
August 13, 2025
7:00 p.m.

Brooklyn Park Council Chambers
5200 85th Avenue North
Brooklyn Park, MN 55443

PLANNING COMMISSION REGULAR MEETING – AGENDA #7

For reasonable accommodations or alternative formats, please provide a 72-hour notice by calling 763-424-8000 or emailing Asma.Jihad@brooklynpark.org. Si usted necesita esta información en español, llame al 763-424-8000 y solicite un intérprete. Yog xav tau kev pab, hu 763-493-8059.

Commissioners: Chair Liam Cavin, Vice Chair Kathy Fraser, General Officer Teshite Wako, Christopher Udomah, Philip Gaye-Bai, Maggie Borer, Shereese Turner, Abdo Korosso, and Chukwunedu Arah.
City Councilmember Liaison Tony McGarvey.

Staff Liaison Paul Mogush, Erin McDermott, Cara Donovan, Matt Hayes-Regan, Ruby Davis and Asma Jihad

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 with the call-in number to address the Planning Commission.

I. ORGANIZATIONAL BUSINESS

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. 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.

- 3. APPROVAL OF AGENDA**

II. REQUIRED DUTIES

- 4. CONSENT AGENDA**
- 5. PUBLIC HEARING**

§ 31.61 DUTIES. The Planning Commission must hear and review all petitions to amend the zoning classifications of this code or to obtain a special permit. The Planning Commission must then report its recommendations to the Council for action.

('72 Code, § 250:10)

5.1 Planning Case #25-111 | West River Baptist Church | Site Plan

OVERVIEW: West River Road Baptist Church has contracted with Goodmanson Construction to remove and modify a portion of its parking lot. The area will be backfilled with soil and returned to green space. These changes are intended to improve traffic circulation and accessibility to the church facilities.

STAFF RECOMMENDATION: Staff recommends approval of the site plan review as presented, subject to the provisions in the draft resolutions.

Presented by: Matt Hayes-Regan, Associate Planner

5.2 Planning Case #25-112 | Estherra Care | Comprehensive Plan Amendment, Conditional Use Permit, Rezoning, and Site Plan

OVERVIEW: The applicant, Esther Wako, of Estherra Properties, has applied for a Comprehensive Plan Amendment, Rezoning, Site Plan Review and Conditional Use Permit for the development and operation of a 21 unit assisted living facility.

In 2020 the 2040 Comprehensive Plan was adopted, which changed the Future Land Use designation of this property from Community Commercial to Low Density Residential. The development that existed on the site at that time was destroyed by a fire shortly after the Comprehensive Plan adoption, and was sold to the current property owner and applicant, Estherra Properties. In 2021 the applicant was granted formal approvals for a Site Plan Review, Conditional Use Permit and Variance. The Site Plan Review Approvals and Conditional Use Permit expired after being granted a one year extension due to not completing the project. In 2024 the City took action to bring the Zoning Code and Map into compliance with the Comprehensive Plan, at which time the zoning of the subject property was changed from B3 Community Commercial to R1 Detached Single Family Estate.

The applicant has not made changes to the previously approved plans.

STAFF RECOMMENDATION: The required findings of § 152.303, 152.305 and 152.309 have been addressed and Staff recommends approval of the resolutions approving the Comprehensive Plan Amendment, Site Plan Review, and Conditional Use Permit, as well as the approval of an Ordinance Amendment for the Rezoning of the subject property for the construction and operation of an assisted living facility at 7964 Xerxes Avenue North, subject to the conditions as written in the attached resolution.

Presented by: Erin McDermott, Senior Planner

5.3 Planning Case #25-113 | Commercial Vehicle Parking Text Amendment |

OVERVIEW: Staff from the Planning and Environmental Health Divisions frequently collaborate on zoning enforcement matters to ensure consistent application of the Zoning Code. Through this ongoing coordination, and in consultation with the City Attorney, it was determined that the existing language in the zoning code regulating the parking of commercial vehicles is inconsistently interpreted, which has created challenges in enforcement. To improve the usability of the code and enhance staff's ability to respond effectively to violations, revisions to this section are proposed.

STAFF RECOMMENDATION: Staff recommends approval of the text amendment as presented, and as reflected in the draft ordinance.

6. OTHER BUSINESS

- 6.1** Appointment of Planning Commission representative on Brooklyn Park BioTech Innovation Steering Committee

III. DISCUSSION ITEMS

IV. VERBAL REPORTS AND ANNOUNCEMENTS

7. OLD BUSINESS

8. COUNCILMEMBER LIASON COMMENTS

9. PLANNING COMMISSIONER COMMENTS

10. STAFF LIASON COMMENTS

V. ADJOURNMENT

City of Brooklyn Park Planning Commission Staff Report

Agenda Item:	5.1	Meeting Date:	August 13, 2025
Agenda Section:	Public Hearing	Originating Department:	Community Development
Resolution:	X	Prepared By:	Matt Hayes-Regan, Associate Planner
Ordinance:	N/A		
Attachments:	4	Presented By:	Matt Hayes-Regan, Associate Planner
Item:	DEV25-111 (West River Road Baptist Church) Site Plan Review Application		

Proposed Action:

MOTION _____, SECOND _____, TO RECOMMEND ADOPTION OF A RESOLUTION APPROVING A SITE PLAN REVIEW FOR A PARKING LOT MODIFICATION AT 8801 WEST RIVER ROAD.

Summary:

West River Road Baptist Church has contracted with Goodmanson Construction to remove and modify a portion of its parking lot. The area will be backfilled with soil and returned to green space. These changes are intended to improve traffic circulation and accessibility to the church facilities.

Future Land Use Plan	Institutional
Current Zoning	Public Institution
Proposed Zoning	No proposed change
Site Area	3.68 acres
Conforms to	
Land Use Plan	Yes
Zoning Code	Yes
Subdivision Ordinance	Yes
Notification	Legal notice was published in the Sun Post, 83 notices were mailed to properties within 500 feet, A Neighborhood email was sent to the River View neighborhood.
60- and 120- Days (§15.99)	August 29, 2025; October 28, 2025

Previous Approvals:

One Conditional Use Permit (CUP) has been granted for this property, and it has been amended three times. CUP #1974-3068 dated March 24, 1975 approved the use of a church and related facilities. Resolution 1983-296 approved an amendment to CUP #1974-3068 and modified it to allow construction of a storage building. Resolution #1983-455 approved an amendment to CUP #1974-3068 and modified an approved site plan to the church and its related facilities. Lastly, Resolution 1992-202 approved an amendment to CUP #1974-3068 and modified approved a site plan for an addition to the church and an expansion of the parking lot.

Land Use/Zoning (and Overlay):

The subject property is located within the Public Institution (PI) zoning district. According to §152.606 of the Zoning Code, the PI district is intended to accommodate public buildings and institutional uses that may not fit well into other zoning districts due to their unique needs and public purposes. Religious institutions are permitted in the PI district by Conditional Use Permit, and the existing CUP on the property allows for such use.

The site is designated “Institutional” in the City’s 2040 Comprehensive Plan. This designation includes civic, educational, religious, and other large-scale public and quasi-public uses. The existing and proposed use of the site as a church is consistent with this designation.

Proposed Development:

The applicant proposes to remove a deteriorated portion of the church’s parking lot and restore it to green space. The project scope includes removing asphalt, grading and backfilling the area with soil, and restoring it with sod and/or seed. Additionally, new curb and gutter will be installed, and the remaining parking lot will be resurfaced and restriped. The goal of the project is to improve on-site circulation, increase accessibility, and enhance the appearance and function of the property.

Site Plan Review:

Site plan reviews must be reviewed against the evaluation criteria detailed in §152.303 Site Plan, of the City’s Zoning Code. Site plan approval is required for the construction of a structure, for the grading or taking any action to prepare a site for development, and for when removing earth, soils, gravel, or other natural material from or place the same on a site.

The Planning Commission and City Council have the review and approval authority to approve a site plan.

The Applicant’s submittal includes the following: 1) property owner letter of consent; 2) applicant letter of request; 3) a proposed site plan (incorporated into the Striping Plan document); 4) Hennepin County property survey; 5) grading plan (incorporated into the Striping Plan document); 6) the placements of parking lots, driveways, and pedestrian connections (incorporated into the Striping Plan and previous approvals); 7) a photometric plan (incorporated into the Striping Plan); and 8) a screening plan that shows the location of the existing waste enclosure (incorporated into the Striping Plan). Also included in the submittal was a bonding and escrow estimate spreadsheet, a site map illustrating the project scope, and a traffic analysis, which the Applicant provided at the request of City Staff.

Grading Plan, including drainage and stormwater management plans.

Engineering Staff reviewing the grading elements that were incorporated into the Applicant’s Striping Plan and confirmed that it provides the required information. The Applicant will need to apply for a grading permit with the City which is separate and apart from the site plan review application.

Utility Plan.

Engineering Staff reviewed the information that the Applicant submitted against the City’s utility requirements. Based off previous approvals, Staff is okay with the scope of work proceeding as proposed.

Landscaping Plan.

The Applicant is aware that a landscaping plan is required prior to a grading permit being issued. A condition of this requirement is listed in the draft resolution.

Placement of buildings, parking lots, driveways, pedestrian connections, drainage areas, and amenities.

Planning Staff reviewed the information the Applicant submitted alongside the previous approved site plan. The placement of existing buildings, pedestrian connections, drainage areas, and amenities remain unchanged with the proposed project work scope. Staff reviewed the placement of what would be the new parking lot and driveway connecting the existing accessory structure and confirmed that the placements meet existing zoning code requirements. It is the Applicant's responsibility to ensure that what would be the newly created driveway is maintained pursuant to Chapter 106: Property Maintenance in the City Code.

Engineering Staff reviewed the existing conditions survey and confirmed that it adequately shows the current conditions of the property.

Public rights-of-way.

Engineering Staff reviewed the information the Applicant submitted. Because the public rights-of-way located on the subject property is not impacted by the scope of work requiring a site plan review, Staff is okay with the scope of proceeding as proposed.

Illustrative architectural designs.

Due to the proposed scope of work, Staff was okay reviewing the Applicant's Striping Plan alongside the site plan that was approved in 1992 concurrently with the CUP #1974-3068 amendment. Staff did not require the Applicant to submit architectural design plans as we do not consider them applicable to this site plan review.

Sign plan. This plan will articulate the location of all monument and directional signage, as well as a calculation of the maximum signage on the proposed structures.

Per the Applicant, existing signage will not change as a result of the site plan review application. For this reason, Staff did not require the Applicant to submit a sign plan as we do not consider it applicable to this site plan review. If the Applicant is proposing changes to their existing signage later, then they will need to apply for a sign permit with the City at that time to ensure they meet the requirements of Chapter 150: Signs in the City Code.

Erosion and Sediment Control Plan.

Engineering Staff reviewed the erosion and sediment control plan and confirmed that it provides the requisite information needed.

Additional information as required by the zoning district in which the development will occur.

Planning Staff also requested the following information to review as part of the site plan review application:

Proposed Site Plan:

Due to the proposed scope of work, Staff was okay reviewing the Applicant's Striping Plan alongside the site plan that was approved in 1992 concurrently with the CUP #1974-3068 amendment.

Lighting Plan.

The Applicant's Striping Plan indicates free standing luminaries that currently exist on the property and will remain after the project scope is completed. The Applicant will need to continue to ensure they meet the lighting standards and regulations in the City Code.

Screening Plan.

The Applicant's Striping Plan indicates where the existing waste enclosure is on the property. The enclosure will remain in the same location after the project scope. The Applicant will need to continue to ensure they meet the waste enclosure requirements in the City Code.

A screening analysis was limited to the project scope area and did not include the principal structure.

Parking Study.

Prior to applying, Planning Staff requested the Applicant prepare a parking study to indicate that the reduced number of parking stalls can adequately serve the proposed use. The parking study found that parking utilization is low; that the banquet hall and auditorium are never used simultaneously; and that the parking proposed accommodates the demand for a maximum capacity. Because the study included one weekend Planning Staff also requested that the Applicant provide year-to-date attendance figures for review. The figures provided also confirmed that the parking lot reduction can adequately serve the proposed use.

Bonding and Escrow Spreadsheet.

The Applicant provided a bonding and escrow spreadsheet that included cost estimates for the project scope. Engineering Staff reviewed the estimates and confirmed that they are reasonable. The required bonding and escrow figures are included in the draft resolution.

Property Photos.

The Applicant provided property photos showing the parking lot area that would be returned to green space.

Staff Recommendation:

Staff recommend approval of the site plan review as presented, subject to the provisions in the draft resolution.

Budgetary/Fiscal Issues: N/A

Alternatives to consider:

1. Recommend approval of the site plan review with modifications.
2. Recommend denial of the site plan review based on certain findings of fact.

Attachments:

- 5.1A DRAFT SITE PLAN RESOLUTION
- 5.1B LOCATION MAP
- 5.1C PLAN SET
- 5.1D APPLICANT'S SUBMITAL

RESOLUTION #2025-__

RESOLUTION APPROVING A SITE PLAN REVIEW FOR A PARKING LOT MODIFICATION AT 8801 WEST RIVER ROAD

Planning Commission File # 25-111

WHEREAS, Cristina Siegert, of Goodmanson Construction and representing West River Road Baptist Church, has made an application for a Site Plan Review under the provisions of Chapter 152 of the Code of Ordinances on property legally described as:

See EXHIBIT A

WHEREAS, the zoning of the property is Public Institution (PI) in which parking lots are an accessory use; and

WHEREAS, the effect of the proposed use upon the health, safety, and welfare of surrounding lands, existing and anticipated traffic conditions, and its effect on the neighborhood have been considered; and

WHEREAS, the matter has been referred to the Planning Commission public hearing who have given their advice and recommendation to the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that the Site Plan Review is hereby granted at 8801 West River Road as legally described in the attached EXHIBIT A, subject to the following conditions:

1.00 DRAWINGS

1.01 Site, utility, and grading plans for this development on file in the City Clerk's office dated July 3, 2025 are approved, subject to the conditions listed below.

2.00 BONDS, ESCROWS AND DIRECT PAYMENTS

2.01 A Development Contract and bonding shall be required as a development bond or letter of credit in the amount of **\$23,500.00**, a cash bond in the amount of **\$1,200.00**, and a developer's escrow in the amount of **\$700.00** as required by Chapter 152. The developer's escrow must be posted with the City to cover engineering, legal and administrative costs incurred by the City. If this account becomes deficient, it shall be the developer's responsibility to deposit additional funds. This must be done before final bonding obligations are complete.

3.00 REQUIRED DOCUMENTS

3.01 All utility construction, drainage, grading and development plans must be approved by the City Engineer prior to receiving a building permit.

4.00 GENERAL CONDITIONS

4.01 It shall be the developer's responsibility to keep active and up to date the developer's contract and financial surety (Letter of Credit, bonds, etc.). These documents must remain active until the developer

has been released from any further obligation by City Council motion received in writing from the Engineering Department.

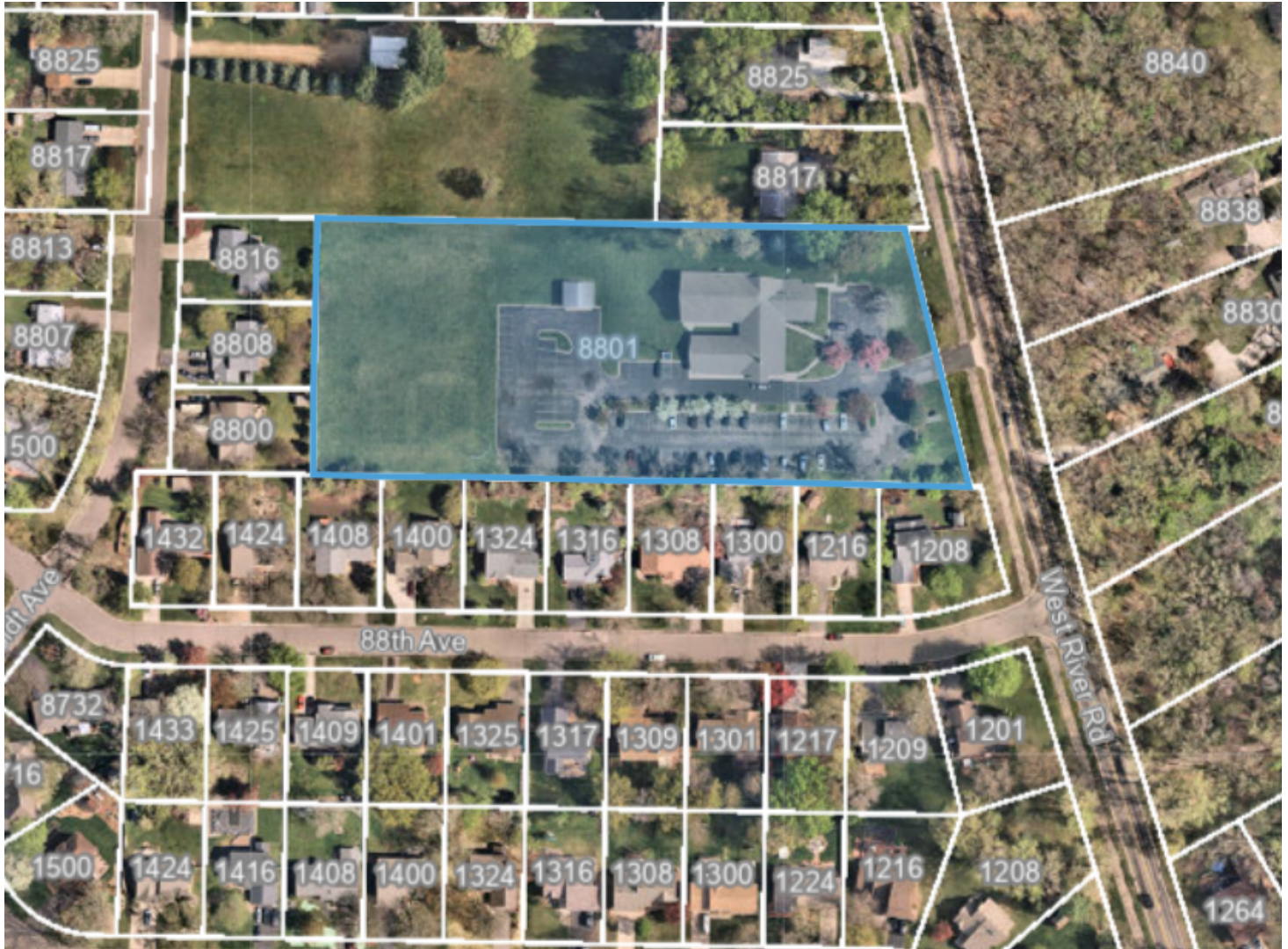
- 4.02 Before final bonding obligations are released, a certificate signed by a registered engineer must be provided. This certificate will state that all final lot and building grades are in conformance to drainage development plan(s) approved by the City Engineer.
- 4.03 No burying of construction debris shall be permitted on the site.
- 4.04 Dust control and erosion measures must be in place to prevent for dust and erosion including, but not limited to, daily watering, silt fences, and seeding. The City Engineer may impose measures to reduce dust and run-off.
- 4.05 Adequate dumpsters must be on site during construction. When full, they must be emptied immediately or replaced with an empty dumpster.
- 4.06 Signs must conform to the requirements of Chapter 150. The sign plans will be approved by staff to verify code compliance at time of building permit.
- 4.07 A copy of this resolution shall be recorded with the Hennepin County Recorder prior to issuance of a building permit.

5.00 CONDITIONS

- 5.00 Applicant shall provide a Landscape Plan that meets the requirements in §152.1013 of the City's zoning code.

EXHIBIT A

Lot 4, Block 1, Sonshine Addition, Hennepin County, Minnesota



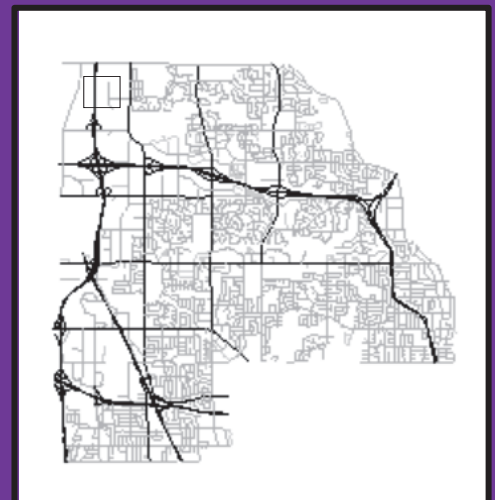
Site Plan Review

Case #25-111 – West River Road Baptist Church

Area of Request (August 2023 Air Photo)

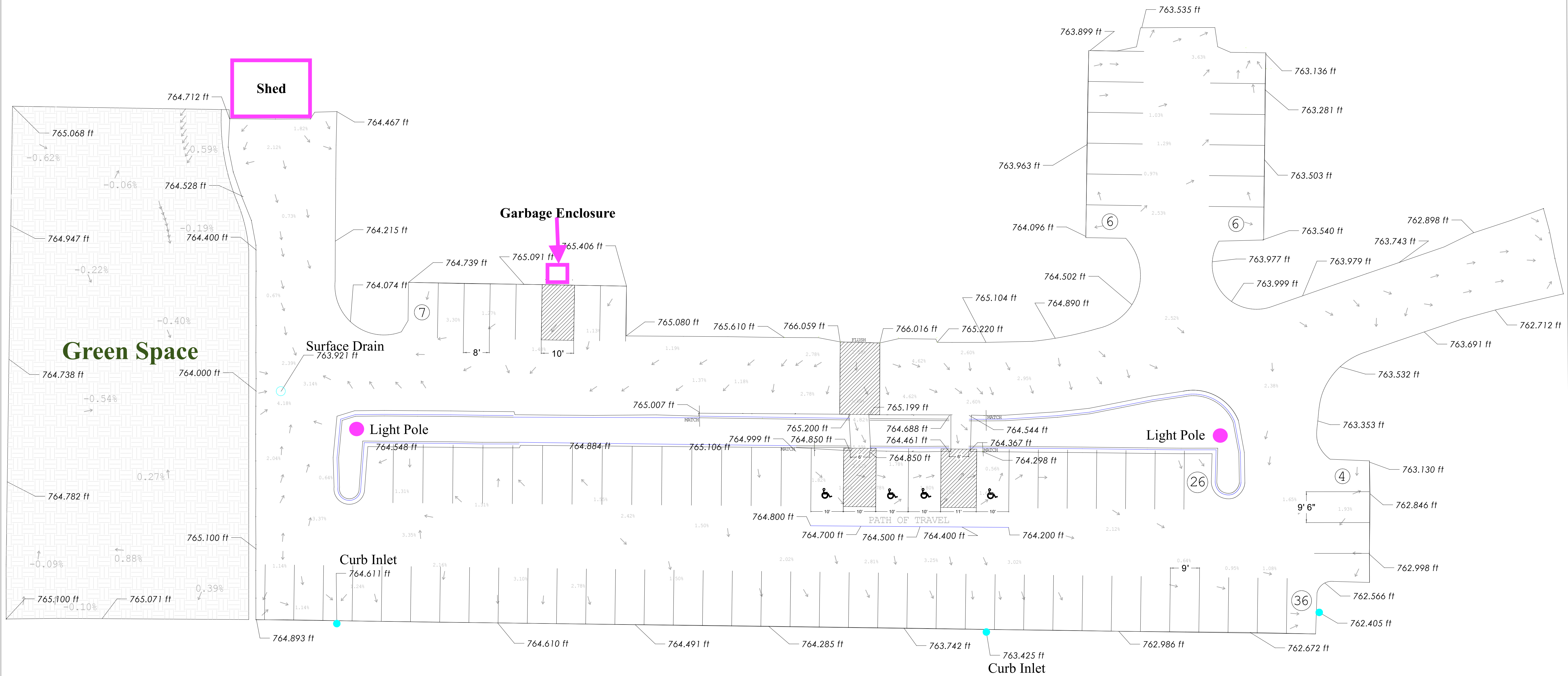
8801 West River Road Brooklyn Park, MN 55444

Brooklyn Park 

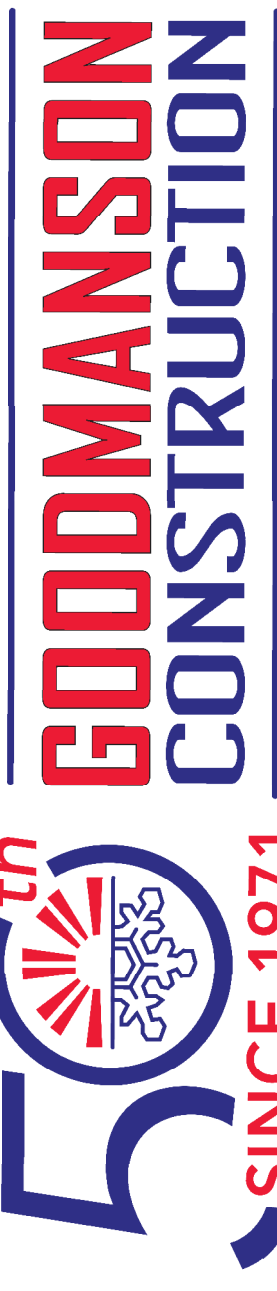




85 Parking Spots
4 Accessible

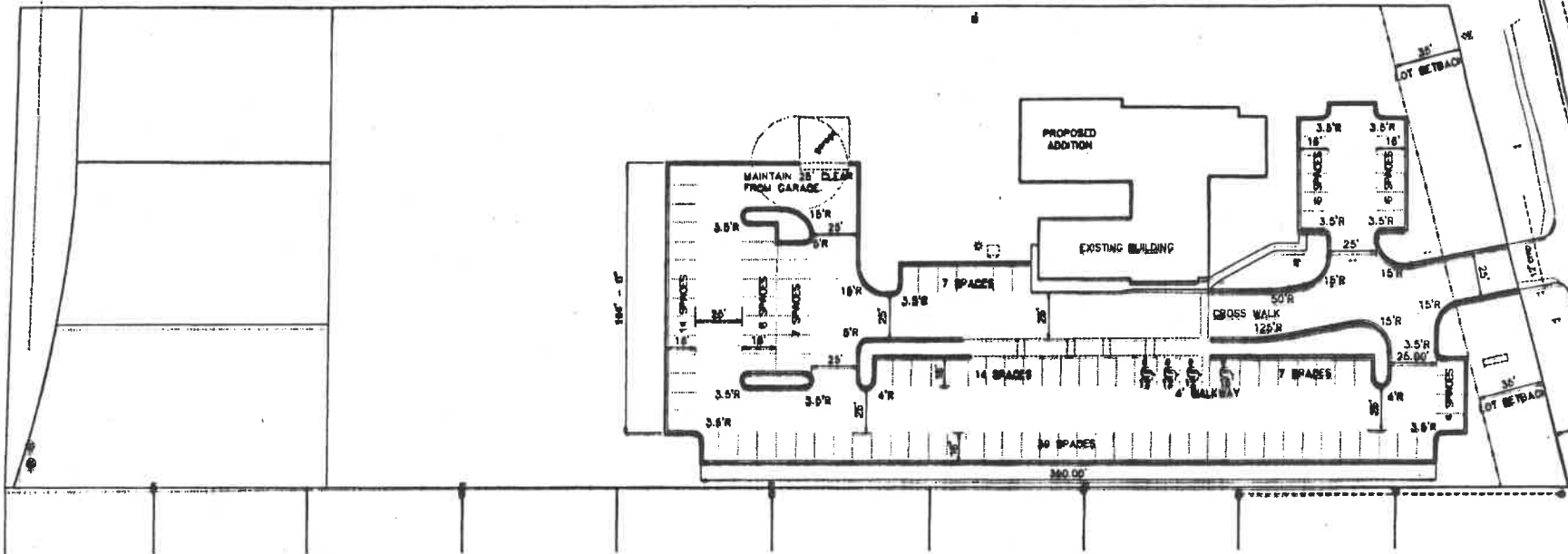


SCALE 1" = 15'



Striping Plan

Project Name: 2025 West River Baptist Church	FOR CONSTRUCTION	NO.
Drawn By: Nick Niemela	0	NO.
Date: 6.25.25		
Location: Brooklyn Park, MN		



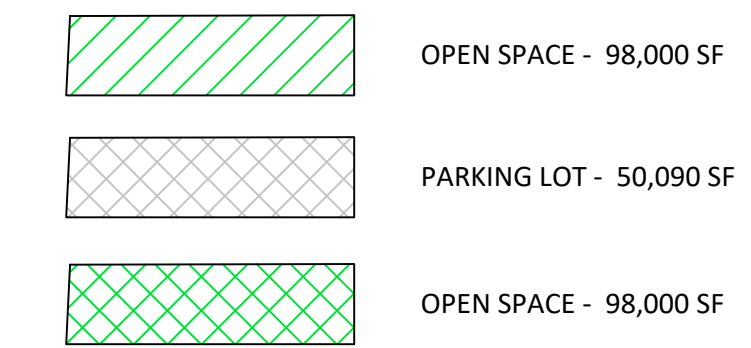
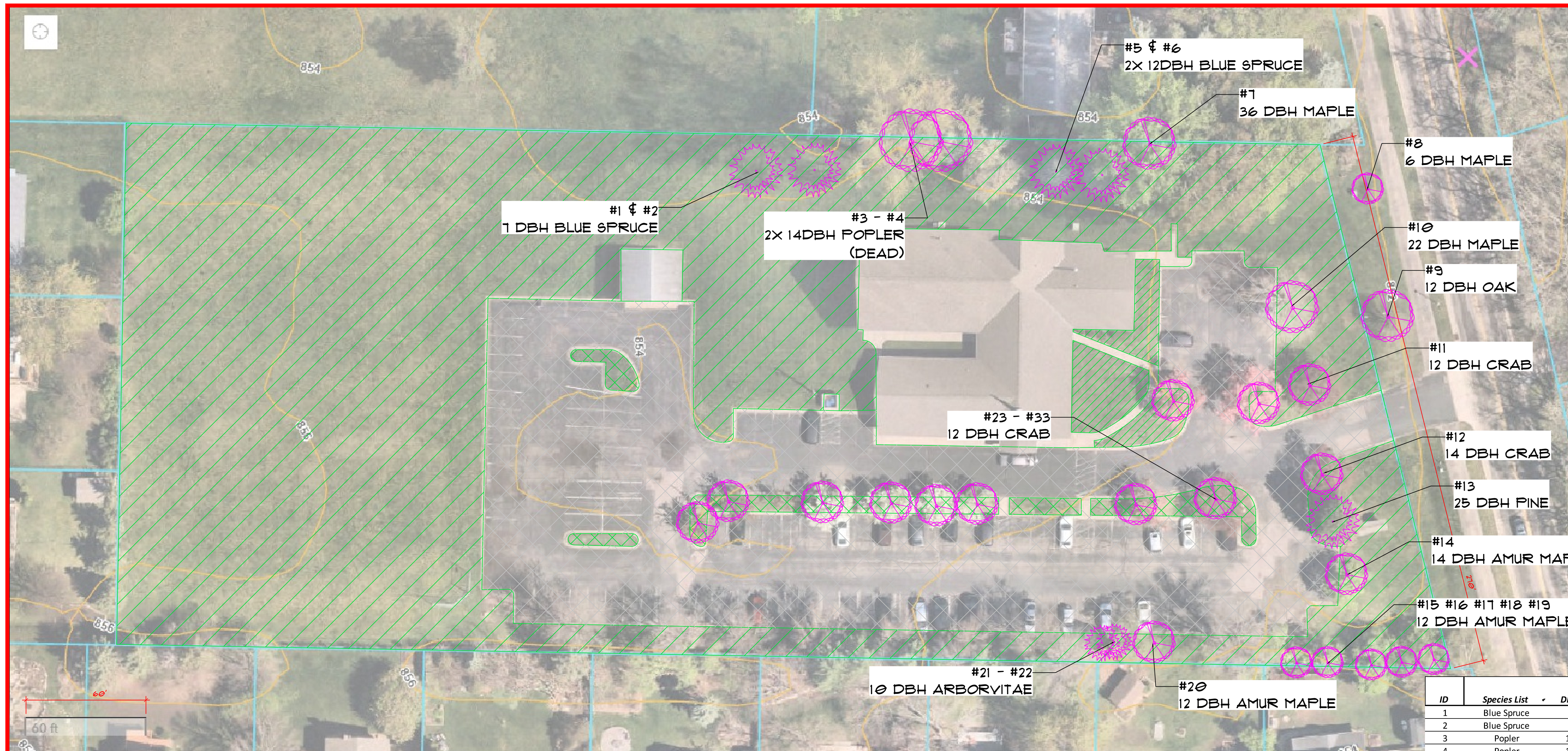
NOTE:
 ALL DIMENSIONS TO THE FACE OF THE CURB.
 SEE DESIGN SECTION FOR D&S CURB FOR STAKING.

PARKING SHOWN - 116 SPACES
 * 3 - 12' X 16' REQUIRED HANDICAP
 * 1 - 16' X 16' REQUIRED HANDICAP VAN
 * 112 - 18' X (VARIES 10' OR 16' DEEP) SPACES

ADDENDUM TO PLANS FOR
 ADDITION TO
 WEST RIVER ROAD BAPTIST CHURCH

SITE PLAN
 SCALE: 1" = 30'
 JULY 11, 1992

BY: OWNER WRRSTEP.DWG SHEET 1 OF 4



ID	Species List	DBH	Condition	Statu	Significant	Saved	1@ 2ca	Total Tree	
1	Blue Spruce	7	Good	Save	Save	7	2	1	
2	Blue Spruce	7	Good	Save	Save	7	2	1	
3	Poplar	14	Dead	Dead	Remove				
4	Poplar	14	Dead	Dead	Remove				
5	Blue Spruce	7	Good	Save	Save	7	2	1	
6	Blue Spruce	7	Good	Save	Save	7	2	1	
7	Maple	36	Fair	Save	Save	36	2	1	
8	Maple (Massive Crack)	6	Poor	Save	Save	6	2	1	
9	Oak	12	Good	Save	Save	12	2	1	
10	Maple	22	Good	Save	Save	22	2	1	
11	Crab	12	Fair	Save	Save	12	2	1	
12	Crab	12	Fair	Save	Save	12	2	1	
13	Pine	25	Good	Save	Save	25	2	1	
14	Amur Maple	14	Fair	Save	Save	14	2	1	
15	Amur Maple	10	Good	Save	Save	10	2	1	
16	Amur Maple	10	Fair	Save	Save	10	2	1	
17	Amur Maple	12	Good	Save	Save	12	2	1	
18	Amur Maple	10	Good	Save	Save	10	2	1	
19	Amur Maple	10	Fair	Save	Save	10	2	1	
20	Amur Maple	12	Good	Save	Save	12	2	1	
21	Arborvitae	10	Fair	Save	Save	10	2	1	
22	Arborvitae	10	Fair	Save	Save	10	2	1	
23	Crab	12	Good	Save	Save	12	2	1	
24	Crab	12	Good	Save	Save	12	2	1	
25	Crab	12	Fair	Save	Save	12	2	1	
26	Crab	12	Fair	Save	Save	12	2	1	
27	Crab	12	Fair	Save	Save	12	2	1	
28	Crab	12	Fair	Save	Save	12	2	1	
29	Crab	12	Fair	Save	Save	12	2	1	
30	Crab	12	Fair	Save	Save	12	2	1	
31	Crab	12	Fair	Save	Save	12	2	1	
32	Crab	12	Fair	Save	Save	12	2	1	
33	Crab	12	Fair	Save	Save	12	2	1	
Total CA on-site						411	383	62	31

CITY OF Brooklyn Park LANDSCAPE CODE

The landscape requirements have been divided into four categories: canopy cover (C), foundation areas (FL), open areas (OA), landscape screen (LS) and street trees (ST)

FOUNDATION PLANTINGS (IN ADDITION TO ABOVE ITEMS)
AT LEAST 40% OF THE TOTAL BUILDING PERIMETER SHALL BE LANDSCAPED

CANOPY COVERAGE - PARKING ISLANDS (IN ADDITION TO ABOVE ITEMS)
A MINIMUM OF ONE LARGE TREE OR TWO MEDIUM TREES SHALL BE PROVIDED PER 360 SQUARE FEET OF REQUIRED PARKING LOT AREA GREEN SPACE.
• (3,300 SF / 360) = 9 OVERSTORY TREES & 18 UNDERSTORY TREES

OPEN AREA - OWNER TO PICK ANY 3 OF THE 4 ITEMS BELOW (OVERSTORY - EVERGREEN - UNDERSTORY - SHRUBS)
• OVERSTORY - ONE TREE FOR EVERY 3000sf OF Open Space (98000LF / 3000) = 33 OVERSTORY TREES
• EVERGREEN - ONE TREE FOR EVERY 3000sf OF Open Space (98000LF / 3000) = 33 EVERGREEN TREES
• UNDERSTORY - ONE TREE FOR EVERY 1500sf OF Open Space (98000LF / 1500) = 66 UNDERSTORY TREES
• SHRUBS - ONE SHRUB FOR EVERY 100sf OF Open Space (Not used) (98000LF / 100) = 980 SHRUBS

LANDSCAPE SCREENING (IN ADDITION TO ABOVE ITEMS)
• Parking Screening Shrubs - Along "B" Minor arterials and Class 1 collectors
• 3' Height with a 25' depth Landscaped Area - 4 UNDERSTORY Trees and 5 Shrubs per parking lot

STREET TREES (IN ADDITION TO ABOVE ITEMS)
• TREES - ONE TREE FOR EVERY 70 LF OF OF STREET FRONTAGE (270LF / 70) = 4 OVERSTORY TREES

TOTAL TREES NEEDED
• OVERSTORY TREES = 46 OVERSTORY
• EVERGREEN TREES = 33 EVERGREEN
• UNDERSTORY TREES = 70 UNDERSTORY
• SHRUBS - 50% OF BUILDING & BETWEEN PARKING & ROAD

CITY OF Brooklyn Park EXISTING TREES

EXCHANGE CREDITS
TREES UP TO 2 CA & 6' TO 13' EVERGREEN = 1 TREE CREDIT
TREES 4CA AND LARGER & 14' AND LARGER EVERGREENS = 2 TREE CREDIT

62 TREE CREDIT FROM ON-SITE TREES
TOTAL TREES NEEDED - MINUS 62 TREE CREDIT
• OVERSTORY TREES = 46 OVERSTORY (5 - OVERSTORY TREES)
• EVERGREEN TREES = 33 EVERGREEN (4 - EVERGREEN TREES)
• UNDERSTORY TREES = 70 UNDERSTORY (70 UNDERSTORY TREES)
• SHRUBS - 50% OF BUILDING & BETWEEN PARKING & ROAD



7087 20th Ave S, Centerville MN
Phone: (651) 415-1000
www.DreamScapesMN.com

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 Landscape Architect under the laws of the State of Minnesota

Print Name: James A. Kalkes, RLA
Signature: _____
Date: 8/8/25 License #: 45071

Drawn: JAK
Designed: JAK
Date: 8/8/25

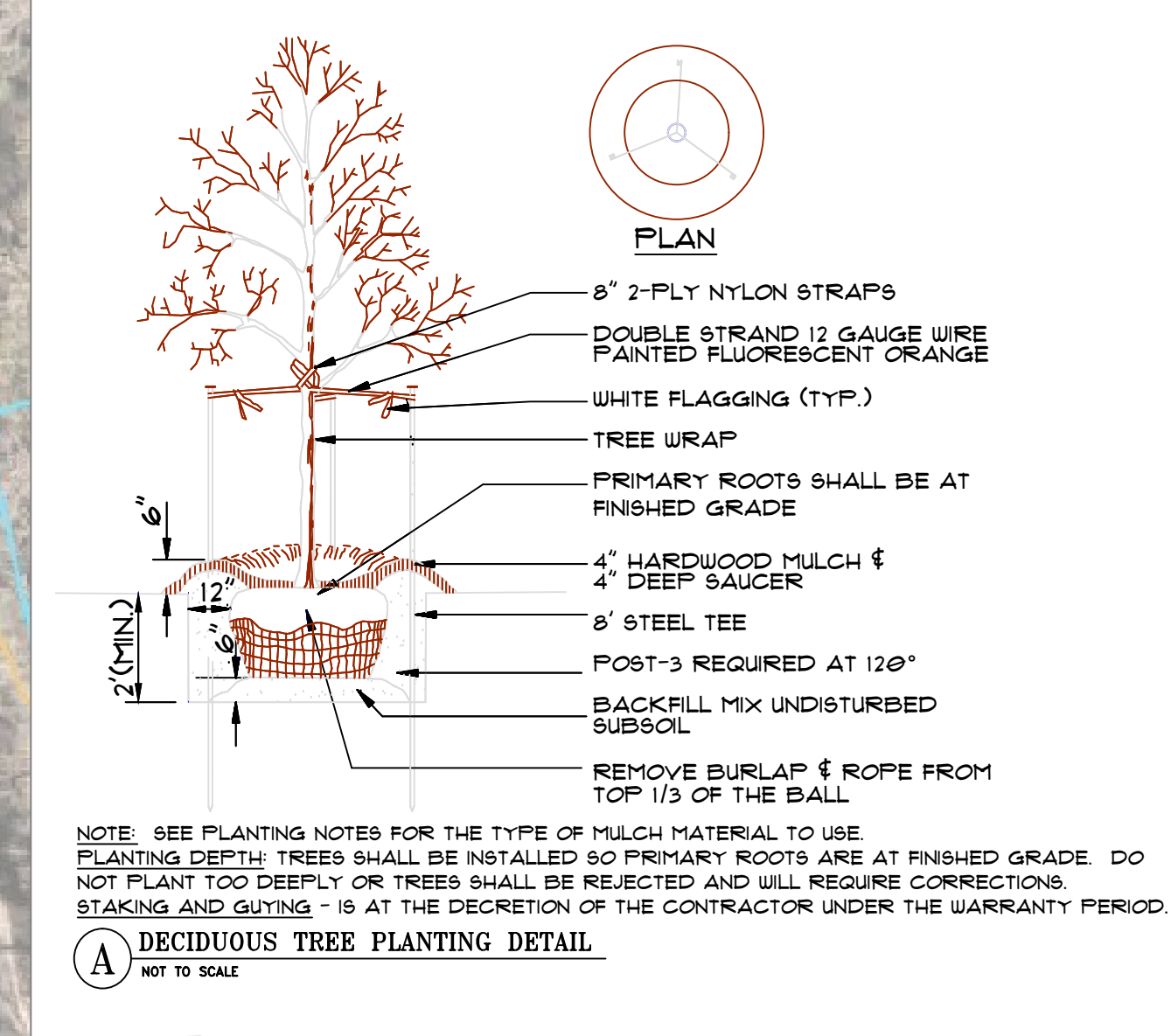
Revisions: PRINTED ON 22"x34" PAPER / 11"x17" WILL DOUBLE SCALE
1.

GOODMANSON CONSTRUCTION
600 KASOTA AVE SE
MINNEAPOLIS, MN 55414

WEST RIVER ROAD BAPTIST CHURCH
8801 W RIVER RD, BROOKLYN PARK, MN 55444

EXISTING CONDITIONS **L1**

Base Data: 08/11/25 C:\Users\jmk@alexia.twin and turf\dreamscapes - documents\design projects 2025\jmk\commercial\goodmanson\west river road baptist church\02-drawings\cad\west river road baptist church.dwg



- CITY OF Brooklyn Park REQUIRED TREES**
- EXCHANGE CREDITS
- TREES UP TO 2 CA & 6' TO 13' EVERGREEN = 1 TREE CREDIT
 TREES 4CA AND LARGER & 14' AND LARGER EVERGREENS = 2 TREE CREDIT
- 62 TREE CREDIT FROM ON-SITE TREES
- TOTAL TREES NEEDED - MINUS 62 TREE CREDIT
- OVERSTORY TREES = 46 OVERSTORY (5 - OVERSTORY TREES)
 - EVERGREEN TREES = 33 EVERGREEN (4 - EVERGREEN TREES)
 - UNDERSTORY TREES = 70 UNDERSTORY (70 UNDERSTORY TREES)
 - SHRUBS - 50% OF BUILDING & BETWEEN PARKING & ROAD

1 LANDSCAPE PLAN

L2

0 30 60 90
SCALE 1" = 30'

SEED MIX LEGEND (FOR ALL SHEETS)			
SYM.	TYPE	SEED MIX	AREAS
[Symbol]	NATIVE WET PRAIRIE	MN SEED MIX 34-271 (OLD BWSR W2)	0 sf
[Symbol]	WETLAND FRINGE	MN SEED MIX 35-221 (OLD BWSR U6)	0 sf
[Symbol]	COMMERCIAL TURF - SOD	HIGHLAND SOD	0 sf
[Symbol]	MNDOT 260 ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED SODDED, OR RETENTION BASINS	MN SEED MIX 25-131 (OLD MNDOT 260) & (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)	5,000SF
[Symbol]	MESIC GENERAL ROADSIDE FOR GENERAL STABILIZATION OF PAD AREAS	MN SEED MIX 25-131 (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)	
[Symbol]	HARDWOOD MULCH SHREDDED HARDWOOD MULCH	(NATURAL COLOR)	
[Symbol]	1/2" RIVER ROCK	RIVER ROCK W/ LANDSCAPE FABRIC	3,500 sf
[Symbol]	VINYL EDGING	20' LENGTH/ CONTRACTOR GRADE	430 LF

LANDSCAPE LEGEND									
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL HEIGHT	MATURE HEIGHT		
DECIDUOUS TREES									
HL	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5"	BB	2	10'	50'	STRAIT LEADER NO "V" GROUCH	
HB	<i>Celtis occidentalis</i>	HACKBERRY	2.5"	BB	3	15'	50'		
ORNAMENTAL TREES									
RB	<i>Betula nigra</i> 'Shilo Splash'	SHILOH SPLASH RIVER BIRCH	1.5"	#25	-	8'	25'	CLUMP FORM	
SB	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1.5"	#25	23	8'	20'		
SS	<i>Malus x 'Spring Snow'</i>	SPRING SNOW CRABAPPLE	1.5"	#25	5	8'	25'	STRAIT LEADER NO "V" GROUCH	
TL	<i>Syringa Reticulata</i>	JAPANESE TREE LILAC	1.5"	#25	42	8'	20'		
EVERGREEN TREES									
BH	<i>Picea glauca</i> var. <i>Densata</i>	BLACK HILLS SPRUCE	6"	BB	4	6'	40'	FULL FORM TO GRADE	

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

LANDSCAPE LEGEND									
KEY	COMMON NAME	SIZE	ROOT	QTY.	REMARKS	INSTALL HEIGHT	MATURE HEIGHT		
[Symbol]	TAU	TAUNTON SPREADING YEW	#5	CONT.	10	1'	3'x4'		
[Symbol]	JUN	TAUNTON SPREADING YEW	#5	CONT.	10	1'	1'x2'		
[Symbol]	GLS	GRO-LOW FRAGRANT SUMAC	#5	CONT.	12	1'	2.5'x5'		
[Symbol]	BCA	COMPACT AMERICAN CRANBERRYBUSH	#5	CONT.	11	1.5'	4'x4'		
[Symbol]	AWS	ANTHONY WATERER SPIREA	#5	CONT.	21	1.5'	3'x4'		
[Symbol]	ROS	PURPLE PAVEMENT ROSE	#5	CONT.	26	1.5'	3'x4'		
[Symbol]	MYS	MELLOW YELLOW SPIREA	#5	CONT.	8	1'	3'x4'		
[Symbol]	KFG	KARL FOERSTER FEATHER REED GRASS	#1	CONT.	6	PLANT 2' O.C.	6"	4'x2'	
[Symbol]	PDS	PRAIRIE DROPSEED	#1	CONT.	-	PLANT 2' O.C.	6"	2'x2'	
[Symbol]	BDL	BAJA DAYLILY	#1	CONT.	-	RED FLOWER	6"	2'x1.5'	
[Symbol]	PMD	PARDON ME DAYLILY	#1	CONT.	-	YELLOW FLOWER	6"	1.5'x1.5'	
[Symbol]	SDD	STELLA D'ORO DAYLILY	#1	CONT.	-	YELLOW FLOWER	6"	1.5'x1.5'	
[Symbol]	WLC	WALKER'S LOW CATMINT	#1	CONT.	-	PURPLE FLOWER	6"	1'x1'	
[Symbol]	BES	BLACK EYED SUSAN	#1	CONT.	-	YELLOW FLOWER	6"	1.5'x1.5'	

DreamScapes Landscaping & Design, Inc.
 7087 20th Ave S, Centerville MN
 Phone: (651) 415-1000
 www.DreamScapesMN.com

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 Landscape Architect under the laws of the State of Minnesota

Print Name: James A. Kalkes, RLA
 Signature: _____
 Date: 8/8/25 License #: 45071

Drawn: JAK
 Designed: JAK
 Date: 8/8/25

Revisions: PRINTED ON 22"x34" PAPER / 11"x17" WILL DOUBLE SCALE 1.

GOODMANSON CONSTRUCTION
 600 KASOTA AVE SE
 MINNEAPOLIS, MN 55414

WEST RIVER ROAD BAPTIST CHURCH
 8801 W RIVER RD, BROOKLYN PARK, MN 55444

LANDSCAPE PLAN

L2

Save Date: 08/11/25 C:\Users\jmk@aleks.com\OneDrive\Documents\design\projects\2025\jmk\commercial\goodmanson\west-river-road-baptist-church\02-drawings\cad\west-river-road-baptist-church.dwg

WEST RIVER ROAD BAPTIST CHURCH

8801 West River Road, Brooklyn Park MN 55444

/ 763-566-2792

/ wrrbc.org

/ churchbiz@q.com

To whom it may concern

The membership at West River Road Baptist Church has contracted with Goodmanson to remove the westernmost part of our parking lot to suit our needs more accurately. The purpose of the project is to have Goodmanson remove our deteriorated parking lot and improve the flow and accessibility to our church facilities.

The plan for the westernmost section of the parking lot is to backfill it with dirt and return the land back to green space. We are currently working with companies to facilitate that phase of the project with the intention of having it complete by the fall of 2025.

Pastor Josh Nicholson

West River Road Baptist Church

8801 West River Rd.

Brooklyn Park MN 55444



GOODMANSON CONSTRUCTION

PROPOSAL

600 KASOTA AVE SE
MINNEAPOLIS, MN 55414
OFFICE: (651) 636-4996

WWW.GOODMANSONCONSTRUCTION.COM

Date: 4.14.25

Proposal Submitted To:

West River Road Baptist Church

Jim Robertson

612-419-7176

nostrebor615@gmail.com

Work To Be Performed At:

Parking Lot

8801 West River Road

Brooklyn Park, MN 55444

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

(Site Diagram)



We hereby propose to furnish the materials and perform the labor necessary for the completion of:**3.5" REMOVE & REPLACE ASPHALT:** (Up to 20-25 yr Life-Range)

- **EXCAVATE:** dig out up to 10" deep of soils to allow for proper drainage in NE corner of lot.
- **PARKING LOT REMOVALS:**
 - ✓ Removal of 10,600 SF of asphalt on west end of lot.
 - ✓ Removal of 485 LF of Curb & Gutter
 - ✓ **Dirt, seed or sod done by OTHERS.**
 - ✓ **Goodmanson can dump loads of black dirt in area for landscaper to use for an agreed upon price.**
- **CURB & GUTTER (161 LF):**
 - ✓ Install of B612 & Surmountable Curb and Gutter.
- **CONCRETE SURROUND (2):**
 - ✓ Install 5" thick Concrete Surround around a sewer grate & a curb grate.
 - ✓ 9' x 9' around sewer grate & 6' x 6' around Curb Grate.
 - ✓ **If an added concrete surround is needed...add \$2,550.00.**
- **ASPHALT 3.5" (4,055 SY):**
 - ✓ Mill out or remove entire failing asphalt parking lot.
 - ✓ Install a **3.5" lift** with SPWEB340 asphalt mix or Similar hot asphalt mix with machine paver.
 - ✓ Compact with vibratory rollers.
 - ✓ Final cleaning/sweeping of parking lot.
- **Goodmanson assumes all concrete flatwork & curb & gutter to remain unless there is damage.**
- **STRIPING** per current layout plan.
 - ✓ Includes applying 2 coats of striping paint.

****Exclusions:**

1. Relocating/Damage to buried obstacles (irrigation, utilities, etc).
2. Irrigation work done by others. Irrigation most likely will be damaged during excavation.
3. Owners responsible for private utilities.
4. Locates for private utilities (**estimated cost: \$1,200 - \$2,000**)
5. Landscaping, Watering of Seed/Sod. Tree or Stump work.
6. Plumbing, irrigation, any railing or metal work, painting, siding, electrical work, & Sewer work
7. Cost of Permits **if needed** (estimated cost: ~\$700.00-1,250.00 **if needed**).
8. Repairs to unforeseen issues during excavation.
9. Normal Work hours (Monday-Friday 7am-6pm) & Winter Conditions (November 1st-April 15th)
10. **Any other work outside the scope described above or change in design.**

DS
P J N

WORK CREW

- All concrete work to be expertly performed by Goodmanson employees/ACI Certified Finishers.

LICENSED BONDED AND INSURED

- MN LIC#: BC627075
- \$9 million umbrella coverage

Terms of Proposal

MN License #BC627075 | AA/EEO/Vets/Disability Employer

Length of Proposal:

This proposal may be withdrawn by Goodman Construction if not accepted within 7 days.

Permits (if necessary):

Cost of permit(s), if needed, not included in this proposal. Goodman Construction will obtain and asked to be reimbursed.

Concrete/Asphalt Removal (if applicable):

Cost includes up to 5 1/2" of existing concrete/asphalt removal. If thicker than 5 1/2", \$0.50 per inch of extra thickness per square foot will be charged following discussion and signed change order from owner.

Sub Soil (if applicable)

Cost includes up to 6" of recycled concrete base installation. If additional base is required, \$0.50 per inch of base per square foot will be charged following discussion and signed change order from owner.

Railings (if applicable):

Goodman does not replace or install railings. We recommend Andrew Laliberte with Dakota Unlimited 651-322-7123.

Irrigation Systems/Electrical/Utilities (if applicable):

Not responsible for damage to irrigation lines and heads/electrical lines/utilities. Gopher One locates requested by Goodman are for the safety of our employees only. Public and private utility locates do not guarantee location of utilities nor guarantee Goodman can avoid damage.

Goodman will use the best care possible to prevent any damage and will repair unexposed services at additional charge.

Payment Schedule:

10% deposit required to schedule (new customer), Payments Due as Work Progresses, Balance Due Day of Completion

18% per Year (1.5% month) Late Fee Applies on All Late Payments

CASH & CHECK ACCEPTED OR MASTERCARD & VISA WITH 2 % SERVICE FEE

Concrete has a natural variation in appearance and color similar to marble, granite and wood. Keep in mind that the color samples shown are an approximation of the final concrete color of the finished concrete. The in-place concrete will be affected by the concrete mixture, materials selected, finishing techniques, curing and sealing methods and weather conditions.

Final in-place concrete will NOT look exactly like samples.

Any alteration or deviation from specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by: Goodman Construction, Inc. All concrete cracks. Every measure possible will be taken to control cracks so they cannot be seen.

PRE-LIEN NOTICE: ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.

UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLY LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.

CUSTOMER'S THREE-DAY RIGHT TO TERMINATE: CUSTOMER IS ADVISED THAT IF THE WORK INVOLVES THE CUSTOMER'S HOMESTEAD, FEDERAL LAW ALLOWS CUSTOMER TO TERMINATE THIS AGREEMENT FOR ANY REASON WITHIN THREE (3) DAYS AFTER SIGNING IT. CUSTOMER ACKNOWLEDGES THAT THEY HAVE RECEIVED SUCH NOTICE PURSUANT TO THIS SECTION AND PURSUANT TO THE NOTICE OF RESCISSION ATTACHED HERE TO.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. Goodman Construction is authorized to do the work as specified. Payment will be made as outlined above.

Signature: Pastor Josh Melchison

Date: 4/15/2025 | 12:46 PM PDT

BILLING INFORMATION

Preferred Billing: ACH Email USPS

Company Name: West River Road Baptist Church

DBA (if applicable): n/a

Company Address (bill to): 8801 West River Road

City, State, Zip (bill to): Brooklyn Park, MN 55444

AP Contact Name: Daryl Moreau

AP Contact E-mail: Churchbiz@q.com

AP Contact Phone: 763-566-2792

Project Name: Parking Lot

DOCUMENTS NEEDED:

- W-9
- Certificate of Insurance
- P.O. # _____
- Other _____

Submitted by:
Jake Wegscheider
Project Estimator/Designer

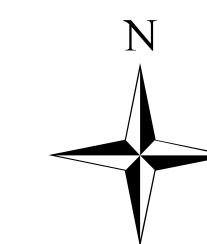


SEC.14 T.119 R.21

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LEGEND

- STORM SEWER DISTRICT BOUNDARY
- SCHOOL DISTRICT BOUNDARY
- WATERSHED DISTRICT BOUNDARY
- TAX INCREMENT DISTRICT BOUNDARY
- MUNICIPAL BOUNDARY

PROJECT: _____

CASE #: _____

	Total Estimate		LOC Developer Bond 95%	Cash Bond 5%	Engineering Escrow/ Developer's Escrow 3%
On-Site	\$24,752.00	\$24,752.00	\$23,514.40	\$1,237.60	\$742.56
Rounded Amounts		(100%)	\$23,500.00	\$1,200.00	\$700.00
Off-Site	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rounded Amounts		(150%)	\$0.00	\$0.00	\$0.00
Amount in Contract			\$23,500.00	\$1,200.00	\$700.00
On-Site Reduction		\$0.00	\$0.00		
Off-Site Reduction		\$0.00	\$0.00		

Off-Site Improvement Estimates		Date: _____ Reduction %	New Amount	Date: _____ Reduction %	New Amount
			\$0.00		
Total	\$0.00		\$0.00		

On-Site Improvement Estimates		Date: _____ Reduction %	New Amount	Date: _____ Reduction %	New Amount
Earthwork	\$17,217.00				
Erosion Control	\$0.00				
Site Utilities	\$0.00				
Curb/Gutter/Walks	\$7,535.00				
Paving/Striping	\$0.00				
Landscape/Irrigation	\$0.00				
Monument	\$0.00				
Site Lighting	\$0.00				
Total	\$24,752.00				

Special Improvements	
Total	\$0.00

Maintenance Bond required when all improvements have been completed.

Amount of Bond _____ \$0.00

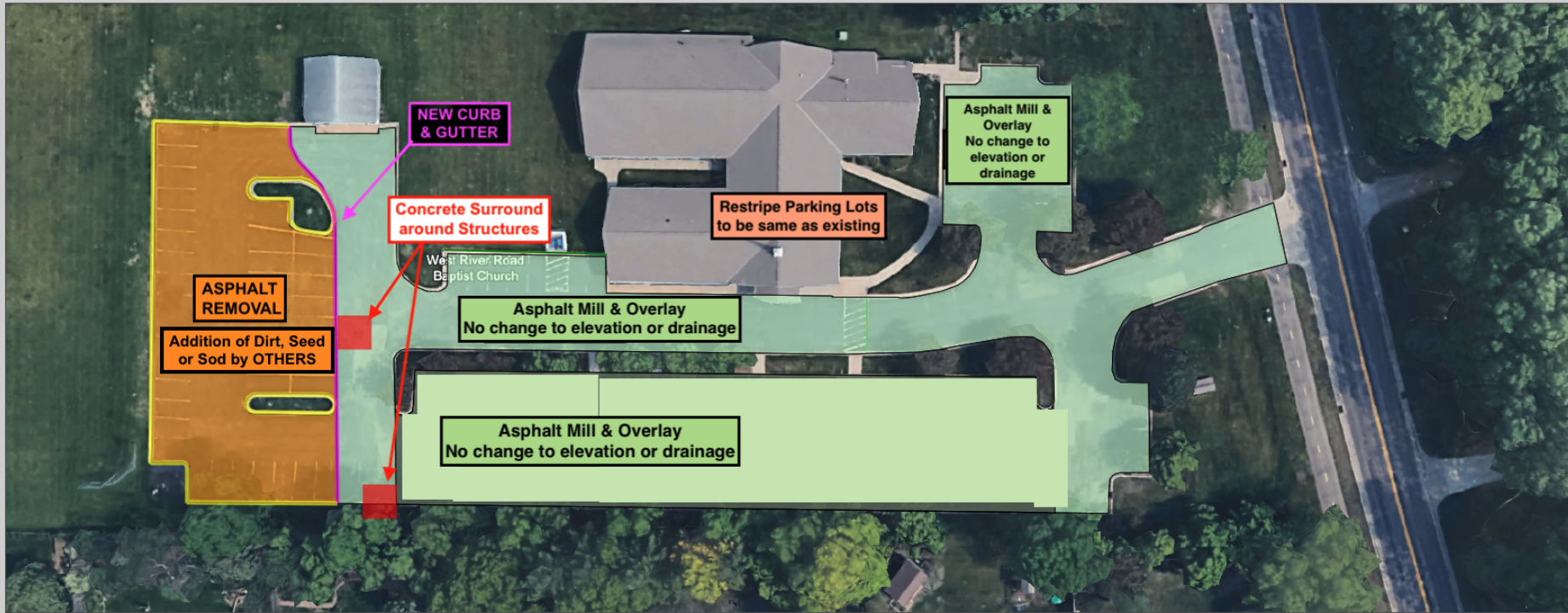
Maintenance Bond Received: _____

Craig Runnacko _____ Date

Paul Mogush _____ Date

Manually Scaled

< unknown >



Measurement Type : Imperial



To: Scott Trafford, Project Manager
Goodmanson Construction

From: Brent Clark, PE, Project Manager
Payton Gehloff, Engineer I

Date: June 6, 2025

Subject: West River Road Baptist Church Parking Study, Brooklyn Park, MN

Introduction

SRF has completed a parking study at the West River Road Baptist Church which is located in the northwest quadrant of the West River Road and 88th Avenue intersection in the City of Brooklyn Park, Minnesota (see Figure 1: Project Location). The church is moving forward with a resurfacing project that is expected to reduce the overall number of parking spaces on site. Therefore, the main objectives of the study are to review the existing parking demand on-site, compare it with the proposed parking supply, and determine if the removal of parking spaces due to the resurfacing project will result in a parking deficit. The following information provides the assumptions, analysis, and study findings offered for consideration.

Project Background

As mentioned previously, the West River Road Baptist Church is in the process of resurfacing its existing parking lot. Prior to the project, the parking lot contained approximately 127 parking spaces. The project, which has largely been completed, has removed approximately 40 spaces, resulting in 87 total parking spaces. The removed area is expected to be converted into green space with the intent of improving the church grounds. It should be noted that a traversable curb was included in the redesign to allow vehicles to access the area if overflow parking was ever needed.

Parking Demand Analysis

To assess the current parking demand, parking utilization counts were conducted during the church's peak periods, which occur during Sunday services. These times were identified by the church as having the highest attendance and greatest parking demand. The observations focused on the following service times:

- Sunday Service at 10:45 a.m.
- Sunday Service at 6:00 p.m.



Project Location

West River Road Baptist Church Parking Study
Brooklyn Park, MN

02519327
June 2025

Figure 1

The counts, which are detailed in Table 1, reflect typical parking conditions at the church. While the church also holds study groups and meetings on Wednesday evenings, attendance at these events is lower than on Sunday services, therefore, they were not evaluated. Based on the counts, the church parking lot was observed to be only 20 to 29 percent utilized during peak periods.

Table 1 Parking Utilization Counts

Lot	Parking Supply	Sun – June 1		Sun – June 1	
		10:45 a.m.		6:00 p.m.	
		Demand	% Utilized	Demand	% Utilized
Church Lot (With Removal of Spaces)	87	25	29%	17	20%

City Code Requirements

A review of the City parking requirements was conducted to determine the minimum required parking spaces for the number of seats in the church. As shown in Table 2, based on the city parking requirements, every 2.5 seats within the church require a parking space. Based on discussions with the church, the auditorium, which is where services occur, can accommodate 175 seats, and the banquet hall can accommodate 201 seats. It should be noted that the two gathering spaces are never utilized simultaneously, and the church’s constitution does not allow them to rent out the building for any purpose. Therefore, the banquet hall capacity was utilized to represent a conservative estimate. Despite the removal of 40 parking spaces, the church still meets the city parking code requirements.

Table 2 City Parking Requirements

Land Use	Size	Parking Code	Spaces Required	Parking Supply
Assembly/Banquet	201	1 per 2.5 seats	81	87

Attendance Patterns and Holiday Peaks

Based on discussions with the church, attendance levels at the facility have remained relatively stable over the last decade and little change is anticipated in the future. Based on the parking counts and general attendance data provided by the church, Sunday services typically have an average vehicle occupancy (AVO) of approximately 2.4 people per vehicle. Given this AVO, a full capacity event in the 201-person banquet hall would generate a parking demand of about 84 vehicles. This demand is lower than the available parking supply, indicating that the site can accommodate a maximum-capacity event without exceeding the parking supply.

In the rare event that parking demand temporarily exceeds capacity, additional provisions are in place. The curb along the west side of the property is traversable, allowing for additional overflow parking if needed. Note that if overflow is needed during winter months, snow will need to be cleared in the grass area in advance of the event.

Summary of Key Findings

SRF has completed a parking study at the West River Road Baptist Church. The study evaluated the current parking demand, assessed compliance with City parking requirements, and considered future parking following a resurfacing project that reduced on-site parking from 127 to 87 spaces. Key findings from the parking study are as follows:

- **Parking Utilization is Low:** Parking utilization counts during peak periods (Sunday services at 10:45 a.m. and 6:00 p.m.) revealed that the parking lot was only 20–29% occupied, indicating that there is significant available capacity during the church’s highest usage periods.
- **City Code:** The City of Brooklyn Park requires one parking space per 2.5 seats in assembly areas. Based on the 201-seat capacity banquet hall, 81 parking spaces are required, which are fewer than the current parking supply. Note the church also has a 175-seat auditorium, but the two spaces are never used simultaneously.
- **Attendance Patterns & Holiday Peak:** Based on the observed vehicle occupancy, the church is expected to be able to accommodate the parking demand for a maximum capacity event. Based on discussions with the church, attendance levels have been consistent over the past decade, with no significant growth that would increase parking demand. If required, overflow parking can be accommodated via a traversable curb in the newly implemented green space, offering flexibility for holidays or other rare peak demands.

The reduced parking supply at West River Rd Baptist Church is adequate for current and projected needs, and the site remains compliant with city parking requirements. Therefore, no additional parking modifications are needed at this time.













City of Brooklyn Park Planning Commission Staff Report

Agenda Item:	5.2	Meeting Date:	August 13, 2025
Agenda Section:	Public Hearing	Originating Department:	Community Development
Resolution:	XXX	Prepared By:	Ruby Davis, Planning Intern and Erin McDermott, Senior Planner
Ordinance:	X		
Attachments:	6	Presented By:	Erin McDermott, Senior Planner
Item:	Estherra Care – An application by Estherra Properties for Comprehensive Plan Amendment, Rezoning, Site Plan Review and Conditional Use Permit at 7964 Xerxes Ave N		

Proposed Action:

MOTION _____, SECOND _____, TO RECOMMEND APPROVAL OF A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT RE-GUIDING PROPERTY FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR A PROPERTY ADDRESSED 7964 XERXES AVENUE.

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF AN ORDINANCE APPROVING AN AMENDMENT TO CHAPTER 152 REZONING 0.75 ACRES FROM R1 DETACHED SINGLE-FAMILY ESTATE DISTRICT TO R4 MULTIPLE FAMILY RESIDENTIAL AT 7964 XERXES AVENUE NORTH.

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A RESOLUTION APPROVING A SITE PLAN REVIEW FOR A 21-UNIT RESIDENTIAL CARE FACILITY AT 7964 XERXES AVENUE NORTH.

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A 21-UNIT RESIDENTIAL CARE FACILITY AT 7964 XERXES AVENUE NORTH.

Summary:

The applicant, Esther Wako, of Estherra Properties, has applied for a Comprehensive Plan Amendment, Rezoning, Site Plan Review and Conditional Use Permit for the development and operation of a 21 unit assisted living facility.

In 2020 the 2040 Comprehensive Plan was adopted, which changed the Future Land Use designation of this property from Community Commercial to Low Density Residential. The development that existed on the site at that time was destroyed by a fire shortly after the Comprehensive Plan adoption, and was sold to the current property owner and applicant, Estherra Properties. In 2021 the applicant was granted formal approvals for a Site Plan Review, Conditional Use Permit and Variance. The Site Plan Review Approvals and Conditional Use Permit expired after being granted a one year extension due to not completing the project. In 2024 the City took action to bring the Zoning Code and Map into compliance with the Comprehensive Plan, at which time the zoning of the subject property was changed from B3 Community Commercial to R1 Detached Single Family Estate. The applicant has not made changes to the previously approved plans.

Current Conditions:

The subject property is 0.75 acres, located at the intersection of Lad Parkway and Xerxes Avenue. This site was previously developed as a Kindercare Childcare Center. Due to a fire, the childcare center no longer exists, however, the parking lot, paved surfaces and a fenced play area still exist on the otherwise vacant lot.

Planning and Zoning Information		
	Current	Proposed
Land Use Plan	Low Density Residential	Medium Density Residential
Current Zoning	R-1: Detached Single Family Estate	R-4: Multiple Family
Site Area	0.75 acres	0.75 acres
Neighborhood	Norwood	
Conforms to	Land Use Plan – If Amended As Proposed Zoning Code – If Amended As Proposed	
Public Notice	Notices were mailed to properties within 500 feet. Legal notice was published in the Sun Post on July 29th, 2025.	
60-Day	September 6, 2025	
120-Day	November 5, 2025	

Previous Approvals:

This site was originally developed as a Kindercare Childcare Center with the approval of CUP 1980-3193. After the property was damaged by fire, the structure was demolished in April 2020. The current property owner applied for and was approved for an assisted living facility as proposed with this application, in which a Site Plan Review, Conditional Use Permit, and Variance were approved, however, the project was not able to move forward and as such the Site Plan Review and Conditional Use Permit have since expired.

Comprehensive Plan Amendment:

The Applicant is requesting to change the Comprehensive Plan Future Land Use map designation of the property at 7964 Xerxes Avenue from R1 Detached Single Family Estate to R4 Multiple Family Residential to allow the construction of a 21 unit assisted living facility. If approved, the Metropolitan Council would need to review the proposed amendment for consistency with the regional development framework before allowing it to go into effect.

The 2040 Comprehensive Plan includes a list of factors to consider when reviewing a request to amend the plan. The following is a brief analysis of each of those factors:

Land Use Goals and Policy Statements in the Comprehensive Plan

The Future Land Use map in the Comprehensive Plan is designed to make sure that the city can accommodate forecast growth in both population and jobs through 2040. The Metropolitan Council forecasts that Brooklyn Park’s population will be 97,900 people in 2040, an increase of more than 13,000 from the 2020 population of 86,478. Employment is expected to grow by about 16,000 jobs during the same period. The proposed Comprehensive Plan amendment will slightly increase the area available for future housing and slightly increase the amount of land devoted to employment. Staff do not have any concerns about the City’s ability to accommodate future growth with this change.

City policy changes

Staff have not identified any recent City policy changes that factor into this request. The 2040 Comprehensive Plan is the most recent land use policy document, having been approved by the City Council in March 2020.

Transportation conditions

On a site of this small size, the scale of development allowed in the Medium Density Residential designation would likely generate less traffic than the previous childcare center was generating.

Changes in the marketplace

This site was previously designated as Community Commercial, in which the proposed use would be permitted. During the previous Comprehensive Plan update a change was made to designate this site as Low Density Residential to match the neighboring properties. This neighborhood has a need for residential opportunities for residents in need of medical assistance, and this change will support the growing needs within the area.

Environmental concerns

Staff have no environmental concerns related to the proposed change to Medium Density Residential. Any specific development proposal in the Medium Density Residential District will be required to meet stormwater and other environmental requirements. No stormwater infrastructure improvements are needed for this proposed development.

Changes in the surrounding neighborhood

This site has been vacant for 5 years, due to a fire that destroyed the previous business located on this site. Development of this site will restore the neighborhood to a similar level of service that was previously offered.

Economic considerations may not constitute a change in Land Use if reasonable use of the property exists within the current land use designation

The proposal to change the property designation from Low Density Residential to Medium Density Residential is not based solely on economic considerations.

Conclusion and Recommendation

Staff analysis is that this request is reasonable. It will result in a new job-generating development and housing for adults with medical needs, with little to no effect on the city's overall growth projections.

Land Use/Zoning and Overlay:

The site is currently zoned R-1 Detached Single Family Estate, which is intended to support low-density residential housing while allowing for limited community-supporting services. The applicant proposes rezoning to R-4 Multiple Family Residential. This district is intended to allow for higher residential densities and a broader variety of housing types, while still supporting neighborhood services. Assisted living facilities are permitted in the R-4 district as a conditional use.

Adjacent Zoning to the north, east, and west is R-1 Detached Single Family Estate, and to the southwest is R-4 (Multiple Family Residential). The request to rezone this property is consistent with other zoning districts in the area.

There is no zoning overlay associated with this property.

Proposed Development:

EstherraCare proposes to construct and operate a 21-unit Assisted Living Facility licensed by the Minnesota Department of Health under Rule 144G. The facility will provide 24-hour care and supervision, including assistance with Activities of Daily Living (ADLs), medication administration, meal services, and structured community engagement. The development will be staffed around the clock and feature 24-hour surveillance to ensure the safety of residents and the surrounding neighborhood.

Site Plan Review:

Site plans must be reviewed against the evaluation criteria required by the Code as stated below (§ 152.303).

(D) Review standards. The request may address the following factors, although the City Council, the Planning Commission, and city staff has the authority to request additional information from the applicant concerning operational factors pertaining to the proposed use or to retain experts with the consent and at the expense of the applicant concerning operational factors, when necessary to establish performance conditions to affect the intent of this chapter.

Comprehensive Plan:

The 2040 Comprehensive Plan land use designation of this property is Low Density Residential. While assisted living facilities are not permitted in the current R-1 zoning, the proposed R-4 zoning allows this use with a conditional use permit, aligning with the long-term vision of increased housing diversity. Approval of the Comprehensive Plan Amendment is necessary for the approval of the Site Plan Review request.

Traffic:

The proposed use will not significantly increase traffic. Estherra Care operates in three shifts, 6:00am to 2:00pm, 2:00pm to 10:00pm, and 10:00pm to 6:00am. The highest number of staff present during these shifts will be 10 employees. Traffic impacts are expected to be lower than those of the former childcare center. Only minimal visitor traffic is to be expected, and the residents of the facility do not drive. On-street parking on Xerxes Avenue is allowed and will be limited to holidays and special occasions. To ensure safe circulation signage will be installed to establish a one-way driveway system, and the southern driveway will be narrowed to accommodate this configuration.

Lighting:

A photometric plan was provided with the application. A new photometric plan will need to be submitted for approval to meet the intensities required at the south property line and along the sidewalk connection from the multi-use trail to the front door as prescribed in § 152.1014.

Pedestrian Connections:

The site has an existing multi-use trail along Xerxes Avenue. The walkway connecting the front door to the Xerxes multi-use trail must be preserved or reconstructed to meet Code requirements as prescribed in § 152.1022.

Parking:

The zoning code requires 11 spaces for the proposed development. The proposal includes 12 parking spaces, meeting the requirements of §152.1019.

Enclosures and Screening:

All rooftop and mechanical equipment are required to be screened in accordance with the requirements of § 152.1024, and proof of screening will be required at time of mechanical permit. The proposed site does not show a waste enclosure, waste is required to be stored inside the structure except on pick up days, or an enclosure will need to be constructed in accordance with § 152.1028 without removing the required parking spaces for this development.

Landscaping:

The landscape plan provides 7 overstory trees, exceeding the 6 required for the site. The plan proposes 11 ornamental trees, meeting the requirement of 11 for the site. The plan proposes 0 evergreen trees, which does not meet the requirement of 6 evergreens for the site. An updated landscaping plan meeting the requirements of §152.1011 must be submitted prior to the issuance of a building permit.

Architectural standards:

The proposed two-story structure has a residential character with Hardie Plank or LP Smartside lap siding, which are textured fiber cement board sidings, a stone base, and a pitched asphalt roof. The design aligns with the surrounding single-family context. Table § 152.1003.1 lists the material classes permitted for multifamily residential construction, in which cementitious stone, masonry stucco, specialty concrete block, and textured concrete panels are considered Class 1 materials along with the provision for Planning Commission to make a recommendation for other similar materials. The applicant is requesting Planning Commission recommend the approval of the siding as proposed as a Class 1 material due to the similar nature to the other Class 1 materials. Staff supports the approval of this request.

Roadways:

Public vehicular access to the site will be from the existing access on Xerxes. The proposed site plan indicates a one way vehicular circulation, which will allow vehicles to enter the site at the south entrance and exit on the north of the site.

Utilities:

Sewer and water services will be provided through improvements to the existing service to the property. City services were deemed to be adequate for this development.

Grading and Drainage:

The site is under 1 acre and will be maintaining a similar portion of impervious surface as the previous development, no new stormwater infrastructure is required for this development.

Conditional Use Permit:

Assisted Living Facilities are a conditional use in the proposed R4 Multiple Family Residential District. Pursuant to §152.305 of the zoning code, Planning Commission and City Council shall consider the following factors when making its determination on a conditional use permit application:

Consistency with the Comprehensive Plan.

The 2040 Comprehensive Plan land use designation of this property is Low Density Residential. While assisted living facilities are not permitted in the current R-1 zoning, the proposed R-4 zoning allows this use with a conditional use permit, aligning with the long-term vision of increased housing diversity.

Approval of the Comprehensive Plan Amendment is necessary for the approval of the Conditional Use Permit Request.

Traffic generation, volume, and safety associated with the use and driveway location on adjacent roads, sidewalks, and trail connections.

The proposed use will not significantly increase traffic. Estherra Care operates in three shifts, 6:00am to 2:00pm, 2:00pm to 10:00pm, and 10:00pm to 6:00am. The highest number of staff present during these shifts will be 10 employees. Traffic impacts are expected to be lower than those of the former childcare center. Only minimal visitor traffic is to be expected, and the residents of the facility do not drive. On-street parking on Xerxes Avenue is allowed and will be limited to holidays and special occasions. To ensure safe circulation signage will be installed to establish a one-way driveway system, and the southern driveway will be narrowed to accommodate this configuration.

The characteristics of the parking area of the use, including the number and design of parking spaces, landscaping, traffic circulation, drainage, and lighting.

The zoning code requires 11 spaces for the proposed development. The proposal includes 12 parking spaces, meeting the requirements of §152.1019.

The provision of adequate public infrastructure to the site where the use is proposed.

No additional public infrastructure or city services are anticipated as necessary to serve the site. There are existing utility connections serving this site.

The ability to screen and buffer incompatible off-site impacts of the proposed use on adjacent property and the surrounding neighborhood.

Existing fencing from the former daycare will remain. A privacy fence is proposed along the southern property line to screen parking spaces from adjacent residences, which will reduce in height as they near Xerxes Avenue to ensure that sightlines and height limits are maintained. Overgrown shrubs on the southern property line will be removed.

The degree that the site or building associated with the proposed use meets or exceed the architectural design standards for the district in which it is located.

The proposed two-story structure has a residential character with Hardie Plank or LP Smartside lap siding, which are textured fiber cement board sidings, a stone base, and a pitched asphalt roof. The design aligns with the surrounding single-family context. Table § 152.1003.1 lists the material classes permitted for multifamily residential construction, in which cementitious stone, masonry stucco, specialty concrete block, and textured concrete panels are considered Class 1 materials along with the provision for Planning Commission to make a recommendation for other similar materials. The applicant is requesting Planning Commission recommend the approval of the siding as proposed as a Class 1 material due to the similar nature to the other Class 1 materials.

Compliance with any other applicable section of this chapter or the city code.

All other applicable sections of the City Code must be followed.

Planning Staff have reviewed the plan against these requirements, and they determined that the requirements are met.

Staff Recommendation:

The required findings of § 152.303, 152.305 and 152.309 have been addressed and Staff recommends approval of the resolutions approving the Comprehensive Plan Amendment, Site Plan Review, and Conditional Use Permit, as well as the approval of an Ordinance Amendment for the Rezoning of the subject property for the construction and operation of an assisted living facility at 7964 Xerxes Avenue North, subject to the conditions as written in the attached resolution.

Budgetary/Fiscal Issues: N/A

Alternatives to consider:

1. Approve the site plan as presented.
2. Approve the site plan with modifications.
3. Deny the requests based on certain findings.

Attachments:

- 5.2A DRAFT RESOLUTION – COMPREHENSIVE PLAN AMENDMENT
- 5.2B DRAFT ORDINANCE AMENDMENT - REZONING
- 5.2C DRAFT RESOLUTION – SITE PLAN REVIEW
- 5.2D DRAFT RESOLUTION – CONDITIONAL USE PERMIT
- 5.2E LOCATION MAP
- 5.2F APPLICANT'S SUBMITTAL
- 5.2G PLAN SET

RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT
RE-GUIDING PROPERTY FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR
A PROPERTY ADDRESSED 7964 XERXES AVENUE.

Planning Commission File #25-112

WHEREAS, the subject property is described by Certificate of Title Number 1521794 as:

The North 150.00 feet of the West 219.00 feet of Outlot A, Brooklyn Meadows, Hennepin County, Minnesota,

Subject to drainage and utility easements as shown on plat;

Subject to a power line easement created by instrument of record in CR Book 1452 of Deeds, page 520;

Subject to an easement for roadway purposes over the South 72.00 feet of the West 85.00 feet of above land, as shown in Deed Doc. No. 1423622

WHEREAS, Estherra Properties has requested to amend the 2040 Comprehensive Plan to re-guide the subject property from Low Density Residential to Medium Density Residential; and

WHEREAS, the proposed change is consistent with the land use goals and policy statements of the 2040 Comprehensive Plan; and

WHEREAS, the proposed amendment is consistent with the regional development framework;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, the requested Comprehensive Plan amendment is approved for the subject property and staff are authorized to submit a Comprehensive Plan amendment application to the Metropolitan Council.

ORDINANCE #2025-___

ORDINANCE APPROVING AN AMENDMENT TO CHAPTER 152 REZONING 0.75 ACRES
FROM R1 DETACHED SINGLE-FAMILY ESTATE DISTRICT TO R4 MULTIPLE FAMILY RESIDENTIAL AT
7964 XERXES AVENUE NORTH

WHEREAS, the subject property is described by Certificate of Title Number 1521794 as:

The North 150.00 feet of the West 219.00 feet of Outlot A, Brooklyn Meadows, Hennepin County, Minnesota,

Subject to drainage and utility easements as shown on plat;

Subject to a power line easement created by instrument of record in CR Book 1452 of Deeds, page 520;

Subject to an easement for roadway purposes over the South 72.00 feet of the West 85.00 feet of above land, as shown in Deed Doc. No. 1423622

WHEREAS, Estherra Properties has applied to rezone the subject property from R1 Detached Single-Family Estate District to R4 Multiple Family Residential District;

WHEREAS, State statute requires that official controls be consistent with the adopted Comprehensive Plan; and

WHEREAS, the Brooklyn Park 2040 Comprehensive Plan designates the subject property as Institutional.

NOW, THEREFORE, The City of Brooklyn Park Does Ordain: Chapter 152 of the Zoning code is amended to rezone the subject property from R1 Detached Single-Family Estate District to R4 Multiple Family Residential District.

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

RESOLUTION #2025-____

RESOLUTION APPROVING A SITE PLAN REVIEW
FOR A 21-UNIT RESIDENTIAL CARE FACILITY
AT 7964 XERXES AVENUE NORTH

Planning Commission File 25-112

WHEREAS, an application has been made by Estherra Properties LLC for a Conditional Use Permit under the provisions of the City Code on property legally described by Certificate of Title Number 1521794 as:

*The North 150.00 feet of the West 219.00 feet of Outlot A, Brooklyn Meadows, Hennepin County, Minnesota,
Subject to drainage and utility easements as shown on plat;
Subject to a power line easement created by instrument of record in CR Book 1452 of Deeds, page 520;
Subject to an easement for roadway purposes over the South 72.00 feet of the West 85.00 feet of above land, as shown in Deed Doc. No. 1423622*

WHEREAS, *Brooklyn Park 2025* goals include Beautiful Places with quality housing for all ages and incomes; and

WHEREAS, this project provides housing and care for vulnerable populations in the community; and

WHEREAS, the effect of the proposed use upon the health, safety, and welfare of surrounding lands, existing and anticipated traffic conditions, and its effect on the neighborhood have been considered; and

WHEREAS, the matter has been referred to the Planning Commission who held the public hearing on August 13, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park:

The Conditional Use Permit for a 21-unit care center facility is hereby approved with the following conditions:

1.00 DRAWINGS

- 1.01 Site, utility, landscaping, and grading plans on file in the City Clerk's office is approved for 21 units, subject to conditions listed below.
- 1.02 Architectural plans are approved, subject to conditions listed below.

2.00 BONDS, ESCROWS AND DIRECT PAYMENTS

- 2.01 A Development Contract and bonding shall be required as a development bond or letter of credit in the amount of \$_____, a cash bond in the amount of \$_____, and a developer's escrow in the amount of \$_____ as required by Chapter 152. The developer's escrow must be posted with the City to cover engineering, legal and administrative costs incurred by the City. If this account becomes deficient, it shall be the developer's responsibility to deposit additional funds. This must be done before final bonding obligations are complete.

3.00 REQUIRED DOCUMENTS

- 3.01 All utility construction, drainage, grading and development plans must be approved by the City Engineer prior to receiving a building permit.
- 3.02 A comprehensive search shall be performed to identify any existing wells on the property. A licensed well driller shall properly abandon any unused wells in the plat. Such abandonment shall be reviewed and approved by the Minnesota Department of Health.
- 3.03 Storm water approval by the City Engineer per Shingle Creek Watershed Management Commission rules and all conditions therein.
- 3.04 A State of Minnesota Housing with Services license is required for the operation of the facility. All conditions of the licensing procedures shall apply.

4.00 GENERAL CONDITIONS

- 4.01 It shall be the developer's responsibility to keep active and up to date the developer's contract and financial surety (Letter of Credit, bonds, etc.). These documents must remain active until the developer has been released from any further obligation by City Council motion received in writing from the Engineering Department.
- 4.02 Before final bonding obligations are released, a certificate signed by a registered engineer must be provided. This certificate will state that all final lot and building grades are in conformance to drainage development plan(s) approved by the City Engineer.
- 4.03 No burying of construction debris shall be permitted on the site.
- 4.04 Dust control measures must be in place to prevent for dust and erosion including, but not limited to, daily watering, silt fences, and seeding. The City Engineer may impose measures to reduce dust.
- 4.05 Adequate dumpsters must be on site during construction of streets, utilities, and buildings. When full, they must be emptied immediately or replaced with an empty dumpster.
- 4.06 Snow must not be stored on any parking space. In the event landscaped areas or storm water basins are full, snow must be hauled off site.
- 4.07 All lighting must meet City Code requirements. The lighting plan must be updated prior to building permit showing light levels do not exceed 0.5 foot-candles at the property lines. All lighting must be downcast and shielded.
- 4.08 All signage must conform to City Code requirements and obtain a permit prior to construction.
- 4.09 The property owner is responsible for maintaining and irrigating the grass and landscaping in the adjacent boulevards.
- 4.10 The site shall incorporate the proper regulatory signage including, but not limited to, fire lane, stop signs, accessible parking signage, and one-way/do not enter directional signage.
- 4.12 The fence extension along the south property line must step down to 42 inches in height within 15 feet of the Xerxes Avenue right-of-way. The fence extension must be a privacy fence to provide screening of the three adjacent parking spaces.
- 4.13 The existing parking lot and curbing may be required to be resurfaced and repaired in the event of damage during construction.

- 4.14 The concrete pad off the southwest corner of the building must be enlarged to accommodate a 2-bike bicycle rack.
- 4.15 Landscaping requirements must be met. The landscape plan must be updated at the time of building permit to show the species of trees and shrubs proposed. The walkway must be shifted in the event the foundation landscape does not meet the required six feet in width.
- 4.16 Approval of the Comprehensive Plan Amendment must be granted by the City Council and Metropolitan Council prior to the issuance of a building permit.
- 4.17 Rezoning of the subject parcel must be complete prior to the issuance of a building permit.
- 4.18 Approval of a Conditional Use Permit for the operation of an assisted living facility must be granted prior to the issuance of a building permit.
- 4.19 Waste must be stored within the structure except on pick-up days, in compliance with § 152.1028 Waste Enclosures. In the event a waste enclosure is constructed on site, the approved parking spaces must be maintained and cannot be used for the storage of waste.
- 4.20 Prior to City Council approval a completed Commercial Bonding and Escrow form with estimates to must be submitted to and approved by the City Engineer.

RESOLUTION #2025-____

RESOLUTION APPROVING A CONDITIONAL USE PERMIT
FOR A 21-UNIT RESIDENTIAL CARE FACILITY
AT 7964 XERXES AVENUE NORTH

Planning Commission File 25-112

WHEREAS, an application has been made by Estherra Properties LLC for a Conditional Use Permit under the provisions of the City Code on property legally described by Certificate of Title Number 1521794 as:

*The North 150.00 feet of the West 219.00 feet of Outlot A, Brooklyn Meadows, Hennepin County, Minnesota,
Subject to drainage and utility easements as shown on plat;
Subject to a power line easement created by instrument of record in CR Book 1452 of Deeds, page 520;
Subject to an easement for roadway purposes over the South 72.00 feet of the West 85.00 feet of above land, as shown in Deed Doc. No. 1423622*

WHEREAS, *Brooklyn Park 2025* goals include Beautiful Places with quality housing for all ages and incomes; and

WHEREAS, this project provides housing and care for vulnerable populations in the community; and

WHEREAS, the effect of the proposed use upon the health, safety, and welfare of surrounding lands, existing and anticipated traffic conditions, and its effect on the neighborhood have been considered; and

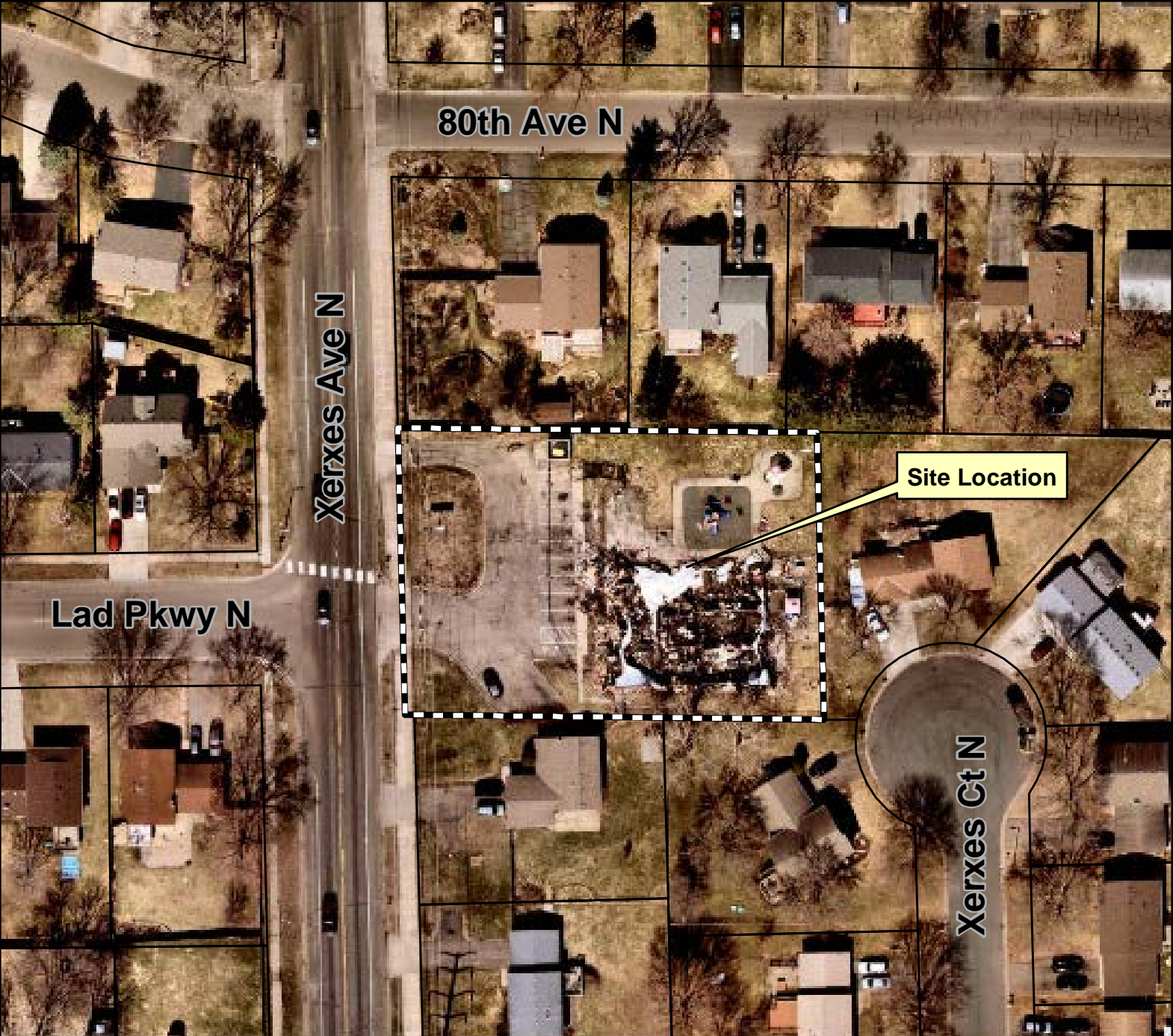
WHEREAS, the matter has been referred to the Planning Commission who held the public hearing on December 8, 2021.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park:

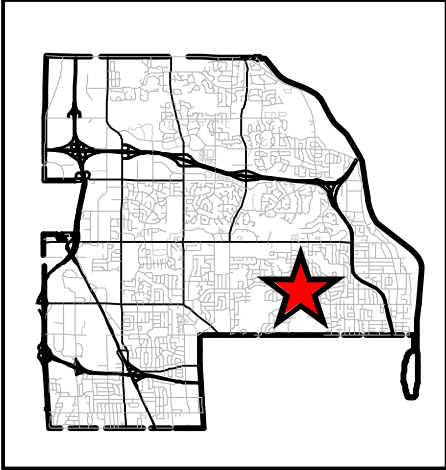
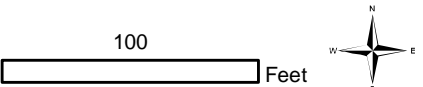
The Conditional Use Permit for a 21-unit care center facility is hereby approved with the following conditions:

1. Signage must comply with all requirements of City Code Chapter 150: Signs.
2. The property must remain compliant with Title VII: Traffic Code of the City's Code.
3. The property must remain compliant with Title IX: General Regulations of the City's Code.
4. The property must remain compliant with Title XI: Business Regulations of the City's Code.
5. The property must remain compliant with the Minnesota State Fire Code.
6. This resolution must be recorded with the Hennepin County Recorder's office.
7. Waste must be stored within the structure except on pick-up days, in compliance with § 152.1028 Waste Enclosures. In the event a waste enclosure is constructed on site, the approved parking spaces must be maintained and cannot be used for the storage of waste.

Comprehensive Plan and Rezoning Amendments, Site Plan Review, Conditional Use Permit #25-112 Estherra Care Assisted Living 7964 Xerxes Ave. N.



August 2023 Air Photo



Narrative for Land Use Application – EstherraCare

On behalf of EstherraCare, we are submitting this application for a Comprehensive Plan Amendment, Rezoning, Site Plan Review, and Conditional Use Permit for the proposed development of a 21-unit Assisted Living Facility at 7964 Xerxes Ave N.

Future Land Use Designation Request

We are requesting a Future Land Use Designation of **Medium Density Residential**, as recommended by City planning staff. The proposed use is compatible with this designation, providing a much-needed housing and care option for residents who require assisted living services, while maintaining an appropriate residential scale and character.

Zoning District Request

We are also requesting a rezoning of the parcel from R1 (Detached Single-Family Estate District) to **R4 (Medium Density Residential District)**. The R4 district allows for residential care facilities as a conditional use, aligning with the intended operation of the proposed assisted living facility.

Project Overview

EstherraCare proposes to construct and operate a 21-unit Assisted Living Facility licensed by the Minnesota Department of Health under Rule 144G. The facility will provide 24-hour care and supervision, including assistance with Activities of Daily Living (ADLs), medication administration, meal services, and structured community engagement. The development will be staffed around the clock and feature 24-hour surveillance to ensure the safety of residents and the surrounding neighborhood.

Background and Compliance

A setback variance for the property was approved in 2021 and remains valid. However, as discussed during the recent meeting, a new Conditional Use Permit (CUP) is required due to expiration of the original CUP. We are submitting a new CUP application in accordance with Section §152.305 – Conditional Use Permits.

We acknowledge that the City has adopted a new zoning code in its entirety. Our proposal is being evaluated in accordance with the following relevant code sections:

- §152.302 – General Procedures
- §152.303 – Site Plan Review
- §152.305 – Conditional Use Permit
- §152.309 – Zoning Text and Map Amendment
- §152.506 – Residential Lot Area and Dimensional Requirements
- §152.507 – Residential District Land Uses

- §152.1003 – Building and Site Design Standards
- §152.1011 – Landscaping Standards
- §152.1014 – Lighting Standards
- §152.1019 – Parking Requirements
- §152.1024 – Screening
- §152.1028 – Waste Enclosure Standards

Our team is committed to working closely with City staff to ensure full compliance with the updated Zoning Code and to deliver a high-quality development that enhances the neighborhood and supports the City's goals for housing diversity and senior care services.

Respectfully submitted,

Faraaz Yussuf
Zikar Holdings
Developer/Applicant
faraaz@zikarholdings.com | (651) 497-7937

PROJECT:

Estherra Care Assisted Living

CASE #:

21-125

7964 Xerxes Ave N

	Total Estimate		LOC Developer Bond 95%	Cash Bond 5%	Engineering Escrow/ Developer's Escrow 3%
On-Site	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rounded Amounts		(100%)	\$0.00	\$0.00	\$0.00
Off-Site	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rounded Amounts		(150%)	\$0.00	\$0.00	\$0.00
Amount in Contract			\$0.00	\$0.00	\$0.00
On-Site Reduction		\$0.00	\$0.00		
Off-Site Reduction		\$0.00	\$0.00		

Off-Site Improvement Estimates		Date: _____ Reduction %	New Amount	Date: _____ Reduction %	New Amount
			\$0.00		
Total	\$0.00		\$0.00		

On-Site Improvement Estimates		Date: _____ Reduction %	New Amount	Date: _____ Reduction %	New Amount
Earthwork					
Erosion Control					
Site Utilities					
Curb/Gutter/Walks					
Paving/Striping					
Monument					
Site Lighting					
Total	\$0.00				

Special Improvements	
Total	\$0.00

Maintenance Bond required when all improvements have been completed.

Amount of Bond _____ \$0.00

Maintenance Bond Received: _____

Craig Runnakko _____ Date

JoAnn Millette _____ Date



Parking space usage

Proposed Site Development April 2022

Location: 5200 85th Avenue N, Brooklyn Park MN 55443

Date: 11/19/2021

To City of Brooklyn Park.

Ref: Proposed development parking space.

The proposed property at the above address will have 12 proposed parking spaces that intend to serve the needs of the staffing who will be working at the facility. Bearing in mind that this facility will operate 24 hours, the day will be split into three different schedules with scheduled staff attending to the residents.

The proposed Staffing pattern for the following facility will be as follows:

First shift: 6AM to 2PM. This is the first shift of the day and is usually the busiest time of the day. Will have

- **Administrative staff: 1**
- **Number of staff Serving AL Unit: 2**
- **Number of staff Memory Care 2**
- **Number of Nurses: 2**
- **Number of dietary and kitchen Aids :3**
- **The total number for first shift is equal to or plus or minus 10**

There will be two open parking spaces that are available for Auxiliary staff and or allow drive in for drops of quick visits.

Second Shift: 2PM- 10PM there is less traffic to the facility due to less activities. Here is the staffing pattern we proposed to have during the PM shift.

- Nursing staff to service the shift: 1
- Number of staff in AL unit: 2
- Number of staff in MC: 2
- Dietary staffing 3
- Activity staffing/ volunteers who will be conducting activities 1 to 2
- Total parking spots occupied during this shift equals to or minus 10

Third Shift: 10pm- 6AM

Less busy schedule of the day. There are no people driving in and out of the building for delivery or drop off unless in as needed basis (PRN).

- RN staff: 1 depending on the need
- Staff serving AL: 1
- Staff Serving AL" 2
- Total Number of staffing at the facility at this time of the day equals to or minus is 4

I do understand that there will be overlaps during shift exchange however, the number of parking spaces we propose should be able to contain this need without having traffic overflow. The shift exchange is quick, and employees will be encouraged to leave the building premises as soon as they punch out of their shift to reduce overcrowding the parking lot. Our plan is to admit clients who are not driving to avoid having unnecessary vehicles occupying the spaces that needed for our staffing.

We do not plan to have unnecessary vehicles parked at our parking lot and the facility manager instill strict rules and we will always manage the number of vehicles at the facility to reduce the noise level and pollution in the neighborhood.

To reiterate, the number of proposed staffing working at the facility will vary. The nurses will not be always working at the facility, we might have 1 nurse working at a particular time, this will free the spaces needed for parking extra parking needs we do not foresee any issues arising from the parking spaces that we are proposing to have in this project.

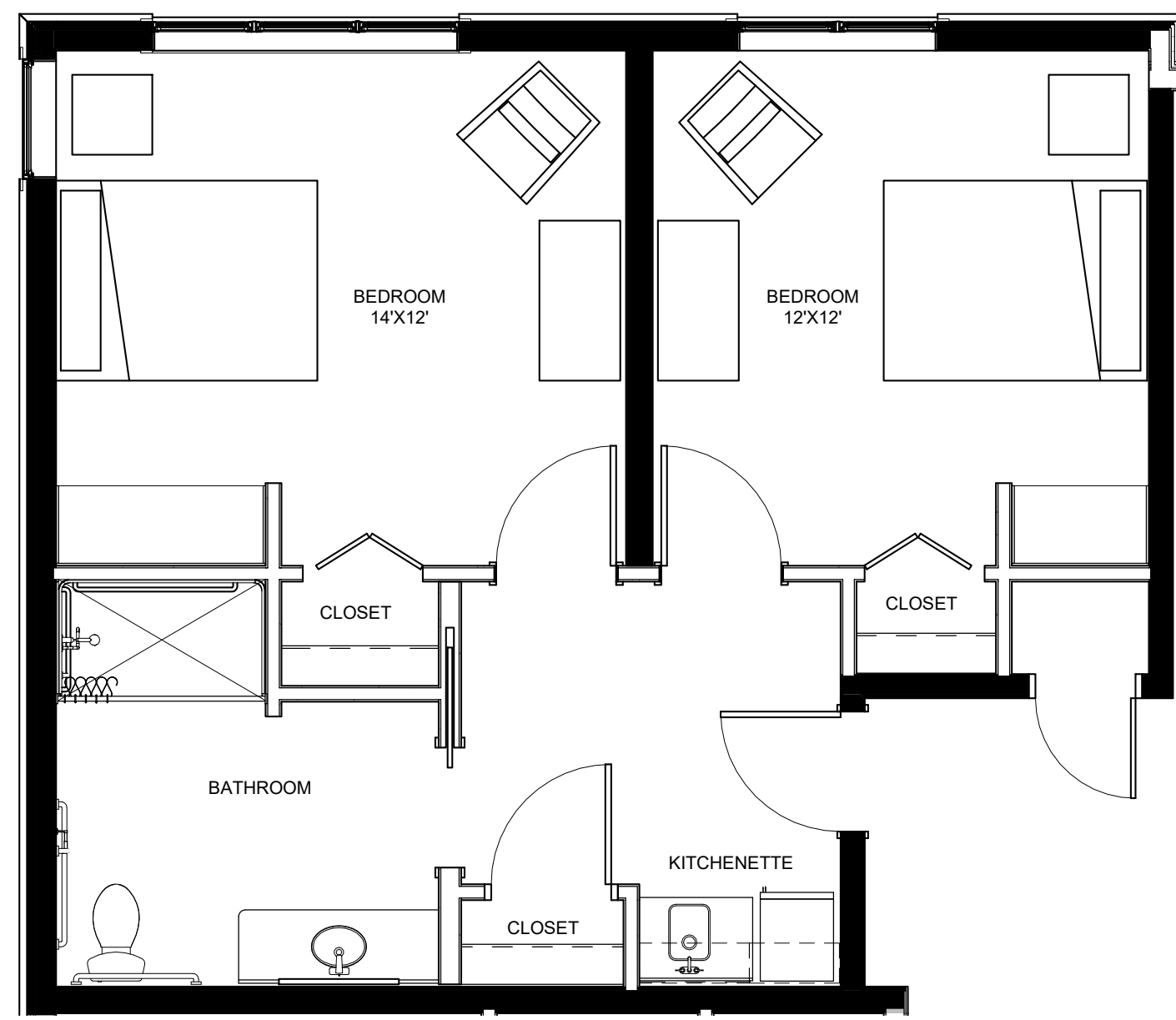
We hope that this staffing pattern will help you understand what our parking needs will be. Our goal is to ensure that we are following the city requirements as well as meet our needs. We are open for discussion

Thank you in advance for your consideration and Thoughtfulness in supporting us achieve this goal.

Sincerely

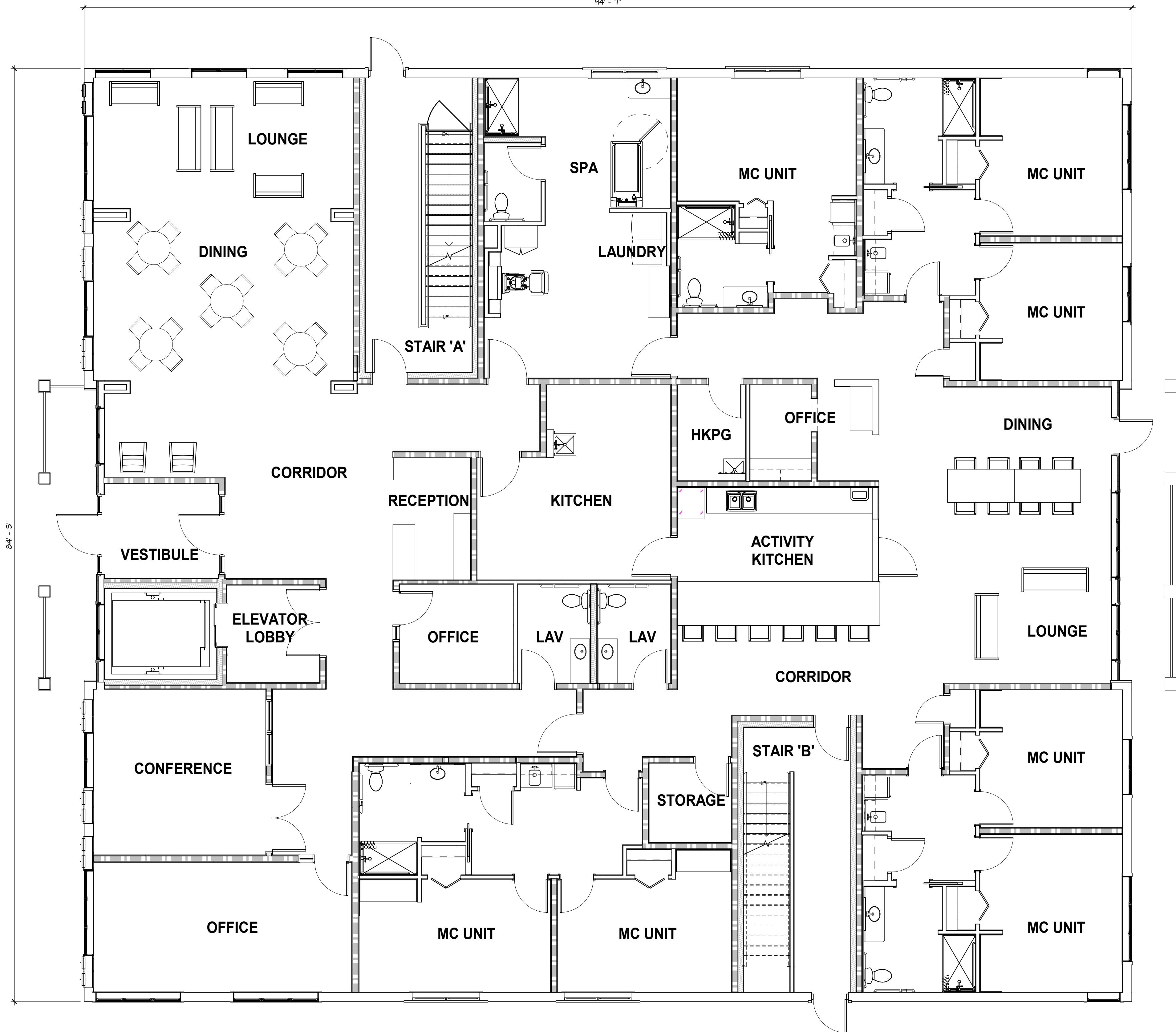
A handwritten signature in black ink, appearing to read 'Esther Wako'. The signature is written in a cursive style with a large, stylized initial 'E'.

Esther Wako. MAOL. RN. LALD.

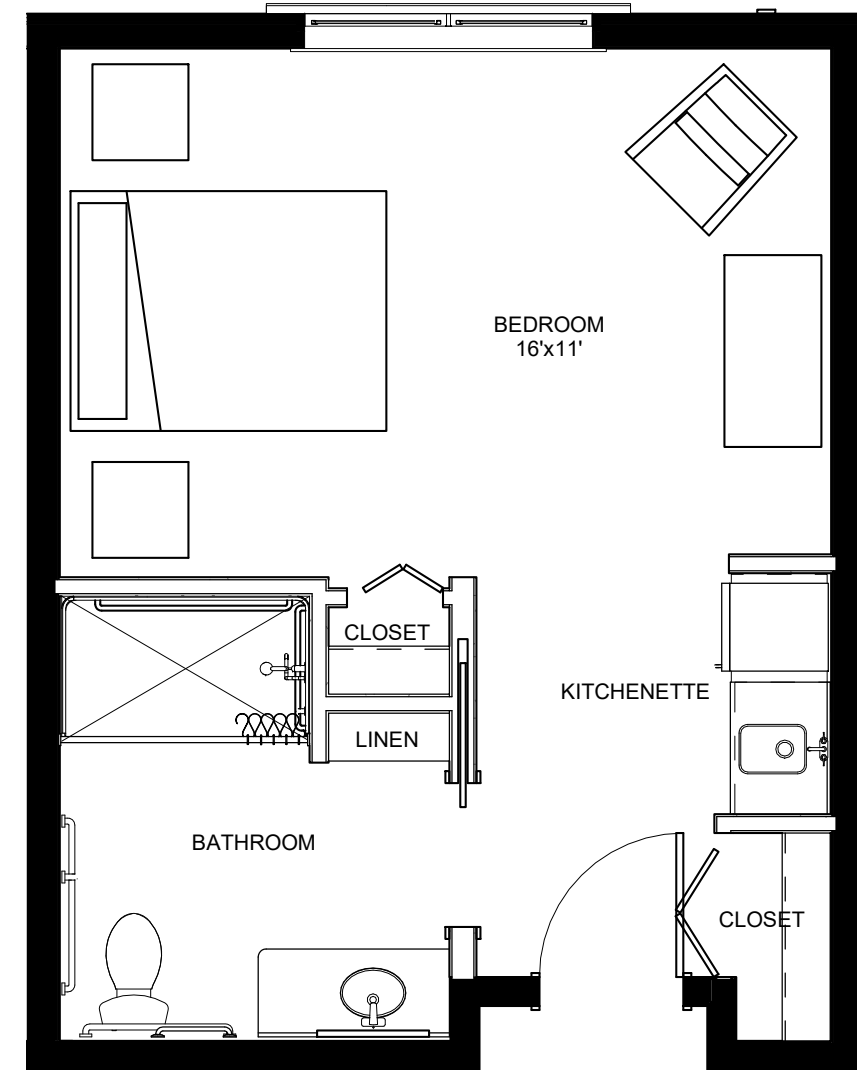


2
A1
TYPICAL MEMORY CARE UNIT PLAN
1/4" = 1'-0"

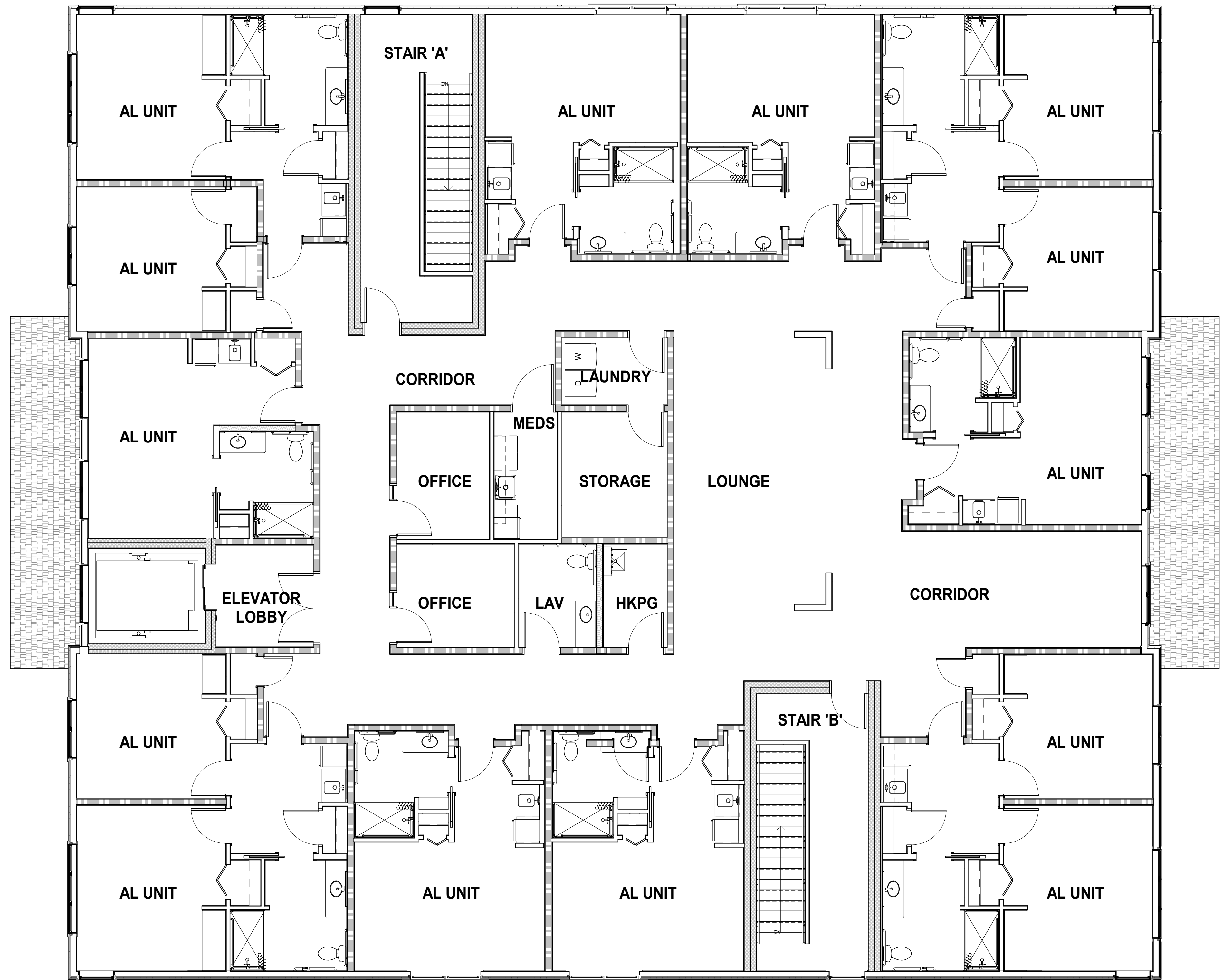
567 SF



1
A1
FIRST FLOOR PLAN
3/16" = 1'-0"

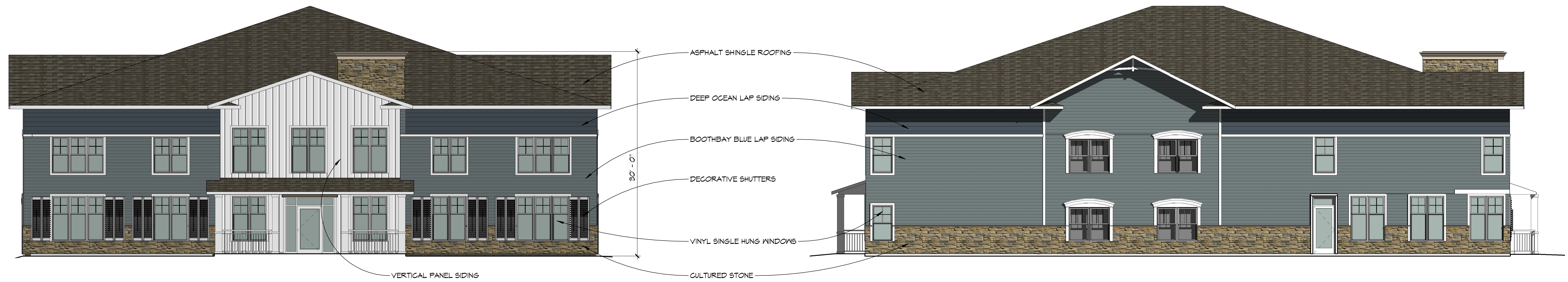


2
A2
TYPICAL ASSISTED LIVING UNIT PLAN
1/4" = 1'-0"
325 SF



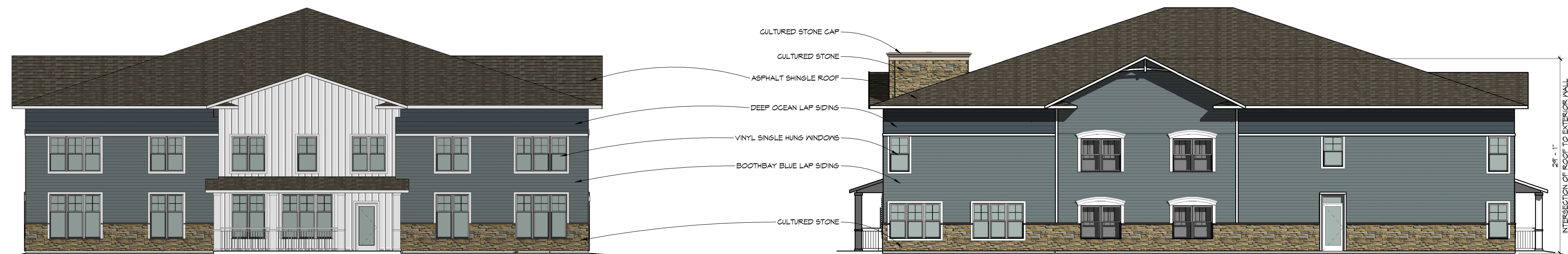
1
A2
SECOND FLOOR PLAN
3/16" = 1'-0"





3 ENTRY/WEST ELEVATION
A4 1/8" = 1'-0"

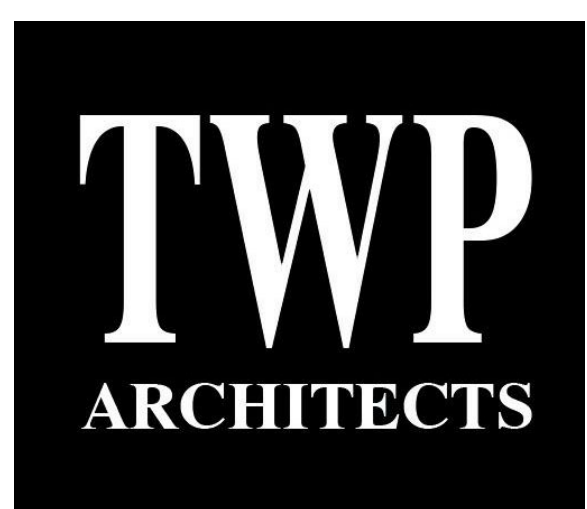
4 NORTH ELEVATION
A4 1/8" = 1'-0"



2 MC/EAST ELEVATION
A4 1/8" = 1'-0"

1 SOUTH ELEVATION
A4 1/8" = 1'-0"

MN STATE FIRE CODE 105.1
...FOR PURPOSES OF THIS SECTION, THE HIGHEST ROOF SURFACE SHALL BE DETERMINED BY MEASUREMENT TO THE EAVE OF A PITCHED ROOF, THE INTERSECTION OF THE ROOF TO THE EXTERIOR WALL, OR THE TOP OF PARAPET WALLS, WHICHEVER IS GREATER.





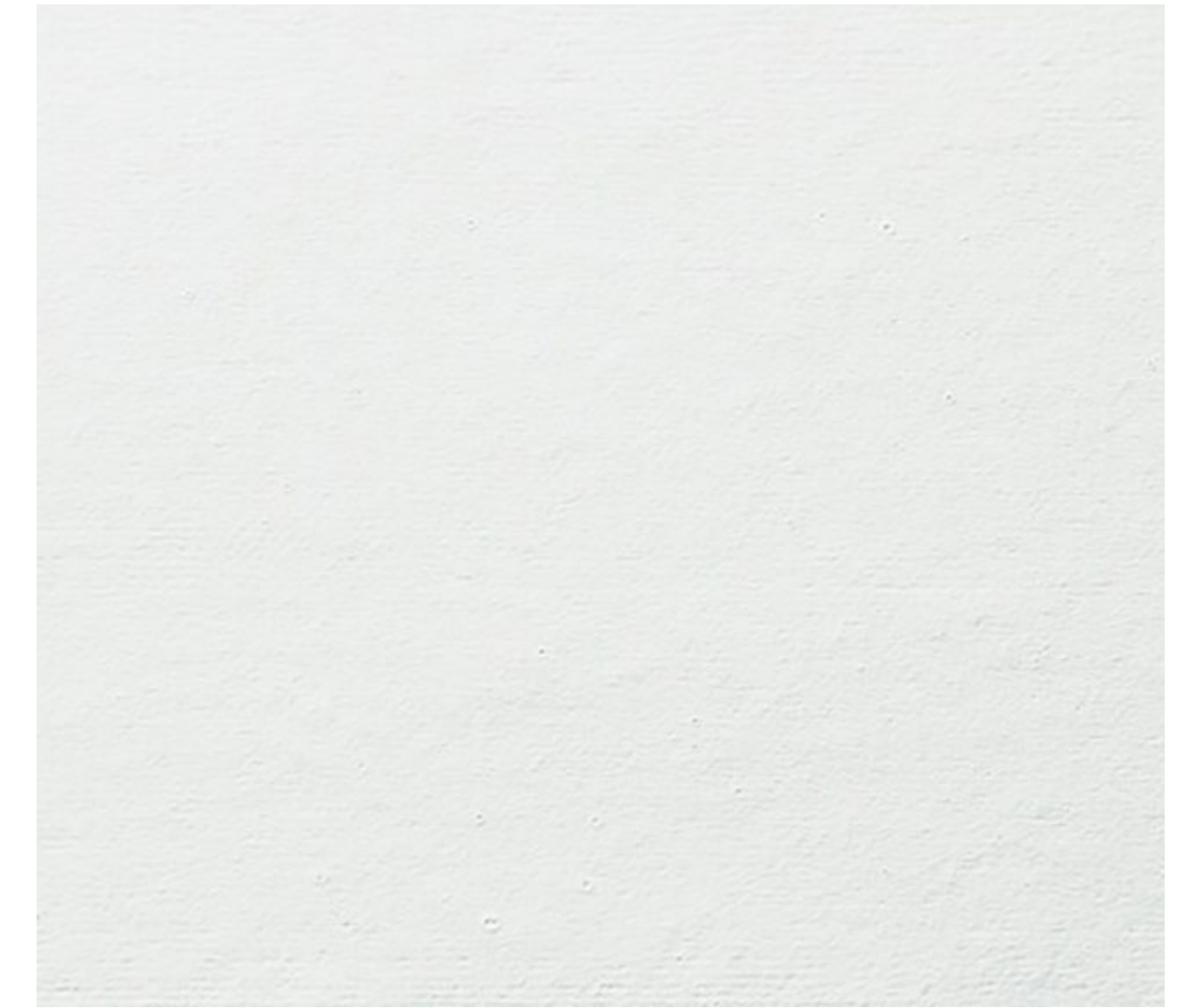
ASPHALT SHINGLES:
CERTAINEED LANDMARK
WEATHERED WOOD



CULTURED STONE:
ENVIRONMENTAL STONEWORKS
NICKEL CREEK STEPPSTONE



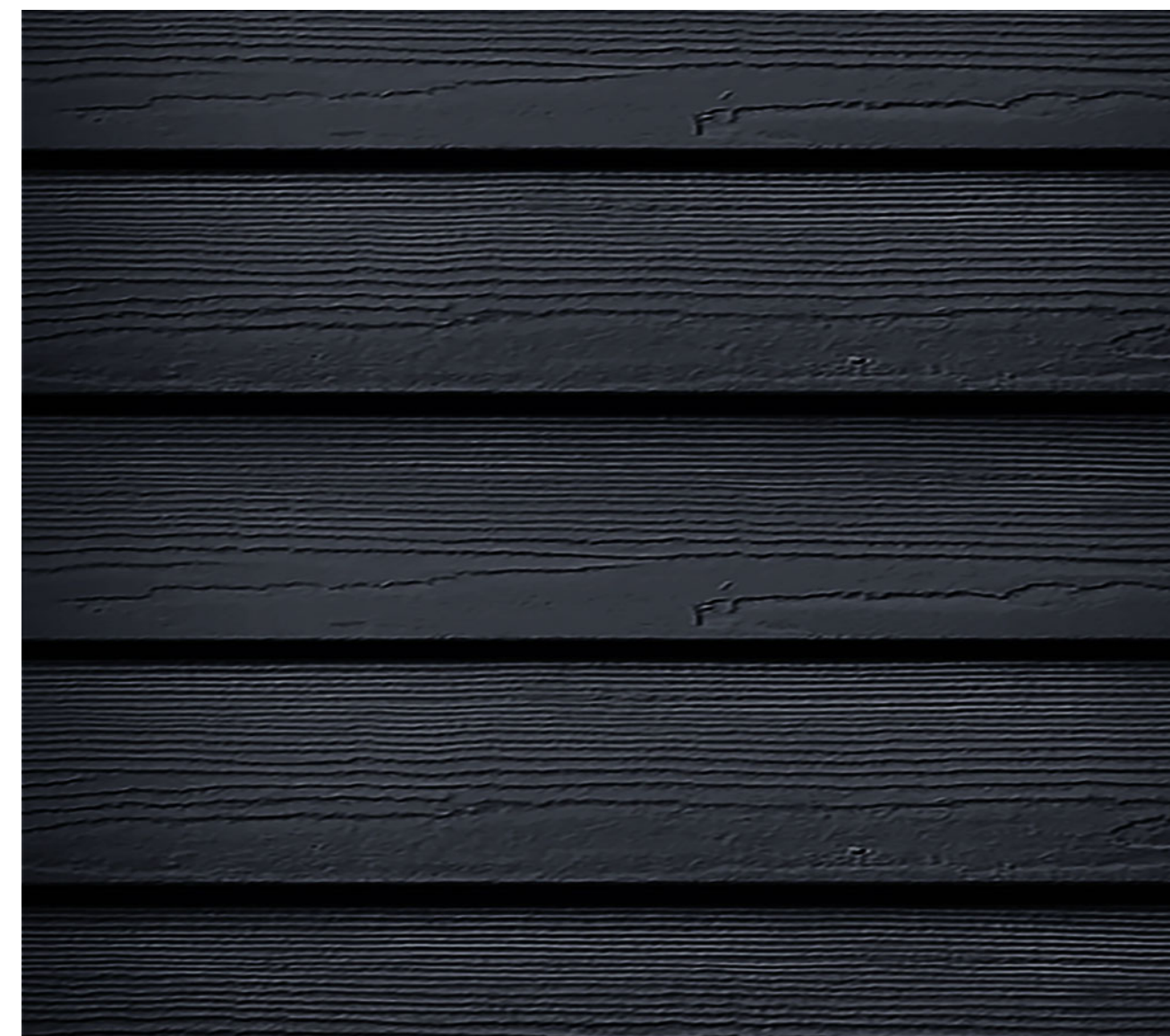
CULTURED STONE SILL / WATER TABLE :
ENVIRONMENTAL STONEWORKS
TAN



WINDOW & DOOR TRIM ACCENTS:
HARDIE OR LP SMART PANEL SIDING
SMOOTH FINISH
ARCTIC WHITE



HORIZONTAL LAP SIDING:
HARDIE PLANK OR
LP SMARTSIDE LAP SIDING
SELECT CEDARMILL TEXTURE
BOOTHBAY BLUE

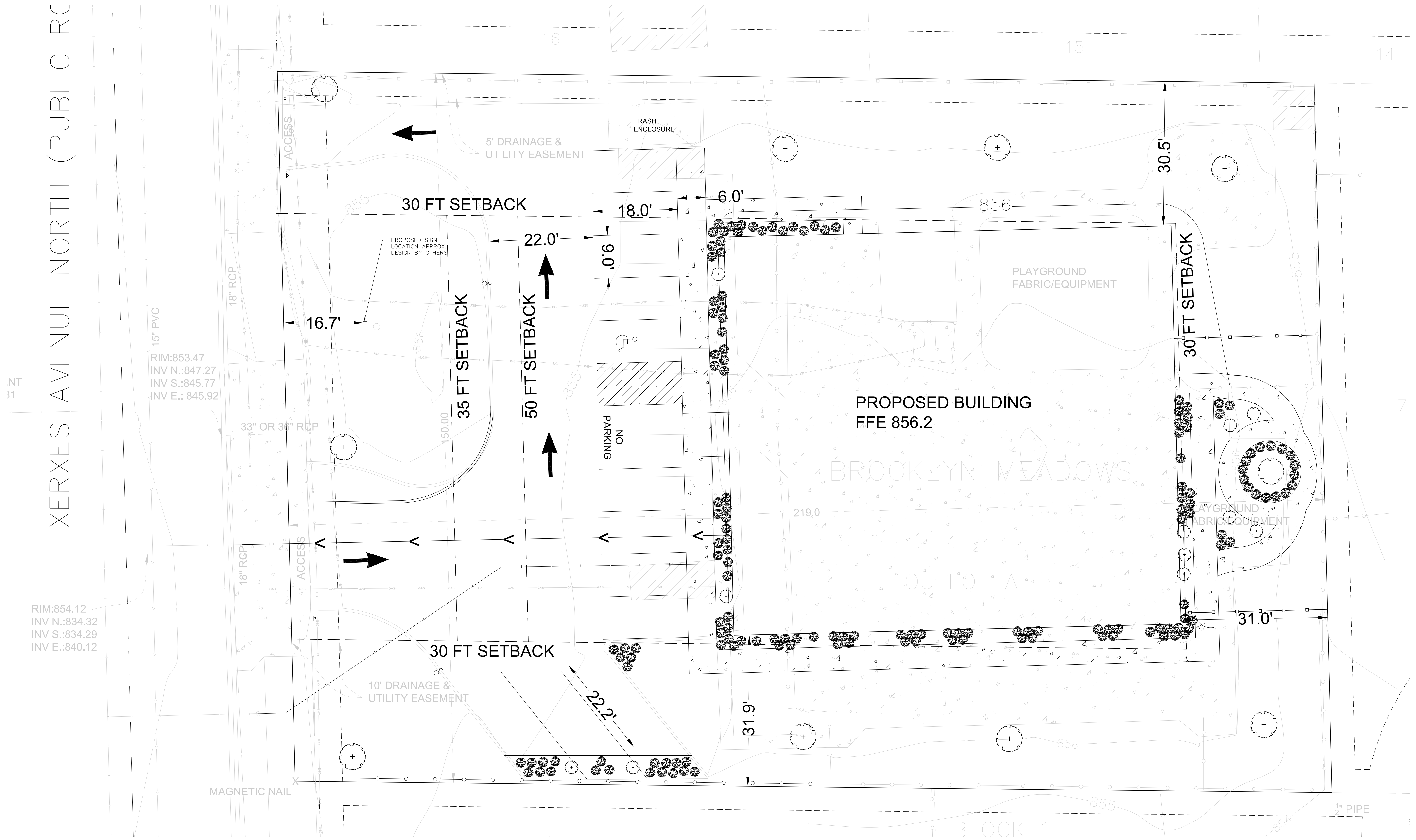


HORIZONTAL LAP SIDING:
HARDIE PLANK OR
LP SMARTSIDE LAP SIDING
SELECT CEDARMILL TEXTURE
DEEP OCEAN



VERTICAL BOARD & BATTEN SIDING:
HARDIE OR LP SMART PANEL SIDING
SELECT CEDARMILL TEXTURE
ARCTIC WHITE

PROPOSED SITE PLAN ESTHERRACARE ASSISTED LIVING



RIM:854.12
INV N.:834.32
INV S.:834.29
INV E.:840.12

15" PVC
RIM:853.47
INV N.:847.27
INV S.:845.77
INV E.: 845.92

PARKING CALCULATIONS:
0.5 SPOTS PER UNIT
21 UNITS X 0.5 SPOTS = 10.5 = 11 SPOTS REQUIRED
12 SPOTS PROVIDED (1 HC)

REVISIONS

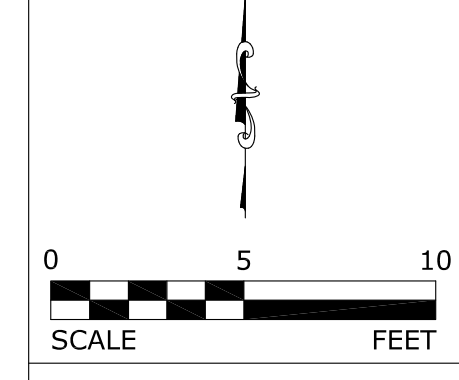
NO.	DATE	BY	DESCRIPTION

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 UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY
KRISTLE L. BLOCH
11-24-2021
DATE

49893
LIC. NO.

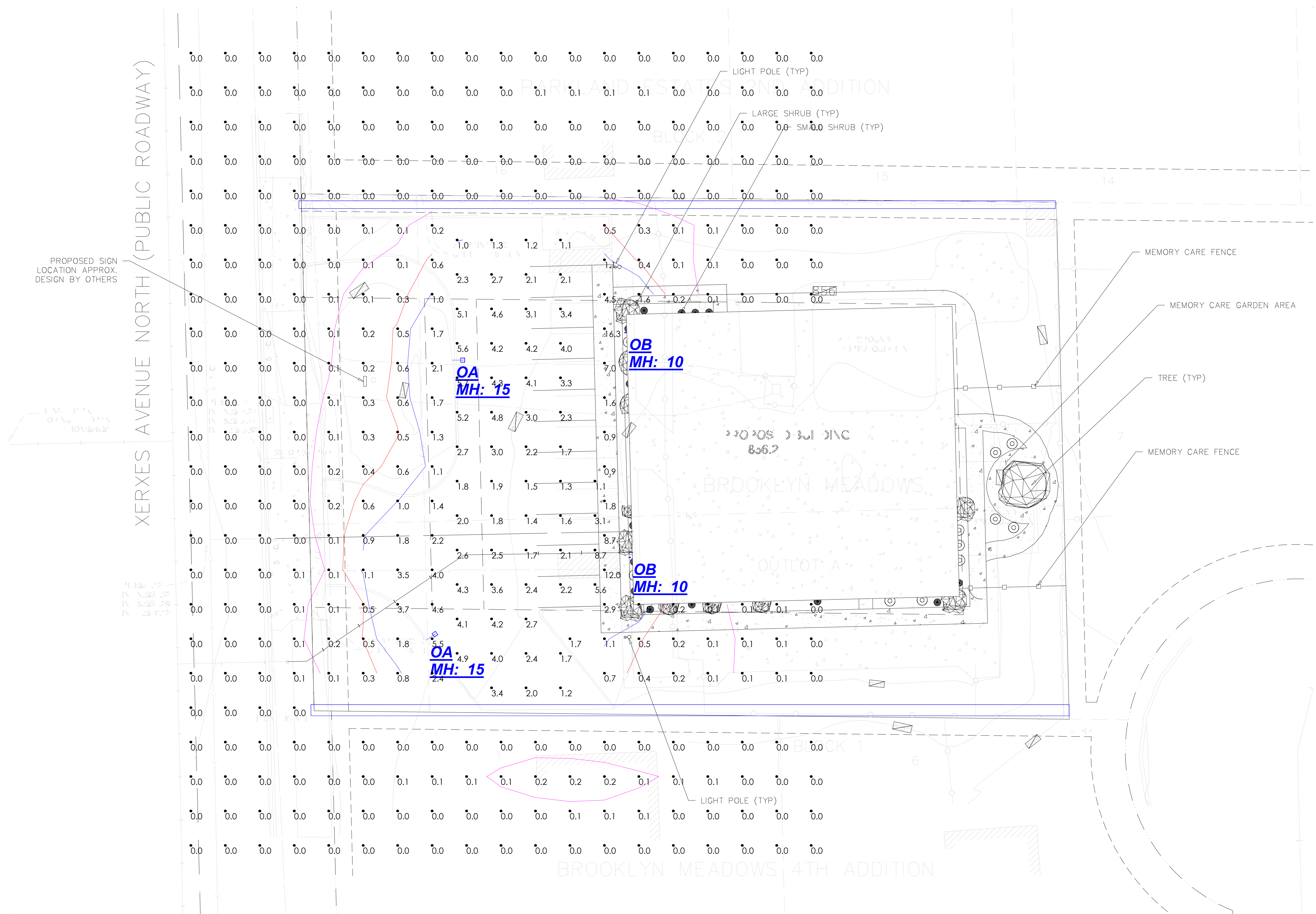
ESTHERRACARE ASSISTED LIVING
7964 XERXES AVE
BROOKLYN PARK, MN
OWNER: ESTHER WAKO



BLOCH ENGINEERING
BLOCH ENGINEERING, PLLC
blochengineering.com
32210 XEON ST NW
CAMBRIDGE, MN 55008
krystle@blochengineering.com

DRAWN BY: KLB
CHECKED BY: KLB
DESIGNED BY: KLB
JOB NO. 21-24
DATE: 11-24-21

SHEET C3 SHEETS 5



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.37	16.3	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	3.00	8.7	1.0	3.00	8.70

Luminaire Schedule									
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF	
OA	2	OA	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T4-BZ	Single	13140	96	0.900	
OB	2	OB	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	AXCS4A	Single	5520	43.7	0.900	

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0' A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.



#	Date	Comments
Revisions		

RIMA Project #: 119220	Drawn By: MB	Date: 11/22/2021	Scale: 1"=15'-0"
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PHOTOMETRIC SITE PLAN
 ESTHERRACARE ASSISTED LIVING
 BROOKLYN PARK, MN

City of Brooklyn Park Planning Commission Staff Report

Agenda Item:	5.3	Meeting Date:	August 13, 2025
Agenda Section:	Public Hearing	Originating Department:	Community Development
Resolution:	N/A	Prepared By:	Matt Hayes-Regan, Associate Planner
Ordinance:	X		
Attachments:	1	Presented By:	Matt Hayes-Regan, Associate Planner
Item:	DEV15-113 (Commercial Vehicle Parking Zoning Code Amendment)		

City Manager's Proposed Action:

MOTION _____, SECOND _____, TO RECOMMEND APPROVAL OF AN ORDINANCE AMENDING SECTIONS 152.901(F) AND 152.1008 OF THE BROOKLYN PARK CITY CODE PERTAINING TO PARKING OF COMMERCIAL VEHICLES.

Overview:

Pursuant to §152.309 of the zoning code, amendments to the text may be initiated by a simple majority vote of either the Planning Commission or City Council. Any zoning code amendment adopted by the City Council becomes effective either 30 calendar days after publication or on a later date specified in the adopting ordinance.

Staff from the Planning and Environmental Health Divisions frequently collaborate on zoning enforcement matters to ensure consistent application of the Zoning Code. Through this ongoing coordination, and in consultation with the City Attorney, it was determined that the existing language in the zoning code regulating the parking of commercial vehicles is inconsistently interpreted, which has created challenges in enforcement. To improve the usability of the code and enhance staff's ability to respond effectively to violations, revisions to this section are proposed.

The proposed amendment does not represent a new policy direction. It reinforces and clarifies the original intent of the zoning code regarding commercial vehicle parking. Inconsistent wording in the existing text has made enforcement challenging and, at times, subject to differing interpretations. By refining the language, the amendment strengthens the code's enforceability.

The following are the applicable Code Sections Staff proposes amending. Please note the ~~text with strikeout is proposed for deletion~~ and the text underlined text is proposed for insertion.

Section	Title	Text
152.901	Accessory residential performance standards	<p>(F) <u>Outdoor storage and Parking of Commercial Vehicles.</u></p> <p>(1) Storage of agricultural equipment may be permitted only on land assessed, used, and zoned as agricultural and must comply with all other applicable sections of the city code.</p> <p>(2) Commercial vehicles. <u>Outdoor storage parking</u> of commercial vehicles is limited to one vehicle per dwelling unit. Additional parking of commercial vehicles is permitted</p>

		<p>in a garage. Parking of commercial vehicles must comply with § <u>152.1019</u>. <u>Outdoor parking of Ssemi trucks, semi trailers, dump trucks, tow trucks, and commercial vehicles with a registered gross weight over 15,000 pounds or in excess of 30 feet in length are is not permitted <u>except when the vehicle is being used for loading or unloading or for rendering a service on the property.</u></u></p>
<p>152.1008</p>	<p>Commercial Vehicle Parking Standards</p>	<p>(A) <i>Commercial vehicles in nonresidential districts.</i> <u>Outdoor P</u>arking of commercial vehicles is permitted as an accessory use in nonresidential zoning districts subject to the following:</p> <p>(1) Commercial vehicles must either be related to the principal use or the owner/operator of the vehicle must have written permission of the property owner; and</p> <p>(2) Outdoor parking of commercial vehicles is restricted to the following locations:</p> <p>(a) In a parking space in compliance with § 152.1019 provided that no vehicle occupies more than one legal parking space;</p> <p>(b) In a staging area in compliance with § 152.1015; and</p> <p>(5c) In the Business Park (BP), General Industrial (I), Transit-Oriented Development Employment (TOD-E) Districts, commercial vehicles may be parked on a paved surface behind the front of the building provided that the vehicles do not block drive aisles or public right of way.</p> <p>(B) <i>Commercial vehicles in residential districts.</i> <u>Outdoor storage parking</u> of commercial vehicles is limited to one vehicle per dwelling unit. Additional parking of commercial vehicles is permitted in a garage. Parking of commercial vehicles must comply with § 152.1019. <u>Outdoor parking of Ssemi trucks, semi trailers, dump trucks, tow trucks, and commercial vehicles with a registered gross weight over 15,000 pounds or in excess of 30 feet in length are is not permitted <u>except when the vehicle is being used for loading or unloading or for rendering a service on the property.</u></u></p>

Explanation of Changes

The proposed zoning text amendments clarify and refine standards related to the outdoor parking of commercial vehicles in both residential and nonresidential zoning districts. These changes are intended to improve code enforceability, ensure consistency across zoning sections, and better align the zoning ordinance with current enforcement practices and land use expectations. The following key revisions are proposed:

- The amended language clearly limits the outdoor parking of commercial vehicles in residential districts to one vehicle per dwelling unit. It also specifies that additional vehicles may only be parked within a fully enclosed garage.
- Duplicative or similar provisions that previously appeared in multiple sections with slight variations have been standardized.

Overall, these amendments aim to promote more effective enforcement, reduce interpretation challenges, and uphold the commercial vehicle standards of residential and commercial areas throughout the city.

Staff Recommendation:

Staff recommends approval of the text amendment as presented, and as reflected in the draft ordinance.

Budgetary/Fiscal Issues: N/A

Alternatives to consider:

1. Approve the amendments with modifications.
2. Decline to approve the amendments.

Attachments:

5.3A DRAFT ORDINANCE

City of Brooklyn Park Planning Commission Staff Report

Agenda Item:	6.1	Meeting Date:	August 13, 2025
Agenda Section:	Other Business	Originating Department:	Community Development
Resolution:	N/A	Prepared By:	Asma Jihad, Program Assistant
Ordinance:	N/A		
Attachments:	N/A	Presented By:	Paul Mogush, Planning Director
Item:	Appointment of Planning Commission representative on the Brooklyn Park BioTech Innovation District steering committee		

Proposed Action:

MOTION _____ SECOND _____ TO APPOINT _____ AS THE PLANNING COMMISSION REPRESENTATIVE ON THE BROOKLYN PARK BIOTECH INNOVATION STEERING COMMITTEE.

Overview:

City staff are working to assemble a new Steering Committee intended to help establish the new Brooklyn Park BioTech Innovation District, which makes up a portion of the area covered by the Northwest Growth Area Plan. The Brooklyn Park BioTech Innovation District is intended to capitalize on the existing cluster of BioTech Businesses in the Northwest Metro, create 10,000 jobs, increase the tax base by over \$1B, and create workforce development opportunities for our community.

The Steering Committee structure includes one seat representing the Planning Commission. Participants would be expected to attend monthly meetings. Meetings will be during the work day and are expected to last 2 hours plus a bit of prep time in advance of said meetings. Steering Committee Meetings are expected to begin in August and continue until the end of 2026. Depending on the ultimate strategy, this Steering Committee may continue beyond current planning efforts and help guide the construction and programming of the District into the future.

Commissioners who have expressed an interest in serving on the Steering Committee include: Chuckwunedu Arah, Maggie Borer, and Liam Cavin.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A