

# 902 53RD AVE N



## ZONING AND LAND USE SUMMARY

**PID:** 01-118-21-34-0081

**Lot Area:** 7,405 square feet (0.17 acres)

**Owner:** Brooklyn Center Economic Development Authority

**Zoning:** R2 (Medium Low Density Residential)

This district allows for smaller lot sizes or two-family dwellings in residential neighborhoods. It primarily supports one- and two-family dwellings.



## PROPERTY SUMMARY

902 53rd Avenue N is a vacant parcel located in a predominantly single and two-family residential neighborhood. It is located within close proximity to a neighborhood park, has good access to the Mississippi River and Interstate 94, and is directly adjacent to the City of Minneapolis.

### Key site characteristics:

- Interstate Access
- Corner lot



**Transit Access**



**Utility Connected**



**Park Access**

# 902 53RD AVE N



## ZONING AND LAND USE SUMMARY

**Zoning:** R2 - Medium Low Density Residential

**A. Minimum Front Setback:** 35 feet, 15 feet secondary frontage

**B. Minimum Side Setback :** 10 feet

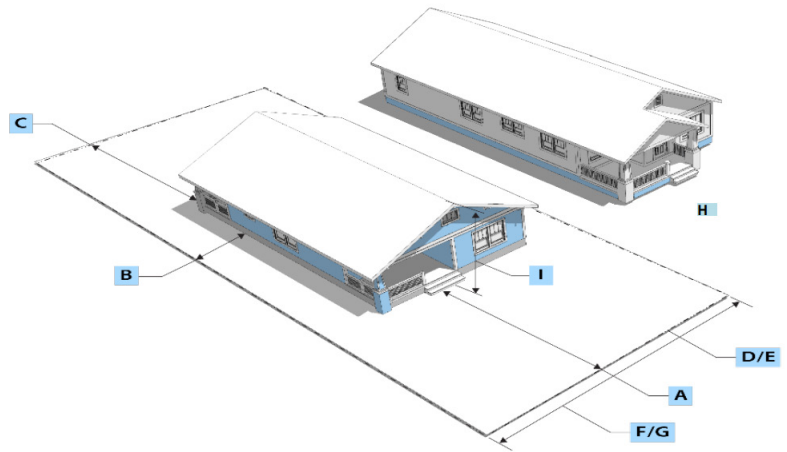
**C. Minimum Rear Setback:** 20 feet

**D / E. Minimum Lot Area:** 8,500 (single-family)

**F / G. Lot Width:** 75 feet

### Allowable Uses

Single Family



## DEVELOPMENT POTENTIAL



For additional information or inquires, contact:

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# 1601 JAMES CIRCLE N



## ZONING AND LAND USE SUMMARY

**PID:** 35-119-21-21-0004

**Lot Area:** 4.93 acres

**Owner:** Brooklyn Center Economic Development Authority

**Zoning:** MX-B (Business Mixed Use)

This district guides land for a mix of business and light industrial uses with allowance for supporting retail/service uses. It 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.



## PROPERTY SUMMARY

1601 James Circle North is a vacant parcel guided for light industrial, commercial, and/or office uses with supporting retail. The site has high visibility from Interstate 94 and is directly adjacent to FBI office headquarters. There are several nearby hotel uses and the site is located in close proximity to the downtown Brooklyn Center Opportunity Site.

### Key site characteristics:

- High visibility from Interstate 94
- Close proximity to Opportunity Site
- Close proximity to hotel and retail

### Constraints:

- Existing stormwater ponding serving multiple properties



**Transit Access**



**Utility Connected**



**High Visibility**

# 1601 JAMES CIRCLE N



## ZONING AND LAND USE SUMMARY

**Zoning:** MX-B Business Mixed Use

**A. Minimum Front Setback:** 35 feet

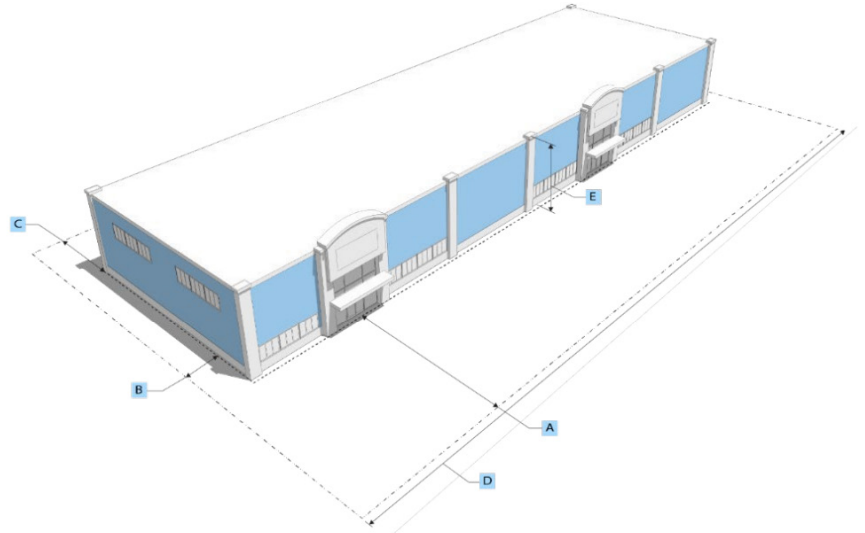
**B. Minimum Side Setback :** 10 feet

**C. Minimum Rear Setback:** 25 feet

**D. Minimum Lot Width:** 100 feet

### Example Allowable Uses

Medical  
Business / Trade School  
Brewery  
Office  
Grocery  
Automotive Services  
Manufacturing  
Wholesale  
Warehousing / Distribution



## DEVELOPMENT POTENTIAL



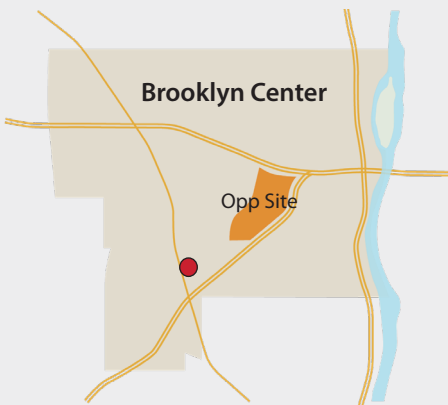
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# 5400 BROOKLYN BOULEVARD



## ZONING AND LAND USE SUMMARY

**PID:** tbd

**Lot Area:** 1.13 acres

**Owner:** Economic Development Authority of Brooklyn Center

**Zoning:** R3 - Medium Density Residential

This district provides for medium-density housing in townhouses, or condominium single family attached dwelling units, primarily supporting attached single-family dwellings, but small lot, detached single-family dwellings are permitted as well.



## PROPERTY SUMMARY

5400 Brooklyn Boulevard is a vacant corner site with high visibility and good access to commercial uses. The site is zoned for mixed / residential uses and accommodates a wide range of potential development outcomes.

Key site characteristics:

- High Visibility Site
- Brooklyn Center's busiest corridor
- Recently reconstructed and realigned public right of way



**Transit Access**



**Utility Connected**



**High Visibility**

# 5400 BROOKLYN BOULEVARD



## ZONING AND LAND USE SUMMARY

**Zoning:** R3 - (Medium Density Residential)

**A. Minimum Front Setback:** 35 feet

**B. Minimum Side Setback :** 10 feet

**C. Minimum Rear Setback:** 40 feet

**D. Minimum Lot Size:** 4,000 square feet / unit

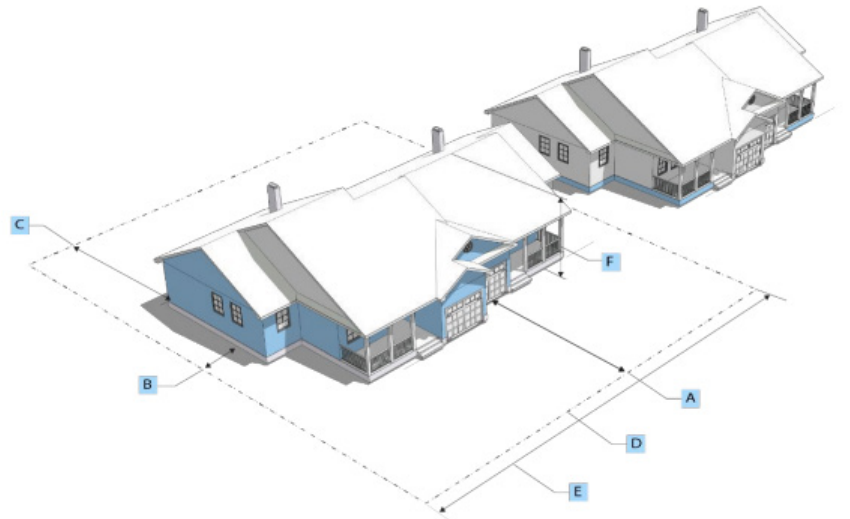
**E. Minimum Lot Width:** 25 feet

**Density:** 5-15 units / acre

**Max Height:** 35 feet

### Example Allowable Uses

Townhouse / Condo  
Multi-family



## DEVELOPMENT POTENTIAL



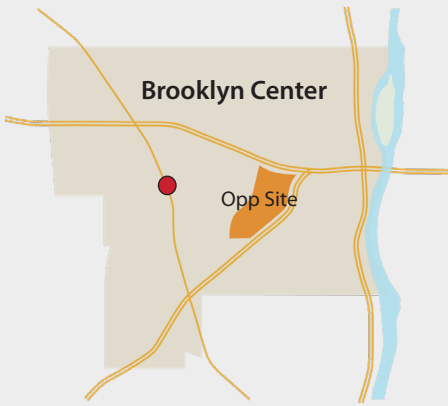
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# 6200 & 6234 BROOKLYN BOULEVARD



## ZONING AND LAND USE SUMMARY

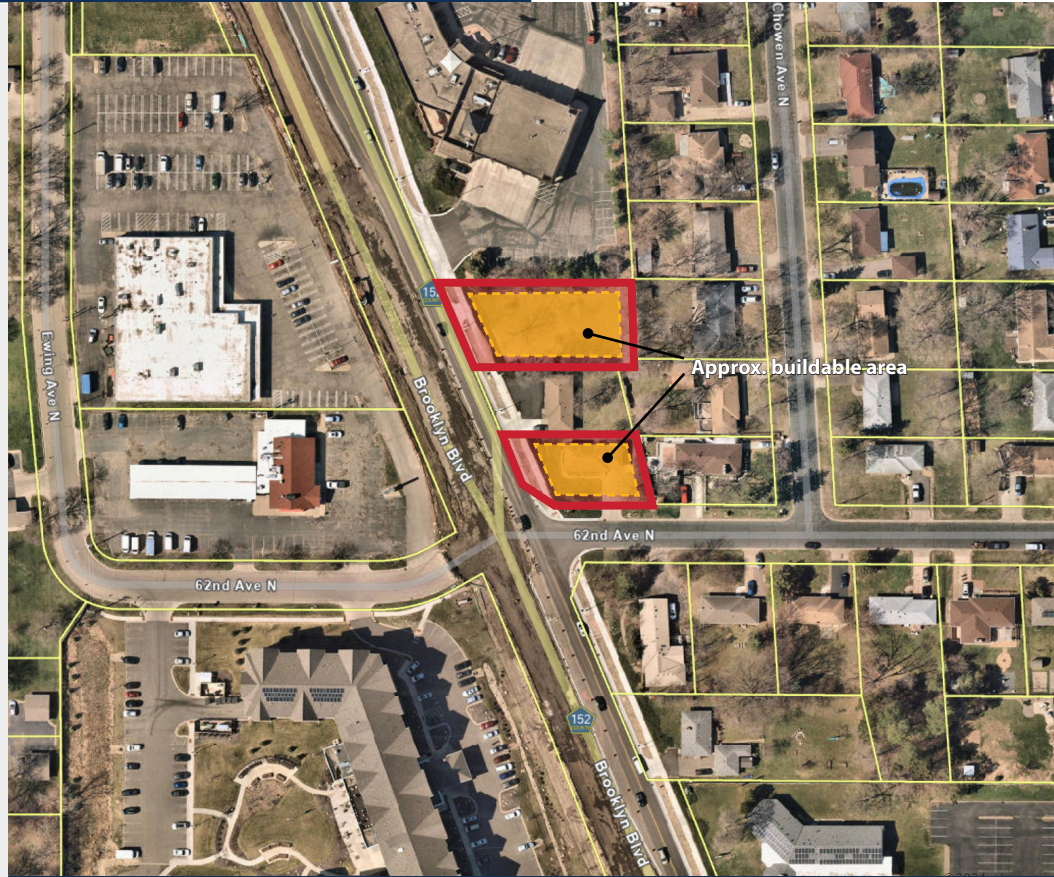
**PID:** 34-119-21-43-0030 & 34-119-21-43-0001

**Lot Area:** 0.2 acres (6200), 0.36 acres (6234)

**Owner:** Economic Development Authority of Brooklyn Center

**Zoning:** MX-N2 (Neighborhood Mixed Use)

This district supports small-scale, mixed-use neighborhood activity centers with comfortable gathering places. Smaller scale developments in these districts will provide minor/convenience services near lower density residential neighborhoods.



## PROPERTY SUMMARY

6200 Brooklyn Blvd & 6234 Brooklyn Blvd are two parcels guided for neighborhood-scaled mixed uses. The sites are suited individually to neighborhood-serving retail uses and could, if combined with adjacent parcels, accommodate a larger multifamily or mixed use project.

### Key site characteristics:

- Brooklyn Center's busiest corridor
- Close proximity to new housing developments
- Close proximity to grocery & retail



**Transit Access**



**Utility Connected**



**Mixed Uses Allowed**

# 6200 & 6234 BROOKLYN BOULEVARD



## ZONING AND LAND USE SUMMARY

**Zoning:** MX-N2 (Neighborhood Mixed Use)

**A. Minimum/ Maximum Setbacks:** 5-20 feet (Front & Front Corner)

**B. Minimum Side Setback :** 10 feet

**C. Minimum Rear Setback:** 10 feet

**D. Minimum Lot Size:** n/a

**E. Max Height:** 48 feet

**Max Density:** 15-31 Units / acre

**Max Lot Coverage / Impervious** 80%

**Maximum Individual Non-Residential Use Size:** 10,000 square feet

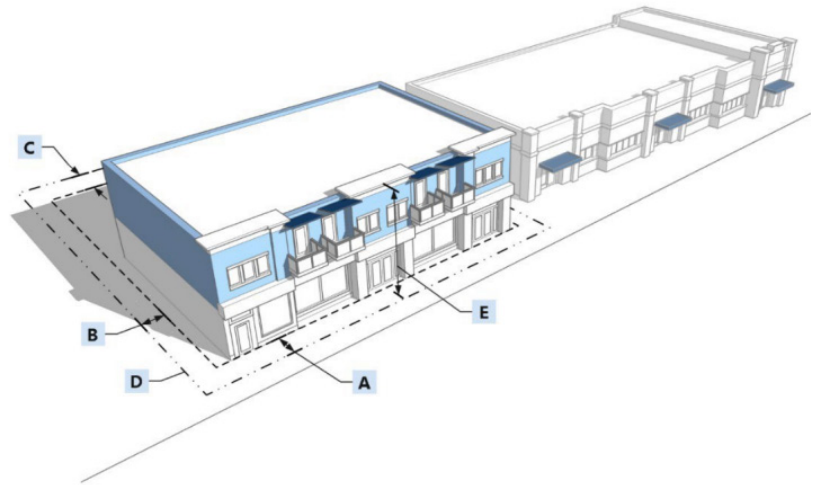
### Example Allowable Uses

Townhouse / Condominium  
Multifamily  
Medical  
Brewery  
Restaurant  
Office  
Banks  
Small-scale Retail  
Grocery  
Artisan Production

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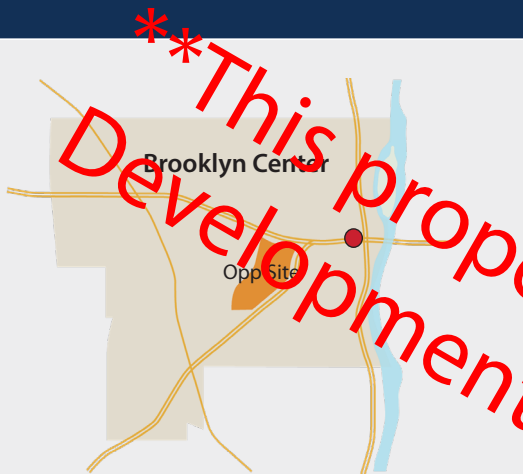


## DEVELOPMENT POTENTIAL





# 6500 CAMDEN AVE N



## ZONING AND LAND USE SUMMARY

**PID:** 36-119-21-13-0145

**Lot Area:** 1.62 acres

**Owner:** Economic Development Authority of Brooklyn Center

**Zoning:** C (Commerce – Service/Office)

This district supports commercial activity in the form of the retail sale, eating establishments, service/office uses, service uses, medical and health uses.

## PROPERTY SUMMARY

6500 Camden Avenue N is a vacant parcel with surface parking directly adjacent to the TopGolf entertainment facility. The site has direct access to Highway 252 and Interstate 94, good visibility and strong commercial development potential.

Key site characteristics:

- High Visibility Site
- Highway access
- Directly adjacent to popular entertainment uses



**Transit Access**



**Utility Connected**



**High Visibility**

# 6500 CAMDEN AVE N



## ZONING AND LAND USE SUMMARY

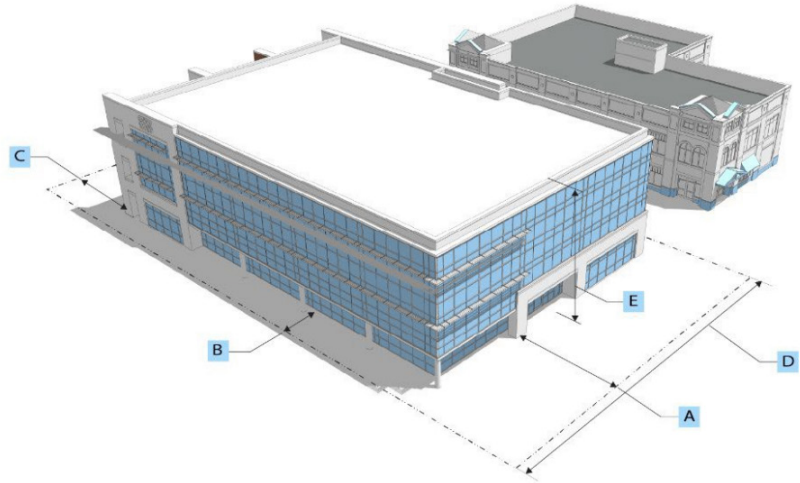
**Zoning:** PUD/ C2 (Planned Unit Development / Commerce)

**A. Minimum Front Setback:** 35 feet

**B. Minimum Side Setback :** 10 feet

**C. Minimum Rear Setback:** 40 feet

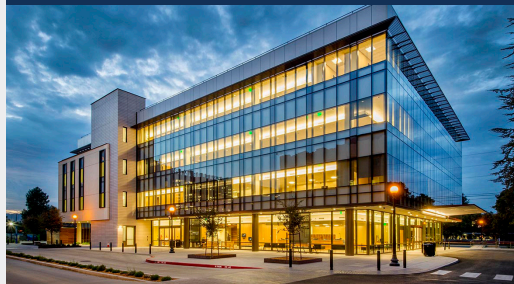
**D. Minimum Lot Width:** 100 feet



## Example Allowable Uses

- Office
- Restaurant
- Brewery
- Retail

## DEVELOPMENT POTENTIAL



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# 7000 BROOKLYN BLVD



## ZONING AND LAND USE SUMMARY

**PID:** 27-119-21-33-0067, 27-119-21-33-0007, 27-119-21-33-0008

**Lot Area:** 1.47 acres

**Owner:** Economic Development Authority of Brooklyn Center

**Zoning:** MX-N2 (Neighborhood Mixed-Use)

This district supports small-scale, mixed-use neighborhood activity centers with comfortable gathering places. Smaller scale developments in these districts will provide minor/convenience services near lower density residential neighborhoods.



## PROPERTY SUMMARY

The 7000 block of Brooklyn Blvd includes three parcels currently owned by the City of Brooklyn Center with frontage on Brooklyn Boulevard and 70th Avenue N. Together the parcels comprise approximately 1.5 acres of land zoned for neighborhood-scale commercial uses and small mixed use projects.

Key site characteristics:

- Busiest corridor in Brooklyn Center
- Larger parcel with potential for additional consolidation of areas from separate parcel to the east
- Transit connected



**Transit Access**



**Utility Connected**



**Mixed Uses Allowed**

# 7000 BROOKLYN BLVD



## ZONING AND LAND USE SUMMARY

**Zoning:** MX-N2 - Neighborhood Mixed-Use

**A. Minimum/ Maximum Setbacks:** 5-20 feet (Front & Secondary Front)

**B. Minimum Side Setback :** 10 feet

**C. Minimum Rear Setback:** 10 feet

**D. Minimum Lot Size:** n/a

**E. Max Height:** 48 feet

**Max Density:** 15-31 Units / acre

**Max Lot Coverage / Impervious** 80%

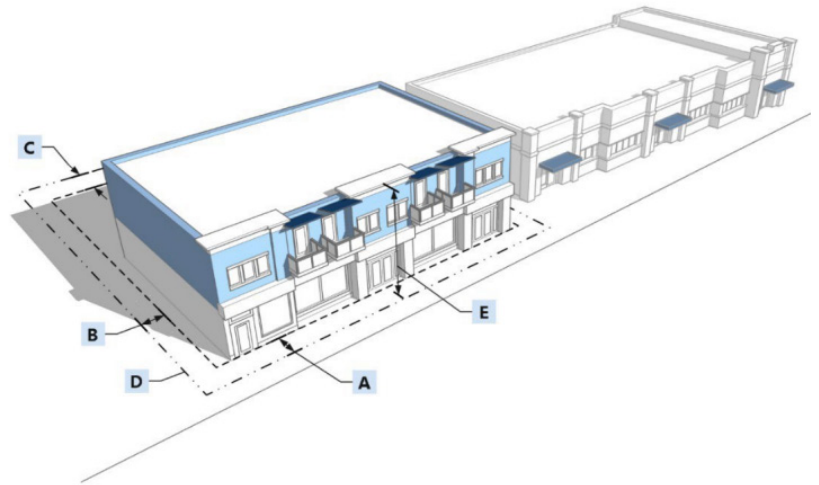
**Maximum Individual Non-Commercial Use Size:** 10,000 square feet

### Example Allowable Uses

- Townhouse / Condominium
- Multifamily
- Medical
- Brewery
- Restaurant
- Office
- Banks
- Small-scale Retail
- Grocery
- Artisan Production

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## DEVELOPMENT POTENTIAL

The city recently commissioned a concept plan that considered commercial and residential within the site. The city expects this concept plan is a starting point for future site development.

<b>MDA</b> MOBILE DESIGN & ARCHITECTURE	
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BROOKLYN CENTER LIQUOR STORE & OFFICE CONDO SITE STUDY	
DATE	NOV 11 2015
BY	J. ALEXANDER
SCALE	AS SHOWN
PROJECT	BROOKLYN CENTER LIQUOR STORE & OFFICE CONDO SITE STUDY
REVISION	
NO.	DESCRIPTION
1	OPTION B - SITE PLAN
2	REVISION #2
DATE	NOV 11 2015
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OPTION B - SITE PLAN

B.2