

CITY OF
BROOKLYN CENTER
NOTICE OF
PUBLIC HEARING

TO WHOM IT MAY CONCERN:

Please take notice that the Planning Commission of the City of Brooklyn Center will hold an in-person public hearing on **Thursday, July 14, 2022**, at approximately 7:00 p.m. Meeting materials can be accessed by visiting the City of Brooklyn Center's website at: <https://www.ci.brooklyn-center.mn.us/>. A definite time for this application to be considered cannot be given as it will depend on the progression of the agenda items.

TYPE OF REQUEST:

Preliminary and Final Plat,
Re-zoning and Establishment of
a Planned Unit Development
(PUD), Zoning Code
Amendment, and Site and
Building Plans

APPLICANTS: Alatus LLC,
Project for Pride in Living, and
Resurrecting Faith World
Ministries

PROPERTY OWNER:

Economic Development
Authority of the City of Brooklyn
Center

PROPERTY ADDRESSES:

2500 County Road 10 and
5900 Shingle Creek Parkway,
Brooklyn Center, Minnesota
55430

PROPERTY IDS:

02-118-21-24-0019 and
02-118-21-24-0020

**BRIEF STATEMENT OF CON-
TENTS OF PETITION:**

The Applicant is requesting review and consideration of a proposal to re-develop approximately 16 acres of property owned by the Economic Development Authority of the City of Brooklyn Center and part of the City's larger 80-acre "Opportunity Site." The property under consideration is located at the northeast corner of Shingle Creek Parkway and Bass Lake Road (County Road 10), and is a largely vacant and impervious site. The Phase I development under consideration would require the re-plat of over 30 acres to accommodate the full build-out of certain public infrastructure, including an approximately 1,800-foot new multi-modal roadway, regional stormwater system and ponds, and replacement and upgrading of water, sewer, and storm utilities. As contemplated within this submittal, the Applicant would be requesting approvals for the construction of more than 600 dwelling units across three apartment buildings, an event center, 24-hour childcare facility, and wellness and barber suites. The submittal also would provide public plaza space, a flex street, trail and sidewalk connections to existing community assets, and other related site improvements, and approve the platting and flexibilities necessary to advance a proposed entrepreneurial market plaza, regional park, and future phasing on the Opportunity Site.

Public comment can be submitted to gmcintosh@ci.brooklyn-center.mn.us or by phone at (763) 569-3319 up until 4:30 p.m. on July 14, 2022. Your comments will be included in the record and addressed as part of the meeting. Alternatively, you may participate virtually in the meeting via Webex at: logis.webex.com

Meeting Number (Access Code):

2452 739 4662

Password: BCPC07142022

By Phone: 1 (312) 535-8110

(Enter Access Code)

Auxiliary aids for persons with disabilities are available upon request at least 96 hours in advance. Please contact the City Clerk at (763) 569-3300 to make arrangements.

Respectfully,
Ginny McIntosh
City Planner/Zoning Administrator

Published in the
Sun Post
June 30, 2022
1239556

**CITY OF
BROOKLYN CENTER
NOTICE OF
PUBLIC HEARING**

TO WHOM IT MAY CONCERN:

Please take notice that the City Council of the City of Brooklyn Center will hold a public hearing on Monday, **August 8, 2022** at approximately 7:00 p.m. at Brooklyn Center City Hall, located at 6301 Shingle Creek Parkway, Brooklyn Center, Minnesota. Meeting materials can be accessed by visiting the City of Brooklyn Center's website at: <https://www.ci.brooklyn-center.mn.us/>. A definite time for this application to be considered cannot be given as it will depend on the progression of the agenda items.

TYPE OF REQUEST: Preliminary and Final Plat, Zoning Code Amendment, Re-zoning and Establishment of a Planned Unit Development (PUD), and Site and Building Plans

APPLICANT:

Alatus LLC, Project for Pride in Living, and Resurrecting Faith World Ministries

PROPERTY OWNER:

Economic Development Authority of the City of Brooklyn Center

PROPERTY ADDRESSES:

2500 County Road 10 and
5900 Shingle Creek Parkway,
Brooklyn Center, Minnesota
55430

PROPERTY IDS:

02-118-21-24-0019 and
02-118-21-24-0020

BRIEF STATEMENT OF CONTENTS OF PETITION: The Applicant is requesting review and consideration of a proposal to re-develop approximately 16-acres of property owned by the Economic Development Authority of the City of Brooklyn Center and part of the City's larger 80-acre "Opportunity Site." The property under consideration is located at the northeast corner of Shingle Creek Parkway and Bass Lake Road (County Road 10), and is a largely vacant and impervious site. The Phase I development under consideration would require the re-plat of over 30 acres to accommodate the full build-out of certain public infrastructure, including an approximately 1,800-foot new multi-modal roadway, semi-regional stormwater system and ponds, and replacement and upgrading of water, sewer, and storm utilities. As contemplated within this submittal, the Applicant would be requesting approvals for the total construction of 543 dwelling units across three multi-family residential buildings, an event center, 24-hour childcare facility, and wellness and barber suites. The submittal also would provide public plaza space, a flex street, trail and sidewalk connections to existing community assets, and other related site improvements, and approve the platting and flexibilities necessary to advance a proposed entrepreneurial market, three future phases of multi-family residential buildings, a regional park, and future phasing on the Opportunity Site.

Public comment can be submitted to Ginny McIntosh, City Planner and Zoning Administrator, at gmcintosh@ci.brooklyn-center.mn.us or by phone at (763) 569-3319 up until 4:30 p.m. on the day of the meeting. Your comments will be included in the record and addressed as part of the meeting.

Auxiliary aids for persons with disabilities are available upon request at least 96 hours in advance. Please contact the City Clerk at (763) 569-3300 to make arrangements.

Mike Elliott
Mayor

ATTEST: Barb Suci
City Clerk



July 21, 2022

Alatus LLC
Attn: Chris Osmundson, Director of Development
IDS Center
80 South 8th Street, Suite 4155
Minneapolis, MN 55402

RE: City of Brooklyn Center, MN Planning Commission Application No. 2022-003
Requests for Approval of a Preliminary and Final Plat, Zoning Code Amendment, Re-zoning
and PUD Establishment, and Site and Building Plans (4)

Mr. Osmundson,

Pursuant to Minnesota Statutes Section 15.99, the City of Brooklyn Center is required to approve or deny a written request for certain land use actions within sixty (60) days from receipt of an application. Community Development Department records indicate the City received the above-referenced application and complete documentation on June 14, 2022, which means the City's 60-day time limit would expire on August 13, 2022.

By allowances granted under Minnesota Statutes Section 15.99, Subd. 3(f), the City of Brooklyn Center is hereby providing official notice that the review period has been extended an additional sixty (60) days to allow the time necessary for review and consideration of the aforementioned application, and a public hearing to held, by City Council. The new deadline for completing the review and final action on this application is now October 12, 2022.

A public hearing has been noticed and scheduled to go before the City of Brooklyn Center City Council on **Monday, August 8, 2022**. Representation from the Applicants (Alatus LLC, Project for Pride in Living, and Resurrecting Faith World Ministries) is requested should there be questions.

If you have any questions or concerns, please feel free to contact me at (763) 569-3319 or by email at: gmcintosh@ci.brooklyn-center.mn.us.

Sincerely,

Ginny McIntosh
City Planner and Zoning Administrator

City of Brooklyn Center | Community Development Department