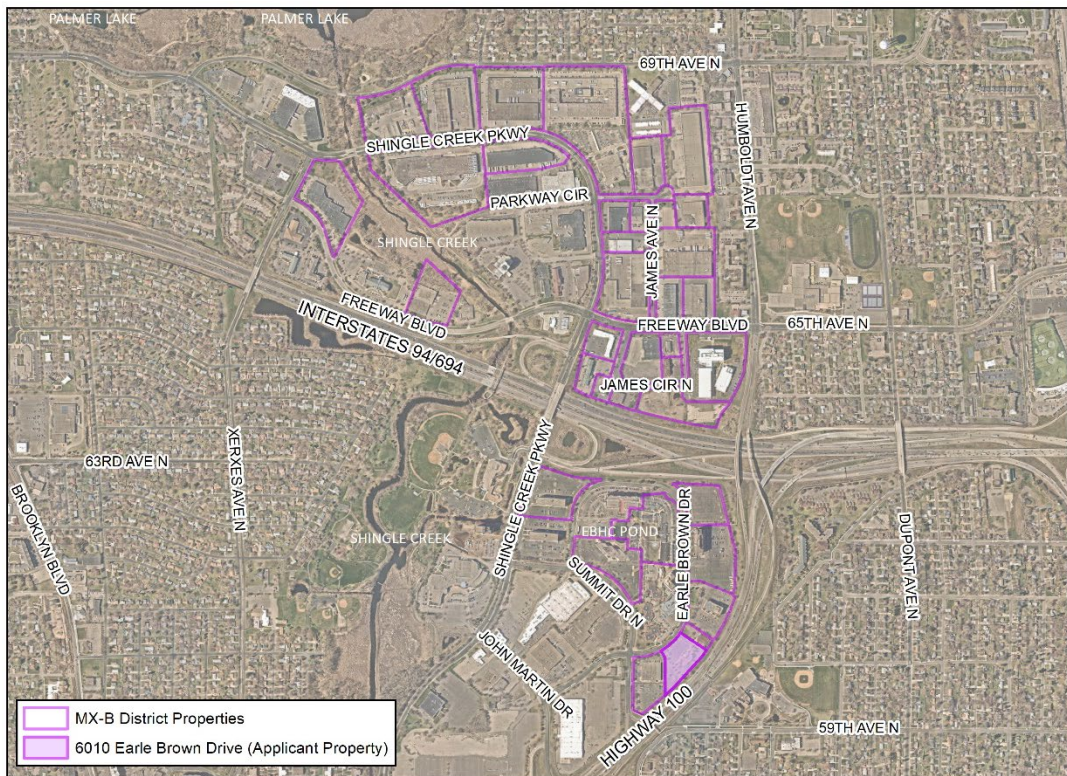


**Planning Commission Report**  
**Meeting Date: September 12, 2024**

- Application Filed: 08/13/2024
- Review Period (60-day) Deadline: 10/12/2024
- Extension Declared: No
- Extended Review Period Deadline: N/A

**Application No.** 2024-011  
**Applicant | Property Owner:** Trinity International Fellowship | MINMOR LLC  
**Requests:** Ordinance Amendment (Text)



**Map 1.** Business Mixed-Use (MX-B) District Properties.

**REQUESTED ACTION**

Trinity International Fellowship (“the Applicant”) is a non-denominational Liberian ministry that is requesting a text amendment to Chapter 35 of the City Code to allow for “places for religious assembly” as a conditional use within the City’s Business Mixed-Use (MX-B) zoning district. In August 2023, City Council held a work session with the Applicant and at that time, City Council expressed a general openness to exploring an opportunity for religious assembly uses within the MX-B zoning district—refer to Exhibit A.

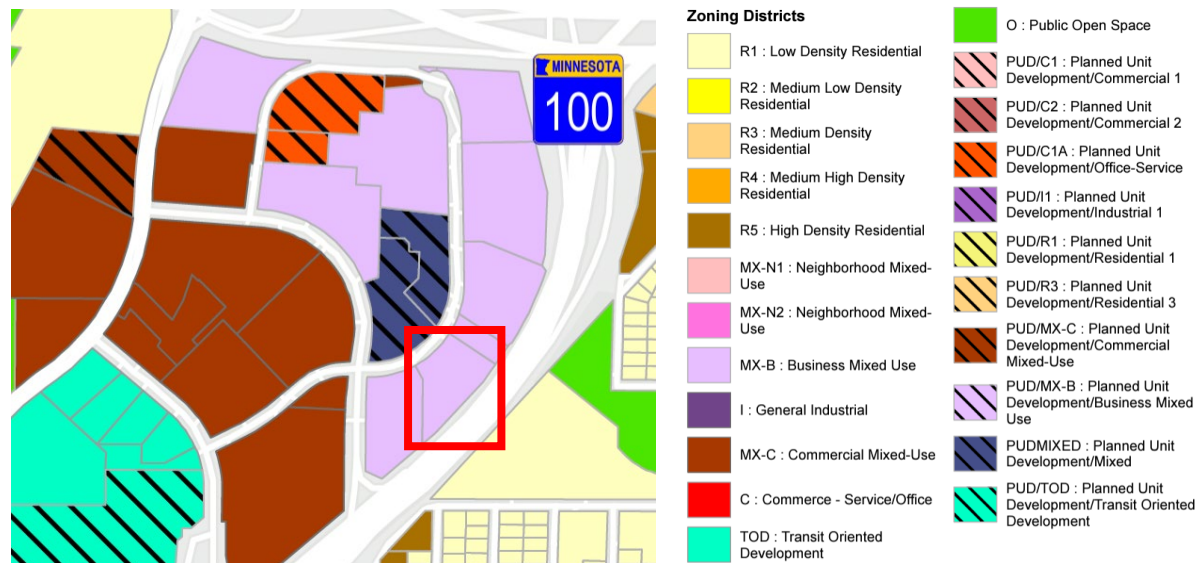
Due to the nature of the request, a public hearing notice was published in the Brooklyn Center *Sun Post* on August 29, 2024. Mail notifications were sent to all 36 property owners and physical addresses located within the City’s Business Mixed-Use (MX-B) District—refer to Exhibit B. A public hearing notice was also uploaded to the City’s website.

## ORDINANCE AMENDMENT (TEXT)

### Background

In August 2023, City Council held a concept review of a proposal to allow for places for religious assembly in the Business Mixed-Use (MX-B) District. City staff presented the proposal to City Council, identifying points to consider regarding a proposed conversion of 6010 Earle Brown Drive from an office use to a place for religious assembly, and potential impacts to other properties located within the MX-B District, of which in part included parking and traffic concerns and considerations for the greater MX-B District—refer to Exhibit C.

It should be noted that, prior to discussions on amending the City’s Code, City staff reviewed the property of interest (6010 Earle Brown Drive) for opportunities to perhaps re-zone the property, as this would result in *lesser* impacts to the greater Business Mixed-Use (MX-B) zoning district; however, the surrounding properties are either similarly zoned (MX-B District), Commercial Mixed-Use (which do not allow for “Places for Religious Assembly”), or a Planned Unit Development (i.e. the Lux Apartments and Ecumen Prairie Lodge).



Map 2. Property of Interest (in red) and Adjacent Property Zoning.

P = PERMITTED USE, C = CONDITIONAL USE, I = INTERIM USE, A = ACCESSORY USE													
	Residential					Commercial/Mixed Use				Nonresidential			Use-Specific Standards
	R1	R2	R3	R4	R5	MX-N1	MX-N2	MX-C	TO D	C	MX-B	I	
<b>PUBLIC, INSTITUTIONAL, AND CIVIC USES</b>													
<b>COMMUNITY AND CULTURAL FACILITIES</b>													
Places for religious assembly	C	C								C		C	

Table 1. Current District Allowances for Places for Religious Assembly.

City staff also looked at similar uses in the MX-B District as the Religious Land Use and Institutionalized Persons Act (RLUIPA) protects religious institutions against discrimination in zoning; however, the most

similar public assembly type uses, such as event centers (accessory use only), movie theaters, amusement centers, and fraternal lodges, etc. are not permitted in the MX-B District as a permitted or conditional use.

Rezoning the property of interest (6010 Earle Brown Drive) from its current zoning designation of MX-B to one of the above zoning districts that allow for places for religious assembly (i.e. R1, R2, C, and I Districts) would likely constitute “spot zoning,” which is prohibited within the state of Minnesota. Although the definition of the term “spot zoning” can vary from state to state, Anderson’s American Law of Zoning, 4<sup>th</sup> Edition cites spot zoning as, “the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.” As the above-mentioned districts are not in close proximity or adjacent to the property of interest, it was determined that an ordinance amendment to the entire Business Mixed-Use (MX-B) District would be the only path forward for the Applicant.

Per Section 35-71301 (*Applicability*), an amendment of the City’s Unified Development Ordinance may be initiated by the City Council, Planning Commission, or a City property owner. In this particular case, the Applicant has an interest in purchasing 6010 Earle Brown Drive, which is located within the City’s Business Mixed-Use (MX-B) District, and obtained permission from Property Owner MINMOR LLC to apply for a text amendment that would allow for “Places for Religious Assembly” as a conditional use within the aforementioned MX-B District. It should be noted that “conditional uses” are generally *permitted uses* so long as certain conditions are met with respect to the mitigating of potentially negative impacts on neighboring properties for uses already permitted within a district.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 4013 ALLOWED USE TABLE OF THE CITY CODE OF ORDINANCES REGARDING PLACES OF RELIGIOUS ASSEMBLY IN THE BUSINESS MIXED-USE ZONING DISTRICT

THE CITY COUNCIL OF THE CITY OF BROOKLYN CENTER DOES ORDAIN AS FOLLOWS:

**Article I.** Brooklyn Center City Code, Chapter 35, Section 35-4103 Allowed Use Table is amended by adding the following double-underlined language:

P = PERMITTED USE, C = CONDITIONAL USE, I = INTERIM USE, A = ACCESSORY USE														
	Residential					Commercial/ Mixed Use				Nonresidential				Use-Specific Standards
	R1	R2	R3	R4	R5	MX-N1	MX-N2	MX-C	TO D	C	MX-B	I	O	
<b>PUBLIC, INSTITUTIONAL, AND CIVIC USES</b>														
<b>COMMUNITY AND CULTURAL FACILITIES</b>														
Places for religious assembly	C	C								C	<u>C</u>	C		

(~~Strikeout~~ indicates matter to be deleted, double-underline indicates new matter.)

Per discussions with the Applicant and Property Owner, there is no current purchase agreement in place. Although a work session was held in August 2023 with the City Council to discuss the proposal, the Applicant has spent the past year fundraising and working on plans for a potential buildout of 6010 Earle Brown Drive. The Applicant would need to enter into a purchase agreement with the Property Owner

pending approval of the requested ordinance amendment to the MX-B District and receive separate approval of a conditional use permit (CUP) for 6010 Earle Brown Drive in order to proceed.

The approximately 20,000-square foot building of interest was originally approved as a City-County Federal Credit Union location and drive-thru under the then C2 (Commerce) District in 1988. The current owners, MINMOR LLC (Minmor Industries), purchased the property of interest in 2008 for their business, which primarily works in the printing, packaging, and promotions industries under its numerous companies (i.e. Mello Smello, OlymPak, Kidcentives, Mission Nutrition, and Safety Stop). Given shifts in the locations of their employees and operations, the building has been underutilized for a number of years and has been for sale or lease off and on for the last few years.

In reviewing requests for ordinance amendments, certain amendment criteria shall be considered as outlined under Section 35-71304 (*Amendment Criteria*). The Planning Commission and City Council shall review the necessary submittal requirements, facts, circumstances of the proposed amendment, and make a recommendation and decision on the amendment based on, but not limited to, consideration of the following criteria and policies:

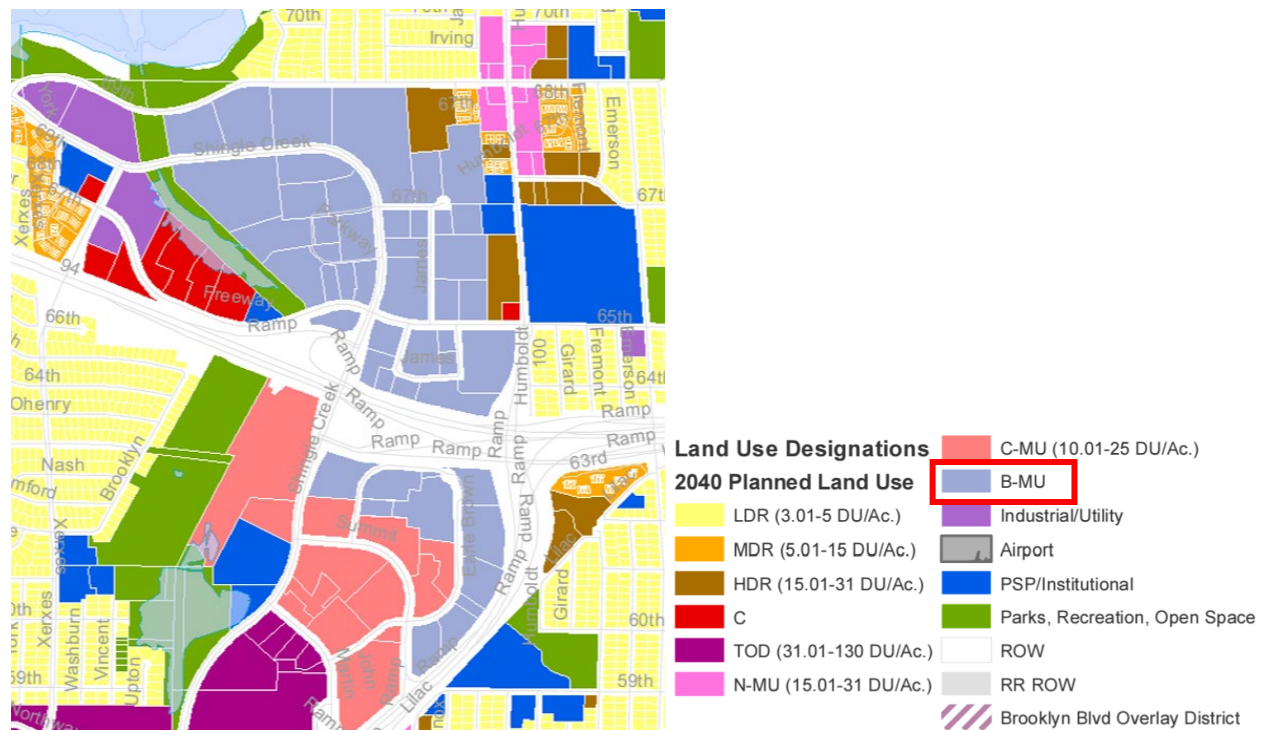
- a. Whether there is a clear and public need or benefit;
- b. Whether the proposed amendment is consistent with and compatible with surrounding land use classifications;
- c. Whether all permitted uses in the proposed zoning district can be contemplated for development of the subject property;
- d. Whether there have been substantial physical or zoning classification changes in the area since the subject property was zoned;
- e. Whether there is an evident, broad public purpose in the case of City-initiated rezoning proposals;
- f. Whether the subject property will bear fully the UDO development restrictions for the proposed zoning districts;
- g. Whether the subject property is generally unsuited for uses permitted in the present zoning district, with respect to size, configuration, topography, or location;
- h. Whether the rezoning will result in the expansion of a zoning district, warranted by:
  - 1) Comprehensive Planning;
  - 2) The lack of developable land in the proposed zoning district; or
  - 3) The best interests of the community.
- i. Whether the proposal demonstrates merit beyond the interests of an owner or owners of an individual parcel.
- j. The specific policies and recommendations of the Comprehensive Plan and other City plans;
- k. The purpose and intent of this UDO, or in the case of a map amendment, whether it meets the purpose and intent of the individual district; and
- l. If applicable, the adequacy to buffer or transition between potentially incompatible districts.

#### **2040 Comprehensive Plan**

The City's Business Mixed-Use (B-MU) land use designation, which is in alignment with the City's defined MX-B zoning district, is brand new under the City's 2040 Comprehensive Plan, and is geographically located along a portion of Earle Brown Drive, and north of Interstate 694 off Freeway Boulevard and Shingle Creek Parkway. A Planned Unit Development zoned PUD/I1 and located off Parkway Circle is also included within the B-MU designation. This designation, "guides for a mix of businesses, light industrial, and supporting retail/service uses. This designation encourages redevelopment or development of commercial, office, general business, and light industrial uses in coordination with supporting



retail/commercial uses to encourage a more dynamic and connected experience for workers. This land use does not plan for residential uses but may include limited live-work opportunities as established through supporting official controls.”



**Map 3.** Business Mixed-Use (B-MU) Land Use Designation – 2040 Comprehensive Plan.

The Business Mixed-Use (B-MU) future land use designation is one of the five (5) land uses that are identified for places of new or expected additional employment within the City of Brooklyn Center, with the Business Mixed-Use (B-MU) land use designation anticipated to account for the **greatest added employment intensity (1,303) and 100% expected commercial or industrial usage** across its 269 acres of the City. Further, almost the entire B-MU land use designation is identified as a “potential area for change.” As the City is predominantly a, “bedroom community,” with the overwhelming majority of lands reserved for low density residential (e.g. R1 District), there are limited opportunities to add any major employment opportunities with the exception of the following land use designations: Transit-Oriented Development, Neighborhood Mixed-Use, Commercial Mixed-Use, Commercial, and Business Mixed-Use.

With that said, the City’s Commercial Mixed-Use (C-MU) and Business Mixed-Use (B-MU) land use designations are identified within the 2040 Plan as “vibrant business centers” that are focused more heavily on commercial, retail, office, and light industrial uses while continuing to emphasize the concept of creating “experiences for the users.” The purpose is to promote and encourage businesses, commercial users, retailers, etc. to plan for interconnected systems that result in a more active vibrant employment center, and shift away from the traditional isolated campuses and strip mall concepts.

A key focus of the 2040 Comprehensive Plan is Chapter 5 (*Community Image, Economic Competitiveness, and Stability*), which reinforces the City’s vision to commit to redefining, reimagining, and redeveloping key areas of the community with plans to elevate Brooklyn Center to an economically competitive City within the greater region. This is defined as the, “City’s ability to compete effectively for economic development that creates jobs, brings and retains corporations, successfully incubates new businesses

and services on a local, regional, national, and international scale.” It also references the ability of the City to attract jobs and employment that serves its residents, and emphasizes opportunities to access education, job skills matching, and an improved quality of life for all of its residents.

It is recognized that the City of Brooklyn Center contains a great number of entrepreneurs, with residents who would like the opportunity to work where they live and with others who are passionate about making the City a great place to build and grow a business. Much of the City’s identified Business Mixed-Use (B-MU) land use designation is comprised of older stock light industrial type buildings constructed between the 1960s and 1970s that may not initially generate the interest of today’s typical industrial user, who requires higher clear heights, more square footage, and larger truck courts. While this may be viewed as a disadvantage to the City with respect to its overall economic competitiveness, it also presents an opportunity to re-envision and perhaps redevelop.

Unlike the broader region, in which the population continues to age rapidly, Brooklyn Center’s population grew younger between 2000 and 2010, due to an increase in the number of persons aged 25 to 34. Although the 2040 Comprehensive Plan noted a median age of residents as 32.8 (2016), the 2020 census identified a median age of 32.4 in Brooklyn Center. Increases in the number of young families ultimately place demands on schools, housing affordability, and the types of retail goods and services needed.

The American Community Survey (2018-2022) data on record identifies an employment rate of 68.6% for residents of Brooklyn Center as opposed to a Minnesota-wide employment rate of 65.7%. Of those civilians employed and aged 16 or older: 23.3% worked in educational services, health care, and social assistance; 18.4% worked in manufacturing; and 11.6% worked in professional, scientific, and management, administrative, and waste management services. The average commute of a Brooklyn Center resident is 23.3 minutes, which is just slightly longer than the average commute of a Minnesota worker. The 2040 Plan notes **more than four (4) times as many residents work in Minneapolis than Brooklyn Center**. This is an important consideration in identifying the potential to capitalize on more local residents returning to the City for work and accessing our younger labor pool and offering a greater work-life balance by allowing more residents to live and work in Brooklyn Center.

While many residents and policy-makers may have historically pointed to “retail” as a prevalent industry and job provider in the City of Brooklyn Center, the “production, distribution, and repair” (PDR) industry sector provides the most employment opportunities in the community, and accounts for over 3,100 jobs in the City. The 2040 Plan notes that this is an important industry to maintain in the community now and into the future, and that the Future Land Use Plan specifically identifies, supports, and plans for land uses that will continue to promote and maintain light industrial and manufacturing, and other similar businesses.

The PDR industry in Brooklyn Center is trailed slightly by the “Educational and Medical Services” (Eds/Meds) industry, which has been booming across the Twin Cities region. This is presented in the more recent investments made by Medtronic, who employs over 1,200 people in Brooklyn Center. Their property has occupied nearly 19 acres of land under the B-MU land use designation since the early 1970s and recently went through expansions at each of its buildings in 2018 (dry room addition) and 2019 (chiller plant addition). Their facilities at 6700 and 6800 Shingle Creek Parkway have since been re-branded as Medtronic’s Energy and Component Center (MECC), and as they forward their vision as a med-tech campus.

## Unified Development Ordinance | Mixed-Use (MX-B) Zoning District

### *MX-B Uses*

Adoption of the City's Unified Development Ordinance in January 2023 resulted in the retirement of the City's long-standing I1 (Industrial Park) District, and it was, for the most part, replaced with the City's Business Mixed-Use District. This new zoning district reflects the 2040 Comprehensive Plan in that the purpose of the MX-B District is to, "accommodate land for a mix of business and light industrial uses, with allowances for supporting retail/service uses. This designation encourages redevelopment or development of commercial, office, general business, and light industrial uses in coordination with supportive retail/commercial uses towards encouraging a more dynamic and connected experience for workers."

While the district's predecessor, the I1 District, was very much a typical business park/light industrial district, in that the uses were limited to manufacturing activities, wholesale trade activities, service activities (e.g. veterinarian and animal hospitals, kennels, laundering, dry cleaning, and dyeing, and contract construction), public transportation terminals, foundries, and textile mills, with retail permitted via special use as an accessory use only, the new MX-B District strives to provide a wider range of uses to the benefit of employers and employees in the area, while still maintaining its origins as a light industrial district.

Section 35-4103 of the Unified Development Ordinance outlines "manufacturing, assembly, and processing of products, "wholesale trade," "foundries," and "textile mills and mills products" as uses *only* allowed or permitted by conditional use in the City's MX-B and I Districts. The new MX-B District does grant new flexibilities in use by allowing for non-residential educational uses like business and trade schools (but excluding public and private elementary and secondary schools), medical and health uses, brewpubs, micro-wineries and distilleries, restaurants, grocery stores, indoor recreational fitness (but not amusement centers), and hospitality lodging; however, these uses function differently than a place for religious assembly might in that they are oftentimes centered around service times, and oftentimes operate outside of typical business hours (e.g. Monday through Friday, 8 to 5 p.m.), although the below example provides mid-day services on Fridays.

### *Potential Impacts and Other Considerations*

Places for Religious Assembly are currently permitted as a conditional use within the City's R1 (Low Density Residential), which comprises the greatest amount of land in the City, R2 (Medium Low Density Residential), C (Commercial), and I (Industrial) zoning districts. The majority of existing religious assembly uses are predominately located within the City's R1 District. There is only one religious assembly use located in the City's I (General Industry) District, and in what was formerly a veterinary hospital turned mosque at 4900 France Avenue North. Prior to this request, all places for religious assembly were required primary vehicular access **to be located on a collector or arterial street**. This was, in part, a means to manage traffic volumes on City streets as people arrive and leave prior to and following a service.

The aforementioned place for assembly use at 4900 France Avenue North, which City staff sees as the closest example given its location in the City's heavier industrial I District, is located on a dead-end cul-de-sac and, although a parking and traffic study was provided as part of their special use application, with plans to operate a shuttle given limited on-site parking, their conditions of approval are not being met and City staff has noted on-street parking during service times, which constrains emergency vehicle access to the property's sole access, access to neighboring industrial businesses and residential homes, as well as parking occurring off-site at the Xcel Transformer Station. As its location is not served by sidewalks, this

also forces members to walk in the City streets or across private properties (refer to Image 1 below):



**Image 1.** On-street parking at Location of Place for Religious Assembly in I (General Industry) District.

Assembly uses, such as religious institutions, tend to have higher parking demands than other types of uses due to the nature of their visitors. Industrial uses by contrast tend to have low parking demands relative to their square footage because these uses generally have lower employment densities, although the 2040 Comprehensive Plan seeks to add employment intensity to the B-MU land use designation.

For example, places of public assembly, such as houses of worship (e.g. churches, mosques), theatres, auditoriums (other than school auditoriums), mortuaries, stadiums, arenas, and dance halls require **one parking space for every three seats**, or attendees, per Section 35-5506 (*Required Parking Spaces*) under the City's Unified Development Ordinance. Conversely, industry and wholesale uses, as are more typically found in the City's MX-B District, require **one space for every two employees based upon maximum planned employment during any work period or one space for each 800 square feet of gross floor area, whichever requirement is greater**. In the event the latter requirement is greater, adequate land area shall be provided for the required off-street parking area, but improved space need only be provided according to the employees' ratio.

In reviewing the City's existing MX-B District properties, it was noted that the majority of properties (in terms of building square footage) are home to uses traditionally found in a business park/light industrial district. These include: Medtronic, Endurable Building Products (aluminum deck systems), Hiawatha Rubber, Reviva (remanufactured diesel engines/components), RAO Manufacturing (supplier of deep draw formings, metal stampings, sheet metal fabrication, etc.), the former Metro Transit Reuter Bus Garage, and the City's Public Works Garage. The majority of these properties are located on minor roadways that are intended to provide access for employees, trucking, and logistics, with loading docks, gated access, or outside storage present. Although there are some properties that do not fit this description (e.g. multi-tenant buildings off Earle Brown Drive, hotels and former Earle Brown Lanes bowling alley, which is currently being converted to a Los Campeones Gym off James Circle North), these are the existing conditions for many of the 36 properties within the MX-B District.









**Image 2.** Existing Parking Conditions at Different MX-B District Properties.



**Image 3.** Example Conditions of Road Access within MX-B District.

There are certain barriers that would also require consideration in retrofitting industrial or office type buildings or tenant spaces for “assembly” type uses as they require higher fire suppression standards than other types of uses due to the congregation of people that occurs within buildings and the potential need for exiting in case of an emergency. Conversion of a standalone building or tenant space would likely constitute a change of use from the perspective of Building and Fire Code, and thus would trigger a change of use from the perspective of the Building and Fire Code.

In the case of the few multi-tenant office buildings located off Earle Brown Drive and within the MX-B District, their building type could restrict the location of a proposed place for religious assembly type use. For example, on a 2B construction type building, an assembly use could not be located higher than the third (3<sup>rd</sup>) floor.

In reviewing the standards for approving an ordinance amendment, the proposed amendment shall be consistent with and compatible with surrounding land use classifications; whether the proposal demonstrates merit beyond the interests of an owner or, in this case, interested party, for an individual parcel; and the specific policies and recommendations as outlined within the City’s Comprehensive Plan or other City plans.

Although this is not contemplated within this application, any applicant pursuing a conditional use permit (CUP) for a “Places for Religious Assembly” use would further need to satisfactorily demonstrate that all conditional use permit criteria as outlined under Section 35-7703 (*Conditional Use Permit Criteria*) has

been meet. These criteria include, but are not limited to whether: the establishment of the conditional use will impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; that adequate measures have been or will be taken so as to provide ingress, egress, and parking so designed as to minimize traffic congestion in the public streets; be in accordance with the general objectives, or with any specific objective, of the City's Comprehensive Plan and Unified Development Ordinance; and not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

### **RECOMMENDATION**

*Based on the above-noted findings, and in response to Section 35-71304 (Amendment Criteria) of the City Code, City staff recommends the Planning Commission recommend City Council **denial** of Planning Commission Application No. 2024-011, which would amend Section 35-4103 (Allowed Use Table) of the City Code of Ordinances regarding places for religious assembly as a conditional use within the City of Brooklyn Center's Business Mixed-Use (MX-B) zoning district.*

*If City Council were to grant an approval of the above-requested amendment to Chapter 35 (Unified Development Ordinance), it would require any applicant, including the Applicant for Planning Commission Application No. 2024-011, to submit a separate application for review and consideration of a conditional use permit (CUP).*

### **ATTACHMENTS**

**Exhibit A** – Planning Commission Application No. 2024-011 plans and documents, submitted August 13, 2024.

**Exhibit B** – Public Hearing Notice, submitted for publication in the Brooklyn Center *Sun Post*, and dated August 29, 2024

**Exhibit C** – Council/EDA Work Session Memo for Concept Review of 6010 Earle Brown Drive and Discussion on Potential Changes to MX-B District to Allow for Places of Religious Assembly with Select Exhibits, dated August 28, 2023.

**Exhibit D** – Map of City MX-B District Properties and Table of Property Information.

**a. Whether there is a clear and public need or benefit;**

*Trinity International Fellowship stands as a beacon of light, radiating passion and purpose. Its teachings encompass all aspects of life, empowering believers to apply the principles of the Gospel and effect societal change. With a deep-rooted desire to witness transformation and impact, the ministry equips its members with the necessary tools to delve into the Word of God, fostering profound understanding.*

*Trinity International conducts community outreach such as food assistance programs (at no-cost), counseling, and youth programing, with the intent to support the community of Brooklyn Center at large.*

**b. Whether the proposed amendment is consistent and compatible with surrounding land use classifications.**

*While not a Permitted Use, Places for Religious Assembly provide community care, guidance and connectivity. Trinity International Fellowship believes this support should not be limited to specific areas in the community.*

**c. Whether all permitted uses in the proposed zoning district can be contemplated for development of the subject property;**

*The proposed amendment is less restrictive. Therefore, all existing permitted uses in the proposed zoning district will remain eligible on the subject property.*

**d. Whether there have been substantial physical or zoning classification changes in the area since the subject property was zoned;**

*Planning for the project started in 2021. Since then, there has been a substantial zoning classification change when the City of Brooklyn Center updated its Comprehensive Plan. Under the previous city code, Places for Religious Assembly were permitted uses on this site.*

**f. Whether the subject property will bear fully the UDO development restrictions for the proposed zoning districts;**

*If the Text Amendment is accepted by the City of Brooklyn Center, the subject property will be in full compliance.*

**g. Whether the subject property is generally unsuited for uses permitted in the present zoning district, with respect to size, configuration, topography or location;**

*While this property could be developed for permitted uses, per the UDO, Places for Religious Assembly are not Permitted Uses in any zoning district and are only permitted as Conditional Uses in R1, R2, C, and I Zoning Districts. Trinity International believes the City of Brooklyn would benefit from allowing Places for Religious Assembly to be located amongst a diverse group of sites.*

**h. Whether the rezoning will result in the expansion of a zoning district, warranted by:**

- 1) Comprehensive Planning;**
- 2) The lack of developable land in the proposed zoning district; or**
- 3) The best interests of the community.**

*Places for Religious Assembly provide spiritual guidance and support for the community. Trinity International conducts outreach programs such as food assistance programs, counseling, youth*



*programs with the intent to support anyone in the larger community regardless of religious belief. Thus, the rezoning will result in strengthening support for the community.*

**i. Whether the proposal demonstrates merit beyond the interests of an owner or owners of an individual parcel.**

*Trinity International Fellowship plans to invest millions of dollars in constructing a facility that has a Sanctuary for services, gathering and meeting spaces for community use, spaces for youth ministry, a food shelf to assist those in need, and offices for ministry staff and community outreach. With this, With the goal of aiding the poor, assisting the homeless, and promoting community development, Trinity International Fellowship aims to be a pillar in the community for many years to come.*

**k. The purpose and intent of this UDO, or in the case of a map amendment, whether it meets the purpose and intent of the individual district; and**

*While not a Permitted Use, a Place for Religious Assembly will provide support to the neighboring sites such as the residential district and hospital.*

**l. If applicable, the adequacy of a buffer or transition provided between potentially incompatible districts.**

*The proposed Amendment should not produce any incompatible districts.*

**From:** Holly Burley <holly@vanmanab.com>  
**Sent:** Friday, September 6, 2024 9:46 AM  
**To:** Krystin Eldridge  
**Cc:** Ginny McIntosh  
**Subject:** RE: Trinity International - 6010 Earle Brown Additional Documents

Hi Ginny and Krystin,

A – Clear and Public need or benefit –

Beyond the benefits of fostering a religious community, Trinity International seeks to support the Brooklyn Center community as a whole. We hear a lot about our communities facing significant challenges such as food insecurity, mental health issues, and a lack of opportunities for youth. These challenges disproportionately affect vulnerable populations, including low-income families, individuals with disabilities, and the elderly. According to Metcouncil, Brooklyn Center has a higher unemployment rate than the Hennepin County average with those numbers on the rise. Metcouncil has also defined Brooklyn Center as an area of concentrated poverty with over 50% are residents of color and having significant income inequality in the past 10 years of reporting. Based on these data backed needs of the public, Trinity International seeks to utilize their already established ministries of food assistance programs, counseling, and youth programming as well as establish new ministries based on specific needs and feedback of the Brooklyn Center community to help meet that need.

B – Whether the proposed amendment is consistent and compatible with surrounding land use classifications

The proposed amendment for the building location is within the MX-B district and adjacent to PUDMIXED, C, R1, R3, R5. While Places of Religious Assembly is not a permitted use in any of the zoning districts, it is a conditional use in all surrounding zones. In addition, many of the uses in the proposed Trinity International building align with MX-B permitted, conditional, or accessory uses. The building would have features of permitted uses including non-commercial recreation, as well as food bank related services that may be similar to grocery establishments. Conditional uses for MX-B that would be similar include library and indoor recreation uses – especially for children and youth. Allowable accessory uses of eating establishment, and banquet and conference spaces would also be accessory uses within Trinity International with potlucks, community gatherings, and space for special event including weddings, funerals, and similar services.

Thank you,  
Holly



**Holly Burley**  
Senior Architect, Vanman Architects and Builders

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**P** [763.541.9552](tel:763.541.9552) | **M** [507.621.2192](tel:507.621.2192) | **E** [holly@vanmanab.com](mailto:holly@vanmanab.com)  
**W** [vanmanab.com](http://vanmanab.com) | **A** [6701 W 23rd St, Minneapolis, MN 55426](https://www.google.com/maps/place/6701+W+23rd+St,+Minneapolis,+MN+55426)

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**From:** Krystin Eldridge <[keldridge@brooklyncentermn.gov](mailto:keldridge@brooklyncentermn.gov)>  
**Sent:** Friday, August 30, 2024 12:34 PM  
**To:** Holly Burley <[holly@vanmanab.com](mailto:holly@vanmanab.com)>  
**Cc:** Ginny McIntosh <[gmcintosh@brooklyncentermn.gov](mailto:gmcintosh@brooklyncentermn.gov)>  
**Subject:** RE: Trinity International - 6010 Earle Brown Additional Documents

Hi Holly,

I am unsure how familiar you are with the project. We were looking through your submitted materials for Planning Commission Meeting on September 12. For rezoning questions in particular (attached), we are looking at a broader impact for the City and the Business Mixed Use districts. Can you expound on how this use benefits the MX-B district, specifically A and B of the statement.

All the light purple areas are MXB. Let me or Ginny know if you need something else to help you with these questions. Maybe you can add some examples of how it worked for other proposals? I will not be in next week, but Ginny can help answer any questions you have.

Thank you,

**Krystin Eldridge | Associate Planner**  
**City of Brooklyn Center**

6301 Shingle Creek Parkway | Brooklyn Center, MN 55430-219

Direct: 763.569.3316 | General: 763.569.3330

General Email: [communitydevelopment@ci.brooklyn-center.mn.us](mailto:communitydevelopment@ci.brooklyn-center.mn.us)

[www.brooklyncentermn.gov](http://www.brooklyncentermn.gov) | [keldridge@brooklyncentermn.gov](mailto:keldridge@brooklyncentermn.gov)



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**From:** Julian Akogyeram <[julian@vanmanab.com](mailto:julian@vanmanab.com)>  
**Sent:** Tuesday, August 13, 2024 2:02 PM  
**To:** Krystin Eldridge <[keldridge@brooklyncentermn.gov](mailto:keldridge@brooklyncentermn.gov)>  
**Cc:** Ginny McIntosh <[gmcintosh@brooklyncentermn.gov](mailto:gmcintosh@brooklyncentermn.gov)>  
**Subject:** Re: Trinity International - 6010 Earle Brown Additional Documents

Krystin,

Any updates on the process?

Thanks,  
Julian

---

**From:** Julian Akogyeram  
**Sent:** Monday, July 22, 2024 4:12 PM  
**To:** [keldridge@brooklyncentermn.gov](mailto:keldridge@brooklyncentermn.gov) <[keldridge@brooklyncentermn.gov](mailto:keldridge@brooklyncentermn.gov)>  
**Cc:** Ginny McIntosh <[gmcintosh@ci.brooklyn-center.mn.us](mailto:gmcintosh@ci.brooklyn-center.mn.us)>  
**Subject:** Trinity International - 6010 Earle Brown Additional Documents

Krystin,

Please see the attached.

The document called "Rezoning Statement" has the answers to the questions we discussed earlier. I've also attached the Site and Grading Plans. The Plans and Elevations are too large to add to this email, so I'll send those separately.

Please let me know if you need anything else.

Thanks,

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This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.



**CITY OF BROOKLYN CENTER**

Please take notice that the Planning Commission of the City of Brooklyn Center will hold a public hearing on Thursday, September 12, 2024 at 7:00 p.m. at Brooklyn Center City Hall, located at 6301 Shingle Creek Parkway, Brooklyn Center, MN 55430 to hear from the public, discuss, and make a recommendation upon an ordinance amending Chapter 35 of the City Code to allow places of religious assembly as a conditional use in the City's Business Mixed-Use (MX-B) zoning district. Public hearing materials can be accessed and will be available in advance of the meeting by visiting the City of Brooklyn Center's website at: <https://www.brooklyncentermn.gov/> Interested persons are welcome to attend the hearing and be heard regarding this matter.

Comments and questions may be forwarded to Ginny McIntosh, Planning Manager, at [gmcintosh@brooklyncentermn.gov](mailto:gmcintosh@brooklyncentermn.gov) or by phone at (763) 569-3319 up until 4:30 pm on the day of the hearing.

Auxiliary aids for persons with disabilities are available upon request at least 96 hours in advance.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 35-4103 ALLOWED USE TABLE OF THE CITY CODE OF ORDINANCES REGARDING PLACES OF RELIGIOUS ASSEMBLY IN THE BUSINESS MIXED-USE ZONING DISTRICT

THE CITY COUNCIL OF THE CITY OF BROOKLYN CENTER DOES ORDAIN AS FOLLOWS:

**Article I.** Brooklyn Center City Code, Chapter 35, Section 35-4103 Allowed Use Table is amended by adding the following underlined language:

P = PERMITTED USE, C = CONDITIONAL USE, I = INTERIM USE, A = ACCESSORY USE													
	Residential					Commercial/ Mixed Use				Nonresidential			Use-Specific Standards
	R1	R2	R3	R4	R5	MX-N1	MX-N2	MX-C	TO-D	C	MX-B	I	
<b>PUBLIC, INSTITUTIONAL, AND CIVIC USES</b>													
<b>COMMUNITY AND CULTURAL FACILITIES</b>													
Community Center						C	C	C	C	C			
Funeral and crematory services								C	C				
Cemetery	C												
Libraries and art galleries	C	C	C	C	C	C	C	C	C	C	C	C	C
Places for religious assembly	C	C								C	<u>C</u>	C	

**Article II. Severability.** Should any section or part of this ordinance be declared by a court of competent jurisdiction to be invalid, such decision will not affect the validity of the ordinance as a whole or any part other than the part declared invalid.

**Article III. Effective Date.** This ordinance shall become effective after adoption and upon thirty days following its legal publication.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2024.

April Graves, Mayor  
 ATTEST: Barb Suci, City Clerk

Date of Publication  
 Effective Date

(Strikeout indicates matter to be deleted, underline indicates new matter.)

Published in the  
 Sun Post  
 August 29, 2024  
 1417580

## Council/EDA Work Session

DATE: 8/28/2023

TO: City Council

FROM: Dr. Reggie Edwards, City Manager

THROUGH: Jesse Anderson, Community Development Director

BY: Ginny McIntosh, City Planner and Zoning Administrator

SUBJECT: Concept Review for 6010 Earle Brown Drive and Discussion on Potential Changes to MX-B District to Allow for Places of Religious Assembly.

### **Requested Council Action:**

*- Consider a concept proposal for 6010 Earle Brown Drive, which would ultimately require an ordinance amendment to the MX-B (Business Mixed-Use) District to allow for places of religious assembly, and provide feedback.*

### **Background:**

Trinity International Fellowship, a non-denominational ministry based out of Liberia, has expressed interest in purchasing 6010 Earle Brown Drive, which has long been home to MinMor Industries. The Subject Property was originally approved for use as a bank and drive-thru in 1988, but was purchased by Minmor LLC in 2008. The Subject Property has been marketed on and off for sale or lease for a few years now.

City staff and the architect working with Trinity International Fellowship held numerous conversations surrounding the intended use of the Subject Property and potential impacts to the overarching MX-B District. City staff outlined numerous concerns and considerations as part of these discussions. As City staff determined there was no path forward for the use at the Subject Property under current City Code provisions, the architect, in conversation with Trinity International Fellowship, requested City Council weigh in on the proposal in the form of a concept review work session.

### ***Concept Review for 6010 Earle Brown Drive***

The concept review process is an opportunity for the City Council to review a development concept prior to a formal proposal from an applicant, and provide comments, ask questions, and indicate whether or not the City would generally be open to the project. Concept reviews also provide insight to City staff and the applicant as to the City Council's level of interest, and any specific concerns related to a project.

A concept review is considered advisory and is non-binding to the City and the applicant. No formal action can be taken at a work session, and the Council is not being asked to vote on the proposal. If the applicant chooses to submit a formal application to the City to proceed, it would be subject to the full City review process, as with any other application.

The Subject Property located at 6010 Earle Brown Drive was originally approved under Planning Commission Application No. 88019 as an approximately 20,000-square foot City-County Federal Credit Union location and drive-thru. At the time of approval, the Subject Property was zoned C2 (Commerce) District—"financial institutions" and "office buildings" were considered permitted uses within this District.

The staff report on file contemplated the parking requirements under this application assuming a mix of retail and office use for a total of 118 on-site parking spaces.

In 2008, MinMor Industries purchased the Subject Property. MinMor Industries provides print, design, and manufacturing services and primarily works in the printing, packaging, and promotions industries under its numerous companies (i.e. Mello Smello, OlymPak, Kidcentives, Mission Nutrition, and Safety Stop). Given MinMor's reduced office presence at this location, the Subject Property has been for sale or lease off and on for a few years now.

Trinity International Fellowship provided a narrative (attached), which notes an existing membership of between 180 to 250 members since opening their local chapter in 2018. The narrative further indicates plans to purchase the Subject Property for use as a, "sanctuary for services, gathering and meeting spaces, spaces for youth ministry, a food shelf to assist those in need, and offices for ministry staff and community outreach." Although there were conversations about providing on-site daycare, no formal request was outlined in the narrative. Further discussions with City staff outline plans to expand the existing building towards Highway 100 to allow for future membership growth. A multi-phase expansion plan is included with the memo as reference and further breaks down the potential usage of the building.

City staff reviewed the narrative and provided plans, which would accommodate an approximately 1,200 square foot sanctuary, bookstore, food shelf, office space, and group meeting rooms as part of an initial Phase I remodel. As noted, the Subject Property was approved in 1988 with 118 on-site parking spaces. Assuming an assembly use (1 parking space for every 3 seats/persons), the Subject Property would only accommodate an additional growth of likely less than 100 new members before minimum parking needs would no longer be met on-site.

Assuming an existing membership of 250, a minimum of 84 parking spaces would be required—this does not account for parking needs for church staff (e.g. bookstore, office spaces, food shelf), other visitors, and those receiving potential services. The total building occupant load outlined for the existing building today is noted as 426 occupants. If City staff calculated parking needs purely off occupant load and assumed 100% assembly use (which is not the case), a minimum of 142 on-site parking spaces would be required to serve the existing building, which is 24 more parking spaces than are currently available.

The proposed full Phase II expansion as presented would more than double the building occupancy load from 426 occupants to 928 occupants. Again, if City staff calculated off building occupant load and assumed 100% assembly use (again, which is not the case), a minimum of 310 on-site parking spaces would be required if the building were expanded. The submitted Phase II expansion plans again contemplate a dedicated food shelf, book store, pastoral offices, group meeting rooms, a further expanded approximately 5,300-square foot sanctuary with stage, classrooms, and a basement dedicated for a children's play area, nursery, and classrooms (e.g. young children, pre-school, toddlers).

These parking concerns were relayed by City staff who noted constraints to the future use of the property as envisioned. City staff further inquired on the Northern States Power (NSP) powerline that appears to run along the Subject Property and noted that any proposed plans to expand would require additional review depending on the width of the easement and any restrictions. Although there are two existing curb cut access points off Earle Brown Drive, City staff addressed concerns surrounding ingress and egress as the Subject Property is located off the intersection of Earle Brown Drive and Summit Drive (4-way stop) and it is assumed all traffic would be concentrated at this intersection given Earle Brown Drive is a loop road.

***Amendments to MX-B (Business Mixed-Use) District | Other Considerations***

"Places for Religious Assembly" are permitted through approval of a Conditional Use Permit (CUP) in the

City's R1 (Low Density Residential), R2 (Medium Low Density Residential), C (Commerce—Service/Office), and I (General Industry) Districts. The majority of existing religious assembly uses are predominantly located within the City's R1 Districts. Only one religious assembly use is located within the I District.

City staff reviewed the City's Unified Development Ordinance (Chapter 35) and the only perceived path forward for Trinity International Fellowship to purchase the Subject Property and occupy the space for religious assembly would be for the City Council to amend the Unified Development Ordinance to allow for "places for religious assembly," as it is currently prohibited as a use in the MX-B District. In keeping with the other districts, City staff assumes the path would be via approval of a Conditional Use Permit.

City staff reviewed other potential options, such as re-zoning the Subject Property; however, the property is entirely surrounded by other MX-B District-zoned properties. The MX-C (Commercial Mixed-Use) District is located to the south of the Subject Property, off Summit Drive; however, this District also prohibits "places for religious assembly" as a use. The only other alternately zoned properties are located across Earle Brown Drive (i.e. Lux Apartments, Ecumen Memory Care); however, these properties are zoned PUD/Mixed (Planned Unit Development/Mixed Use) District and were specifically approved for multi-family/senior housing uses. "Spot zoning" a property is generally prohibited.

The majority of the City's MX-B District is located just north of Interstates 94/694 and off the intersection of Shingle Creek Parkway and Freeway Boulevard, although there are also MX-B zoned properties off Earle Brown Drive. City staff counted a total of 38 properties across the City that are zoned with the MX-B District designation. Although some properties feature multi-tenant type buildings, other properties have standalone buildings. Many of the MX-B properties appear to be located off either loop roads (e.g. Earle Brown Drive, James Circle North), or cul-de-sacs (67<sup>th</sup> Avenue North).

The MX-B District's purpose, as outlined in the City's Unified Development Ordinance, is to, "accommodate land for a mix of business and light industrial uses, with allowances for supporting retail/service uses. This designation encourages redevelopment or development of commercial, office, general business, and light industrial uses in coordination with supportive retail/commercial uses towards encouraging a more dynamic and connected experience for workers. This land does not plan for residential uses, but may include limited live-work opportunities as established through supporting official controls."

Permitted uses within the MX-B District include uses like: medical and health uses, animal hospitals, commercial animal establishments, brewpubs, micro-wineries, and micro-distilleries, office uses, automobile and truck repair and service stations, manufacturing, assembly, and processing of products, artisan production and sales, wholesale trade, and business/trade/post-secondary schools, but *not* public and private elementary and secondary schools.

Assembly uses, such as places of religious assembly, tend to have higher parking demands than other types of uses, such as industrial, which typically have lower parking demands relative to the overall square footage of building, due in part to lower employment densities. For example, "places of religious assembly," and other assembly type uses (e.g. theatres, stadiums, arenas, and dance halls) require, "1 parking space for every three seats/persons." Industry and wholesales uses require a minimum of one (1) space for every two (2) employees based on maximum shift or one (1) space for every 800 square feet of gross floor area. Medical and dental clinics, which are permitted in the MX-B District, require a minimum of three (3) spaces for each doctor or dentist, plus one (1) space for every two (2) employees or one space for each 150 square feet of gross floor area. Office buildings require a minimum of three (3) parking spaces for every 1,000 square feet of gross floor area.



Depending on the existing use, the conversion of a building could also trigger a “change of use” under the Building Code, which requires additional considerations, including but not limited to: installation of panic hardware, fire separation/protection measures, or installation of an elevator/lift (dependent on occupancies).

### ***Policy Considerations***

The City Council is being asked to consider a concept proposal for 6010 Earle Brown Drive, which would ultimately require an amendment to the MX-B (Business Mixed-Use) District to allow for “places for religious assembly,” which is currently prohibited within this District.

Issues for the City Council to consider:

- Are there aspects of the site layout, architecture, or form of the presented site plan for 6010 Earle Brown Drive (Subject Property) that are concerning to the Council?
  
- Is the development plan in keeping with the City's 2040 future land use plan and long-range vision for the area?
  - Approximately 5.02% of the City of Brooklyn Center has a 2040 future land use designation of “Business Mixed-Use.” This does not include approximately 15 acres of land located at 1297 Shingle Creek Crossing (Former Sears property) that was recommended last year for a recommended comprehensive plan amendment re-designation to Business Mixed-Use, which would bring the total acreage under this designation to approximately 5.3%.
  
- Does the proposed amendment to the MX-B (Business Mixed-Use) District forward the City's strategic priorities?
  - The City’s priority of “Resident Economic Stability” notes that the, “economic stability of residents is essential to vibrant neighborhoods and to retail, restaurant, and business growth. We will lead by supporting collaborative efforts of education, business, and government sectors to improve income opportunities for residents.” Further, the City’s values statement of “Operational Excellence,” notes that the City will, “commit ourselves to deliver quality services in a cost effective and efficient manner. We will be good stewards of the limited resources made available to use by the citizens we serve.”
    - Certain classes of property are considered “exempt” and are therefore not subject to property taxes. These typically include, but are not limited to: religious uses (e.g. churches/houses of worship), certain institutions of public charity (e.g. 501(c)(3) organizations), schools (e.g. public, charter schools), cemeteries/burial grounds, and property used for public purposes (e.g. City Hall, Fire Station). It is important to note that while a property may become “tax exempt,” the burden does not disappear—rather, it is shifted to other tax payers within the City.

Although there are other factors to consider and the potential impacts unknown at this time, in reviewing the City’s MX-B properties, it was determined that the majority of MX-B District properties appear to be classified for tax rate purposes as “Industrial Preferred” or “Commercial Preferred,” which tax at a higher rate than other property types. Dependent on interest, there could be implications to the overall tax base that would need to be accounted for in future City budget years.

### **Budget Issues:**

None to consider at this time; however, as noted above, there may be future implications to the overall tax base in the future.

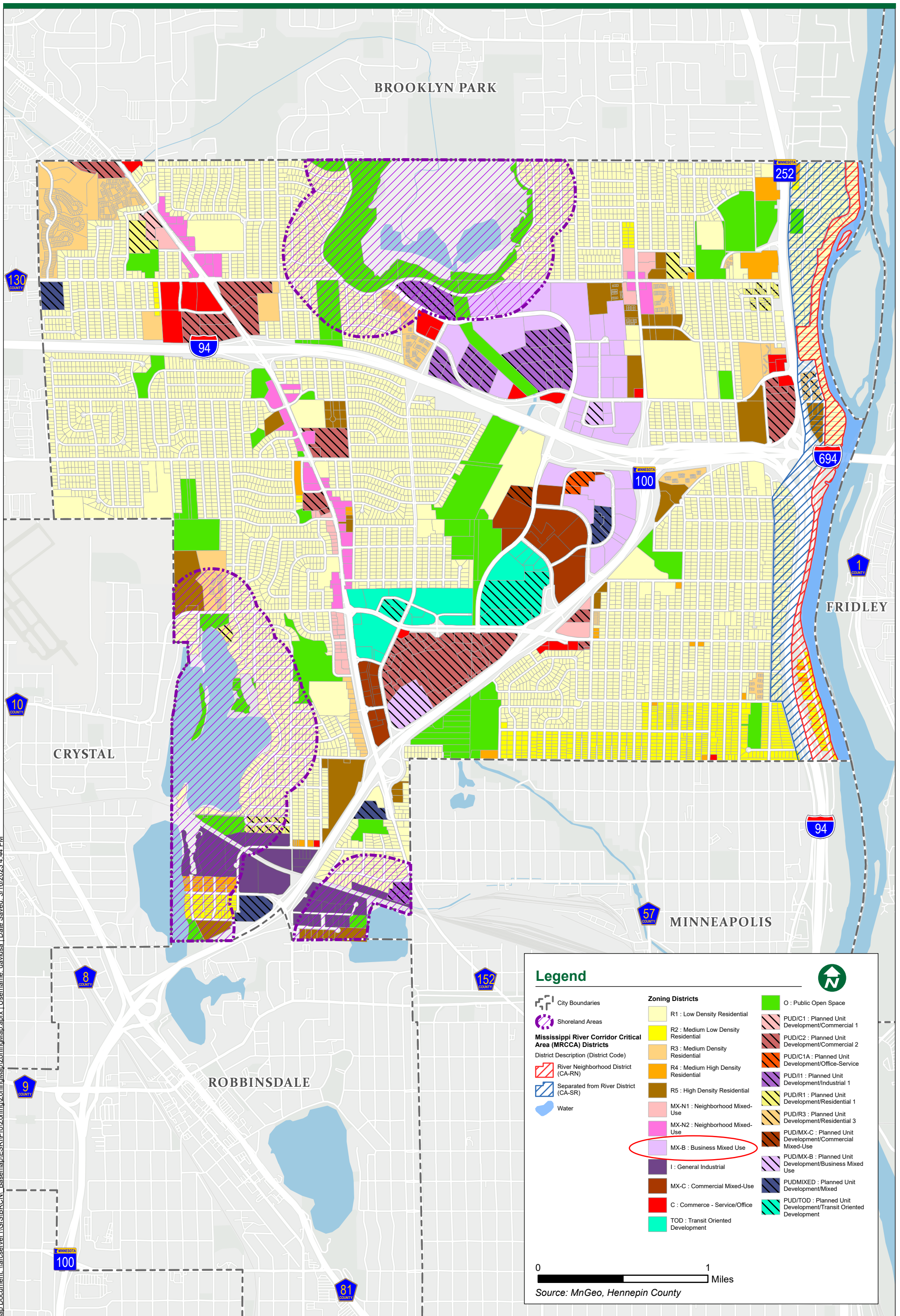
**Antiracist/Equity Policy Effect:**

**Strategic Priorities and Values:**

Resident Economic Stability, Operational Excellence

**ATTACHMENTS:**

Description	Upload Date	Type
City of Brooklyn Center Zoning Map - MX-B District	8/22/2023	Backup Material
Narrative_Trinity International Fellowship	8/22/2023	Backup Material
Site Floor Plans_6010 Earle Brown Drive presentation	8/22/2023	Backup Material
	8/28/2023	Presentation



Map Document: \\arseserver1\GIS\BRC\W\_Basemap\ESRI\Proj\Zoning\ZoningMap.aprx | Username: davidse | Date Saved: 3/16/2023 4:44 PM

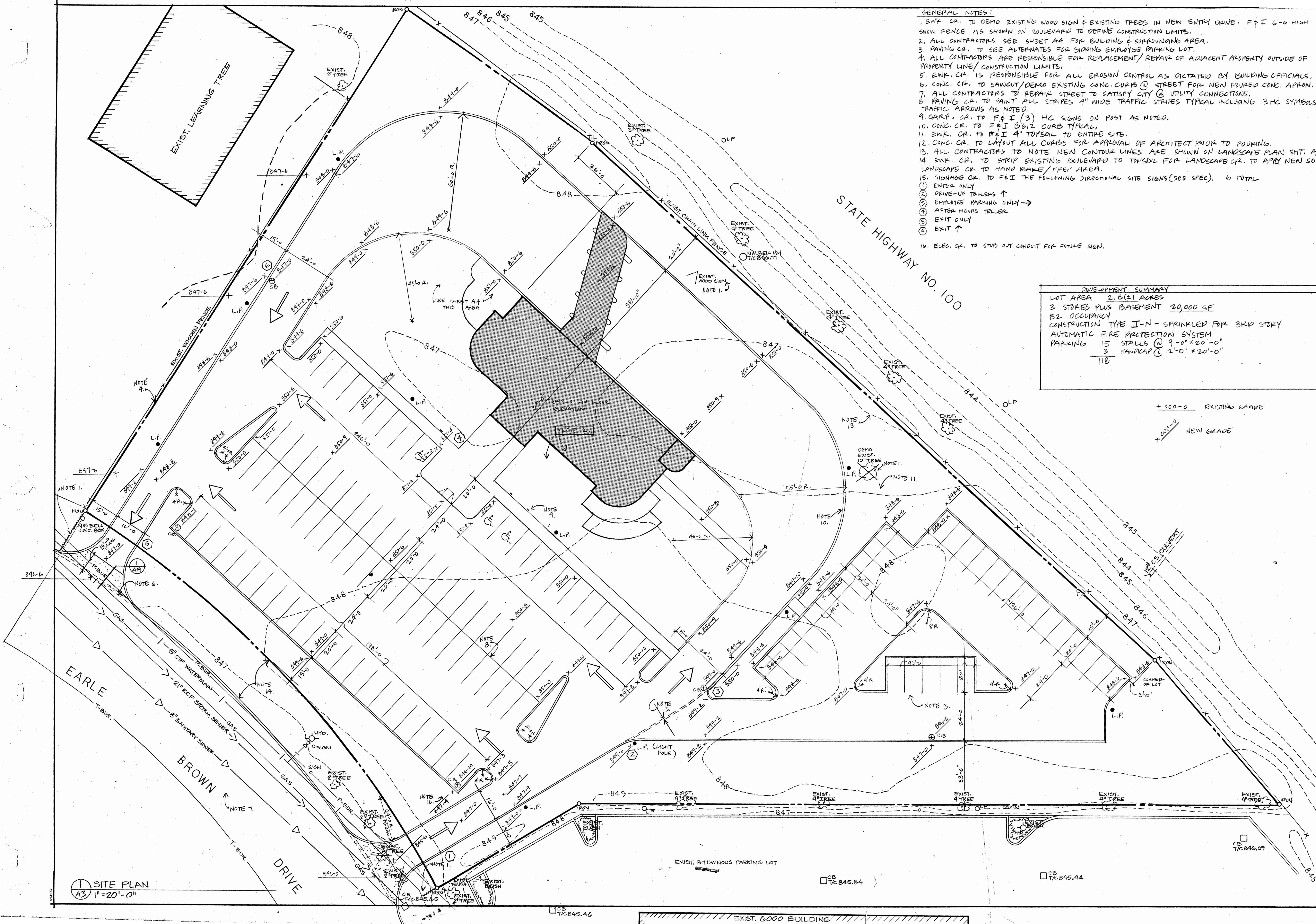
Trinity International Fellowship, a non-denominational ministry, has made a remarkable impact since its establishment in 1999. With its mega central headquarters in Monrovia, Liberia, and branches spanning across three different nations, the ministry has witnessed continuous growth, boasting an impressive membership of over 12,000 active individuals. In 2018, a new chapter began as Trinity International Fellowship planted its roots in Brooklyn Center, Minnesota, where it quickly gained traction and now serves a thriving community of 180 to 250 members.

The ministry's commitment to serving the community is evident as it seeks to expand its reach by purchasing the property located at 6010 Earle Brown Drive. This campus will consist of a Sanctuary for services, gathering and meeting spaces, spaces for youth ministry, a food shelf to assist those in need, and offices for ministry staff and community outreach. With the goal of aiding the poor, assisting the homeless, and promoting community development, Trinity International Fellowship aims to make a lasting impact through the teachings of Jesus Christ. Plans are underway to invest millions of dollars in constructing a facility that aligns with the architectural vision and gains approval from the city council, further solidifying the ministry's commitment to their mission.

One of the driving factors behind choosing Brooklyn Center as the ministry's location is its vibrant diversity. Trinity International Fellowship thrives in the multi-cultural atmosphere, embracing the richness that comes from various backgrounds and traditions. Since their arrival in 2018, the congregants have been actively involved in fellowship, helping those in need and distributing food and clothing. Led by the dedicated Senior Pastor, Nyenatee S. Davis, who is not only a minister but also a doctorate student at the University of Minnesota and a successful entrepreneur, the ministry's impact extends beyond the Sunday sermons.

Trinity International Fellowship stands as a beacon of light, radiating passion and purpose. Their teachings encompass all aspects of life, empowering believers to apply the principles of the Gospel and effect societal change. With a deep-rooted desire to witness transformation and impact, the ministry equips its members with the necessary tools to delve into the Word of God, fostering profound understanding. Their success is not measured solely by numbers, but by the countless souls won through their unwavering dedication. Trinity International Fellowship humbly acknowledges that all the glory belongs to God alone, as it continues to shine brightly in its pursuit of sharing the Gospel.





- GENERAL NOTES:**
- ENK. CR. TO DEMO EXISTING WOOD SIGN & EXISTING TREES IN NEW ENTRY DRIVE. F&I 6'-0" HIGH SNOW FENCE AS SHOWN ON BOULEVARD TO DEFINE CONSTRUCTION LIMITS.
  - ALL CONTRACTORS SEE SHEET A4 FOR BUILDING & SURROUNDING AREA.
  - PAVING CR. TO SEE ALTERNATES FOR BIDDING EMPLOYEE PARKING LOT.
  - ALL CONTRACTORS ARE RESPONSIBLE FOR REPLACEMENT/REPAIR OF ADJACENT PROPERTY OUTSIDE OF PROPERTY LINE/CONSTRUCTION LIMITS.
  - ENK. CR. IS RESPONSIBLE FOR ALL EROSION CONTROL AS DICTATED BY BUILDING OFFICIALS.
  - CONC. CR. TO SAWCUT/DEMO EXISTING CONC. CURB @ STREET FOR NEW POURED CONC. APRON.
  - ALL CONTRACTORS TO REPAIR STREET TO SATISFY CITY @ UTILITY CONNECTIONS.
  - PAVING CR. TO PAINT ALL STRIPES 4" WIDE TRAFFIC STRIPES TYPICAL INCLUDING 3HC SYMBOLS & TRAFFIC ARROWS AS NOTED.
  - CARP. CR. TO F&I (3) HC SIGNS ON POST AS NOTED.
  - CONC. CR. TO F&I 6612 CURB TYPICAL.
  - ENK. CR. TO F&I 4" TOPSOIL TO ENTIRE SITE.
  - CONC. CR. TO LAYOUT ALL CURBS FOR APPROVAL OF ARCHITECT PRIOR TO POURING.
  - ALL CONTRACTORS TO NOTE NEW CONTOUR LINES ARE SHOWN ON LANDSCAPE PLAN SHT. A2.
  - ENK. CR. TO STRIP EXISTING BOULEVARD TO TOPSOIL FOR LANDSCAPE CR. TO APPLY NEW SOD.
  - LANDSCAPE CR. TO HAND RAKE/PREP AREA.
  - SIGNAGE CR. TO F&I THE FOLLOWING DIRECTIONAL SITE SIGNS (SEE SPEC). 6 TOTAL
    - ① ENTER ONLY
    - ② DRIVE-UP TELLERS ↑
    - ③ EMPLOYEE PARKING ONLY →
    - ④ AFTER HOURS TELLER
    - ⑤ EXIT ONLY
    - ⑥ EXIT ↑
  - ELEC. CR. TO STUB OUT CONDUIT FOR FUTURE SIGN.

**DEVELOPMENT SUMMARY**

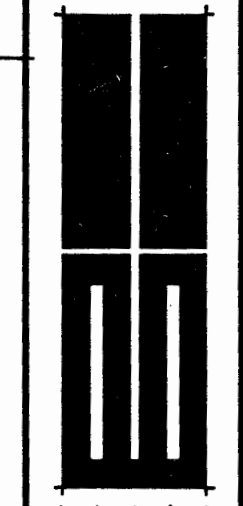
LOT AREA 2.8(±) ACRES  
 3 STORIES PLUS BASEMENT 20,000 SF  
 B2 OCCUPANCY  
 CONSTRUCTION TYPE II-N - SPRINKLED FOR 3RD STORY  
 AUTOMATIC FIRE PROTECTION SYSTEM  
 PARKING 115 STALLS @ 9'-0" X 20'-0"  
 3 HANDICAP @ 12'-0" X 20'-0"  
 118

+000'-0" EXISTING GRADE  
 +000'-0" NEW GRADE

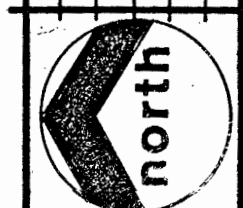
① SITE PLAN  
 A3 1"=20'-0"

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER LAWS OF THE STATE OF MINNESOTA.

BUETOW & ASSOCIATES  
 ARCHITECTS & ENGINEERS  
 ST. PAUL, MINNESOTA



NO.	DATE	REVISION



3/7/89

CITY-COUNTY  
 FEDERAL CREDIT UNION



8724

A3

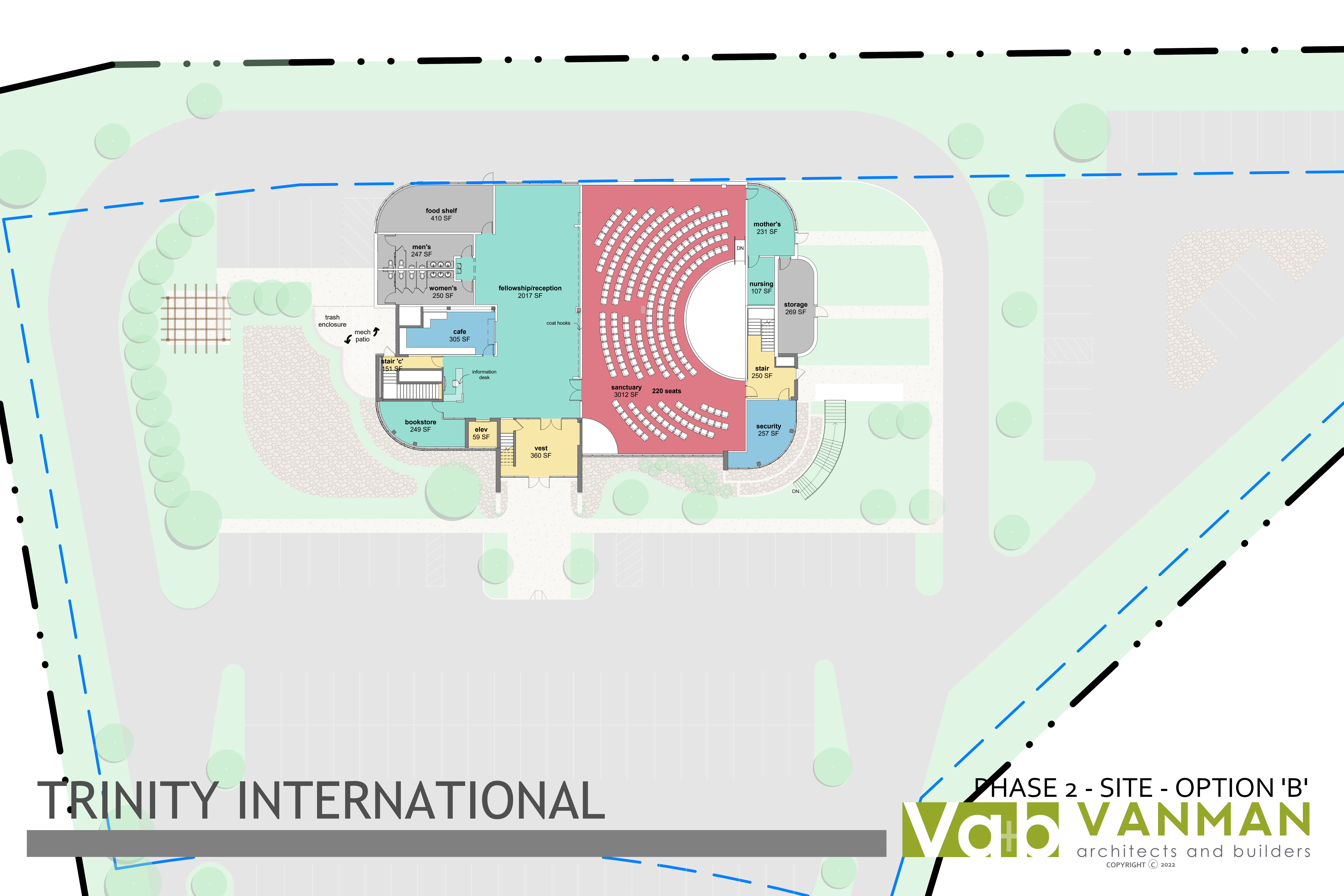


# TRINITY INTERNATIONAL

PHASE 2 - SITE - OPTION 'B'

**vad** **VANMAN**  
architects and builders

COPYRIGHT © 2022

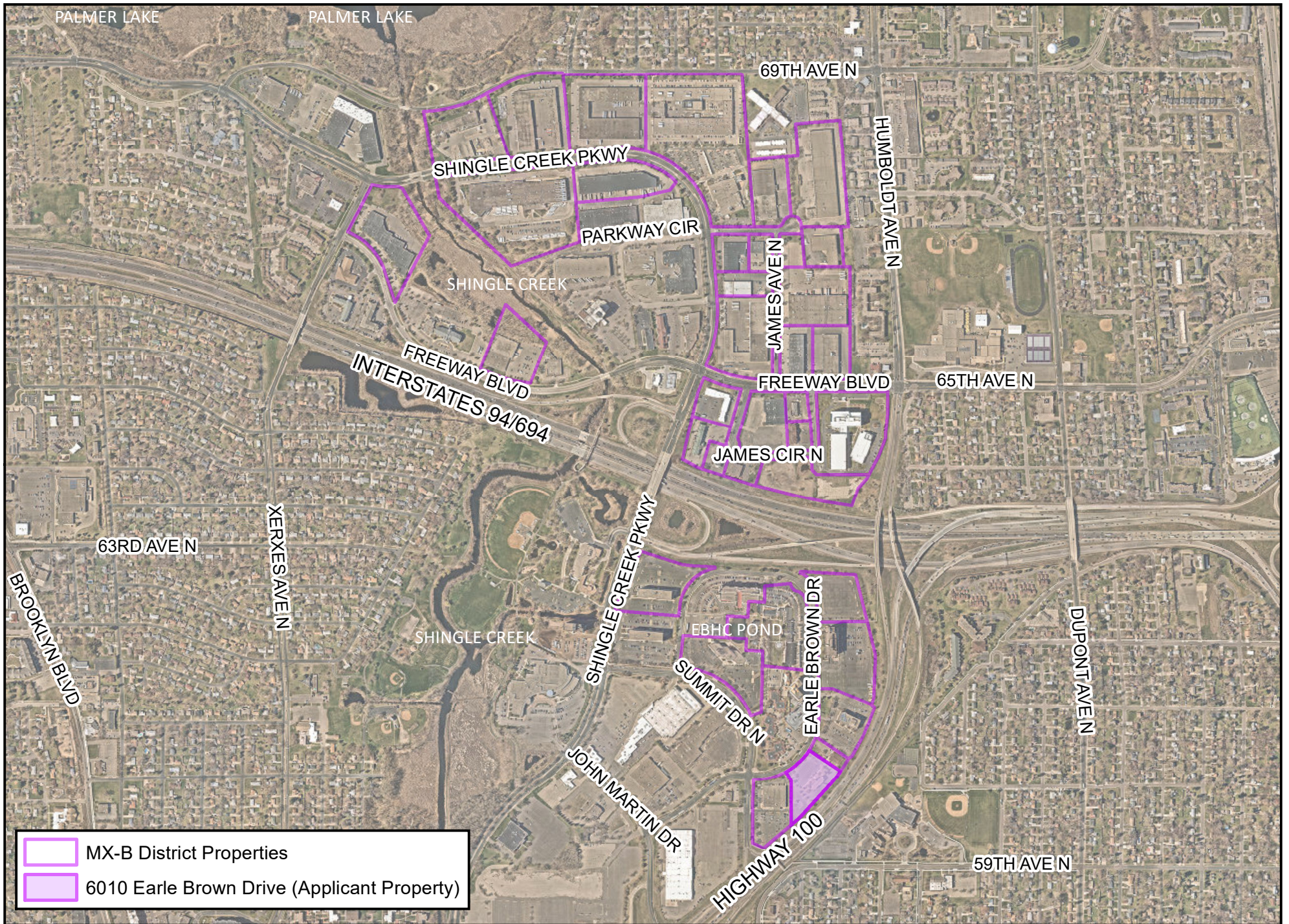


MX-B District Properties					
PID	Acres	County Address	ZIP	Property Owner	Associated Business   Use
211821110005	3.67	6000 Earle Brown Drive	55430	B R Romine Et Al Trustees	Park Nicollet Brookdale Clinic
211821110011	3.05	6010 Earle Brown Drive	55430	MINMOR LLC	Minmor Industries (printing, design, and manufacturing services under Mello Smello, OlymPak, Kidcentives, Mission Nutrition, and Safety Stop companies)
211821110002	4.22	6040 Earle Brown Drive	55430	Hecc1 LLC	Multi-tenant office building
3511921110012	8.49	1600 67th Avenue North	55430	Bradley Fam Dynasty Trust	Endurable Building Products (Aluminum deck systems and products)
3511921110013	3.9	1700 67th Avenue North	55430	Popehn Limited Partnshp Lllp	Hiawatha Rubber (Rubber Assembly/Components)   Reviva (Remanufactured Diesel Engines/Components)
3511921120002	9.28	6820 Shingle Creek Parkway	55430	Gki Industrial Mpls Llc	Shingle Creek Commerce Center (Multi-tenant)
3511921120008	5.2	6801 Shingle Creek Parkway	55430	Breit Henn Ind Owner Llc	Lallak's Delivery Services Inc   C&D Granite & Quartz   North Star Warehousing and Distribution
3511921140003	6.42	6530 James Avenue North	55430	Rao Manufacturing Co Hldgs Llc	RAO Manufacturing (supplier of deep draw formings, metal stampings, sheet metal fabrications, welded assemblies, and tank heads for use in air compressor tanks, cryogenic tanks, paint sprayers, floor cleaning equipment, small engines & generators, filter housings, fireplaces, etc.)
3511921140017	3.14	1600 Freeway Boulevard	55430	Zaina Properties Llc	Quality Inn
3511921230001	7.53	2700 Freeway Boulevard	55430	Freeway Blvd Investors Llc	Multi-tenant building (Bizzy Coffee Headquarters, Revolution Screen Works, B& R Drapery and Home Furnishings, Firenet Systems, Inc.)
3511921420006	2.43	6445 James Circle North	55430	Kaswa Hospitality Inc	Super 8
3511921430007	5.53	6300 Shingle Creek Parkway	55430	Tks Brooklyn Center Hldg Llc	Multi-tenant building
3511921140005	1.39	6645 James Avenue North	55430	SEWA-AIFW	SEWA-AIFW (non-profit)
3511921140006	2.08	6660 Shingle Creek Parkway	55430	Hrrj Properties LLC	Interscapes, Inc. (architectural woodwork), Glass Specialists, and Global African Foods
3511921410020	8.57	1501 Freeway Boulevard	55430	Ph Minneapolis LLC	FBI Regional Headquarters
3511921420010	1.28	1701 James Circle North	55430	CADD/Engr Supply Inc	CES Imaging (printing, scanning)
3511921420011	2.11	6415 James Circle North	55430	SIYA LLC	Travelodge
3511921420012	1.01	6405 James Circle North	55430	SRODES LLC	Denny's Restaurant
3511921430017	5.8	6160 Summit Drive	55430	Brooklyn Center Summit LLC	Multi-tenant office building
3511921440003	6.27	6120 Earle Brown Drive	55430	EARLE BROWN TOWER LLP	Multi-tenant office building
3511921140002	1.19	22 Address Unassigned	0	Rao Manufctring Co Hldgs Llc	Vacant Lot (parking)
3511921140008	7.33	1800 Freeway Boulevard	55430	St Paul Fire & Marine Ins Co	Geneva Group (Manufacturer of Hauler Racks and ProRac Systems)
3511921140014	2.46	1601 67th Avenue North	55430	G&J Steffens Ltd Partnership	Zip Scanners (police scanners), Mile Four (Organic chicken feed and coop essentials), and Sound Ceilings, Inc. (MN and Dakota's largest stocking distributor of Crane Composites and Marlite FRP)
3511921140016	2.78	1700 Freeway Boulevard	55430	J M Grundtner Fam Rev Trust	Precision Inc. (manufacturer of custom magnetic components and assemblies for the electronics industry), and Climate Makers, Inc. (Building automation systems for temperature control)



3511921410008	4.03	6440 James Circle North	55430	Beans And Juice Llc	Los Campeones Gym (under construction)
3511921410015	1.12	1600 James Circle North	55430	Zaina Properties Llc	Quality Inn
211821110010	0.88	6020 Earle Brown Drive	55430	2269 Ford-Fs Ptnrshp Llp	Kindercare
3511921120015	18.87	6800 Shingle Creek Parkway	55430	Medtronic Inc	Medtronic (North Building)
3511921140007	2.14	6540 Shingle Creek Parkway	55430	6540 Shngle Crk Hld Llc Etal	CenturyLink
3511921210002	6.48	6844 Shingle Creek Parkway	55430	City Of Brooklyn Center	City of Brooklyn Center Public Works Garage
3511921210003	8.52	6840 Shingle Creek Parkway	55430	Gki Industrial Mpls Llc	The Academy MN (MMA, Jiu-Jitsu, Muay Thai), Tiny Footprint Coffee (World's First Carbon Neutral Coffee/training classes), and SCP Distributors (swimming pool supply)
3511921210004	15.5	6845 Shingle Creek Parkway	55430	Metropolitan Transit Area	Former Martin J. Ruter Garage (being used as office/bus rodeo/training currently)
3511921240004	4.69	2400 Freeway Boulevard	55430	Bc2400 Llc	Abco Auto Parts (recycled auto part supply)
3511921410014	1.05	1601 Freeway Boulevard	55430	Skc Holdings Llc	Jambo Africa
3511921410021	4.93	1601 James Circle North	55430	Economic Development Authority of the City of Brooklyn Center	Vacant Lot for Future Redevelopment (former Olive Garden and Cracker Barrel)
3511921440002	3.6	22 Address Unassigned	0	City of Brooklyn Center	Parking Overflow for Heritage Center
3511921440013	7.46	6155 Earle Brown Drive	55430	HRA City of Brooklyn Center	Heritage Center





- MX-B District Properties
- 6010 Earle Brown Drive (Applicant Property)



Applicant | Property Owner: Trinity International Fellowship | Minmor LLC  
 Request: Ordinance Amendment