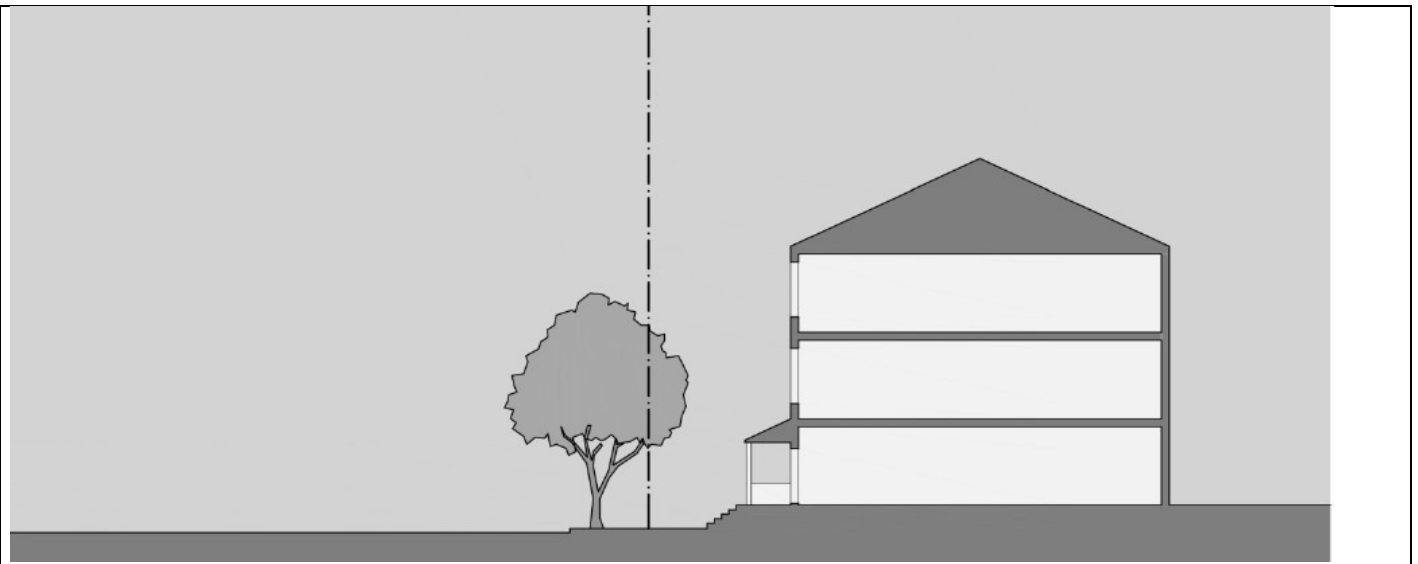
4 stories max.	Parking structure height	1 story less than building
Building height of 6 stories is available with a conditional use permit upon initiation of construction of the Oak Grove METRO station. Building height must match height of adjacent single-family within 50 ft. of residential parcels.		
USES		
RESIDENTIAL		COMMERCIAL
P	Townhouse	R <u>Retail Sales</u> and service
P	Multiple dwelling	P Restaurants and brewpubs
P	Care facility , convalescent home	P Office
INSTITUTIONAL		P Lodging, not to exceed 50 rooms
NP	Religious assembly	P Medical clinic
NP	Schools	P Child care
R	Libraries	P Adult day care
R	Museums	C Taprooms and cocktail rooms
OTHER		C Breweries and micro-distilleries
C	Wireless communication facilities	NP Parking as primary use
		NP <u>Gasoline sales Fuel stations</u>
		NP <u>Auto oriented repair services; Carwashes; Heavy equipment, machinery and farm vehicle sales, contractors yards, bulk firewood sales, and gravel and rock sales; Indoor sales of automobiles, trucks and recreational vehicles and the like; Self-storage facilities; adult entertainment and retail; impound lots; vehicle sales</u>

Table 17. TOD-G Low Intensity Building and Site Standards

Table 17. TOD-G Low Intensity Building and Site Standards



BUILDING SETBACKS		PARKING AND STORAGE SETBACKS	
a. Front street	8 ft. min. - 20 ft. max.	Front street	24 ft. min.
b. Side street	5 ft. min. - 20 ft. max.	Side street	12 ft. min.
c. Side property line	0 ft. or 6 ft. min.	Side property line	5 ft. min.
d. Rear property line	3 ft. min.	Rear property line	5 ft. min.
MINIMUM FRONTAGE BUILDOUT		LOT COVERAGE AND BUILDING WIDTH	
Front street	60% min.	Lot coverage by building	70% max.
Side street	40 ft. min. from front street	Building width	80 ft. max.
MINIMUM GLAZING		FACADE TYPES	
Front street	15% min.	Shopfront	Common entry
Side street	15% min.	Stoop	Porch
Upper floors	n/a		



BUILDING HEIGHT

3 stories or 40 feet max.

USES

RESIDENTIAL		COMMERCIAL	
P	Single-family, two-family	R	Retail Sales and service
P	Townhouse	P	Restaurants, not to exceed 40 seats
P	Multiple dwelling	P	Brewpubs, not to exceed 40 seats
P	Care facility, convalescent home	P	Office, not to exceed 5,000 sq. ft.
INSTITUTIONAL		P	Lodging, not to exceed 12 rooms
NP	Religious assembly	P	Child care
NP	Schools	C	Medical clinic, not to exceed 5,000 sq. ft.
R	Libraries	C	Adult day care
R	Museums	NP	Parking as primary use
OTHER		NP	Gasoline sales <u>Fuel stations</u>
C	Wireless communication facilities	NP	Breweries and micro-distilleries
		NP	Taprooms and cocktail rooms
		NP	<u>Auto oriented repair services; Carwashes; Heavy equipment, machinery and farm vehicle sales, contractors yards, bulk firewood sales, and gravel and rock sales; Indoor sales of automobiles, trucks and recreational vehicles and the like; Self-storage facilities; adult entertainment and retail; impound lots; vehicle sales</u>

(Ord. 2018-1231, passed 7-9-18)

MEMORANDUM

Date: May 19, 2023
To: Planning Commission Members
From: Paul Mogush, Planning Director
Subject: May 24 Work Session – Item 2A

610 Corridor Development Study

On March 27 the City Council adopted an interim ordinance establishing a development moratorium in the northwest portion of the city (north of 93rd Ave and west of Regent Ave). The purpose of the moratorium is to conduct a study to consider the types of developments and land uses that would maximize the City's tax base. This study may result in changes to the City's official land use controls, including but not limited to the City's Zoning Ordinance and Comprehensive Plan to accomplish that goal.

On April 10 the City Council approved the scope of the study to be conducted during the moratorium. At the May 24 Planning Commission work session, staff will walk through the scope and goals of the study, and discuss with members how the Planning Commission can be involved in helping to shape the outcome.

Attachments

610 Corridor Development Study Scope

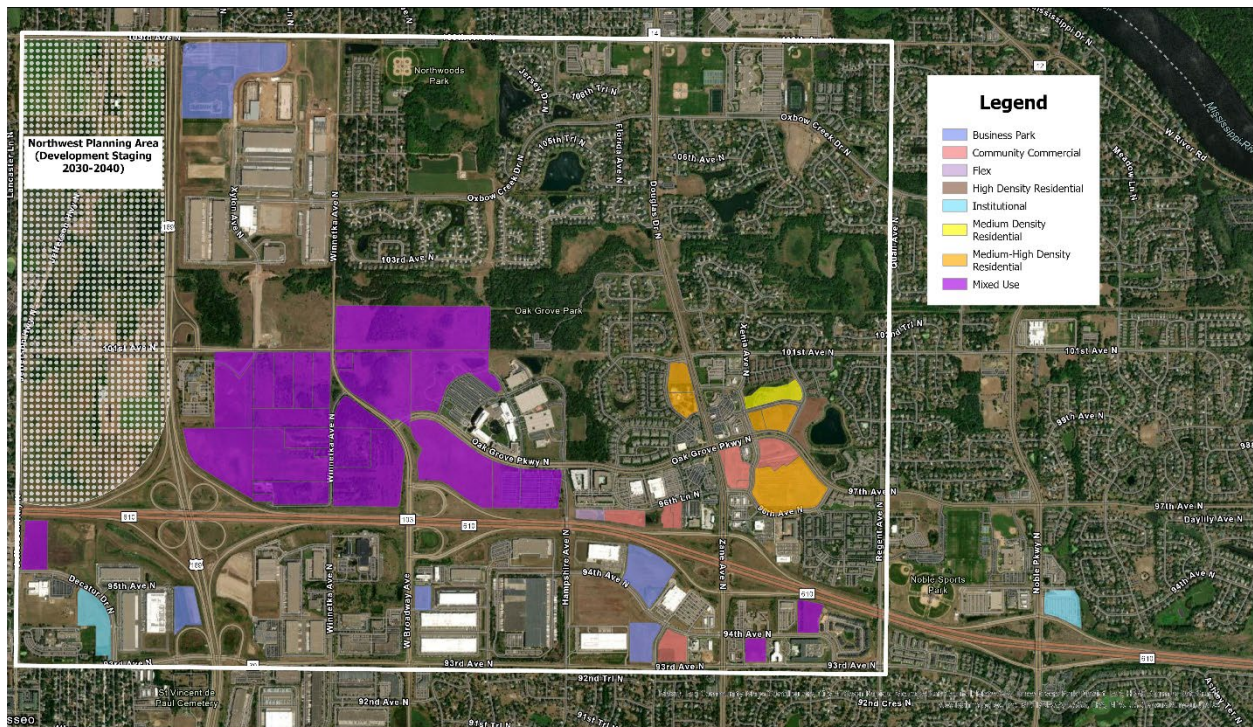
Value per acre of recent development projects

610 Corridor Development Study Scope

April 10, 2023

Overview

On March 27, 2023, the Brooklyn Park City Council adopted an interim ordinance establishing a development moratorium in the northwest portion of the city. The purpose of the moratorium is to conduct a study to consider the types of developments and land uses that would maximize the City's tax base. This study may result in changes to the City's official land use controls, including but not limited to the City's Zoning Ordinance and Comprehensive Plan to accomplish that goal.



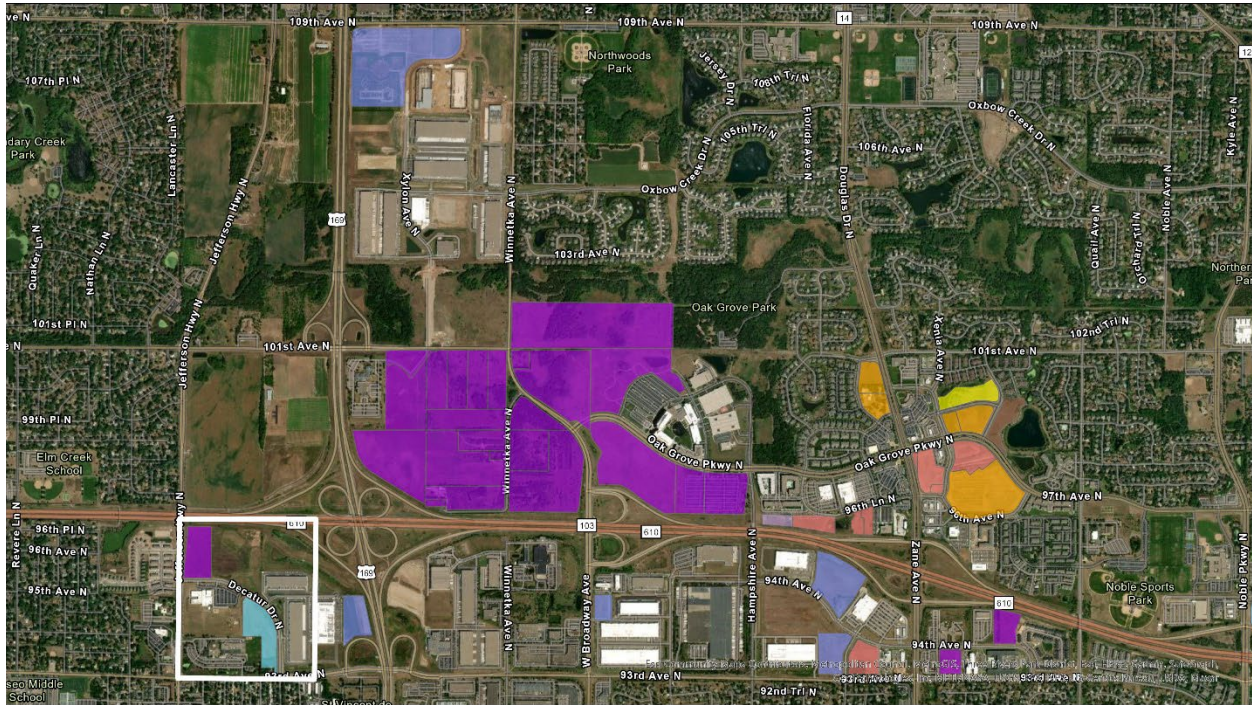
**Moratorium area with 2040 Future Land Use
March 2023**

Study Scope

Information-Gathering

- Finalize baseline material used at March 6 Council work session and post on web site
 - Map: Future Land Use of Developable Land
 - Map: Developable Land with New Businesses
 - List of Development Projects
 - Housing Information
 - Value per Acre spreadsheet for example properties
 - Add cost of services per acre (low, medium, high) and City taxes paid

Gateway Area (Southwest of 169/610)



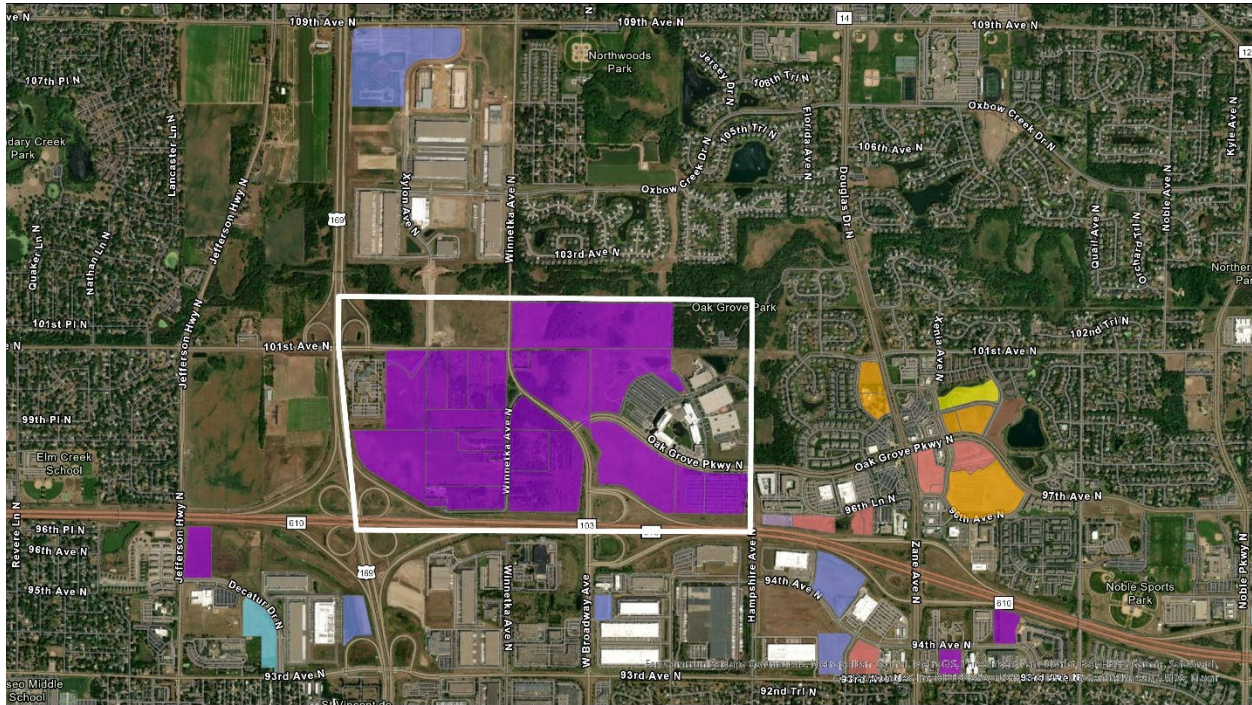
Issues and Opportunities

There are only two properties left to develop in this area. Real Estate Equities is moving forward with two affordable multifamily buildings at Jefferson/Decatur, subject to City approvals and securing project financing. St. Vincent DePaul Catholic Church owns the vacant property next to their facility, which is guided Public Institution in the 2040 Comprehensive Plan. There has been past interest in developing this land as multifamily housing.

610 Corridor Development Study Tasks

- Continue working with Real Estate Equities on their multifamily housing proposal.
- Engage with St. Vincent DePaul Catholic Church on their future development plans.

Oak Grove Station Area



Issues and Opportunities

This area has been the subject of extensive planning and zoning work to prepare for the planned Oak Grove Station on the METRO Blue Line extension. The Oak Grove Station Area Plan envisions high-density mixed-use development, and the Transit Oriented Development (TOD) zoning that is already in the code only allows intense, higher-value development.

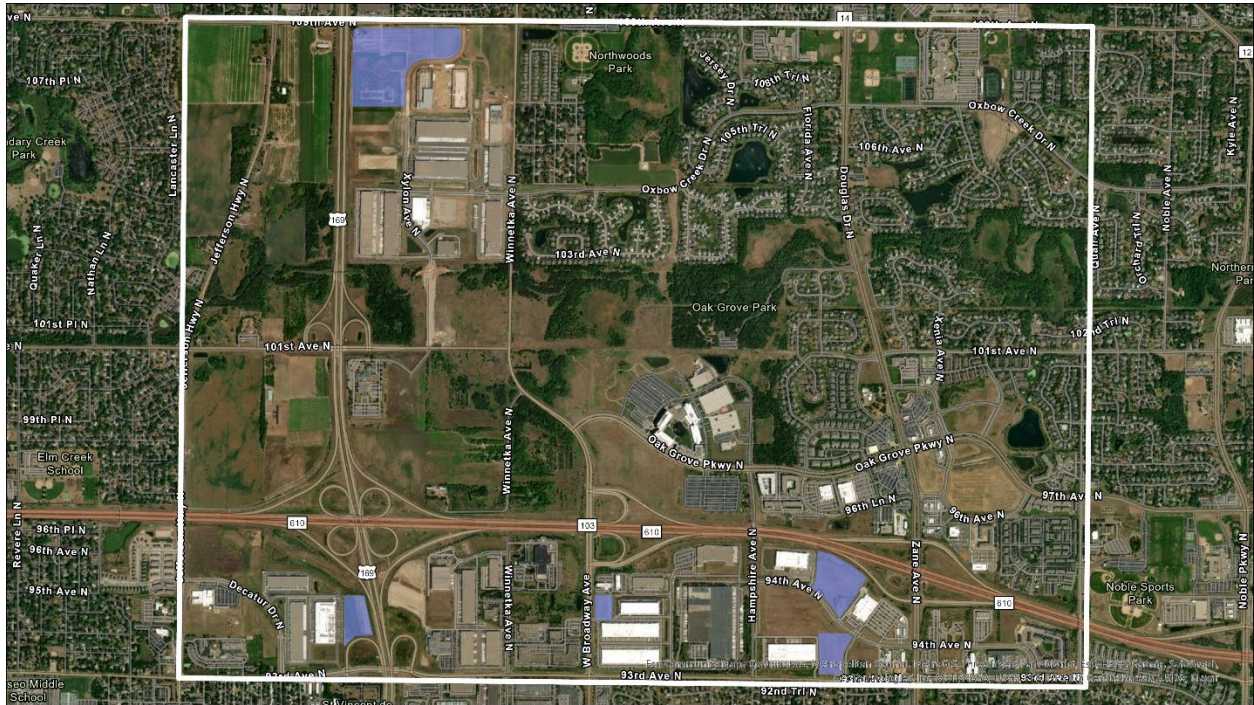
Most of the land in this area is owned by Target Corporation, with a portion owned by the EDA.

610 Corridor Development Study Tasks

- Re-engage with Target Corporation on their commitment to future high-density development.
- Encourage Target to complete their district stormwater study and submit to the watershed district.
- Learn from the existing TOD zoning districts for potential application of that regulatory approach in other parts of the moratorium area.
- Clarify extent of future TOD area in 2040 Comprehensive Plan Future Land Use Map.



Business Park Properties



Issues and Opportunities

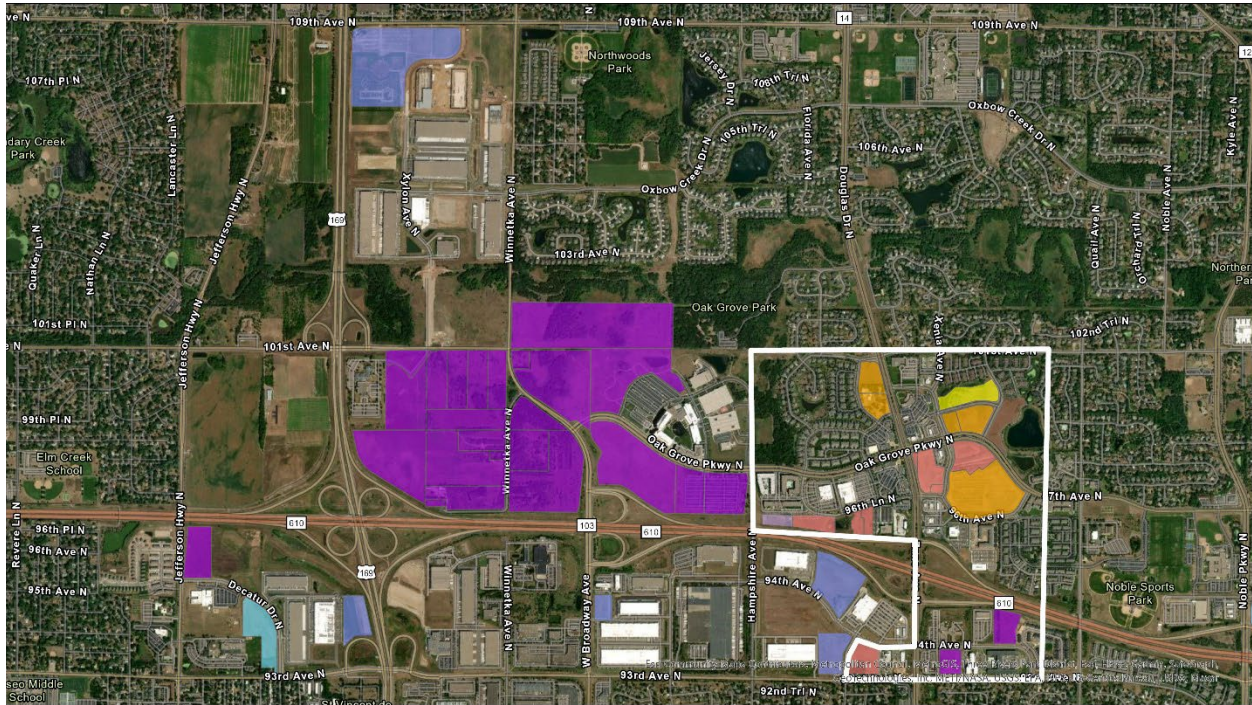
While a substantial proportion of recent development in Brooklyn Park has been light industrial office/warehouse buildings, very little land guided for that type of development remains available. This type of development generally contributes more to the City's tax base than retail and other commercial uses, but less than high-density housing. It also tends to be a light user of City services.

For the remaining Business Park land, the goal is to ensure that the land is being developed as efficiently as possible.

610 Corridor Development Study Tasks (To be completed by consultant)

- Analyze recent light industrial office/warehouse development projects in Brooklyn Park along with the requirements of the Business Park zoning district.
- Recommend changes to the Business Park zoning district requirements aimed at increasing the achievable floor area ratio and value of development. Strategies may include changes to allowed uses, setbacks, parking requirements, impervious surface maximums, etc.

610-Zane



Issues and Opportunities

Within the area covered by the interim ordinance, the 610-Zane area holds the greatest opportunity to raise the bar for the value of development above current expectations. While multifamily housing, education, and medical development have relatively high property value, much of the retail development that has been occurring in this area has a relatively low property value per acre.

In 2017 the City completed the Zane/Oak Grove small area plan, which formed the basis for the current approach to guiding and regulating development in this area. The existing Town Center zoning district, which covers most of this area, includes design guidelines intended to achieve high-value development in a walkable environment, but it lacks the regulatory “teeth” to enforce.



610 Corridor Development Study Tasks (To be completed by consultant)

- Develop three development scenarios for the remaining developable land within the 610-Zane area, with a focus on increasing the resultant land and building value beyond what was envisioned in the 2017 plan. Scenarios should include a market-feasible combination of housing, retail, and other commercial uses in the form of vertical and horizontal mixed-use development. Each concept plan should have a different level of density and adherence to traditional urban

form to illustrate the trade-offs associated with built form, market feasibility, and resultant property value.

- Develop illustrations to accompany the three conceptual site plans.
- Conduct a high level financial feasibility analysis of each concept, including potential public subsidy.
- Estimate the resultant property value and tax base of each concept.
- Conduct one community engagement session to solicit feedback on the tradeoffs associated with the three options.
- Recommend a preferred option following community engagement.
- Develop design principles consistent with the preferred conceptual site plan.
- Recommend changes to the Comprehensive Plan map and text.
- Analyze the existing Town Center zoning district design requirements, with recommendations for revisions consistent with the new design principles.

Timeline

April 10	Council consideration of 610 Corridor Development Study Scope (this document)
April 24	Execute contract with planning consultant for Business Park and 610-Zane tasks
May	Council/Planning Commission development tour
Mid June	Work session on 610 Zane development scenarios
Late June	Community engagement session on 610 Zane development scenarios
July	Council action on preferred option for 610 Zane and associated Comprehensive Plan changes. Submit Comprehensive Plan amendment to Metropolitan Council (Standard review time is 60 days; potentially takes up to 120 days).
August	Work session on Business Park zoning code text changes. Staff prepares full package of zoning changes for 610-Zane and Business Park to include in citywide zoning code update.
October	Planning Commission and City Council action on Zoning Code update, pending approval of July Comprehensive Plan amendment.
November	Interim Ordinance Expires

Community Engagement

- Communication/Awareness
 - Webpage with study scope and documents
 - Article in Park Pages (May/June), CCX story, social media posts creating awareness and directing to website
- Input Opportunities
 - 610-Zane – one meeting (hybrid) as outlined above
 - Ability for community members to send in emails or respond to questions online, with video and materials from meeting.

Value per acre of recent development projects				
	Estimated Market Value	Acres	Value/acre	
Mayor goal (high)	\$ 4,000,000,000	800.0	\$ 5,000,000	Mayor's goal to add \$4B in commercial value at high end
Mayor goal (low)	\$ 2,000,000,000	800.0	\$ 2,500,000	Lower end goal of adding \$2B in commercial value
610 West	\$ 110,000,000	11.0	\$ 10,000,000	610 West is the highest value apartment community and one of the newest
Extra Space Storage	\$ 10,383,400	1.6	\$ 6,370,184	
Urbana Place Senior Living	\$ 17,819,000	3.0	\$ 6,040,339	New senior apartments
Urbana Court Apartments	\$ 44,712,000	7.5	\$ 5,961,600	New market rate apartments
Rasmussen College	\$ 10,498,200	3.6	\$ 2,924,290	
Design Ready Controls	\$ 13,254,000	6.1	\$ 2,165,686	Office/industry development (off site stormwater)
M Health/Fairview Clinic	\$ 10,221,300	5.3	\$ 1,939,526	Medical office
10351 Xylon Ave N (Northpark I)	\$ 26,261,800	13.6	\$ 1,926,764	Office/industry development (New)
Star Exhibits	\$ 18,989,400	13.3	\$ 1,426,702	Office/industry development (2016)
Target north	\$ 88,000,000	70.0	\$ 1,257,143	Target is an office building but the campus is fairly sprawling
Olympus	\$ 23,000,000	19.0	\$ 1,210,526	Office/industry development
Acorn Mini Storage	\$ 4,642,800	4.5	\$ 1,036,339	
Cub (Oak Grove Pkwy)	\$ 7,269,000	7.3	\$ 994,391	Grocery Store
Panera	\$ 1,800,000	1.9	\$ 947,368	New commercial development
HyVee	\$ 12,595,000	16.31	\$ 772,226	Grocery Store
		433	Acres of undeveloped parcels north of 93rd (excluding northwest of 169 and 610)	
		416	Acres of northwest area (held for development in 2030-2024)	