

## GENERAL INFORMATION

Applicant:	SICK Product & Competence Center Americas, LLC (user) City of Bloomington Port Authority (owner)
Location:	2501, 2601, 2701 American Blvd. E. and 2600 Lindau Lane
Requests:	<ol style="list-style-type: none"><li>1) Rezone 2501 and 2701 American Boulevard E. and 2600 Lindau Lane from LX Lindau Mixed Use (AR-17) to LX(PD) (AR-17) Lindau Mixed Use (Planned Development) (Airport Runway-17);</li><li>2) Preliminary development plans for a multi-phase technology campus at 2501, 2601, and 2701 American Boulevard East and 2600 Lindau Lane;</li><li>3) Final development plans for Phase I of the technology campus;</li><li>4) Preliminary and final plat to adjust property boundaries;</li><li>5) Platting variance to defer park dedication for future development phases;</li><li>6) Conditional use permit for a multi-phase technology campus.</li></ol>
Existing Land Use and Zoning:	Vacant; LX(AR-17) Lindau Mixed Use(Airport Runway) and LX(PD)(AR-17) Lindau Mixed Use(Planned Development)(Airport Runway)
Surrounding Land Use and Zoning:	North – Vacant; zoned C-4(AR-17) South – Office and financial institution; zoned LX(AR-17) East – Hotel and transit parking; zoned LX(PD)(AR-17); West – Hotels; zoned LX(AR-17) and LX(PD)(AR-17)
Comprehensive Plan Designation:	Lindau Mixed Use

## CHRONOLOGY

Planning Commission	04/08/2021 – Recommended City Council approval of the rezoning, preliminary and final development plans, preliminary and final plat, platting variance, and conditional use permit for the multi-phase technology campus.
City Council	05/03/2021 – Public Hearing scheduled (Hearings Resolutions, and Ordinances)

## DEADLINE FOR AGENCY ACTION

Application Date:	03/03/2021
60 Days:	05/02/2021
120 Days:	07/01/2021
<b>Applicable Deadline:</b>	<b>07/01/2021 (Extended by City)</b>
Newspaper Notification:	Confirmed – (03/25/2021 Sun Current – 10 day notice)
Direct Mail Notification:	Confirmed – (500 buffer – 10 day notice)

## STAFF CONTACT

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E-mail: [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov)

## PROPOSAL

The applicant is proposing a multiple-phase development at the former Interstate Diesel site and a former office/warehouse site in the City's South Loop District. The user is SICK, which designs, produces, and distributes sensor technology. SICK currently operates a facility in the West Bloomington Technology Park.

SICK is proposing a preliminary development plan (PDP) for a four-phase technology campus, a final development plan for Phase I of that campus, a rezoning to a planned development (PD) zoning overlay for all the subject properties, a preliminary and final plat to adjust property boundaries to accommodate phasing, a platting variance to defer park dedication fees for future phases, and a conditional use permit for a technology campus. Phase I would be an approximately 140,000 square foot office, production, and warehouse/distribution facility with surface parking. Ultimately, the four-phase development is planned to be over 495,000 square feet with structured parking.

## ANALYSIS

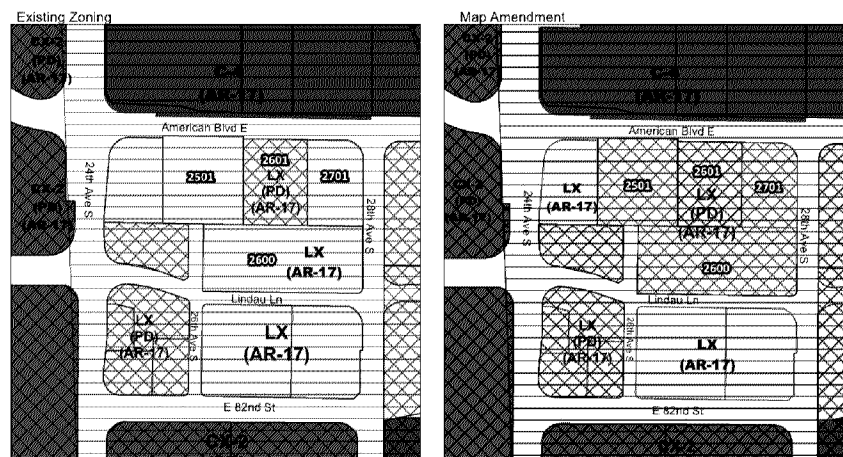
### Land Use

To accommodate additional technology-based land uses within the LX Lindau Mixed Use zoning district, the City adopted an ordinance creating the Technology Campus land use as a conditionally-permitted use in the LX district. A Technology Campus is defined as *“a facility or group of facilities dedicated to development, manufacturing, and/or distribution of high-tech products and where a substantial proportion of the building floor area is dedicated to office uses as well as high-tech production and/or research and development.”* The creation of the Technology Campus

definition and use category was based on the proposed SICK development. Due to the importance of site design for a user with industrial uses in the South Loop District, the use requires a conditional use permit to allow for greater discretion.

The development area is zoned LX. Creating one cohesive planned development requires all four subject parcels to have the planned development (PD) zoning overlay. One parcel is zoned PD; the rezoning request is to apply the PD overlay to the remaining three parcels. Figure 1 below depicts the existing and proposed zoning for the parcels. The entire area is also encumbered by the AR-17 Airport Runway Overlay zoning district, which would not change. Residential land uses are prohibited in this area given their location along the flight path.

**Figure 1: Existing and Proposed Zoning Designation**



### Code Compliance

Table 1 and 2 below identifies several City Code requirements for development in the LX district. Table 1 lists the complying standards and table two identifies where deviations or amendments are required. The LX district is a “mixed-use” district, which includes additional design performance standards. Compliance with those mixed-use district standards is identified in the tables with some additional commentary in the sections that follow.

**Table 1: City Code Requirements in compliance – LX Zoning District**

Standard	Code Requirement	Proposed	Compliance
Site Area – minimum	N/A	360,890 sq. ft.	Yes
Minimum lot width	250 ft.	400 feet	Yes
Minimum building floor area	10,000 sq. ft.	140,400 sq. ft.	Yes

Standard	Code Requirement	Proposed	Compliance
Building rear yard setback – minimum	10 ft.	60 ft.	Yes
Parking setback – internal minimum	5 feet – minimum alongside lot lines	Minimum 5 feet	Yes
Parking islands	8 feet minimum width with one tree or more	Trees proposed in all islands at a minimum 8 feet width	Yes
Drive aisles	24 feet minimum width for 90 degree parking; Institute for Transportation Engineers (ITE) standard for areas that are not 90 degree angle	24 for 90 degree parking and 20 feet for angled and parallel parking	Yes
Floor area ratio	0.7 Min	0.81	Yes (full buildout)
Trees – minimum (Phase I)	122 trees	122 trees	Yes
Shrubs – minimum (Phase I)	407 shrubs (with a perennial allowance)	204 shrubs and 816 perennial plantings	Yes
Trash collection and storage	Interior with interior access	Trash would be located within building and accessed from doors on east side of building	Yes
Sidewalks	8 foot minimum along American Blvd. and 28 <sup>th</sup> Ave.	8 foot minimum along American Blvd. and 28 <sup>th</sup> Ave.	Yes
Façade transparency – secondary street (American Blvd.)	25 percent transparency	37 percent transparency	Yes
Building articulation	Wall projections or recesses of three or more foot depth for every 100 linear feet of facade	Wall recesses along street facing elevations	Yes

**Table 2: City Code Requirements – deviation or change required – LX Zoning District**

Standard	Code Requirement	Proposed	Compliance
Building setback – <i>maximum</i>	20 ft.	22 ft. to 160 ft.	Deviation required
Parking – minimum	Phase 1: 273 stalls Full buildout: 1,303 stalls	Phase 1: 284 stalls Full buildout: 1,175 stalls	Phase 1: Yes Deviation required for full buildout

Standard	Code Requirement	Proposed	Compliance
Façade transparency – primary street (28 <sup>th</sup> Avenue)	50 percent transparency between 2 and 10 feet above grade	45 percent transparency	Deviation required
Street Enclosure	50 percent of building located at prescribed setback along primary street	51 percent of building located 28 <sup>th</sup> Avenue S. at a 22 foot setback	Street enclosure proportion is compliant at a slightly larger setback
Exterior Materials	85 percent of each building elevation clad with permitted primary material (brick, stone, stucco, glass, metal panels)	Pre-cast concrete with glass	Deviation required

**Building Design and Floor Area Ratio (FAR)**

Developing a facility that incorporates warehousing and manufacturing uses at a location with extensive building and site design performance standards is challenging. At full build-out, the development would meet most of those performance standards, but deviations from City Code are needed to allow a less dense facility for Phases I – III. Table 3 identifies the Phase, total building area, the site area, and the corresponding FAR. Phase I only includes Lots 1 and 2 on the SICK plat, so the site area is substantially smaller than Phases II – IV. Staff supports the FAR flexibility given the positive impact future phases would have in the South Loop District.

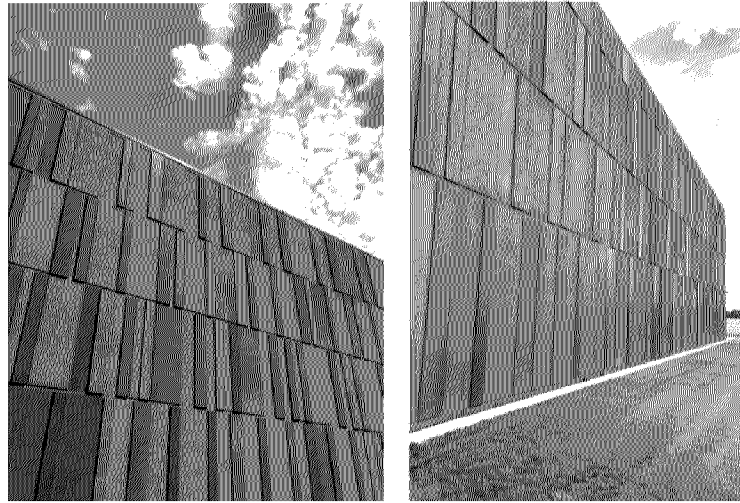
**Table 3: Floor Area Ratio (FAR)**

Development Phase	Total Floor Area	Site Area	Floor Area Ratio (FAR)
Phase 1	140,400	360,890	0.39
Phase 2	284,400	605,923	0.47
Phase 3	327,400	605,923	0.54
Phase 4 (full buildout)	495,400	605,923	0.82

The exterior materials proposed are a mix of glass and pre-cast concrete. Pre-cast concrete, while permitted within industrial zoning districts, requires a deviation from City Code for the LX district. The intent of the limitation is to ensure that an overtly industrial building design is not constructed within a commercial or mixed-use site. The SICK building attempts to balance durability and practicality of a rectangular pre-cast concrete building and the City’s exterior material and structure design requirements. Within the production and warehouse areas, the building design incorporates a significant amount of glass. While the 2 foot to 10 foot transparency requirement would not be met

for the 28<sup>th</sup> Avenue building façade, the Code requirement only applies to 2 and 10 feet above grade. The proposed building elevation includes a similar level of transparency above 10 feet. Although a slight transparency deviation is required for Phase I, the multi-story office buildings proposed for Phases II and IV are comprised almost entirely of glass. The glass facades, along with future public plazas along Lindau Lane and 28<sup>th</sup> Avenue S., will create an interesting and high-quality pedestrian environment.

**Figure 2: Pre-Cast Concrete Exterior**



**Landscaping, Screening and Lighting**

To minimize the number of trees and shrubs that would have to be removed to make way for future phases, much of the proposed landscaping is along street frontages and areas where future buildings are not proposed. The landscaping plan depicts an adequate number of trees and shrubs and incorporates natural vegetation areas in the large green spaces between the building and American Blvd. E. Staff has suggested a prairie mix be utilized to increase the native planting diversity.

Initial and maintained photometric plans have been submitted and depict Code-complying lighting levels for parking lot surfaces and entrance areas. City Code requires a minimum of 1.5 foot-candles for the majority of parking surfaces and 7.0 foot-candles at primary entrances. For future phases, photometric plans would be needed for the parking structure, which has higher minimum lighting levels.

**Access, Circulation, and Parking**

As an office, production, and warehouse facility, there would be some truck traffic to and from the site. With the dock doors along the north building elevation, truck traffic would access the site from American Blvd. E. Non-truck traffic would access the primary entrance from 28<sup>th</sup> Avenue with a fire lane connecting the main entrance area to 26<sup>th</sup> Avenue to the west. Employee parking would be

on a surface lot accessed from 26<sup>th</sup> Avenue. Identified in the parking analysis below, with requested proof of parking between the surface lot and American Blvd. E., Phase I would be Code-compliant.

**Table 4: Parking Analysis – Phase 1**

<b>Sick Technology Campus – Phase 1</b>			
Use Category	Floor Area (sq. ft.)	Parking Standard	Requirement
Office	38,400	1 stall per 285 sq. ft.	135
Production	36,000	1 stall per 500 sq. ft.	72
Warehouse/Logistics	66,000	1 stall per 1,000 sq. ft.	66
Totals	140,400		273
Proposed Supply (w/Proof of Parking)			284 stalls

Table 5 addresses parking requirements for all four phases. With the full buildout, parking would be accommodated almost entirely with structured parking. A 9.8 percent overall parking reduction is proposed, and staff generally supports a parking reduction of less than 10 percent given the site's proximity to LRT transit. Further, the City would have many years to observe and study parking demand in the South Loop District to make a judgement on parking supply for future phases, which would need to receive final development plan approval.

**Table 5: Parking Analysis – Full Buildout**

<b>Sick Technology Campus – Full Buildout</b>			
Use Category	Floor Area (sq. ft.)	Parking Standard	Requirement
Office	290,400	1 stall per 285 sq. ft.	1,019
Production	79,000	1 stall per 500 sq. ft.	158
Warehouse/Logistics	126,000	1,000 per 1,000 sq. ft.	126
Totals	495,400		1,303 stalls
Proposed Supply			1,175 stalls
Percent Deviation			9.8%

### **Platting Variance**

The applicant is proposing a four-lot preliminary and final plat. The proposed plat would not create or remove any parcels. Rather, it would adjust property boundaries to accommodate the proposed development phasing. In addition to preliminary and final plat approval, the applicant is proposing a platting variance to allow the park dedication fee payment deferral for *future phases*. The park dedication fee for Phase I, which is estimated to be \$25,500 would be paid before the proposed plat is recorded.

Subdividing land is the trigger for the City to collect park dedication fees. The platting variance, if approved, would allow the proposed plat to be recorded without collecting the park dedication

payment for Phases II-IV until the issuance of a building permit for each phase. Only park dedication fees for Phase I would be collected at the time of platting. If the variance is not approved, the application would be responsible for paying park dedication fees estimated to be \$204,000 before recording the Phase I plat.

Unlike zoning variances, platting variances are evaluated based on an “unusual hardship” test. Staff has evaluated the required findings established in Section 22.07(d), and listed in a following section of this report, and believe the request has merit. Requiring park dedication fees now based on future, hypothetical development phases represents a unique hardship in the pursuit of development. Staff is recommending approval of the platting variance.

### **Stormwater Management**

Stormwater must be managed to meet the City’s and Watershed District’s requirements for stormwater rate control (quantity), stormwater quality and volume. Above ground stormwater ponds are not allowed on this site due to runway related restrictions. An underground infiltration system is planned to be installed in three locations on the site. The Stormwater Management plan calculations and narrative are under review and must meet the requirements of the City of Bloomington Comprehensive Surface Water Management Plan.

A maintenance plan has not yet been provided and will be required to be signed and filed at Hennepin County. A condition of approval is recommended that the stormwater management plan be approved by the City Engineer prior to the issuance of any permits for construction. This site is located within the jurisdiction of the Lower Minnesota River Watershed District, so an additional permit is not required.

### **Utilities**

The proposed development would be served by both City sanitary sewer and water service. Fire hydrants must be provided according to the requirements of the Fire Code, as approved by the Fire Prevention and Utilities Divisions. A looped water system must be provided for the site for redundancy purposes and to provide adequate fire protection. Water service for this site is proposed to be provided via connections to the existing City watermain located in American Boulevard East and 28th Avenue.

The proposed underground infiltration system outflow would be connected to the City’s storm sewer system in American Boulevard East and 28<sup>th</sup> Avenue. A connection to the City Sanitary sewer is proposed in 28<sup>th</sup> Avenue. There is a City sanitary sewer improvement project taking place on 28<sup>th</sup> Avenue in 2021. The applicant and City are working together to coordinate the work with the proposed development and the City project to minimize the impacts to 28<sup>th</sup> Avenue.

The utility plans must be approved by the City Engineer prior to the issuance of any permits or significant site disturbance.



### **Traffic Analysis**

The site is served by American Boulevard East to the north, 28<sup>th</sup> Avenue to the east, Lindau Ln to the south and 26<sup>th</sup> Avenue to west. The site is in close proximity and has convenient access to both I-494 and T.H. 77. A traffic study was performed by SRF Consulting to look at the traffic impacts of the proposed development. The South Loop Roadway Infrastructure Improvement Study (2018) and Mall of America Phase 2B Waterpark Development Traffic Study (2020) were also completed by SRF Consulting and information from both were used in the SICK traffic study.

The traffic study provided recommendations to improve operations and safety for both motorized and non-motorized users. These recommendations included but weren't limited to the location of driveways, median modifications on American Boulevard East and building placement to allow for adequate sight distance at intersections.

The study concluded that with the implementation of the recommendations of the traffic study and the improvements already identified in the Bloomington CIP the intersections studied are expected to operate acceptably into 2040 with the full build scenario for the proposed development.

### **Transit and Transportation Demand Management (TDM):**

This development will require a Tier 2 TDM plan, which allows the property owner to choose from a menu of TDM options. The owner has not yet submitted a Tier 2 TDM checklist. A Tier 1 TDM plan will be required with the construction of the office space in Phase 2.

### **Fire Prevention and Public Safety**

The access and circulation design must meet or exceed the minimum standards for fire prevention and be maintained in accordance with the approved plan, including a surface to provide all weather driving capabilities. Apparatus access roads must be asphalt or concrete and support a minimum of 80,000 pounds. Circulation would be reviewed with each phase to insure compliance throughout the campus.

The building must be addressed plainly and visible from the street or road using numbers contrasting with the background. The numbers must be a minimum of four inches, be Arabic numbers or alphabetic letters with a minimum stroke width of 0.5 inches. The applicant must ensure landscaping plans do not interfere with access to the building.

Knox boxes and annunciator panels will be required at the main entrances and other areas designated by the Fire Prevention Division.

The applicant must provide an adequate water supply with a hydrant within 50 feet of the fire department connections and within 150 feet of any exterior walls. A looped water supply feeding a single, combined water service into the building is required for the domestic and sprinkler system water demand. The Utilities and Fire Prevention Division's must approve hydrants locations.

Throughout the complex and in all structures per the requirements of Appendix L in the 2015 Minnesota State Fire Code, emergency responder radio coverage must be provided.

Any changes made to the current plans, including building location, access roads, water supply and addressing, must be reviewed by the Fire Marshal to insure continued compliance with the fire code.

**Status of Enforcement Orders**

There are no open enforcement orders for the site.

**FINDINGS**

**Required Preliminary Development Plan Findings - Section 21.501.02(d)(1-6):**

<b>Required Finding</b>	<b>Finding Outcome/Discussion</b>
(1) The proposed use is not in conflict with the Comprehensive Plan	Finding made – There is no conflict between the proposed development and the Comprehensive Plan. The proposed technology campus building is consistent with the Comprehensive Plan’s Lindau Mixed Use designation.
(2) The proposed use is not in conflict with any adopted District Plan for the area	Finding made – The proposed development is consistent with the South Loop District’s vision for dense development that takes advantage and supports nearby transit options.
(3) All deviations from City Code requirements are in the public interest and within the parameters allowed under the Planned Development Overlay Zoning District or have previously received variance approval	Finding made – The proposed deviations would facilitate a development that would bring greater land use and employment diversity into the South Loop District. The deviations would not have an adverse impact on the surrounding neighborhood and are in the public interest.
(4) Each phase of the proposed development is of sufficient size, composition, and arrangement that its construction, marketing, and operation is feasible as a complete unit without dependence upon any subsequent unit	Finding made – The planned development’s Phase I is not dependent on subsequent phases.
(5) The proposed development will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development; and	Finding made – Given the size and characteristics of the proposed development, an excessive burden is not anticipated on parks, schools, streets, the sanitary sewer system or the water system once planned sanitary sewer improvements are completed in the area.

(6) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare	Finding made – The proposed development is not anticipated to be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare. The development must meet stormwater requirements and the building design, building heights, and site circulation are consistent with technology and production uses within the South Loop District and City of Bloomington.
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**Required Final Development Plan Findings – Section 21.501.03(e)(1-7)**

<b>Required Finding</b>	<b>Finding Outcome/Discussion</b>
(1) The proposed use is not in conflict with the Comprehensive Plan	Finding made – There is no conflict between the proposed development and the Comprehensive Plan. The proposed technology campus building is consistent with the Comprehensive Plan’s Lindau Mixed Use designation.
(2) The proposed use is not in conflict with any adopted District Plan for the area	Finding made – The proposed development is consistent with the South Loop District’s vision for dense development that takes advantage and supports nearby transit options.
(3) The proposed development is not in conflict with the approved preliminary development plan for the site	Finding made – The final development plan is consistent with Phase I of the preliminary development plan.
(4) All deviations from City Code requirements are in the public interest and within the parameters allowed under the Planned Development Overlay Zoning District or have previously received variance approval	Finding made – The proposed deviations would facilitate a development that would bring greater land use and employment diversity into the South Loop District. The deviations would not have an adverse impact on the surrounding neighborhood and are in the public interest.
(5) The proposed development is of sufficient size, composition, and arrangement that its construction, marketing, and operation is feasible as a complete unit without dependence upon any subsequent unit	Finding made – The planned development’s Phase I is not dependent on subsequent phases.
(6) The proposed development will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development; and	Finding made – Given the size and characteristics of the proposed development, an excessive burden is not anticipated on parks, schools, streets, the sanitary sewer system or the water system once planned sanitary sewer improvements are completed in the area.
(7) The proposed development will not be injurious to the surrounding	Finding made – The proposed development is not anticipated to be injurious to the surrounding

neighborhood or otherwise harm the public health, safety and welfare	neighborhood or otherwise harm the public health, safety and welfare. The development must meet stormwater requirements and the building design, building heights, and site circulation are consistent with technology and production uses within the South Loop District and City of Bloomington.
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**Required Preliminary Plat Findings - Section 22.05(d)(1-8):**

<b>Required Finding</b>	<b>Finding Outcome/Discussion</b>
(1) The plat is not in conflict with the Comprehensive Plan	Finding made – The plat is not in conflict with the Comprehensive Plan as the proposed lots meet City Code requirements and are sufficient for development permitted in the underlying zoning district.
(2) The plat is not in conflict with any adopted District Plan for the area	Finding made – The proposed development is not in conflict with the South Loop District Plan.
(3) The plat is not in conflict with City Code provisions	Finding made – The proposed plat is not in conflict with provisions of the City Code subject to the proposed rezoning, preliminary development plan, and final development plan.
(4) The plat does not conflict with existing easements	Finding made – The plat is compatible with existing easements.
(5) There is adequate public infrastructure to support the additional development potential created by the plat	Finding made – There is adequate public infrastructure to support the development intended for the lots created by the plat.
(6) The plat design mitigates potential negative impacts on the environment, including but not limited to topography; steep slopes; trees; vegetation; naturally occurring lakes, ponds, rivers, and streams; susceptibility of the site to erosion, sedimentation or flooding; drainage; and stormwater storage needs	Finding made – The plat must establish new drainage and utility easements. The proposed development plan will be required to manage erosion, stormwater, and mitigate any potential negative impacts on the environment. There are no environmentally sensitive areas or steep topography.
(7) The plat will not be detrimental to the public health, safety and welfare	Finding made – The development will not be detrimental to the public health, safety, or general welfare.
(8) The plat is not in conflict with an approved development plan or plat.	Finding made – The proposed plat would facilitate construction of the proposed development on site and is not in conflict with the proposed development.

**Required Final Plat Findings – Section 22.06(d)(1):**

<b>Required Finding</b>	<b>Finding Outcome/Discussion</b>
(1) The plat is not in conflict with the approved preliminary plat or preliminary plat findings	Finding made – The final plat is consistent with the preliminary plat and preliminary plat findings.

**Required Platting Variance Findings – Section 22.07(d)(1-5):**

<b>Required Finding</b>	<b>Finding Outcome/Discussion</b>
(1) An unusual hardship exists that justifies the platting variance	Finding made – In order to develop the initial phase of the technology campus, the applicant must adjust lot boundaries. Subdividing land triggers park dedication for the entire development, even though only a portion of the site is proposed for redevelopment as Phase I. Paying park dedication up front for several future development phases is an unusual hardship that would serve to stifle multi-phase development.
(2) The unusual hardship is not the result of actions of the applicant	Finding made – Subdividing land in order to adjust lot boundaries is a routine step in development. The hardship results from the process of how park dedication fees are collected.
(3) The platting variance requested is the minimum variance necessary to address the unusual hardship	Finding made – As proposed by the applicant, the park dedication fees for future phases will still be paid prior to the issuance of a building permit for future development. The deferment of park dedication fees until prior to building permit is the minimum variance necessary to address the hardship.
(4) The platting variance will not conflict with the purpose and intent of the city code	Finding made – The purpose and intent of the park dedication ordinance is for each development to contribute towards the City’s park system in proportion to the burden that the development will place upon the park system. As proposed, deferral to the issuance of a building permit will not inhibit the collection of park dedication fees prior to when the burden of future development on the park system is realized. Prior to future development being constructed, the required park dedication fee must be collected, thereby contributing to the City’s park system and meeting the intent of the City Code.
(5) The platting variance will not have a substantially detrimental impact on neighboring property owners or the public welfare.	Finding made – A platting variance to defer the payment of park dedication fees until prior to the issuance of a building permit will not have a substantially detrimental impact on neighboring property owners or the public

	welfare given that park dedication fees will be collected prior to the additional park demands created by each phase.
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**Required Conditional Use Permit Findings - Section 21.501.04(e)(1)**

<b>Required Finding</b>	<b>Finding Outcome/Discussion</b>
(1) The proposed use is not in conflict with the Comprehensive Plan.	Finding made – There is no conflict between the proposed development and the Comprehensive Plan. The proposed technology campus building is consistent with the Comprehensive Plan’s Lindau Mixed Use designation.
(2) The proposed use is not in conflict with any adopted District Plan for the area.	Finding made – The proposed development is consistent with the South Loop District’s vision for dense development that takes advantage and supports nearby transit options.
(3) The proposed use is not in conflict with City Code provisions.	Finding Made – Subject to City Council approval of development flexibility for design standards specific to the Lindau Mixed Use zoning district, the proposed use is not in conflict with City Code provisions.
(4) The proposed use will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development.	Finding made – Given the size and characteristics of the proposed development, an excessive burden is not anticipated on parks, schools, streets, the sanitary sewer system or the water system once planned sanitary sewer improvements are completed in the area.
(5) The proposed use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	Finding made – The proposed development is not anticipated to be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare. The development must meet stormwater requirements and the building design, building heights, and site circulation are consistent with technology and production uses within the South Loop District and City of Bloomington.

**RECOMMENDATION**

The Planning Commission and staff recommend approval using the following motions:

In Case PL2021-44, I move to adopt an ordinance rezoning 2501 and 2701 American Boulevard E. and 2600 Lindau Lane from LX Lindau Mixed Use (AR-17) to LX(PD) (AR-17) Lindau Mixed Use (Planned Development) (Airport Runway-17).

In Case PL2021-44, I move to adopt a resolution authorizing summary publication of the rezoning ordinance.

In Case PL2021-44, having been able to make the required findings, I move to approve preliminary development plans for a multi-phase technology campus at 2501, 2601, and 2701 American Boulevard East and 2600 Lindau Lane and final development plans for Phase I of the technology campus.

In Case PL2021-44, having been able to make the required findings, I move to approve the preliminary plat and adopt a resolution approving the final plat for SICK, subject to the conditions and Code requirements attached to the staff report.

In Case PL2021-44, having been able to make the required findings, I move to adopt a resolution approving a platting variance to defer park dedication fees for future development phases to the time of building permit issuance of those phases.

In Case PL2021-44, having been able to make the required findings, I move to adopt a resolution approving a conditional use permit for a multi-phase technology campus at 2501, 2601, and 2701 American Boulevard East and 2600 Lindau Lane, subject to the conditions and Code requirements attached to the staff report.

## RECOMMENDED CONDITIONS OF APPROVAL

Case PL202100044

**Project Description:** An application by SICK Product & Competence Center Americas, LLC to Rezone 2501 and 2701 American Boulevard East and 2600 Lindau Lane from LX Lindau Mixed Use to LX(PD) Lindau Mixed Use (Planned Development); Preliminary Development Plans for a multi-phase Technology Campus; Final Development Plans for Phase 1 of the Technology Campus; Preliminary and Final Plat to adjust property boundaries; Platting Variance to defer park dedication for future development phases; and a Conditional Use Permit for a Technology Campus

**Address:** 2501, 2601, and 2701 American Blvd. E. and 2600 Lindau Lane

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

### **Preliminary and Final Development Plan Conditions of Approval**

1. Prior to Permit A Site Development Agreement, including all conditions of approval, must be executed by the applicant and the City and must be properly recorded by the applicant with proof of recording provided to the Director of Community Development.
2. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
3. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
4. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
5. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of City Code Section 21.301.07.
6. Prior to Permit The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of any permits (22.03(a)(2)). Park dedication fees for Phase I must be paid prior to filing with Hennepin County.
7. Prior to C/O Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
8. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
9. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
10. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.
11. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
12. Ongoing Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
13. Ongoing All loading and unloading must occur on site and off public streets.
14. Ongoing All pickup and drop-off must occur on site and off public streets.



### **Final Plat Conditions of Approval**

1. A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
2. A consent to plat form from any mortgage company with property interest must be provided.
3. Park dedication must be satisfied for Phase I. Park dedication for future phases must be satisfied prior to the issuance of a building permit for that development phase.
4. A public sidewalk and bikeway easement must be provided along street frontages as approved by the City Engineer.
5. Public drainage and utility easements must be provided as approved by the City Engineer.
6. Vacation of existing drainage and utility easement is recommended upon the dedication of new drainage and utility easements on the new plat.
7. The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of any permits (22.03(a)(2)).

### **Conditional Use Permit Conditions of Approval**

1. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
2. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
3. Ongoing All loading and unloading must occur on site and off public streets.
4. Ongoing All pickup and drop-off must occur on site and off public streets.
5. Ongoing The Technology Campus must be developed in conformance with approved Preliminary and Final Development Plans in Case PL2021-44.