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November 12, 2025  
7:00 p.m.

Brooklyn Park Council Chambers  
5200 85<sup>th</sup> Avenue North  
Brooklyn Park, MN 55443

## **PLANNING COMMISSION REGULAR MEETING – AGENDA #10**

For reasonable accommodations or alternative formats, please provide a 72-hour notice by calling 763-424-8000 or emailing [Asma.Jihad@brooklynpark.org](mailto: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.

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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 [bplive.ccxmedia.org](http://bplive.ccxmedia.org).

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](mailto: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.

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### **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](http://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**

##### **4.1 Approval of Minutes October 8, 2025 Work Session Meeting**

#### **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 #25-104 | Kwik Trip 9400 West Broadway | Zoning Text Amendment, Conditional Use Permit, and Site Plan Review**

OVERVIEW: Brent Dusek, on behalf of Kwik Trip, Inc., has submitted a proposal for development with applications including a Zoning Text Amendment of a Planned Development Overlay, Site Plan Review, and Conditional Use Permit. The proposal is for the construction of their Gen 9 convenience store, which will operate 24 hours a day, provide 8 auto fuel stations, and general sales within the 40, 614 square foot structure.

This application is amended from the previous request in which the applicant was seeking 8 variances, as a result of a discussion item held at the September 22, 2025 City Council Regular Meeting in which staff was directed to work with the applicant for approvals of this proposal.

STAFF RECCOMENDATION: The requirements of § 152.303, 152.305, and 152.803 have been addressed and Staff recommends approval of the Zoning Text Amendment and Resolutions recommending the approval of the the Site Plan Review, and Conditional Use Permit for the construction and operation of a fuel station at 9400 West Broadway based on the findings of fact established within the draft resolutions.

PROPOSED ACTION:

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ TO RECOMMEND APPROVAL OF A ZONING TEXT AMENDMENT, AMENDING ORDINANCE 2016-1210 ORDINANCE AMENDING CHAPTER 152 OF CITY CODE TO REZONE PROPERTY FROM BUSINESS PARK WITH HIGHWAY OVERLAY (BP/HO) TO BUSINESS PARK WITH PLANNED DEVELOPMENT OVERLAY (BP/PD) AT THE SOUTHEAST CORNER OF HIGHWAY 610 AND WEST BROADWAY.

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF A FUEL STATION AT 9400 WEST BROADWAY, SUBJECT TO THE CONDITIONS PROVIDED IN THE DRAFT RESOLUTION.

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A FUEL STATION AT 9400 WEST BROADWAY, SUBJECT TO THE CONDITIONS PROVIDED IN THE DRAFT RESOLUTION.

*Presented by: Erin McDermott, Senior Planner*

**5.2 Planning Case #25-119 | Irtiqa Learning Center | Conditional Use Permit**

OVERVIEW: Irtiqa' Learning Center requests a Conditional Use Permit to operate a K–12 school within the existing religious institution at 2100 93rd Way N. The school will use a portion of the existing building and site improvements approved through a 2017 site plan review. No exterior changes are proposed. The school looks to serve five students and anticipates future growth.

STAFF RECCOMENDATION: Staff recommend approval of the conditional use permit, subject to the conditions listed in the draft resolution.

PROPOSED ACTION:

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ TO RECOMMEND APPROVAL OF A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A SCHOOL LOCATED AT 2100 93<sup>RD</sup> WAY N., WITHIN THE EXISTING RELIGIOUS INSTITUTION AND SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

*Presented by: Matt Hayes-Regan, Associate Planner*

**5.3 Planning Case #25-120 | Crestview New School | Site Plan Review**

OVERVIEW: The applicant, Wold Architects and Engineers, on behalf of Osseo Public Schools, has applied for a site plan review the construction of a new school, including space for community education. The existing school has been demolished.

A site plan review is required prior to the construction of buildings. The proposal is for the construction of a school in conformance with the Comprehensive Plan. The proposed school will add classroom, office and community programming space, as well as exterior amenities that will be available to the public outside of school hours.

STAFF RECOMMENDATION: Staff recommends approval of the above listed request with the conditions that are listed in the draft resolution.

PROPOSED ACTION:

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ APPROVING A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A SCHOOL AT 8200 ZANE AVENUE NORTH.

*Presented by: Erin McDermott, Senior Planner*

**6. OTHER BUSINESS**

**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**



**I. CALL TO ORDER**

Commissioner Fraser called work session to order at 7:02 PM.

Those present were: Commissioners Cavin, Fraser, Arah, Udomah, Turner, Gaye-Bai and Wako; Councilmember Liaison McGarvey; Planning Director Mogush, Senior Planner Donovan, Senior Planner McDermott, Planning Assistant Jihad, Associate Planner Hayes-Regan.

Those absent were: Commissioner Borer

**II. GENERAL INFORMATION**

None.

**III. DISCUSSION ITEMS/GENERAL ACTION ITEMS**

**1. Development Contracts, Financial Guarantees, and Cash Escrow ZCU Discussion**

- i. Associate Planner Matt Hayes-Regan presented the history of bonding and escrow requirements, explaining how these can create barriers for emerging developers. He outlined the various fees and escrows required for different types of planning applications, emphasizing the project's goals: to empower emerging developers and reduce barriers to development in Brooklyn Park. Mr. Hayes-Regan identified the internal, external, and advisory stakeholders staff would engage during the development of the zoning text amendment. He concluded with next steps, including continued stakeholder discussions, drafting amendments, and presenting the redlined chapter to the Planning Commission and City Council in late 2025 and/or early 2026.
- ii. Commissioner Wako asked why the city collects letters of credit (LOC). Staff explained that LOCs ensure developers complete their proposed work as defined in the development agreement.
- iii. Commissioner Fraser inquired whether the city would remove all surety requirements for all project types and how the city could hold developers accountable. She referenced city of Bloomington's approach of issuing temporary certificates of occupancy and assessing incomplete work.
- iv. Commissioner Wako and Chair Cavin commended staff for their work on this project, emphasizing that bonding requirements are significant challenges for developers and that eliminating these barriers would be beneficial.
- v. Commissioner Wako suggested two alternative fee schedule structures: first, a model where the city charges applicants based on the number of re-inspections required; and second, a refund system where escrow funds are incrementally returned to applicants as projects reach completion milestones.
- vi. Commissioner Fraser requested a work session to review the fee schedule before bringing it to the Planning Commission for approval.

**2. Accessory Dwelling Units (ADU) Discussion**

- i. Senior Planner Cara Donovan provided her second presentation on Accessory Dwelling Units (ADUs), updating the Planning Commission on project progress. She shared feedback from internal and external discussions and summarized her research on other cities' zoning codes and ADU regulations. Mrs. Donovan

presented a geospatial analysis of the city that identified which existing homes could accommodate ADUs based on current construction, and explored how to ensure equitable opportunities across all home and parcel sizes. She then reviewed the draft Story Map which will educate the public on ADUs. Next steps include continuing with public engagement plan to gather community and stakeholder feedback, followed by drafting the zoning language to allow for ADUs.

- ii. Commissioner Fraser asked about occupancy limits for ADUs once constructed. Senior Planner Erin McDermott explained that building permits address occupancy based on the structure's footprint.
- iii. Commissioner Turner recommended engaging AARP and aging community nonprofits in Minneapolis. She also suggested discussing ADUs with Homeowner Associations to gain their support before presenting the final zoning language to Planning Commission and City Council.
- iv. Chair Cavin requested that staff explore drafting an ordinance immediately to allow for administrative review of ADUs, citing potential federal funding that might increase housing needs in Brooklyn Park.

#### **IV. VERBAL REPORTS AND ANNOUNCEMENTS**

##### **A. COUNCILMEMBER LIASON COMMENTS**

September 15<sup>th</sup> council approved preferred land use plan for Northwest Growth Area Plan. However, staff still must determine the details of utilities and zoning code language. On September 22<sup>nd</sup> City Council approved inline detailing conditional use permit and kwik trip 108<sup>th</sup> court site plan.

##### **B. PLANNING COMMISSION COMMENTS**

None.

##### **C. STAFF LIASON COMMENTS**

Senior Planner Erin McDermott informed and invited the Planning Commission to the city hosted civic engagement series on October 21<sup>st</sup>.

#### **V. ADJOURNMENT**

Commissioner Fraser adjourned the meeting at 8:28 PM.

# City of Brooklyn Park Planning Commission Staff Report

<b>Agenda Item:</b>	5.1	<b>Meeting Date:</b>	November 12, 2025
<b>Agenda Section:</b>	Public Hearing	<b>Originating Department:</b>	Community Development
<b>Resolution:</b>	2	<b>Prepared By:</b>	Erin McDermott, Senior Planner
<b>Ordinance:</b>	1		
<b>Attachments:</b>	6	<b>Presented By:</b>	Erin McDermott, Senior Planner
<b>Item:</b>	<b>1741 Kwik Trip</b> – Zoning Text Amendment, Conditional Use Permit, and Site Plan Requests, #25-104 for a fuel station on a property zoned Transit Oriented Development – Employment (TOD-E) with a Planned Development Overlay.		

**Proposed Action:**

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ TO RECOMMEND APPROVAL OF A ZONING TEXT AMENDMENT, AMENDING ORDINANCE 2016-1210 ORDINANCE AMENDING CHAPTER 152 OF CITY CODE TO REZONE PROPERTY FROM BUSINESS PARK WITH HIGHWAY OVERLAY (BP/HO) TO BUSINESS PARK WITH PLANNED DEVELOPMENT OVERLAY (BP/PD) AT THE SOUTHEAST CORNER OF HIGHWAY 610 AND WEST BROADWAY.

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF A FUEL STATION AT 9400 WEST BROADWAY, SUBJECT TO THE CONDITIONS PROVIDED IN THE DRAFT RESOLUTION.

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A FUEL STATION AT 9400 WEST BROADWAY, SUBJECT TO THE CONDITIONS PROVIDED IN THE DRAFT RESOLUTION.

**Summary:**

Brent Dusek, on behalf of Kwik Trip, Inc., has submitted a proposal for development with applications including a Zoning Text Amendment of a Planned Development Overlay, Site Plan Review, and Conditional Use Permit. The proposal is for the construction of their Gen 9 convenience store, which will operate 24 hours a day, provide 8 auto fuel stations, and general sales within the 40, 614 square foot structure.

The original submission included several variances from the standards of the TOD-E zoning district. In the time since the initial application was submitted, staff discovered additional information that changed the previous understanding of the zoning regulations applicable to the subject property. At the September 10, 2025 Planning Commission meeting, staff provided additional details and sought direction from the Planning Commission on how to proceed. Planning Commission unanimously recommended support of this application. A discussion item

held at the September 22, 2025 City Council Regular Meeting resulted in staff was directed to work with the applicant for approvals of this proposal.

**Current Conditions:**

The subject property is undeveloped and is improved on the east side with a private street benefitting the adjacent parcels to the north. It has access to a private street on the south property line that provides public access to West Broadway.

Planning and Zoning Information

	<b>Current</b>	<b>Proposed</b>
Land Use Plan	LRT Station Area; Community Commercial	No Change
Current Zoning	Transit Oriented Development-Employment with a Planned Development Overlay (TOD-E/PDO)	Amendment to Ordinance 2016-1210 as seen in the attachments
Site Area	2.66 acres	
Neighborhood	Tessman	
Conforms to	Land Use Plan – Yes Zoning Code – Conformance will be achieved upon adoption of the Zoning Text Amendment	
Public Notice	<u>12</u>	
60-Day	September 30, 2025	
120-Day	November 29, 2025	

**Previous Approvals:**

This lot was created in 2016 as part of the Midas Station subdivision. The subdivision was part of Planning Case 16-123 in which 3 lots were created. At the time of subdivision, the parent parcel was zoned BP - Business Park with a Highway Overlay (HO). The subdivision process also included a rezoning from BP/HO to BP/PD (Business Park with a Planned Development Overlay). The Planned Development Overlay (PDO) is a zoning district that provides flexibility from some zoning districts if the development is exceeding other expectations. Due to the flexibility of the PDO the code also requires a development plan, which is a formal concept to show a cohesive neighborhood theme in multi-phased developments. This Planning Case included a development plan including the proposed development of hotels on Lots 2 and 3, as developed with the subject property described as Lot 1 depicted as three retail locations to support the hotel uses. The hotels were granted Certificates of Occupancy in November and December of 2016.

This property was rezoned TOD-E in 2018 as part of Planning Case 18-113 for the establishment of the Transit Oriented Development districts. This effort was in support of the Blue Line Extension Project. This property is in the 93<sup>rd</sup> Avenue Station Area, as adopted by Appendix C of the Brooklyn Park 2040 Comprehensive Plan. The procedure in which the property was rezoned to TOD-E preserved the PDO impacting the subject property.

**Land Use/Zoning and Overlay:**

The Future Land Use is designated in the 2040 Comprehensive Plan as Community Commercial and LRT Station Area, given the property's proximity to the planned 93<sup>rd</sup> Avenue Station on the METRO Blue Line Extension.

This property is zoned TOD-E/PDO, or Transit Oriented Development – Employment with a Planned Development Overlay. The purpose of the TOD-E is adopted in Zoning Code Section §152.704 as follows:

(A) *Purpose.* The TOD-E Transit Oriented Development Employment District is intended to provide walkable urbanism with complementary uses in industrial, warehousing, and office park areas.

(B) This district may be applied to those areas and land uses within the LRT Overlay centered on the 93<sup>rd</sup> Avenue Transit Station on the Comprehensive 2040 Comprehensive Plan Future Land Use Map.

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

This zoning combines the LRT Overlay with the Community Commercial land uses by prioritizing high intensity over large scale through density requirements, and street facing development to maximize utilization of the future investment of the LRT infrastructure. Fuel stations are allowed as a conditional use within the TOD-E zoning district. This conditional use designation includes the requirement that the development be consistent with the zoning code, including dimensional requirements. It does not entitle the property to a specific site design for a fuel station but entitles them to develop a fuel station within the requirements of the zoning code, including but not limited to setback requirements and design minimums to meet the intent of that zoning district, in this case an urban and walkable fuel station.

The TOD-E zoning district has design requirements established within the zoning code that support the intent of walkability, such as linear frontage and maximum setback requirements which push the principal structure up to the street and require the structure to face along the majority of the block, inviting pedestrians to enjoy the urban style development and make developments near the Station Areas more appealing. In April 14, 2025, City Council approved an amendment to include minimum FAR to establish a minimum expectation of density. The TOD-E zoning district has a minimum FAR of 0.5, meaning the square footage of half of the property must be the equivalent of square footage of the primary structure. This square footage does not only need to be on the ground level, the structure could also be 2 stories high with the building footprint at one quarter of the property square footage, making the total square footage of the structure equivalent to half of the property.

Planned Development Overlays (PDO) as regulated by Zoning Code Section 152.803 are intended to provide flexibility in exchange for accomplishing a set goal within the code. The PDO established in 2016 provided flexibility for the entire development, however, it limited the land uses of the subject property. This limitation prohibited fuel stations on the subject property, despite the use being conditional in the TOD-E zoning. PDOs also allow flexibility surrounding density, which allows for the reduction on the subject property from the 0.5 FAR requirement of the TOD-E to the proposed 0.15 FAR. The third standard PDOs allow for flexibility in site design, in which setbacks, building widths, frontage buildouts and other similar standards may be reduced. The

fourth listed flexibility, which is also needed for this application, is parking and loading standards. The parking areas as proposed would not meet the TOD-E zoning requirements, which can be allowed through the amendment of the PDO impacting the site.

## **Proposed Development:**

### **Conditional Use Permit**

Fuel stations are a conditional use in the TOD-E zoning district (§ 152.707.01). While fuel stations are prohibited in the existing PDO on the subject property, the proposed text amendment adds fuel stations as a conditional use. Conditional uses must be reviewed against the standards of the Code (§ 152.305). The proposed use is evaluated below:

- (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 effect the intent of this chapter.**

(1) **Consistency with the Comprehensive Plan;**

The Future Land Use of the Brooklyn Park 2040 Comprehensive Plan guides the property as Community Commercial with the LRT Station Area Overlay. The LRT Station Overlay and Appendix C of the 2040 Comprehensive Plan, outlining the Station Area expectations, is implemented through the design requirements of the TOD-E Zoning District, of which many of these standards are not being met. Consistency with the Zoning Code will be achieved through the use of a Planned Development Overlay district, which will grant the flexibility necessary for this development.

(2) ***Traffic generation, volume, and safety associated with the use and driveway location on adjacent roads, sidewalks, and trail connections;***

Vehicular access to the site is provided from an existing private drive on the south and east sides of the property. This private drive connects this site to West Broadway north of 93<sup>rd</sup> Avenue. A traffic study was conducted, and the applicant must meet all comments made by the City Engineer, Hennepin County and the Blue Line Extension Project Office due to the proximity to the planned Light Rail line on West Broadway Avenue.

(3) ***The characteristics of the parking area of the use, including the number and design of parking spaces, landscaping, traffic circulation, drainage and lighting;***

The applicant has requested flexibility to reduce the front and side parking setbacks, bringing the parking area closer to the right of way and 93<sup>rd</sup>

Avenue Station Area. This flexibility will be granted through the Zoning Text Amendment of the existing Planned Development Overlay. As proposed the characteristics of the parking area do not meet the intent of the City Code, the LRT Station Area Plan, or the Comprehensive Plan's future land use vision for this area., However, the ordinance permits the he code is to increase walkability of the zoning district through development facing the street to separate and screen parking facilities. The TOD-E zoning district does not include parking minimums to reduce the vehicular traffic around the station areas, and to encourage the use of the Blue Line Extension upon completion.

- (4) ***The provision of adequate public infrastructure to the site where the use of Planned Development Overlays to achieve compliance. The intent of the use is proposed;***

The site has access to adequate utilities, and public streets. This site has access to sewer and water connections along West Broadway. This site is located within the 93<sup>rd</sup> Avenue Station area and will also have access to public transportation.

- (5) ***The ability to screen and buffer incompatible off-site impacts of the proposed use on adjacent property and the surrounding neighborhood;***

The applicant provided a site plan with a landscaping proposal to screen the parking area from the multi-use trail along West Broadway.

- (6) ***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 existing structure meets the exterior architectural requirements for the proposed structure; however, the proposed site plan is inconsistent with regulations established for the zoning district in which the subject property is located. The applicant has submitted an application for a Zoning Text Amendment to amend the language of a Planned Development Overlay impacting this property.

- (7) ***Compliance with any other applicable section of this chapter or city code.***

Fuel Stations have additional standards listed in 152.903(E) as follows:

- a. **An evaluation of subsurface conditions, soil resistivity and groundwater table conditions prepared by a professional engineer, licensed by the State of Minnesota.**

The applicant has provided a geotechnical analysis which has been reviewed by the Building Department. The Fire Department will witness and

inspect installation of the underground fuel tank. In addition, the Minnesota Pollution Control Agency will assign a tank inspector to supervise tank installation.

- b. Information that demonstrates compliance with the installation requirements of the requirements of the Minnesota Pollution Control Agency.**

The applicant has indicated they will work with the Minnesota Pollution Control Agency.

- c. The minimum frontage on any street must be 150 feet for a station with four pump/meter stations or less, and stations with additional pump/meter stations may provide additional frontage and area to provide equivalent and sufficient space for servicing vehicles, off-street parking, safe vehicular approaches into the station, and visibility for pedestrians and drivers.**

The frontage of this property exceeds the minimum frontage.

- d. Canopies or other weather protection structure (free standing or projecting from a building).**
  - (a) Maximum height. 25 feet.**
  - (b) Lighting.**
    - 1. Except for permitted signs, no lighting or the face of the canopy is allowed. This includes a prohibition on backlit panels on the face of the canopy.**
    - 2. All lighting installed must be recessed into the canopy and lights must be directed downward and away from adjacent properties in compliance with § [152.1014](#).**

The applicant proposes 20-foot canopies. The applicant will not have lighting on the face of the canopies. All lighting is recessed into the canopies.

- e. Pump/meter islands.**
  - (a) Setbacks.**
    - 1. From public right-of-way: 50 feet.**
    - 2. Interior side or rear: 40 feet.**
    - 3. From a residential district or use: 100 feet.**
  - (b) Vehicle stacking.**
    - 1. Vehicle stacking for gas pump dispensing must be provided for at least one car beyond the pump island in each direction in which access can be gained to the pump. The required vehicle stacking area for gas dispensing may not interfere with the internal circulation drive aisles or designated parking aisles.**
    - 2. Vehicle stacking for gas pump dispensing may not be permitted in any public right-of-way, private access easement, or within the required parking setback area.**

The proposed pump/meter islands meet the required setbacks.

The applicant has provided a vehicle stacking diagram which meets the requirements. The applicant acknowledges no parking is permitted in the public right-of-way.

- f. **All paved areas must be surfaced with concrete or bituminous surfacing to control dust and provide adequate drainage, designed to meet the requirements of a minimum seven-ton axle load.**

The applicant proposes concrete and bituminous on site.

- g. **Layout of the publicly accessible areas on the site may be designed so that the employees of the establishment and any law enforcement personnel inside the business can observe all patrons while they have access to any merchandise offered for sale in the building or are at fuel pumping areas.**

According to the applicant, the publicly accessible portions of the store are designed to allow law enforcement personnel and there is camera monitoring on site.

Outdoor sales and display are an accessory use listed in Table 152.707.1 Principal Land Use in § 152.707 Mixed Use District Land Uses as not permitted. Outdoor sales and display will be permitted through the Planned Development Overlay amendment.

The required findings of § 152.305 have been addressed and Staff recommends approval of the CUP upon approval of the Zoning Text Amendment, amending the existing Planned Development Overlay district that impacts the subject property.

**Site Plan Review:**

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

**Building and Site Design Standards:**

**Lighting:**

The proposed lighting meets lighting requirements as prescribed in § 152.1014.

**Pedestrian Connections:**

The proposed sidewalk improvements meet pedestrian circulation requirements as prescribed in § 152.1022.

**Parking:**

The proposed parking improvements meet the requirements as prescribed in § 152.1019 and § 152.1020.

**Enclosures and Screening:**

The proposed screening meets screening requirements as prescribed in § 152.1024.

**Landscaping:**

The proposed landscaping meets landscaping requirements as prescribed in §152.1012.

Canopy cover requirements state one large or two medium trees per 360 feet of required parking lot area green space are required. This proposal requires 3 trees, and provides 8 trees for canopy cover.

Foundation Landscape requirements state at least 40% of the perimeter must be sodded or landscaped with approved ground cover with low level plantings in an area of no less than six feet in width. This plan does provide plantings meeting this requirement.

Open area landscape requires a percentage of the development not be occupied by building or hardscape. These areas are required to be planted with trees, shrubs, flowers, native species or similar plantings as well as sodded or mulched where appropriate. This project is required to provide 30% of open space and meets this requirement.

Plant diversity requires no more than 25% of any trees be planted from the same family, and no more than 15% of the same species. This proposal meets this requirement.

Street trees are required at a minimum distance of 70 feet along public rights of way. This plan meets this requirement.

**Architectural standards:**

The façade is made up of 100% Class I materials and exceeds the 65% Class I requirement of § 152.1004.

**Roadways:**

This site is accessed from a private street along the east side of the property that has access to West Broadway north of 93<sup>rd</sup> Avenue.

**Utilities:****Staff Recommendation:**

The requirements of § 152.303, 152.305, and 152.803 have been addressed and Staff recommends approval of the Zoning Text Amendment and Resolutions recommending the approval of the Site Plan Review, and Conditional Use Permit for the construction and operation of a fuel station at 9400 West Broadway based on the findings of fact established within the draft resolutions.

**Budgetary/Fiscal Issues: N/A****Alternatives to consider:**

1. Approve the draft Ordinance and Resolutions as presented.
2. Approve the draft Ordinance and Resolutions with modifications.
3. Deny the draft Ordinance and Resolutions and provide findings for the approval of the requests.

**Attachments:**

- A. DRAFT ZONING TEXT AMENDMENT
- B. DRAFT CONDITIONAL USE PERMIT RESOLUTION
- C. DRAFT SITE PLAN REVIEW RESOLUTION
- D. LOCATION MAP
- E. PREVIOUS APPROVALS
- F. PLAN SET

ORDINANCE #2025- \_\_\_\_

ORDINANCE AMENDING ORDINANCE #2016-1210 AND CHAPTER 152 OF THE BROOKLYN PARK ZONING CODE TO AMEND THE PLANNED DEVELOPMENT OVERLAY IMPACTING THE MIDAS STATION PLAT.

The City Of Brooklyn Park Does Ordain:

**Section 1.**

Section 152 of the Zoning code is amended to rezone the following described properties from Business Park with Highway Overlay (BP/HO) to Business Park with Planned Development Overlay (BP/PD):

*Lots 1, 2, and 3, Midas Station, Hennepin County, Minnesota*

This Planned Development Overlay has the following requirements:

1. Lot 1 shall be for office, retail, personal services, restaurant uses, fuel stations or other similar uses. A Site Plan Review or Conditional Use Permit (as applicable) will be required for uses on this lot.
2. Lots 2 and 3 shall be for Hotel uses. A Conditional Use Permit will be required for uses on these lots.
3. The development of Lots 2 and 3 shall be regulated by Site Development Plan (page C3.01) dated 09-26-2016 showing the following items :
  - a. Shared driveways, walkways, and parking lots;
  - b. General building placement, although the drive-thru shown is not guaranteed;
  - c. A connected internal walkway between the hotels, retail/restaurant buildings, and West Broadway;
  - d. Shared monument and area identification signs; and
  - e. Shared storm water management facilities.
4. The minimum standards of development for all buildings and sites shall include:
  - a. A uniform style of parking lot lighting;
  - b. High-quality building materials. Buildings must have at least two different building materials.
  - c. Building setbacks are hereby waived to provide a connected and pedestrian-friendly development.
5. The maximum impervious coverage for the entire development shall not exceed 75 percent.
6. The number of parking spaces on Lots 2 and 3 may be reduced to a ratio of 1 space per guest room.
7. A Site Plan Review or Conditional Use Permit application before the Planning Commission and City Council, as described in City Code, is required for each site prior to its construction.

8. Other provision of the City Code not modified here shall still apply.
9. The development of Lot 1 shall be regulated by Site Keynote Plan (page C100) dated May 10, 2024 and shall be entitled to the following flexibilities from the TOD-E zoning in which the parcel currently exists:
  - a. An increase to the maximum width of the northern driveway from a 20 foot width to a 40 foot width.
  - b. An increase to the maximum width of the southern driveway from a 20 foot width to a 35 foot width.
  - c. A reduction in the frontage build out requirement of 70% to 29.3%.
  - d. The parking setbacks are reduced to 10 feet along West Broadway, and 8.41 feet along the southern property line.
  - e. The minimum Floor Area Ratio is reduced for this property from 0.5 to 0.15.
  - f. Outdoor Sales and Display are permitted on this site.

**Section 2.** Section 152.803 of the City Code, titled “Planned Development Overlays” is amended to read as follows:

*(H) List of approved active Planned Development Overlays and ordinance numbers.*

<b><i>Ord. number Planned Development Overlay</i></b>	<b><i>Ord. number Planned Development Overlay</i></b>
2003-998	Unnamed
2005-1050	Unnamed
2006-1056	West Broadway and Candlewood Drive
2009-1109	Gateway 2nd Addition southwest interchange of Highways 169 and 610)
2013-1156	Lakeland Avenue North
2014-1168	North Business Center
2014-1176	Gateway 3rd Addition (Outlot C)
2017-1178	North Cross Business Park
2014-1179	Six Ten Commerce Center Third Addition
2014-1181	Mississippi Gardens
2015-1188	Capstone Quadrangle 2nd Addition
2015-1193	North Park Business Center
2015-1194	Six Ten Zane
2015-1199	Villas of Rush Creek Trail
2016-123	Midas Station
2017-1220	Six Ten Zane Second Addition
2017-1226	Gateway 3rd Addition (Outlots B and D)
2018-1236	Villas of Rush Creek Trail 4th Addition
2020-1252	9501 Louisiana Avenue North (unplatted)
2020-1257	9489 Winnetka Avenue Noth
2021-1264	Six Ten Commerce Center 5th Addition



RESOLUTION #2025-\_\_

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A FOR A FUEL STATION AT THE LOCATION OF 9400 WEST BROADWAY.

Planning Commission File # 25-104

WHEREAS, Brent Dusek, of Kwik Trip, has made an application for a Conditional Use Permit 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 Transit Oriented Development - Employment in which fuel stations are conditional uses; 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 a Conditional Use Permit is hereby granted for the operation of a fuel station at 8200 108<sup>th</sup> Court and as legally described in the attached EXHIBIT A, subject to the following conditions:

1. Prior to the issuance of a building permit, a site plan meeting the conditions of Resolution Approving a Site Plan for the Construction of a Fuel Station at 9400 West Broadway must be approved.
2. Prior to issuance of a Certificate of Occupancy, the Applicant must install stop signs at all driveway exits to City streets in accordance with §152.1020(G) of the zoning code, to the satisfaction of the City Engineer.
3. Pursuant to §152.1015(C) of the zoning code, staging areas visible from the public rights-of-way areas must be screened.
4. Signage must comply with all requirements of City Code Chapter 150: Signs.
5. The property must remain compliant with Title VII: Traffic Code of the City's Code.
6. The property must remain compliant with Title IX: General Regulations of the City's Code.
7. The property must remain compliant with Title XI: Business Regulations of the City's Code.
8. The property must remain compliant with the Minnesota State Fire Code.
9. This resolution must be recorded with the Hennepin County Recorder's office.
10. If the holder of the conditional use permit fails to comply with the terms and conditions of this resolution, the city may impose penalties or discipline for noncompliance, which may

include revocation of the permit in accordance with §152.035(H)(1) of the Municipal Code.

This resolution expires one year from the date of approval unless all conditions are met. This resolution must be recorded with the Hennepin County Recorder's office within one year of the date of approval. The approvals can be revoked if not in compliance with the conditions stated above.

EXHIBIT A

*Lot 1, Block 2, Northpark Business Center Ninth Addition, Hennepin County, Minnesota.*

RESOLUTION #2025-\_\_

RESOLUTION APPROVING A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A FUEL STATION AT 9400 WEST BROADWAY.

Planning Commission File # 25-104

WHEREAS, Brent Dusek, of Kwik Trip, 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 Transit Oriented Development with a Planned Development Overlay; 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 approved at 9400 West Broadway as legally described in the attached EXHIBIT A, because of the following conditions:

**1.00 DRAWINGS**

- 1.01 Site, utility, landscaping, and grading plans for this development on file in the City Clerk's office dated May 10, 2024 are approved, subject to the conditions listed below.
- 1.02 Building elevations for the fuel station dated May 9, 2024 are approved to proceed to building permit, 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 **\$945,200.00**, a cash bond in the amount of **\$49,700.00** and a developer's escrow in the amount of **\$29,800.00** 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 The City must adopt an amendment to Ordinance 2016-1210 modifying the Planned Development Overlay to permit for the site plan as proposed.
- 5.01 Prior to issuance of a Certificate of Occupancy, the Applicant must install stop signs at all driveway exits to City streets in accordance with §152.1020(G) of the zoning code, to the satisfaction of the City Engineer.

EXHIBIT A

*Lot 1, Block 1, Midas Addition, Hennepin County, Minnesota*



**Rezoning, Conditional Use Permit and Site Plan Review**

**Case #25-104 – KwikTrip 9400 West Broadway**

Area of Request (August 2025 Air Photo)

9400 West Broadway, Brooklyn Park MN

**Brooklyn Park** 



# City of Brooklyn Park Request for Council Action

<b>Agenda Item:</b>	6.2	<b>Meeting Date:</b>	October 24, 2016
<b>Agenda Section:</b>	Land Use Actions	<b>Originating Department:</b>	Community Development
<b>Resolutions:</b>	XX	<b>Prepared By:</b>	Todd A. Larson, Senior Planner
<b>Ordinance:</b>	X – FIRST READING		
<b>Attachments:</b>	8	<b>Presented By:</b>	Cindy Sherman, Planning Director
<b>Item:</b>	Midas Brooklyn Park, LLC - Plat, Rezoning, and Conditional Use Permit #16-123 for two hotels at 9400 West Broadway.		

## City Manager's Proposed Actions:

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ TO WAIVE THE READING AND ADOPT ON FIRST READING AN ORDINANCE AMENDING CHAPTER 152 OF CITY CODE TO REZONE PROPERTY FROM BUSINESS PARK WITH HIGHWAY OVERLAY (BP/HO) TO BUSINESS PARK WITH PLANNED DEVELOPMENT OVERLAY (BP/PD) AT THE SOUTHEAST CORNER OF HIGHWAY 610 AND WEST BROADWAY.

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ TO WAIVE THE READING AND ADOPT RESOLUTION #2016-\_\_\_ APPROVING PRELIMINARY AND FINAL PLAT OF "MIDAS STATION" SUBDIVIDING 6.986 ACRES INTO THREE BUSINESS LOTS AT THE SOUTHEAST CORNER OF WEST BROADWAY AND HIGHWAY 610.

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ TO WAIVE THE READING AND ADOPT RESOLUTION #2016-\_\_\_ APPROVING CONDITIONAL USE PERMITS FOR TWO HOTELS AT 9470 AND 9490 WEST BROADWAY.

## Planning Commission Recommendation:

At its meeting on October 12, the Planning Commission unanimously (8-0) recommended approval of the proposal with conditions that are outlined in the attached resolutions.

## Overview:

Midas Hospitality is proposing to construct two hotels at the southeast corner of West Broadway and Highway 610. One of the hotels, Hampton Inn, is geared towards short stays. The other hotel, Home2Suites, is geared towards longer stays by featuring kitchenettes in the rooms. Both hotels have swimming pools and offer a complimentary breakfast buffet. Hotels are considered a conditional use; therefore a conditional use permit (CUP) is required.

The applicant will have additional land for development. They are envisioning retail and restaurant uses that will complement the hotels. The applicant does not have any proposed retailers or restaurateurs at this time, but had prepared a development plan showing how these uses could fit into the site in the future. The applicant worked closely with staff and MetroTransit's Transit Oriented Development staff in laying out the development plan to make all the uses work well together and take advantage of the future light rail transit station a block south of the site. The application is seeking a Planned Development Overlay to waive the building setback requirements to make the site more walkable and connected and to reduce the parking needs.

**Budgetary/Fiscal Issues:** Park dedication will be given with the development.

**Alternatives to consider:**

1. Approve the proposal as presented.
2. Approve the proposal with modifications.
3. Deny the proposal based on certain findings.

**Attachments:**

- 6.2A REZONING/DEVELOPMENT PLAN ORDINANCE
- 6.2B PLAT RESOLUTION
- 6.2C CONDITIONAL USE PERMITS RESOLUTION
- 6.2D LOCATION MAP
- 6.2E PLANNING & ZONING INFORMATION
- 6.2F LETTER FROM APPLICANT
- 6.2G PLANNING COMMISSION MINUTES
- 6.2H PLANS

## ORDINANCE #2016-\_\_\_

ORDINANCE AMENDING CHAPTER 152 OF CITY CODE TO REZONE PROPERTY  
FROM BUSINESS PARK WITH HIGHWAY OVERLAY (BP/HO)  
TO BUSINESS PARK WITH PLANNED DEVELOPMENT OVERLAY (BP/PD)  
AT THE SOUTHEAST CORNER OF HIGHWAY 610 AND WEST BROADWAY

The City Of Brooklyn Park Does Ordain:

**Section 1.**

Section 152 of the Zoning code is amended to rezone the following described properties from Business Park with Highway Overlay (BP/HO) to Business Park with Planned Development Overlay (BP/PD):

*Lots 1, 2, and 3, Midas Station, Hennepin County, Minnesota*

This Planned Development Overlay has the following requirements:

1. Lot 1 shall be for office, retail, personal services, restaurant uses, or other similar uses. A Site Plan Review or Conditional Use Permit (as applicable) will be required for uses on this lot.
2. Lots 2 and 3 shall be for Hotel uses. A Conditional Use Permit will be required for uses on these lots.
3. The Site Development Plan (page C3.01) dated 09-26-2016 showing the following items:
  - a. Shared driveways, walkways, and parking lots;
  - b. General building placement, although the drive-thru shown is not guaranteed;
  - c. A connected internal walkway between the hotels, retail/restaurant buildings, and West Broadway;
  - d. Shared monument and area identification signs; and
  - e. Shared storm water management facilities.
4. The minimum standards of development for all buildings and sites shall include:
  - a. A uniform style of parking lot lighting;
  - b. High-quality building materials. Buildings must have at least two different building materials.
  - c. Building setbacks are hereby waived to provide a connected and pedestrian-friendly development.
5. The maximum impervious coverage for the entire development shall not exceed 75 percent.
6. Parking lots are not permitted any closer to West Broadway than the buildings.
7. The number of parking spaces on Lots 2 and 3 may be reduced to a ratio of 1 space per guest room.
8. All other parking setbacks must meet requirements of City Code.
9. A Site Plan Review or Conditional Use Permit application before the Planning Commission and City Council, as described in City Code, is required for each site prior to its construction.
10. Other provision of the City Code not modified here shall still apply.

## RESOLUTION #2016-\_\_\_

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT OF  
"MIDAS STATION"  
SUBDIVIDING 6.986 ACRES INTO THREE BUSINESS LOTS  
AT THE SOUTHEAST CORNER OF WEST BROADWAY AND HIGHWAY 610

Planning Commission File #16-123

WHEREAS, the plat of "Midas Station" has been submitted in the manner required for platting of land under the Brooklyn Park Codes and under Chapter 462 of the Minnesota Statutes and all proceedings have been duly held thereunder; and

WHEREAS, said plat is consistent with the Comprehensive Plan and the regulations and requirements of the laws of the State of Minnesota and codes of the City of Brooklyn Park, Chapters 151 and 152.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Preliminary Plat Request #16-123 "Midas Station" shall be approved subject to the following conditions:

**1.00 DRAWINGS**

1.01 Preliminary plans on file in the City Clerk's office dated 09-26-2016 for three lots upon compliance with the following requirements:

**2.00 BONDS, ESCROWS AND DIRECT PAYMENTS**

2.01 Developer's Escrow in the amount of **\$3,000.00** 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.

2.02 Payment of any special assessments on the property.

**3.00 REQUIRED DOCUMENTS**

3.01 Approval of Title by the City Attorney.

3.02 A final plat showing the correct square footage for each lot area must be submitted prior to recording of the final plat.

3.03 Cross-Access and maintenance agreements between all three lots must be reviewed and approved by the City Attorney and recorded with the final plat.

- 3.04 A signal assessment agreement for one-quarter of one-half the cost of a future traffic signal at the private roadway access with West Broadway. The agreement may divide the share between the three parcels.

#### **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.

#### **II. FINAL PLAT**

- 5.01 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Final Plat Request #16-123 "Midas Station" shall be approved subject to the following conditions:
- a. Title review by the City Attorney and all conditions therein.
  - b. Easement review by the City Engineer and all conditions therein.
  - c. Per requirements set forth above or as subsequently amended by motion, approving the preliminary and final plat of "Six Ten Commerce Center 2<sup>nd</sup> Addition" which is part of this resolution by reference and is on file and can be examined in the City Clerk's office.
  - d. Submission of a letter from the land surveyor or engineer indicating the square footage contained in each lot on the plat, per Section 151.043, Subdivision J, of the City Code.
  - e. Submission of a CAD copy of the plat.
  - f. Park dedication in the amount of \$55,888 (6.986 acres at \$8,000 per acre).

BE IT FURTHER RESOLVED that such execution of the certificate upon said plat by the Mayor and City Manager shall be conclusive showing of proper compliance therewith by the sub divider and City officials and shall entitle such plat to be placed on record forthwith without further formality, all in compliance with M.S.A. 462 and the Ordinance of the City.

RESOLUTION #2016-\_\_\_

RESOLUTION APPROVING CONDITIONAL USE PERMITS  
FOR TWO HOTELS AT 9470 AND 9490 WEST BROADWAY

Planning Commission File #16-123

WHEREAS, Midas Hospitality has made application for conditional use permits on properties legally described as:

*Lot 2, Block 1, Midas Station, Hennepin County, Minnesota, and  
Lot 3, Block 1, Midas Station, Hennepin County, Minnesota*

WHEREAS, the proposed development is consistent with the purposes of the Zoning District and the Comprehensive Plan; and

WHEREAS, the matter has been referred to the Planning Commission public hearing and who have given their advice and recommendation to the City Council; 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 of property values in the neighborhood have been considered.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BROOKLYN PARK: that two Conditional Use Permits are hereby approved for one hotel on each of the above-described parcels, subject to the following:

**1.00 PLANS AND DRAWINGS**

Exterior and site improvements must conform to the following plans and drawings:

- 1.01 Site Plans, Utility Plans, and Landscaping Plans dated 09-26-2016; and
- 1.02 Building Elevations dated 08-29-2016.

**2.00 REQUIRED DOCUMENTS**

- 2.01 A cross-access and maintenance agreement for joint use of the driveways and parking areas.
- 2.03 Approval from the West Mississippi Watershed Management Organization and all conditions therein.

### 3.00 BONDS, ESCROWS AND DIRECT PAYMENTS

3.01 A Development Contract and bonding shall be required in the amounts of **\$353,400.00 (Lot 2)** and **\$320,500.00 (Lot 3)** as a development bond or letter of credit, a **\$18,600.00 (Lot 2)** and **\$16,800.00 (Lot 3)** cash bonds, and a **\$11,100.00 (Lot 2)** and **\$10,100.00 (Lot 3)** developer's escrows as required by Chapter 152. The developer's escrow must be posted with the City Treasurer 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. This bonding must include the following:

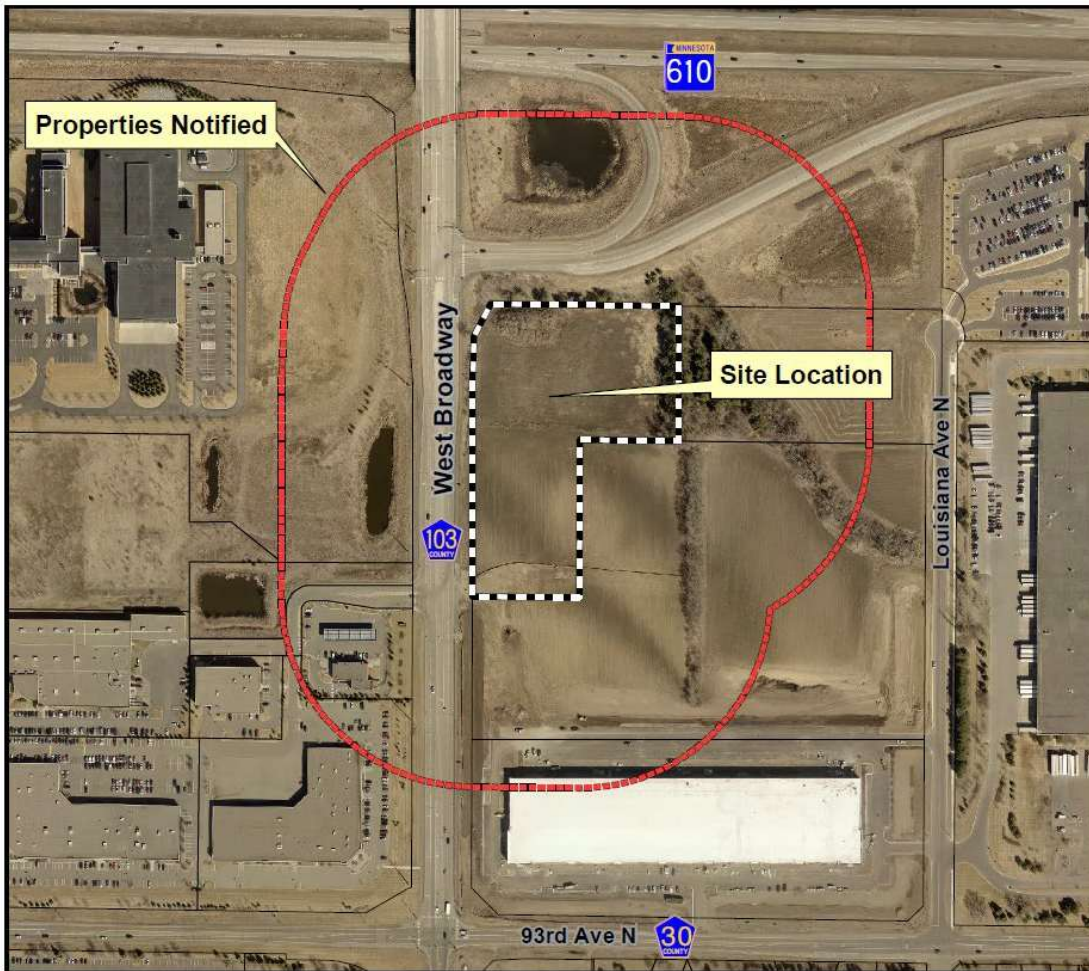
- a. Earthwork
- b. Erosion Control
- c. Site Utilities
- d. Concrete curb, gutter, and walks.
- e. Paving and striping of parking and driveways
- f. Landscaping and irrigation
- g. Site lighting
- h. Rooftop Screening

### 4.00 GENERAL CONDITIONS

- 4.01 Outdoor storage, display, and sales are prohibited, unless there is a valid special event permit.
- 4.02 The waste enclosures must be constructed out of masonry materials complementary to the building with an opaque wood or metal gate. The enclosure must be large enough to house trash and recyclables.
- 4.03 Signs require sign permits and must conform to the design standards in Chapter 150.
- 4.04 Each hotel is required to maintain a valid lodging license, pool license, and food service license.
- 4.05 Each hotel may apply for a hotel liquor license, if so desired.
- 4.06 Parking lot lighting is limited to 25 feet in height per City Code Section 152.111(C)(3).
- 4.07 Signs require permits and must conform to the design requirements of Chapter 150 and the approved development plan.

This Conditional Use Permit must be recorded with the Hennepin County Recorder's Office (Taxpayer Services). All conditions must be met and adhered to at all times in order for this permit to be valid. Recording must be made before December 31, 2017, otherwise a time extension must be requested in the manner listed in City Code.

**Plat/Rezoning/Conditional Use Permits #16-123 Midas Hospitality  
9400 West Broadway**



This is a public hearing notice map. Properties receiving notices are within the red dashed line.

Notification distance = 500 feet

Spring 2015 Air Photo.

100 Feet



Map Date September 26, 2016

Land Use Plan	Business Park		
Current Zoning	Business Park with Highway Overlay (BP/HO)		
Surrounding Zoning	East – Business Park with Highway Overlay (BP/PD) <i>Vacant</i>		
	South – Business Park with Planned Development Overlay (BP/PD) <i>CSM's 610 Commerce Center future expansion site</i>		
	North – Planned Unit Development (PUD) <i>Target North Campus – across Highway 610</i>		
	West – Business Park with Highway Overlay (BP/HO) <i>Takada Pharmaceuticals</i>		
Neighborhood	Tessman		
	<u>Total Site</u>	<u>Hampton Inn (Lot 2)</u>	<u>Home2 Suites (Lot 3)</u>
Site Area	6.986 acres	2.30 acres	2.03 acres
Number of Rooms	207	100	107
Parking Spaces	217	103	114
Conforms to:	Land Use Plan – Yes		
	Zoning Code – Yes		
	Variances Needed – None		
Notification Distance	500 feet		

### Development Plan

The applicant has provided a development plan that shows two hotels and three retail/restaurant buildings, an internal roadway, and parking lots. The retail/restaurant buildings are conceptual in nature—these uses are not proposed at this time. In the future, the number and size of the buildings are likely to change, but the connectivity of these building with the hotels and the multi-use trail along West Broadway is the important design element that will be emphasized with the development. A drive-through is shown around one of the buildings, but that is conceptual—no drive-thru will be guaranteed with the development plan.

The rezoning of the property from the Highway Overlay to the Planned Development Overlay will set the development expectations for the future. The development plan shows reduced setbacks from the Highway Overlay and Business Park standards to promote the connectedness and walkability of the development.

### Hotel Designs

Two hotels are proposed for the site. Both hotels will be four stories in height. Each hotel will reflect the brand's contemporary image. The western hotel (Hotel A, Lot 2) will be a Hampton Inn with brick, EIFS, Nichiha panels (a brand of decorative fiber cement), and metal panels. The eastern hotel (Hotel B, Lot 3) will be a Home2Suites with tile, cement fiber board, EIFS, and metal panels. The two hotels are not intended to be identical, but have some similar architectural treatments that will complement each other.

**Access and Parking**

The entire site will share an existing access to West Broadway. In the future, a traffic signal is expected in this location. This intersection will be where the proposed light rail line will transition from center-running to west side-running. A signal assessment agreement is in place on the adjacent CSM property to cover three-quarters of one-half the cost. An agreement covering the remaining quarter of one-half the cost will be required. In the event the light rail project does not go forward (and therefore not covering the signal costs), the cost of this signal will be covered by the property owners. The City Attorney will prepare this agreement.

From the intersection with West Broadway, a shared internal roadway will provide access to both hotels and the future retail/restaurant development site. A cross-access and maintenance agreement is required for this roadway.

The applicant is requesting a modification in the number of parking spaces that are required by City Code through the development plan. City Code requires 1.25 spaces per room plus additional parking for restaurants, meeting rooms, and banquet facilities. The applicant has operated dozens of hotels across the country and has found that one parking space per room is adequate for their needs. In the future, light rail is expected to bring some guests and employees to the hotels further reducing the demand for vehicle parking. Between both hotels, this is a total reduction of 42 spaces.

**Pedestrian Connections**

The site is located along West Broadway where there is a multi-use trail today. The development plan's first phase will show a connection by the Hampton Inn and at the entrance drive. In the future, other connections could be made with the retail buildings. A sidewalk is proposed along the internal roadway as well.

**Landscaping and Screening**

The proposed landscaping plan meets the requirements for the site. The retail/restaurant site will be seeded with low-maintenance turf grass until the time of its development.

**Utilities**

The utility plan shows how the site will be served with City water and sanitary sewer. Water was envisioned to be extended from Louisiana Avenue to east across the CSM property with a future phase of the 610 Commerce Center. In advance of that, water is available from the west side of West Broadway near the Holiday gas station. A connection is shown across Lot 3 to loop the water back to Louisiana at the time of development of the BPP LLC property to the east.

**Storm Water Management**

The applicant is proposing an underground storm water management system to assist in maximizing the development of the site. Two small infiltration basins are shown on the site. Several additional shrubs should be added to these basins for bank stabilization and aesthetics. The West Mississippi Watershed Management Commission reviews and approves the storm water plans prior to construction.

**Signs**

The development plan shows the locations of signs. A monument sign is shown near the access to West Broadway and a development sign is shown near the intersection of West Broadway and the eastbound Highway 610 ramps. A third monument sign is shown internal to the site. The signs have not been designed at this time, but it is recommended that they are allowed in those locations while meeting the design requirements of the Sign Code.

**Lighting**

The applicant prepared a lighting plan. All of the lights shown are downcast and shielded to prevent glare. The pole heights shown, however, are 30 feet. City Code limits freestanding lighting to 25 feet. The lighting plan must be adjusted at the time of building permit.

**Public Safety**

The Fire Department is requesting two additional fire hydrants on the site—one near the northwest corner of the Hampton Inn and one near the northeast corner of Home2Suites. These hydrants will provide coverage around each building and for the parking lots.

**MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION  
REGULAR MEETING**

October 12, 2016

**Unapproved Minutes**

**1. CALL TO ORDER**

The meeting was called to order at 7:03 p.m.

**2. ROLL CALL/ PLEDGE OF ALLEGIANCE**

Those present were: Commissioners Fletcher, Hanson, Jacobson, Kisch, Schmidt, Stuewe, West-Hafner and Vosberg; Senior Planner Larson; and Planning Director Sherman

Those not present: Commissioner Morton-Spears

**6. PUBLIC HEARING**

**6C. Midas Brooklyn Park, LLC- Case# 16-123 Plat, Rezoning, and Conditional Use Permit for two hotels at 9400 West Broadway**

Senior Planner Larson stated that the two hotels are each proposed to be four stories in height, not the same design, but in complementary materials so they work well together. There is a concept plan for the southern part of the property but nothing has been decided yet. The applicant is a hotel company, not a retail company, so they hope to be working with some other users in the future. Light rail will be important to this site and the applicant has been working with Metropolitan Transit to make sure all of the buildings work together and guests and hotel workers can take advantage of the light rail if they choose to. The landscaping plan addresses the whole site instead of looking at it as two separate sites. There will be more landscaping in the future as other users are identified.

Senior Planner Larson stated that the site is currently zoned Business Park with a Highway Overlay. The request is to change it a Planned Development Overlay so the buildings can be linked together with shared driveways, parking, and the future plans for the rest of the site. The second part of the application is to separate the property into three lots, and the third part of the application is a Conditional Use Permit for each of the hotels. The applicant has found in doing business across the country that one parking space per room, instead 1.25 parking spaces, is adequate. Staff is comfortable with their analysis and if things turn out differently, the retail area can accommodate more parking. Staff is recommending approval.

J.T. Norville with Midas Hospitality stated that he is one of the co-founders and they are an eleven year old company based in St. Louis, Missouri. He stated that they have over seven hundred employees company-wide and hotels are their only focus. They have twenty seven hotels in thirteen states and they currently have eight other hotels under construction in four states. He stated that the first phase of this development will bring a \$30,000,000 investment to Brooklyn Park. It will add sixty permanent jobs, not counting the temporary jobs related to the construction. There are 2,100 Hampton properties worldwide and it is one of the strongest

hotel brands in the industry. Amenities will include complimentary breakfast for about one hundred rooms, a fitness room, indoor pool, free wi-fi and a spacious lobby. The Home2 suites brand was launched in 2009 by Hilton and is focused on the long-term stay customer. Every room is a suite and will contain a full kitchen and separate living space.

Toby Heddinghaue, the architect on the project, stated that they have a unique opportunity here to be building two hotels at the same time that are owned by the same company. He showed samples of the materials they will be using for the hotels. The products they are using are upgraded from what Hilton would require.

Commissioner Chair West-Hafner opened the public hearing.

Nancy Niznick, 7544 103<sup>rd</sup> Circle, asked how they know that two hotels are sustainable in that spot and how that was determined. Her husband, David Niznick, asked if all of the hotels in Brooklyn Park are full.

Commissioner West-Hafner stated that there are only two hotels in Brooklyn Park at this time and she does not know how full they are.

Seeing no one else approach the podium, she closed the public hearing.

Commissioner Hanson stated that she is really glad to see this come into Brooklyn Park as hundreds of jobs have come in along the Highway 610 corridor. As an executive assistant and meeting planner, she is always looking for a place for people to stay when they come to visit. Downtown hotels fill up very quickly and she ends up putting their visitors in Maple Grove hotels. She stated that she is happy that she will be able to put these visitors in a hotel in Brooklyn Park. Since they do not have a meeting space, she stated that she agrees that they do not need all the extra parking they would for events and she likes the addition of more green space.

Commissioner Kisch stated that he is also happy with the increased greenspace as opposed to more parking spaces. He stated that they need to watch the percentage of impervious surface because they are right up against it without development of the rest of the site. He stated that he recommends the applicant have the figures for City Council showing the percentage of impervious surface for each lot. He stated that a condition should be added for a cross-access agreement, that the rooftop equipment needs to be well screened, and that the entry into the hotels is at the back of the CSM building, and not the best view for hotel customers.

Senior Planner Larson stated that there will not be much roof top screening on the hotels as all of the rooms have separate units next to or below the window of each room. He stated that the cross-access is identified in the Conditional Use Permit as well as on the plat resolutions. He also stated that currently people entering the hotels would see the back of the existing CSM building but there is a sister building identified in the CSM development plan with the front of that building being what people would see when entering the hotels.

Commissioner Jacobson asked Mr. Norville what is their plan for the retail development if all they do is hotels.

Mr. Norville stated that they currently have the retail property listed with Colliers but they currently do not own the property and will not close on it until January of 2017. They expect to begin construction in April and will be working with other developers to find the right kind of tenants to complement their hotels.

Commissioner Schmidt stated that the city has waited a long time for a project like this to come to Brooklyn Park and he is excited to see this come. He stated his only concern is echoing a little of what Commissioner Kisch said about what the tenants are going to see coming into the property or being in the hotel and looking out. He stated that he does not want to see an overgrown empty lot on that third parcel but he will leave it to the applicant to deal with because if it looks bad people will not come.

Commissioner Vosberg stated that she completely agrees that we need hotels in the City of Brooklyn Park. She likes the layout, the concept, and that they will bring in some of the local flair.

Commissioner Stuewe stated that this is something we need in the Highway 610 corridor. She stated that the applicant might look at a possible bar or restaurant type of tenant as there are not a lot of close places for the guests to go close by if they do not have transportation.

Commissioner West-Hafner stated that she is excited that this project is coming and she agrees with Commissioner Stuewe that they need a restaurant there since there really are none within walking distance.

Commissioner Jacobson stated that she agrees the hotels need a restaurant but she also wishes there was a banquet facility because the city is in need of that also.

MOTION KISCH, SECOND JACOBSON TO RECOMMEND APPROVAL OF REZONING 16-123 AT THE SOUTHEAST CORNER OF HIGHWAY 610 AND WEST BROADWAY FROM BUSINESS PARK WITH HIGHWAY OVERLAY TO BUSINESS PARK WITH PLANNED DEVELOPMENT OVERLAY.

*MOTION CARRIED UNANIMOUSLY*

MOTION KISCH, SECOND JACOBSON TO RECOMMEND APPROVAL OF PLAT 16-123 OF MIDAS STATION AT THE SOUTHEAST CORNER OF HIGHWAY 610 AND WEST BROADWAY SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

*MOTION CARRIED UNANIMOUSLY*

MOTION KISCH, SECOND JACOBSON TO RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT 16-123 FOR HOTELS AT 9470 AND 9490 WEST BROADWAY SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

*MOTION CARRIED UNANIMOUSLY*

Commissioner Chair West-Hafner stated that this application will be considered by the City Council on September 26, 2016.

# City of Brooklyn Park Request for Council Action

<b>Agenda Item:</b>	4.2	<b>Meeting Date:</b>	November 14, 2016
<b>Agenda Section:</b>	Consent	<b>Originating Department:</b>	Community Development
<b>Resolutions:</b>	X	<b>Prepared By:</b>	Todd A. Larson, Senior Planner
<b>Ordinance:</b>	X – SECOND READING		
<b>Attachments:</b>	4	<b>Presented By:</b>	Cindy Sherman, Planning Director
<b>Item:</b>	Midas Brooklyn Park, LLC - Rezoning #16-123 for two hotels at 9400 West Broadway and release of conditions and restrictions.		

## City Manager's Proposed Actions:

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ TO WAIVE THE READING AND ADOPT ON SECOND READING AN ORDINANCE AMENDING CHAPTER 152 OF CITY CODE TO REZONE PROPERTY FROM BUSINESS PARK WITH HIGHWAY OVERLAY (BP/HO) TO BUSINESS PARK WITH PLANNED DEVELOPMENT OVERLAY (BP/PD) AT THE SOUTHEAST CORNER OF HIGHWAY 610 AND WEST BROADWAY.

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ TO WAIVE THE READING AND ADOPT RESOLUTION #2016-\_\_\_ RELEASING CONDITIONS AND RESTRICTIONS.

## Overview:

At the October 24 meeting, the Council approved the Conditional Use Permits, plats, and the first reading of the rezoning ordinance for Midas Hospitality who is proposing to construct two hotels at the southeast corner of West Broadway and Highway 610 in the spring of 2017. One of the hotels, Hampton Inn, is geared toward short stays. The other hotel, Home2Suites, is geared toward longer stays by featuring kitchenettes in the rooms. Both hotels have swimming pools and offer a complimentary breakfast buffet.

Tonight's first motion is the second reading of the rezoning ordinance to remove the Highway Overlay and replace it with the Planned Development Overlay. The second motion is to release an old conditional use permit from the property title. The CUP was granted in 1986 for mining and reclamation. This CUP has not been used in several years and by City Code expires, but the document remains on the title of the property. These are the last two actions related to the development of the property.

**Budgetary/Fiscal Issues:** Park dedication will be given with the development.

## Alternatives to consider:

1. Approve the proposal as presented.
2. Approve the proposal with modifications.
3. Deny the proposal based on certain findings.

**Attachments:**

- 4.2A REZONING/DEVELOPMENT PLAN ORDINANCE
- 4.2B RELEASE OF CONDITIONS AND RESTRICTIONS RESOLUTION
- 4.2C LOCATION MAP
- 4.2D LETTER FROM APPLICANT

## ORDINANCE #2016-\_\_\_

ORDINANCE AMENDING CHAPTER 152 OF CITY CODE TO REZONE PROPERTY  
FROM BUSINESS PARK WITH HIGHWAY OVERLAY (BP/HO)  
TO BUSINESS PARK WITH PLANNED DEVELOPMENT OVERLAY (BP/PD)  
AT THE SOUTHEAST CORNER OF HIGHWAY 610 AND WEST BROADWAY

The City Of Brooklyn Park Does Ordain:

**Section 1.**

Section 152 of the Zoning code is amended to rezone the following described properties from Business Park with Highway Overlay (BP/HO) to Business Park with Planned Development Overlay (BP/PD):

*Lots 1, 2, and 3, Midas Station, Hennepin County, Minnesota*

This Planned Development Overlay has the following requirements:

1. Lot 1 shall be for office, retail, personal services, restaurant uses, or other similar uses. A Site Plan Review or Conditional Use Permit (as applicable) will be required for uses on this lot.
2. Lots 2 and 3 shall be for Hotel uses. A Conditional Use Permit will be required for uses on these lots.
3. The Site Development Plan (page C3.01) dated 09-26-2016 showing the following items:
  - a. Shared driveways, walkways, and parking lots;
  - b. General building placement, although the drive-thru shown is not guaranteed;
  - c. A connected internal walkway between the hotels, retail/restaurant buildings, and West Broadway;
  - d. Shared monument and area identification signs; and
  - e. Shared storm water management facilities.
4. The minimum standards of development for all buildings and sites shall include:
  - a. A uniform style of parking lot lighting;
  - b. High-quality building materials. Buildings must have at least two different building materials.
  - c. Building setbacks are hereby waived to provide a connected and pedestrian-friendly development.
5. The maximum impervious coverage for the entire development shall not exceed 75 percent.
6. Parking lots are not permitted any closer to West Broadway than the buildings.
7. The number of parking spaces on Lots 2 and 3 may be reduced to a ratio of 1 space per guest room.
8. All other parking setbacks must meet requirements of City Code.
9. A Site Plan Review or Conditional Use Permit application before the Planning Commission and City Council, as described in City Code, is required for each site prior to its construction.
10. Other provision of the City Code not modified here shall still apply.

RESOLUTION #2016-\_\_\_

RESOLUTION RELEASING CONDITIONS AND RESTRICTIONS

This instrument is made by and between the CITY OF BROOKLYN PARK, a Minnesota municipal corporation, and Midas Brooklyn Park, LLC, a Missouri limited liability company.

WHEREAS, Midas Brooklyn Park, LLC, is the fee owner of that certain real property located in the City of Brooklyn Park, County of Hennepin, State of Minnesota, described as follows (the "Property"):

Outlot A, Six Ten Commerce Center Second Addition

WHEREAS, the Property is subject to the terms and conditions of the following conditional use permit issued by the City of Brooklyn Park (the "CUP"):

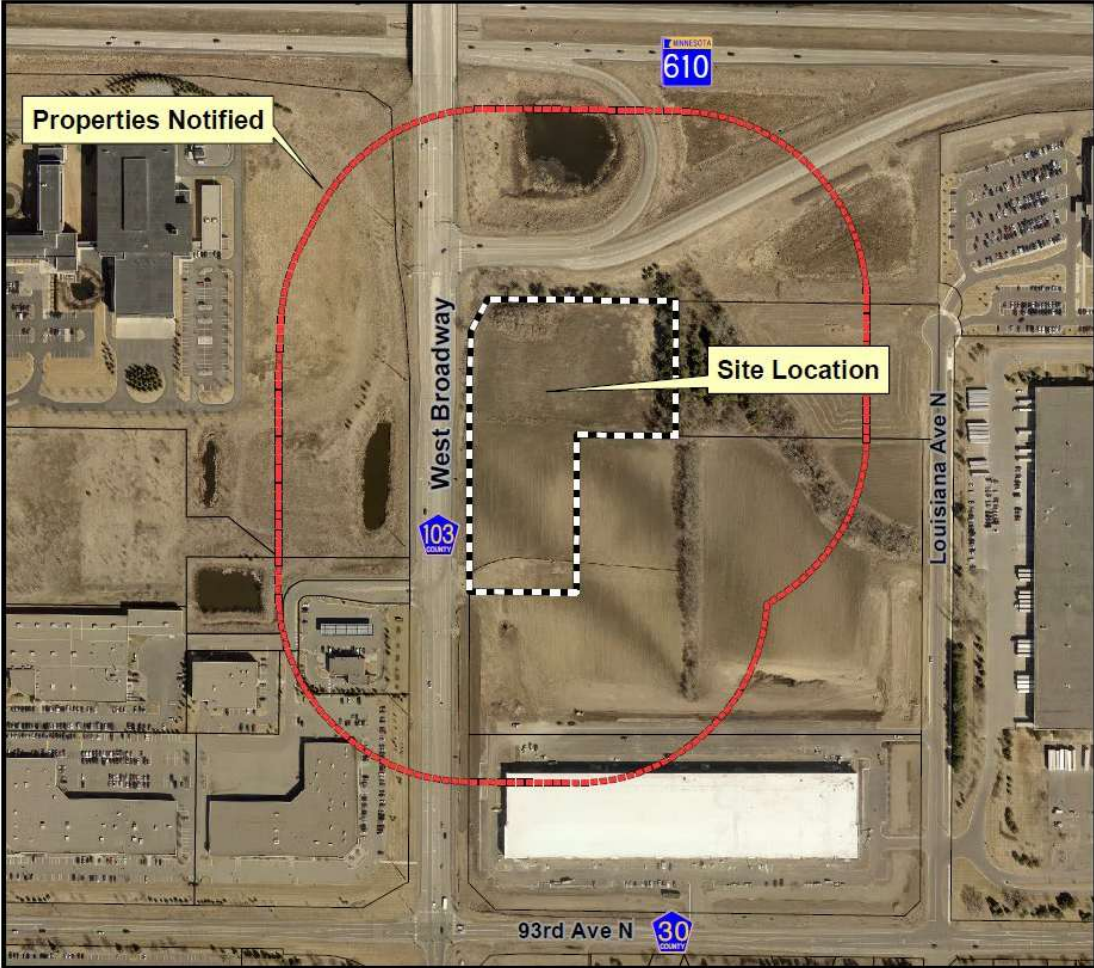
Resolution Number 1986-325 granting Conditional Use Permit No. 1986-3354, dated September 22, 1986, filed March 4, 1987, as Document No. 5235119

WHEREAS, the CUPs were granted in connection with the development of other real estate of which the Property is no longer a part; and

WHEREAS, the City and Midas Brooklyn Park, LLC, desire to release the Property from the terms and conditions of the CUPs.

NOW, THEREFORE, it is hereby agreed by and between the parties that the Property is hereby released from the terms, conditions and restrictions of the Conditional Use Permit identified above.

Plat/Rezoning/Conditional Use Permits #16-123 Midas Hospitality  
9400 West Broadway



This is a public hearing notice map. Properties receiving notices are within the red dashed line.

Notification distance = 500 feet

Spring 2015 Air Photo.

100 Feet



Map Date September 26, 2016





**KWIK  
TRIP**

**KWIK  
STAR**

KWIK TRIP, Inc.  
P.O. BOX 2107  
1626 OAK STREET  
LACROSSE, WI 54602-2107  
TEL: (608) 781-8888  
FAX: (608) 781-8886

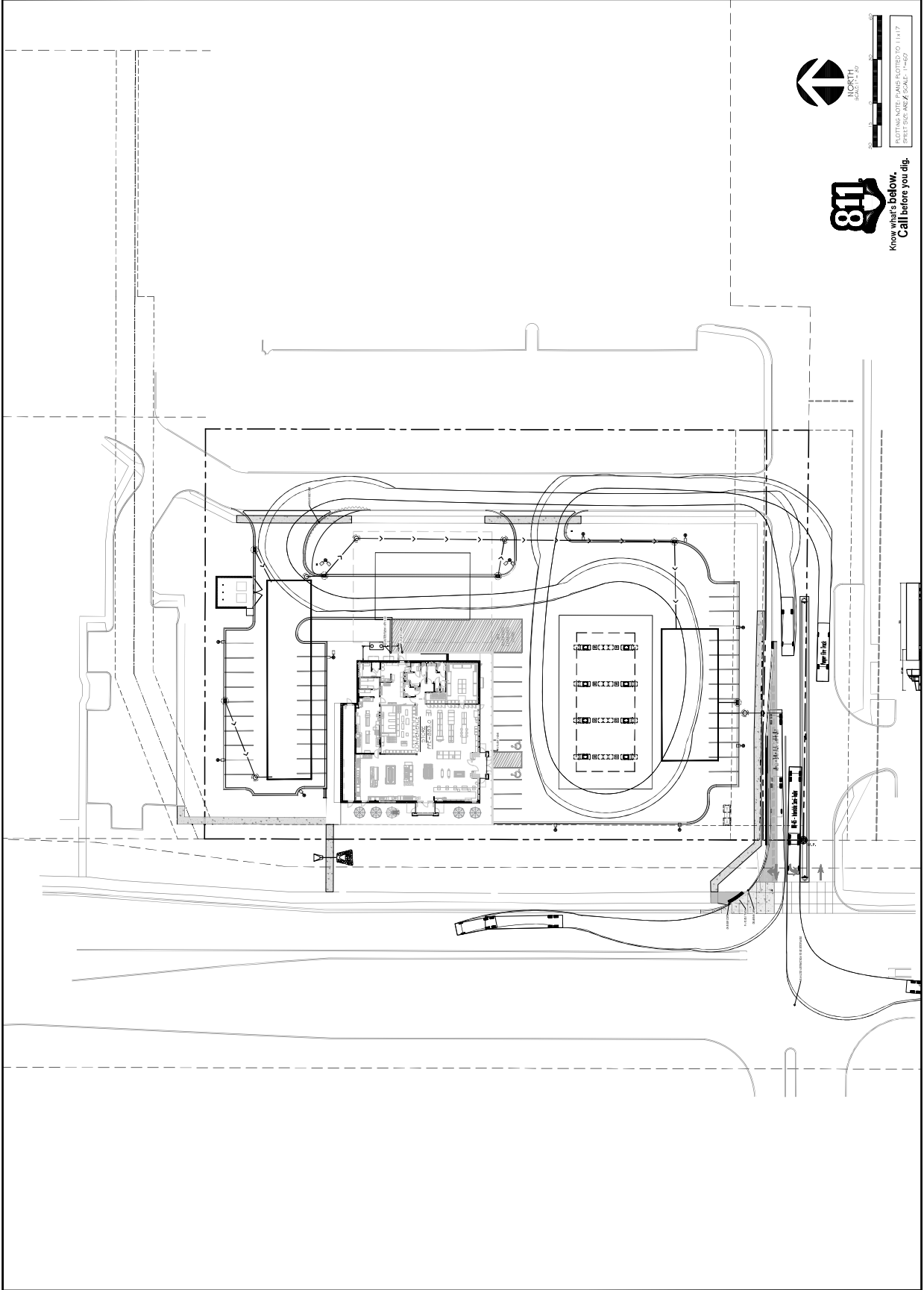
**INSITES**

INSITES  
1111 WASHINGTON AVENUE, SUITE 200  
FISHKILL, NY 11739-1111  
TEL: 845.891.1111

Insites creates total site design, identification, or  
report site prepared by me or under my direct  
supervision and I am a duly Licensed Professional  
Landscape Architect for the State of New York.  
Signature: [Signature] Date: 11/11/17  
Title: [Title]

**SITE CIRCULATION PLAN**  
**CONVENIENCE STORE 1741**  
BROOKLYN PARK, MINNESOTA

DATE	11/11/17
SCALE	AS SHOWN
PROJECT NO.	241-741
DATE	10/26/17
SHEET	C180



Know what's below.  
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SCOTT'S SITE-BASIS ROUTES TO 11/11/17  
SHEET SCALE: 1"=20'



# KWIK TRIP

# KWIK STAR

**KWIK TRIP, Inc.**  
 P.O. BOX 2107  
 1626 OAK STREET  
 LACROSSE, WI 54602-2107  
 TEL: (608) 785-1888  
 FAX: (608) 781-8860

**INSITES**  
 3110 LANSING AVENUE, SUITE 200  
 FOND DU LAC, WI 54401-5147  
 TEL: (920) 928-1400  
 FAX: (920) 928-1401

Insites readily field the data, identification or report used prepared by me or under my direct supervision. I warrant that the data, identification or report was prepared by me or under my direct supervision. I warrant that the data, identification or report was prepared by me or under my direct supervision. I warrant that the data, identification or report was prepared by me or under my direct supervision.

**SITE DIMENSION PLAN**  
 CONVENIENCE STORE 1741  
 BROOKLYN PARK, MINNESOTA

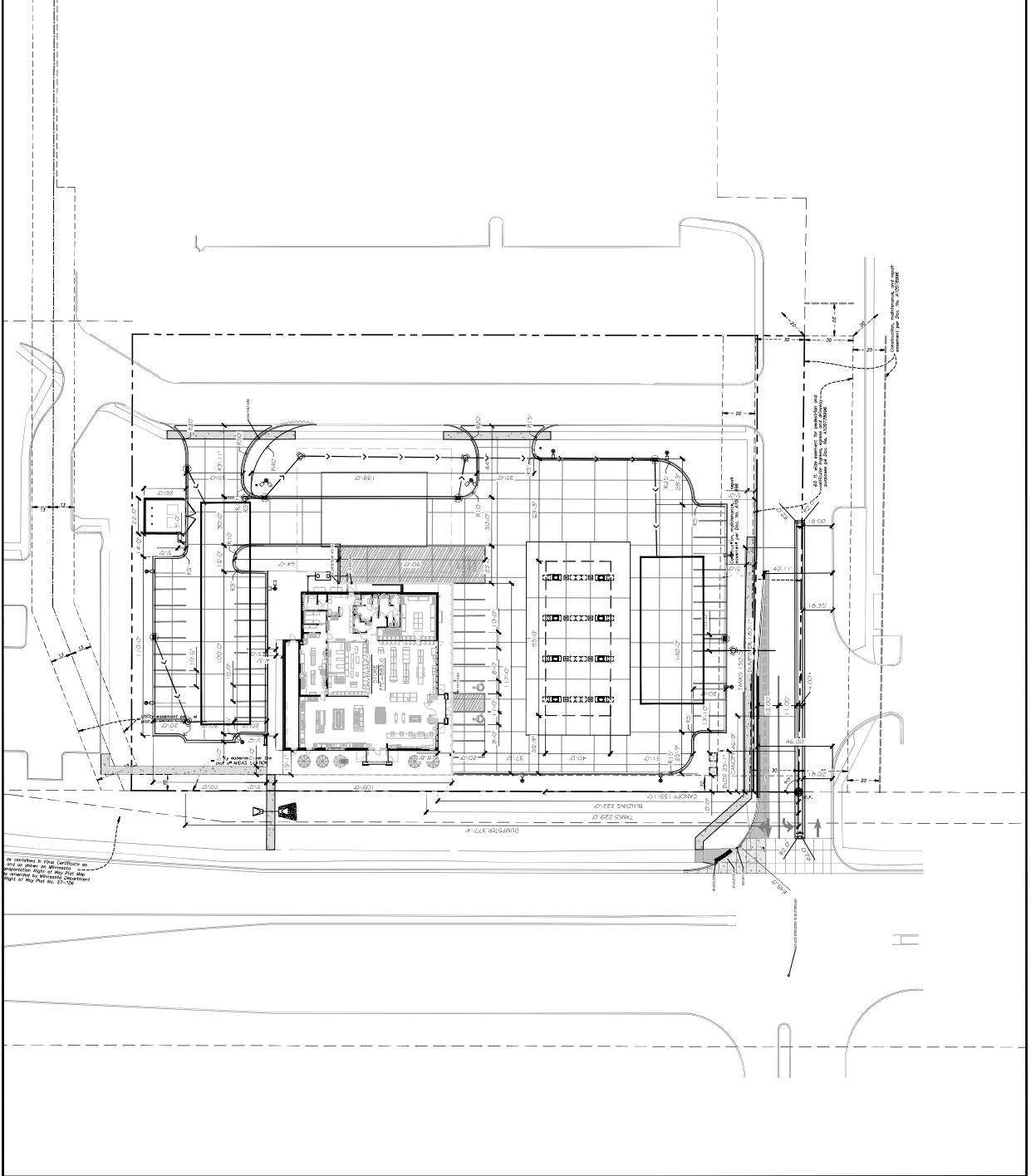
SCALE	GRAPHIC
PROJECT NO.	241-741
DATE	06/25/2014
SHEET	C181

**CONSTRUCTION NOTE:**  
 CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNERS FOR FENCING AND GATE LOCATIONS AND SIGNAGE INSTALLATION.

- REVISIONS:**
1. FOUNDATION FOR CONCRETE AND TILE SURFACES BY JACKSON MORGAN, RIDGE DRIVE, C/O. BLAINE, WI 55448  
 763-445-7900
  2. CURBS ARE DIMENSIONED BY FACE OF CURB.
  3. CONCRETE SCORE AND JOINTS AND CONTROL JOINTS ARE LOCATED FROM THE NORTHWEST PROPERTY CORNER AND AUGERED PARALLEL/PERPENDICULAR TO THE WEST PROPERTY LINE UNLESS OTHERWISE INDICATED ON THIS PLAN.
  4. FINISH GRADE SHALL BE 1.00' ABOVE FINISH FLOOR GRADE UNLESS OTHERWISE INDICATED. FINISH GRADE SHALL BE 1.00' ABOVE FINISH FLOOR GRADE UNLESS OTHERWISE INDICATED. FINISH GRADE SHALL BE 1.00' ABOVE FINISH FLOOR GRADE UNLESS OTHERWISE INDICATED. FINISH GRADE SHALL BE 1.00' ABOVE FINISH FLOOR GRADE UNLESS OTHERWISE INDICATED.
  5. CONCRETE IN UNPAVED AREAS SHALL BE SMOOTH BROOM FINISHED.
  6. EXPOSED CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER: NOV 1 - DEC 31 11/05/11/2010
  7. EXPANSION JOINTS SHALL BE DECK-FOAMED AND GAUDED WITH S.I.

**SITE DATA**

ZONING DISTRICT	T03-05
TOTAL SITE AREA	115,765 SF
EXIST. IMPROVEMENTS	AS SHOWN
PARKING REQUIREMENTS	1 PER 200 SQ FT OF G.F. (68000 FLOOR AREA) G.P. = 5,164 SF / 200 = 46 REQUIRED
PARKING PROVIDED	46 PARKING SPOTS PROVIDED
BUILDING HEIGHTS	24.9'
CONVENIENCE STORE	20.0'
CANOPY	N/A
BUILDING DISTANCES	N/A
SEWER	N/A
WATER	N/A
PROPOSED ROAD WIDTH	68.24' ± 1.5'
PROPOSED ROAD CENTER	45.04' ± 1.5'
BUILDING AREA	51,715 SF

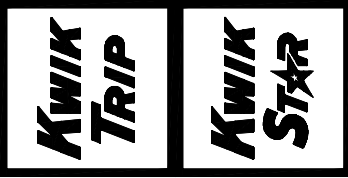


**811**  
 Know what's below.  
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INSITES HAS BEEN APPROVED TO 11/17/14  
 SHEET SIZE AND SCALE: 11x17





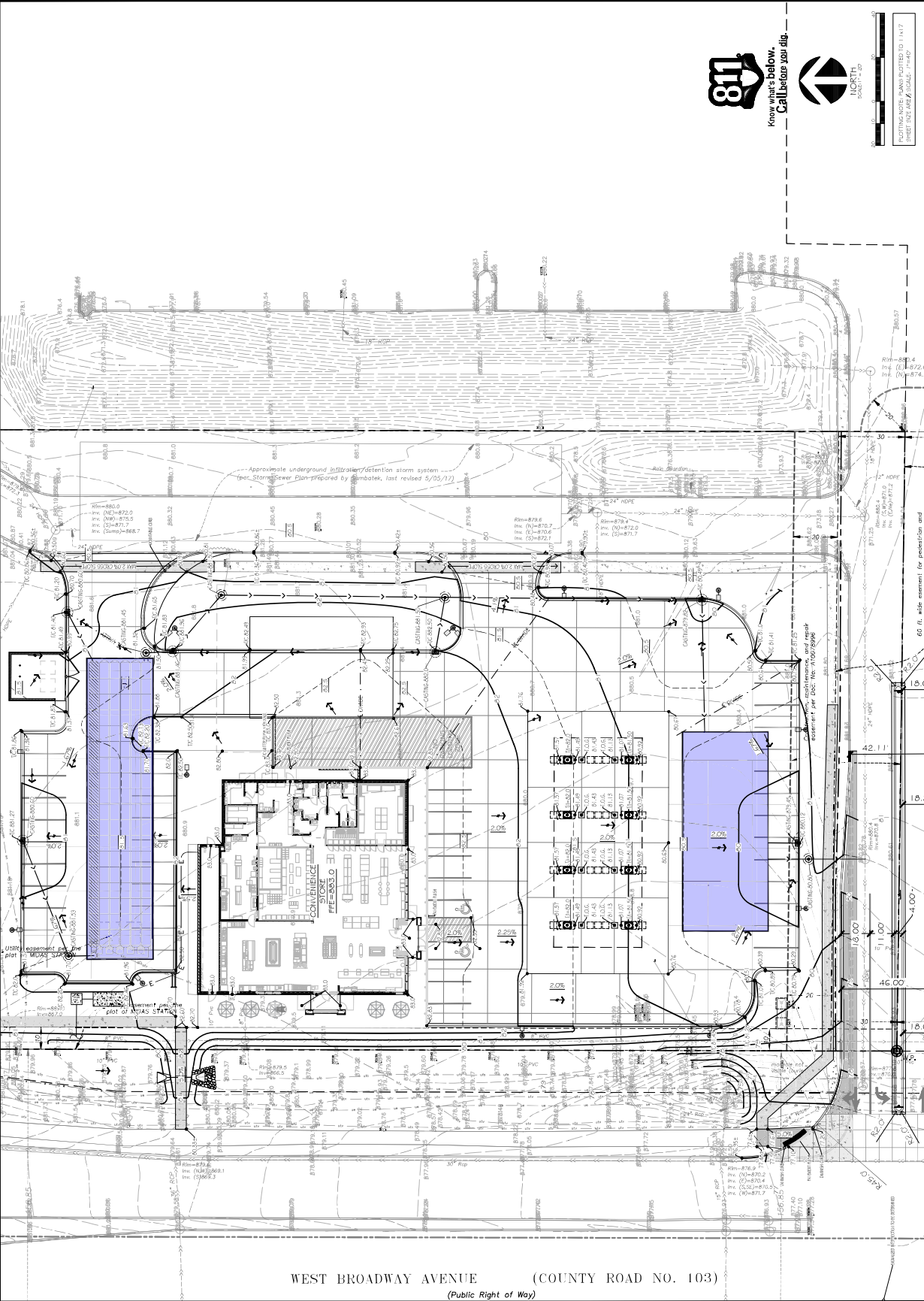
**KWIK TRIP, Inc.**  
 P.O. BOX 2107  
 1626 OAK STREET  
 LACROSSE, WI 54602-2107  
 TEL: (608) 781-8888  
 FAX: (608) 781-8880

**INSITES**  
 1100 UNIVERSITY AVENUE  
 FISHKILL, NY 12524  
 TEL: (845) 896-3333  
 FAX: (845) 896-3333

Insites is a registered trademark of Insites, Inc. All other trademarks are the property of their respective owners. Insites is not responsible for any errors or omissions in this drawing. Insites is not responsible for any damage to property or injury to persons resulting from the use of this drawing. Insites is not responsible for any damage to property or injury to persons resulting from the use of this drawing.

**GRADE PLAN**  
**CONVENIENCE STORE 1741**  
 BROOKLYN PARK, MINNESOTA

SCALE	AS SHOWN
DATE	01/11/17
DRAWN BY	INSITES
CHECKED BY	INSITES
PROJECT NO.	1741
SHEET NO.	1741
TITLE	CONVENIENCE STORE 1741
DATE	01/11/17
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PROJECT NO.	1741
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TITLE	CONVENIENCE STORE 1741
DATE	01/11/17



Know what's below.  
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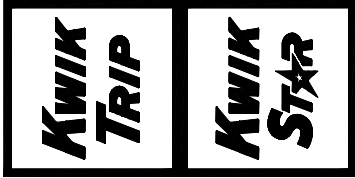
NOTING: THIS DRAWING IS TO BE USED FOR PRELIMINARY DESIGN ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE TO PROPERTY OR INJURY TO PERSONS RESULTING FROM THE USE OF THIS DRAWING.

C201









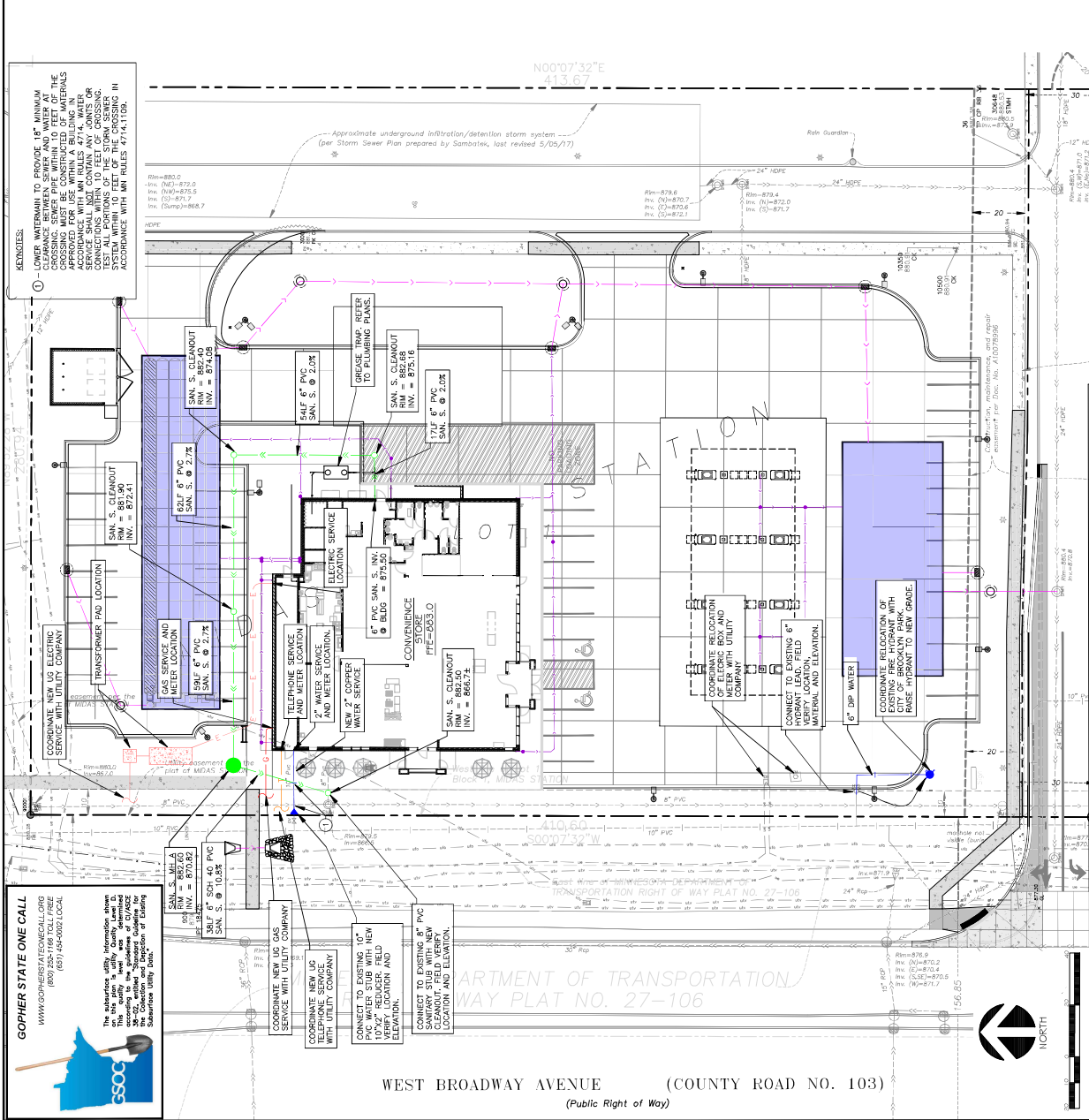
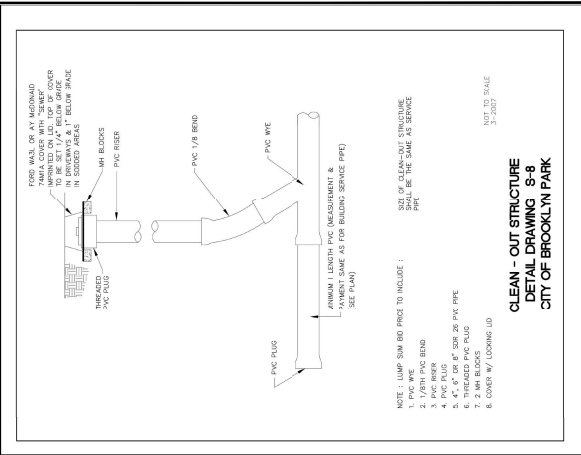
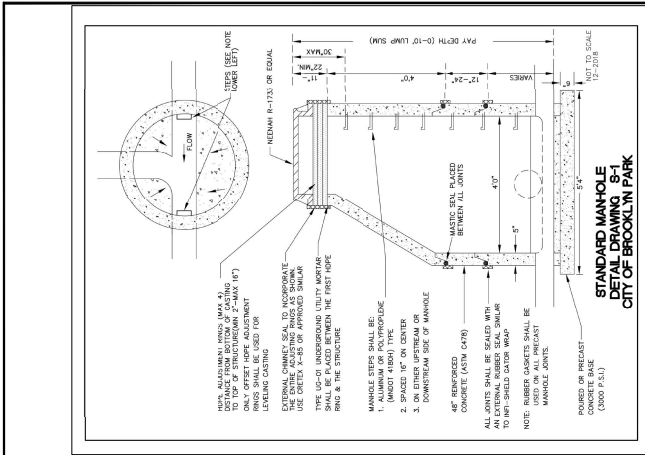
**KWIK TRIP, Inc.**  
 P.O. BOX 21067  
 LACROSSE, WI 54602-2107  
 PH. (608) 781-8888  
 FAX (608) 781-8860



LABORING UNDER THE CONTRACT WITH THE CITY OF BROOKLYN PARK, MINNESOTA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BROOKLYN PARK AND THE STATE OF MINNESOTA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BROOKLYN PARK AND THE STATE OF MINNESOTA.

**UTILITY PLAN**  
**CONVENIENCE STORE 1741**  
**BROOKLYN PARK, MINNESOTA**

DATE	2-11-2011
SCALE	AS SHOWN
DRAWN BY	MM
CHECKED BY	MM
PROJECT	C400



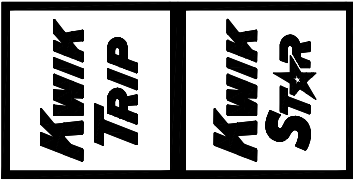
**KEYNOTES:**  
 1. LOWER WATERMAIN TO PROVIDE 18" MINIMUM CLEARANCE BETWEEN SEWER AND WATER AT THE CROSSING MUST BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING IN MINNESOTA. THE SEWER AND WATER MAINS SHALL BE INSTALLED IN CONJUNCTION WITH THE CONSTRUCTION OF THE SEWER SYSTEM WITHIN 10 FEET OF THE CROSSING IN ACCORDANCE WITH MINN. RULES 47.14.1103.

**GOPHER STATE ONE CALL**  
 WWW.GOPHERSTATEONECALL.COM  
 (800) 251-7185 TOLL FREE  
 (651) 434-0002 LOCAL

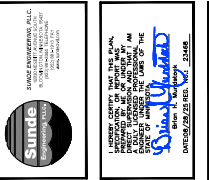
The subsurface utility information shown on this drawing is based on information provided by the utility companies. It is the responsibility of the contractor to verify the location and depth of existing utilities before construction.

WEST BROADWAY AVENUE (COUNTY ROAD NO. 103)  
 (Public Right of Way)





KWIK TRIP, Inc.
P.O. BOX 50867
LACROSSE, WI 54602-2107
PH. (608) 781-8888
FAX (608) 781-8860



UTILITY NOTES
CONVENIENCE STORE 1741
BROOKLYN PARK, MINNESOTA

Table with columns: NO., DATE, SHEET, PROJECT, C401

SANITARY SEWER:

- 1. All sanitary sewer lines...
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WATER DISTRIBUTION SYSTEM:

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- 1. All construction work...
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# KWIK TRIP

# KWIK STAR

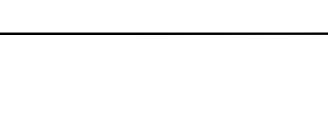
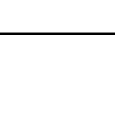
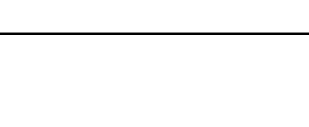
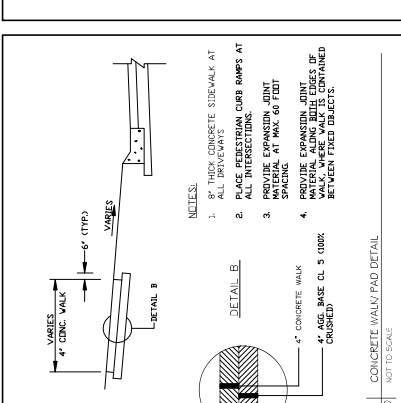
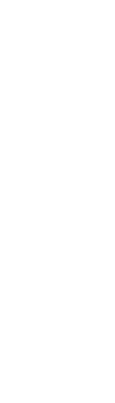
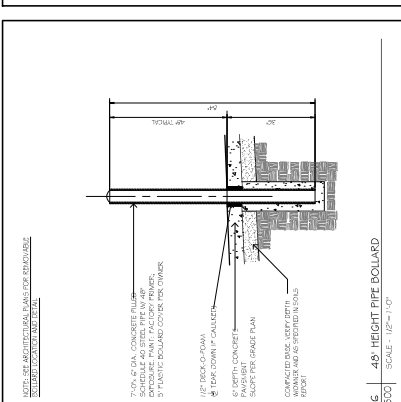
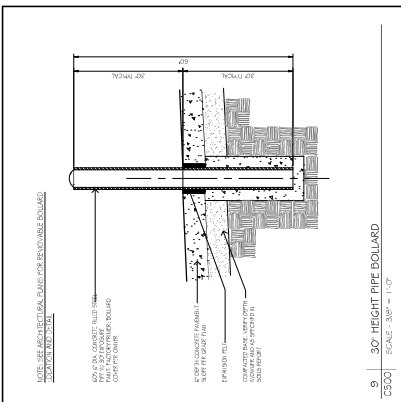
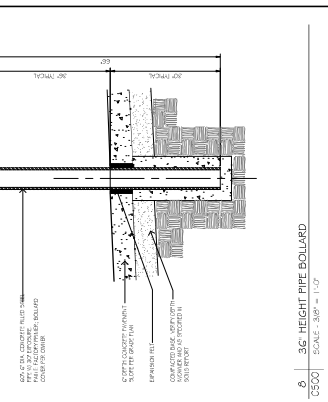
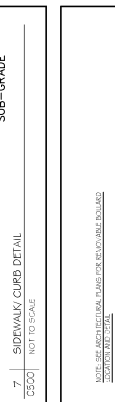
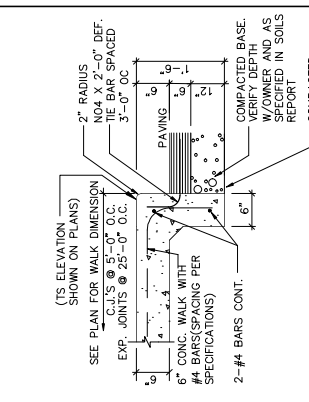
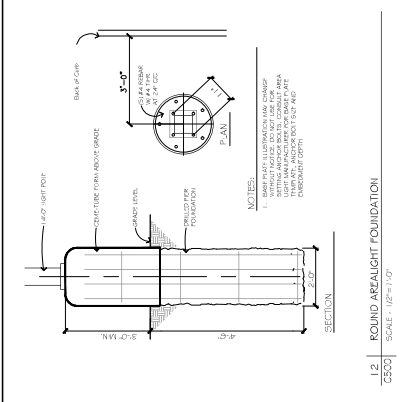
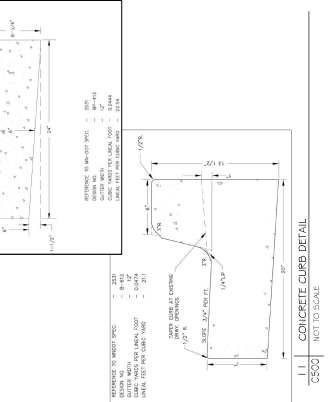
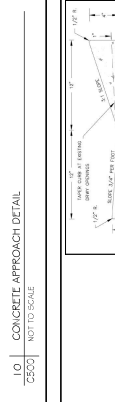
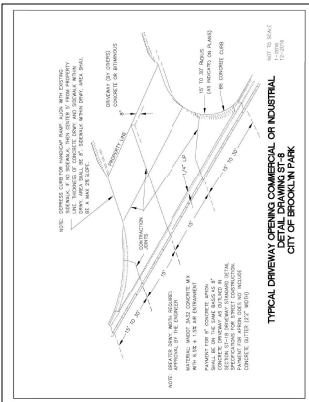
**KWIK TRIP, Inc.**  
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 1626 OAK STREET  
 LACROSSE, WI 54602-2107  
 (608) 785-1100  
 FAX (608) 781-8860

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 212-272-2223  
 212-272-2224

**SITE PLAN DETAILS**  
**CONVENIENCE STORE 1741**  
 BROOKLYN PARK, MINNESOTA

NO.	DATE	DESCRIPTION
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2	08/11/10	REVISED PER COMMENTS
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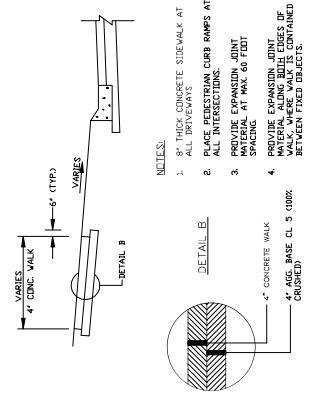
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 C500  
 SCALE: 3/8"=1'-0"

6  
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 SCALE: 1/2"=1'-0"

11  
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11  
 C500  
 NOT TO SCALE





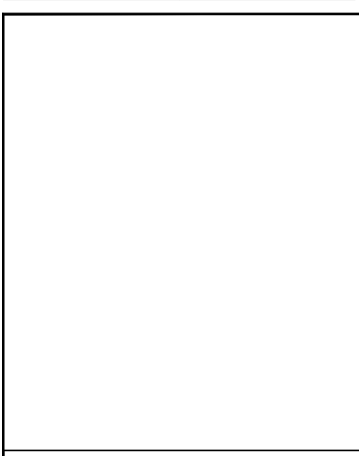
**KWIK TRIP, Inc.**  
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 1626 OAK STREET  
 LACROSSE, WI 54602-2107  
 TEL: (608) 785-1100  
 FAX: (608) 781-8866

**INSITES**  
 311 EAST WASHINGTON AVENUE  
 FISHKILL, NY 11739-1400  
 TEL: 845.238.2200  
 FAX: 845.238.2202

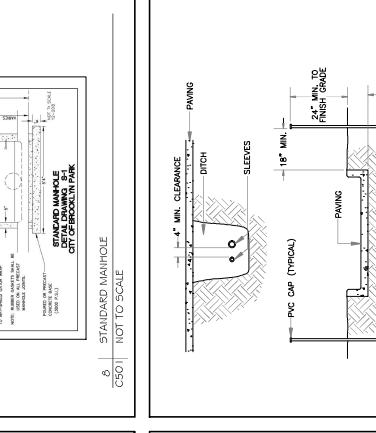
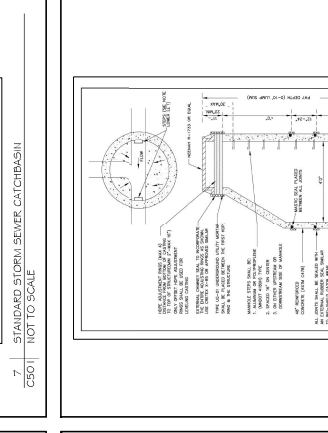
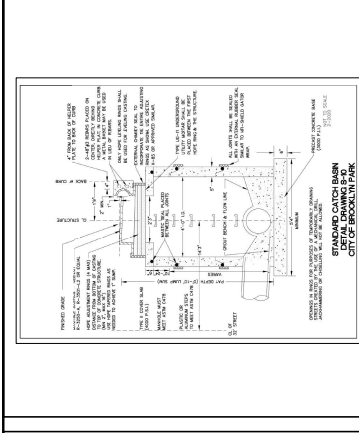


**SITE PLAN DETAILS**  
 CONVENIENCE STORE 1741  
 BROOKLYN PARK, MINNESOTA

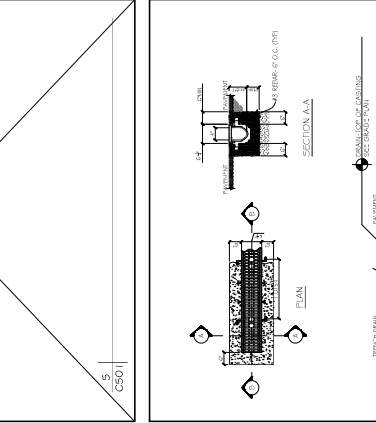
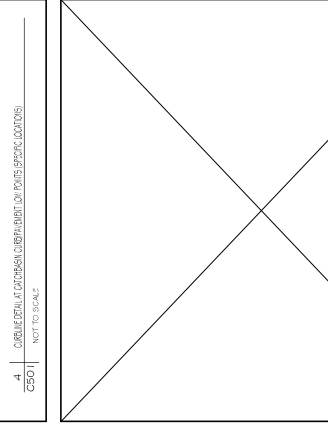
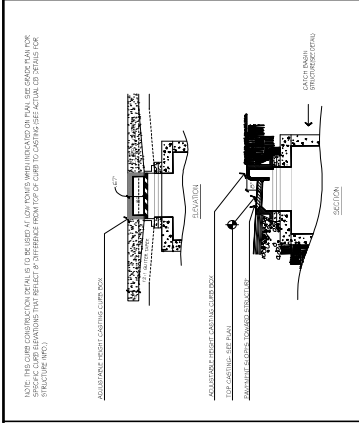
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PROJECT NO.	244-1741		
DATE	01/24/2004		
SHEET			



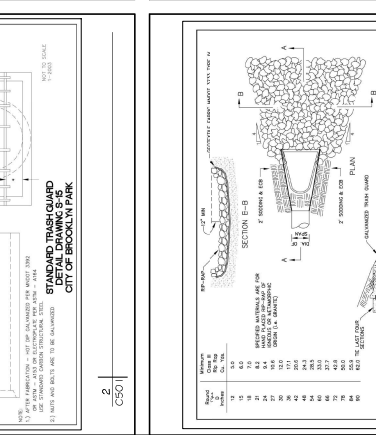
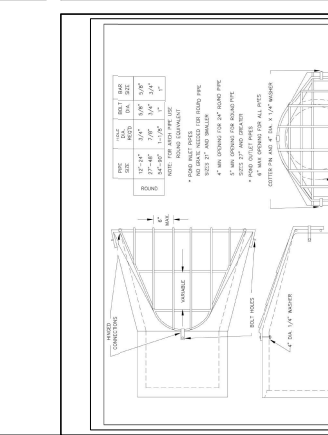
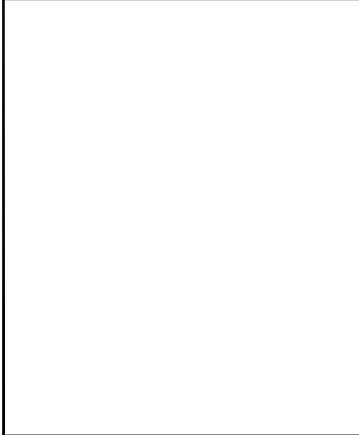
**NOTES:**  
 1. ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PVC PIPE.  
 2. ALL JOINTS TO BE JOINT WELDED AND WATER-TIGHT.  
 3. ALL JOINTS TO BE 1/4" MINIMUM ABOVE FINISH GRADE.  
 4. MECHANICAL MAP TO 25% PROPORTION.



**NOTES:**  
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**NOTES:**  
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 3. ALL JOINTS TO BE 1/4" MINIMUM ABOVE FINISH GRADE.  
 4. MECHANICAL MAP TO 25% PROPORTION.

7. STANDARD STORM SEWER CATCHBASIN  
 NOT TO SCALE

8. STANDARD MANHOLE  
 NOT TO SCALE

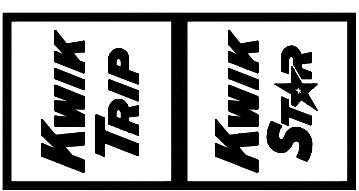
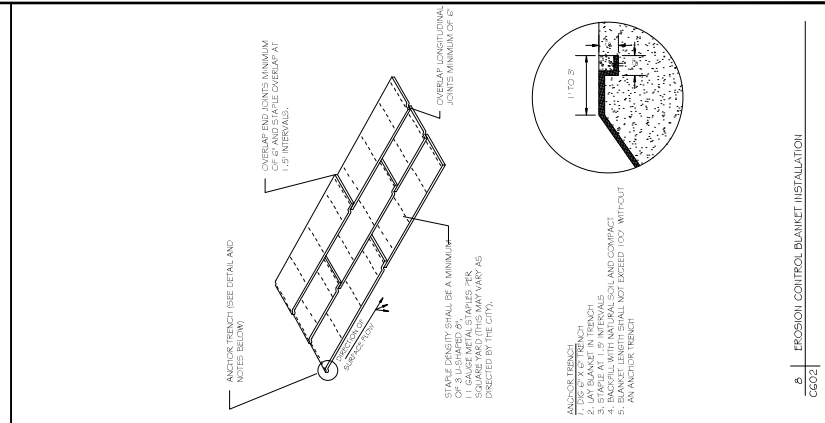
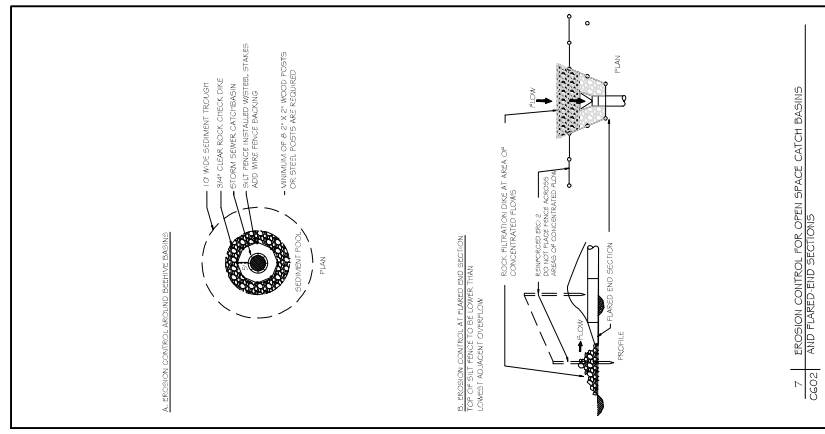
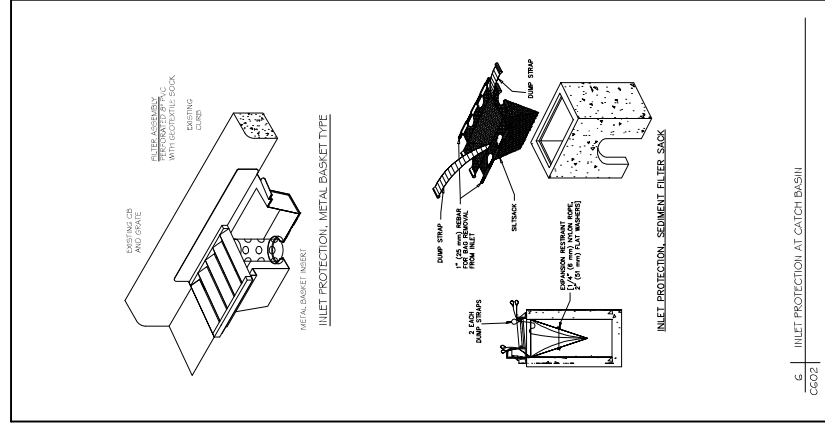
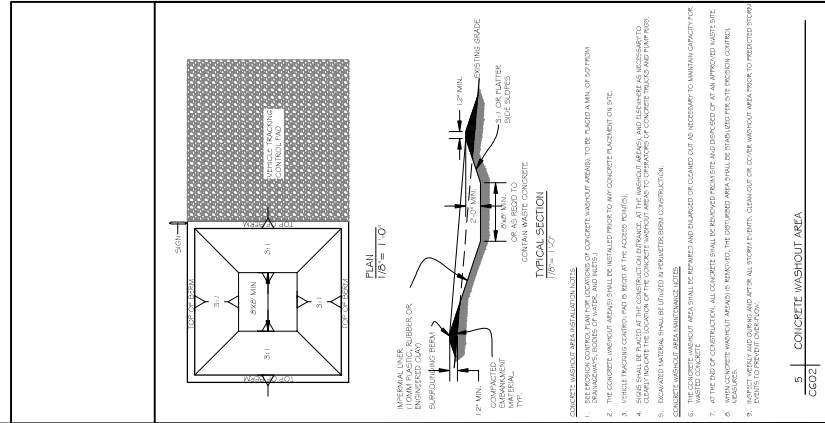
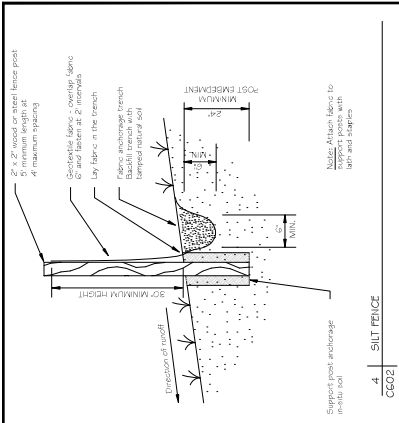
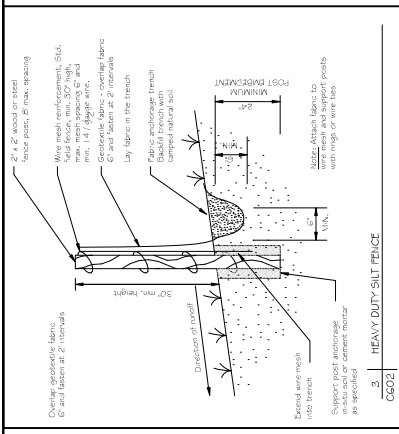
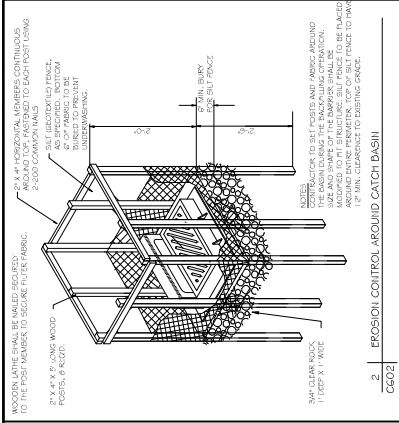
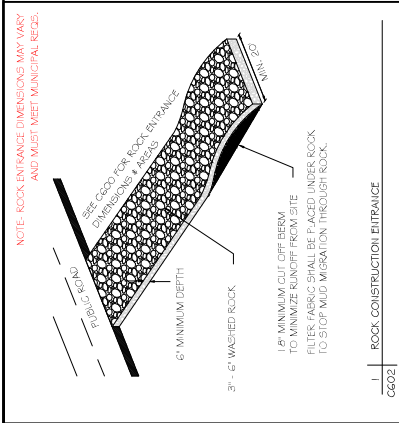
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10. TYPICAL TRENCH DRAIN  
 NOT TO SCALE

**C501**  
 SHEET

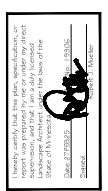






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EVANSTON, ILLINOIS 60120  
TEL (708) 333-4444  
FAX (708) 333-4444



**EROSION CONTROL NOTES**

CONVENIENCE STORE 1741  
BROOKLYN PARK, MINNESOTA

DATE: 10/15/2014  
PROJECT: 1741  
SHEET: C602

# KWIK TRIP

# KWIK STAR

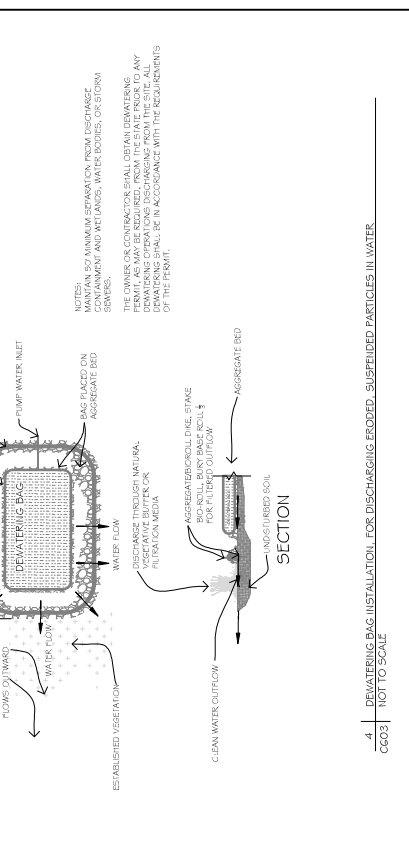
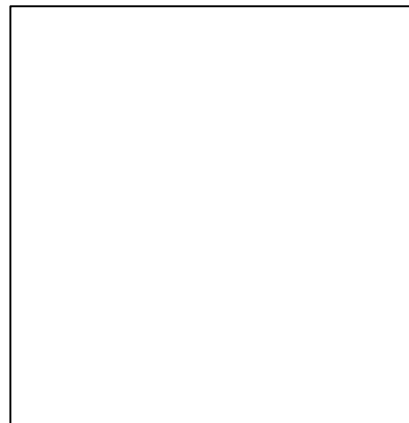
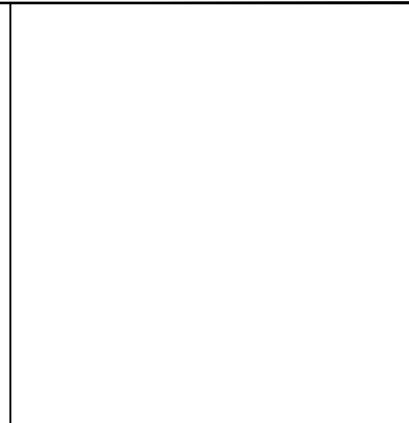
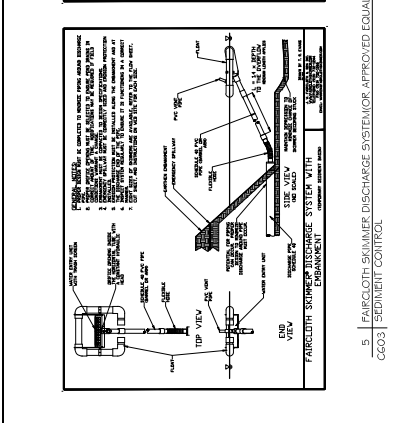
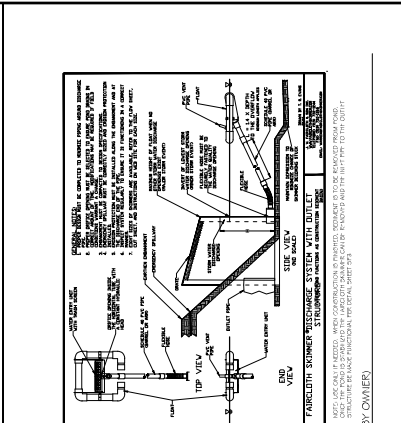
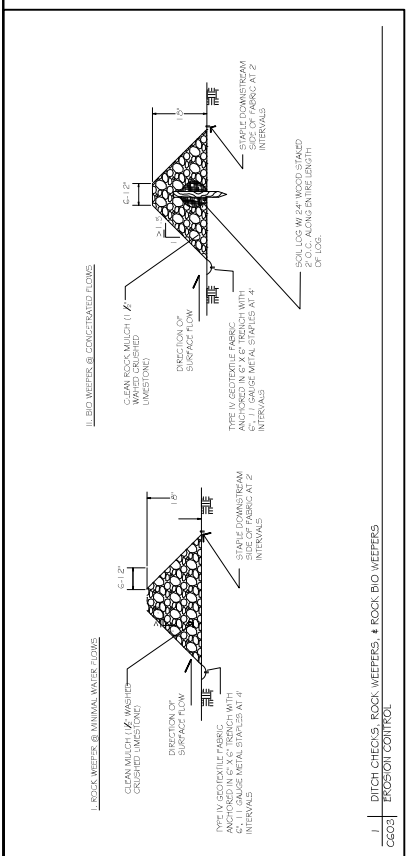
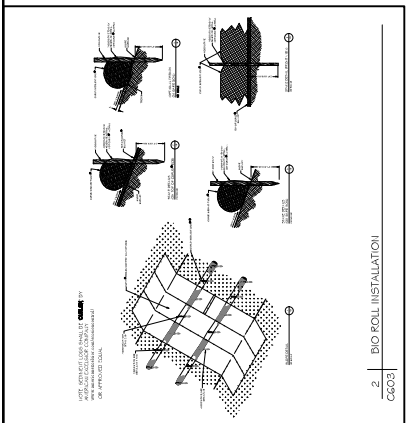
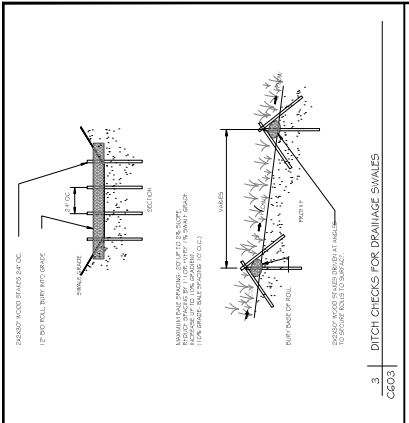
**KWIK TRIP, Inc.**  
 P.O. BOX 2107  
 1626 OAK STREET  
 LACROSSE, WI 54601-2107  
 (608) 785-1888  
 FAX (608) 781-8860

**INSITES**  
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 FISHKILL, NY 12524  
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 FAX (845) 272-2222

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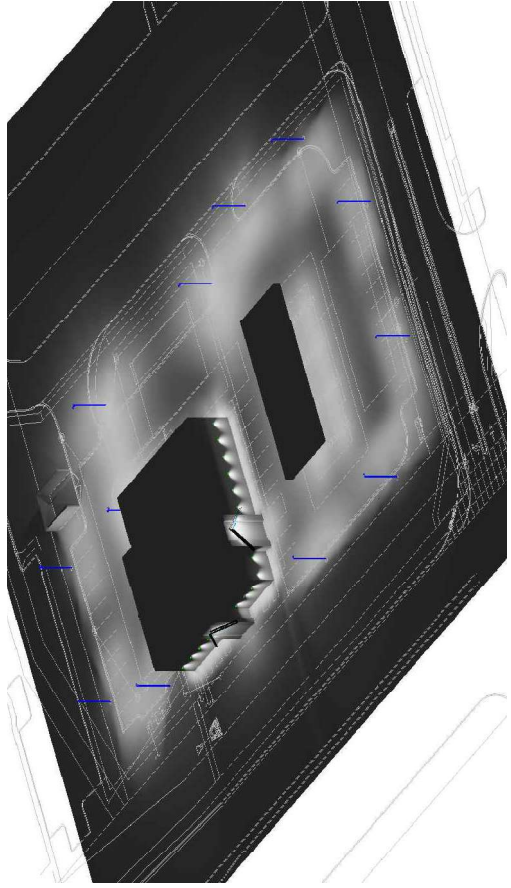
**EROSION CONTROL NOTES**  
 CONVENIENCE STORE 1741  
 BROOKLYN PARK, MINNESOTA

DATE	10/20/2024
SCALE	AS SHOWN
DRAWN BY	JD
CHECKED BY	JD
PROJECT NO.	24-1741
SHEET	00000204
PROJECT	CONVENIENCE STORE 1741
DATE	10/20/2024
SHEET	00000204

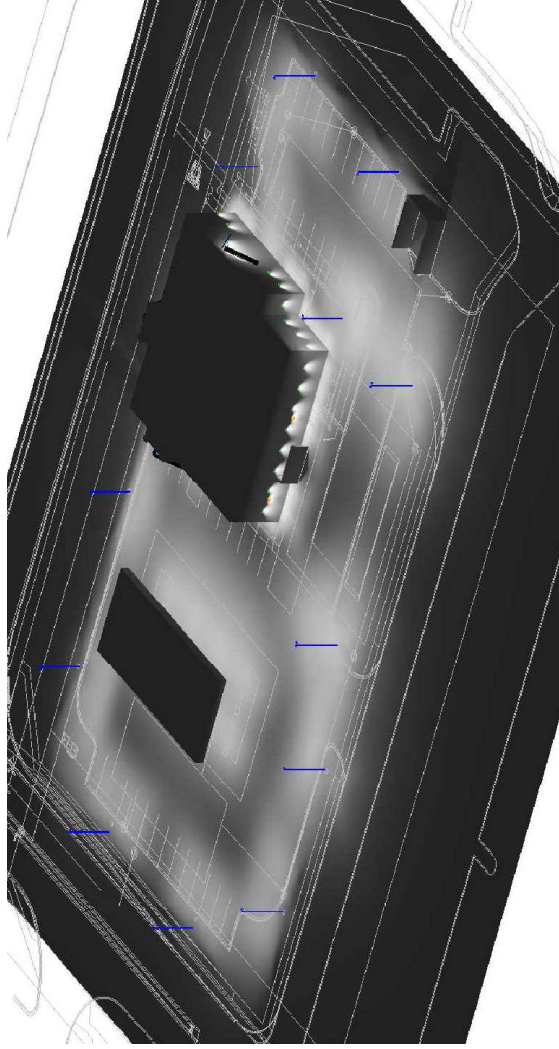


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PHOTOMETRIC RENDERING PLAN  
NOT TO SCALE



PHOTOMETRIC RENDERING PLAN  
NOT TO SCALE

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.

*Alan Carawick*

Alan Carawick Reg. No. 14540  
Date: 08-26-23

2024.08.12

**GRUEF**  
270 West Wacker Avenue, Suite 200  
Chicago, Illinois 60601  
414.758.0030  
414.758.0075 fax

PHOTOMETRIC RENDERING  
PLANS

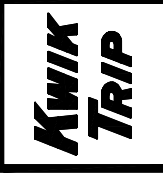
CONVENIENCE STORE 1741

BROOKLYN PARK, MINNESOTA

NO.	DESCRIPTION
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100	CONVENIENCE STORE 1741

**KWIK TRIP, Inc.**  
P.O. BOX 21067  
LACROSSE, WI 54602-2107  
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**INSITES**  
3137 W. WISCONSIN AVE.  
PLYMOUTH, MINNESOTA 55440  
763.533.8400



INSITES 24-007 FR B.0

SHEET C801





# City of Brooklyn Park Planning Commission Staff Report

<b>Agenda Item:</b>	5.2	<b>Meeting Date:</b>	November 12, 2025
<b>Agenda Section:</b>	Public Hearing	<b>Originating Department:</b>	Community Development
<b>Resolution:</b>	X	<b>Prepared By:</b>	Asma Jihad, Program Assistant
<b>Ordinance:</b>	N/A		
<b>Attachments:</b>	3	<b>Presented By:</b>	Matt Hayes-Regan, Associate Planner
<b>Item:</b>	DEV25-119 (Irtiqa' Learning Center) – Conditional Use Permit (CUP) for a school located at 2100 93 <sup>rd</sup> Way N.		

## Proposed Action:

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ TO RECOMMEND APPROVAL OF A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A SCHOOL LOCATED AT 2100 93<sup>RD</sup> WAY N., WITHIN THE EXISTING RELIGIOUS INSTITUTION AND SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

## Summary:

Irtiqa' Learning Center requests a Conditional Use Permit to operate a K–12 school within the existing religious institution at 2100 93<sup>rd</sup> Way N. The school will use a portion of the existing building and site improvements approved through a 2017 site plan review. No exterior changes are proposed. The school looks to serve five students and anticipates future growth.

<b>Future Land Use Plan</b>	Institutional
<b>Current Zoning</b>	Public Institution
<b>Proposed Zoning</b>	No proposed change
<b>Site Area</b>	6.37 acres
<b>Building/Site Modifications</b>	None proposed
<b>Conforms to</b>	
<b>Land Use Plan</b>	Yes
<b>Zoning Code</b>	Yes
<b>Subdivision Ordinance</b>	Yes
<b>Notification</b>	Legal notice was published in the Sun Post, 40 notices were mailed to properties within 500 feet, A Neighborhood email was sent to the Willowstone neighborhood.
<b>60- and 120- Days (§15.99)</b>	November 22, 2025 and January 21, 2026

## Previous Approvals:

The subject property, located at 2100 93<sup>rd</sup> Way N., is currently unplatted.

On September 25, 1995, the City approved Conditional Use Permit #95-174.50 to allow a building addition. The CUP included approval of a site plan review for the addition.

On September 25, 2017, the City approved an additional site plan review for the property.

The current proposal would utilize the existing building and site conditions.

### **Land Use/Zoning and Overlay:**

The site is zoned Public Institution (PI), which provides public and quasi-public uses such as schools, libraries, and religious institutions (§152.606(A)).

The zoning code defines a school as public or private educational institutions approved by the Minnesota Board of Education (§152.105) and are allowed as a conditional use in nonresidential districts. Schools are allowed conditionally as a principal use in nonresidential districts via a CUP.

Surrounding zoning includes Open Space and Parks (north/east), Public Institution (south), and R-1 Single-Family Estate (west). The property is not located in an overlay district.

### **Conditional Use Permit:**

Pursuant to §152.305 of the zoning code, the Planning Commission and City Council shall consider the following factors when deciding on a CUP application:

#### **1. Consistency with the Comprehensive Plan.**

The 2040 Comprehensive Plan guides the property as *Institutional*, which supports civic and educational uses such as schools. The proposed use is consistent with this designation.

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

The school will operate weekdays from 7:30 a.m. to 4:30 p.m. with parent/guardian drop-off and pick-up via the existing 93rd Way N access. No traffic or circulation issues are anticipated.

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

The 2017 site plan provided 47 parking stalls (2 accessible). Based on expected enrollment and drop-off operations, staff finds existing parking sufficient. School operations do not anticipate interfering with other activities in the building.

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

Existing infrastructure adequately serves the site. No new utilities or street improvements are required.

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

Existing landscaping and screening remain adequate to buffer adjacent residential areas. No additional screening is required.

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

The building complies with existing design standards. Future expansions will be subject to site plan review.

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

Schools are a specific principal use regulated under §152.903, Nonresidential Performance Standards. The code outlines additional standards for school uses, summarized below:

### **1. Open Space and Recreation.**

Schools must provide open space and recreational areas consistent with State of Minnesota minimum guidelines.

### **2. Landscaping.**

Landscaping must meet the standards for business zoning districts; in the Public Institution (PI) District, the B-3 standards apply.

### **3. Compatibility and Safety (when zoned in a business district).**

The use must be compatible with surrounding land uses.

Traffic speeds and volumes on adjacent streets must not pose safety hazards.

The site must provide adequate space for drop-off, pick-up, and vehicle circulation.

Sidewalks or other pedestrian facilities must be provided for student safety.

### **4. Location and Context.**

The school will operate within an existing religious institution, consistent with §152.903(4), which allows non-affiliated schools by conditional use permit within such buildings.

While §152.903(3)(b) states that K–8 schools should be adjacent to a public elementary school and grades 9+ schools within 1,000 feet of a public park, this standard is intended to ensure proximity to safe outdoor and recreational spaces. The subject property shares property lines with Willowstone Park to the north, which satisfies the intent of this standard.

### **5. Non-Affiliated Schools.**

Schools may operate by conditional use permit within a building primarily used as a religious institution.

Planning staff reviewed the application against these standards and finds that the proposed use meets or is not subject to the above requirements.

Specifically, the school will operate within an existing religious institution, the property has adequate parking and pedestrian circulation for the number of students being served, and nearby parks meet the intent of the locational requirements.

Compliance with applicable Building and Fire Code provisions will be verified during the building permit review process and is not part of this land use approval.

**Conditions of Approval for the operation of a school at 2100 93rd Way N., within the existing religious institution:**

1. All requirements of the International Building Code (IBC) must be satisfied before the space may be occupied, including obtaining a building permit, paying all necessary fees, completing work, and obtaining a Certificate of Occupancy.
2. Future enrollment increases must remain compliant with all applicable Building and Fire Code requirements. Any enrollment increases that exceed building occupancy beyond the approved Certificate of Occupancy shall require review and approval by the City's Building and Fire Departments.
3. Signage must comply with all requirements of City Code Chapter 150: Signs.
4. The property must remain compliant with Title VII: Traffic Code of the City's Code.
5. The property must remain compliant with Title IX: General Regulations of the City's Code.
6. The property must remain compliant with Title XI: Business Regulations of the City's Code.
7. The property must remain compliant with the Minnesota State Fire Code.
8. This resolution must be recorded with the Hennepin County Recorder's office.
9. If the holder of the conditional use permit fails to comply with the terms and conditions of this resolution, the city may impose penalties or discipline for noncompliance, which may include revocation of the permit in accordance with § 152.035(H)(1) of the Municipal Code.

**Staff Recommendation:**

Staff recommend approval of the conditional use permit, subject to the conditions listed in the draft resolution.

**Primary Issues/Alternatives to Consider:**

1. Approve the Conditional Use Permit with modifications.
2. Deny the Conditional Use Permit based on certain findings.

**Budgetary/Fiscal Issues:** N/A

**Attachments:**

- 5.2A DRAFT RESOLUTION
- 5.2B LOCATION MAP
- 5.2C APPLICANT'S SUBMITTAL
- 5.2D 2017 APPROVED SITE PLAN

RESOLUTION #2025-\_\_

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A SCHOOL LOCATED AT 2100 93<sup>RD</sup> WAY N., BROOKLYN PARK, MN 55444, WITHIN THE EXISTING RELIGIOUS INSTITUTION

Planning Commission File # 25-119

WHEREAS, Hebba Aburia, of Irtiqah Learning Center, has made an application for a Conditional Use Permit 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 in which schools are conditional uses; 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 a Conditional Use Permit is hereby granted for the operation of a school at 2100 93<sup>rd</sup> Way N., Brooklyn Park, MN 55444, as legally described in the attached EXHIBIT A, subject to the following conditions:

1. All requirements of the International Building Code (IBC) must be satisfied before the space may be occupied, including obtaining a building permit, paying all necessary fees, completing work, and obtaining a Certificate of Occupancy.
2. Future enrollment increases must remain compliant with all applicable Building and Fire Code requirements. Any enrollment increases that exceed building occupancy beyond the approved Certificate of Occupancy shall require review and approval by the City's Building and Fire Departments
3. Signage must comply with all requirements of City Code Chapter 150: Signs.
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7. The property must remain compliant with the Minnesota State Fire Code.
8. This resolution must be recorded with the Hennepin County Recorder's office.
9. If the holder of the conditional use permit fails to comply with the terms and conditions of this resolution, the city may impose penalties or discipline for noncompliance, which may include revocation of the permit in accordance with § 152.035(H)(1) of the Municipal Code.

This resolution expires one year from the date of approval unless all conditions are met. This resolution must be recorded with the Hennepin County Recorder's office within one year of the date of approval. The approvals can be revoked if not in compliance with the conditions stated above.

EXHIBIT A

*That part of the South 650 feet of the East half of the Southwest quarter of the Southeast quarter lying Northerly of Parcel 14 as shown on MN/DOT Right-of-Way Plat Number 27-29, except Parcel 214 as shown on MN/DOT Right-of-Way Plat Number 27-88, Hennepin County, Minnesota*



**Conditional Use Permit**  
**Case #25-119 – Irtiqia Learning Center**  
Area of Request (August 2025 Air Photo)  
2100 93rd Way N, Brooklyn Park MN



**Brooklyn Park** 



Hebba Aburia  
Co-Founder & Director of Operations, Irtiqah Learning Center  
2100 93rd Ave N  
Brooklyn Park, MN 55444  
Phone: 612-298-0567  
Email: [admin@irtiqahlearningcenter.org](mailto:admin@irtiqahlearningcenter.org)  
Date: 10/01/2025

To Whom It May Concern:

I am writing on behalf of Irtiqah Learning Center to formally request a conditional use permit for our program located at 2100 93rd Ave N, Brooklyn Park, MN 55444.

Irtiqah Learning Center provides a safe and structured learning environment for students in grades K–12. Students are provided with laptops and all necessary learning resources through our center and our partnered virtual learning platform. In the classroom, students are supervised at all times by learning coaches, maintaining a student-to-staff ratio of 10:1, which ensures safety, engagement, and individualized support. The building maintains secure access during operating hours.

Our hours of operation are 7:30 AM to 4:30 PM, Monday through Friday, with early drop-off available to accommodate parents whose work schedules require it.

We currently serve 5 students and anticipate growing to 50 students over time. Transportation is handled entirely by parent pick-up and drop-off, and no buses are used. This setup ensures minimal impact on neighborhood traffic or noise.

We do not plan to make any changes to the exterior of the building. The property includes a small playground structure (a toddler slide and a couple of step platforms), which is designed for much younger children and will not be used by our students. All other amenities on-site will remain as they are.

Our goal is to provide families with a reliable and supportive place where students can learn and grow in a safe, structured setting, while serving as a positive resource for the community.

Thank you for your time and consideration of our request. Please feel free to contact me at 612-298-0567 or [admin@irtiqahlearningcenter.org](mailto:admin@irtiqahlearningcenter.org) if further information is needed.

Respectfully,

Hebba Aburia  
Co-Founder & Director of Operations, Irtiqah Learning Center



**The Dennis Batty & Associates Group**  
architects & engineers  
incorporated

MINNESOTA  
2770 IMPERIAL AVENUE N.  
FOREST LAKE, MN 55025  
EMAIL: info@dennisbatty.com  
PHONE: 651-464-3756  
FAX: 651-464-3794

DRAWN BY:

COMMISSION NUMBER:

ISSUE DATE:

POST DATE:

REVISIONS:

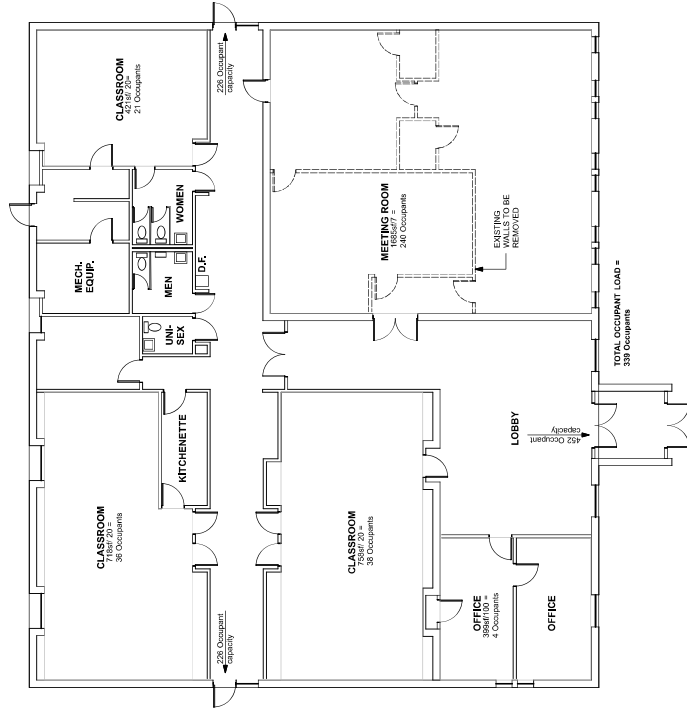
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS AND CONTRACT DOCUMENTS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DENNIS BATTY  
DATE: 08/06/2017 08:06:00 AM 12:18:00

**BROOKLYN PARK ISLAMIC COMMUNITY CENTER**  
2100 93rd WAY NORTH  
BROOKLYN PARK, MN 55444

**CODE SHEET**

**A1.0**



**FLOOR PLAN**

**2012 IBC CODE REVIEW**

\*EXISTING FLOOR AREA = 6,800 sq ft  
\*THE BUILDING IS SPRINKLERED  
Chapter 3: Group A-2 Occupancy, Community Hall  
Table 301: Occupant Load  
A3: 6,200 sq ft allowed  
TOTAL Allowable = 6,800 sq ft  
506.1: Building area allowed is: 6,000 sq ft (18,000 (3,000) sq ft)  
- 24,000 sq ft allowed.  
ACTUAL = 6,800 sq ft

Table 501.1	Table 501.2	Table 501.3	Table 501.4	Table 501.5	Table 501.6	Table 501.7	Table 501.8	Table 501.9	Table 501.10	Table 501.11	Table 501.12	Table 501.13	Table 501.14	Table 501.15	Table 501.16	Table 501.17	Table 501.18	Table 501.19	Table 501.20	Table 501.21	Table 501.22	Table 501.23	Table 501.24	Table 501.25	Table 501.26	Table 501.27	Table 501.28	Table 501.29	Table 501.30	Table 501.31	Table 501.32	Table 501.33	Table 501.34	Table 501.35	Table 501.36	Table 501.37	Table 501.38	Table 501.39	Table 501.40	Table 501.41	Table 501.42	Table 501.43	Table 501.44	Table 501.45	Table 501.46	Table 501.47	Table 501.48	Table 501.49	Table 501.50	Table 501.51	Table 501.52	Table 501.53	Table 501.54	Table 501.55	Table 501.56	Table 501.57	Table 501.58	Table 501.59	Table 501.60	Table 501.61	Table 501.62	Table 501.63	Table 501.64	Table 501.65	Table 501.66	Table 501.67	Table 501.68	Table 501.69	Table 501.70	Table 501.71	Table 501.72	Table 501.73	Table 501.74	Table 501.75	Table 501.76	Table 501.77	Table 501.78	Table 501.79	Table 501.80	Table 501.81	Table 501.82	Table 501.83	Table 501.84	Table 501.85	Table 501.86	Table 501.87	Table 501.88	Table 501.89	Table 501.90	Table 501.91	Table 501.92	Table 501.93	Table 501.94	Table 501.95	Table 501.96	Table 501.97	Table 501.98	Table 501.99	Table 501.100
Table 501.1	Table 501.2	Table 501.3	Table 501.4	Table 501.5	Table 501.6	Table 501.7	Table 501.8	Table 501.9	Table 501.10	Table 501.11	Table 501.12	Table 501.13	Table 501.14	Table 501.15	Table 501.16	Table 501.17	Table 501.18	Table 501.19	Table 501.20	Table 501.21	Table 501.22	Table 501.23	Table 501.24	Table 501.25	Table 501.26	Table 501.27	Table 501.28	Table 501.29	Table 501.30	Table 501.31	Table 501.32	Table 501.33	Table 501.34	Table 501.35	Table 501.36	Table 501.37	Table 501.38	Table 501.39	Table 501.40	Table 501.41	Table 501.42	Table 501.43	Table 501.44	Table 501.45	Table 501.46	Table 501.47	Table 501.48	Table 501.49	Table 501.50	Table 501.51	Table 501.52	Table 501.53	Table 501.54	Table 501.55	Table 501.56	Table 501.57	Table 501.58	Table 501.59	Table 501.60	Table 501.61	Table 501.62	Table 501.63	Table 501.64	Table 501.65	Table 501.66	Table 501.67	Table 501.68	Table 501.69	Table 501.70	Table 501.71	Table 501.72	Table 501.73	Table 501.74	Table 501.75	Table 501.76	Table 501.77	Table 501.78	Table 501.79	Table 501.80	Table 501.81	Table 501.82	Table 501.83	Table 501.84	Table 501.85	Table 501.86	Table 501.87	Table 501.88	Table 501.89	Table 501.90	Table 501.91	Table 501.92	Table 501.93	Table 501.94	Table 501.95	Table 501.96	Table 501.97	Table 501.98	Table 501.99	Table 501.100

**SHEET INDEX**

- A1.0 CODE & COVER SHEET
- A2.0 SITE PLAN
- A3.0 FLOOR PLAN



**The Dennis Batty & Associates Group**  
architects & engineers  
incorporated

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FOREST LAKE, MN 55025  
EMAIL: [info@dennisbatty.com](mailto:info@dennisbatty.com)  
PHONE: 612-464-3756  
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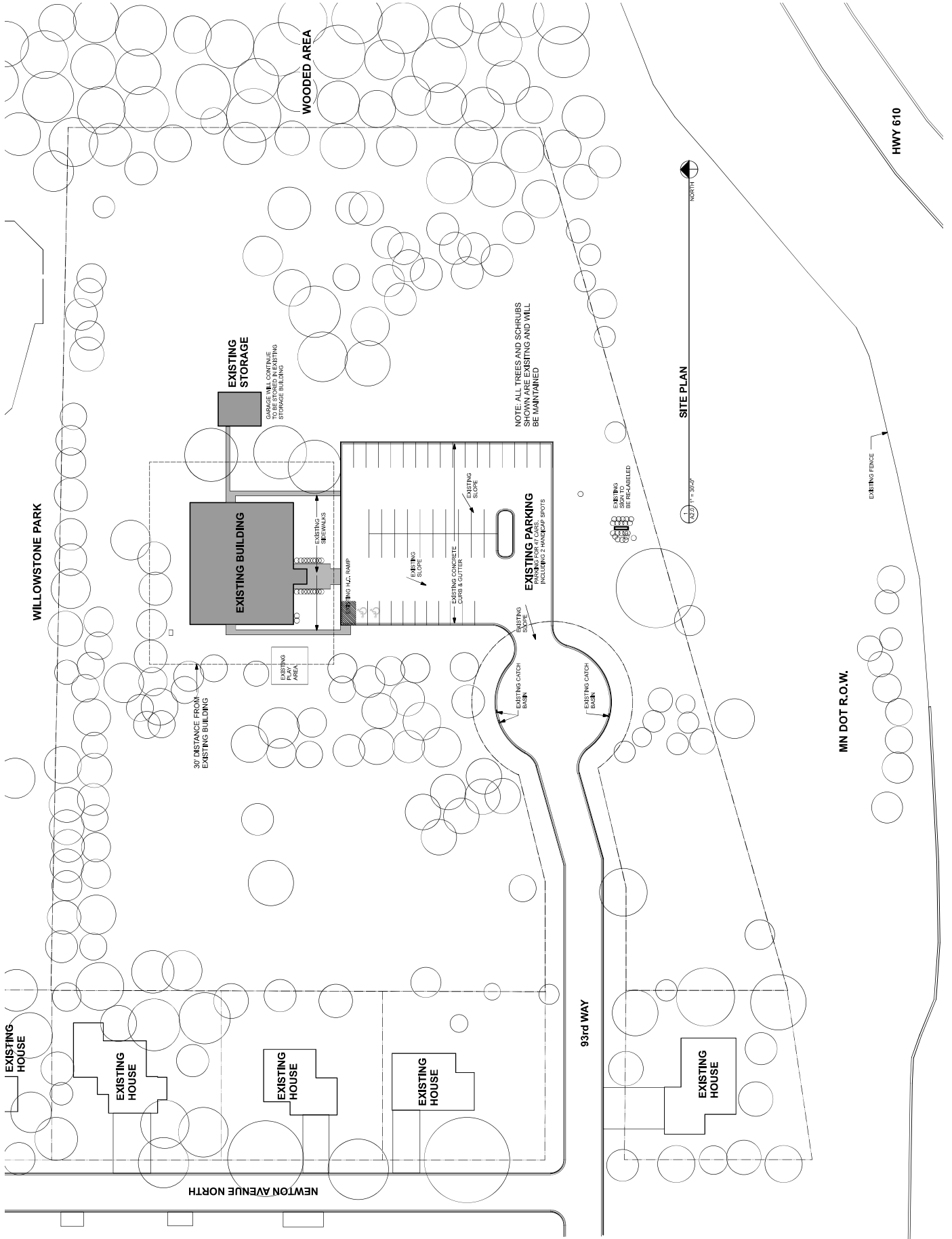
DRAWN BY:  
COMMISSION NUMBER:  
ISSUE DATE:  
PROJECT DATE:  
REVISIONS:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS AND CONTRACT DOCUMENTS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF MINNESOTA.  
Dennis Batty  
DATE: 06/10/2017 06:00 AM, 12:10

BROOKLYN PARK ISLAMIC  
COMMUNITY CENTER  
2100 93rd WAY NORTH  
BROOKLYN PARK, MN 55444

**SITE PLAN**

**A2.0**





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architects & engineers  
Incorporated

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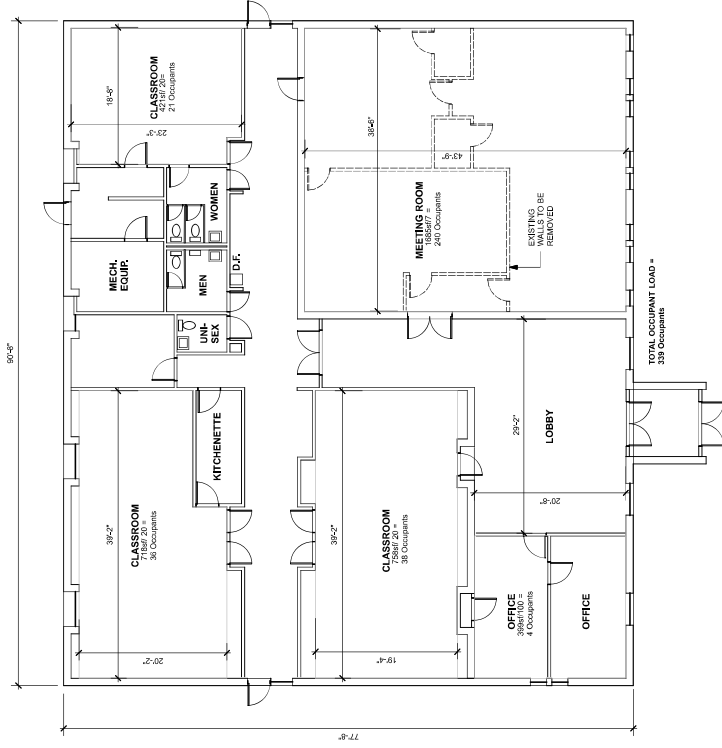
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS AND CONTRACT DOCUMENTS PREPARED BY THE UNDERSIGNED ARE CORRECT, COMPLETE AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DENNIS BETTY  
DATE: 08.12.2017  
DATE: 08.12.2017  
DATE: 08.12.2017

BROOKLYN PARK ISLAMIC COMMUNITY CENTER  
2100 93rd WAY NORTH  
BROOKLYN PARK, MN 55444

FLOOR PLAN

A3.0

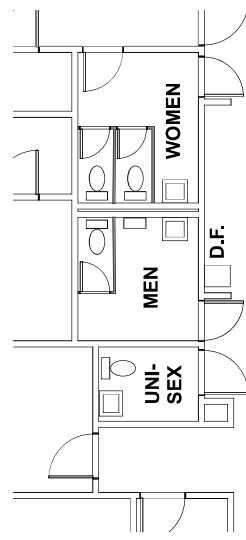


FLOOR PLAN

1/8" = 1'-0"

RESTROOM ENLARGEMENT PLAN

1/8" = 1'-0"



Brooklyn Park Islamic Center  
2100 93rd Way N  
Brooklyn Park, MN 55444  
Email: [bpicmn@gmail.com](mailto:bpicmn@gmail.com)  
October 2, 2025

Planning and Zoning Department  
City of Brooklyn Park  
5200 85th Avenue North  
Brooklyn Park, MN 55443

To Whom It May Concern:

The Brooklyn Park Islamic Center, located at 2100 93rd Way N, Brooklyn Park, MN 55444, hereby grants Irtiqah Learning Center permission to use its facilities for educational purposes. This consent is provided in support of Irtiqah Learning Center's application for a Conditional Use Permit with the City of Brooklyn Park.

For any questions or additional information, please contact us at [bpicmn@gmail.com](mailto:bpicmn@gmail.com).

Sincerely,

Mohammad Aljabari

Board Chair

Brooklyn Park Islamic Center Board of Directors

Date

Oct. 2, 2025

# City of Brooklyn Park Planning Commission Staff Report

<b>Agenda Item:</b>	5.3	<b>Meeting Date:</b>	November 12, 2025
<b>Agenda Section:</b>	Public Hearing	<b>Originating Department:</b>	Community Development
<b>Resolution:</b>	X	<b>Prepared By:</b>	Erin McDermott, Senior Planner
<b>Ordinance:</b>	N/A		
<b>Attachments:</b>	3	<b>Presented By:</b>	Erin McDermott, Senior Planner
<b>Item:</b>	<b>Crest View New School</b> – An application by Wold Architects and Engineers for Site Plan Review at 8600 Zane Ave N for the Construction of a New School		

**Proposed Action:**

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ APPROVING A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A SCHOOL AT 8600 ZANE AVENUE NORTH.

**Staff Recommendation:**

Staff recommends approval of the above listed request with the conditions that are listed in the draft resolution.

**Summary:**

The applicant, Wold Architects and Engineers, on behalf of Osseo Public Schools, has applied for a site plan review the construction of a new school, including space for community education. The existing school has been demolished.

A site plan review is required prior to the construction of buildings. The proposal is for the construction of a school in conformance with the Comprehensive Plan. The proposed school will add classroom, office and community programming space, as well as exterior amenities that will be available to the public outside of school hours.

**Current Conditions:**

Planning and Zoning Information

	<b>Current</b>	<b>Proposed</b>
Land Use Plan	Institutional	Institutional
Current Zoning	PI – Public Institution	PI – Public Institution
Site Area	15.2 acres	15.2 acres
Neighborhood	Central	
Conforms to	Land Use Plan – Yes Zoning Code – Yes	
Public Notice	Notices were mailed to 51 properties within 500 feet.	

60-Day  
120-Day

Legal notice was published in the Sun Post on March 19th, 2025.  
November 22, 2025  
January 21, 2026

### **Previous Approvals:**

This site was originally developed as an elementary school by Osseo Public Schools in 1969, predating the adoption of the Brooklyn Park Zoning Code. Schools are a Conditional Use within the Zoning Code, however, due to the legal establishment of the use prior to the adoption of the Code, no Conditional Use Permit is necessary to continue operating a school on this site.

### **Land Use/Zoning and Overlay:**

The site is zoned PI – Public Institution, with a future land use designation in the 2040 Comprehensive Plan of Institutional. Schools are consistent with both the zoning and future land use and are listed as Conditional Uses in Table 152.609.1 Principal Uses in Nonresidential Districts. There are no Overlay Districts impacting this site.

The property to the north of the subject property is zoned R5 – Multiple Family Residential. The properties to the west of the subject property, across Zane Avenue, are zoned R1 – Detached Single-Family Estate District and PI – Public Institution. The properties to the south are zoned R5 – Multiple Family Residential and R3 – Detached Single-Family and Two-Family District and to the east are properties zoned R1 – Detached Single-Family Estate District.

### **Proposed Development:**

A new 38,559 square foot school is proposed on Zane Avenue between 80<sup>th</sup> and 85<sup>th</sup> Avenues to replace the recently demolished school on the subject property.

The facility includes standard classrooms and office spaces, as well as a community kitchen, parent classrooms, an American Indian Community Center Museum space, and a commercial kitchen space to serve the needs of the school and district at large. The exterior space of the site will be improved with an outdoor classroom, ceremonial fire pit, and unique cultural sporting facilities.

### **Site Plan Review:**

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

### **Lighting:**

A photometric plan will need to be submitted for approval to meet the intensities required at the entrances and along the sidewalks as prescribed in § 152.1014. The applicant has requested a Zoning Text Amendment of § 152.1014, as they have proposed lighting consistent with schools they operate in other municipalities. Staff is currently reviewing the request and will be bringing an amendment forward at a future meeting. If no amendment is passed prior to building permitting, the applicant will meet the language of the existing code.

### **Pedestrian Connections:**

The site has an existing pedestrian connection along Zane Avenue, as well as a connection on the south property line connecting Zane and Yates Avenues. The proposal includes pedestrian connections through the site to amenities that will be publicly accessible outside of school hours. There is an existing stoplight on Zane Avenue that includes a pedestrian crossing, at this time the applicant is working with Hennepin County, who has jurisdiction over Zane Avenue, to determine if the existing signal would be the best pedestrian connection to the west side of Zane Avenue or if there is a better alternative, as the applicant is proposing to close the existing southern vehicular access to the site. The proposed sidewalk improvements meet Code requirements as prescribed in § 152.1022.

### **Parking:**

There are multiple uses within the proposed structure with separate parking requirements listed in § 152.1019 Parking of the Zoning Code. Schools are not a listed use in the parking requirements table, however, a substantially similar use is listed, which is the use of preschool. For the use of a preschool, there is 1 stall required per employee, as well as 1 stall per 7 children, for a total of 44 stalls required for this use. For the use of Business, Trade, Non-academic College, there is a requirement of 3.5 stalls per 1,000 square feet of space for a total of 125 stalls required for this use. The total number of spaces required is 169 for the types of occupancy, the proposal exceeds this requirement with a total of 253 stalls.

### **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. All waste must be stored inside or a waste enclosure meeting screening requirements for consistent with the screening requirements of § 152.1028 must be constructed.

### **Landscaping:**

A landscape plan was submitted which proposes a variety of trees, shrubs, grasses, and ground covers. The code analysis provided indicates that this plan meets the requirements of § 152.1012, there are 434,000 square feet of open space on the subject parcel, which necessitates 145 overstory trees, 145 evergreens, and 4,345 shrubs minimum for the site.

### **Architectural standards:**

The building materials include brick, architectural metal panels, stone and glass. The façade is made up of 100% Class I materials and exceeds the 65% Class I requirement of § 152.1005.

### **Roadways:**

The existing north access to the site on Zane Avenue will be relocated to align with Zane Court. The existing south vehicular access to Zane Avenue will be closed with pedestrian crossings to remain. A new access on Yates Avenue for school district vehicles is proposed.

### **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 applicant works with the Engineering Division as well as the West Mississippi Watershed Management Organization to ensure that the infiltration basin and other factors meet all necessary requirements. Approval of the grading plan and a recorded Stormwater Maintenance Agreement are required prior to the issuance of the building permit.

**Conditions of Approval:**

Staff recommends the adoption of a resolution subject to the conditions listed in the attached draft resolution.

**Staff Recommendation:**

The required findings of § 152.303 have been addressed and Staff recommends approval of the resolution approving the Site Plan Review for the construction of a two-story youth center at 8600 Zane 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:**

- A. DRAFT SITE PLAN REVIEW RESOLUTION
- B. LOCATION MAP
- C. PLAN SET

RESOLUTION #2025-\_\_

RESOLUTION APPROVING A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A SCHOOL LOCATED AT 8600 ZANE AVENUE, BROOKLYN PARK, MN 55445.

Planning Commission File # 25-120

WHEREAS, Makayla Lakeman, of Wold Architects and Engineers, has made an application for a Site Plan Review, on behalf of Osseo Public Schools, 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 in which schools are conditional uses; 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 8600 Zane Avenue as legally described in the attached EXHIBIT A, subject to the following conditions:

**1.00 DRAWINGS**

- 1.01 Site, utility, landscaping, and grading plans for this development on file in the City Clerk's office dated October 2, 2025 are approved, subject to the conditions listed below.
- 1.02 Building elevations for the car wash dated May 12, 2025 are approved to proceed to building permit, 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 **\$736,000.00**, a cash bond in the amount of **\$38,700.00**, and a developer's escrow in the amount of **\$23,200.00** 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.
- 4.08 A stormwater maintenance agreement is required to be recorded with Hennepin County.

#### **5.00 CONDITIONS**

- 5.00 Applicant shall provide an updated Lighting Plan meeting the requirements of City Code § 152.1014 prior to building permitting.
- 5.01 Applicant is responsible for obtaining right-of-way permits from Hennepin County for all modifications to access on Zane Avenue.
- 5.02 A right-of-way permit from the City of Brooklyn Park is required for the addition of a driveway on Yates Avenue
- 5.03 All rooftop and mechanical equipment are required to be screened in accordance with the requirements of § 152.1024.

EXHIBIT A

*Lot 1, Block 1, Northpark Business Center Ninth Addition, Hennepin County, Minnesota.*



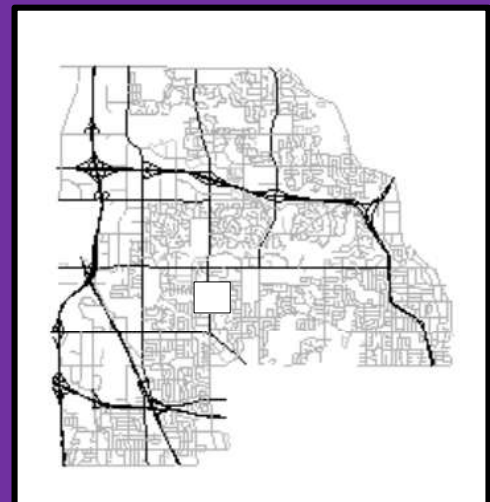
## Site Plan Review

### Case #25-120 – Crest View New School

Area of Request (August 2025 Air Photo)

8200 Zane Ave N, Brooklyn Park MN

**Brooklyn Park** 





**SYMBOL LEGEND**

[Pattern]	NEW LIGHT-CURT B/T BARRIERS/PAVEMENT
[Pattern]	NEW HEAVY-CURT B/T BARRIERS/PAVEMENT
[Pattern]	NEW LIGHT-CURT CONCRETE PAVEMENT
[Pattern]	NEW HEAVY-CURT CONCRETE PAVEMENT

**GENERAL**

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE

**PROJECT AREA CALCULATIONS**

**SITE** 862,268 SF (15.23 AC) 100%

**EXISTING AREAS**  
 INTERMEDIATE SCHOOL BUILDING 31,509 SF (0.81 AC) 3.6%

**PROPOSED AREAS**  
 PROPOSED BUILDING 172,743 SF (4.00 AC) 19.9%

**OPEN SPACE AREAS**  
 GREEN SPACE 474,016 SF (10.82 AC) 54.5%

**PARKING CALCULATIONS:**  
 ILLINOIS CHAPTER 152.018 REQUIREMENTS  
 PRESCHOOL 1 STALL PER 100 CHILDREN  
 PRESCHOOL TOTAL = 44 STALLS  
 BUS STALLS 1 STALL PER 100 CHILDREN  
 BUS STALLS TOTAL = 128 STALLS  
 TOTAL REQUIRED = 172 STALLS

**PROPOSED:**  
 NORTH LOT = 180 STALLS (7 ADA)  
 SERVICE LOT = 25 STALLS  
 TOTAL PROPOSED = 205 STALLS (7 ADA)  
 TYPE B BUS PARKING = 8 STALLS  
 BIKE PARKING = 4 REQUIRED

**DATE** 10/22/2015 **L.S. NO.**

**BY** [Signature]

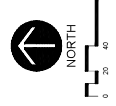
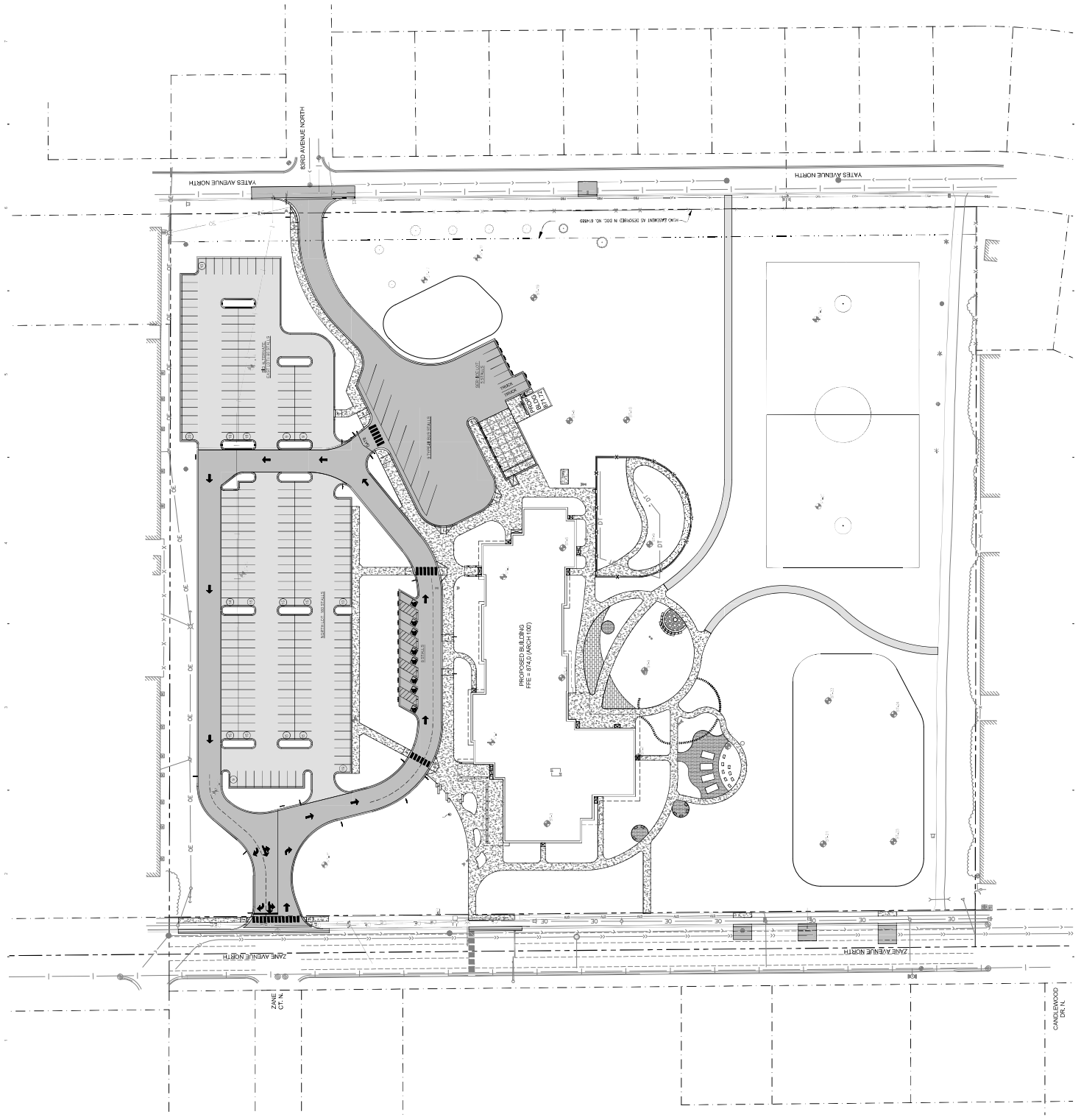
**DATE** 10/22/2015 **L.S. NO.**

**BY** [Signature]

**DATE** 10/22/2015 **L.S. NO.**

**BY** [Signature]

**OVERALL PLAN**



THIS PLAN IS PREPARED BY LARSON ENGINEERING, INC. FOR THE PROJECT DESCRIBED HEREIN. IT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF LARSON ENGINEERING, INC.





**SYMBOL LEGEND**

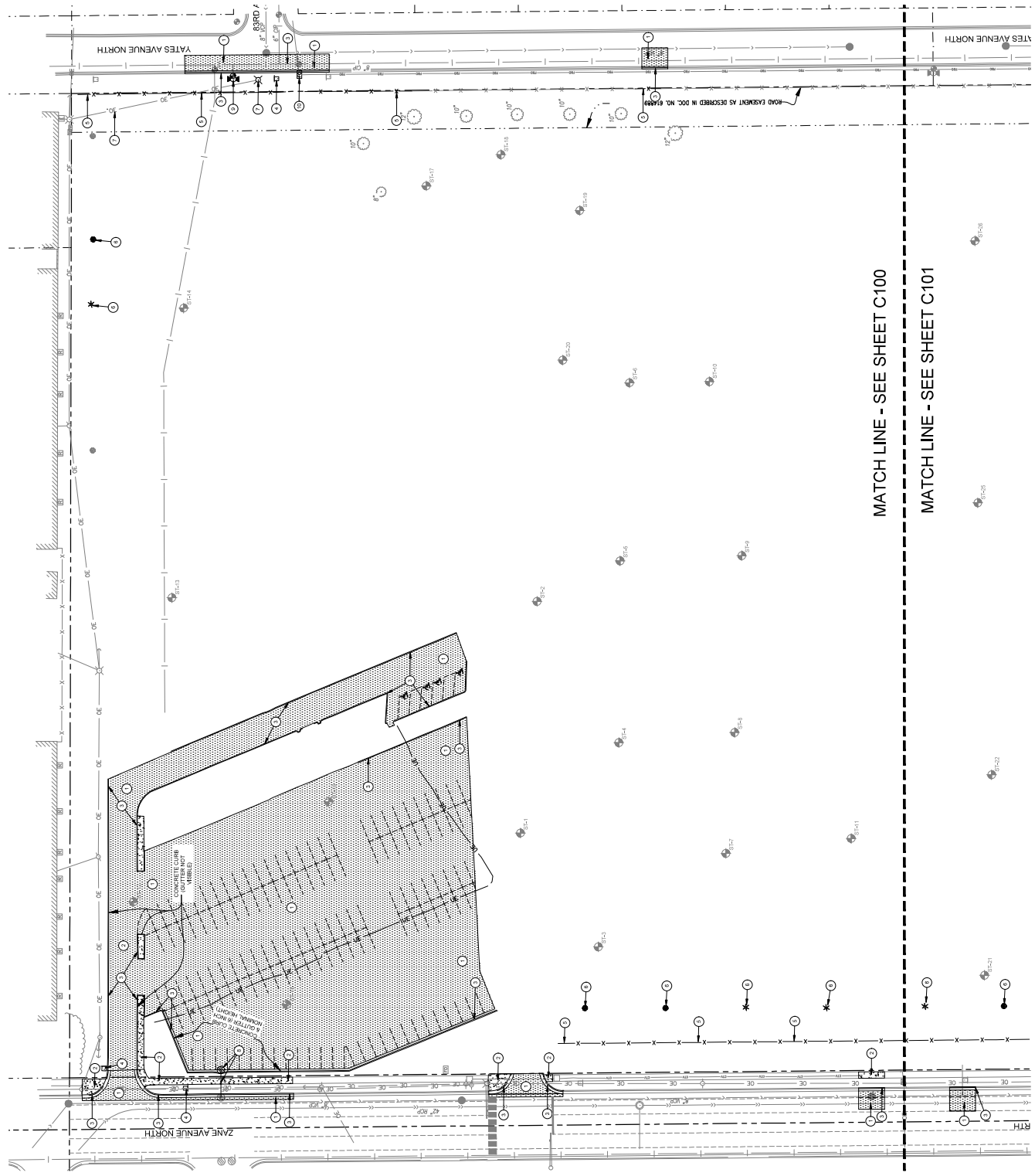
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- REMOVE AND REPOSE OF EXISTING CONCRETE PAVEMENT SECTION

**KEY NOTES**

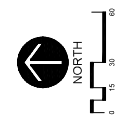
- REMOVE AND REPOSE OF BITUMINOUS PAVEMENT.
- REMOVE AND REPOSE OF CONCRETE PAVEMENT.
- REMOVE AND REPOSE OF CONCRETE CURB AND GUTTER.
- REMOVE AND REPOSE OF IRON, POST, AND FOOTING.
- REMOVE AND REPOSE OF FENCE, POSTS, AND FOOTINGS.
- REMOVE AND REPOSE OF TREE STUMP, AND ROOTS.
- SEE ELECTRICAL.
- REMOVE AND REPOSE OF STORM SEWER UTILITY.
- REMOVE AND SALVAGE HYDRANT AND GATE VALVE.
- REMOVE AND SALVAGE FIBER OPTIC BOX.

**DEMOLITION NOTES**

- Verify all existing utility locations.
- It is the responsibility of the Contractor to perform or coordinate all necessary utility relocation work. The Contractor shall be responsible for obtaining all necessary permits, including but not limited to, water, sanitary sewer, electric, telephone, gas, electric, and lighting, etc.
- Upon beginning work, conduct a pre-work check of all existing utilities to be removed. This includes, but is not limited to, water, sanitary sewer, storm sewer, electric, gas, and fiber optic. All existing utilities shall be marked with a 2" diameter red pipe for the contractor's use.
- Structural safety of pavements, sidewalks, and curbs to remain.
- All construction shall be performed in accordance with state and local standard specifications for construction.



MATCH LINE - SEE SHEET C100  
 MATCH LINE - SEE SHEET C101



PROJECT INFORMATION

PROJECT NO.	10-02-25
DATE	10/23/2015
L.S. NO.	
PROJECT NAME	
CLIENT	
DESIGNER	
DRAWN BY	
CHECKED BY	
DATE	

DATE: 10/23/2015 L.S. NO.:  
 PROJECT NAME:  
 CLIENT:  
 DESIGNER:  
 DRAWN BY:  
 CHECKED BY:

DATE: 10/23/2015 L.S. NO.:  
 PROJECT NAME:  
 CLIENT:  
 DESIGNER:  
 DRAWN BY:  
 CHECKED BY:

DATE: 10/23/2015 L.S. NO.:  
 PROJECT NAME:  
 CLIENT:  
 DESIGNER:  
 DRAWN BY:  
 CHECKED BY:

**CREST VIEW REBUILD  
 BID PACKAGE 2**  
 8200 Zane Ave. North  
 Brooklyn Park, MN 55443

**INDEPENDENT SCHOOL  
 DISTRICT #279**  
 1200 33rd Ave. N.  
 Minneapolis, MN 55412



**Larson Engineering, Inc.**  
 3524 Lohme Road  
 White Bear Lake, MN 55110  
 Phone: 763-441-1400  
 Fax: 763-441-1401  
 www.larsoneng.com

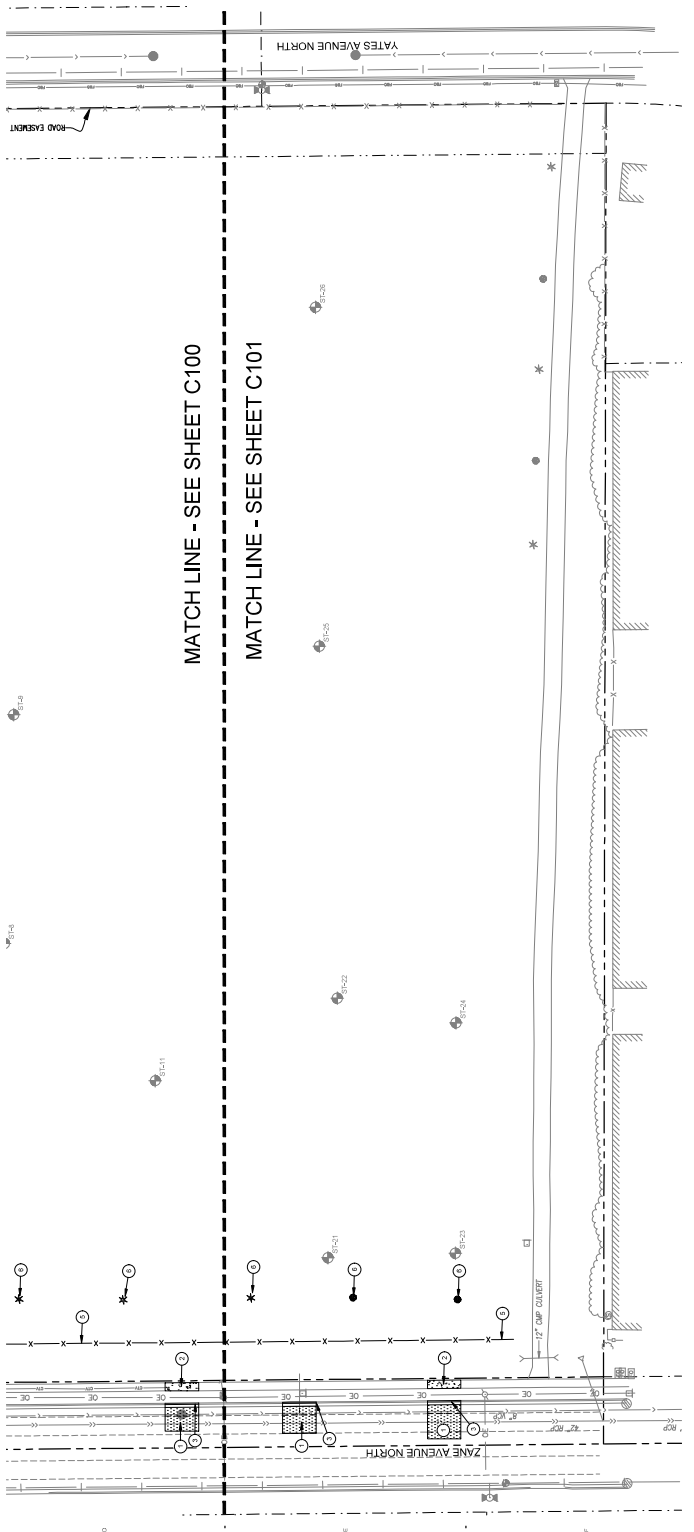
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**SYMBOL LEGEND**

	REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION
	REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION

- KEY NOTES**
- 1 REMOVE AND DISPOSE OF BITUMINOUS PAVEMENT.
  - 2 REMOVE AND DISPOSE OF CONCRETE PAVEMENT.
  - 3 REMOVE AND DISPOSE OF CONCRETE CURB AND GUTTER.
  - 4 REMOVE AND DISPOSE OF IRON, POST, AND FOOTING.
  - 5 REMOVE AND DISPOSE OF FENCE, POSTS, AND FOOTINGS.
  - 6 REMOVE AND DISPOSE OF TREE STUMP, AND ROOTS.
  - 7 SEE ELECTRICAL.
  - 8 REMOVE AND DISPOSE OF STORM SEWER UTILITY.
  - 9 REMOVE AND SALVAGE HYDRANT AND GATE VALVE.
  - 10 REMOVE AND SALVAGE TREE (OPT. P. 10A).

**MN**



**PROJECT SUMMARY**

Project Name	CREST VIEW REBUILD
Project No.	10-02-25
Client	INDEPENDENT SCHOOL DISTRICT #279
Design	JAR
Drawn	LSM
Scale	AS SHOWN
Date	10/22/2015
LSI No.	

Demolition Plan - South  
 Scale: As Shown

**DEMOLITION  
 PLAN - SOUTH**

City CUP Submittal 10-02-25 (NOT FOR CONSTRUCTION)  
 Scale: As Shown  
**C101**





**CREST VIEW REBUILD  
 BID PACKAGE 2**  
 8200 Zane Ave North  
 Brooklyn Park, MN 55443

**INDEPENDENT SCHOOL  
 DISTRICT #279**  
 12000 35th Ave. N.  
 Minneapolis, MN 55412



**Larson  
 Engineering, Inc.**  
 3524 Larson Road  
 White Bear Lake, MN 55110  
 Phone: 763-447-1100  
 Fax: 763-447-1491  
 www.larsoneng.com

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PROJECT NO.	10-02-25
DATE	10/23/2015
SCALE	AS SHOWN
DRAWN BY	JML
CHECKED BY	JML
DATE	10/23/2015
DATE	10/23/2015
DATE	10/23/2015
DATE	10/23/2015
DATE	10/23/2015
DATE	10/23/2015
DATE	10/23/2015
DATE	10/23/2015
DATE	10/23/2015

City of Minneapolis  
 Department of Public Works  
 Engineering Division  
 221 Hennepin Avenue  
 Minneapolis, MN 55402

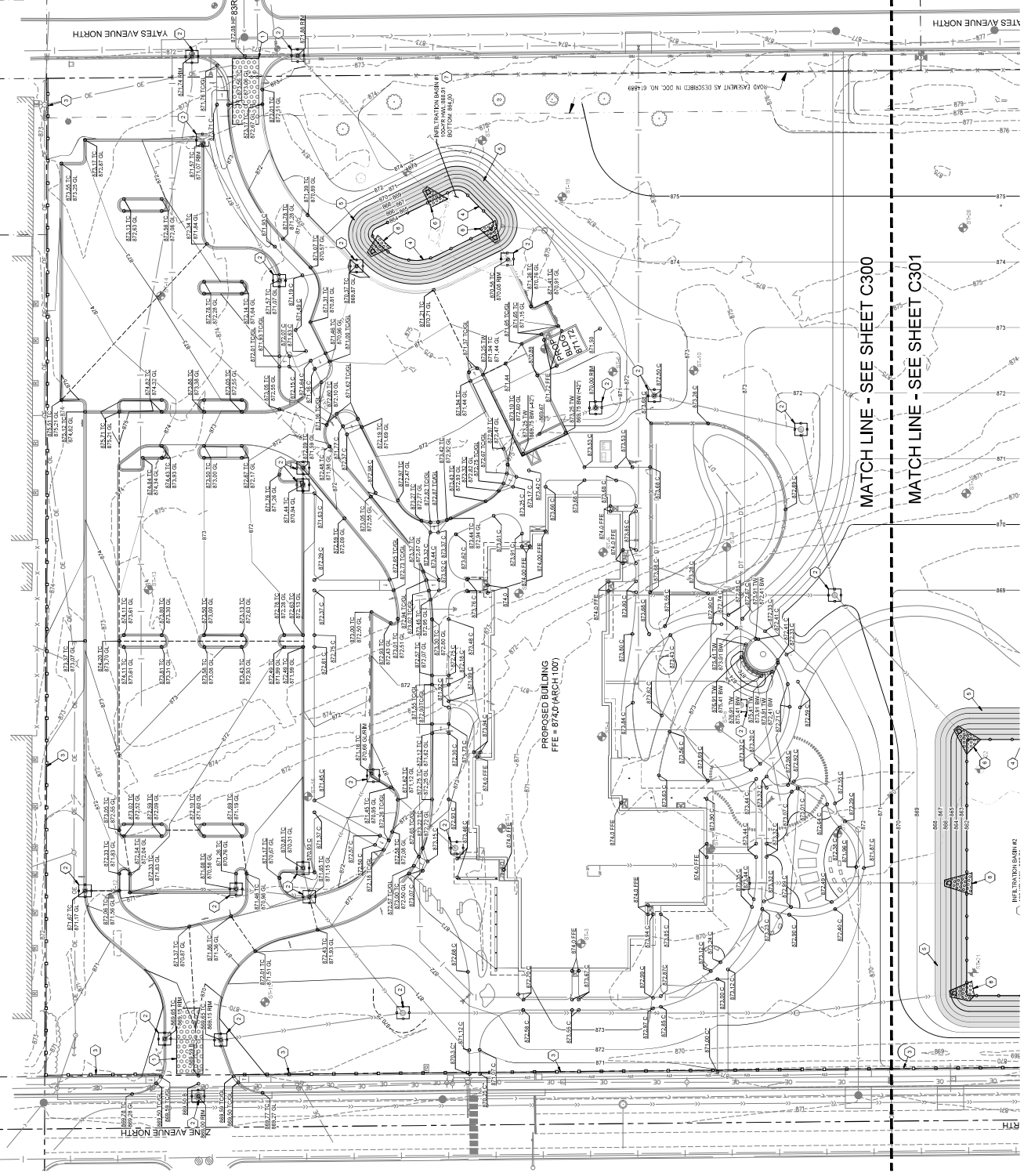
**GRADING AND  
 EROSION  
 CONTROL  
 PLAN - NORTH**

**C300**  
 Scale As Indicated

- SYMBOL LEGEND**
- EXISTING CONTOURS
  - PROPOSED CONTOURS - MAJOR INTERVAL
  - PROPOSED CONTOURS - MINOR INTERVAL
  - GRADE BREAK LINE
  - SEWER LINE
  - SEWER VALVE
  - SEWER MANHOLE
  - SEWER CLEANOUT
  - SEWER INLET
  - SEWER OUTLET
  - SEWER CONNECTION
  - SEWER REPAIR
  - SEWER REPLACEMENT
  - SEWER ENLARGEMENT
  - SEWER DELETION
  - SEWER ABANDONMENT
  - SEWER PROTECTION
  - SEWER PROTECTIVE WALL
  - SEWER PROTECTIVE COVER
  - SEWER PROTECTIVE CURB
  - SEWER PROTECTIVE FENCE
  - SEWER PROTECTIVE SIGN
  - SEWER PROTECTIVE LIGHT
  - SEWER PROTECTIVE PAINT
  - SEWER PROTECTIVE WRAP
  - SEWER PROTECTIVE GROUT
  - SEWER PROTECTIVE ANCHOR
  - SEWER PROTECTIVE BRACKET
  - SEWER PROTECTIVE CLAMP
  - SEWER PROTECTIVE BUSHING
  - SEWER PROTECTIVE GASKET
  - SEWER PROTECTIVE O-RING
  - SEWER PROTECTIVE WASHER
  - SEWER PROTECTIVE NUT
  - SEWER PROTECTIVE SCREW
  - SEWER PROTECTIVE BOLT
  - SEWER PROTECTIVE RIVET
  - SEWER PROTECTIVE WELD
  - SEWER PROTECTIVE BRACE
  - SEWER PROTECTIVE STRUT
  - SEWER PROTECTIVE BRACE BRACKET
  - SEWER PROTECTIVE BRACE ROD
  - SEWER PROTECTIVE BRACE PLATE
  - SEWER PROTECTIVE BRACE WELD
  - SEWER PROTECTIVE BRACE BUSHING
  - SEWER PROTECTIVE BRACE WASHER
  - SEWER PROTECTIVE BRACE NUT
  - SEWER PROTECTIVE BRACE SCREW
  - SEWER PROTECTIVE BRACE BOLT
  - SEWER PROTECTIVE BRACE RIVET
  - SEWER PROTECTIVE BRACE WELD
  - SEWER PROTECTIVE BRACE BRACE
  - SEWER PROTECTIVE BRACE STRUT
  - SEWER PROTECTIVE BRACE BRACE BRACKET
  - SEWER PROTECTIVE BRACE BRACE ROD
  - SEWER PROTECTIVE BRACE BRACE PLATE
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  - SEWER PROTECTIVE BRACE BRACE WASHER
  - SEWER PROTECTIVE BRACE BRACE NUT
  - SEWER PROTECTIVE BRACE BRACE SCREW
  - SEWER PROTECTIVE BRACE BRACE BOLT
  - SEWER PROTECTIVE BRACE BRACE RIVET
  - SEWER PROTECTIVE BRACE BRACE WELD

- KEY NOTES**
- ROCK CONSTRUCTION ENTRANCE. SEE DETAIL UC001
  - INLET PROTECTION. SEE DETAIL UC004
  - SEWER FENCE. SEE DETAIL UC001
  - SEWER SIGN. SEE DETAIL UC001
  - SEWER LIGHT. SEE DETAIL UC001
  - SEWER WRAP. SEE DETAIL UC001
  - SEWER BRACKET. SEE DETAIL UC001
  - SEWER ANCHOR. SEE DETAIL UC001
  - SEWER BRUSHING. SEE DETAIL UC001
  - SEWER O-RING. SEE DETAIL UC001
  - SEWER WASHER. SEE DETAIL UC001
  - SEWER NUT. SEE DETAIL UC001
  - SEWER SCREW. SEE DETAIL UC001
  - SEWER BOLT. SEE DETAIL UC001
  - SEWER RIVET. SEE DETAIL UC001
  - SEWER WELD. SEE DETAIL UC001
  - SEWER BRACE. SEE DETAIL UC001
  - SEWER STRUT. SEE DETAIL UC001
  - SEWER BRACE BRACKET. SEE DETAIL UC001
  - SEWER BRACE ROD. SEE DETAIL UC001
  - SEWER BRACE PLATE. SEE DETAIL UC001
  - SEWER BRACE WELD. SEE DETAIL UC001
  - SEWER BRACE BUSHING. SEE DETAIL UC001
  - SEWER BRACE WASHER. SEE DETAIL UC001
  - SEWER BRACE NUT. SEE DETAIL UC001
  - SEWER BRACE SCREW. SEE DETAIL UC001
  - SEWER BRACE BOLT. SEE DETAIL UC001
  - SEWER BRACE RIVET. SEE DETAIL UC001
  - SEWER BRACE WELD. SEE DETAIL UC001

- GRADING NOTES**
- The profession certifies of every fence or safety fence installed on the site shall be in accordance with the Minnesota Department of Transportation (MnDOT) Standard Specifications for Road and Bridge Construction, Section 100.00, and shall be maintained in accordance with the Minnesota Department of Transportation (MnDOT) Standard Specifications for Road and Bridge Construction, Section 100.00.
  - All elevations with an asterisk (\*) shall be field elevations. Elevations without an asterisk are proposed elevations.
  - Crosses shown in paved areas represent storm inlets.
  - All structures shall be constructed in accordance with state and local codes and specifications for construction.

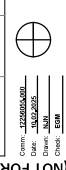






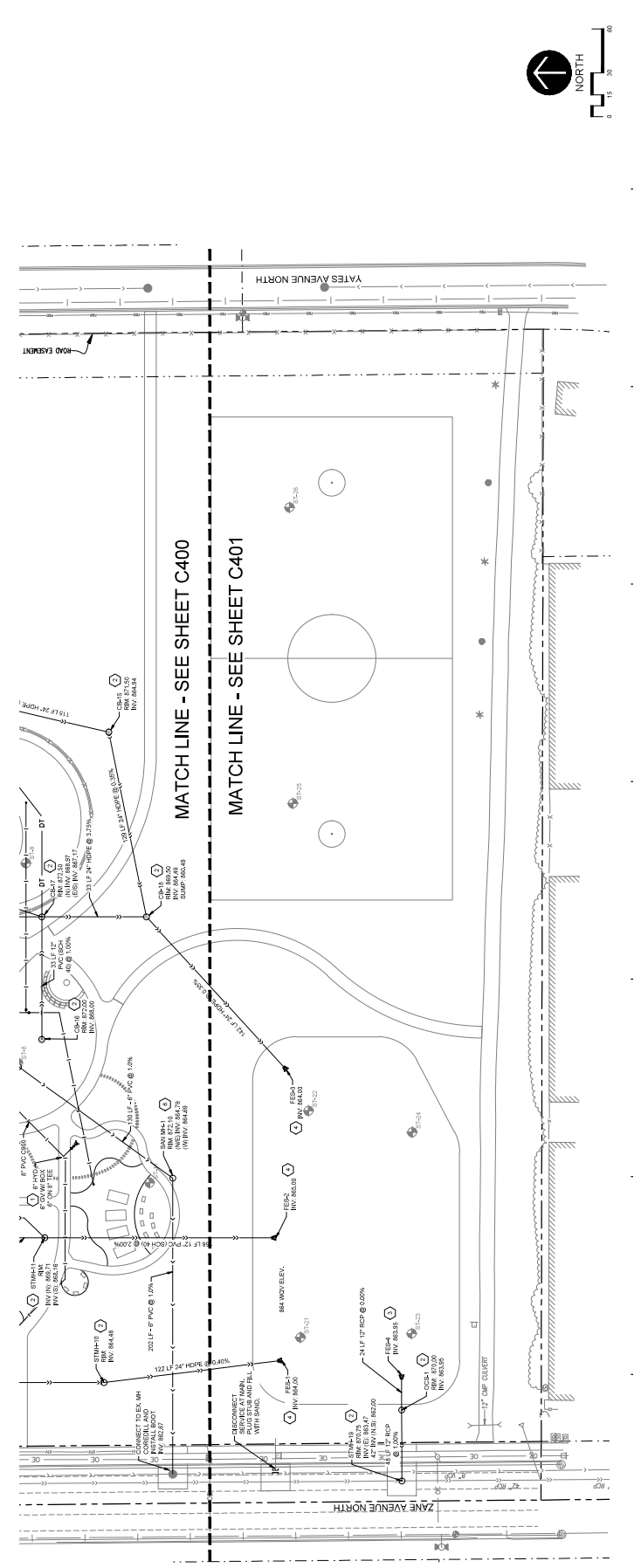


PROJECT NUMBER	10-02-25	DATE	10/22/2015
PROJECT NAME	CREST VIEW REBUILD	DATE	10/22/2015
PROJECT LOCATION	8200 ZANE AVENUE NORTH	DATE	10/22/2015
PROJECT DESCRIPTION	REBUILD OF STORM SEWER AND SANITARY SEWER SYSTEMS	DATE	10/22/2015
PROJECT OWNER	INDEPENDENT SCHOOL DISTRICT #279	DATE	10/22/2015
PROJECT MANAGER	JAMES J. LARSON	DATE	10/22/2015
PROJECT ENGINEER	JAMES J. LARSON	DATE	10/22/2015



- SYMBOL LEGEND**
- STORM MANHOLE
  - CATCH BASIN
  - CURB INLET
  - △ FLARED END
  - SANITARY MANHOLE
  - HYDRANT
  - ⊕ GATE VALVE & BOX
  - ⊖ WATER SHUTOFF
  - ⊕ LIGHT POLE
- TELEPHONE LINE**
- E— TELEPHONE OVERHEAD LINE
  - U— TELEPHONE UNDERGROUND LINE
  - F— FIBER OPTIC OVERHEAD LINE
  - F— FIBER OPTIC UNDERGROUND LINE
  - G— NATURAL GAS OVERHEAD LINE
  - G— NATURAL GAS UNDERGROUND LINE
  - S— STORM SEWER PIPE
  - S— TELEPHONE UNDERGROUND LINE
  - D— DRAIN TILE PIPE

- KEY NOTES**
- ① HYDRANT AND GATE VALVE. SEE DETAIL JC202
  - ② STORM SEWER CATCH BASIN MANHOLE. SEE DETAIL JC202
  - ③ FLARED END SECTION (RFP). SEE DETAIL JC202
  - ④ FLARED END SECTION (H/P). SEE DETAIL JC202
  - ⑤ STRUCTURE ADJUSTMENT. SEE DETAIL JC200
  - ⑥ SANITARY MANHOLE. SEE DETAIL JC200
  - ⑦ GATE VALVE. SEE DETAIL JC202

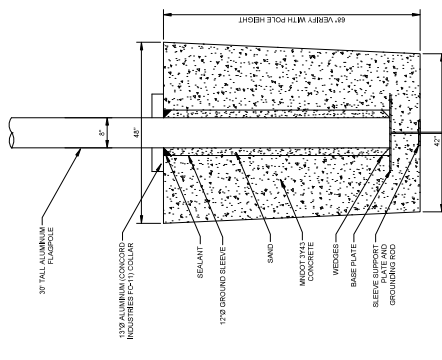




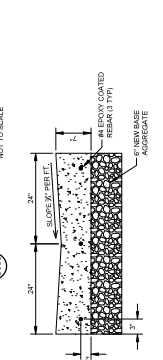
NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR BIDDING	10/25/25	JM	ML
2	REVISED			
3	REVISED			
4	REVISED			
5	REVISED			
6	REVISED			
7	REVISED			
8	REVISED			
9	REVISED			
10	REVISED			

DATE: 10/25/25  
SCALE: AS SHOWN

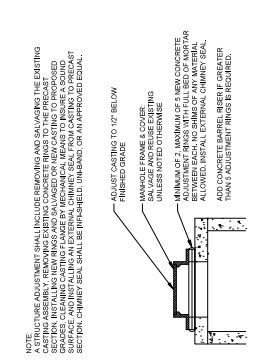
**DETAILS**



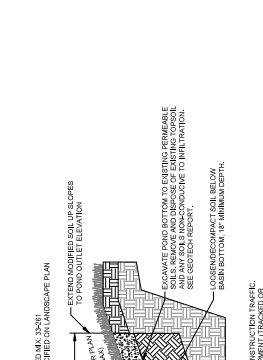
**FLAG POLE  
FOUNDATION DETAIL**  
NOT TO SCALE



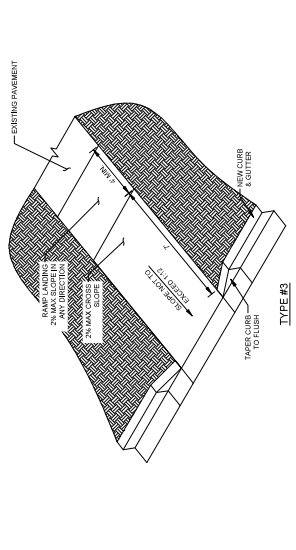
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GUTTER DETAIL**  
NOT TO SCALE



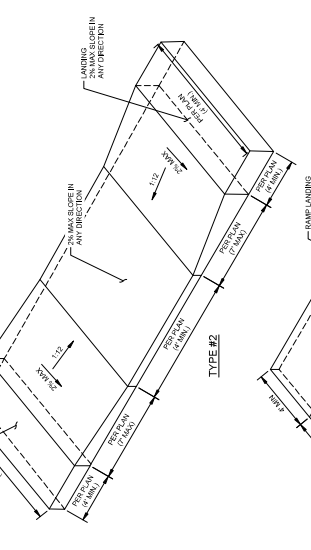
**STRUCTURE  
ADJUSTMENT DETAIL**  
NOT TO SCALE



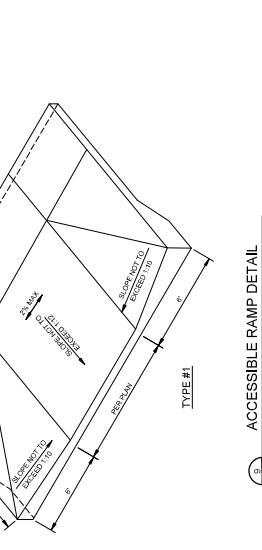
**INFILTRATION BASIN  
CROSS SECTION**  
NOT TO SCALE



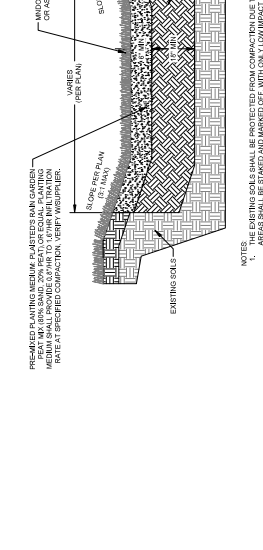
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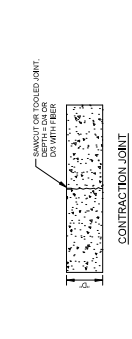
**TYPE #2**



**TYPE #1**



**ACCESSIBLE RAMP DETAIL**  
NOT TO SCALE



**CONTRACTION JOINT**



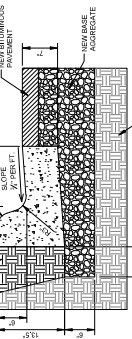
**CONSTRUCTION JOINT**



**SEALED ISOLATION JOINT**



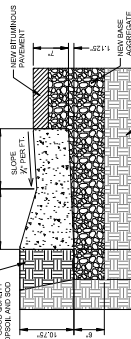
**ISOLATION JOINT**



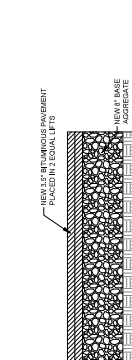
**CONCRETE JOINT DETAILS**  
NOT TO SCALE



**B612 CONCRETE  
CURB & GUTTER DETAIL**  
NOT TO SCALE



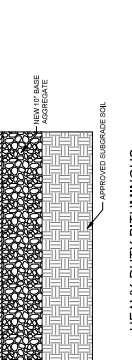
**SURMOUNTABLE CURB  
& GUTTER DETAIL**  
NOT TO SCALE



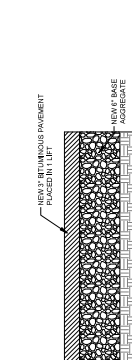
**LIGHT-DUTY BITUMINOUS  
PAVEMENT SECTION**  
NOT TO SCALE



**HEAVY-DUTY BITUMINOUS  
PAVEMENT SECTION**  
NOT TO SCALE



**BITUMINOUS TRAIL  
PAVEMENT SECTION**  
NOT TO SCALE

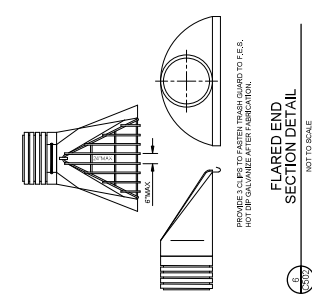


**LIGHT-DUTY CONCRETE  
CONSTRUCTION DETAIL**  
NOT TO SCALE



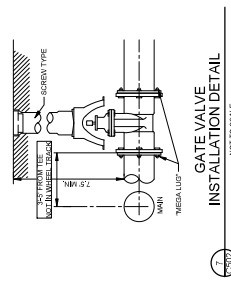
**HEAVY-DUTY CONCRETE  
CONSTRUCTION DETAIL**  
NOT TO SCALE



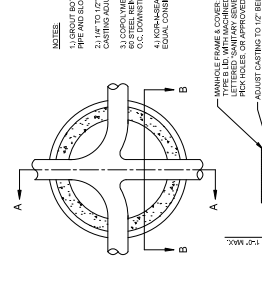


**FLARED END SECTION DETAIL**  
NOT TO SCALE

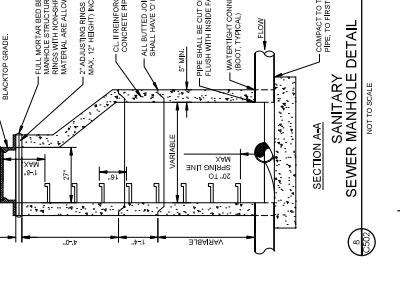
- NOTES:**
1. GATE VALVE SPECIFICATIONS PER CITY STANDARDS.
  2. ALL HYDRANT LEADS SHALL BE VALVED.
  3. ONE (1) "P" HYDRANT/BECKER WITH SPRING BASE HYDRANT FLAG PER HYDRANT BE REQUIRED.
  4. ALL HYDRANT LEAD JOINTS BACK TO THE WATERMAIN.
  5. HYDRANTS SHALL BE MARKED WITH APPROVED "OUT OF SERVICE" TAGS WHEN INSTALLED.
  6. WHEN INSTALLING A VALVE ROD EXTENSION, THE NON-REMOVABLE COUPLING SLIDES ON ON THE BOTTOM AND THE REMOVABLE SLIDERS GO ON THE TOP OF THE EXTENSION ROD. VERIFY "TOP" AND "BOTTOM" OF BREAKOFF SECTION.
  7. CONTRACTOR SHALL VERIFY TOP BARREL SECTION FLUSH TO FRAME GRADE.



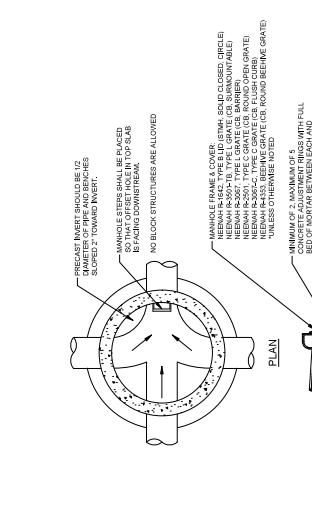
**GATE VALVE INSTALLATION DETAIL**  
NOT TO SCALE



**TYPICAL MEGALUG AND THRUST BLOCK LOCATIONS**  
NOT TO SCALE

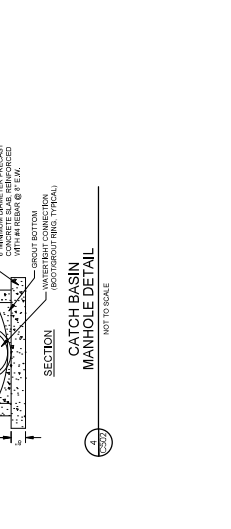


**SANITARY SEWER MANHOLE DETAIL**  
NOT TO SCALE

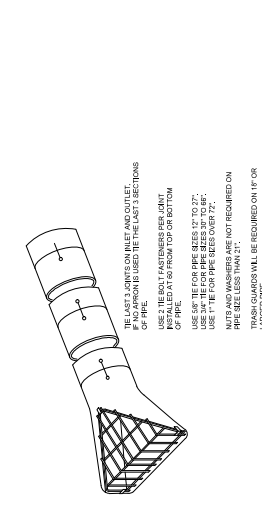


**CATCH BASIN MANHOLE DETAIL**  
NOT TO SCALE

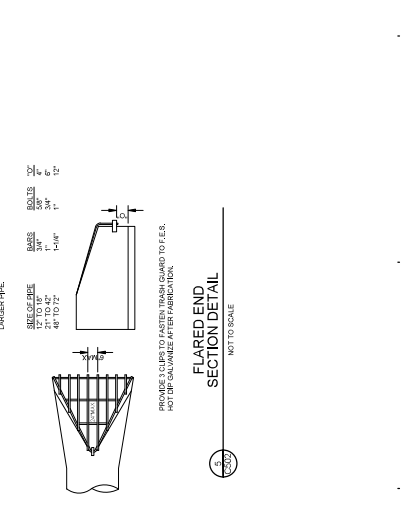
- NOTES:**
1. GATE VALVE SPECIFICATIONS PER CITY STANDARDS.
  2. ALL HYDRANT LEADS SHALL BE VALVED.
  3. ONE (1) "P" HYDRANT/BECKER WITH SPRING BASE HYDRANT FLAG PER HYDRANT BE REQUIRED.
  4. ALL HYDRANT LEAD JOINTS BACK TO THE WATERMAIN.
  5. HYDRANTS SHALL BE MARKED WITH APPROVED "OUT OF SERVICE" TAGS WHEN INSTALLED.
  6. WHEN INSTALLING A VALVE ROD EXTENSION, THE NON-REMOVABLE COUPLING SLIDES ON ON THE BOTTOM AND THE REMOVABLE SLIDERS GO ON THE TOP OF THE EXTENSION ROD. VERIFY "TOP" AND "BOTTOM" OF BREAKOFF SECTION.
  7. CONTRACTOR SHALL VERIFY TOP BARREL SECTION FLUSH TO FRAME GRADE.



**HYDRANT & GATE VALVE INSTALLATION DETAIL**  
NOT TO SCALE



**FLARED END SECTION DETAIL**  
NOT TO SCALE



**TRENCH DRAIN DETAIL**  
NOT TO SCALE









**CREST VIEW REBUILD  
 BID PACKAGE 2**  
 8200 Zane Ave. North  
 Brooklyn Park, MN 55443

**INDEPENDENT SCHOOL  
 DISTRICT #279**  
 1200 53rd Ave. N.  
 Maple Grove, MN 55869



**Larson  
 Engineering, Inc.**  
 3524 Lakota Road  
 White Bear Lake, MN 55110  
 Phone: 763.441.1451  
 www.larsoneng.com

**DF/ LANDSCAPE ARCHITECTS**  
 310 South 4th Avenue, Suite 7000  
 Minneapolis, MN 55415 p 612.332.7322

**CITY SITE PLAN  
 APPLICATION**

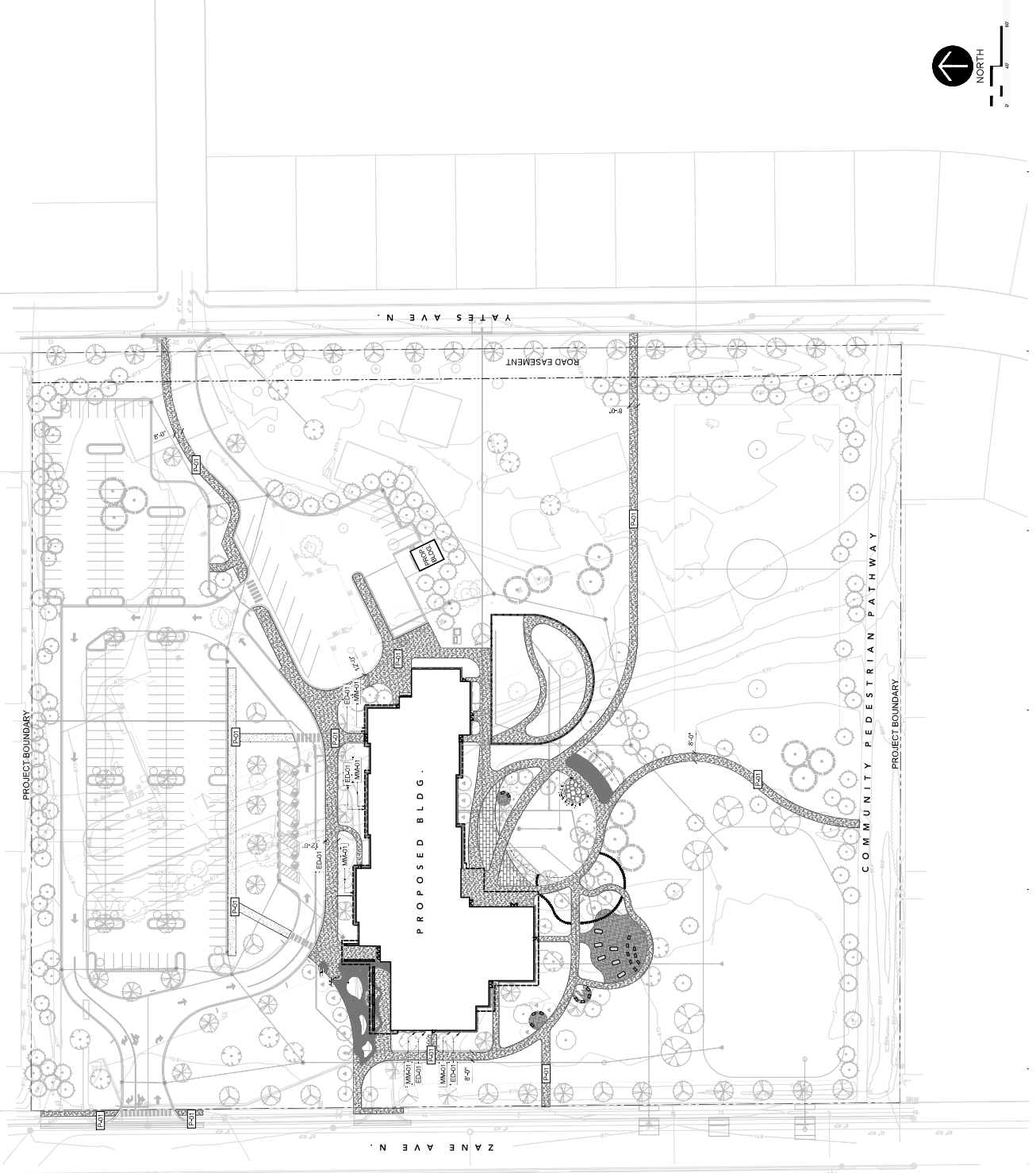
PROJECT NO.	1202
DATE	12/15/2010
DESIGNER	DF/LA
CHECKER	DF/LA
DATE	12/15/2010
PROJECT	INDEPENDENT SCHOOL DISTRICT #279
LOCATION	8200 ZANE AVENUE NORTH, BROOKLYN PARK, MN
SCALE	AS SHOWN

Client: INDEPENDENT SCHOOL DISTRICT #279  
 Date: 12/15/2010  
 Drawn: DF/LA  
 Sheet: 303

**MATERIALS  
 PLAN**



**L110**



**MATERIALS LEGEND**

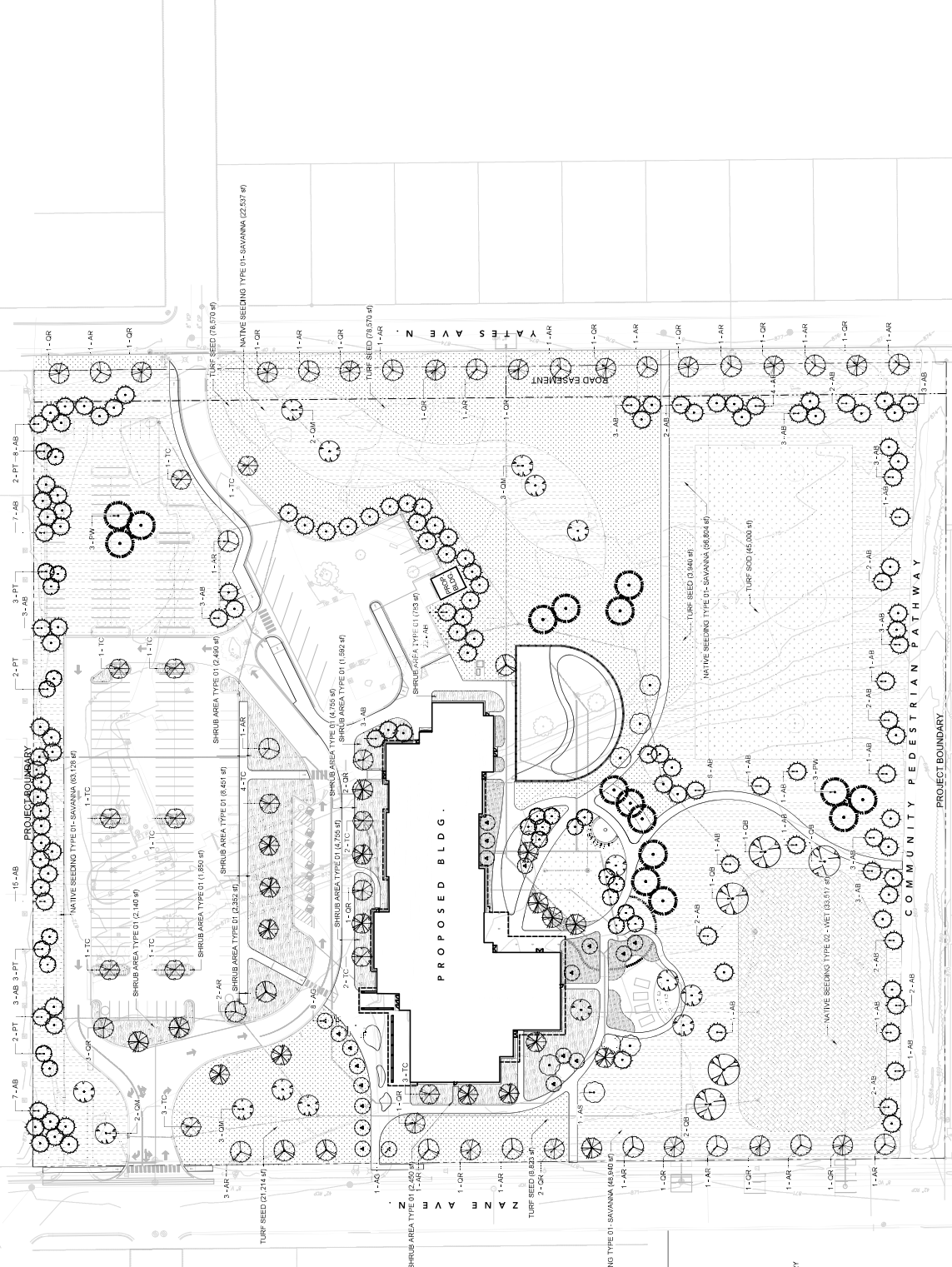
CODE	DESCRIPTION
E-01	EDGING TYPE 01 - STEEL EDGER
M-01	MINERAL MULCH
P-01	PAVING TYPE 01 - PEDESTRIAN CONCRETE PAVING



Project No.	
Client	
Date	
Drawn	
Sheet No.	

Client: INDEPENDENT SCHOOL DISTRICT #279  
 Date: 10/26/2015  
 Drawn: JTB  
 Sheet: 303

**PLANTING PLAN**



**PLANT LEGEND**

SYMBOL	CODE	BOTANICAL / COMMON NAME
	AB	ABIES BALSAMEA
	BAL	BALSAM FIR
	AR	ACER RUBRUM
	RED	RED MAPLE
	AS	SILVER MAPLE
	AS	SILVER BIRCH
	AG	AMELANCHIER X GRANDIFLORA AUTUMN BRILLIANCE
	AG	AUTUMN BRILLIANCE APPLE SERVICEBERRY
	PV	POPULUS TREMULOIDES
	PT	QUINQUE LOBES
	OB	QUERCUS BICOLOR
	SW	SWAMP WHITE OAK
	OM	QUERCUS MACROCARPA
	OR	BURR OAK
	OR	QUERCUS RUBRA
	OR	NORTHERN RED OAK
	TC	TILIA CORDATA
	TC	LITTLELEAF LINDEN
	SHRUB AREA	SHRUB AREA TYPE 01
	NATIVE SEEDING	NATIVE SEEDING TYPE 01 - SAVANNA
	NATIVE SEEDING	NATIVE SEEDING TYPE 02 - WET
	TURF SOU	TURF SOU
	TURF SEED	TURF SEED



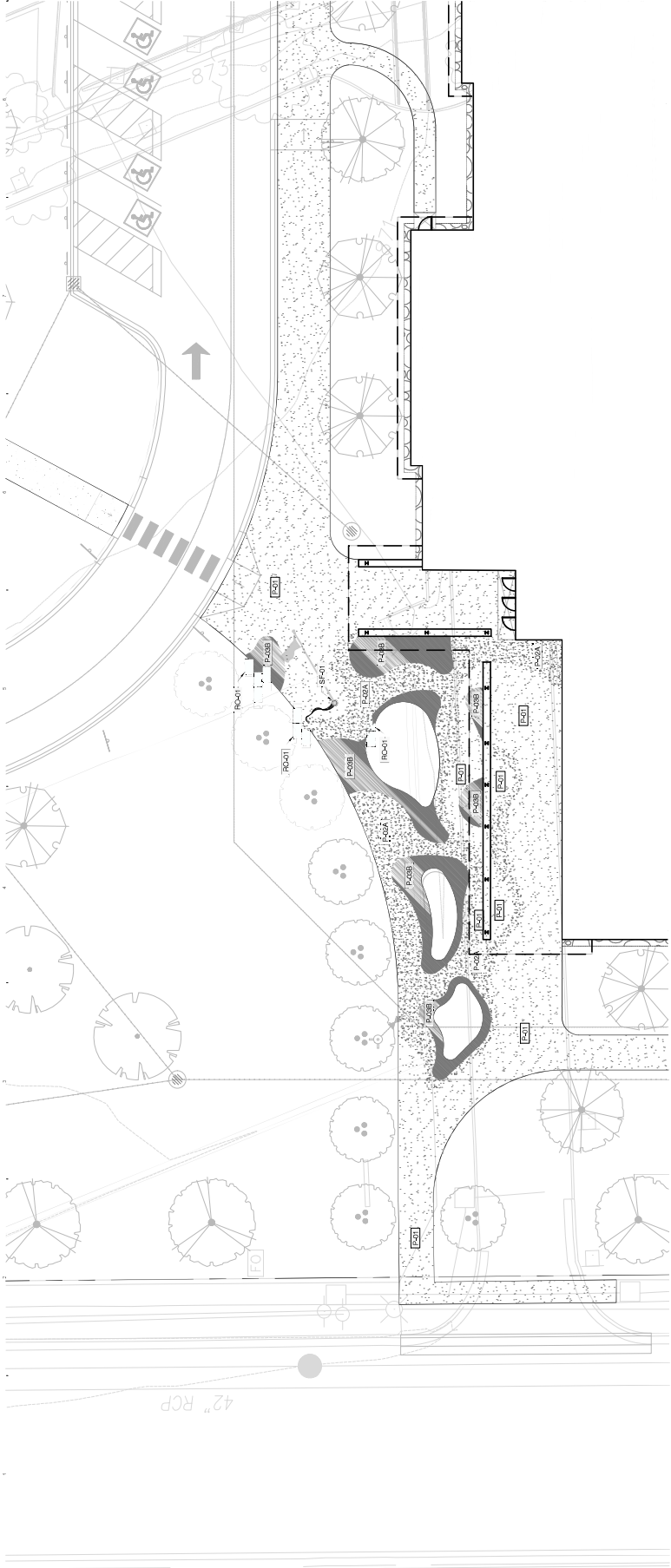
PROJECT NO.	2023-001
DATE	10/20/23
SCALE	AS SHOWN
DRAWN BY	DF
CHECKED BY	DF
DATE	10/20/23
PROJECT	CREST VIEW REBUILD

Client: INDEPENDENT SCHOOL DISTRICT #279  
 Date: 10/20/2023  
 Drawn: DF  
 Check: DF  
 Sheet: 33

**HARDSCAPE  
 ENLARGEMENT-  
 ENTRY**

Scale: AS SHOWN

**L200**

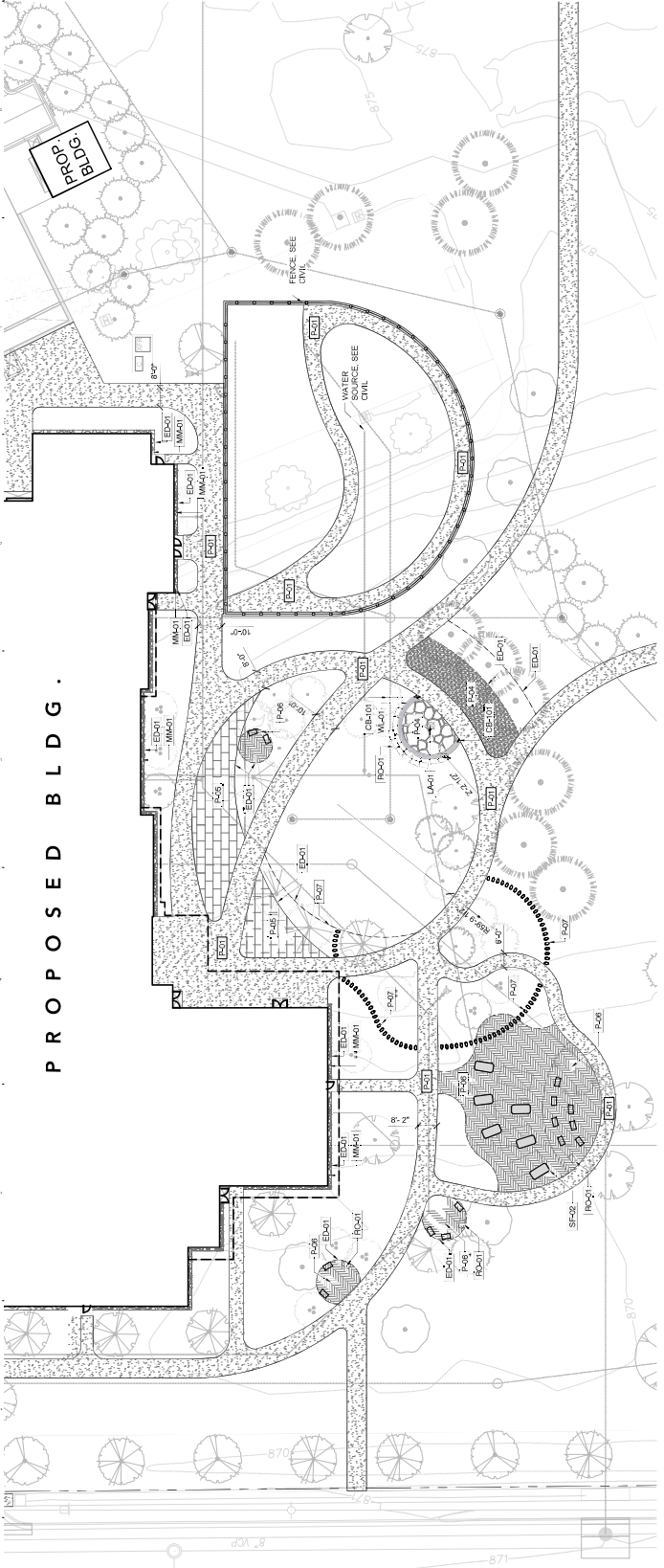


**REFERENCE NOTES SCHEDULE FRONT ENTRY**

SYMBOL	CODE	DESCRIPTION
	<b>[M201]</b>	MINERAL MULCH TYPE 01
	<b>[P201]</b>	PAVING TYPE 01 - PEDESTRIAN CONCRETE PAVING
	<b>[P202A]</b>	PAVING FINISH TYPE 2 - DECORATIVE CONCRETE FINISH A
	<b>[P202B]</b>	PAVING FINISH TYPE 3 - DECORATIVE CONCRETE FINISH B
	<b>[R201]</b>	ROCK TYPE 01 - LIMESTONE SEATING BLOCKS
	<b>[SF201]</b>	FLAG POLE - SEE STRUCTURAL

Z A N F A V E

P R O P O S E D B L D G .



REFERENCE NOTES SCHEDULE BACK COMMUNITY SPACE

SYMBOL	CODE	DESCRIPTION
	CEB-01	CONCRETE CURB FLUSH WITH GRADE
	ED-01	EDGING TYPE 01 - STEEL EDGER
	LA-01	POURED IN PLACE CONCRETE FIRE RING
	MM-01	MINERAL MULCH TYPE 01
	P-01	PAVING TYPE 01 - PEDESTRIAN CONCRETE PAVING
	P-02	PAVING TYPE 02 - MORTARED LIMESTONE FLAGSTONE PAVING
	P-03	PAVING TYPE 03 - AGGREGATE PAVING
	P-04	PAVING TYPE 04 - CONCRETE UNIT PAVING
	P-05	PAVING TYPE 05 - ENGINEERED WOOD/FIBER PATH
	P-06	PAVING TYPE 06 - LIMESTONE FLAGSTONE STEPPERS
	RO-01	ROCK TYPE 01 - LIMESTONE SEATING BLOCKS
	SF-01	METAL RAISED PLANTING BED
	WA-01	WALL TYPE 01 - PRECAST CONCRETE SEAT WALL

CREST VIEW REBUILD  
 BID PACKAGE 2  
 8200 Zane Ave North  
 Brooklyn Park, MN 55443

INDEPENDENT SCHOOL  
 DISTRICT #279  
 12300 33rd Ave. N.  
 Maple Grove, MN 55869



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 Fax: 763.429.2501  
 www.larsoneng.com

DF/ LANDSCAPE ARCHITECTS  
 310 South 4th Avenue, Suite 7050  
 Minneapolis, MN 55415 p 612.332.7322

CITY SITE PLAN  
 APPLICATION

PROJECT NO.	12300
DATE	12/20/2023
SCALE	AS SHOWN
DRAWN BY	JTB
CHECKED BY	JTB
DATE	12/20/2023
PROJECT NO.	12300

Client: INDEPENDENT SCHOOL DISTRICT #279  
 Date: 12/20/2023  
 Drawn: JTB  
 Checked: JTB  
 Scale: AS SHOWN

HARDSCAPE  
 ENLARGEMENT-  
 BACK PLAZA



Scale Associates  
**L201**

**CREST VIEW REBUILD  
 BID PACKAGE 2**  
 8200 Zane Ave North  
 Brooklyn Park, MN 55443

**INDEPENDENT SCHOOL  
 DISTRICT #279**  
 12300 33rd Ave N  
 Maple Grove, MN 55869



**Larson Engineering, Inc.**  
 3524 Leona Road  
 White Bear Lake, MN 55110  
 Phone: 763.447.1400  
 Fax: 763.447.1401  
 www.larsoneng.com

**DF/DAVID FABER LANDSCAPE ARCHITECTS**  
 310 South 4th Avenue, Suite 7050  
 Minneapolis, MN 55415 p 612.332.7322

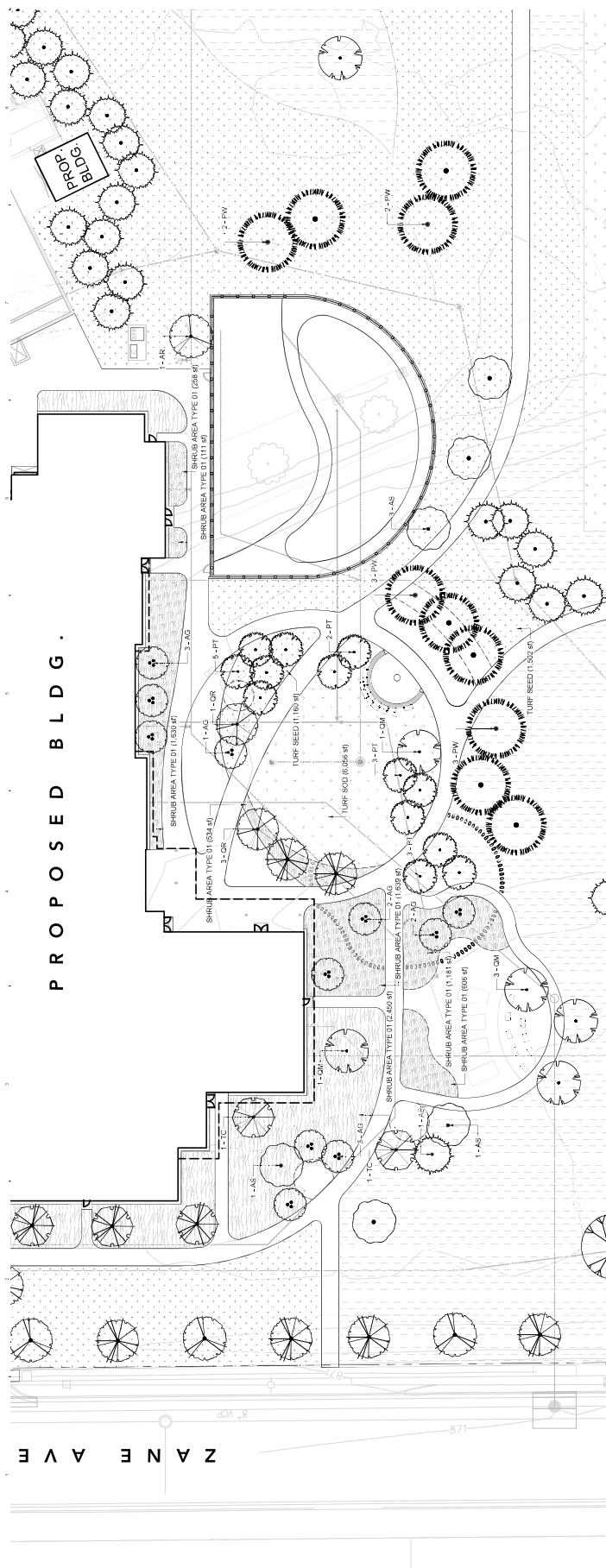
**CITY SITE PLAN APPLICATION**

PROJECT NO.	1220020000
DATE	10/26/2015
DRAWN BY	JTB
CHECKED BY	JTB
SCALE	AS SHOWN
TITLE	

Client: 1220020000  
 Date: 10/26/2015  
 Drawn: JTB  
 Checked: JTB

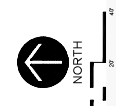
**PLANTING ENLARGEMENT  
 - BACK PLAZA**

**L211**



**PROPOSED BLDG.**

**ZANE AVE**



**PLANT LEGEND BACK COMMUNITY SPACE**

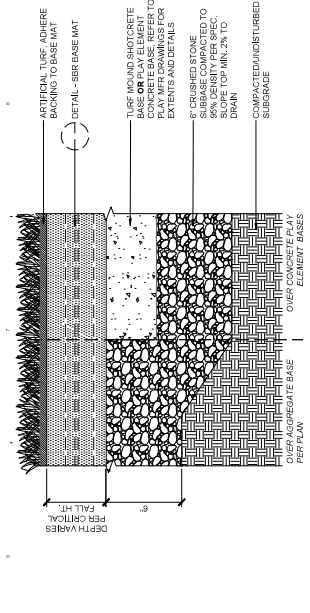
SYMBOL	CODE	BOTANICAL / COMMON NAME
	AB	ABIES BALSAMEA BALSAM FIR
	AR	ACER RUBRUM RED MAPLE
	AS	ACER SACCHARUM SUGAR MAPLE
	AG	AMELANCHIER X GRANDIFLORA AUTUMN BRILLIANCE AUTUMN BRILLIANCE APPLE SERVICEBERRY
	PW	PRINUS STROBUS ALBA WHITE PINE
	PT	POPULUS TREMULOIDES QUAKING ASPEN
	OM	QUERCUS MACROCARPA BURR OAK
	GR	QUERCUS RUBRA NORTHERN RED OAK
	TC	TILIA CORDATA LITTLELEAF LINDEN
		SHRUB AREAS
		GROUND COVERS
		TURF SOD
		TURF SEED

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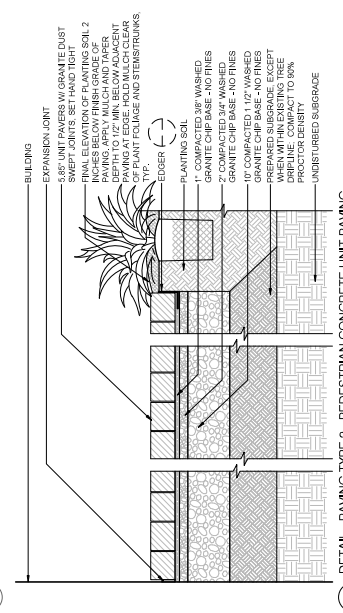


PROJECT NO.	
DATE	
SCALE	
DESIGNED BY	
CHECKED BY	
DATE	

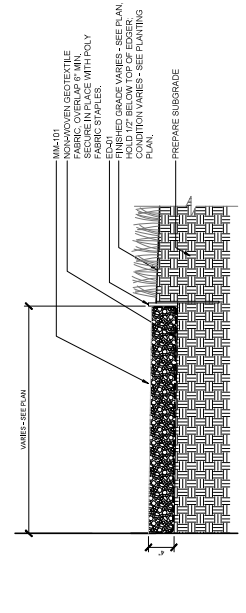
Sheet: 020624001  
 Date: 06/26/2015  
 Drawn: JTB  
 Check: JTB  
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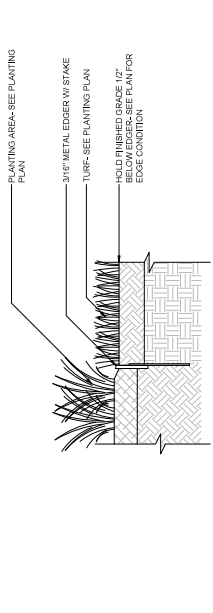
**4** DETAIL - PAVING TYPE 09, ARTIFICIAL TURF  
 3'-1 1/2"  
 R-4182



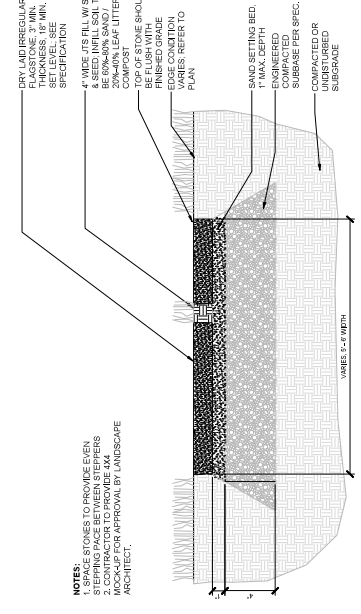
**3** DETAIL - PAVING TYPE 2 - PEDESTRIAN CONCRETE UNIT PAVING  
 1'-1 1/2"  
 R-4192B



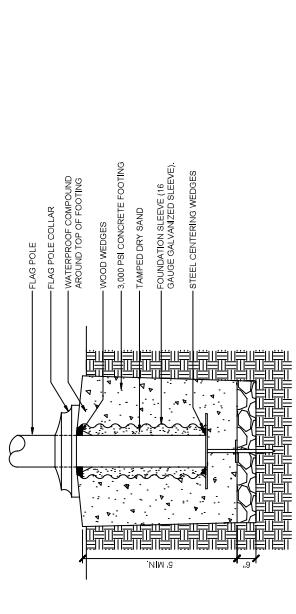
**2** MAINTENANCE STRIP - MINERAL MULCH - MM-101  
 1'-0" x 1'-4"  
 R-4112



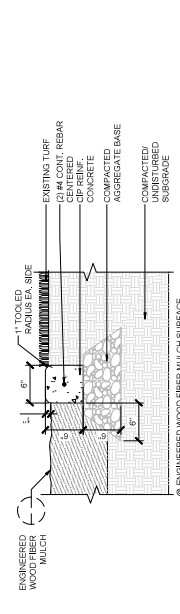
**1** DETAIL - STEEL EDGER  
 1'-0" x 1'-4"  
 R-4115



**7** DETAIL - MOVABLE FLAGSTONE STEPPERS  
 3'-1 1/2"  
 R-4207



**6** FLAG POLE FOOTING  
 3'-1 1/2"  
 R-4202



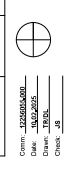
**5** 6" CONCRETE RIBBON CURB  
 1'-0" x 1'-4"  
 R-4205

NOTES:  
 1. STONES TO PROVIDE EVEN STEPPING FACE BETWEEN STEPPERS  
 2. CONTRACTOR TO PROVIDE MAX. APPROVAL BY LANDSCAPE ARCHITECT.

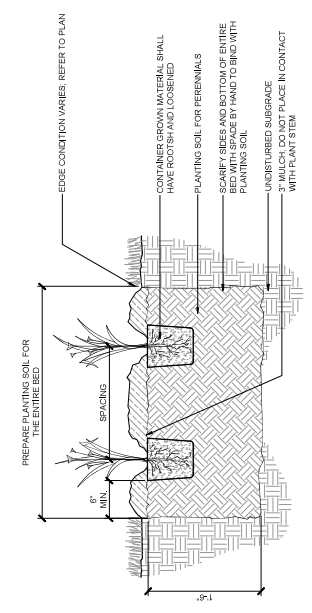


**CITY SITE PLAN APPLICATION**

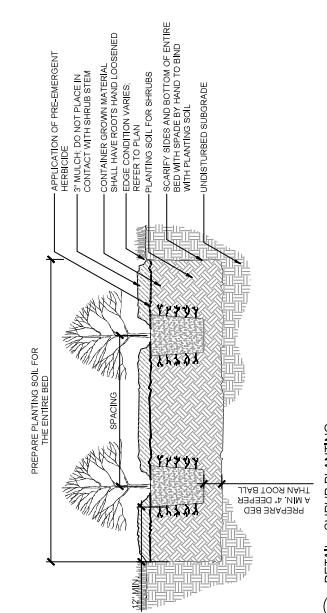
Project No.	
Sheet No.	
Date	
Client	
Scale	
Drawn By	
Checked By	
Project	



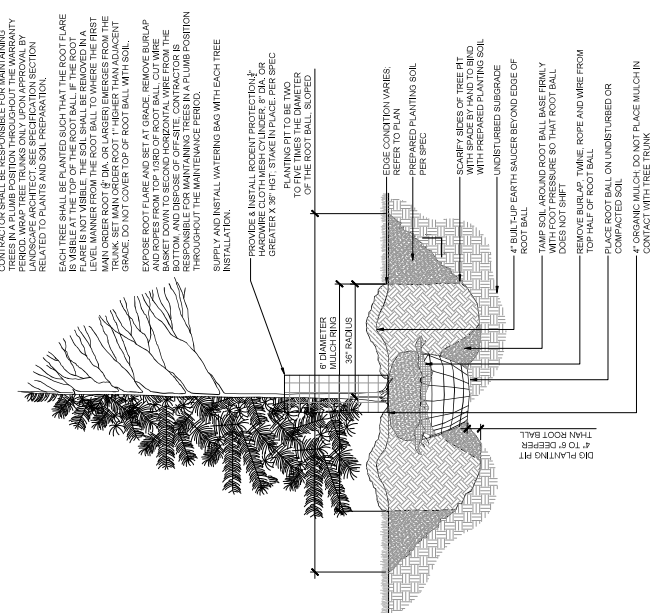
**LANDSCAPE DETAILS**



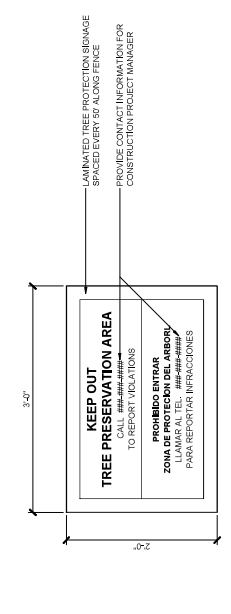
**3 DETAIL - PERENNIAL PLANTING**  
 1/16" = 1'-0"



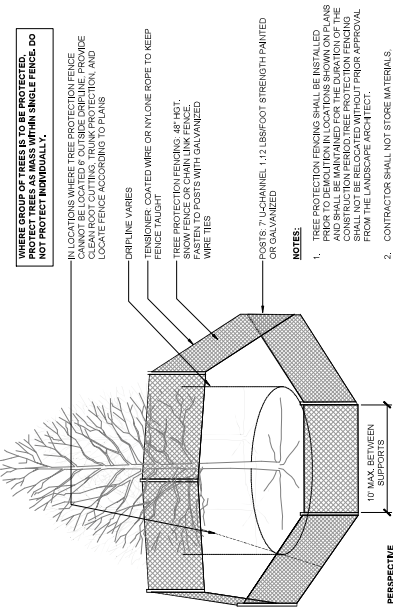
**2 DETAIL - SHRUB PLANTING**  
 1/16" = 1'-0"



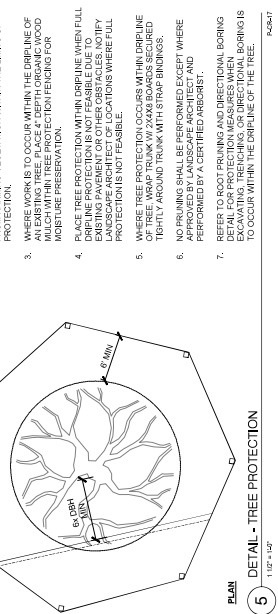
**1 DETAIL - TREE PLANTING**  
 3/8" = 1'-0"



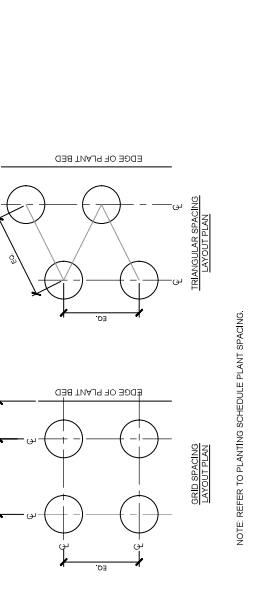
**6 DETAIL - TREE PROTECTION SIGNAGE**  
 1/16" = 1/8"



**5 DETAIL - TREE PROTECTION**  
 PLAN  
 1/16" = 1/8"



**4 DETAIL - PLANT SPACING**  
 3/8" = 1'-0"



**3 DETAIL - PERENNIAL PLANTING**  
 1/16" = 1'-0"

**NOTES:**

- TREE PROTECTION FENCING SHALL BE INSTALLED PER THE TREE PROTECTION PLAN AND SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. TREE PROTECTION FENCING SHALL NOT BE RELOCATED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR PARK VEHICLES IN TREE PROTECTION AREAS. THE LOCATION OF ALL MATERIALS, FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES SHALL BE DETERMINED AND MAINTAINED FOR PROTECTION.
- WHERE WORK IS TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, PLACE 4" DEPTH ORGANIC WOOD MULCH TO PROTECT ROOTS AND MAINTAIN MOISTURE PRESERVATION.
- PLACE TREE PROTECTION WITHIN DRIPLINE WHEN FULL DRIPLINE PROTECTION IS NOT FEASIBLE DUE TO EXISTING UTILITIES OR OTHER OBSTACLES. NOTIFY LANDSCAPE ARCHITECT FOR ALTERNATIVE PROTECTION IS NOT FEASIBLE.
- WHERE TREE PROTECTION OCCURS WITHIN DRIPLINE OF TREE, WRAP TRUNK WITH STRAP BRINKS, TIGHTLY AROUND TRUNK WITH STRAP BRINKS.
- NO PRUNING SHALL BE PERFORMED EXCEPT WHERE PERMITTED BY THE LANDSCAPE ARCHITECT AND PERFORMED BY A CERTIFIED ARBORIST.
- REFER TO ROOT PRUNING AND DIRECTIONAL BORING DETAIL FOR PROTECTION MEASURES WHEN PERFORMING ROOT PRUNING OR DIRECTIONAL BORING TO OCCUR WITHIN THE DRIPLINE OF THE TREE.

**CREST VIEW  
REBUILD**

**INDEPENDENT SCHOOL  
DISTRICT #279**  
11200 53rd Ave N, Maple Grove,  
MN 55865



**WOLD ARCHITECTS  
AND ENGINEERS**  
55 South 4th Street, Suite 2200  
Minneapolis, MN 55402  
Phone: 612.338.1100  
www.woldarch.com | 612.338.1100

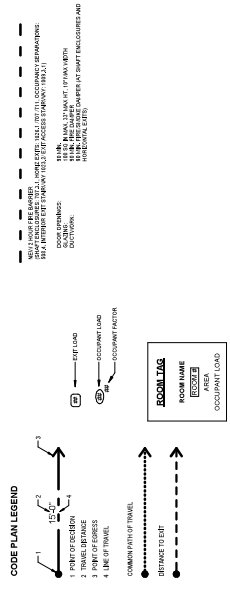
PROJECT NO.	
DATE	
DESIGNED BY	
CHECKED BY	
DATE	
PROJECT NAME	
PROJECT ADDRESS	
PROJECT CITY	
PROJECT STATE	
PROJECT ZIP	

Client: ISD 279  
Date: 11/20/2025  
Drawn: J. J. J. J.  
Checked: J. J. J. J.  
Scale: As Indicated

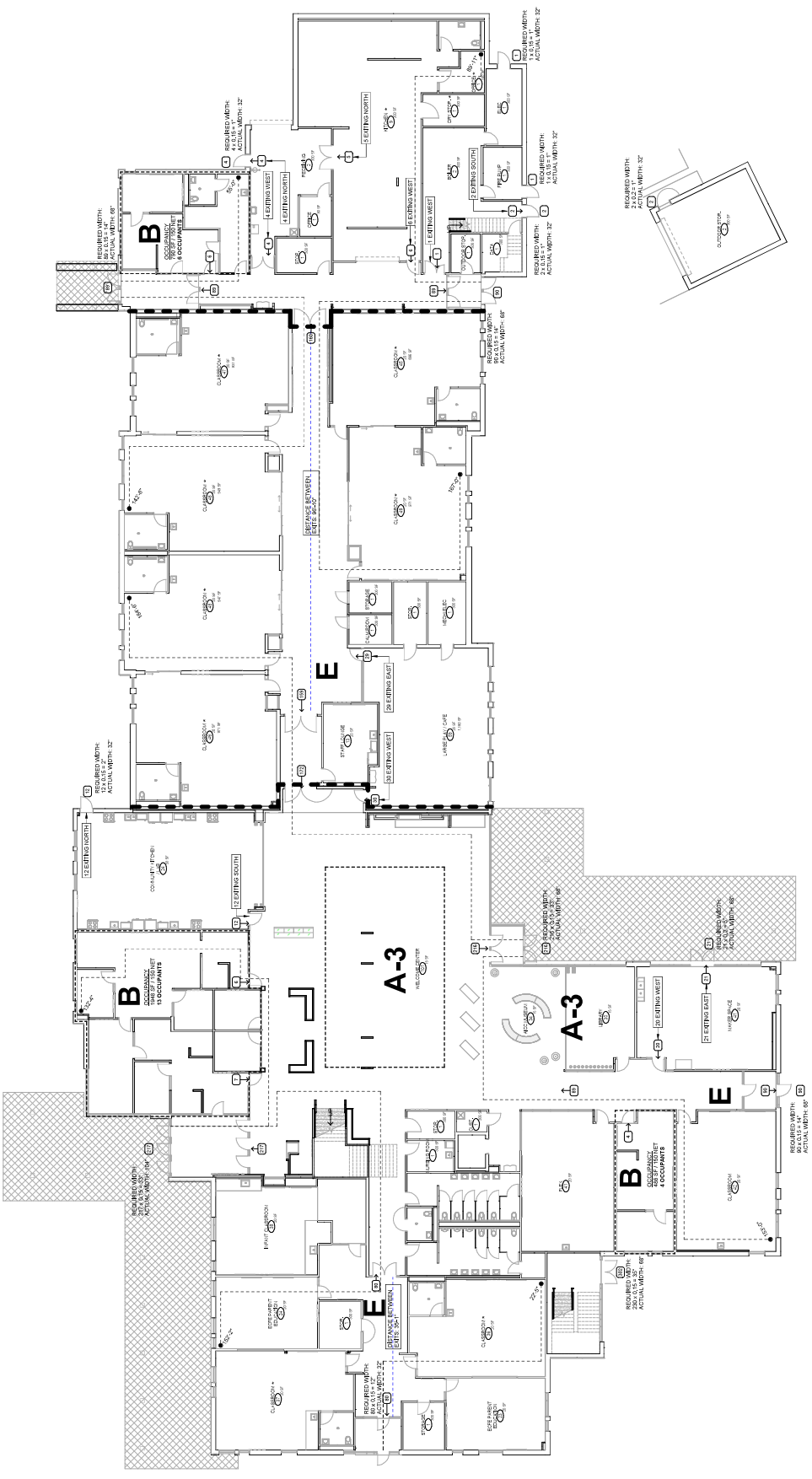
**CODE PLAN**

**A0.101**

**DD ESTIMATE  
NOT FOR CONSTRUCTION**



ROOMS NOT SHOWN ARE NOT INCLUDED IN CALCULATIONS. THESE ROOMS WILL BE SERVED BY IN UNIT TOILET ROOMS.



**(F) OUTDOOR STORAGE CODE PLAN**  
1/32" = 1'-0"

**(F) MAIN LEVEL CODE PLAN**  
1/32" = 1'-0"

**A**

**MN**







**CRESTVIEW COMMUNITY SCHOOL**

8200 Zane Ave N  
1200 3rd Ave N  
Brooklyn Park, MN 55443

**INDEPENDENT SCHOOL DISTRICT #279**  
1200 3rd Ave N  
Brooklyn Park, MN 55443



**WOLD ARCHITECTS**  
1200 3rd Ave N  
Brooklyn Park, MN 55443  
Phone: 763.558.5100  
www.wold.com | 503.277.7773

**HALLBERG ENGINEERING**  
1111 Commercial Court  
Brooklyn Park, MN 55443  
Phone: 763.558.5100  
www.hallberg.com | 651.851.0828

**Lighting Solutions**  
1111 Commercial Court  
Brooklyn Park, MN 55443  
Phone: 763.558.5100  
www.lightingsolutions.com

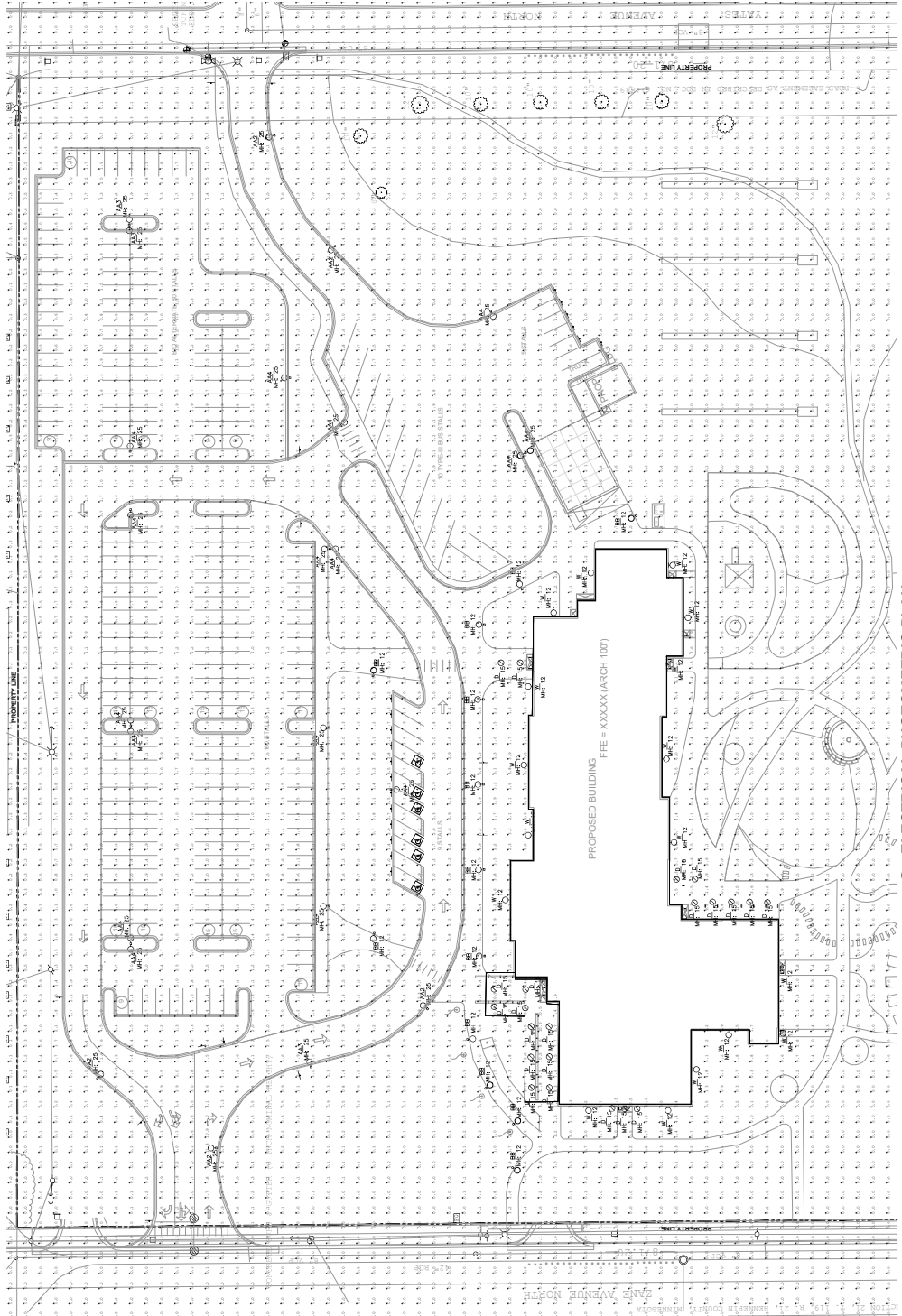
PROJECT:	CRESTVIEW COMMUNITY SCHOOL
DATE:	10/20/2020
DRAWN BY:	DJK
CHECKED BY:	JWV

COMPI: R06-6182.000  
DATE: 10/20/2020  
DRAWN: DJK  
CHECKED: JWV

**ELECTRICAL PHOTOMETRIC PLAN**



**EP1.00**



**LIGHTING FIXTURE TYPE AA2, AA3, AA4**

**RSX2 LED Area Luminaire**

**Specifications:**  
 - Luminaire: RSX2 LED Area Luminaire  
 - Mounting: Pole Mount  
 - Height: 10' (3000mm)  
 - Spacing: 10' (3000mm)  
 - Beam Spread: 120°  
 - Lumen Output: 21,000 lm  
 - Color Temp: 4000K  
 - CRI: 90  
 - Power: 150W  
 - Voltage: 120V  
 - Frequency: 60Hz  
 - Life Span: 50,000 hrs  
 - Dimming: Non-dimmable

**Performance Data:**

Mounting Height (ft)	Spacing (ft)	Beam Spread (°)	Footcandle (fc)	Lux (lx)
10	10	120	2.1	210
15	15	120	0.93	93
20	20	120	0.525	52.5

**LIGHTING FIXTURE TYPE BB**

**RSX1 LED Area Luminaire**

**Specifications:**  
 - Luminaire: RSX1 LED Area Luminaire  
 - Mounting: Pole Mount  
 - Height: 10' (3000mm)  
 - Spacing: 10' (3000mm)  
 - Beam Spread: 120°  
 - Lumen Output: 21,000 lm  
 - Color Temp: 4000K  
 - CRI: 90  
 - Power: 150W  
 - Voltage: 120V  
 - Frequency: 60Hz  
 - Life Span: 50,000 hrs  
 - Dimming: Non-dimmable

**Performance Data:**

Mounting Height (ft)	Spacing (ft)	Beam Spread (°)	Footcandle (fc)	Lux (lx)
10	10	120	2.1	210
15	15	120	0.93	93
20	20	120	0.525	52.5

**LIGHTING FIXTURE TYPE W**

**WST LED Walkway Luminaire**

**Specifications:**  
 - Luminaire: WST LED Walkway Luminaire  
 - Mounting: Walkway Mount  
 - Height: 10' (3000mm)  
 - Spacing: 10' (3000mm)  
 - Beam Spread: 120°  
 - Lumen Output: 21,000 lm  
 - Color Temp: 4000K  
 - CRI: 90  
 - Power: 150W  
 - Voltage: 120V  
 - Frequency: 60Hz  
 - Life Span: 50,000 hrs  
 - Dimming: Non-dimmable

**Performance Data:**

Mounting Height (ft)	Spacing (ft)	Beam Spread (°)	Footcandle (fc)	Lux (lx)
10	10	120	2.1	210
15	15	120	0.93	93
20	20	120	0.525	52.5

**LIGHTING FIXTURE SCHEDULE**

TYPE AA2: PARKING LOT POLE LIGHT 21,000 LUMEN, TYPE 2 DISTRIBUTION  
 TYPE AA3: PARKING LOT POLE LIGHT 21,000 LUMEN, TYPE 3 DISTRIBUTION  
 TYPE AA4: PARKING LOT POLE LIGHT 21,000 LUMEN, TYPE 4 DISTRIBUTION  
 TYPE BB: WALKWAY POLE LIGHT 8000 LUMEN, TYPE 3 DISTRIBUTION  
 TYPE D: 8" RECESSED ROUND DOWNLIGHT, 3000 LUMEN  
 TYPE W: BUILDING MOUNTED LIGHT 3500 LUMEN, FORWARD THROW  
 MH = MOUNTING HEIGHT IN FEET ABOVE FINISHED GRADE

**1 ELECTRICAL PHOTOMETRIC PLAN**  
T = 30'-0"

**LIGHTING FIXTURE TYPE D**

**LITHONIA LIGHTING**

**LDN8 STATIC WHITE**

**Specifications:**  
 - Luminaire: LDN8 Static White  
 - Mounting: Recessed Downlight  
 - Diameter: 8" (203mm)  
 - Depth: 1.5" (38mm)  
 - Lumen Output: 3000 lm  
 - Color Temp: 4000K  
 - CRI: 90  
 - Power: 28W  
 - Voltage: 120V  
 - Frequency: 60Hz  
 - Life Span: 50,000 hrs  
 - Dimming: Non-dimmable

**Performance Data:**

Mounting Height (ft)	Spacing (ft)	Beam Spread (°)	Footcandle (fc)	Lux (lx)
8	8	120	3.75	375
10	10	120	3.0	300
12	12	120	2.5	250