



Planning Commission Work Session
Anoka City Hall Committee Room
Tuesday, October 18, 2016
6:00PM

AGENDA

1. Discussion – Garfield Street Land Use Plan Amendment and Zone Change
2. Discussion – State Street and Highway 10 Land Use Plan Amendment and Zone Change
3. Discussion – 11th Avenue and North Street Land Use Plan Amendment and Zone Change



MEMORANDUM

To: The Planning Commission
From: Stephanie Rouse, Associate Planner
Subject: October 18, 2016 Work Session; Update on City Development Sites
Date: October 14, 2016

Background

The City of Anoka owns two parcels of land adjacent to the Greenhaven Golf Course (Parcels 17 and 20) and a large parcel of land at the northeast corner of 11th Avenue and North Street. The City through the Greens of Anoka Redevelopment Master Plan has determined a need for townhome development and senior housing and has proposed the redevelopment of these sites to fill the void. The City Council in the 2011-2012 fiscal year set a goal to sell city-owned property to reduce the tax exempt property on the tax role.

The City received a signed letter of intent from Lennar to redevelop Parcels 17 and 20 with townhomes. The City received a purchase agreement from Lennar which will be brought to the City Council in November.

We have a signed letter of intent and are finishing the purchase agreement on approximately 2 acres of land along North Street, east of 11th Avenue, to develop a wellness center. The agreement will be brought to the City Council in November

Updates

Garfield Street (Parcel 20)

Parcel 20 is currently designated as Institutional and Park and Recreation on the Land Use Plan Map and R-1 Single Family Residential and RF Rural Farm on the Zoning Map. The Greens of Anoka Redevelopment Plan listed this site as one of six development opportunities. The Short-Term Phasing Plan suggested in-fill development with townhomes or villas. Following the completion of the redevelopment plan, the site was marketed by the City for townhome development understanding the need to amendments to the zoning and land use designation to align with the redevelopment goals.

Staff is proposing R-3 Medium and High Density Residential with a Land Use designation of RM Medium Density Residential to allow for the townhome use. The Comprehensive Plan states Medium Density Residential land uses should have between five and ten units per acre and be located near neighborhood parks, playgrounds and open space. This site meets the criteria.

State Street and Highway 10 (Parcel 17)

The property is currently designated as Institutional on the Land Use Plan Map and R-1 Single Family Residential on the Zoning Map. The Greens of Anoka Redevelopment Plan listed this site as one of six development opportunities. The Short-Term Phasing Plan suggested in-fill development with townhomes or villas. Following the completion of the redevelopment plan, the City marketed the land for townhome

development or senior living facilities understanding the need to amendments to the zoning and land use designation to align with the redevelopment goals.

This site is similar to Parcel 20 and therefore staff is proposing R-3 Medium and High Density Residential zoning with a Land Use designation of RM Medium Density Residential. The site is situated adjacent to permanent public open space and has a proposed unit per acre count within the five to ten units per acre range outline in the Comprehensive Plan.

11th Avenue and North Street

The property is currently designated Medium Density Residential on the Land Use Plan Map and R-3 Medium and High Density Residential on the Zoning Map. The larger 54 acre site will encompass a stormwater retention pond and wetlands, townhome development, City Public Works yard, and the proposed wellness center. A preliminary and final plat are in the planning stage to divide a two acre piece for the wellness center and separate the stormwater pond and wetlands from the townhome development. The City has been marketing the two acre site for commercial development. The townhome development is a permitted use under the current zoning; however the two acre lot proposed for the wellness center would require amendments to designate the land for commercial uses.

Staff is proposing B-1 Highway Business Zoning with a Land Use designation of GC General Commercial. The General Commercial designation is held for areas near major thoroughfares and principal access points of limited access highways, developed in clusters, buffered by medium/high density land uses and not adjacent to low density residential land uses. This site meets the criteria.

Zoning

	11th Avenue and North Street	Garfield Street	State Street and Highway 10
Current Zoning	R-3	R-1 and RF	R-1
Proposed Zoning	B-1	R-3	R-3

Land Use

	11th Avenue and North Street	Garfield Street	State Street and Highway 10
Current Land Use	Medium Density Residential	Institutional and Park/Recreation	Institutional
Proposed Land Use	General Commercial	Medium Density Residential	Medium Density Residential

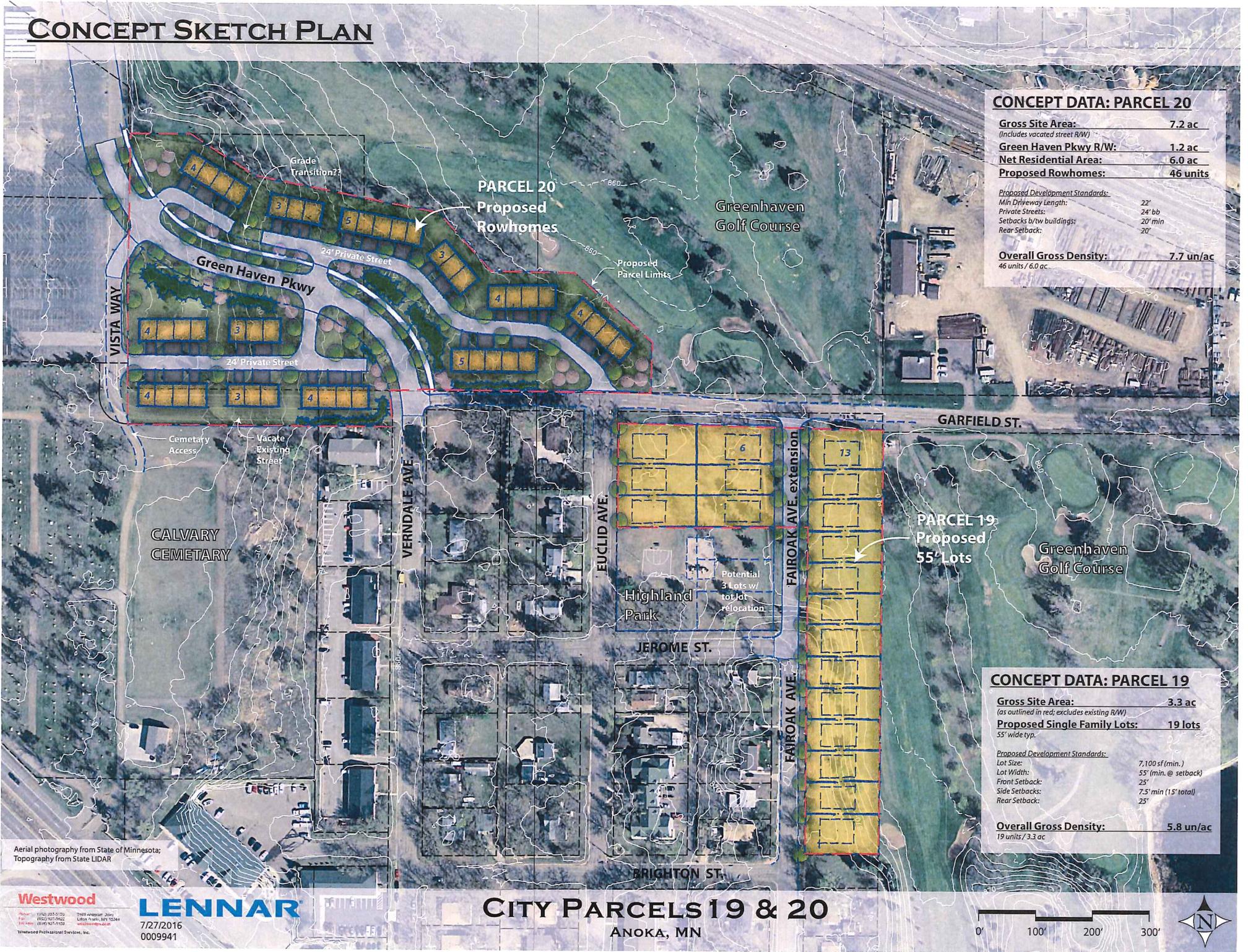
Residential Density

	Garfield Street	State Street and Highway 10
Proposed Units per Acre	7.7	7.0
Proposed Land Use Units per Acre Requirement	5-10	5-10

Attachments

Concept Plans for Sites 17 and 20
 North Street Development Site
 Eastview Concept

CONCEPT SKETCH PLAN



CONCEPT DATA: PARCEL 20

Gross Site Area:	7.2 ac
<i>(Includes vacated street R/W)</i>	
Green Haven Pkwy R/W:	1.2 ac
Net Residential Area:	6.0 ac
Proposed Rowhomes:	46 units
<i>Proposed Development Standards:</i>	
Min Driveway Length:	22'
Private Streets:	24' bb
Setbacks b/w buildings:	20' min
Rear Setback:	20'
Overall Gross Density:	7.7 un/ac
46 units / 6.0 ac	

CONCEPT DATA: PARCEL 19

Gross Site Area:	3.3 ac
<i>(as outlined in red; excludes existing R/W)</i>	
Proposed Single Family Lots:	19 lots
55' wide typ.	
<i>Proposed Development Standards:</i>	
Lot Size:	7,100 sf (min.)
Lot Width:	55' (min. @ setback)
Front Setback:	25'
Side Setbacks:	7.5' min (15' total)
Rear Setback:	25'
Overall Gross Density:	5.8 un/ac
19 units / 3.3 ac	

Aerial photography from State of Minnesota;
Topography from State LIDAR

Westwood
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Westwood Professional Services, Inc.

LENNAR
7/27/2016
0009941

CITY PARCELS 19 & 20
ANOKA, MN



CONCEPT SKETCH PLAN



CONCEPT DATA: PARCEL 17

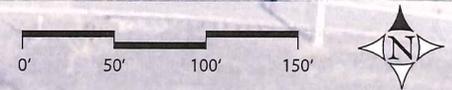
Gross Site Area: <small>(as outlined in red; excludes R/W)</small>	1.0 ac
Proposed Rowhomes:	7 units
<i>Proposed Development Standards:</i>	
Min Driveway Length:	22'
Private Streets:	24' bb
Setback b/tw buildings:	20' min.
Rear Setback:	20'
Overall Gross Density:	7.0 un/ac
<small>7 units / 1.0 ac</small>	

Aerial photography from State of Minnesota;
Topography from State LIDAR

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Westwood Properties, Inc.

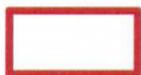
LENNAR
 7/28/2016
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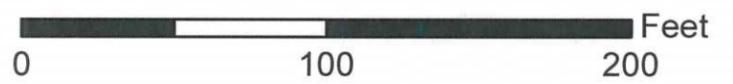
CITY PARCEL 17
 ANOKA, MN

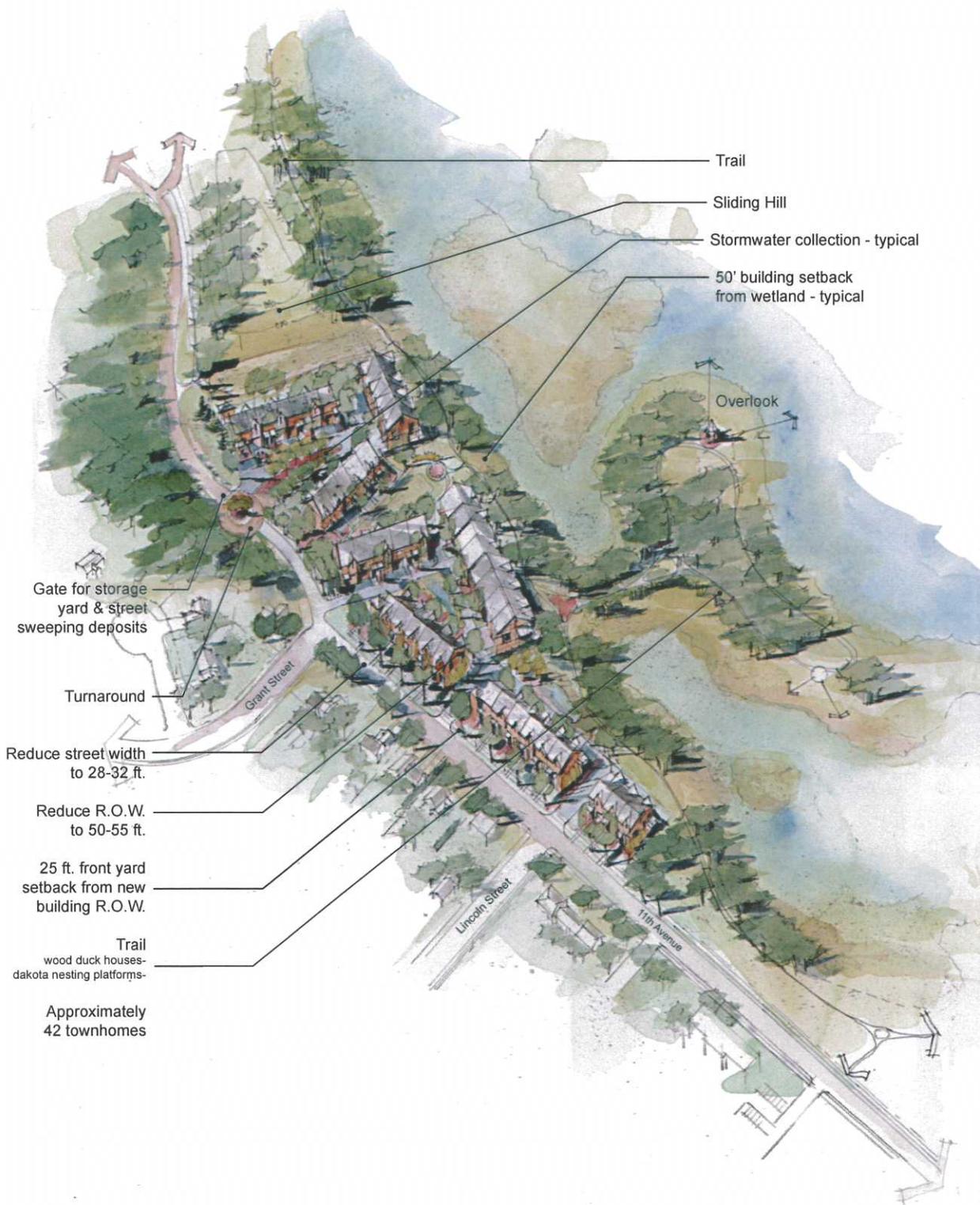


11th Ave & North St. Development Site
Approx. 2.0 Acres



-  Wetland Delineation
-  Commercial Development Site





July 6, 2011

EASTVIEW PROPOSED FRAMEWORK PLAN
Anoka, Minnesota