



**Planning Commission Work Session**  
Anoka City Hall Committee Room  
Tuesday, November 15, 2016  
6:00PM

**AGENDA**

1. Discussion – 7<sup>th</sup> and Buchanan Development Proposal
2. Discussion- Goal Setting for 2017
3. Riverwalk Presentation

## MEMORANDUM

To: The Planning Commission  
From: Stephanie Rouse, Associate Planner  
Subject: 7<sup>th</sup> and Buchanan Development Proposal  
Date: November 10, 2016

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### Background

The land in question is located at 7<sup>th</sup> and Buchanan and is approximately 2.2 acres. The lots are currently zoned TOD-E (Transit Oriented Development- Employee Emphasis). Four of the six lots are currently owned by the City, while the remaining two are owned by the County. The City is currently working with the County to purchase the remaining two lots to create one large parcel to sell for development.

Transit Oriented Developers are designed and intended to encourage a mixture of residential, commercial and civic uses in proximity to the commuter rail station at densities and intensities that support and increase transit use. TOD-E zoning is intended to facilitate the creation of a high employment area in relatively close proximity to the rail station area. Pedestrian connectivity and active streets are emphasized.

Kwik Trip gas station is interested in developing the site as a full service station. In order to allow the use, the City will need to amend the TOD-E zoning district to allow for service station uses. Currently, the district language contains a chart of Permitted Uses, Conditional Uses, and Prohibited Uses. Service Stations are not mentioned within the chart as any of these uses.

A gas station may not seem to fit the TOD-E district, however it provides a valuable accessory use to the park and ride station. Staff suggests an amendment to add service stations as a conditional use in order to provide extra protection and oversight when approving these types of use within the district.



Figure 1 the blue outline is land owned by the County, the green is owned by the City



## 2016 Planning Commission Accomplishments

1. After the December 6<sup>th</sup> meeting, met a total of 21 times, including 11 regular meetings and 10 work sessions.
2. Completed three rezoning and land use plan amendment hearings to redevelop vacant City owned property.
3. Continued to work with the HRA to redevelop sites in the South Central Business District planning area, and rezone properties and updates uses in the planning area consistent with the study.
4. Reviewed and amended various sections of the ordinance including PUD's, Accessory Structures, Home Occupations, Em-1 Prohibited Uses, Fences, and B-1 Permitted Uses.

## 2017 Planning Commission Goals

1. Amend our ordinance to prohibit tax delinquent properties from applying for city approvals.
2. Update the sign code.
3. Update our parking standards.
4. Begin reviewing the comprehensive plan and identifying areas of the plan that will require more significant updates.
5. Review and update the plans for the TOD zoning districts are the transit station, considering landscaping and building design standards and working with other commissions on those updates as needed.

## MEMORANDUM

To: The Planning Commission  
From: Stephanie Rouse, Associate Planner  
Subject: Riverfront Corridor Presentation (28 minutes)  
Date: November 10, 2016

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### Background

The Anoka River Walk presentation was originally given to the Parks Board, Economic Development Commission, and Heritage Preservation Commission at a joint meeting in October 2016. Geoff Martin, ASLA with Kimley Horn presented the concept for the riverfront corridor along Ferry Street. The intent of the presentation is to use it for future comprehensive plan meetings. The presentation highlights include:

- Opening the riverfront and using it to create a gateway to the city
- Expansion of the Walker Building
- Highlighting historic elements: stone house, bridge, amphitheater
- Benton Street redevelopment site overlooking river
- Woodbury house (Mad Hatter restaurant) to remain
- Potential bridge between Penn Point Park and boat landing
- Creation of a looped trail system that will tie into Mississippi River Trail Corridor on Ferry Street
- Terraces for accessing the river and maintaining views
- Creation of a linear park with informational kiosks where the old treatment center is being demolished
- Potential for a walking path along the dam
- Possible docking for showboats/riverboats above dam
- Brief description of funding systems: federal and state grants available for trails