

**Planning Commission Report**  
**Meeting Date: August 14, 2025**

- Application Filed: 07/15/2025
- Review Period (60-day) Deadline: 09/13/2025
- Extension Declared: No
- Extended Review Period Deadline:

**Application No.** 2025-006  
**Applicant | Property Owner:** Kimley-Horn | Shingle Creek LLC  
**Addresses | PIDs:** 1000, 1020, 1050, 1100, and 1150 Shingle Creek Crossing, Brooklyn Center, MN 55430 | 02-118-21-31-0065, 02-118-21-31-0063, 02-118-21-32-0029, 02-118-21-32-0024, 02-118-21-32-0025, 02-118-21-31-0058, 02-118-21-32-0030, 02-118-21-32-0031, and 02-118-21-31-0064  
**Requests:** Preliminary and Final Plats — SHINGLE CREEK CROSSING 7<sup>TH</sup> ADDITION



**Map 1.** Subject Properties Proposed for Re-plat to SHINGLE CREEK CROSSING 7<sup>TH</sup> ADDITION.

**REQUESTED ACTION**

Kimley-Horn (“the Applicant”) is requesting approval of a preliminary and final plat for SHINGLE CREEK CROSSING 7<sup>TH</sup> ADDITION on behalf of Shingle Creek LLC (“the Property Owner”)—refer to Exhibit A. The requested re-platting would allow for the existing property lines for the identified parcels in Map 1 above to be adjusted and straightened to better align with the layout of the proposed buildings for Building Sites L, M, O, Q, S, and N within the Shingle Creek Crossing Planned Unit Development (PUD).

Due to the nature of the requests, a public hearing notice was published in the Brooklyn Center *Sun Post* on July 31, 2025 (Exhibit B). Mail notifications were sent to those property owners and residents located in vicinity of the Subject Property, and a public hearing notice uploaded to the City’s website.

The majority of properties located in vicinity to the Subject Property are owned by the same Property Owner who submitted the application request as outlined in this report (Planning Commission Application No. 2025-006), and include the following addresses: 1000, 1020, 1050, 1100, and 1150 Shingle Creek Crossing (“the Subject Properties”). Other neighboring property owners include the City of Brooklyn Center Economic Development Authority, KK MBA Brooklyn Center LLC (HOM Furniture), Carol Blum Rev Trust (Bank of America), and MJ Pro Enterprise Inc (Pop! Car Wash).

*Site Data*

<b>2040 Land Use Plan:</b>	Transit-Oriented Development (TOD)
<b>Neighborhood:</b>	Centennial
<b>Current Zoning:</b>	Planned Unit Development/Commerce District (PUD/C2)
<b>Site Area:</b>	Approximately 7.94 acres

*Surrounding Area*

<b>Direction</b>	<b>2040 Land Use Plan</b>	<b>Zoning</b>	<b>Existing Land Use</b>
<b>North</b>	Transit-Oriented Development (TOD)	Planned Unit Development/Commerce District (PUD/C2)	Commercial (Domino’s, Aspen Dental, Pop! Car Wash)
<b>South</b>	ROW (Highway 100)	(ROW/Highway 100)	Major Highway (Highway 100)
<b>East</b>	Transit-Oriented Development (TOD)	Planned Unit Development/Commerce District (PUD/C2)	Commercial (Bank of America, HOM Furniture)
<b>West</b>	Transit-Oriented Development (TOD)	Planned Unit Development/Commerce District (PUD/C2)	Commercial (Empire Foods)

**PRELIMINARY AND FINAL PLAT**

The originally approved final plat for Shingle Creek Crossing was approved on May 23, 2011, and created a series of lots for almost the entirety of the former Brookdale Mall area. The Subject Properties, as they exist today, were approved through the creation of the overall Shingle Creek Crossing Planned Unit Development (PUD). The original preliminary plat approval for Shingle Creek Crossing contemplated the re-platting of the former Brookdale Mall properties, and excluding the former Sears parcel, into 19 lots and one outlot to facilitate phased improvements and development within what is today known as Shingle Creek Crossing shopping center. At that time, Building Site L was contemplated as an approximately 10,920-square foot retail use, Building Site M as an approximately 7,475-square foot restaurant use, Building Site Q as an approximately 35,680-square foot retail use, and Building Site N as an approximately 21,515-square foot retail use.

Since the original PUD and plat approvals in 2011, the Applicant has received subsequent approvals for numerous amendments to the Planned Unit Development, as well as subdivision re-plats.

The eastern portion of the Shingle Creek Crossing Planned Unit Development, which includes the identified Subject Properties, was originally envisioned for retail uses and sit-down restaurants, with

outdoor patios overlooking a partially daylight Shingle Creek. In 2012, under City Council Resolution No. 2012-129, the Planned Unit Development was amended following a re-plat of certain lots, which resulted in an amendment to Building Site Q from an approximately 35,660-square-foot junior box retail store to two new mixed retail/restaurant pad sites and identified as new Building Sites O and Q. Despite years of the Property Owner seeking potential users, Building Sites L, M, O, Q, S, and N remain vacant.

Parking standards within the Planned Unit Development for Shingle Creek Crossing were set to a minimum 4.5 parking stalls per 1,000-square feet of gross floor area for retail uses and a minimum parking ratio of 10 parking stalls per 1,000-square feet for restaurant pad sites. As proposed, all five (5) lots would meet the minimum requirements for commercial or retail uses.

The 2009 Daylighting of Shingle Creek Framework Plan presented conceptual plans, cost estimates, and a financial strategy through cooperative efforts of Hennepin County, the City of Brooklyn Center, and developer Gatlin Development Company. At the time, a proposal had been to replace the designated FEMA (Federal Emergency Management Agency) floodplain on “Lot 16” (also known as old Building Site Q, which are now Building Sites O and Q), through the identified flood storage area within the partial daylighting of Shingle Creek. A full daylighting of Shingle Creek was explored back in 2011; however, the costs associated within removal of two box culverts to maximize the Creek as an amenity for economic development were not supported at that time.



**Image 1.** Aerial Image Showing Subject Properties with Proposed New Property Lines and Building Footprints.



**Image 2.** Existing Subject Property parcels for Building Sites L, M, O, Q, S, and N.

This past year, City staff, in coordination with the Applicant and the Shingle Creek and West Mississippi Watershed Commission (Consultant Stantec) had a feasibility report prepared for the potential full daylighting of Shingle Creek where the Subject Properties are located. Although an application for grant funding was successfully submitted to the Minnesota DNR Environment and Natural Resources Trust, the application request was ultimately not successful.

As proposed, no new lots would be created as part of the requested preliminary and final plat requests for SHINGLE CREEK CROSSING 7<sup>TH</sup> ADDITION. The Applicant identifies a 57-foot-wide drainage and utility easement and a 20-foot-wide drainage and utility easement on the plat. Both easements are in existence today and there are no plans to alter or vacate them.

City staff reviewed the preliminary and final plat requests against Section 35-8100 (*Subdivisions and Planned Unit Developments*) and specifically Sections 35-8106 (*Preliminary Plat*), 35-8107 (*Final Plat*), and 35-8108 (*Combined Preliminary and Final Plat Approval*). Following staff review, requested revisions were provided to the Applicant in a follow-up meeting and sent via email for incorporation into the revised preliminary and final plats.

Requested revisions to the preliminary plat for SHINGLE CREEK CROSSING 7<sup>TH</sup> ADDITION include:

1. Provision of surveyor name on preliminary plat and to match final plat;
2. Spelling error for “Brooklyn Center” in right-hand corner of preliminary plat;
3. Clarify legend symbology and clearly identify property line with thicker line;
4. Spell out zoning classification information (i.e. “Planned Unit Development/Commerce District”);
5. Rename building sites on preliminary plat and in identified Site Data Table to reflect the approved building site names under the Shingle Creek Crossing Master PUD plans (i.e. L, M, O, Q, S, and N as opposed to A, B, C, D, E, and F);
6. Clearly identify building setbacks per City approvals and any variances granted under the Shingle Creek Crossing Planned Unit Development plans and documents;
7. Ensure building footprint sizes for each identified building site match the last approved footprint sizes for the Shingle Creek Crossing Master PUD Plans and documents and any footprints are located outside any identified building setbacks;
8. Identify any existing sewer, water, culvert, and other underground facility connections and to a distance of 100 feet beyond tracts with grades, invert elevations, and locations of catch basins, any manholes, and hydrants, unless otherwise waived by City Engineer; and
9. Label identified contours at vertical intervals of not more than two feet, except that contour lines shall be no more than 100 feet apart.

Requested revisions to the final plat for SHINGLE CREEK CROSSING 7<sup>TH</sup> ADDITION include:

1. Revise the City of Brooklyn Center signature block to reflect signature lines for the City of Brooklyn Center “Mayor” and “City Clerk” per Section 35-8107.b.2 (*Final Plat*).

### **CONDITIONS OF APPROVAL**

City Staff recommend the following conditions be attached to any positive recommendation on the approval of Planning Commission Application No. 2025-006 for SHINGLE CREEK CROSSING 7<sup>TH</sup> ADDITION:

1. Approval of the preliminary plat, final plat, and mylar for SHINGLE CREEK CROSSING 7<sup>TH</sup> ADDITION shall be subject to the provisions as outlined under Chapter 35 (*Unified Development Ordinance*), including, but not limited to Sections 35-8106 (*Preliminary Plat*) and 35-8107 (*Final Plat*).
  - a. All requested revisions as outlined in the Planning Commission report prepared for Planning Commission Application No. 2025-006 and dated for the August 14, 2025, Planning Commission meeting shall be addressed.
  - b. Any comments and/or requirements from the City Attorney’s office. The Property Owner shall submit an up-to-date certified abstract of title or registered property report and such other evidence as the City Attorney may require showing title or control.
2. Any comments and/or requirements as provided by Hennepin County.
3. The successful recording of said plat (mylar) with Hennepin County within one (1) year following date of City Council approval; otherwise, the final plat shall be considered void.
4. Any development on the Subject Properties shall be subject to separate City consideration and approval of amendments to the Shingle Creek Crossing Planned Unit Development plans and documents, and to reflect the Subject Properties as identified within the SHINGLE CREEK CROSSING 7<sup>TH</sup> ADDITION, as contemplated within Sections 35-2103.e (*Existing Planned Unit Developments*) and 35-8300 (*Planned Unit Developments*).

### **RECOMMENDATION**

***City staff recommends the Planning Commission recommend City Council approval of Planning Commission Application No. 2025-006 for the SHINGLE CREEK CROSSING 7<sup>TH</sup> ADDITION preliminary and final plats, based on the findings of fact and subject to the Applicant complying with the Conditions of Approval as noted above.***

### **Attachments**

**Exhibit A** — Planning Commission Application No. 2025-006 documentation, prepared by Gatlin Development Company, Kimley-Horn, and Sunde Land Surveying.

**Exhibit B** — Public Hearing Notice, as published in the Brooklyn Center *Sun Post*, and dated July 31, 2025.