

ORDINANCE #2026-1322

ORDINANCE AMENDING ORDINANCE #2016-1210 AND CHAPTER 152 OF CITY CODE TO REZONE PROPERTY FROM BUSINESS PARK WITH HIGHWAY OVERLAY (BP/HO) TO TRANSIT ORIENTED DEVELOPMENT - EMPLOYMENT WITH PLANNED DEVELOPMENT OVERLAY (TOD-E/PD) AT THE SOUTHEAST CORNER OF HIGHWAY 610 AND WEST BROADWAY.OVERLAY IMPACTING THE MIDAS STATION PLAT

~~Text with strikeout is proposed for deletion~~
Underlined text is proposed for insertion

The City of Brooklyn Park Does Ordain:

Section 1.

Section 152 of the Zoning code is amended to rezone the following described properties from Transit Oriented Development - Employment with Highway Overlay (TOD-E/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. 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.
11. 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.*

<i>Ord. number Planned Development Overlay</i>	<i>Ord. number Planned Development Overlay</i>
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
2016-1210 2025-	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

Adopted by the City Council of the City of Brooklyn Park this 26th day of January, 2026.

HOLLIES WINSTON, MAYOR

ATTEST:

DEVIN MONTERO, CITY CLERK

Approved as to Form by City Attorney
Passed on First Reading: 11-24-2025
Passed on Second Reading: 01-26-2026
Published in Official Newspaper: 02-05-2026

#2026-1322