

**ITEM 3**  
6:34 p.m.

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**CASE:** PL2016-108

**APPLICANT:** Toro Companies

**LOCATION:** 351 American Blvd. W., 8001, 8011, and 8015 Grand Avenue

**REQUEST:** South  
Rezoning several parcels from R-1 to I-3(PD) and 351 American Blvd. W. from I-3 to I-3(PD), Preliminary and Final Plat, and Major Revision to the Preliminary and Final Development Plan for the Toro Corporate campus planned development

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**SPEAKING FOR THE APPLICANT:**

Emily Peaskamp, 8111 Lyndale Avenue S, Bloomington, MN 55410

**PUBLIC HEARING DISCUSSION:**

Centinario summarized the proposal, which includes rezoning, combining parcels, and amending the preliminary development plan and final development plan. He presented an image showing properties owned by Toro Companies. Some Toro owned parcels are zoned single family residential and are proposed to be rezoned to I-3(PD). The Preliminary and Final Plat would combine all properties into one lot. The major revision to the Preliminary Development Plan (PDP) establishes the corporate campus plan and involves site improvements. The Final Development Plan (FDP) would convert an existing warehouse building to office and construct an 82 stall parking lot. Also proposed is a proof of parking location adjustment due to the parking lot expansion, vacation of 80<sup>th</sup> Street and a right-of-way agreement to use Pleasant Avenue. The majority of the Toro campus is zoned I-3 and is part of the planned development. Toro is seeking to rezone the single family parcels to I-3 and incorporate them into the Planned Development Overlay District. In 2013, Toro completed a building and parking lot expansion. The parking lot would be expanded and an existing proof of parking agreement would be revised. He showed an image of previous buildings that have been renovated. The Final Development Plan includes renovation of a building along American Blvd and parking lot expansion. The landscape plan shows Code compliant landscaping on the site and between the building and American Blvd. The modified building materials would be translucent panels and glass. Other than replacing windows and recladding the building, the north elevation's appearance would not change dramatically. There are 1,591 proposed parking stalls with 1,577 stalls required.

Solberg asked about enforcement on this property.

Centinario said the enforcement action related to storage and has been resolved.

Goodrum asked about the location of the proposed six foot fence for storage.

Centinario noted the City has approved a right-of-way use agreement for use of Pleasant Avenue. The fence would surround the storage area.

Goodrum asked about surrounding uses and the type of equipment in the storage area.

Centinario said there is a railroad to the east of the Toro site. Industrial land uses are east of the rail corridor. The storage area would be used to store Toro's products and he believed most of the equipment to be under six feet tall.

Emily Peaskamp thanked staff. The proposal will improve the overall Toro plan.

Goodrum asked what type of equipment will be stored in the storage area.

Peaskamp said the majority of the equipment would be under the fence height.

Goodrum stated it is important to be following the Code for storage.

The public hearing was closed via a motion.

Batterson appreciated the look of the Toro campus and is happy to see it continuously improve. He applauded staff for working with local businesses.

Swanson agreed. He asked if there is a long term plan to convert the parking lot at American Blvd and Lyndale Avenue to a building to better anchor the corner.

Centinario said Toro is not proposing to build out the corner. The evolution of the campus stemmed from the existing buildings near E 82<sup>nd</sup> Street. The PDP does not propose to build on the corner out at this time.

#### **ACTIONS OF THE COMMISSION:**

**M/Bennett, S/Swanson:** To close the public hearing. Motion carried 7-0.

**M/Batterson, S/Solberg:** In Case PL2016-108, having been able to make the required findings, I move to recommend City Council adopt an ordinance approving the rezoning of several parcels from R-1 to I-3(PD) and 351 American Blvd. W. from I-3 to I-3(PD), adopt a resolution approving a Preliminary and Final Plat, and approve a Major Revision to the Preliminary and Final Development Plan for the Toro Corporate campus planned development subject to the conditions and Code requirements attached to the staff report.  
Motion carried 7-0.

#### **RECOMMENDED CONDITIONS OF APPROVAL:**

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

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            A Proof of Parking Agreement for 158 spaces must be approved and

- filed with Hennepin County.
3. Prior to Permit The Grading, Drainage, Utility, and Erosion Control plans must be approved by the City Engineer.
  4. Prior to Permit A right of way use agreement for the temporary use of the Pleasant Avenue right of way parking must be approved by the City Council.
  5. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
  6. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
  7. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
  8. 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)).
  9. Prior to Permit An erosion control surety must be provided (16.05(b)).
  10. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
  11. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.
  12. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
  13. Prior to Permit Vacation of existing right of way and easements are recommended upon re-conveyance of new easements, as approved by the City Engineer.
  14. Ongoing All pickup and drop-off must occur on site and off public streets.
  15. Ongoing All loading and unloading must occur on site and off public streets.
  16. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
  17. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
  18. Ongoing Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN.Rules Chapter 1306; MN State Fire Code Sec. 903).
  19. Ongoing A minimum 5 foot sidewalk must be installed connecting primary buildings within the planned development (Section 21.301.04(b)(1)).