

GENERAL INFORMATION

Applicant: Seagate Technology, LLC

Location: 7801 Computer Ave. S. and 7850 Nord Ave. S.

Request: Preliminary and Final Development Plans for an approximately 64,500 square foot expansion to the Seagate campus at 7850 Nord Ave S and 7801 Computer Ave S.

Existing Land Use and Zoning: Technology Facility, zoned IT(PD), Innovation and Technology (Planned Development)

Surrounding Land Use and Zoning: North – Seagate Technology Facility (City of Edina); zoned Planned Industrial (City of Edina Zoning)
South – Office/data center, warehouse; zoned CS-0.5 and C-4
East – Hotel; zoned CS-0.5
West – Office, warehouse; zoned CS-1 and I-2

Comprehensive Plan Designation: Industrial

HISTORY

City Council Action: 2/14/2022: Approved Final Development Plans for Phase A of the Wafer Expansion building (Case #2021-255)

CHRONOLOGY

Planning Commission	06/18/2026	Public hearing scheduled
City Council	06/29/2026	Consent agenda (anticipated)

DEADLINE FOR AGENCY ACTION

Application Date:	05/18/2026
60 Days:	07/17/2026
Extension Letter Mailed:	No
120 Days:	09/15/2026
Applicable Deadline:	07/17/2026

STAFF CONTACT

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PROPOSAL

Seagate Technology is proposing to construct a two-story, 64,500 square-foot building expansion to accommodate for additional wafer production space within the technology campus. The proposed expansion would be located on the south side of the existing building, directly west of the most recent building addition (approved as part of [Case File #PL2021-255](#)). The project would include additional conditioned wafer production space, as well as a modified entrance to the facility. The applicant is also proposing a concrete pad for future nitrogen tank installation along the southeastern corner of the campus. Additionally, the applicant is proposing an expanded stormwater management facility located on the western side of the property abutting Computer Avenue South.

ANALYSIS

Land Use

The subject properties are guided as Industrial in the Comprehensive Plan and are zoned IT (Innovation and Technology). Laboratory and fabrication uses are permitted in the IT zoning district. The Seagate Campus is divided by the Bloomington and Edina municipal boundary. All improvements with this application are proposed to occur on the Bloomington portion of the subject properties.

Code Compliance

The proposed development complies with most Code requirements. Table 1 provides a Code analysis of items that meet or exceed City Code. Table 2 identifies any deviations requested and staff commentary in subsequent report sections.

Table 1: City Code Analysis – Regulations in Compliance

Standard	Code Required	Provided
Building size (min.) (Sec. 21.301.01)	80,000 square feet	680,890 square feet (Bloomington Side)
Building height (max.) (Sec. 21.301.10)	No Limit	55 feet

Table 2: City Code Analysis – Regulations Requiring Amendments or Flexibility

Standard	Code Required	Provided
Parking spaces required (min.) (Sec. 21.301.06)	1,625 spaces (Bloomington + Edina)	1,118 spaces Flexibility requested
Landscaping (min.) (Sec. 21.301.15)	86 Trees	43 Trees

Building Design

The proposed building addition is 64,500 square feet of gross floor area across two floors. The building addition will be the same height and be constructed of the same materials as the Phase A Wafer Expansion building (approved with Case File #PL2021-255). The exterior of the building will be clad with architectural concrete panels and is approximately 55 feet tall. The building expansion is expected to match the recently built Phase A expansion to provide for a congruous and complimentary site visual. There is no height limitation imposed on the subject property.

The applicant is also proposing to construct an approximately 5,570 square foot concrete pad located at the southeastern corner of the site to accommodate future nitrogen storage tanks. Detailed information about the specific tanks to be installed will be provided with the building permit submittal. Provided the Final Development Plans are approved, the nitrogen tanks would be reviewed administratively.

Access, Circulation, and Parking

No changes to site access are proposed. Seagate currently utilizes an unused portion of public right of way along the southern portion of the campus site for surface parking through a use agreement with the City of Bloomington. The unused right of way is reserved for a future connection between Computer Avenue and West 78th Street dependent upon construction activity related to the I-494 expansion project. No portion of the proposed improvements as a part of this application are expected to impact this partial right of way.

Prior to submitting this application, the City required a parking study be completed by an outside entity to ensure that the proposed reduction of parking spaces would not cause detrimental effects to the parking lot capacity at the Seagate Campus. The study was conducted by Alliant Engineering, and as part of the study the average number of parked vehicles at the subject site were measured, as well as peak time usage and the amount of unused spaces.

The parking calculation table below was derived from the parking analysis study. It provides parking requirements for both Bloomington and Edina.

Table 3: City Code Required Parking Analysis

Use	Standard	Existing Conditions		Proposed Conditions	
		Square Footage	Parking Spaces	Square Footage	Parking Spaces
Bloomington Facility					
Industrial: Manufacturing	1 per 500 SF	229,225.10	458.5	266,025.10	532.1
Industrial: Warehousing	1 per 1,000 SF	214,812.44	214.8	214,812.44	214.8
Office: General	1 per 285 SF	126,214.36	442.9	135,014.36	473.7
Common Area	1 per 511 SF	28,514.94	55.8	28,514.94	55.8
Non-Occupied	-	17,625.86	0.0	17,625.86	0.0
Edina Facility					
Multitenant: Industrial	1 per 500 SF	59,185.40	118.4	59,185.40	118.4
Multitenant: Manufacturing	1 per 300 SF	30,116.21	100.4	30,116.21	100.4
Multitenant: Warehousing	1 per 2,000 SF	22,592.34	11.3	22,592.34	11.3
Multitenant: Office	1 per 300 SF	31,649.74	105.5	31,649.74	105.5
Common Area	1 per 428 SF	5,297.27	12.4	5,297.27	12.4
Non-Occupied	-	969.98	0.0	969.98	0.0
Parking Spaces Required			1520	Net Change in Requirement	1625
Parking Spaces Proposed			1266		1118
Parking Surplus / Deficit			-254	105	-507

Per code requirements, after the proposed additions the Seagate campus is 507 spaces below code required parking numbers, a deviation of 31.2 percent. The applicant has requested Planned Development (PD) flexibility to reduce the number of parking spaces required from 1,625 to 1,118 stalls based on projected parking numbers acquired from the parking study and from Institute of Transportation Engineers (ITE) manual averages. Staff is supportive of this request, as the parking study results indicate that parking demand is much lower than the City Code requirement. Conclusions from the study indicate:

- With the proposed addition to the building and other site improvements, 148 stalls will be removed from the Seagate campus, bringing the total number of spaces in both cities to 1,118.
- Because of Seagate's shift schedule, the parking lots are typically not utilized to their fullest extent. The study indicated that a maximum number of 765 vehicles were parked on the site at peak times.
- Current parking space totals are already below the requirements for both Bloomington and Edina.
- Much of the building expansion will be composed of spaces without regular employee activity, and the expanded area is proposed to include fabrication space with a fewer number of employee seats.
- Based on future demands from the proposed building expansion, the expected number of parked vehicles at peak times would be approximately 818, which is 300 below the proposed number of 1,118 spaces. This conclusion does not take into account the additional 81 spaces

located within the right of way, which further illustrates that there is more than adequate parking.

Based on the parking study conclusions, staff supports the Planned Development flexibility request from the applicant to reduce the number of required parking spaces at the Seagate site. While a parking deviation of 31.2 percent is higher than typical, it is more reflective of the significant size and unique operational characteristics of the Seagate facility, which demands a lot of unoccupied support spaces (mechanical and electrical) to create the meticulous environments necessary for production. Staff find that the requested flexibility meets a public benefit test by supporting the growth of an existing technology campus in Bloomington.

Landscaping, Screening and Lighting

No major changes to lighting and screening are anticipated with this plan. The applicant will be removing some parking lot lighting to accommodate for the new building expansion, and code complying lighting is proposed in its place.

The applicant is proposing to remove 43 trees as part of the building expansion. In addition, because of the newly developed area, 43 additional trees are required to be planted in addition to replacement of any trees removed. The current plan only denotes 43 trees being replanted on the site. Staff has added a recommended condition of approval that landscaping plans must be code compliant prior to issuance of the building permit for the Phase B building; staff will collaborate with the applicant's design team on landscape plan revisions.

Stormwater Management

The applicant is proposing to expand an existing stormwater management facility on the western edge of the property, including additional infrastructure within the parking lot area to address drainage concerns and the proposed building addition.

Stormwater must be managed to meet the City's and Watershed District's requirements for stormwater rate control (quantity), stormwater quality and volume.

A Stormwater Management plan including calculations and narrative will be reviewed to ensure the site meets 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. 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 combined domestic/fire service connection to the building will be required. Finally, the proposed building must have adequate fire hydrant coverage.

Traffic Analysis

No significant impacts to the adjacent traffic patterns due to this building addition have been identified. The Seagate site is served by Computer Avenue and West 78th Street in Bloomington, which is classified as a minor collector road. The site is also served by West 77th Street in Edina, which is classified as a minor arterial roadway. These roadways have adequate capacity for any additional traffic generated by the building addition.

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.

The applicant proposes adequate water supply with a hydrant within 50 feet of the fire department connection and within 150 feet of any exterior wall. Hydrants will be approved by the Utilities and Fire Prevention Divisions. A looped water supply feeding a single, combined water service into the building is required for the domestic and sprinkler system water demand.

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. A Knox box will be required at the main entrances and other areas as designated by the Fire Prevention Division.

Emergency responder radio coverage throughout the complex and in all structures per the requirements of Appendix L in the 2015 Minnesota State Fire Code 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 ensure continued compliance with the Fire Code.

OUTREACH

Outreach/Notification

- Mailed Notice (10-day notice – 500 foot buffer)
- Newspaper Notice (10-day notice – 06/04/26 Sun Current)
- Public Hearing Notice Online
- E-Subscribe Group Notification

FINDINGS

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

Required Finding	Finding Outcome/Discussion
(1) The proposed development is not in conflict with the Comprehensive Plan.	Finding Made – The subject properties are guided Industrial in the Comprehensive Plan. A building addition with fabrication and laboratory space is consistent with the Comprehensive Plan’s industrial land use designation.
(2) The proposed development is not in conflict with any adopted district plan for the area.	Finding Made – The proposed development is not located within an adopted area or district plan.
(3) The proposed development is not in conflict with state law and 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 – One deviation is requested as part of the subject Preliminary and Final Development Plans. The request to reduce the amount of off-street parking throughout the campus via flexibility is informed by the demonstrated physical infrastructure needs of the facility and the associated occupancy rate of a laboratory and technology use. The proposed deviation from City Code is in the public interest and within the parameters allowed under the Planned Development Overlay Zoning District.
(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 subject development is proposed to be completed as a single phase. The construction and operation of the proposed building addition is not dependent upon any subsequent unit or phase.
(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.	Finding Made - The subject properties are served by roadways and utilities with adequate capacity to serve the development proposed. The proposed development will not impact parks or schools in the area. The proposed development will not create an excessive burden on public facilities that serve the subject properties.
(6) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	Finding Made – The development proposed in the Preliminary Development Plans is consistent with the surrounding land uses in the area, which is composed of office and industrial uses. The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety, and welfare.

Required Final Development Plan Findings - Section 21.501.03(e)(1-7):

Required Finding	Finding Outcome/Discussion
(1) The proposed development is not in conflict with the Comprehensive Plan.	Finding Made - The subject properties are guided Industrial in the Comprehensive Plan. A building addition with fabrication and laboratory space is consistent with the Comprehensive Plan's industrial land use designation.
(2) The proposed development is not in conflict with any adopted district plan for the area.	Finding Made - The proposed development is not located within an adopted area or district plan.
(3) The proposed development is not in conflict with the approved preliminary development plan for the site.	Finding Made – The subject application includes a Major Revision to Preliminary Development Plans and Final Development Plans. Contingent upon the approval of Preliminary Development Plans in this case, the proposed development is not in conflict with the approved Preliminary Development Plan for this site.
(4) The proposed development is not in conflict with state law and 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 - One deviation is requested as part of the subject Preliminary and Final Development Plans. The request to reduce the amount of off-street parking throughout the campus via flexibility is informed by the demonstrated physical infrastructure needs of the facility and the associated occupancy rate of a laboratory and technology use. The proposed deviation from City Code is in the public interest and within the parameters allowed under the Planned Development Overlay Zoning District.
(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 subject development is proposed to be completed as a single phase. The construction and operation of the proposed building addition is not dependent upon any subsequent unit or phase.
(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.	Finding Made – The subject properties are served by roadways and utilities with adequate capacity to serve the development proposed. The proposed development will not impact parks or schools in the area. The proposed development will not create an excessive burden on public facilities that serve the subject properties.
(7) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	Finding Made – The development proposed in the Final Development Plans is consistent with the surrounding land uses in the area, which is composed of office and industrial uses. The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety, and welfare.

RECOMMENDATION

Staff recommends approval through the following motion:

In Case #PL2026-90, having been able to make the required findings, I move to approve Preliminary and Final Development Plans for a two-story, approximately 64,500 square-foot building addition and nitrogen storage tank pad at an existing technology campus located at 7801 Computer Ave South and 7850 Nord Avenue South, subject to the conditions and Code requirements located in the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case PL202600090

Project Description: Preliminary and Final Development Plans for an expansion to the Seagate technology campus

Address: 7801 Computer Avenue South and 7850 Nord Avenue South

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.

1. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
2. Prior to Permit The improvements are limited to as shown on the approved plans in Case File #PL2026-90.
3. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
4. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
5. Prior to Permit An erosion control surety must be provided (see §16.08(b)).
6. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
7. Prior to Permit A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
8. Prior to Permit A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit must be obtained or notification from the MPCA that this permit is not required must be submitted to the City (State of MN).
9. Prior to Permit Exterior building materials must be approved by the Planning Manager (see §21.301.24).
10. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
11. Prior to Permit Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (see MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903).
12. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (see §21.301.15). Dependent on the amount of disturbed area, additional trees must be shown on a landscape plan provided with the permit submittal.
13. Prior to Permit Parking lot and site security lighting plans must satisfy the minimum requirements (see §21.301.07).
14. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.

15. Prior to C/O Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (see MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903).
16. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
17. Prior to C/O Buildings shall meet the requirements of the Minnesota State Fire Code Appendix L (Emergency Responder Radio Coverage) adopted through City Ordinance to have approved radio coverage for emergency responders based upon the existing coverage levels of the public safety communication systems.
18. Ongoing All rooftop equipment must be fully screened (see §21.301.18).
19. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
20. Ongoing Fire lanes must be posted as approved by the Fire Marshal (see MN State Fire Code Sec. 503.3).