

AGENDA

1. ROLL CALL: Harris, Allen, Montemayor, Carlson Weinberg, Ulbrich
2. CONSIDERATION OF MINUTES
 - A. Approve the Planning Commission Minutes for June 18, 2026
3. PUBLIC HEARINGS
 - A. Comprehensive Plan Amendment for 3400 Oakdale Ave N
 - B. Rezone for 3400 Oakdale Ave N
 - C. Lot split for 3400 Oakdale Ave N
4. OLD BUSINESS
5. NEW BUSINESS
6. OTHER BUSINESS
7. INFORMATION ONLY
8. ADJOURNMENT

MINUTES

ROLL CALL

Present: Chair Harris, Allen, Carlson-Weinberg, Ulbrich
Absent: Montemayor
Staff: Will Bucheger, Assistant Planner

CONSIDERATION OF MINUTES

- A. Approve the meeting minutes from May 21, 2026

Commissioner Allen MOVED, seconded by Commissioner Carlson-Weinberg to approve the meeting minutes from May 21, 2026. The vote was unanimous and the motion carried.

PUBLIC HEARINGS

- A. Rezone of 4360 West Broadway

Planner Bucheger gave a staff presentation stating that during continual review of the zoning maps within the city, staff identified another zoning inconsistency. He stated that staff noticed that the water tower at 4360 West Broadway is zoned as a low density R-1 residential lot. The R-1 district does not allow for the use of municipal utilities such as water towers. To be consistent with city code, he proposed rezoning the property to the Public facilities district to meet compliance.

Commissioner Ulbrich MOVED, seconded by Commissioner Carlson-Weinberg to open the public hearing at 7:13 pm. The vote was unanimous and the motion carried. The public hearing is now open.

No one stepped forward.

Commissioner Carlson-Weinberg MOVED, seconded by Commissioner Allen to close the public hearing at 7:13 pm. The vote was unanimous and the motion carried. The public hearing is now closed.

Commissioner Allen MOVED, seconded by Commissioner Carlson-Weinberg to recommend approval of the staff-driven rezone request for the property of 4360 West Broadway. The vote was unanimous and the motion carried.

OLD BUSINESS

NEW BUSINESS

OTHER BUSINESS

INFORMATION ONLY

ADJOURNMENT

Carlson-Weinberg MOVED, seconded by Commissioner Ulbrich to adjourn the meeting at 7:18 pm. The vote was unanimous and the motion carried. the meeting is now adjourned.

TO: Planning Commission

PREPARED BY: Will Bucheger, Assistant Planner

DATE: August 20, 2026

RE: Comprehensive Plan Amendment for 3400 Oakdale Ave N

Background:

City staff proposes a comprehensive plan amendment, specifically for the 2040 Land Use Plan. The proposed amendment is for half of the property located at 3400 Oakdale Ave whose current land use classification is set at Institutional. The property is currently guided this way by being affiliated with the hospital. Currently, the property sits as a vacant parcel adjacent to North Memorial Hospital with a planned designation for the construction of a new municipal water tower to enhance local utility infrastructure. Staff propose altering the 2040 Land Use Plan to designate half of this area as Utility/Industrial to be compliant with our long-term planning for a future water tower. In addition to the comprehensive plan amendment request, staff plans to submit applications for a lot split and a rezone. A map depicting the property overview is included in Attachment A.

Analysis:

Over the past several months, the Engineering Department has evaluated this site to address critical infrastructure needs in the southern portion of the city. The proposed water tower will provide essential system improvements and utility capacity for nearby residents. To verify that the water tower meets the long-term requirements of the city's 2040 Comprehensive Plan, an amendment is needed since the current Institutional land use designation does not allow for the use of utility infrastructure.

The Engineering Department is supportive of this comprehensive plan amendment and has stated that having two water towers at both ends of town allows the staff to maintain adequate storage of drinking water for the communities' needs, maximizes efficiencies for fire-fighting purposes and provides flexibility when work is being performed on the other tower. It is expected that construction will generally take 18 months. However, this may vary depending on weather conditions during the construction period.

Maintaining uninterrupted 24/7/365 emergency vehicle access to the hospital is a top priority, and while every effort will be made to keep routes open, construction will occasionally cause temporary disruptions. To connect underground water and stormwater infrastructure, either Oakdale Avenue or Abbott Avenue will be closed for approximately one week at a time. These closures will always be staggered so that only one street is closed at a time, ensuring both roads are never shut down at the same time. Hospital staff and local residents will receive advance notice of these closures along with designated alternate routes. Additionally, the curb lane adjacent to the construction site on Oakdale Avenue—and potentially Abbott Avenue—will be reserved for site deliveries. For safety reasons, pedestrian traffic may also be periodically diverted around active work zones depending on daily construction activities.

As part of its plans, the City is proposing the installation of a colored pedestal lighting system equipped with dimming controls, which would enable the pedestal to be illuminated for special

events and occasions. Please note that bright bowl lighting is not being planned at this site.

A property survey (Attachment A) and the 2040 Land Use Plan (Attachment B) are included for reference. To address community questions regarding the water tower and broader water system updates, the Engineering Department will host a public house open for residents on August 20th, 2026 prior to the Planning Commission meeting. Staff has reached out to Hennepin County and Metropolitan Council for review of the amendment. A concept design of the water tower can be seen in Attachment C.

PUBLIC HEARING:

Notice of this public hearing was published in the city's official newspaper and posted on the city's bulletin board 10 days prior to this meeting.

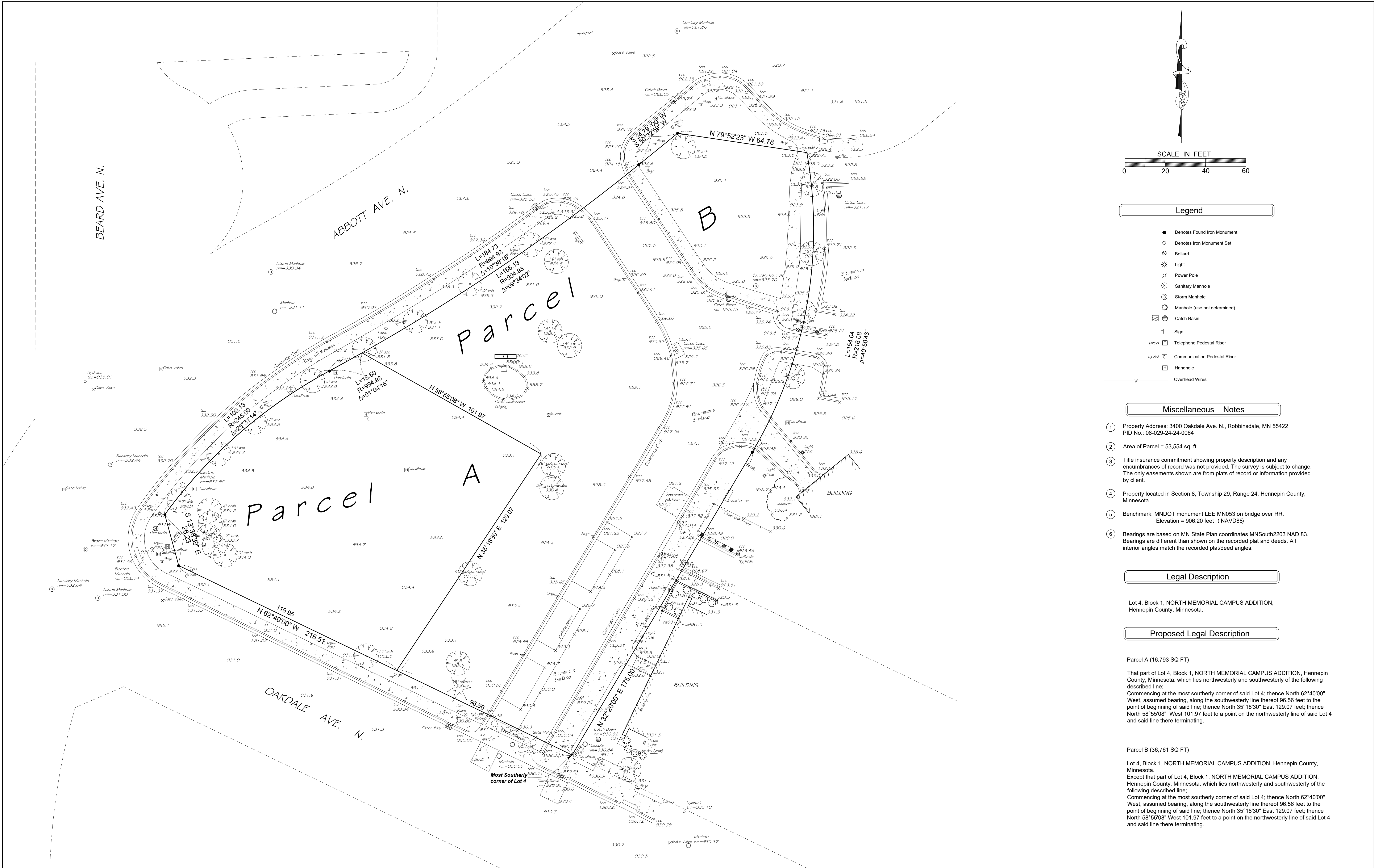
Recommendation:

1. Open the public hearing.
2. Recommend approval of the staff driven Comprehensive Plan Amendment to alter the 2040 Land Use Plan designation for the property of 3400 Oakdale Ave N from the Institutional District to the Utility/Industrial District.

Attachments:

1. Attachment A - Survey
2. Attachment B - Comprehensive Plan Map
3. Attachment C - Concept Design
4. Attachment D - Public Hearing Notice

F:\survey\north memorial campus addition - hennepin\4 - I\01 Surveying - 909990\1 CAD\01 Sources\01 Survey Base.dwg



Legend

- Denotes Found Iron Monument
- Denotes Iron Monument Set
- ⊗ Bollard
- ⋆ Light
- ⌵ Power Pole
- ⊙ Sanitary Manhole
- ⊖ Storm Manhole
- Manhole (use not determined)
- ▨ Catch Basin
- ⌵ Sign
- ⌵ Telephone Pedestal Riser
- ⌵ Communication Pedestal Riser
- ⌵ Handhole
- Overhead Wires

Miscellaneous Notes

- Property Address: 3400 Oakdale Ave. N., Robbinsdale, MN 55422
PID No.: 08-029-24-24-0064
- Area of Parcel = 53,554 sq. ft.
- Title insurance commitment showing property description and any encumbrances of record was not provided. The survey is subject to change. The only easements shown are from plats of record or information provided by client.
- Property located in Section 8, Township 29, Range 24, Hennepin County, Minnesota.
- Benchmark: MNDOT monument LEE MN053 on bridge over RR.
Elevation = 906.20 feet (NAVD88)
- Bearings are based on MN State Plan coordinates MNSouth2203 NAD 83. Bearings are different than shown on the recorded plat and deeds. All interior angles match the recorded plat/deed angles.

Legal Description

Lot 4, Block 1, NORTH MEMORIAL CAMPUS ADDITION,
Hennepin County, Minnesota.

Proposed Legal Description

Parcel A (16,793 SQ FT)

That part of Lot 4, Block 1, NORTH MEMORIAL CAMPUS ADDITION, Hennepin County, Minnesota, which lies northwesterly and southwesterly of the following described line:
Commencing at the most southerly corner of said Lot 4; thence North 62°40'00" West, assumed bearing, along the southwesterly line thereof 96.56 feet to the point of beginning of said line; thence North 35°18'30" East 129.07 feet; thence North 58°55'08" West 101.97 feet to a point on the northwesterly line of said Lot 4 and said line there terminating.

Parcel B (36,761 SQ FT)

Lot 4, Block 1, NORTH MEMORIAL CAMPUS ADDITION, Hennepin County, Minnesota.
Except that part of Lot 4, Block 1, NORTH MEMORIAL CAMPUS ADDITION, Hennepin County, Minnesota, which lies northwesterly and southwesterly of the following described line:
Commencing at the most southerly corner of said Lot 4; thence North 62°40'00" West, assumed bearing, along the southwesterly line thereof 96.56 feet to the point of beginning of said line; thence North 35°18'30" East 129.07 feet; thence North 58°55'08" West 101.97 feet to a point on the northwesterly line of said Lot 4 and said line there terminating.

FIELD BY: RP	I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed land Surveyor under the laws of the State of Minnesota. Prepared this 4th day of August 2026.	Revisions:	DEMARC LAND SURVEYING & ENGINEERING 7601 73rd Avenue North Minneapolis, Minnesota 55428 Demarcinc.com	SURVEY PREPARED FOR: CITY OF ROBBINSDALE 4100 Lakeview Ave. N. Robbinsdale, MN 55422	TYPE OF SURVEY ADMINISTRATIVE LOT SPLIT SURVEY	SURVEY OF:: 3400 Oakdale Ave. N. Robbinsdale, MN	PROJECT: 909990A
DRAWN BY: AH							FB No: 1137-44
CHECKED BY: GRP							SHEET NO.
	Signed: <i>Gregory R. Prisch</i> Gregory R. Prisch Registration No. 24992						1 OF 1

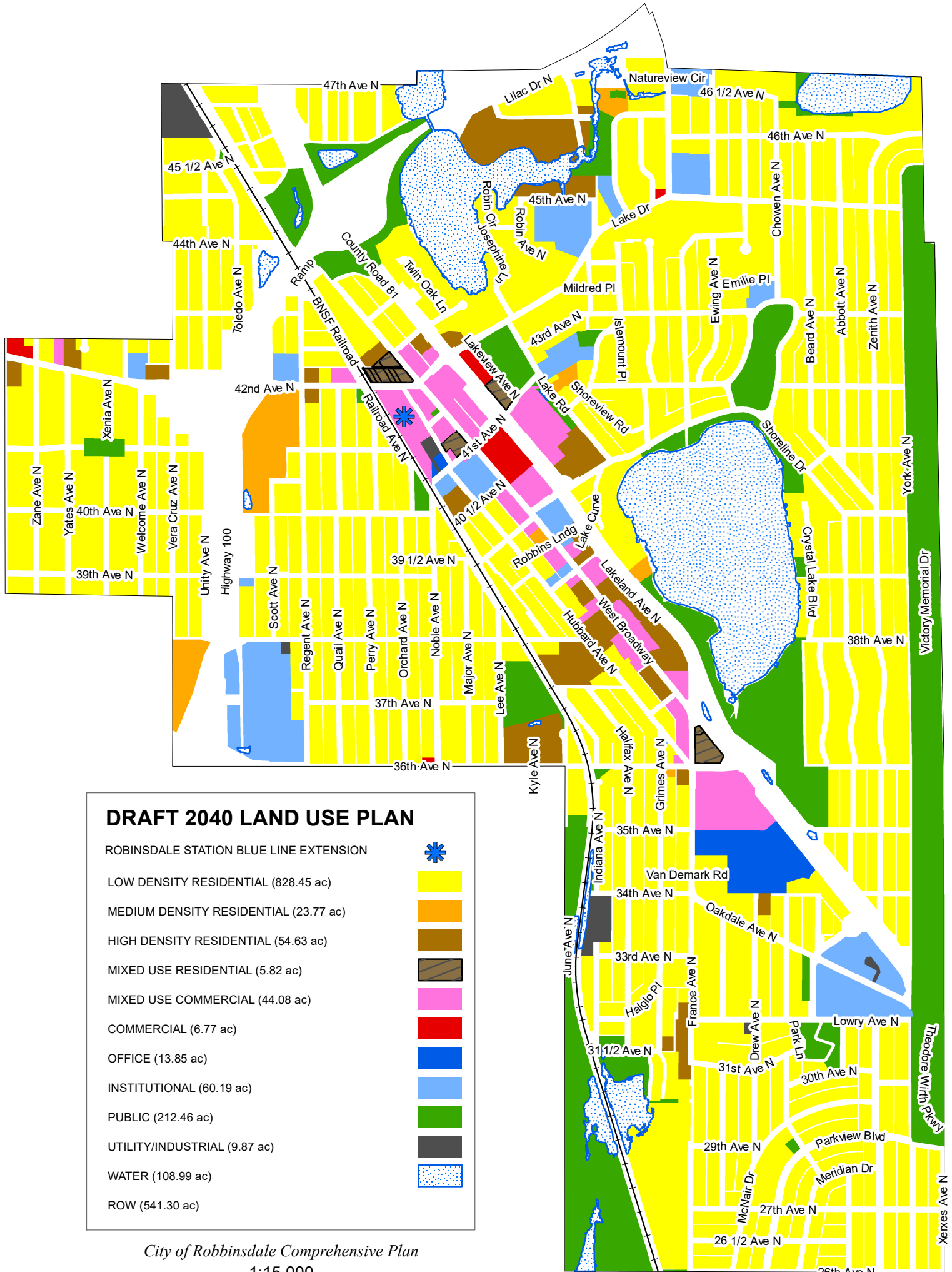
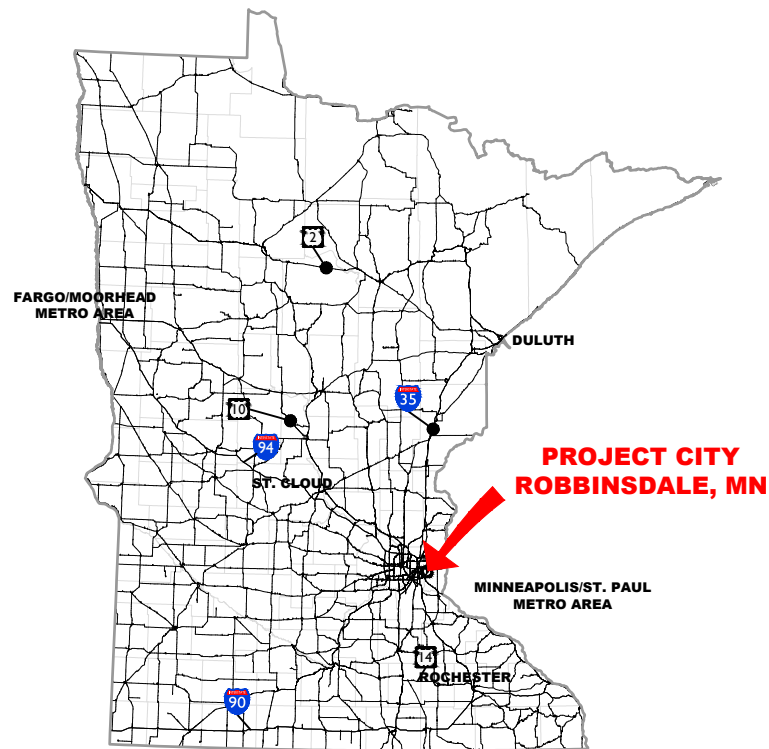


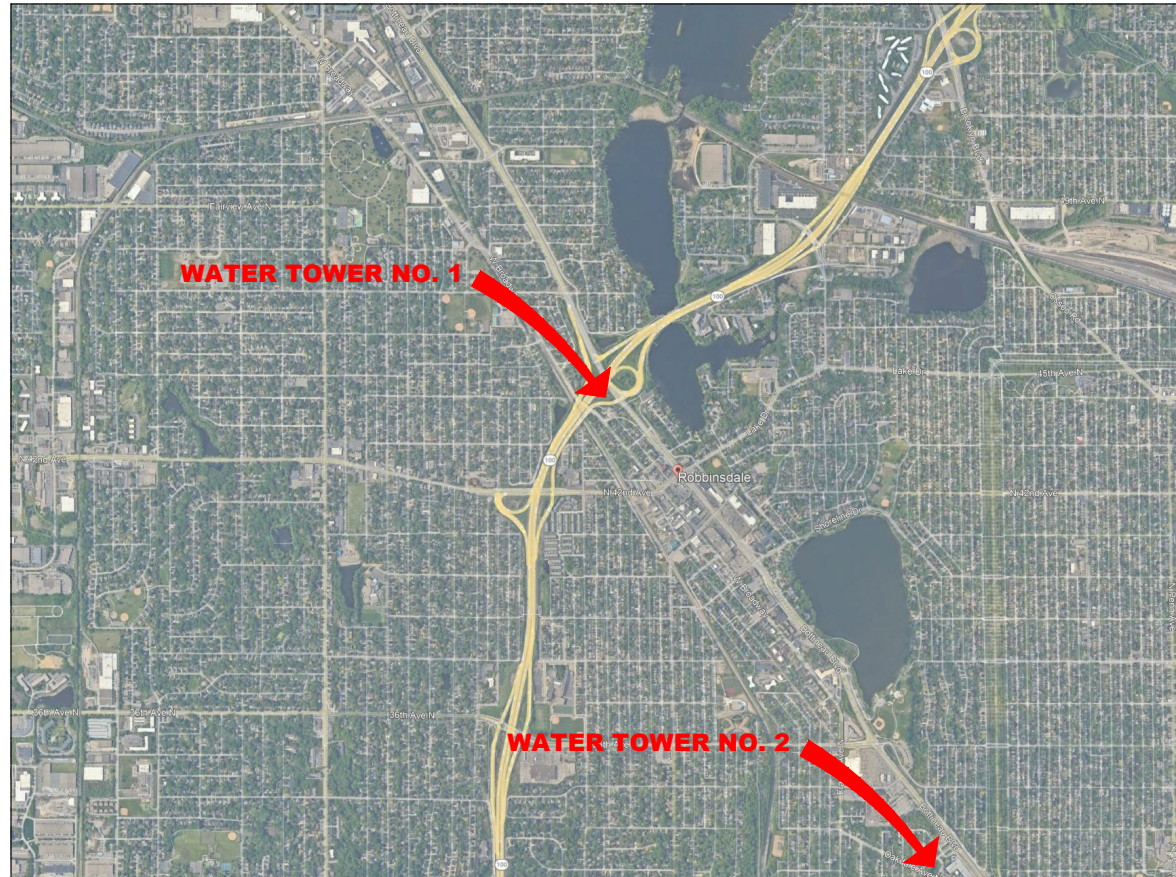
Figure 8: 2040 Land Use



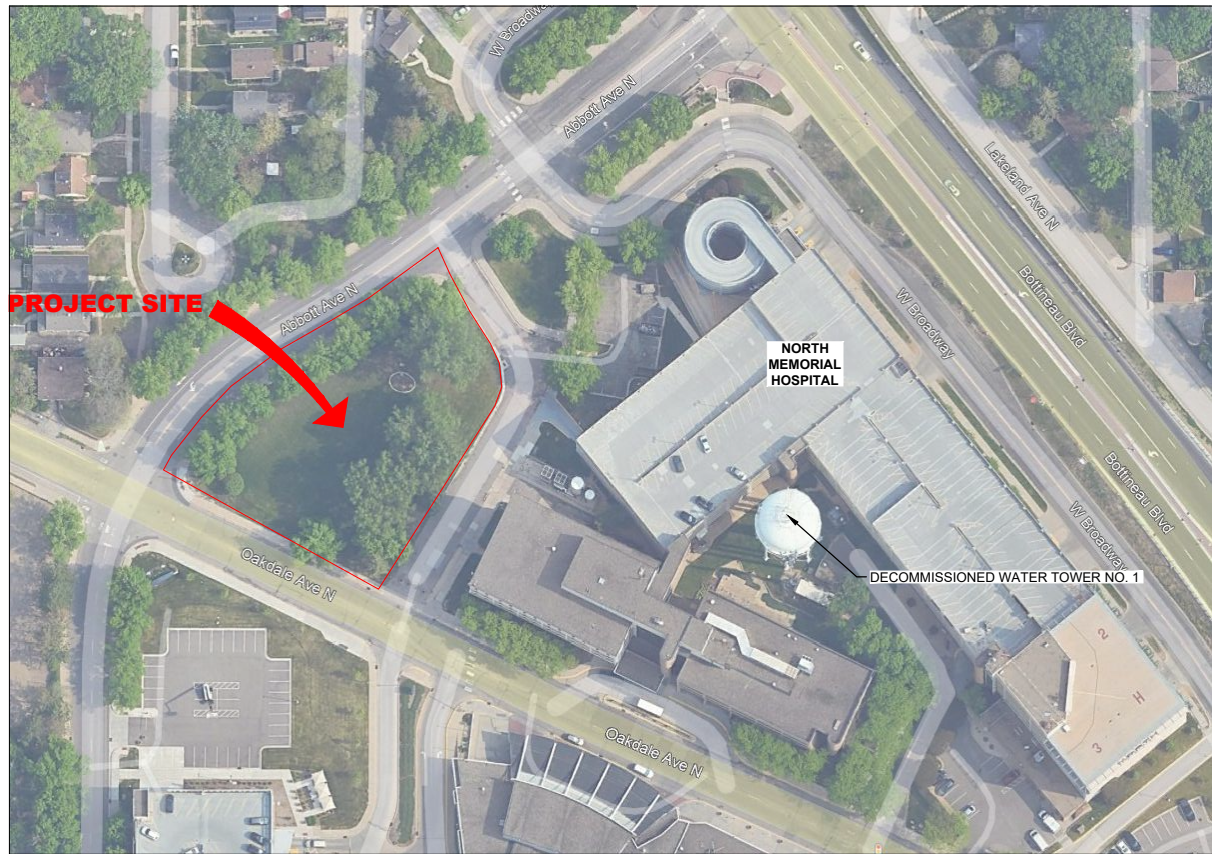
STATE OF MINNESOTA MAP

(from <http://maps.dnr.state.mn.us/deli/>)
--FOR REFERENCE ONLY--

1 PROJECT LOCATION MAP
G003 County Name



2 PROJECT VICINITY MAP
G003 Robbinsdale, Minnesota



3 PROJECT AERIAL MAP
G003 Robbinsdale, Minnesota

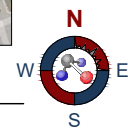
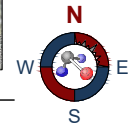


Certification of Individual Project Design Disciplines Are Included On Their Individual Drawings, Respectively

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE:

TYPED NAME: KEVIN JOHNSON
APRIL 9, 2026 LIC. NO. 44371



STATUS: FOR BIDDING

REVISIONS

SYM DATE

ROBBINSDALE WATER TOWER NO. 2
Advanced Engineering and Environmental Services, LLC www.ae2s.com

PROJECT TITLE:

SHEET TITLE: LOCATION AND VICINITY MAP

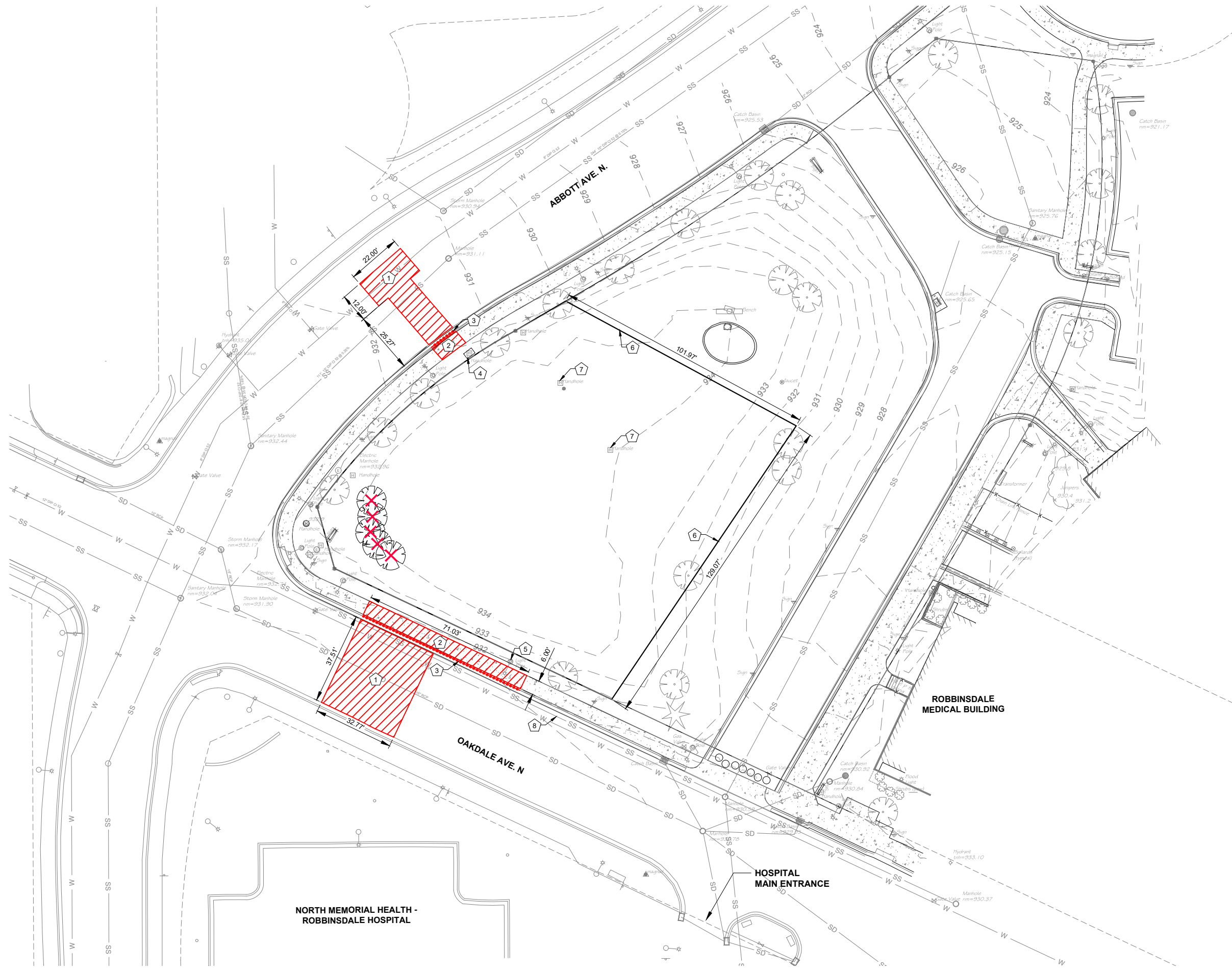
CLIENT: CITY OF ROBBINSDALE
ROBBINSDALE, MINNESOTA

PROJECT NO: 05445-2025-004
DATE: APRIL 2026
ALT. PROJECT NO:

PREPARED BY: SAS
CHECKED BY: KMJ
APPROVED BY: KMJ

SHEET DESIGNATOR: GEN
SHEET NO: G003

File: C:\Users\ldoham\Documents\AES\05445-2025-004 Robbinsdale Water Tower No. 2\Project Files\01 Civil\Plan Sheets\02 EX-COND DEMO.dwg
Printed By: Jero Othman Date: Friday, April 10, 2026



Certification of Individual Project Design Disciplines Are Included On Their Individual Drawings, Respectively

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE:

TYPED NAME: DANIEL LANDRUS

APRIL 10, 2026 LIC. NO. 54263



0 20
Scale in Feet

GENERAL NOTES

- EXISTING UTILITIES SHOWN ON DRAWINGS ARE ASCE QUALITY LEVEL D. ADDITIONAL UNDERGROUND UTILITIES ARE EXPECTED ON THE SITE THAT ARE NOT SHOWN ON THE DRAWINGS. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- SAWCUT ALL PAVEMENT DESIGNATED FOR REMOVAL THE FULL DEPTH OF THE PAVEMENT.

CONSTRUCTION NOTES

- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE SIDEWALK
- REMOVE CURB & GUTTER
- PROTECT HANDHOLE
- RELOCATE LIGHT POLE
- PROPERTY LINES
- COORDINATE RELOCATION WITH UTILITY OWNER
- SANITARY SEWER ABANDONED IN PLACE & FILLED WITH SAND

EXISTING CONDITIONS LEGEND

- | | |
|--------|----------------|
| — W — | WATERMAIN |
| — SS — | SANITARY SEWER |
| — SD — | STORM SEWER |
| 900 | CONTOUR LINES |
| | TREE |
| | LIGHT POLE |
| | SIGN |

DEMOLITION LEGEND

- | | |
|-------|-----------------|
| | TREE REMOVAL |
| ***** | FEATURE REMOVAL |
| | AREA REMOVAL |

EXISTING CONDITIONS AND DEMOLITION PLAN

CLIENT:	CITY OF ROBBINSDALE ROBBINSDALE, MN	PREPARED BY: JMO
PROJECT NO. P05445-2025-004	SHEET DESIGNATOR:	CHECKED BY: DDL
DATE: APRIL 2026	SW	APPROVED BY: DDL
ALT. PROJECT NO:		SHEET NO. C101

STATUS: FOR BIDDING

REVISIONS

SYM DATE

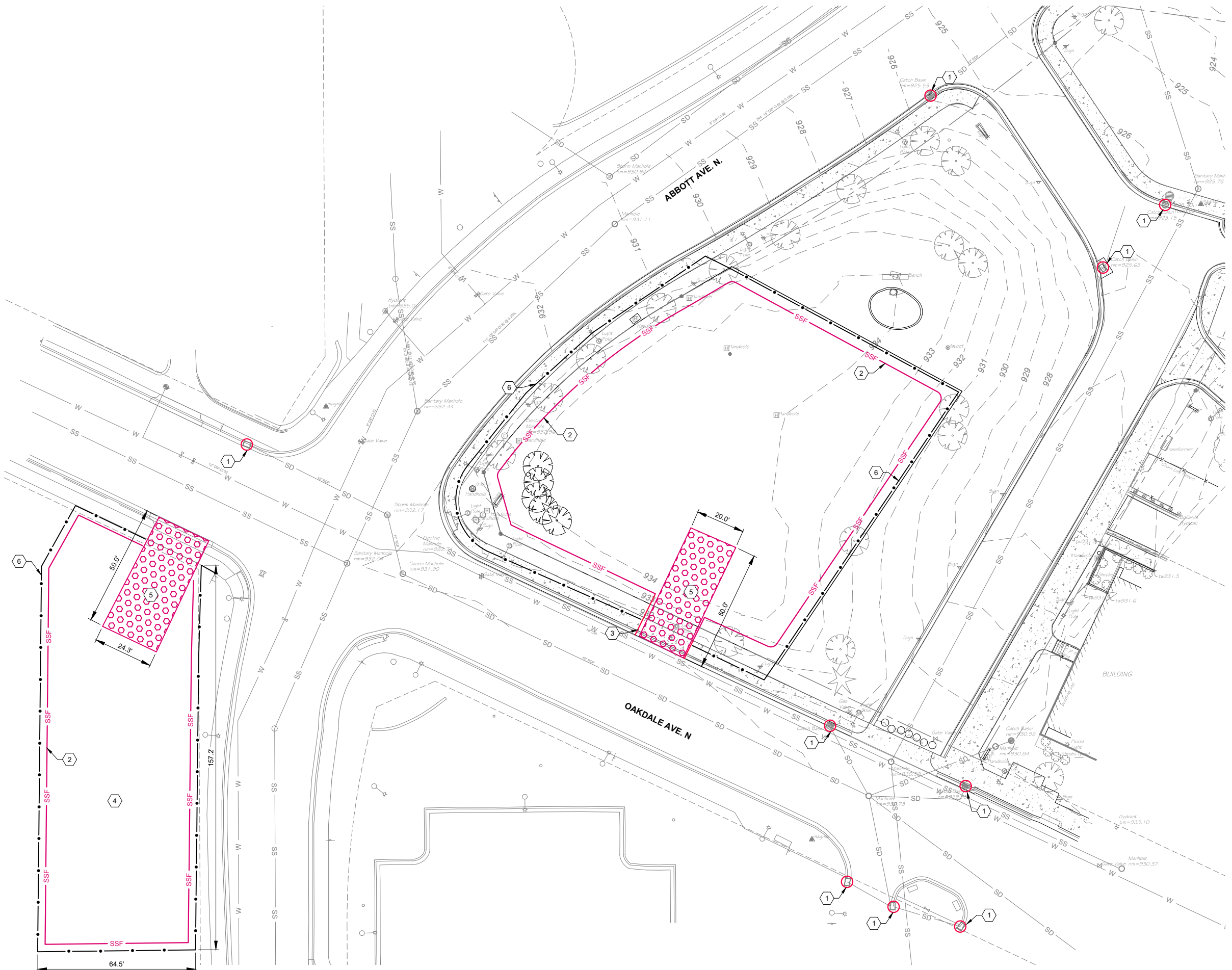
APPR

ROBBINSDALE WATER TOWER NO. 2

Advanced Engineering and Environmental Services, LLC www.ae2s.com

PROJECT TITLE:

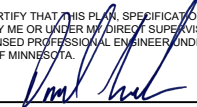
File: C:\Users\johndham\OneDrive\Documents\2025\04\Robbinsdale Water Tower No. 2\Project Files\01 Civil Plan Sheets\CS-EROSION CONTROL.dwg
Printed By: Jero Othman Date: Friday, April 10, 2026





Certification of Individual Project Design Disciplines Are Included On Their Individual Drawings, Respectively

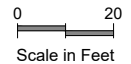
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: 

TYPED NAME: DANIEL LANDRUS

APRIL 10, 2026 LIC. NO. 54263

 NORTH

 0 20
Scale in Feet

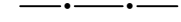
GENERAL NOTES

- CONTRACTOR TO INSTALL ALL EROSION AND SEDIMENT CONTROL BMPs STATED IN THE PLANS 24 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES
- CONTRACTOR TO USE TEMPORARY SEEDING (MNDOT SEED MIX 21-111) ON ALL DISTURBED SOIL IF CONSTRUCTION ACTIVITY HAS STOPPED FOR A PERIOD OF 14 DAYS. TEMPORARY SEEDING SHALL BE PLACED NO LATER THAN 14 CALENDAR DAYS AFTER ACTIVITY HAS CEASED.

CONSTRUCTION NOTES

- INLET PROTECTION - SEE DETAIL 2, SHEET C704
- SILT FENCE - SEE DETAIL 3, SHEET C704
- EROSION SEDIMENT CONTROL LOG - SEE DETAIL 4, SHEET C704
- CONSTRUCTION STAGING AREA - FENCE LOCATION AND LIMITS ARE APPROXIMATE. VERIFY WITH OWNER IN FIELD ALLOWABLE STAGING LIMITS
- TEMPORARY CONSTRUCTION ENTRANCE - SEE DETAIL 5, SHEET C704
- 6' TALL CHAINLINK SECURITY FENCE

EROSION CONTROL LEGEND

	CHAINLINK FENCE
	SILT FENCE
	SEDIMENT CONTROL LOG
	CONSTRUCTION ENTRANCE
	INLET PROTECTION

SHEET TITLE:
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

CLIENT: CITY OF ROBBINSDALE ROBBINSDALE, MN	PREPARED BY: JMO CHECKED BY: DDL APPROVED BY: DDL
PROJECT NO: P05445-2025-004 DATE: APRIL 2026 ALT. PROJECT NO:	SHEET DESIGNATOR: SW SHEET NO: C102

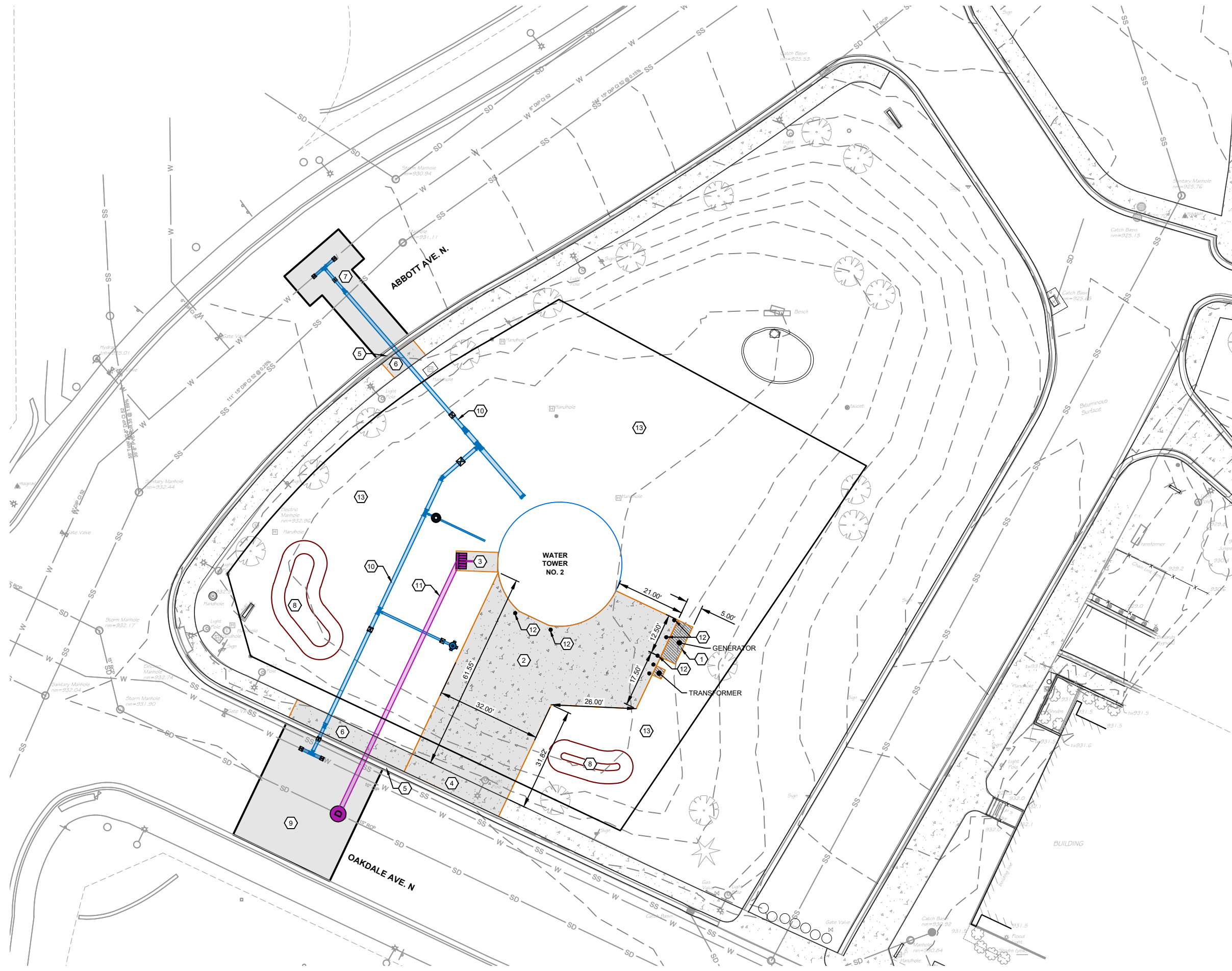
STATUS: **FOR BIDDING**

REVISIONS	SYM	DATE	APPR

ROBBINSDALE WATER TOWER NO. 2

Advanced Engineering and Environmental Services, LLC www.ae2s.com

File: C:\Users\Dan.Landrus\OneDrive\AES\2025\04\45-2025-004 Robbinsdale Water Tower No. 2\Project Files\01-Civil\Plan Sheet\CS-SP-SITE_LAYOUT.dwg
Piped By: Dan Landrus Date: Friday, April 10, 2026



Certification of Individual Project Design Disciplines Are Included On Their Individual Drawings, Respectively

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE:

TYPED NAME: DANIEL LANDRUS

APRIL 10, 2026 LIC. NO. 54263



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Scale in Feet

CONSTRUCTION NOTES

- 1 STRUCTURAL CONCRETE PAD - SEE STRUCTURAL
- 2 6 INCH THICK CONCRETE PAVEMENT - SEE DETAILS 1, 2, & 3, SHEET C703
- 3 CONCRETE SPLASH PAD - SEE DETAILS ON SHEET C705
- 4 DRIVEWAY ENTRANCE - SEE CITY OF ROBBINSDALE STANDARD DETAIL STRT-6, SHEET C702
- 5 REPLACE CURB TO NEXT JOINT WITH B618 CURB - SEE CITY OF ROBBINSDALE STANDARD DETAIL STRT-10, SHEET C702
- 6 CONCRETE WALK - SEE CITY OF ROBBINSDALE STANDARD DETAIL STRT-2A, SHEET C702
- 7 BITUMINOUS PAVEMENT - MATCH EXISTING PAVEMENT SECTION. SEE DETAIL 2, SHEET C702. NOTIFY ENGINEER IF EXISTING SECTION DIFFERS FROM DETAIL.
- 8 RAIN GARDEN - SEE DETAIL 1, SHEET C704
- 9 BITUMINOUS PAVEMENT - MATCH EXISTING PAVEMENT SECTION. SEE DETAIL 1, SHEET C702. NOTIFY ENGINEER IF EXISTING SECTION DIFFERS FROM DETAIL.
- 10 WATER MAIN - SEE PLAN AND PROFILE SHEETS C201 - C202
- 11 STORM SEWER - SEE PLAN AND PROFILE SHEET C203
- 12 PIPE BOLLARD - SEE DETAIL 4, SHEET C703
- 13 ALL DISTURBED AREA ON WATER TOWER NO. 2 SITE TO BE RESTORED WITH SOD.

SITE PLAN LEGEND

- | | |
|--|---------------------|
| | WATERMAIN |
| | STORM SEWER |
| | GATE VALVE |
| | HYDRANT |
| | WATERMAIN FITTINGS |
| | STORM SEWER MANHOLE |
| | CONCRETE PAVEMENT |
| | STRUCTURAL PAVEMENT |
| | BITUMINOUS PAVEMENT |
| | BOLLARD |
| | POND BOUNDARY |

SITE PLAN

CLIENT: CITY OF ROBBINSDALE

ROBBINSDALE, MN

PROJECT NO. P05445-2025-004

DATE: APRIL 2026

ALT. PROJECT NO.

PREPARED BY: JMO

CHECKED BY: DDL

APPROVED BY: DDL

SW

C105

STATUS: FOR BIDDING

REVISIONS

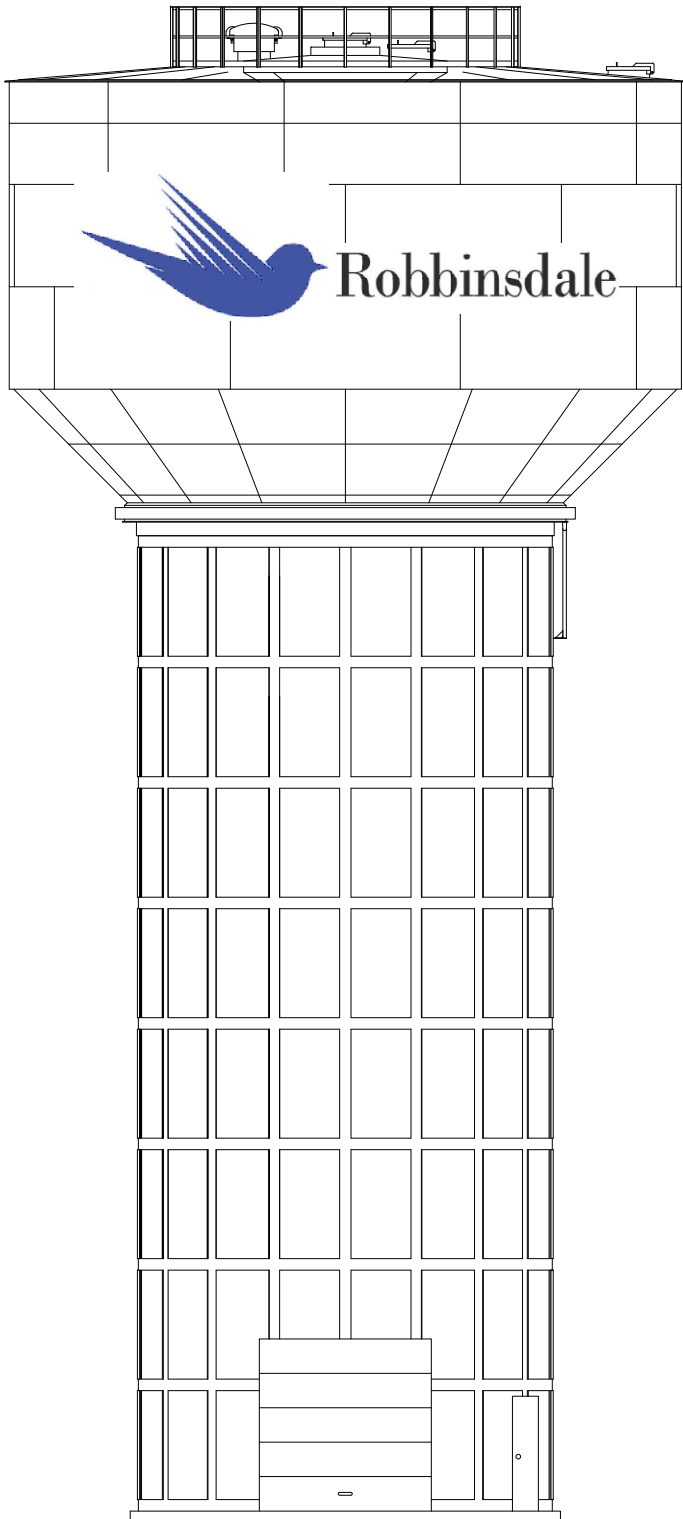
SYM DATE

APPR

ROBBINSDALE WATER TOWER NO. 2

Advanced Engineering and Environmental Services, LLC www.ae2s.com

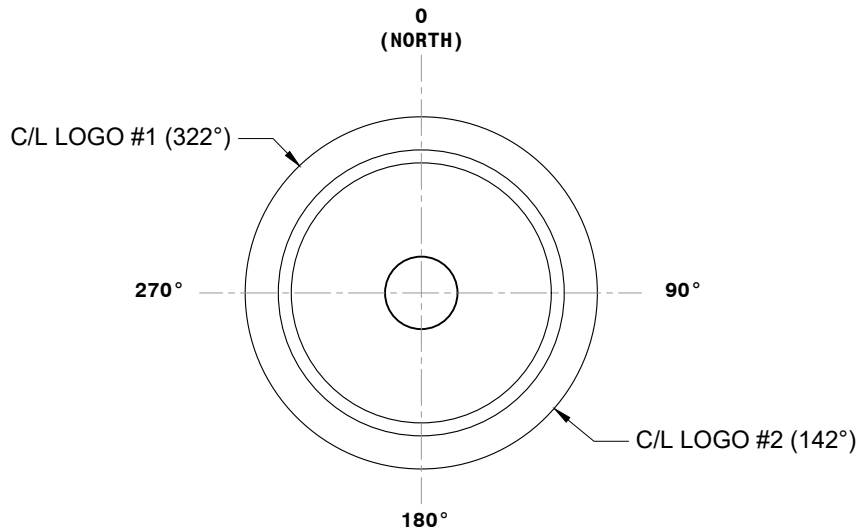
PROJECT TITLE:



1 WATER TOWER ELEVATION
(TWO LOCATIONS)



2 PROPOSED WATER TOWER LOGO
(TWO LOCATIONS, COLOR PER OWNER)



3 PROPOSED WATER TOWER LOGO ORIENTATION
(CONFIRMED BY OWNER IN FIELD)



Certification of Individual Project Design Disciplines Are Included On Their Individual Drawings, Respectively

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *Kevin Johnson*

TYPED NAME: KEVIN JOHNSON
APRIL 9, 2026 LIC. NO. 44371

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING PAINT MANUFACTURER PRODUCT AND COLOR CHOICES FOR OWNER AND ENGINEER APPROVAL.
2. COORDINATE LAYOUT, TEXT STYLE, AND LOGO IMAGE WITH ENGINEER PRIOR TO MOCK-UP.
3. LOGO TO BE VERTICALLY CENTERED ON EQUATOR OF TANK.
4. SOME ITEMS SHOWN MAY BE ROTATED FOR CLARITY.
5. NOT ALL ITEMS ARE SHOWN. REFER TO SPECIFICATIONS, DRAWINGS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.

STATUS: FOR BIDDING

REVISIONS

SYM DATE

ROBBINSDALE WATER TOWER NO. 2
Advanced Engineering and Environmental Services, LLC www.ae2s.com

SHEET TITLE:

WATER TOWER LOGO AND ORIENTATION

CLIENT:

CITY OF ROBBINSDALE
ROBBINSDALE, MINNESOTA

PREPARED BY: SAS

CHECKED BY: KMJ

APPROVED BY: KMJ

PROJECT NO: 05445-2025-004

DATE: APRIL 2026

ALT. PROJECT NO:

SHEET DESIGNATOR:

WT

SHEET NO:

P501

PROJECT TITLE:



July 31st, 2026

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that there will be three different Public Hearings of the Planning Commission of the City of Robbinsdale, Minnesota in the Council Chambers of the Robbinsdale City Hall, 4100 Lakeview Avenue North, on **Thursday, August 20th, 2026, at 7:00 p.m.** The purpose of the hearings is to consider three interconnected applications regarding the property located at 3400 Oakdale Avenue N:

- **To rezone 3400 Oakdale Avenue N from the R-B Residential Business District to the P Public Facilities District.**
- **A proposed lot split for the property of 3400 Oakdale Ave N.**
- **A Comprehensive Plan Amendment to alter the future land use designation for 3400 Oakdale Ave N from Institutional to Utility/Industrial.**

These planning and zoning changes are being requested and processed in anticipation of a proposed city-owned water tower project at this site.

Any and all persons desiring to be heard shall be given an opportunity at the above stated time and place. Residents seeking further information on the public hearing should contact Assistant Planner Will Bucheger at 763-531-1269 or wbucheger@robbsinsdalemn.gov.

INFORMATION SESSION FOR CONSTRUCTION OF NEW WATER TOWER 2

Immediately prior to the official hearings at the Planning Commission as listed above, City staff invite you to attend an informal Information Session to learn more about the Water Tower Project.

This information session will be held in the Sixth Corner at City Hall from 3:30pm to 6:30pm.

Engineering Department staff will be available to explain the details of the proposed work and will have plans to show you what the new Water Tower will look like. **Please note that we are proposing a colored lighting system on the pedestal of the proposed tower as part of the work.**

We also have created a page on the City's website where you can find more information. You can connect to this page at the following URL www.robbsinsdalemn.gov/watertower2, or you can scan the QR Code below.

Please contact the Engineering Department at 763-531-1268 for more information.

Thank you,

Will Bucheger
ASSISTANT PLANNER



TO: Planning Commission
PREPARED BY: Will Bucheger, Assistant Planner
DATE: August 20, 2026
RE: Rezone for 3400 Oakdale Ave N

Background:

City staff proposes rezoning the property located at 3400 Oakdale Ave N from R-B (Residential-Business) to P (Public Facilities). Currently, a vacant parcel adjacent to North Memorial Hospital is designated for the construction of a new municipal water tower to enhance local utility infrastructure.

Analysis:

Staff is wishing to lot split the property since the entire parcel is not needed for the project. A lot split application is also being brought forward for review. As such, only a portion of this property is being sought for rezoning. Rezoning to the P District ensures long-term land-use consistency and aligns the parcel with applicable city regulations for public infrastructure. In addition to the rezone request and lot split application, staff plans to submit a application for a comprehensive plan amendment. A map depicting the property overview is included in Attachment A. A comprehensive plan amendment is being requested along with this application to ensure long-term compliance for the property.

A property survey (Attachment A) and Zoning Map (Attachment B) are included for reference. To address community questions regarding the water tower and broader water system updates, the Engineering Department will host a public house open for residents on August 20th, 2026 prior to the Planning Commission meeting.

PUBLIC HEARING:

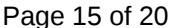
Notice of this public hearing was published in the city's official newspaper and posted on the city's bulletin board 10 days prior to this meeting. Mailed notices have also gone out to all properties 350 feet and greater from this address. City staff have received no inquiries from residents at the time of this report.

Recommendation:

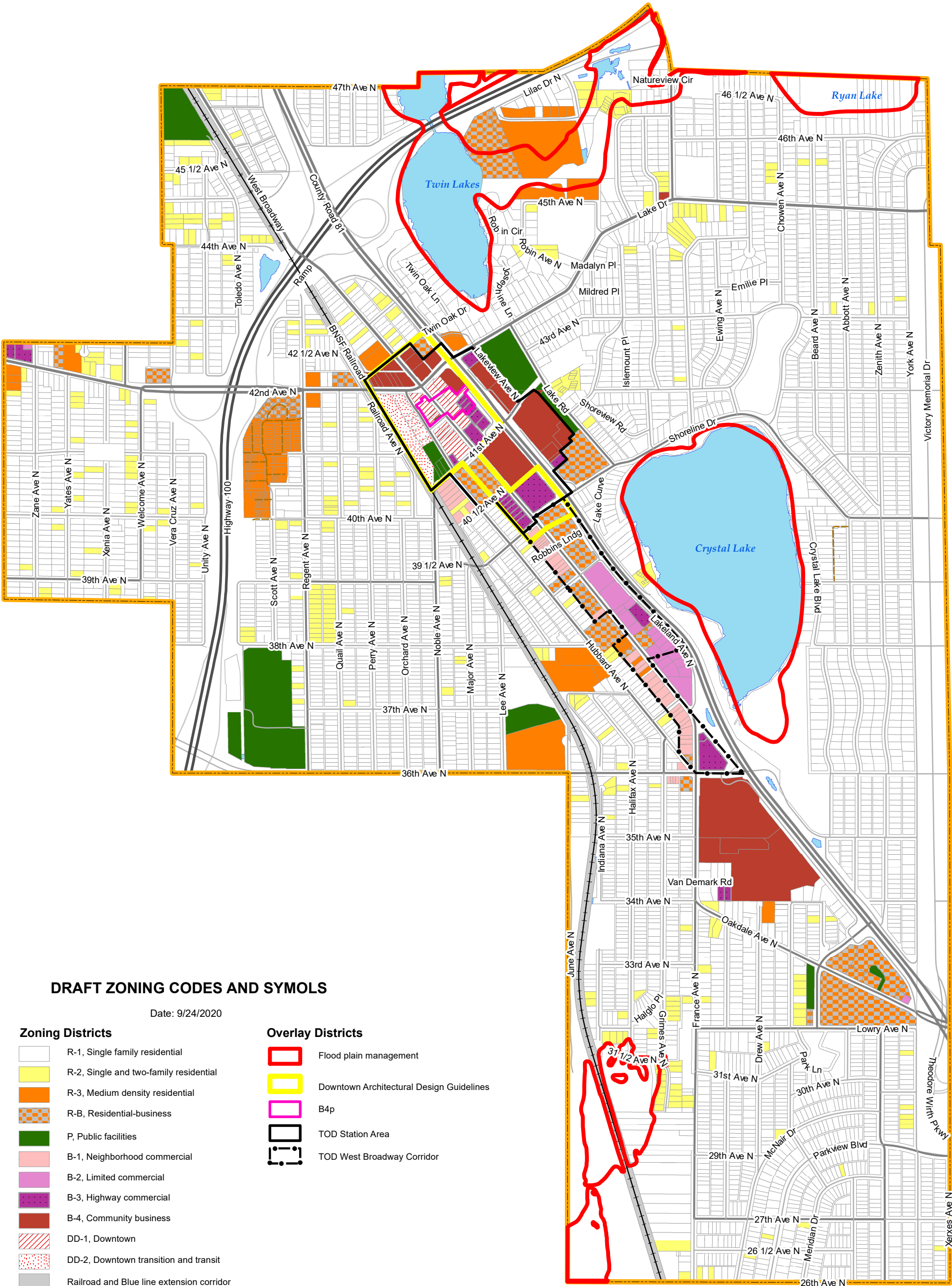
1. Hold the public hearing.
2. Motion to recommend that the City Council approve a staff-driven rezone request for 3400 Oakdale Ave N from R-B (Residential Business) to the P (Public Facilities) District.

Attachments:

1. Attachment A - Survey
2. Attachment B - Zoning Map
3. Attachment C - Public Hearing Notice



City of Robbinsdale



1:11,700



July 31st, 2026

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that there will be three different Public Hearings of the Planning Commission of the City of Robbinsdale, Minnesota in the Council Chambers of the Robbinsdale City Hall, 4100 Lakeview Avenue North, on **Thursday, August 20th, 2026, at 7:00 p.m.** The purpose of the hearings is to consider three interconnected applications regarding the property located at 3400 Oakdale Avenue N:

- **To rezone 3400 Oakdale Avenue N from the R-B Residential Business District to the P Public Facilities District.**
- **A proposed lot split for the property of 3400 Oakdale Ave N.**
- **A Comprehensive Plan Amendment to alter the future land use designation for 3400 Oakdale Ave N from Institutional to Utility/Industrial.**

These planning and zoning changes are being requested and processed in anticipation of a proposed city-owned water tower project at this site.

Any and all persons desiring to be heard shall be given an opportunity at the above stated time and place. Residents seeking further information on the public hearing should contact Assistant Planner Will Bucheger at 763-531-1269 or wbucheger@robbinsdalemn.gov.

INFORMATION SESSION FOR CONSTRUCTION OF NEW WATER TOWER 2

Immediately prior to the official hearings at the Planning Commission as listed above, City staff invite you to attend an informal Information Session to learn more about the Water Tower Project.

This information session will be held in the Sixth Corner at City Hall from 3:30pm to 6:30pm.

Engineering Department staff will be available to explain the details of the proposed work and will have plans to show you what the new Water Tower will look like. **Please note that we are proposing a colored lighting system on the pedestal of the proposed tower as part of the work.**

We also have created a page on the City's website where you can find more information. You can connect to this page at the following URL www.robbinsdalemn.gov/watertower2, or you can scan the QR Code below.

Please contact the Engineering Department at 763-531-1268 for more information.

Thank you,

Will Bucheger
ASSISTANT PLANNER



TO: Planning Commission
PREPARED BY: Will Bucheger, Assistant Planner
DATE: August 20, 2026
RE: Lot split for 3400 Oakdale Ave N

Background:

City staff proposes doing a lot split for the property located at 3400 Oakdale Ave N. Currently, this property is a vacant parcel adjacent to North Memorial Hospital and is designated for the construction of a new municipal water tower to enhance local utility infrastructure. Staff plan to purchase this property from North Memorial Hospital to allow the construction of a new municipal water tower. City staff does not require the complete property for the operation of the water tower and instead desire to split the property for cost efficiency. In addition to the lot split request, staff plans to submit applications for a rezone and a Comprehensive Plan amendment. A map depicting the property lot split is included in Attachment A.

Analysis:

City staff does not require the complete property for the operation of the water tower and instead desire to split the property for cost efficiency. In addition to the lot split request, staff plans to submit applications for a rezone and a Comprehensive Plan amendment. A property survey indicating the lot split is located in (Attachment A) for reference. The newly created lot for the water tower lies on Parcel A with a square footage of 16,793 square feet. This will be compliant with the P (Public Facilities) District. The second lot that will remain under North Memorial Hospital ownership is shown as Parcel B with a square footage of 36,761 square feet. This reduced lot size for Parcel B is compliant with the RB (Residential-Business) District. To address community questions regarding the water tower and broader water system updates, the Engineering Department will host a public house open for residents on August 20th, 2026 prior to the Planning Commission meeting.

PUBLIC HEARING:

Notice of this public hearing was published in the city's official newspaper and posted on the city's bulletin board 10 days prior to this meeting. Mailed notices have also gone out to all properties 350 feet and greater from this address. City staff have received no inquiries from residents at the time of this report.

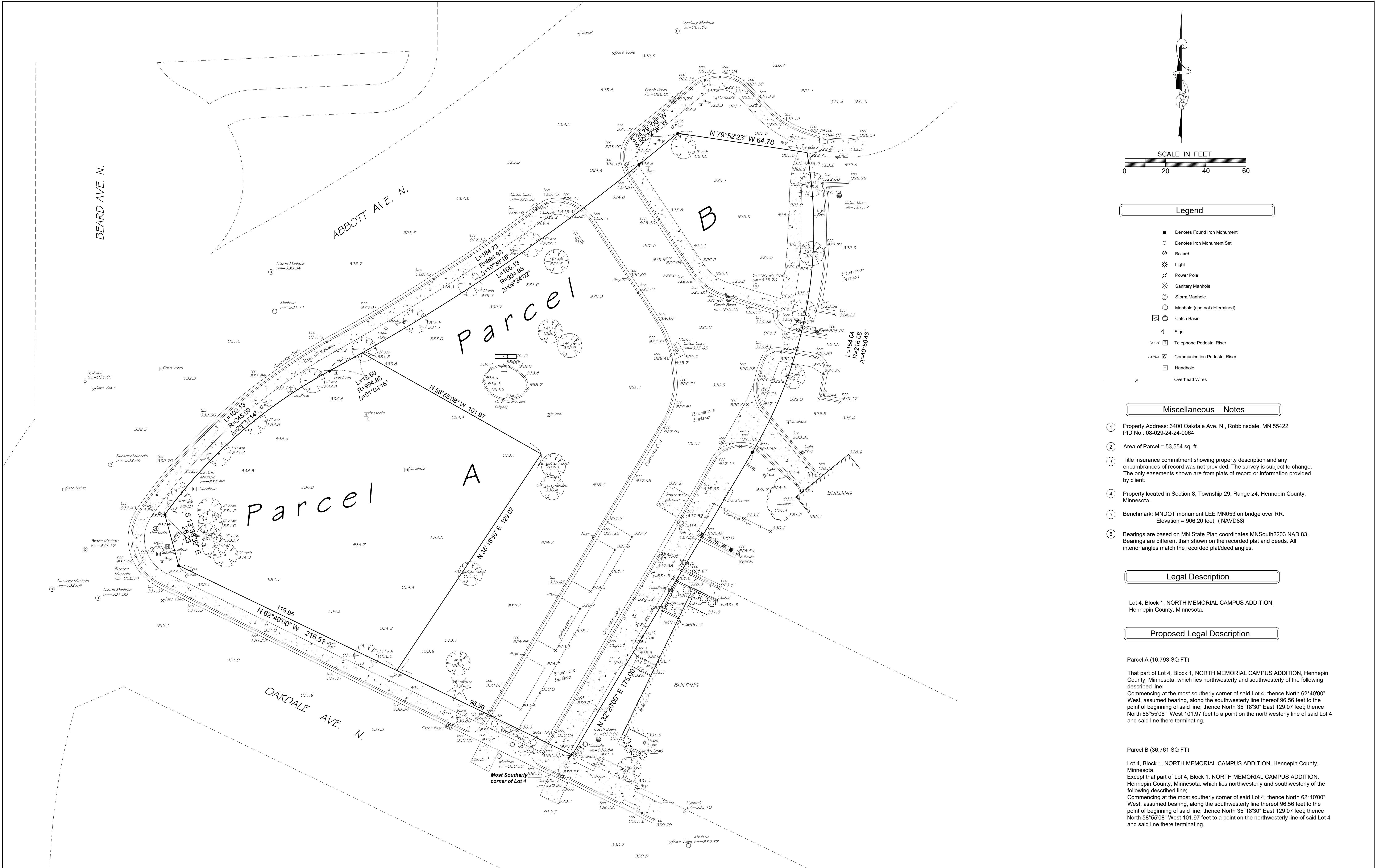
Recommendation:

1. Open the public hearing.
2. Recommend approval of the staff driven lot split application for the property of 3400 Oakdale Ave N.

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1. Attachment A - Survey
2. Attachment B - Public Hearing Notice

F:\survey\north memorial campus addition - hennepin\4 - 1\01 Surveying - 909990\1 CAD\01 Sources\01 Survey Base.dwg



FIELD BY: RP	I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed land Surveyor under the laws of the State of Minnesota. Prepared this 4th day of August 2026.	Revisions:	DEMARC LAND SURVEYING & ENGINEERING 7601 73rd Avenue North Minneapolis, Minnesota 55428 Demarcinc.com	SURVEY PREPARED FOR: CITY OF ROBBINSDALE 4100 Lakeview Ave. N. Robbinsdale, MN 55422	TYPE OF SURVEY ADMINISTRATIVE LOT SPLIT SURVEY	SURVEY OF:: 3400 Oakdale Ave. N. Robbinsdale, MN	PROJECT: 90999A
DRAWN BY: AH							FB No: 1137-44
CHECKED BY:	Signed: Gregory R. Prisch Gregory R. Prisch Registration No. 24992						SHEET NO.
GRP							1 OF 1



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