



EXECUTIVE SUMMARY

Community Development

763-512-2345 / 763-512-2344 (fax)

Golden Valley Planning Commission Meeting

June 23, 2025

Agenda Item

3.A. Planned Unit Development (PUD) Major Amendment for 9000 Plymouth Avenue North

Prepared By

Jacquelyn Kramer, Senior Planner

Summary

Mamie Harvey, on behalf of General Mills, request a Major Amendment to a Planned Unit Development (PUD) at 9000 Plymouth Avenue. The Major Amendment would allow a two-story building addition and associated site improvements on the northeast side of the campus.

Meeting Dates

Neighborhood Meeting: June 16, 2025

Public Hearing: June 23, 2025

Council Action: July 15, 2025

Recommended Action

Motion to recommend approval of the PUD Major Amendment based on the findings in the staff report.

Recommended motion language: "I move to recommend approval of the Major Amendment to the Planned Unit Development at 9100 Plymouth Avenue, based on the findings in the staff report."

Supporting Documents

- Staff Report
- Project Plans



MEMORANDUM

COMMUNITY DEVELOPMENT

Planning Division

763-593-8095 / 763-593-8109 (fax)

Date: June 23, 2025

To: Golden Valley Planning Commission

From: Jacquelyn Kramer, Senior Planner

Subject: Planned Unit Development (PUD) Major Amendment for General Mills James Ford Bell (JFB) Campus (PUD No. 83)

Subject Property

Location: 9000 Plymouth Avenue North

Parcel ID Number: 3011821340004

Applicant/Property Owner: Mamie Harvey, on behalf of General Mills

Site Size: 48.8 acres

Future Land Use: Industrial

Zoning District: I - Industrial

Existing Uses: Manufacturing, warehouse, and research & development

Adjacent Properties: Single family homes to the east and west; open space to the north; Plymouth Avenue and open space to the south

Project Proposal

General Mills originally developed 9000 Plymouth Avenue in 1960 as a food research facility. The parcel north of the JFB campus (9145 Earl Street) is undeveloped open space with walking trails available for public use through an agreement between the City and General Mills.

The applicant proposes construction of Wing 18, a two-story addition to the primary building on the JFB campus. The Wing 18 addition will include two occupied floors and a fan loft to support pilot plant technical services, storage, and associated mechanical and electrical systems. The addition will be used as research and development space with associated supportive uses in a similar manner as the rest of the JFB campus. General Mills does not anticipate more on-site employees as a result of this addition. A below-grade utility tunnel will connect Wing 18 to the existing chiller plant, enhancing overall operational efficiency.

Site improvements will include paving modifications to accommodate fire truck access and a new loading dock for Wing 18, as well as construction of the utility tunnel. Grading and landscaping revisions will be implemented to manage stormwater runoff and to provide visual screening from the surrounding neighborhood.

The project will occur in three phases. The first phase will include site and utility work, and the second phase will provide accessibility and toilet/locker room upgrades on two levels. The first two phases of the project have a completion date of March 2026. The final phase, construction of the Wing 18 addition, is expected to be completed by May 2027.

The Wing 18 addition will utilize the same exterior materials currently in use across the JFB campus, including brick cladding and corrugated metal, ensuring architectural continuity. Landscape modifications on the north side of Wing 18 will align with existing campus landscaping, featuring trees, shrubs, grasses, and stone to create a welcoming and cohesive environment adjacent to the existing north staff entrance. On the east side, new trees will be planted to maintain the City's requirements for tree preservation and preserve the visual buffer along the eastern edge of the property.

Site Image



2018 aerial photo (Hennepin County)

Planning Analysis

The City approved PUD No. 83 when General Mills developed the site, and the PUD has been amended five times since then as the campus has expanded. Now, the applicant seeks approval to amend PUD No. 83 to allow a two-story building addition and related site work on the northeast portion of the campus. PUD amendments may be processed in one of three ways:

1. Administrative Amendments
2. Minor Amendments
3. Major Amendments

This request is considered as Major Amendment due to some of the proposed changes to the site, including the proposed changes to site circulation and removal of some of the existing private road network to accommodate the proposed addition.

In reviewing this application, staff has examined the request in accordance with the standards outlined in Section 113-123 of the Code, which provides the criteria for granting a PUD Major Amendment. The PUD district intent is “to provide an optional method of regulating land use which permits flexibility from the other provisions of the City Code, including flexibility in uses allowed, setbacks, height, parking requirements, number of buildings on a lot, and similar regulations in exchange for public benefit in the form of amenities.”

Approval of a PUD amendment requires the following findings be made by the City:

1. *Quality Site Planning. The PUD plan is tailored to the specific characteristics of the site and achieves a higher quality of site planning and design than generally expected under conventional provisions of this chapter.* The proposed changes include an expanded turning loop for emergency vehicles so that emergency access to the new and existing buildings will be maintained.
2. *Preservation. The PUD plan preserves and protects substantial desirable portions of the site's characteristics, open space and sensitive environmental features including steep slopes, trees, scenic views, creeks, wetlands and open waters.* The addition's location minimizes the impact to trees and landscaping on the site. Additional trees and landscaping will be planted to comply with the City's tree preservation policy and to screen the new addition from neighboring properties. Access to the public trails north of the project site will be maintained throughout construction, and trees in the nature area will not be impacted by construction activities.
3. *Efficient; Effective. The PUD plan includes efficient and effective use (which includes preservation) of the land.* The proposed building plans efficiently increase space for research and development, warehouse, and supportive uses on the site. The new utility tunnel will provide increase operational efficiency of the campus will keeping utility facilities underground.
4. *Consistency. The PUD plan results in development that is compatible with adjacent uses and consistent with the Comprehensive Plan and redevelopment plans and goals.* The addition will contain the same uses as those currently operating on the site, including R&D

and warehouse uses. The project allows the user to continue and expand their business on the site while minimizing impacts to neighboring properties.

5. *General Health. The PUD plan is consistent with preserving and improving the general health, safety and general welfare of the people of the City.* The proposed changes will have no impact on the health, safety, or welfare of the community. The proposed uses are similar to the existing uses on the site and do not generate any nuisances or impacts on neighboring properties. The addition will not result in additional employees on-site. Traffic and parking demand will remain at similar levels as they are today.
6. *Meets Requirements. The PUD plan meets the intent and purpose provisions of Subsection (a) of this section and all other provisions of this section.* The application meets the intent of the PUD district by allowing uses and site design that would otherwise not be achievable through the normal zoning regulations.

Staff finds the application meets all the requirements for PUD Amendments in Section 113-123.

Public Notification

As required by ordinance, a neighborhood notice was published in the local paper of record and mailed to all properties within 500 feet of the site.

Additionally, the Neighborhood Notification Policy requires the applicant to hold a neighborhood meeting. The meeting was held at City Hall on June 16, 2025, and included a remote attendance option via Teams. Attendees included the required City staff member, the two applicant representatives and four members of the public (one remote). The group discussed the former driveway off Boone Avenue and the applicant confirmed there are no plans to reopen this entrance. The applicant also explained the landscaping that would maintain a visual screen between the new addition and the neighboring properties. No one voiced opposition to the project.

At the time of this staff report, staff has received no written comments on the application.

Recommendation

Staff recommends approval of the Major PUD Amendment, subject to the findings in the staff report.

Next Steps

City Council will take action on the application on July 15, 2025.

Staff Contact Information

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