

GENERAL INFORMATION

Applicant: Kwik Trip Inc. (applicant)
TJH, LLC and 1000 94TH Street WFW, LLC (owners)

Location: 1000 and 1050 W. 94th Street

Request: Conditional Use Permit and Final Site and Building Plans for an approximately 7,300 square-foot convenience facility with fuel sales.

Existing Land Use and Zoning: 1050 W 94th St – Office/warehouse; zoned I-3 General Industry
1000 W 94th St – Service garage; zoned I-3 General Industry

Surrounding Land Use and Zoning: North – Office/warehouse; Zoned I-3
East – Service repair garage; Zoned I-3
South – Industrial heavy manufacturing, repair, office and warehouse; zoned I-3
West – Vacant land; zoned I-3

Comprehensive Plan Designation: Industrial

CHRONOLOGY

Planning Commission 01/15/2026 Public hearing scheduled

DEADLINE FOR AGENCY ACTION

Application Date: 11/20/2025
60 Days: 01/19/2026
Extension Letter Mailed: No
120 Days: 03/20/2026
Applicable Deadline: 01/19/2026

STAFF CONTACT

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PROPOSAL

Kwik Trip, Inc. proposes the construction of a one-story, approximately 7,300 square-foot convenience store with fuel sales. The store would entail underground fuel storage, an eight-dispenser fuel canopy (16 pumps), and underground stormwater storage. Customer parking is provided in 31 surface stalls (in addition to fuel pump stalls) located to the south and east of the building and along the east property line. The proposed development would be located across two parcels, 1000 and 1050 West 94th Street, that would ultimately be combined into one parcel through a lot consolidation application. To construct the project, two existing industrial buildings (built in 1969 and 1984 respectively) would need to be demolished.

ANALYSIS

Land Use

The subject property is zoned I-3 General Industrial. A convenience facility with fuel sales is a conditional use in the I-3 zoning district. A Conditional Use Permit is required as a result. Although a convenience facility with fuel sales entails retail activities, the use is generally compatible with surrounding industrial uses and therefore allowed through a Conditional Use Permit. A stand-alone retail use is not permitted in industrial districts.

It should be noted that the subject site is located within the boundary of the Lyndale Avenue Suburban Retrofit Plan (“Retrofit Plan”). The Retrofit Plan, a Special Area Plan according to the Comprehensive Plan, establishes a vision for the Lyndale Avenue corridor from American Boulevard in the north down to West 98th Street (CSAH 1) in the south. It has multiple guiding principles, including:

- Creating a critical mass of housing, jobs, and services in designated nodes;
- Ensuring that Lyndale Ave redevelops in a greener, more sustainable manner; and
- Tapping Lyndale Avenue’s roots as a historic “Main Street”.

Given the subject site is located with the Retrofit Plan’s boundaries, it is important to acknowledge these elements of the plan. At the same time, it is also important to recognize that the subject site is located over 900 feet west of Lyndale Avenue South and is not located within the boundaries of the two designated nodes (Lyndale-86th St. and Lyndale-98th St.) the plan identifies for an increase in development density and intensity. After evaluating the proposed project in light of the Retrofit Plan, staff does not believe it is in conflict. The proposed convenience facility is located within an industrial area across the street from the Ziegler campus (901 W. 94th St.) and in close proximity to I-35W. Staff does not find that the proposed project impedes the goals of the Retrofit Plan.

Code Compliance

The proposed development complies with most City Code requirements. Table 1 provides a Code analysis of items that meet or exceed City Code. Other elements that require revisions are noted in the section below in the report.

Table 1: City Code Analysis – Regulations in Compliance

Standard	Code Required	Provided
Site area (min.) (Sec. 21.301.01)	NA	69,657 square feet
Minimum site width (Sec. 21.301.01)	100 ft.	329.16 feet
Structure setbacks (min.) (Sec. 21.301.02)	30 ft. (front) 25 ft. (rear) 10 ft. (side)	74 feet (front) 39 feet (rear) 40 feet (side)
Structure setback from residential (Sec. 21.301.02)	100 ft.	n/a
Parking setbacks (min.) (along street) (Sec. 21.301.06)	20 ft.	20. 6 feet
Parking setback (rear and side yard) (Sec. 21.301.06)	5 ft.	Rear – 10 feet Side – 26 feet 5 inches
Impervious surface coverage (max.) (Sec. 21.301.01)	NA	73 percent
Floor area ratio (Sec. 21.301.01)	1.0 Maximum	0.11
Building size (min.) (Sec. 21.301.01)	3,000 square feet	7,350 square feet
Building height (max.) (Sec. 21.301.10)	80 feet	24.5 feet
Parking spaces required (min.) (Sec. 21.301.06)	37 spaces	47 spaces
Parking stall size (min.) (Sec. 21.301.06)	9 feet by 18 feet	9 feet by 18 feet
Drive aisle width (Sec. 21.301.06)	24 feet	24 feet
Refuse and Recycling collection (Sec. 21.301.17)	36.5 square feet	607 square feet
Free-standing sign setbacks (min.) (Sec. 21.304.02)	20 feet (front) 5 feet (side or rear)	35 Feet
Landscaping (min.) (Sec. 21.301.15)	28 Trees 70 Shrubs	28 Trees 87 Shrubs

Site Design

The proposed site encompasses approximately 69,657 square feet and includes two access points from W. 94th Street. One of those accesses is shared with the site to the east through a shared access

agreement or easement. Site identification is provided by a proposed pylon sign located along the southwestern edge of the property adjacent to W. 94th Street. The development includes a convenience store, an eight-dispenser fuel canopy, and a designated picnic area. Given the project is proposed on two platted lots, a lot consolidation (per procedures in § 22.11.2) will be necessary prior to issuance of building permit. There are also some existing internal easements between the two properties that need to be vacated.

Building Design

The proposed convenience store will be approximately 7,350 square feet in area and is designed with green standing-seam metal roofing, almond-colored fascia and soffits, and a brick exterior facade. Building-mounted LED signage is incorporated into the architectural design.

The fuel canopy will encompass approximately 3,801 square feet and will accommodate eight fuel dispensers with a total of sixteen fueling positions. The canopy design includes an almond-colored fascia with integrated red accent striping, LED lettering, and aluminum-wrapped structural columns.

Access, Circulation, and Parking

Site access will be provided from West 94th Street, which is a major collector street. The site is located in close proximity to Interstate Highway 35W, which can be accessed in both northbound and southbound movements at West 94th Street. City Code requires the public sidewalk to be at least 8 feet wide along the site. The proposed sidewalk along the street must be widened to 8 feet. The proposed public sidewalk along W. 94th Street will be widened to 8 feet to meet the requirements for a public sidewalk adjacent to a collector or arterial street.

Site circulation will be designed to accommodate a range of vehicle types, from compact cars to semi-trailers. The proposed site parking complies with applicable Code requirements and meets the parking standards for a convenience facility with fuel sales, with one exception; parking islands are required at the end of each parking row. One additional parking island must be added adjacent to the northeast corner of the building. Table 3 provides an overview of the off-street parking requirement and supply.

Table 3: City Code Required Parking Analysis

Use	Code Requirement	Required
Convenience Facility with Fuel Sales	1 space per 200 square feet of gross floor area, with no more than 0.5 of the required spaces located at fuel pumps	37
Parking Required		37
Parking Provided		47

Landscaping, Screening and Lighting

Based on the site's developable landscaping area of 69,657 square feet, the Code requires 28 trees and 70 shrubs. The applicant has provided a Code-compliant number of trees and shrubs. However, minor adjustments to the landscape plan are recommended. Foundation plantings along the west elevation of the convenience store are encouraged to help break up the mass of the building. Additionally, extending the mulch, edging, and plantings within the southeast island would be beneficial. Parking lot screening standards have been met.

The proposed pole and wall-mounted LED lights meet the City's cut-off and power lighting requirements. Staff would evaluate the final photometric plans prior to building permit issuance.

Stormwater Management

Stormwater will need to be managed to meet the City's and Watershed District's requirements for stormwater rate control (quantity), stormwater quality and volume. The grading plan must be approved by the City Engineer prior to any site disturbance, and an erosion control bond must be provided.

The Stormwater Management plan calculations and narrative have been reviewed and appear to meet the requirements in 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. This site is located within the Nine Mile Creek Watershed District, so an additional permit will be required.

Utilities

The subject property is served by City sanitary sewer and water service. The City Engineer must approve utility plans prior to issuing grading or other building permits. Sanitary sewer to service to the site is proposed to be provided via the existing sanitary sewer line within West 94th Street. Based on the applicants estimated peak hour wastewater flows, there is sufficient City sanitary sewer network capacity to handle the increased flows from the proposed development.

A looped watermain is proposed via the existing watermain that runs along the west side of the site. A combined domestic/fire service connection to the building will be required. Finally, the proposed building must have adequate fire hydrant coverage with a hydrant located within 50 ft of the fire service connection as approved by the Fire Marshall.

Traffic Analysis

The proposed development is anticipated to increase the number of trips from the site compared to current number of trips being generated. However, staff find there is adequate capacity within West 94th Street to accommodate the increased trips and potential eastbound vehicle queuing without

spilling into the signalized intersection of West 94th Street and the I-35W on/off ramps just to west of the site.

Transit and Transportation Demand Management (TDM)

This redevelopment will require a Tier 2 TDM plan per Section 21.301.09(b)(2) of the City Code, which allows the property owner to choose from a menu of TDM options. The owner has not yet submitted a Tier 2 TDM checklist.

Fire Prevention and Public Safety

Emergency vehicle access and circulation design must meet the minimum standards of the Fire Code. The access road shall be maintained in accordance to the approved plan including a surface to provide all weather driving capabilities, support a minimum of 40 tons, provide a minimum of 13'6" and a turning radius to accommodate BFD ladder 3. The emergency vehicle access roads shall be free of any obstructions. Parking fire lane signage to be reviewed, approved and installed prior to the certificate of occupancy. Ensure that proposed landscaping doesn't interfere with access to the building and egress components.

The structure shall be fully sprinklered with a single combination domestic/fire main. Hydrant coverage shall be provided within 50 feet of the fire department connection and within 150 feet of all exterior walls of the structure. A minimum clear space of 36 inches around the hydrants is required. The hydrants must be clearly visible and accessible from the emergency access road. All hydrants, new and existing on the property or that serve the property shall have City approved storz connections. Hydrant locations, style etc. will be reviewed by the Utilities Division and Fire Department.

The property and building address and building numbers shall be clearly visible from the entry point into the property. The address shall be a minimum of four inches, be Arabic numbers or alphabetical letters with a minimum stroke width of .5 inches and contrasting to the background. All exterior doors that allow access to the interior of the building shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner. The numbering plan will be approved by the Police and Fire Departments.

Any changes made to the current plans, including building location, access road, water supply and addressing, shall be reviewed by the Fire Department to ensure continued compliance with the Fire Code.

Status of Enforcement Orders

The property lots are not subject to any enforcement orders.

OUTREACH

Outreach/Notification

- Mailed Notice (10-day notice – 500-foot buffer)
- Newspaper Notice (10-day notice – 01/01/26 Sun Current)
- Public Hearing Notice Online
- E-Subscribe Group Notification
- Inclusion on Development Map
- Signs on Site

FINDINGS

Required Conditional Use Permit Findings - Section 21.501.04(e)(1-5)

Required Finding	Finding Outcome/Discussion
(1) The proposed use is not in conflict with the Comprehensive Plan.	Finding Made – The subject property is guided Industrial, which is intended for industrial activities. The proposed development, a convenience facility with gas sales, is not in conflict with the Comprehensive Plan.
(2) The proposed use is not in conflict with any adopted district plan for the area.	Finding Made – The site is not located in an area with an adopted District Plan.
(3) The proposed use is not in conflict with city code provisions or state law.	Finding Made – Subject to compliance with the recommended conditions of approval, the use is not in conflict with City Code provisions or state law.
(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 - The subject property is served by an arterial roadway with adequate capacity. Sanitary sewer and water infrastructure serving the subject property also have adequate capacity. The proposed use is not anticipated to create an excessive burden on parks, schools, streets and other public facilities and utilities which serve the planned development.
(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 use is compatible with the surrounding industrial area. The subject site has adequate roadway capacity and is located in close proximity to I-35W. The proposed development is not anticipated to be injurious to the surrounding neighborhood or otherwise harm the public health, safety, and welfare.

Required Final Site and Building Plan Findings - Section 21.501.01(d)(1-4)

Required Finding	Finding Outcome/Discussion
(1) The proposed development is not in conflict with the Comprehensive Plan.	Finding Made – The subject property is guided Industrial, which is intended for industrial activities. The proposed development, a convenience facility with gas sales, is not in conflict with the comprehensive plan.
(2) The proposed development is not in conflict with any adopted district plan for the area.	Finding Made – The site is not located in an area with an adopted District Plan.
(3) The proposed use is not in conflict with city code provisions or state law.	Finding Made – Subject to compliance with the conditions of approval, the development is not in conflict with City Code provisions or state law.
(4) 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 will allow for a new freestanding structure and will maintain cross access easement with the neighboring property. Assuming compliance with conditions of approval, the proposed development is not anticipated to be injurious to the surrounding neighborhood or otherwise harm the public health, safety, and welfare.

RECOMMENDATION

Note the Planning Commission has final approval authority on this Conditional Use Permit and Final Site and Building Plans application unless an appeal to the City Council is received by 4:30 p.m. on January 20th.

Staff recommends approval through the following motions:

In Case #PL202500186, having been able to make the required findings, I move to adopt a resolution approving a Conditional Use Permit for a convenience facility with fuel sales at 1000 and 1050 West 94th Street, subject to the conditions and Code requirements listed in the resolution.

In Case #PL202500186, having been able to make the required findings, I move to approve Final Site and Building Plans for an approximately 7,300 square-foot convenience facility with fuel sales located at 1000 and 1050 West 94th Street, subject to the conditions and Code requirements attached to the staff report.