



**PLANNING COMMISSION
REGULAR MEETING
ANOKA CITY HALL
Tuesday, November 1, 2016
7:00 P.M.**

AGENDA

1. Call to Order
2. Approval of Minutes:
 - a. Approval of October 4, 2016 Regular Meeting Minutes
 - b. Approval of October 18, 2016 Work Session Meeting Minutes
3. New Business: None
4. Old Business: None
5. Public Hearings on Applications:
 - a. A-2016-21
Zoning Ordinance Text Amendment
City of Anoka
Chapter 74, Article IX, Division I
Section 74-488 Walls, Fences, and Hedges
 - b. Public Hearings on Applications:
A-2016-27
Zoning Ordinance Text Amendment
City of Anoka
Chapter 74, Article V, Division 3
Section 74-236 B-1 Highway Business District
 - c. A2016-22 Comprehensive Plan Amendment and Rezoning
11th Avenue and North Street
City of Anoka

- d. A2016-25 Comprehensive Plan Amendment and Rezoning
State Street and Highway 10
City of Anoka
 - e. A2016-26 Comprehensive Plan Amendment and Rezoning
Garfield Street
City of Anoka
6. Miscellaneous:
- a. Upcoming Meetings:
 - i. Work Session: Tuesday, November 21, 2016 at 6:00 pm
 - ii. Regular Meeting: Tuesday, December 6, 2016 at 7:00 pm

NOT APPROVED
ANOKA PLANNING COMMISSION
REGULAR MEETING
ANOKA CITY HALL
TUESDAY, OCTOBER 4, 2016
7:00 P.M.

CALL TO ORDER:

The regular meeting of the Anoka Planning Commission was called to order at 7:00 p.m.

ROLL CALL:

Planning Commissioners present: Chair Don Kjonaas, Peter Rech, Karna Brewer, James Cook, and Manley Brahs.

Planning Commissioners absent: Commissioners Herrala and Bonthuis.

Staff present: Associate Planner Rouse and Community Development Director Borglund

APPROVAL OF MINUTES:

- a. Approval of August 2, 2016 Regular Meeting Minutes

MOTION WAS MADE BY COMMISSIONER BREWER, SECONDED BY COMMISSIONER RECH, TO APPROVE THE REGULAR MEETING MINUTES OF AUGUST 2, 2016

5 ayes – 0 nays. Motion carried.

- b. Approval of September 20, 2016 Work Session Minutes

Commissioner Brewer referred to page 19 of the meeting packet, second paragraph under item No. 2, and requested the second sentence state, “She said she would not want to see nice/high-end tobacco and liquor stores ~~from being~~ prohibited.”

MOTION WAS MADE BY COMMISSIONER RECH, SECONDED BY COMMISSIONER BREWER, TO APPROVE THE WORK SESSION MINUTES OF SEPTEMBER 20, 2016

5 ayes – 0 nays. Motion carried.

NEW BUSINESS:

- a. **Variance Extension Request for Paige Swanson at 840 River Lane**

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Associate Planner Rouse reported the applicant, Paige Swanson, received a variance to exceed the maximum 1,200 square feet in total area of accessory buildings permitted for property located at 840 River Lane. The approved variance allows up to 1,440 square feet of accessory buildings. The applicant received a second variance to reduce the 100-foot front yard setback. The approved variance limits the total square footage to 2,473 square feet with a minimum distance of 53 feet to the Ordinary High Water Line (OWHL). This variance will expire if the applicant fails to initiate construction within one year from the date of its authorization. The applicant was granted a one-year extension on September 21, 2015 for the Accessory Building variance.

Associate Planner Rouse reported the applicant submitted a written request on September 16, 2016 for an extension of the Front Yard Setback Variance (approved September 21, 2015) and a second extension of the Accessory Building Variance (approved September 22, 2014).

Commissioner Brewer inquired what the reasons were for the extension request. Associate Planner Rouse responded an email stated circumstances had changed, but no specifics were provided.

Chair Kjonaas asked if it could be limited to just one more year and if the variance goes with the property if it were sold. Associate Planner Rouse confirmed the variance does go with the property, but is tied to setback requirements. A new owner could do a slightly different shaped house, as long as it still meets the zoning code or reduced requirements that were approved.

The applicant advised the Planning Commission her name has changed to Paige Carlson since she was married 15 months ago. She explained they were going to obtain a neighboring property and live there until the new house was built on the property associated with this application, but that has changed. They just purchased another property they plan to move into in the spring, and then they will begin construction at 840 River Lane. They did put a new roof on the home and stained it to make it more attractive.

Commissioner Rech inquired when the constructions will begin. Mrs. Carlson stated she is unsure and may be back next year requesting another variance extension.

Chair Kjonaas asked if the garage will be built at the same time as the house. Mrs. Carlson stated the variances go together and the structures will be built together.

Commissioner Brewer commented there is nothing in the City ordinance that limits how many times an extension can be granted and it is up to the Planning Commission make that determination. The original reason for getting this application approved quickly was so the applicant could get some reinforcement work done on the riverbank to avoid more restrictions from the DNR. It is hard to see any improvement on the property. If the applicant can demonstrate they are serious about improving the property, she would support approving the

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variance extension.

Commissioner Brahs commented the evidence that the applicant intends to follow through on their plans is the fact that they bought another house in the area in order to supervise the project. There are no changes to the original application and he supports the variance extension.

Commissioner Rech commented he supports the variance extension, but would like to see some evidence of moving forward with the project. He expressed concern with the project taking a long time.

Mrs. Carlson advised she hopes to start renovation on the temporary house on November 1, 2016 and it should take six to eight months to complete. She will then move into that house. At that time, she plans to move forward with construction on the property at 840 River Lane, but has been told that it will take at least a year to build.

Mrs. Carlson further explained the original plan that was submitted two years ago included joining two properties and removing a tennis court. The plan now is to only have the original property. The variance was needed because they wanted to shift the house ten feet off of the original footprint due to challenges with the placement of their neighbor's sauna structure.

Chair Kjonaas stated there is no guarantee on the timeline or site plan with the new home. He supports the variance extension for one year. If the applicant requires another extension, he suggested requiring the applicant to reapply so that the Planning Commission could see a current site plan and blue print of what will finally be built.

Community Development Director Borglund commented the approved variance is tied to a specific site plan that the applicant needs to abide by. Chair Kjonaas pointed out there has already been a change to the original plan because the applicant is no longer combining two lots.

Mrs. Carlson explained the original site plan that was submitted did not include anything on the secondary lot that is now not included in the current plan.

Associate Planner Rouse pointed out that the current site plan does not include exact dimensions. It could vary a few feet, but any significant changes would need to come back for approval.

Chair Kjonaas commented he will not approve another extension unless there is proof of progress being made on the site.

MOTION WAS MADE BY COMMISSIONER BRAHS, SECONDED BY COMMISSIONER BREWER, TO APPROVE A VARIANCE EXTENSION FOR PAIGE SWANSON LOCATED AT 840 RIVER LANE, ONLY FOR ONE YEAR, WITH THE FOLLOWING CONDITIONS:

1. The applicant shall show proof of progress if another variance extension is requested.
2. The site plan shall remain consistent with the original variance approved.

Chair Kjonaas commented this variance has never been a comfortable item. He understands the applicant's desire and the unique property, but the Planning Commission has an obligation to the river setback.

5 ayes - 0 nays. Motion carried.

Chair Kjonaas commented it would have been helpful for the Planning Commission to have the site plan in their packets. He also suggested it be required that the applicant get the extension request in and before the Planning Commission before it expires.

Associate Planner Rouse stated a text amendment would be needed and staff will look into it.

OLD BUSINESS:

None.

PUBLIC HEARINGS ON NEW APPLICATIONS:

a. A2016-18, Zoning Map Amendment/Rezoning and Variance, Krelando Ristani, 2520 North Ferry Street

Community Development Director Borglund reported the applicant Krelando Ristani has requested a rezoning of the subject property from B6 Neighborhood Commercial Business to B-1 Highway Business to allow a used automobile sales business on the property. The property is a former gas station that is currently not in operation.

Community Development Director Borglund reported the B-1 zoning district permits the establishment of service and limited retail businesses that are motorist related. The zoning classification change would allow the applicant to pursue a CUP for the property and existing building for a used automobile sales business. The B6 zoning district generally allows for low intensity retail stores, offices and personal service establishments patronized by residents on the neighborhood areas.

Community Development Director Borglund reported the applicant is also requesting a variance on the required lot size for a used automobile sales lot from 1.5 acre required minimum to .51 acres or 22,215 square feet in the B-1 zoning district if the rezoning request is approved.

Commissioner Brewer commented the area is mostly neighborhood business already. If this was approved, it would constitute spot zoning.

Commissioner Brahs stated the reason it was zoned to B6 is because it is all residential in that area.

Commissioner Brewer stated the buildings to the north look like homes, but were converted to businesses.

Community Development Director Borglund pointed out the car lot to the north is grandfathered and nonconforming. If it were to close, it would have to convert to a more conforming use.

Commissioner Brewer stated the applicant was ambitious in requesting approval, but it is not allowed in two of the areas they are requesting changes made. There is plenty of documentation to support denial of this application.

Chair Kjonaas opened the public hearing at 7:50 p.m.

Chair Kjonaas closed the public hearing at 7:51 p.m.

MOTION WAS MADE BY COMMISSIONER BREWER, SECONDED BY COMMISSIONER BRAHS, TO DENY APPLICATION A2016-18, ZONING MAP AMENDMENT/REZONING, KRELANDO RISTANI, 2520 NORTH FERRY STREET.

5 ayes - 0 nays. Motion carried.

MOTION MADE BY COMMISSIONER RECH, SECONDED BY COMMISSIONER COOK, TO DENY APPLICATION A2016-18, VARIANCE, KRELANDO RISTANI, 2520 NORTH FERRY STREET.

5 ayes - 0 nays. Motion carried.

b. A2016-19, Variance, Mike and Heidi Wolff, 3401 Quarry Avenue

Community Development Director Borglund reported the applicants Mike and Heidi Wolff are requesting a variance to allow construction of a six-foot tall wooden privacy fence in the front, rear, and side yard area on the subject property located at 3401 Quarry Street. The property is zoned R-1 Single Family Residential. A variance is being requested because the current zoning regulations limit the height of any fence in the required front yard to be four feet.

Community Development Director Borglund reported the property is on a corner lot and the house faces Quarry Avenue to the east and is bordered by an existing single family home to the north. George Enloe Park is to the west of the property and McKinley Street is to the south. For

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zoning purposes, the south and west sides of the lot are considered front yards because they abut road right-of-way.

Community Development Director Borglund reported the applicant plans to construct a six-foot fence enclosing the rear yard area including the southern lot line fronting on McKinley Street and along the western property line bordering the existing City Park in order to screen the view of traffic, provide privacy for the rear yard, and cut down on pedestrians trespassing from the City park into their yard to retrieve basketballs.

Community Development Director Borglund advised the applicant has constructed a six-foot fence up to the area that would require a variance for a six-foot fence. They are pursuing this request so that the entire fence around the entire back yard would be a six-foot fence.

Commissioner Brewer inquired why the construction of the six-foot fence has stopped. Community Development Director Borglund stated the applicant was aware of the process and decided to pursue a variance for the remainder of the fence to see if they could have it be six feet in height. They did have a permit to begin the original construction.

Commissioner Brahs inquired if the applicant was open to the idea of having a six-foot fence along western property line and a four-foot fence along McKinley. Community Development Director Borglund stated it was discussed with the applicant.

Commissioner Brewer inquired if the applicant could put a six-foot fence along McKinley parallel to their house. Community Development Director Borglund responded they could, but they could not extend it into the required front yard.

Community Development Director advised he spoke with the Park Board and was told there could be changes with the park that would possibly remove the play equipment and reconfigure the area. The four-foot requirement has to do with community policing and is consistent throughout the neighborhood.

Commissioner Brahs commented a six-foot fence along McKinley would look out of place.

Chair Kjonaas opened the public hearing at 8:05 p.m.

Mrs. Heidi Wolff, 3401 Quarry Avenue, stated they have lived in the home for three years. They have resided the house, replaced the windows, deck, and landscaping. The invasion of the public traffic was not known until after they purchased the home and that is why they need to put up a fence. They are requesting a six-foot fence for consistency with the rest of the fence, to keep stray basketballs and children retrieving them out of their yard, and for privacy due to the amount of traffic that goes by their property. The property is unique due to the amount of traffic that goes by and the park that is right next to their property.

Mrs. Wolff commented she understands she is allowed to plant a row of 10 to 12-foot arborvitae trees, but not a six-foot fence. In her opinion, a fence looks cleaner and less obtrusive than a wall of potentially untrimmed trees.

Commissioner Brahs commented the trees would not look like a wall and they could put up a fence by their deck for privacy. Mrs. Wolff stated if the fence was put off of the deck, it would cut into their yard space and privacy is only one aspect of the need for the fence. It is still a real possibility if a basketball goes into her yard, someone could still jump a four-foot fence to enter her yard to retrieve it. There is also a bus stop there and she has had students jumping on the egress window cover.

Commissioner Brewer inquired if the applicant would still go ahead with a fence if it was a four-foot fence. Mrs. Wolff responded they would still pursue a fence because they want to have a clear, defined boundary of their property.

Mr. Tom Loeffler, 9750 93rd Avenue, Maple Grove, stated he is a general contractor and he decided to put all the posts in at six feet and cut them down to four feet if the variance was not granted. It was done due to timing and convenience and not because they assumed they were going to be granted the variance.

Chair Kjonaas closed the public hearing at 8:18 p.m.

Commissioner Brewer stated this is a tough application because it is a corner lot. This property is unique because it has three sides that are open and right across the street is a house on the corner that has a six-foot fence that is similar to what is being requested.

Commissioner Rech inquired how long the four-foot high front yard fence rule has been around. The option of having the fence be six feet across the western lot and then four feet along McKinley seems to be a good compromise. Community Development Director Borglund said there was a denial for a higher fence in this area on another property in 2007.

Chair Kjonaas stated he agrees with Commissioner Rech and since the park may be reconfigured, there is an opportunity for the Planning Commission to contact the Park Department tell them they should not have to violate their ordinances to protect homeowners from park equipment. Also, the applicant should be involved in redesigning the park so that it does not violate their property.

MOTION WAS MADE BY COMMISSIONER COOK, SECONDED BY COMMISSIONER BREWER, TO ALLOW FOR A SIX-FOOT FENCE ACROSS THE ENTIRE WESTERN LOT LINE BACKING UP TO THE PARK AND A FOUR-FOOT FENCE ALONG MCKINLEY AND TO APPROVE APPLICATION A2016-19

VARIANCE, MIKE AND HEIDI WOLFF, 3401 QUARRY AVENUE WITH CONDITIONS, BASED ON THE FOLLOWING FINDINGS OF FACT:

1. The proposed request does not satisfy the three elements of practical difficulty.
2. The site has no unique physical characteristics that would cause the applicant to no be able to install the fence as required by the ordinance.
3. The fence being constructed at six feet in the required front yard would be out of character with the neighborhood.
4. The six-foot fence is blocking a public playground, as opposed to being another residential area which is unusual.

5 ayes - 0 nays. Motion carried.

Community Development Director Borglund advised this will go before the City Council on October 17, 2016.

c. A2016-20, Zoning Text Amendment, City of Anoka, Chapter 74, Article V, Division 1, Section 54-265 Main Street Mixed Use District (MS)

Community Development Director Borglund reported the City of Anoka is proposing a Zoning Text Amendment to Chapter 74, Article V, Division 1, Section 74-265 Main Street Mixed Use District (MS) addressing uses in the historic downtown core. Recent discussion has been centered around prohibiting uses in the downtown area that can take away from the area's character and charm creating adverse impacts on the business climate and the perception of those who visit Anoka. Staff has reviewed the current uses allowed and prohibited in the MS Main Street Mixed Use District Sub District EM-1 Historic Downtown Core and proposed the following amendment(s) be made to the MS EM-1 Zoning District:

Proposed to be added as a permitted use:

- Attorneys

Proposed to become a prohibited use:

- Tobacco Shops (currently allowed)
- Any commercial use selling drug paraphernalia
- Medical or recreational marijuana dispensaries
- Tattoo shops
- Body piercing shops
- Pawn shops

Commissioner Brewer inquired if a primary use was allowed and a secondary use was not allowed, would this still apply. Community Development Director Borglund stated some legal interpretation could be followed up with the City Attorney.

Commissioner Rech asked if it would be a problem if a hair salon does ear piercing. Community Development Director Borglund stated a definition would need to be added to define body piercing. Chair Kjonaas pointed out body piercing requires a license and would be denied.

Community Development Director Borglund reported these uses have been discussed with ABLA and the City Council. It is still unknown as to how the use of medical or recreational dispensaries will be addressed in Minnesota, but it could not be established in this part of the City of Anoka.

Community Development Director Borglund referred to page 65 of the staff report, and pointed out that photo pick-up stations were also going to be eliminated from permitted uses.

Community Development Director Borglund stated staff is recommending the proposed Zoning Ordinance Text Amendment and any additional changes as discussed, and recommends approval to the City Council.

Chair Kjonaas referred to page 68 of the staff report, No. 2, and inquired what a beverage distribution station was. He advised it may need to be taken out or defined before it goes before the Council. Community Development Director Borglund stated he is still unsure. Commissioner Cook advised there used to be a bottling plant in the area.

Chair Kjonaas opened the public hearing at 8:40 p.m.

Chair Kjonaas closed the public hearing at 8:41 p.m.

MOTION BY COMMISSIONER BREWER, SECONDED BY COMMISSIONER BRAHS, TO RECOMMEND APPROVAL OF A2016-20, ZONING TEXT AMENDMENT, CITY OF ANOKA, CHAPTER 74, ARTICLE V, DIVISION 1, SECTION 54-265, MAIN STREET MIXED USE DISTRICT (MS), WITH THE DELETION OF DISTRIBUTION STATION FOR BEVERAGES UNDER PROHIBITED USES.

5 ayes - 0 nays. Motion carried.

MISCELLANEOUS:

Next work session will be Tuesday, October 18 at 6:00 p.m.

Next regular meeting will be Tuesday, November 1, 2016 at 7:00 p.m.

The Planning Commission welcomed Associate Planner Rouse and thanked Community Development Director Borglund for helping out.

ADJOURNMENT:

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MOTION WAS MADE BY COMMISSIONER BREWER, SECONDED BY COMMISSIONER RECH, TO ADJOURN THE MEETING.

5 ayes – 0 nays. Motion carried.

Time of adjournment: 8:43 p.m.

Submitted by Stephanie Rouse, Associate Planner



**PLANNING COMMISSION
WORK SESSION
ANOKA CITY HALL COMMITTEE ROOM
Tuesday, October 18, 2016
6:00 P.M.**

CALL TO ORDER:

The Work Session of the Anoka Planning Commission was called to order at 5:58 p.m.

ROLL CALL:

Commissioners present:

Chair Don Kjonaas, Borgie Bonthuis, Manley Brahs, Karna Brewer, James Cook, Peter Rech

Commissioners absent: Sandy Herrala

Staff present:

Stephanie Rouse, Associate Planner

DISCUSSION ITEMS:

1. Discussion – 11th Avenue and North Street Land Use Plan Amendment and Zone Change

Associate Planner Rouse introduced the three land use plan amendments and zone change proposals. She explained there were letters of intent and purchase agreements on each parcel and some were under review for the purchase agreement. She referenced the table on page three of the meeting packet and identified the necessary land use plan amendments and zone changes for each parcel to allow for the proposed uses.

Associate Planner Rouse discussed the history of the parcels. She mentioned the Greens of Anoka Redevelopment Master Plan identified a need for townhome development and senior housing and that these sites were identified as potential locations to fill the void. She explained the city was marketing the lots on Garfield Street and State Street for townhome development and the 11th Avenue site for commercial use.

Commissioner Brewer raised the question of spot zoning on the 11th Avenue and North Street property. Associate Planner Rouse advised the land in Coon Rapids to the east of the property is commercial use, to the south beyond the highway is industrial use, to the east is

medium density residential, and the land to the north is undevelopable because of the wetland. The proposed commercial use will extend the existing commercial designation east of the site and the wetland area will provide a buffer as it cannot be developed.

Commissioner Brewer commented that staff is not equipped to advise on how disturbing land will affect the water table. She brought up a case study done by the Metropolitan Council in which development had effectively dried up the water in the wetland to the point the wetland no longer existed. She worried the City is encroaching on the wetlands slowly with each development creating negative effects and without knowing how much parking or what the exact use is there is no way to know the effect.

Commissioner Bonthuis stated the area of the wetland is so large the development should not have a great effect on it. Commissioner Rech stated the DNR would have given input into the blue line (required wetland setback boundary) on the map on page six of the meeting packet and it should suffice to protect the wetland. The question was raised as to what the boundary line meant. Commissioner Brahs stated the project runoff of the built out site could actually help the wetland.

Commissioner Brahs agreed that selling the property to put it back on the tax role with caution is a good idea.

Commissioner Rech stated the site must be suitable to build because the developer has a purchase agreement and likely completed their due diligence with testing the soils for development of the land.

Commissioner Bonthuis said the project will improve conditions because it plans to take the runoff from the existing neighborhood to the west.

Commissioner Brahs asked what Eastview was, referring to page seven of the meeting packet. Associate Planner Rouse stated it was a concept plan done by the City a few years ago to identify what they would like to see at the location just north of the proposed commercial site along 11th Avenue.

Chair Kjonaas said this would be a good time to learn from our mistakes from the Riverspointe townhome project. He stated the City should not allow short driveways and should pay attention to snow and parking issues. He said there is not enough parking at Riverspointe for overnight guest and these types of issues to be conveyed to the developers of the upcoming townhome projects. Additionally, the snow storage creates visibility and ice issues when it melts. There needs to be ample space for garbage trucks to turn around because it is a mess at Riverspointe.

Commissioner Rech stated the commission will see the plans and be able to comment when the site plan approval comes in and the developers will work with staff on the design before submitting.

Commissioner Brahs stated the development on the west side of 11th Avenue has long driveways and black topped areas for shared parking.

Commissioner Brewer stated we need to be talking to the people living in the townhome developments. She mentioned it is a good thing Commissioner Rech and Chair Kjonaas live in Riverspointe and can provide valuable feedback. She stated the interior roads in the townhome developments need to be up to city standards since they will be the city's responsibility. It was stated the townhome association is responsible for the maintenance of the interior roads.

The question of whether Coon Rapids had issues or concerns with the wetland and drainage to it when they approved the car dealership development arose. Discussion on the types of development on the Coon Rapids side of the wetlands arose.

Commissioner Rech hoped the DNR had a handle on the wetlands and keeps an eye on them. Commissioner Brewer brought up the land swap program where a developer can fill a portion of one wetland as long as another wetland is protected. Chair Kjonaas stated it is a two to one deal where if ten acres are filled, twenty acres need to be protected elsewhere. Commissioner Brewer made the observation the wetland at 11th Avenue looked very dry on the aerial map. Commissioner Rech stated it may look that way but was likely very wet. Commissioner Cook stated the area used to be a dump.

2. Discussion – State Street and Highway 10 Land Use Plan Amendment and Zone Change and Garfield Street Land Use Plan Amendment and Zone Change

Commissioner Bonthuis stated she did not like the 55 foot lot widths. Chair Kjonaas stated these proposals will also have problems with garbage and snow plows.

Commissioner Brahs stated Parcel 17 is a nice area and should sell very well. Commissioner Rech stated it was close to Highway 10, but it was mentioned there would be trees to buffer the townhomes and there was a large elevation change down to the highway.

Chair Kjonaas asked what the golf course thought about the proposal. He said the manager of the course should be allowed to provide input and that members should be informed so they can give input and attend the meetings. He mentioned the previous proposals involved changing the fairways and greens. Commissioner Brahs observed the Parcel 17 site plan would not change the golf course. He stated Parcel 20 would not change the course either, but golf balls would likely land in the townhome yards.

Chair Kjonaas stated the commission would judge the screening when the site plan came in. He stated Greenhaven Parkway would extend to Thurston and changes would be made on Fair oak. Greenhaven Parkway would connect to Highway 10. Commissioner Cook did not want to lose the connection to the north. It was mentioned the Anoka Solutions plan should be kept at the forefront of decision making because it was a good plan. Associate Planner Rouse mentioned the roads through the neighborhood to the south were not yet defined and could change.

There was discussion concerning the addition at the Vista Outdoors site. It was mentioned that the semis parked along the east property line were going to be removed once the addition was done. Commissioner Cook stated the semis were not there earlier that day.

Commissioner Brewer stated developers were only looking at a portion of the whole concept and the City needs to be able to say where the roads are so the developers fit our plan, not the other way around.

Commissioner Brahs mentioned Parcel 17 and the parkway ran along the fairway north of Highway 10 and seemed close to the townhomes.

Commissioner Brahs stated the rentals could cause lots not to be bought because of their current condition. Commissioner Brewer stated some people may renovate the rentals if new construction goes up across the street. Chair Kjonaas stated that was not always the case.

Commissioner Brahs stated the City ran into rental problems years ago with people buying up homes and turning them into rentals, but the rental license program has been a real help. Commissioner Rech mentioned that Lennar decided to buy and build anyways and the City should not be afraid of the rental situation. It was mentioned that someone might come in to buy up all the rental lots.

Associate Planner Rouse asked for a general opinion from the commission on the three proposed zone change and land use plan amendments. All commissioners were amenable to the proposals. Commissioner Brewer asked staff to follow up with the DNR on the 11th Avenue project.

Associate Planner Rouse mentioned the other two items they would be seeing on the November 1st Planning Commission meeting agenda were the fence text amendment for allowable materials and a new text amendment for the B-1 zoning district. She stated as staff looked at the B-1 district for the proposed wellness center use, the code did not have it listed other than in the Main Street Mixed Use district because that section was amended in recent years. When the code was written wellness centers did not exist. The question arose as to what a wellness center was. Associate Planner Rouse advised a wellness center included

specialties such as chiropractic, acupuncture, and general practice combined.

Commissioner Brahs asked if staff had determined what a Soda Distribution Center was as was discussed at the October 4th meeting. Associate Planner Rouse stated Carolyn thought it was a prohibited use from the time when there was a bottling and soda making warehouse in the downtown area.

Chair Kjonaas advised the commission the Carlson variance case was withdrawn. Associate Planner Rouse confirmed stating the applicant sent an email to withdraw the variance extension because she did think she would have the construction started a year from now. Associate Planner Rouse stated staff was determining how the case needed to be voided and stated it may come before the Planning Commission or go straight to the City Council. Chair Kjonaas hoped the case would come before the Planning Commission.

With no further discussion the meeting was called to a close.

Time of adjournment 6:50 p.m.
Submitted by: Stephanie Rouse, Associate Planner

STAFF REPORT



Application A2016-21
Zoning Ordinance Amendment
Chapter 74, Article IX, Division 1
Section 74-488 Walls, Fences, and Hedges

BACKGROUND

Fence permits are common applications for the City of Anoka. City Code does not address fence materials allowed by the City; however two most common materials used by applicants are chain link and wood. Currently, the only material discussion is Section 74-488 (h) and states “Cloth or canvas fences shall not be allowed. Barbed wire is not allowed in any residential district but may be installed in commercial or industrial districts...”

The lack of direction within the Code has created interpretation issues for Staff and has allowed unattractive fence materials to be used. Fences constructed in this manner have created an eye sore for neighboring properties. The Code attempts to protect neighboring properties by requiring the fence material (chain link, lumber, pickets, etc.) to be placed on the side of the fence facing adjacent property. This places the finished side of the fence towards the adjacent property owner.

This summer, Staff processed a code enforcement complaint from neighboring property owners concerned about the substandard materials used to construct the fence. Amending the ordinance would provide clear rules for Staff to pursue this and future complaints.

The Planning Commission discussed fence materials at the September 20, 2016 work session meeting, and recommended that staff bring forward proposed amendments to the zoning ordinance regarding allowable fencing materials.

PROPOSED AMENDMENT

The proposed ordinance language is as follows:

Section 74-488. Walls, fences, and hedges.

(a) A fence is defined, for the purpose of this section, as any partition, structure, wall, or gate erected as a divider marker, barrier or enclosure and located along the boundary, or within the required yard. For the purpose of this section, a fence shall not include naturally growing shrubs, trees or other foliage.

(b) No fence shall be erected or substantially altered in the city without securing a permit from the ~~building inspector~~ code compliance official. All such permits shall be issued upon a written application which shall set forth the type of fence to be constructed, the material to be used, height, and exact location of the fence. A fee as determined by the City Council shall be paid with each application.

(c) Fences, when constructed to enclose any lot or tract of land, shall be located in such a way that the entire fence shall be on the property of the owner. Posts and framework shall be placed within the property lines of the owner and the actual fencing material, such as chain link, lumber, pickets, etc., shall be placed on the side of the fence which faces the street or adjacent property.

(d) No fence shall be allowed or constructed on street rights-of-way. Fences may, by permit, be placed on public utility easements so long as the structures do not interfere in any way with existing underground or over ground utilities. The City or any utility company have authority to use such easements, shall be not be liable for repair or replacement of such fences in the event they are moved, damaged or destroyed by virtue of the lawful use of such easement.

(e) In single and two-family residential districts, no fence may exceed four feet in height above the ground level, in front of the front line of the residential structure, along any street or highway right-of-way, or in the front yard as defined by this chapter. In these two districts, fences along the side lines to the rear line, including rear lines abutting street or highway right-of-way, may not exceed six feet in height above the ground level.

(f) The required front yard of a corner lot shall not contain any fence which may cause danger to traffic on a street or public road, by obscuring driver's view. On corner lots, no fence shall be permitted within the intersection sight distance triangle.

(g) Off-street parking and loading zones and landscaped areas for nonresidential and for multiple-family residential development adjoining one- or two-family residence districts shall be screened by a minimum of six-foot high fence and/or a planting buffer screen. Plans of such screen or fence shall be submitted for approval as part of the site plan review by the Planning Commission and the City Council. Such plans shall be part of the application for a building permit and such fence or landscaping shall be installed as part of the initial construction and be maintained in a sightly condition, compatible with the surrounding area.

(h) Every fence shall be constructed in a workmanlike manner and of substantial material reasonably suited to the purpose for which the fence is to be used. ~~Cloth or canvas fences shall not be allowed.~~ Barbed wire is not allowed in any residence district but may be installed in commercial or industrial districts with approval by the ~~building inspector~~ code compliance official.

(1) Fence Materials. The following fence materials are allowed in all zoning districts unless otherwise stated in this chapter.

- a. Treated wood, cedar, or redwood;
- b. Composite or Simulated wood;
- c. Decorative brick or stone;
- d. Wrought iron or aluminum designed to simulate wrought-iron;
- e. Coated or non-coated chain link;

f. Split rail

g. Other materials or fence types as approved by the city.

(i) Every fence shall be maintained in a condition of good repair and shall not be allowed to become and remain in a condition which would constitute a public nuisance or a dangerous condition. The ~~building inspector~~ code compliance official is authorized to notify the owner or owners of the condition and allow owner or owners 60 days in which to repair or demolish the fence.

(j) Fences shall be constructed in conformity with the wind, stress, foundation, structural and other requirements of the state building code when applicable

RECOMMENDATION

Staff recommends that you review the proposed ordinance amendment, propose and discuss any additional changes, and recommend approval of the proposed ordinance amendment to the City Council.

COMMISSION ACTION

- The Commission may recommend approval of proposed ordinance as presented.
- The Commission may recommend approval of proposed ordinance with changes.
- The Commission may recommend denial of the proposed ordinance.
- The Commission may postpone the item in order to receive additional information.

Stephanie Rouse
Associate Planner



STAFF REPORT



Application A2016-27
Zoning Ordinance Amendment
Chapter 74, Article V, Division 3
Section 74-236 B-1 Highway Business District

BACKGROUND

When the original zoning code was written, the concept of wellness centers was not developed. Today, wellness centers are common business types that offer a range of services in one location. Types of services within a wellness center can include chiropractic, acupuncture, massage therapy, and medical services.

The B-1 Highway Business District allows as permitted uses: medical and dental offices or clinics and health, athletic, or fitness clubs. Both are a portion of what a wellness center would include, however neither fully covers the business type. Wellness center has been added as a permitted use through recent zoning text amendments to the B-6, M-3, and East Main Street Sub-Districts 1-3.

The proposed zoning text amendment would allow for wellness centers as a permitted use within the B-1 Highway Business District as well, a use that is similar to existing permitted uses within the district and would be established for the convenience of the community, providing multiple health related businesses at one location.

Along with the proposed addition of wellness centers, the permitted uses have been reorganized in alphabetical order to provide easier reference.

PROPOSED AMENDMENT

The proposed ordinance language is as follows:

Section 74-236. B-1 Highway Business District

(a) *Purpose of district.* The purpose of the B-1 highway business district is to provide for the establishment of service and limited retail businesses primarily oriented toward motorists and requiring high volumes of traffic and visibility from major roads in order that highway service types of land uses can be provided in a manner compatible with the needs for traffic movement and adjacent residential uses.

- (1) Banks, savings and loan, insurance offices.
- (2) Brewpubs.
- (3) Daycare centers.
- (4) Drying cleaning establishment provided the cleaning process does not occur on-site.

- (5) Essential services, including electrical, gas, water, sewer distribution and collection lines, pumping facilities for water and sewer systems, right-of ways for transportation modes, and telephone switching facilities.
- (6) Grocery store.
- (7) Hotel or Motel.
- (8) Liquor store.
- (9) Medical and dental offices or clinics.
- (10) Mortuaries or funeral homes.
- ~~(10) Health, athletic or fitness clubs.~~
- (11) Parks.
- (12) Professional offices.
- (13) Restaurant or deli, including drive-through establishments or similar uses that provide goods and services to patrons in automobiles.
- (14) Retail store, showroom or service uses, including drive-through establishments.
- (15) Veterinary clinic, animal hospital, kennel with no outdoor runs.
- (16) **Wellness centers, fitness and health clubs, gyms.**

RECOMMENDATION

Staff recommends that you review the proposed ordinance amendment, propose and discuss any additional changes, and recommend approval of the proposed ordinance amendment to the City Council.

COMMISSION ACTION

- The Commission may recommend approval of proposed ordinance as presented.
- The Commission may recommend approval of proposed ordinance with changes.
- The Commission may recommend denial of the proposed ordinance.
- The Commission may postpone the item in order to receive additional information.

Stephanie Rouse
Associate Planner

STAFF REPORT



A-2016-26
Official Zoning Map Amendment
2030 Comprehensive Plan Land Use Map Amendment
7.2 acres on Garfield Avenue West of Fair oak Avenue
City of Anoka
November 1, 2016

BACKGROUND INFORMATION

The City of Anoka is proposing a 2030 Comprehensive Plan Land Use Map amendment and official zoning map amendment to approximately 7.2 acres located generally west of Fair oak Avenue, and north of Garfield Street. The land use map amendment would change the land use on the 2030 Comprehensive Plan Land Use Map from Institutional and Park and Recreation to Medium Density Residential. The rezoning would change the 7.2 acres from R-1 Single Family Residential and RF Rural Farm to R-3 Medium Density Residential.

It has been a general goal of the Anoka City Council to continue to seek ways to increase city revenues by adding tax exempt property to the tax rolls and reduce the burden on all Anoka tax payers. In pursuit of this goal, all non-tax generating properties were identified, including city owned properties. One such property that has been discussed is the area identified in this application.

The short term phasing (first seven years) of the Greens of Anoka Redevelopment Plan indicated infill townhomes at this location. The implementation plan states “the City will need to update the Comprehensive Plan with the new ‘Redevelopment Master Plan,’ including the land use plan designations.” It also states “existing regulations will require modification to conform to this plan....Detailed analysis and formal recommendation of any zone changes will be handled by the City of Anoka with approval of this master plan.” Therefore, the City is bringing the necessary land use plan amendment and zone change request before the Planning Commission as was outline by the approved Greens of Anoka Redevelopment Plan recommendation of townhomes at this location.

The City does have an active executed letter of intent (LOI) and a proposed purchase agreement (PA) for a residential development at this time. The rezoning and land use change would prepare the site to be sold for residential development activity.

ZONING MAP AMENDMENT

The property is currently zoned R-1 Single Family Residential and RF Rural Farm. The rezoning would change the zoning to R-3 Medium Density Residential. The Planning Commission and City Council must consider the following criteria when considering a change to the zoning classification of a property:

1. *Whether the proposed amendment corrects an error or addresses a changing condition, trend or fact.*

Staff Findings: The proposed amendment addresses a changing condition within the neighborhood. The Greens of Anoka Redevelopment Plan identified a need for townhome development within the City. The site in question is identified as Area 1 with the opportunity to accommodate the needed townhome redevelopment.

2. *Whether the proposed amendment will protect the health, safety and welfare of the public.*

Staff Findings: Development will be designed in an integrated and unified manner according to an overall plan approved by the City Council emphasizing minimal impacts to adjacent land use, encouraging pedestrian activity, and have attractive and high quality buildings, landscaping, and sidewalks.

3. *Whether the City and other service providers will be able to provide sufficient public safety, transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development.*

Staff Findings: Sanitary sewer, storm sewer and water lines are located south of the site within Garfield Street. The utilities will need to be connected to the development at the developer's expense; however the capacity is available to do so without negatively impacting existing development. The additional units should not create a strain on providing public safety through law enforcement or through the provision of public services. Transportation will be improved through the realignment of Greenhaven Parkway through this neighborhood.

4. *Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, noise, storm water management and vegetation.*

Staff Findings: The proposed townhome development will not have significant adverse impacts on the natural environment. All stormwater management will be handled on site and not diverted to adjacent properties. The site will provide adequate vegetation and impervious surfaces for water infiltration. The townhomes will not increase noise within the established residential neighborhood.

5. *Whether the proposed amendment will have significant adverse impacts on other property in the vicinity of the subject tract.*

Staff Finding: The location of the site adjacent to the golf course will not create significant adverse impacts. The development as proposed will be set back from the fairway to allow ample room for course patrons without altering the layout of the hole. The townhomes are a similar scale to the existing townhomes to the south and residential

neighborhood beyond.

6. *The suitability of the subject property for the existing zoning classification and proposed zoning classification.*

Staff Findings: The neighborhood currently is a mix of low, medium, and high density residential lots. The addition of medium density residential units in the form of townhomes is more suitable to the neighborhood mix than the allowable single family dwellings within the current R-1 zoning classification.

7. *The need for the proposed use at the proposed location.*

Staff Finding: The Greens of Anoka Redevelopment Plan identified a need for additional townhome developments within the City. The majority of land within the City limits has been developed and therefore the City has looked at sites with the potential to be redeveloped to fill this void. The Greens of Anoka Plan identified this site as a possible location for townhome development.

2030 COMPREHENSIVE PLAN LAND USE MAP AMENDMENT

The proposed R-3 Medium and High Density Residential designation requires a land use map amendment from Institutional and Park and Recreation to Medium Density Residential as State Statutes require a City’s comprehensive plan to be consistent with the zoning ordinance.

Surrounding Land Uses

	EXISTING USES	ZONING DISTRICT DESIGNATION	CURRENT LAND USE DESIGNATION
NORTH	Golf Course	R-1 Single Family Residential	Park and Recreation
WEST	Vista Site	M-2 General Industrial	General Industrial
SOUTH	Calvary Cemetery, Single Family Dwellings and Townhomes	R-1, R-3, and R-4 Medium and High Density Residential	Institutional and High Density Residential
EAST	Golf Course	R-1 Single Family Residential	Park and Recreation

Comprehensive Plan Goals and Policies

The goals and policies summarized from various chapters of the Anoka Comprehensive Plan may help frame the discussion and issues when considering the land use designation change.

Land Use Plan

The Comprehensive Plan lays out general criteria to consider when designating land use. When creating zoning ordinances, this criterion is considered as a base, and the zoning ordinance typically regulates density, uses, etc. further.

The RM – Medium Density Residential identifies areas that include development in the medium range of residential land use. Higher density single-family townhouses and medium-size apartment buildings are indicative of RM development. The limited size of the site would allow for townhouses but not apartment buildings.

Location Criteria

RM – Medium Density Residential should:

- Abut and have reasonably direct access to intermediate arterials, minor arterials and collectors
- Near large areas of permanent public open space
- Near neighborhood shopping and service facilities

The proposed land use plan amendment meets the above criteria. The site is located on Garfield Street with reasonably direct access to Greenhaven Parkway. The new alignment will provide direct access to the site once completed. The site is adjacent to the golf course, a large permanent public open space. The future connection of Greenhaven Parkway to Highway 10 will provide quick access to shopping and service facilities.

The land use section of the comprehensive plan also outlines several goals to consider when reviewing land use.

1. Encourage a land use balance within the City to promote the efficient provision of City services, the generation of revenues to cover the cost of those services, and a mix of employment and housing opportunities. Land use balance refers to an appropriate mix of various land uses that are interdependent and mutually supportive.
 - Ensure that public properties are maintained in a timely manner.
 - Improve and upgrade older public utility and infrastructure facilities through a program of scheduled improvements.
 - Continue to expand and continue to diversify the economic base.
 - Encourage the provision of life cycle housing.
2. Assure that the City's land development regulations provide for efficiency, compatibility, compliance, variety, flexibility, and innovations.
 - Grant zoning changes only when it can be demonstrated that rezoning will result in a community or neighborhood benefit that outweighs any potential adverse impact upon surrounding properties. Conformance with policies of the Community Plan and other adopted City plans may be used to demonstrate community or neighborhood benefit.

- Incorporate performance standards, where appropriate, into land development regulations and criteria.
- Periodically review City ordinances and development regulations and amend, if necessary.

3. Evaluate future use of City owned lands.

- Periodically update the City Council on City owned land that is underutilized and could be used for future economic development where appropriate.
- Consider the citywide benefit of selling/developing City owned land.

Economic Development

There are several goals and implementation steps in the economic development section that relate to the development of vacant, city owned land to increase tax base and also investment specifically in this property.

Goal 6: *Diversify and Expand the Tax Base*: To strengthen the tax base through balanced land use and business diversification.

- Promote development of vacant land with uses that achieve city goals and complement existing uses
- Redevelop vacant or blighted properties for uses that meet city goals and complement existing uses

Housing

The main goal of the housing section is to provide a diversity of quality housing now and in the next twenty years so that the community continues to provide an excellent quality of life for its residents.

Goal 4: to diversity the housing stock, promote home ownership among all housing types and provide housing options to attract young buyers and families

Goal 5: provide opportunities for older residents to remain living in the city

The proposed land use plan map amendment will provide for townhome units within a single family dwelling neighborhood to allow for housing options and the opportunity for older residents to stay in the city in housing more akin to their needs.

Transportation

The City is currently in the design phase of the Greenhaven Parkway road realignment which will provide access to the site and a collector level connection to Highway 10 to the south and Thurston Avenue to the west. Forty-six units are proposed which will add approximately 460 Average Daily Trips. The reconstructed roadway will be designed to hand the additional capacity as well as pedestrian traffic.

The closest bus stop location is four blocks south of the site. The stop serves two routes providing direct access to Anoka Technical College and downtown Minneapolis.

Parks and Recreation

This property has always been part of Greenhaven Golf Course and functioned as vacant open space. The development of this portion of the golf course will not remove needed land to continue the function of the course in its current state. The adjacent hole will not need to be reconfigured to accommodate the development.

STAFF RECOMMENDATION

Staff recommends approval of the zoning ordinance, rezoning to R-3 Medium and High Density Residential, and 2030 Comprehensive Plan Land Use Map amendment based on the findings that are outlined in the staff report. Staff believes that based on the information, the proposed zoning and land use classification are consistent with the 2030 Comprehensive Plans criteria for land use, goals and implementation.

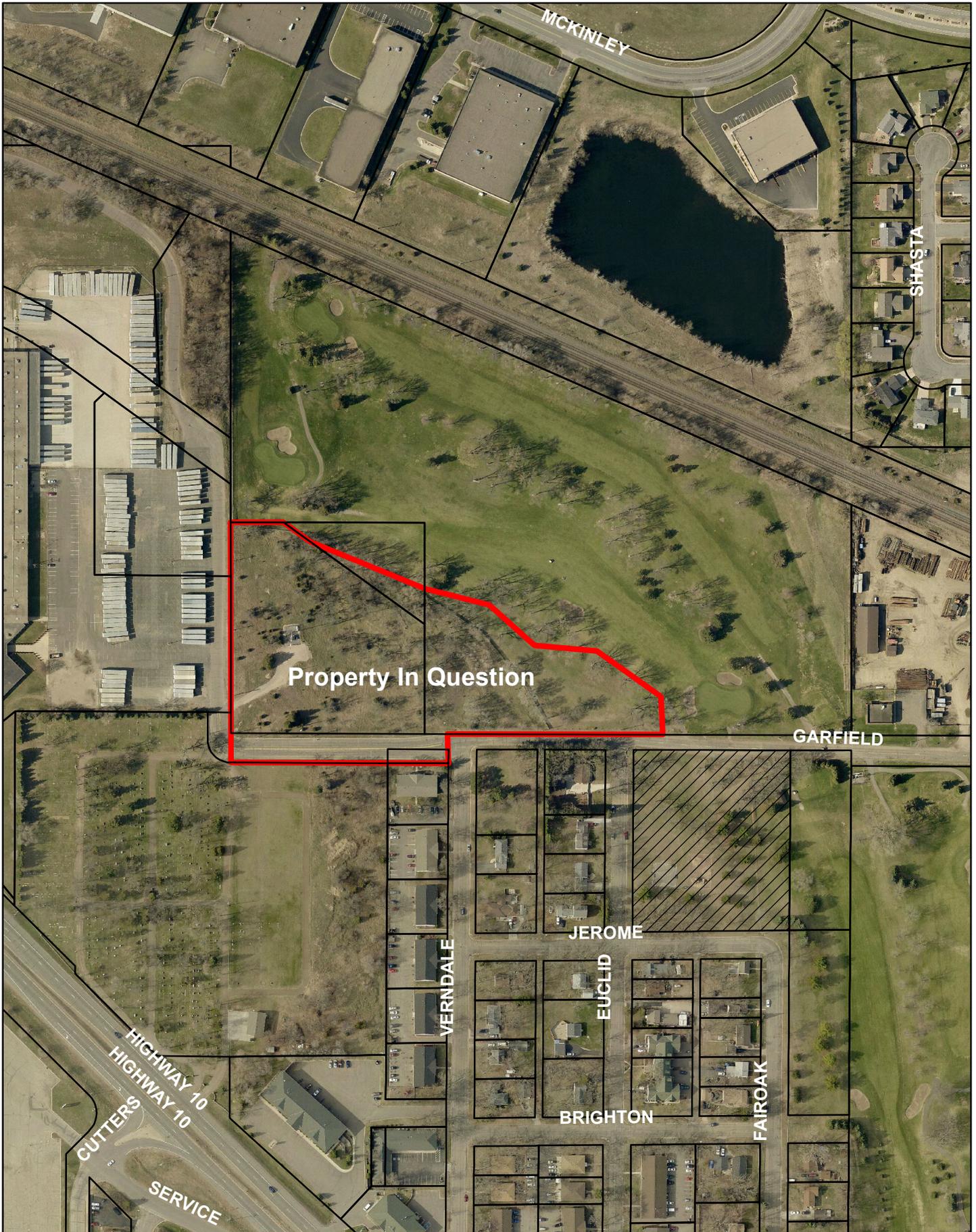
COMMISSION ACTION

The Planning Commission can recommend approval of the application, denial of the application, or postpone the decision to allow for more information to be obtained.

Because these action items will be considered by the City Council separately, staff asks that individual motions be made for each item in the following order:

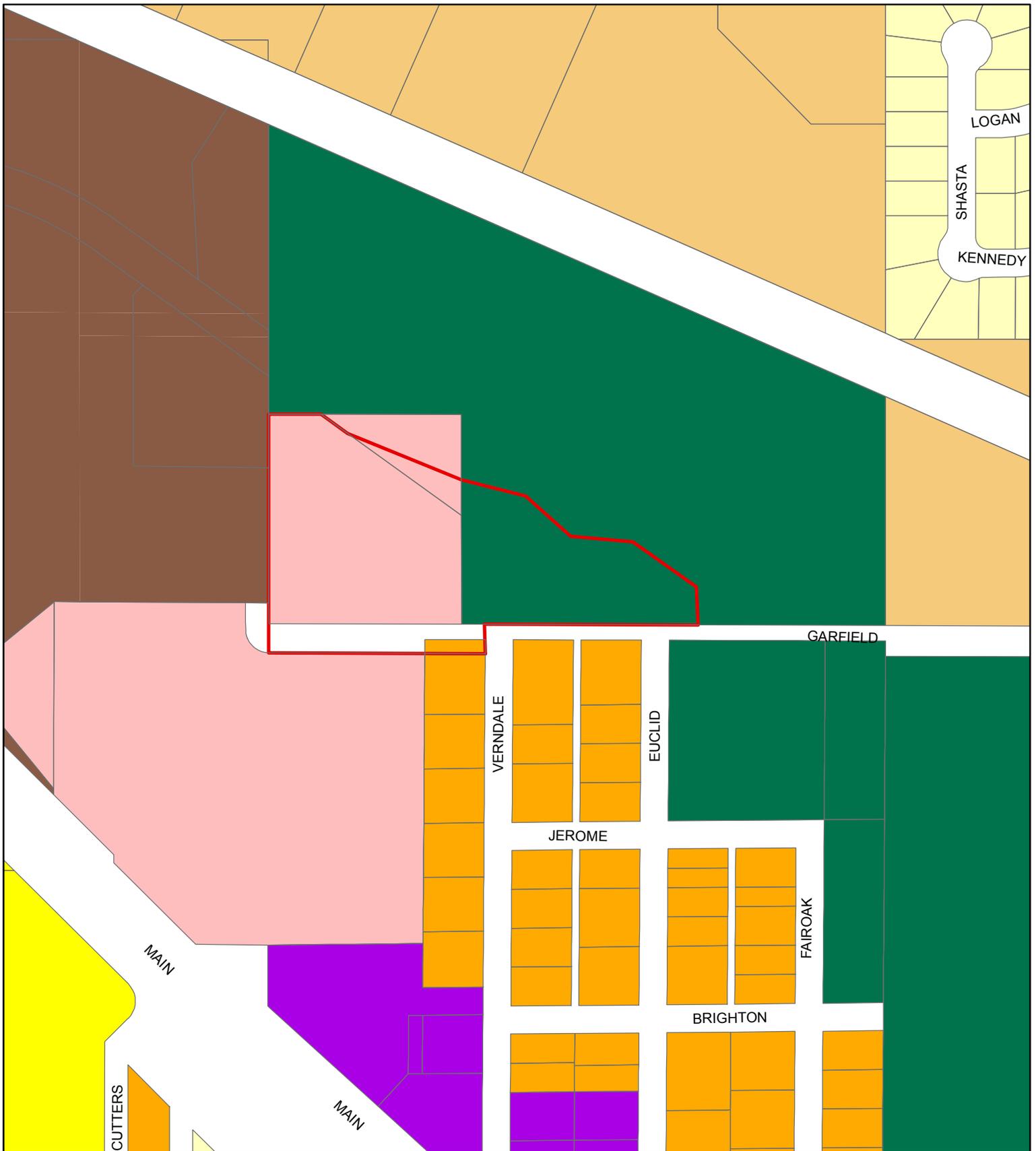
2030 Comprehensive Plan Land Use Map Amendment
Rezoning from R-1 and RF to R-3

Stephanie Rouse
Associate Planner



Site Location Map
Land Use Plan Amendment and Zone Change Request
Map Created: October 17, 2016

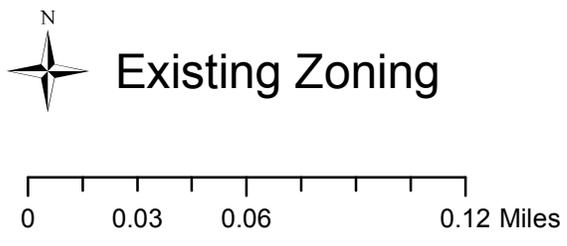
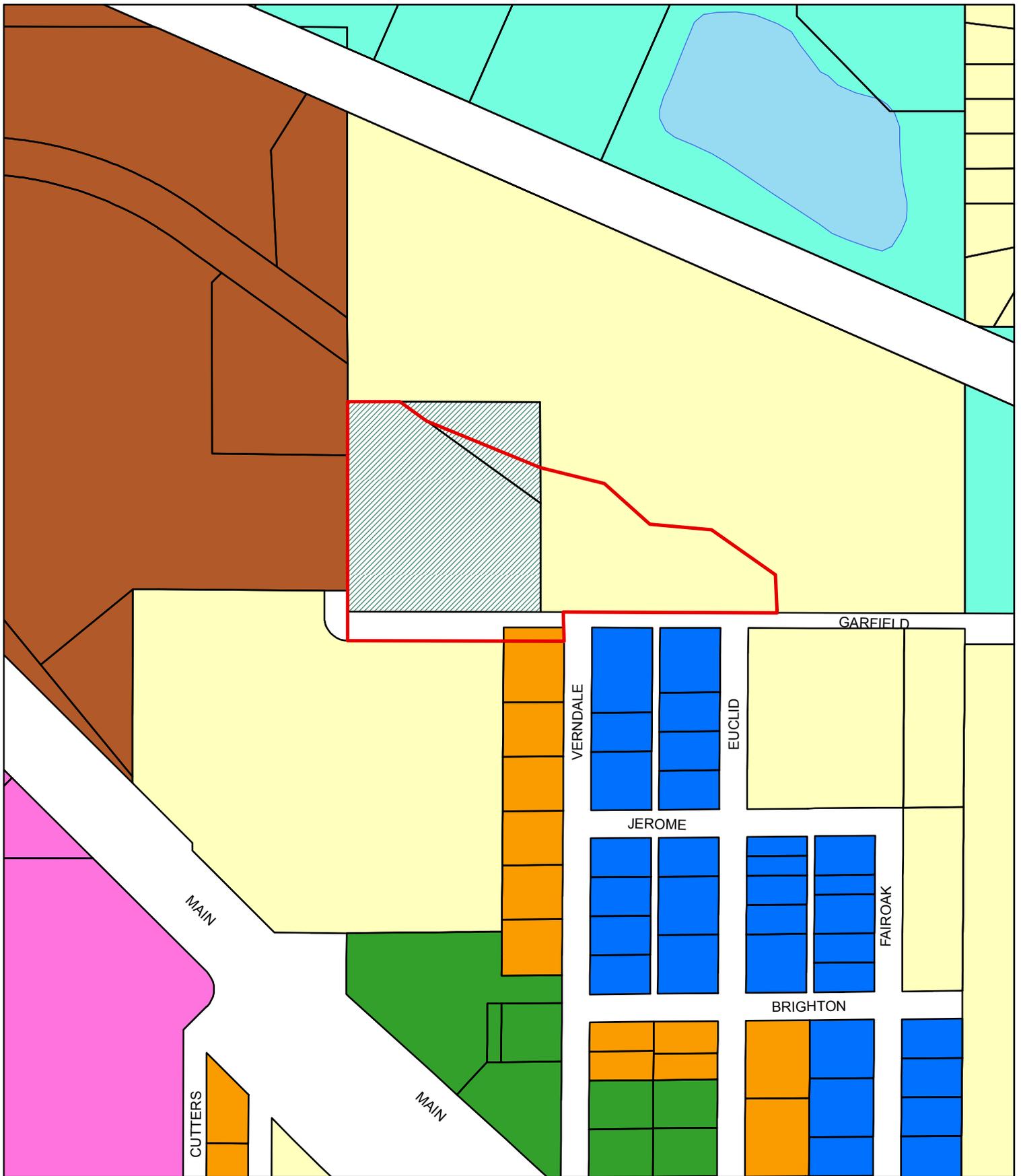
100
Feet



Existing Land Use

0 0.0275 0.055 0.11 Miles

- | | | | |
|--|--------------------------|---|---------------------|
|  | Applications |  | Light Industrial |
|  | Low Density Residential |  | General Industrial |
|  | High Density Residential |  | Institutional |
|  | General Commercial |  | Park and Recreation |
|  | Shopping Center | | |



Existing Zoning

- | | |
|---|--|
|  Community_Boundary |  R-F Rural Farm |
|  Applications |  B-1 Highway Business |
|  R-1 Single Family Residential |  B-2 Shopping Center Business |
|  R-3 Medium and High Density Residential |  M-1 Light Industrial |
|  R-4 High Density Residential |  M-2 General Industrial |

CONCEPT SKETCH PLAN



CONCEPT DATA: PARCEL 20

Gross Site Area: 7.2 ac
(Includes vacated street R/W)

Green Haven Pkwy R/W: 1.2 ac

Net Residential Area: 6.0 ac

Proposed Rowhomes: 46 units

Proposed Development Standards:

Min Driveway Length: 22'

Private Streets: 24' bb

Setbacks b/rw buildings: 20' min

Rear-Setback: 20'

Overall Gross Density: 7.7 un/ac

46 units / 6.0 ac

STAFF REPORT



A-2016-25
Official Zoning Map Amendment
2030 Comprehensive Plan Land Use Map Amendment
1 acre on the northwest corner of State Street and Highway 10
City of Anoka
November 1, 2016

BACKGROUND INFORMATION

The City of Anoka is proposing a 2030 Comprehensive Plan Land Use Map amendment and official zoning map amendment to approximately 1 acre of land located at the northwest corner of State Street and north of Highway 10. The land use map amendment would change the land use on the 2030 Comprehensive Plan Land Use Map from Institutional to Medium Density Residential. The rezoning would change the 1 acre from R-1 Single Family Residential to R-3 Medium and High Density Residential.

It has been a general goal of the Anoka City Council to continue to seek ways to increase city revenues by adding tax exempt property to the tax rolls and reduce the burden on all Anoka tax payers. In pursuit of this goal, all non-tax generating properties were identified; included city owned properties. One such property that has been discussed is the area identified in this application.

In 2010, the City HRA received grant funding through the Metropolitan Council Livable Communities Demonstration Account to create the Greens of Anoka Redevelopment Plan. The plan identified townhomes in all four redevelopment scenarios at this site. Members of the golf course and the golf course manager participated in the task force during the development of the plan.

The short term phasing (first seven years) included infill townhomes at this location. The implementation plan stated “the City will need to update the Comprehensive Plan with the new ‘Redevelopment Master Plan,’ including the land use plan designations.” It also stated “existing regulations will require modification to conform to this plan....Detailed analysis and formal recommendation of any zone changes will be handled by the City of Anoka with approval of this master plan.” Therefore, the City is bringing the necessary land use plan amendment and zone change request before the Planning Commission as was outline by the approved Greens of Anoka Redevelopment Plan recommendation of townhomes at this location.

The City does have an active executed letter of intent (LOI) and a proposed purchase agreement (PA) for a seven unit townhome development at this time. The rezoning and land use change would prepare the site to be sold for residential development activity.

ZONING MAP AMENDMENT

The property is currently zoned R-1 Single Family Residential. The rezoning would change the zoning to R-3 Medium to High Density Residential. The Planning Commission and City Council must consider the following criteria when considering a change to the zoning classification of a property:

1. *Whether the proposed amendment corrects an error or addresses a changing condition, trend or fact.*

Staff Findings: The proposed amendment addresses a changing condition within the neighborhood. The Greens of Anoka Redevelopment Plan identified a need for townhome development within the City. The site in question was identified as Area 4 with the opportunity to accommodate the needed townhome redevelopment.

2. *Whether the proposed amendment will protect the health, safety and welfare of the public.*

Staff Findings: Development will be designed in an integrated and unified manner according to an overall plan approved by the City Council emphasizing minimal impacts to adjacent land use, encouraging pedestrian activity, and have attractive and high quality buildings, landscaping, and sidewalks.

3. *Whether the City and other service providers will be able to provide sufficient public safety, transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development.*

Staff Findings: City utilities will be extended from the east to provide water and sewer to the development. The additional seven units will not create a strain on providing public safety through law enforcement or through the provision of public services. The adjacent public right-of-way was recently reconstructed to provide a parkway and collector level road to handle the addition 70 trips per day generated by the development.

4. *Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, noise, storm water management and vegetation.*

Staff Findings: The recent sewer reconstruction project in the area collected the stormwater runoff into new sewer drains that empty into the golf course pond to the north of the proposed site. The new development will tie into this system, protecting the natural environment.

The development will not increase noise pollution within the existing development as the proposed townhomes do not emit more noise than the adjacent residential dwellings. In regards to noise levels traveling to the proposed townhome site, Highway 10 traffic volumes will not be any louder for the development than the existing single family homes

that are adjacent to the site. Noise from state highways is regulated by Minnesota Department of Transportation and is normally exempt.

5. *Whether the proposed amendment will have significant adverse impacts on other property in the vicinity of the subject tract.*

Staff Finding: The proposed townhome development will not have significant adverse impacts on other properties in the vicinity. The adjacent land uses are the golf course and single family residential. The townhomes are a similar use to single family residential.

6. *The suitability of the subject property for the existing zoning classification and proposed zoning classification.*

Staff Findings: The current zoning of single family residential at this location would only allow for single family dwellings. The site would be suitable for single family dwellings; however the Greens of Anoka identified this area as a redevelopment site for townhomes. The proposed R-3 Medium and High Density Residential would allow for the townhome development. The site is suitable for townhome development as was determined in the Greens of Anoka Redevelopment Plan.

7. *The need for the proposed use at the proposed location.*

Staff Finding: The Greens of Anoka Redevelopment Plan identified a need for additional townhome developments within the City. The majority of land within the City limits has been developed and therefore the City has looked at sites with the potential to be redeveloped to fill this void. The Greens of Anoka Plan identified this site as a possible location for townhome development.

2030 COMPREHENSIVE PLAN LAND USE MAP AMENDMENT

The proposed Medium Density Residential designation requires a land use map amendment from Institutional to Medium Density Residential as State Statutes require a City's comprehensive plan to be consistent with the zoning ordinance.

Surrounding Land Uses

	EXISTING USES	ZONING DISTRICT DESIGNATION	CURRENT LAND USE DESIGNATION
NORTH	Golf Course	R-1 Single Family Residential	Institutional
WEST	Golf Course	R-1 Single Family Residential	Institutional
SOUTH	Highway 10	NA	NA
EAST	Single Family Homes	R-1 Single Family Residential	Low Density Residential

Comprehensive Plan Goals and Policies

Land Use Plan

The Comprehensive Plan lays out general criteria to consider when designating land use. When creating zoning ordinances, this criterion is considered as a base, and the zoning ordinance typically regulates density, uses, etc. further.

The RM- Medium Density Residential identifies areas that include development in the medium range of residential land use. Higher density single-family townhouses and medium-size apartment buildings are indicative of RM development. The limited size of the site would allow for townhouses but not apartment buildings.

Location Criteria

RM – Medium Density Residential should:

- Abut and have reasonably direct access to intermediate arterials, minor arterials and collectors
- Near large areas of permanent public open space
- Near neighborhood shopping and service facilities

The proposed land use plan amendment meets all three locational criteria. The property has access to a collector (Wingfield) and parkway (Pleasant), is adjacent to permanent public open space (golf course) and is near neighborhood shopping facilities along Highway 10.

Land Use Goals

The land use section of the comprehensive plan also outlines several goals to consider when reviewing land use:

1. Encourage a land use balance within the City to promote the efficient provision of City services, the generation of revenues to cover the cost of those services, and a mix of employment and housing opportunities. Land use balance refers to an appropriate mix of various land uses that are interdependent and mutually supportive.
 - Ensure that public properties are maintained in a timely manner.
 - Improve and upgrade older public utility and infrastructure facilities through a program of scheduled improvements.
 - Continue to expand and continue to diversify the economic base.
 - Encourage the provision of life cycle housing.
2. Assure that the City's land development regulations provide for efficiency, compatibility, compliance, variety, flexibility, and innovations.
 - Grant zoning changes only when it can be demonstrated that rezoning will result in a community or neighborhood benefit that outweighs any potential adverse impact upon surrounding properties. Conformance with policies of the Community Plan and other adopted City plans may be used to demonstrate community or neighborhood benefit.

- Incorporate performance standards, where appropriate, into land development regulations and criteria.
- Periodically review City ordinances and development regulations and amend, if necessary.

3. Evaluate future use of City owned lands.

- Periodically update the City Council on City owned land that is underutilized and could be used for future economic development where appropriate.
- Consider the citywide benefit of selling/developing City owned land.

Economic Development

There are several goals and implementation steps in the economic development section that relate to the development of vacant, city owned land to increase tax base and also investment specifically in this property.

Goal 6: *Diversify and Expand the Tax Base*: To strengthen the tax base through balanced land use and business diversification.

- Promote development of vacant land with uses that achieve city goals and complement existing uses
- Redevelop vacant or blighted properties for uses that meet city goals and complement existing uses

Implementation is suggested through investment in projects along corridors of commerce and culture. The City should guide and promote development along the following commercial corridors with priority (Highway 10 listed as a priority).

Housing

The main goal of the housing section is to provide a diversity of quality housing now and in the next twenty years so that the community continues to provide an excellent quality of life for its residents.

Goal 4: to diversity the housing stock, promote home ownership among all housing types and provide housing options to attract young buyers and families

Goal 5: provide opportunities for older residents to remain living in the city

The proposed land use plan map amendment will provide for townhome units within a single family dwelling neighborhood to allow for housing options and the opportunity for older residents to stay in the city in housing more akin to their needs.

Transportation

In early 2016, the City undertook a reconstruction of roadways within the residential

neighborhood of Slab Town, east of the site. The reconstruction included the construction of a cul-de-sac at the north end of State Street, designation of Wingfield Avenue as a collector road and Pleasant Avenue as a parkway.

The City took MSA traffic counts for the MN Department of Transportation this year which showed Pleasant Avenue west of TH-47 to have 1,151 Average Daily Trips (ADT), Wingfield Avenue north of Pleasant Street to have 478 ADT and Green Haven Parkway west of State Avenue to have 342 ADT.

The trips per day added by the proposed seven unit townhome project at this location would be 70, providing a very minimal impact on the adjacent roadways. As collector level roadways, both Pleasant Avenue and Wingfield Avenue are designed to handle the additional flow.

Parks and Recreation

This property has always been part of Greenhaven Golf Course and functioned as vacant open space. The development of this portion of the golf course will not remove needed land to continue the function of the course in its current state. The fourth hole, which this site is adjacent to, will not need to be reconfigured to accommodate the development.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning to R-1 Single Family Residential and 2030 Comprehensive Plan Land Use Map amendment to Medium Density Residential based on the findings that are outlined in the staff report. Based on the information, the proposed zoning and land use classifications are consistent with the 2030 Comprehensive Plan criteria for land use, goals, and implementation.

COMMISSION ACTION

The Planning Commission can recommend approval of the application, denial of the application, or postpone the decision to allow for more information to be obtained.

Because these action items will be considered by the City Council separately, staff asks that individual motions be made for each item in the following order:

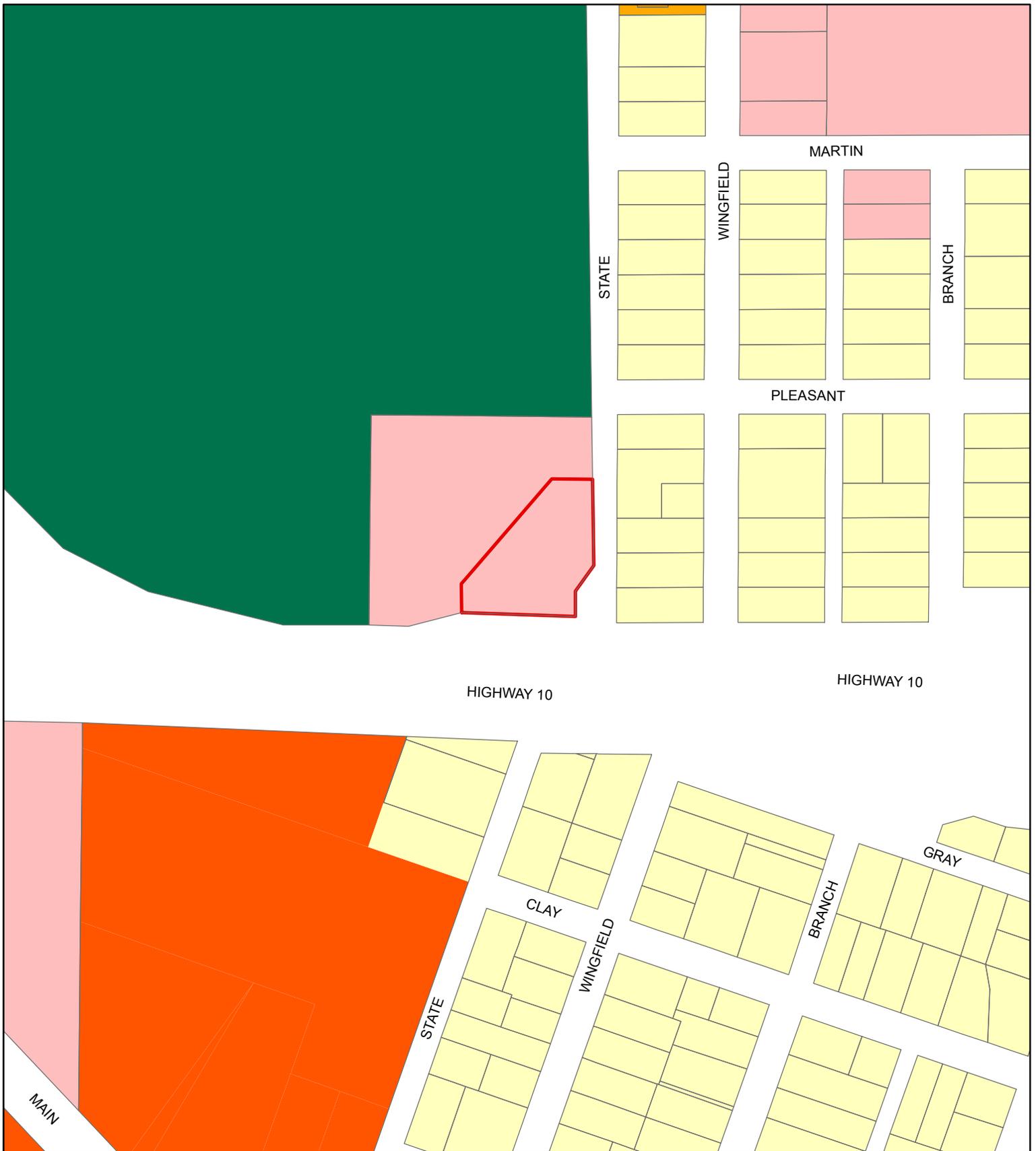
2030 Comprehensive Plan Land Use Map Amendment
Rezoning from R-1 to R-3

Stephanie Rouse
Associate Planner



Site Location Map
Land Use Plan Amendment and Zone Change Request
Map Created: October 17, 2016

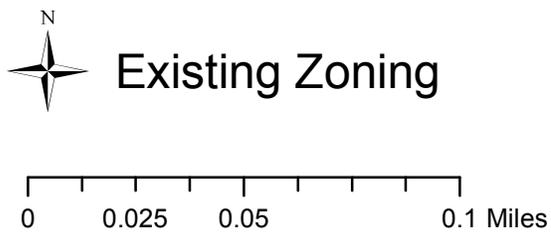
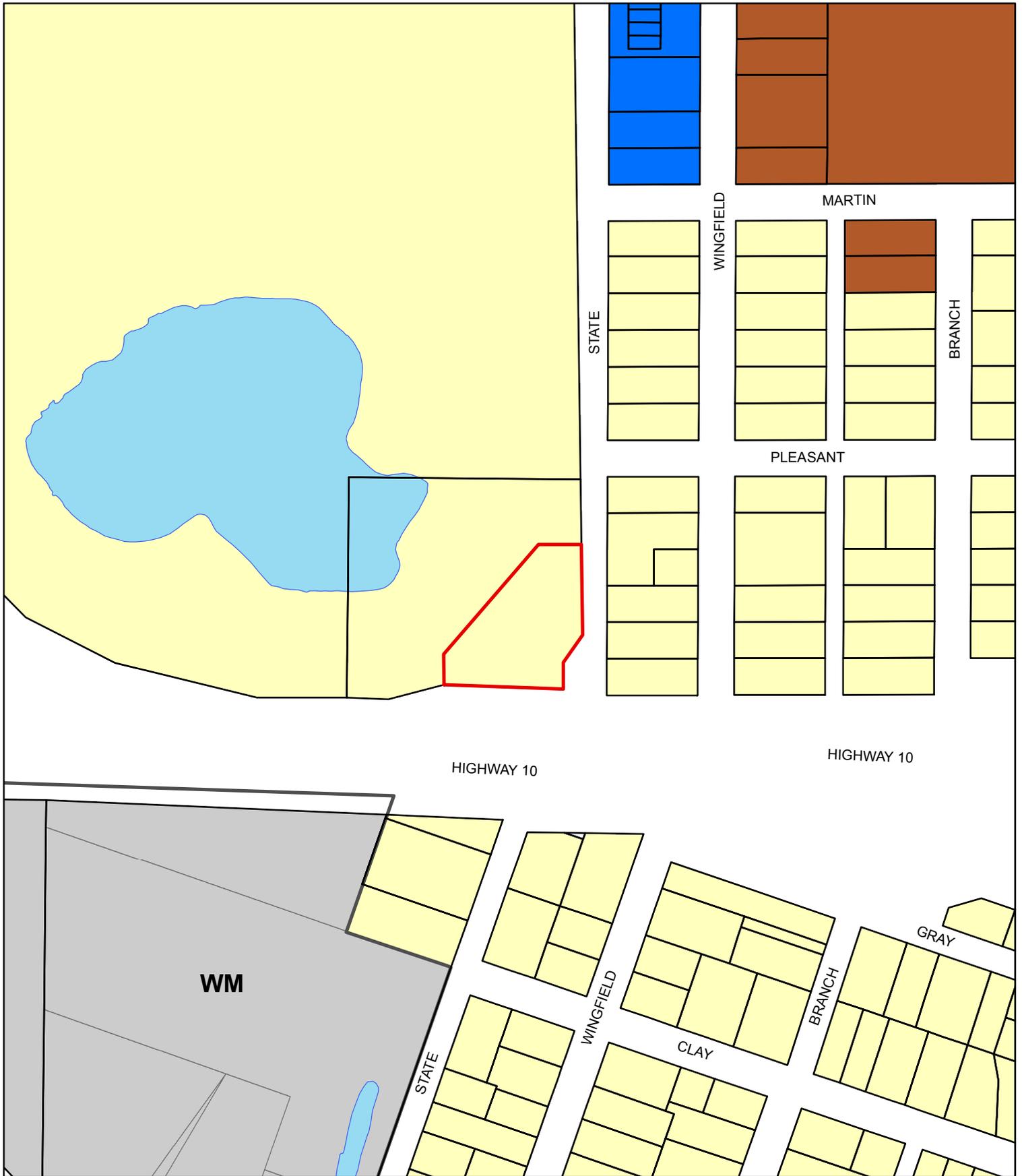
75
Feet



Existing Land Use

0 0.025 0.05 0.1 Miles

- Applications
- Low Density Residential
- High Density Residential
- Mixed Use
- Institutional
- Park and Recreation



Existing Zoning

- Applications
- R-1 Single Family Residential
- R-3 Medium and High Density Residential
- MS Main Street Mixed Use
- M-2 General Industrial

CONCEPT SKETCH PLAN



PLEASANT ST.

STATE AVE.

WINGFIELD AVE.

Greenhaven
Golf Course

PARCEL 17
Proposed
Rowhomes

Existing Trees
to remain

Proposed
Parcel Limits

Rain Garden

24 Private Street

CONCEPT DATA: PARCEL 17

Gross Site Area: 1.0 ac
(as outlined in red; excludes R/W)

Proposed Rowhomes: 7 units

Proposed Development Standards:
Min. Driveway Length: 27'
Private Streets: 24' bb
Setback b/w buildings: 20' min.
Rear Setback: 20'

Overall Gross Density: 7.0 um/ac
7 units / 1.0 ac

HWY 10 / T.H. 169

CITY PARCEL 17

ANOKA, MN

Aerial photography from State of Minnesota;
Topography from State LIDAR

LENNAR

Westwood
7/28/2016
0009941

STAFF REPORT



A-2016-22
Official Zoning Map Amendment
2030 Comprehensive Plan Land Use Map Amendment
Approximately 2 acres at the northeast corner of 11th Avenue and
North Street
City of Anoka
November 1, 2016

BACKGROUND INFORMATION

The City of Anoka is proposing a 2030 Comprehensive Plan Land Use Map amendment and official zoning map amendment to approximately 2 acres located east of 11th Avenue, and north of North Street. The land use map amendment would change the land use on the 2030 Comprehensive Plan Land Use Map from Medium Density Residential to General Commercial. The rezoning would change the area from R-3 Medium and High Density Residential to B-1 Highway Business.

It has been a general goal of the Anoka City Council to continue to seek ways to increase city revenues by adding tax exempt property to the tax rolls and reduce the burden on all Anoka tax payers. In pursuit of this goal, all non-tax generating properties were identified; included city owned properties. One such property that has been discussed is the area identified in this application.

The City currently owns approximately 53 acres of land bounded by North Street, 11th Avenue, the eastern city limits, and a residential subdivision to the north. The two acres in question are located at the southern end of the 53 acres along North Street and 11th Avenue. Delineated wetlands are located to the north and east of the two acre area and a stormwater retention pond will be installed on the west to collect runoff from the future commercial development and proposed townhome development north of the site.

The City does have an active executed letter of intent (LOI) and a proposed purchase agreement (PA) for a commercial development at this time. The rezoning and land use change would prepare the site to be sold for commercial development activity.

ZONING MAP AMENDMENT

The property is currently zoned R-3 Medium to High Density Residential. The rezoning would change the zoning to B-1 Highway Business. The B-1 Highway Business district is intended to provide for the establishment of service and limited retail businesses primarily oriented toward motorist and requiring high volumes of traffic and visibility from major roads in order that highway service types of land use can be provided in a manner compatible with the needs for traffic movement and adjacent residential uses.

The Planning Commission and City Council must consider the following criteria when considering a change to the zoning classification of a property:

1. *Whether the proposed amendment corrects an error or addresses a changing condition, trend or fact.*

Staff Findings: The vacant property has remained in this state since 2006 when the land to the east and west developed with residential and commercial uses. The lack of interest in residential development currently permitted on this site has demonstrated a change in the desire for residential in this location. It is a small site with an irregular shape due to the adjacent wetland delineation that would be better suited to one commercial site, rather than a residential subdivision.

2. *Whether the proposed amendment will protect the health, safety and welfare of the public.*

Staff Findings: The purpose of the district is to provide an area intended to promote commercial development, including retail, office, entertainment, service and other complimentary uses serving a trade area beyond the City boundaries. Development will be designed in an integrated and unified manner according to an overall plan emphasizing minimal impacts to adjacent land use, encouraging pedestrian activity, and have attractive and high quality buildings, lighting, landscaping, signage, sidewalks and trails. Though there likely will be opposition to any development on the property because it has been vacant, the regulations and purpose of the B-1 district attempt to mitigate issues that could impact the health, safety and welfare of the public.

3. *Whether the City and other service providers will be able to provide sufficient public safety, transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development.*

Staff Findings: A reconstruction of the watermain and sanitary sewer on North Street from 7th Avenue to the City of Anoka east border is proposed for to coincide with the County's street reconstruction project. Currently, a 6" watermain is located in the 11th Avenue right-of-way. One proposal in the reconstruction project includes the extension of an 8" sanitary sewer adjacent to the development on North Street.

A detailed stormwater study was completed in August 2016 and assumed a number of sites would be redeveloped. This site was included with commercial development assumed. The study concluded the reconstruction of the existing regional pond (west of this site) would filter the floatable materials up to a 10 year storm event. The overflow from a greater storm event would be handled in the pond berm. Therefore, commercial development at this site will not negatively impact the stormwater system.

The City will be able to provide sufficient public safety and transportation facilities for

this site. Sidewalks are installed along North Street along the site, providing safe access to the east and west. Bus service along North Street has stops at 11th Avenue, providing service to this site.

4. *Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, noise, storm water management and vegetation.*

Staff Findings: The proposed rezoning will not have significant adverse impacts on the natural environment. The wetland boundary has been delineated and all development will remain outside of the required setback. Additionally, the stormwater retention pond is being reconstructed to the west of the property which will manage the added stormwater runoff from the site.

5. *Whether the proposed amendment will have significant adverse impacts on other property in the vicinity of the subject tract.*

Staff Finding: The two acre tract of land will continue the commercial use from the neighboring community (Coon Rapids) and will be separated from the residential use across 11th Avenue by the stormwater retention pond. The remainder of the wetland area will buffer the commercial use from the proposed townhome development to the north. Traffic should not greatly affect the residential neighborhoods to the west as North Street is considered a major collector and designed for high traffic flows.

6. *The suitability of the subject property for the existing zoning classification and proposed zoning classification.*

Staff Findings: The land is not suitable for residential development given the small and irregular shaped lot available to develop due to the wetlands. A medium sized commercial lot would be possible given the lot layout and would not provide significant impacts on the existing residential areas.

7. *The need for the proposed use at the proposed location.*

Staff Finding: The City of Anoka is in a unique development situation where vacant land is hard to come by. In order to continue to provide locations for new development, existing developments need to be demolished or as in the case of this site, small parcels of vacant land need to be carved out. This location can provide more tax benefit to the city as a commercial development providing services to residents across the city.

2030 COMPREHENSIVE PLAN LAND USE MAP AMENDMENT

The proposed B-1 Highway Business designation requires a land use map amendment from Medium Density Residential to General Commercial as State Statutes require a City's comprehensive plan to be consistent with the zoning ordinance.

Surrounding Land Uses

	EXISTING USES	ZONING DISTRICT DESIGNATION	CURRENT LAND USE DESIGNATION
NORTH	Vacant	R-3	Medium Density Residential
WEST	Townhomes	R-4	High Density Residential
SOUTH	Vacant	Outside City	Outside City
EAST	Car Dealership	Outside City	Outside City

Comprehensive Plan Goals and Policies

The goals and policies summarized from various chapters of the Anoka Comprehensive Plan may help frame the discussion and issues when considering the land use designation change.

Land Use Plan

The Comprehensive Plan lays out general criteria to consider when designating land use. When creating zoning ordinances, this criterion is considered as a base, and the zoning ordinance typically regulates density, uses, etc. further.

The GC - General Commercial category is designed to accommodate a wide range of auto-oriented services such as sit-down restaurants, convenience restaurants, hotels, retail uses, combined warehouse/retail uses, office uses, automotive sales, service and gas, and specialized service businesses that are convenient to the motorist. High density residential uses are also encouraged where appropriate.

Most uses in this land use category are of the “one-stop” variety, commonly not dependent on shopping trips or walk-in customers. Uses are often located near other business facilities and care must be taken in placement and buffering of the businesses. Examples include:

- Through-highway business: hotels, restaurants, service stations, convenience stores
- Arterial Businesses: convenience stores, service stations, grocery stores
- Automotive Sales: new and used car lots, farm implement sales, trailer and heavy equipment sales
- Automotive Services: automobile service and repair, body shops, service stations

Type of Development

- The following uses are appropriate in the GC – General Commercial category:
- Auto-oriented uses (auto sales and services and specialized automotive services, hotels, restaurants, and theaters
- Businesses that are incompatible with downtown retail shopping facilities because of their size, traffic generation, building design or need for large display areas

- Clusters of the above uses which serve other industrial or commercial warehouse uses which have considerable customer contact

Location Criteria

GC – General Commercial uses should be:

- Near principal access point of limited access highways or major thoroughfares
- Developed in clusters rather than in a strip pattern
- Adjoining other business or industrial areas
- When possible, buffered by other commercial, industrial or medium/high density residential land uses and not adjacent to low density residential land uses

The proposed land use plan amendment meets all four location criteria for General Commercial. The lot would not be a strip pattern, is adjacent to Highway 10, adjoins businesses on the east and south, and is buffered by commercial and industrial to the east and south and medium density residential to the west and north.

The land use section of the comprehensive plan also outlines several goals to consider when reviewing land use.

1. Encourage a land use balance within the City to promote the efficient provision of City services, the generation of revenues to cover the cost of those services, and a mix of employment and housing opportunities. Land use balance refers to an appropriate mix of various land uses that are interdependent and mutually supportive.
 - Ensure that public properties are maintained in a timely manner.
 - Improve and upgrade older public utility and infrastructure facilities through a program of scheduled improvements.
 - Continue to expand and continue to diversify the economic base.
 - Encourage the provision of life cycle housing.
2. Assure that the City's land development regulations provide for efficiency, compatibility, compliance, variety, flexibility, and innovations.
 - Grant zoning changes only when it can be demonstrated that rezoning will result in a community or neighborhood benefit that outweighs any potential adverse impact upon surrounding properties. Conformance with policies of the Community Plan and other adopted City plans may be used to demonstrate community or neighborhood benefit.
 - Incorporate performance standards, where appropriate, into land development regulations and criteria.
 - Periodically review City ordinances and development regulations and amend, if necessary.
3. Evaluate future use of City owned lands.
 - Periodically update the City Council on City owned land that is underutilized and could be used for future economic development where appropriate.

- Consider the citywide benefit of selling/developing City owned land.

Economic Development

There are several goals and implementation steps in the economic development section that relate to the development of vacant, city owned land to increase tax base and also investment specifically in this property.

Goals:

Expand the Retail Sector: To build the retail sector by attracting specific and targeted retail businesses.

- Attract specific desired retailers including a grocery store and fine dining restaurant.
- Attract retailers that fill gaps in the local mix.
- Attract businesses that offer certain quality of life experiences.
- Maximize occupancy of retail space.
- Increase the number of retail businesses and retail employment.

Diversify and Expand the Tax Base: To strengthen the tax base through balanced land use and business diversification.

- Promote development of vacant land with uses that achieve city goals and complement existing uses.

Implementation:

Invest in projects along corridors of commerce and culture

-Guide and promote development along the following commercial corridors with priority given to those in **bold**.

- **US Highway 10**

Invest in sites and neighborhoods ready for growth based upon market conditions.

- Promote development and investment in the following sites with priority given to those identified in **bold**.

- **11th Avenue**

Transportation

The lot is located at the intersection of 11th Avenue and North Street, adjacent to Highway 10. According to the Transportation Plan within the 2030 Comprehensive Plan North Street is identified as a major collector. Major collectors serve shorter trips and provide access from neighborhoods to the arterial system. They emphasize access over mobility.

Parks and Recreation

This property has always been vacant. This property has not been designated or recognized as park area in the Park and Recreation section.

STAFF RECOMMENDATION

Staff believes that based on the information provided, the proposed zoning and land use classification are consistent with the 2030 Comprehensive Plans criteria for land use, goals and implementation.

Staff recommends approval of the zoning ordinance, rezoning to B-1 Highway Business District, and 2030 Comprehensive Plan Land Use Map amendment based on the findings that are outlined in the staff report.

COMMISSION ACTION

The Planning Commission can recommend approval of the application, denial of the application, or postpone the decision to allow for more information to be obtained.

Because these action items will be considered by the City Council separately, staff asks that individual motions be made for each item in the following order:

2030 Comprehensive Plan Land Use Map Amendment
Rezoning from R-3 to B-1

Stephanie Rouse
Associate Planner



Property In Question

129TH

HIGHWAY 10

RIVERDALE

HIGHWAY 10

GRANT

LINCOLN

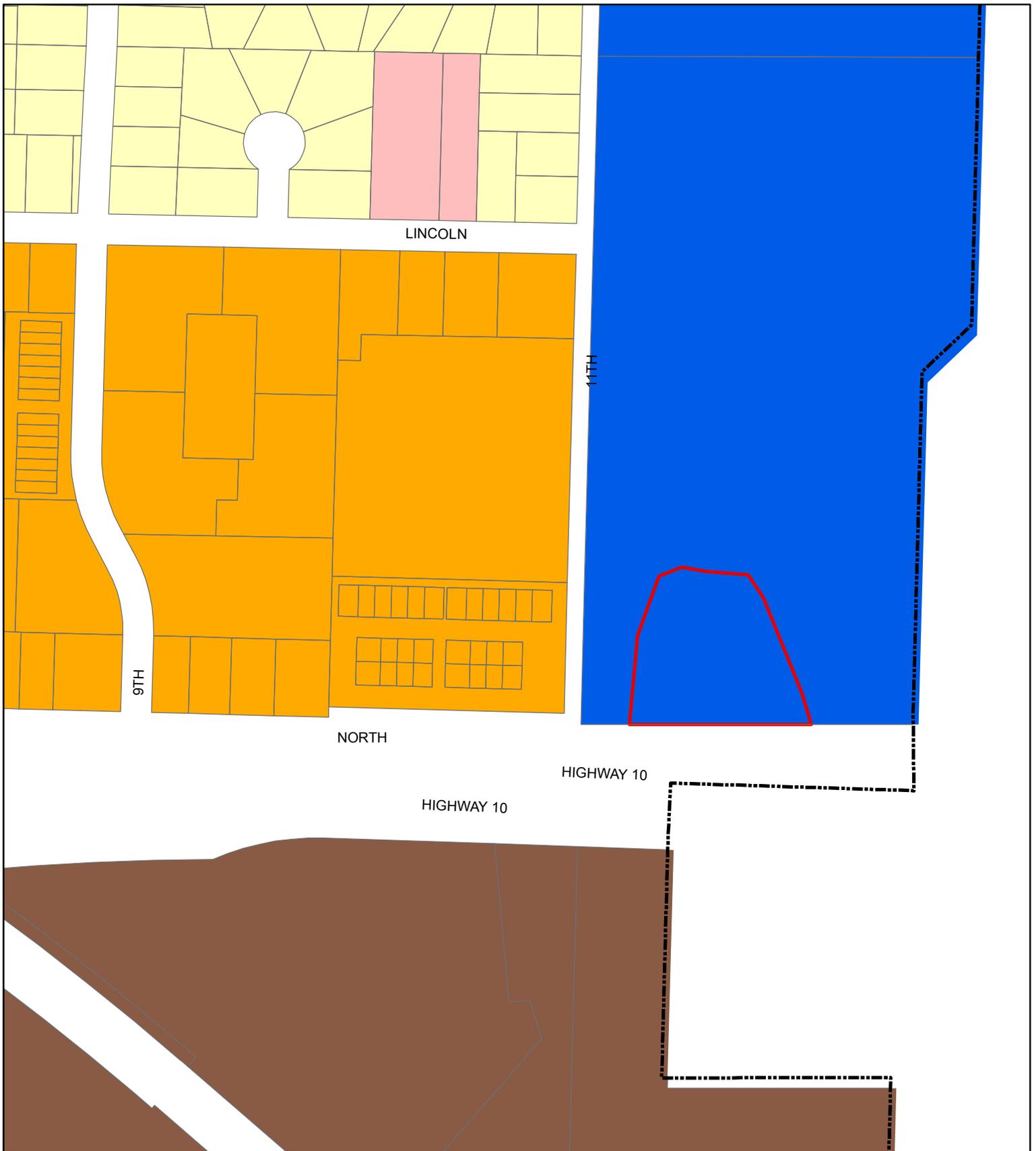
11TH

NORTH



Site Location Map
Land Use Plan Amendment and Zone Change Request
Map Created: October 17, 2016

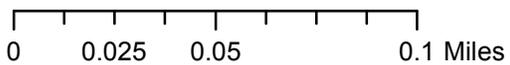
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Feet

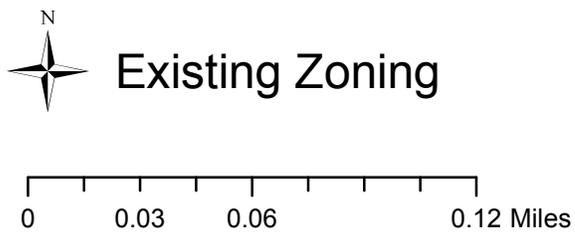
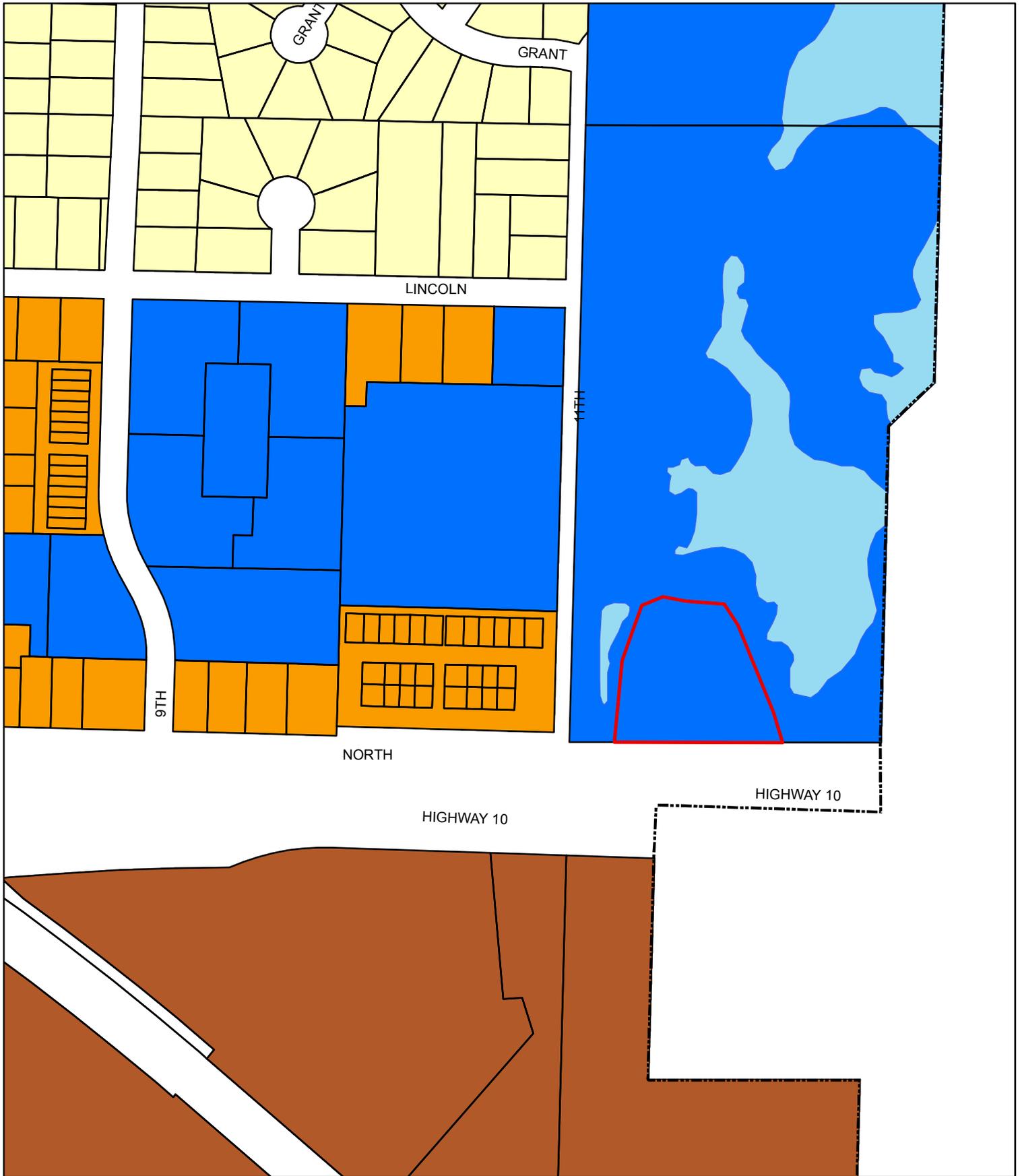


-  Anoka_boundary
-  Applications
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  General Industrial
-  Institutional

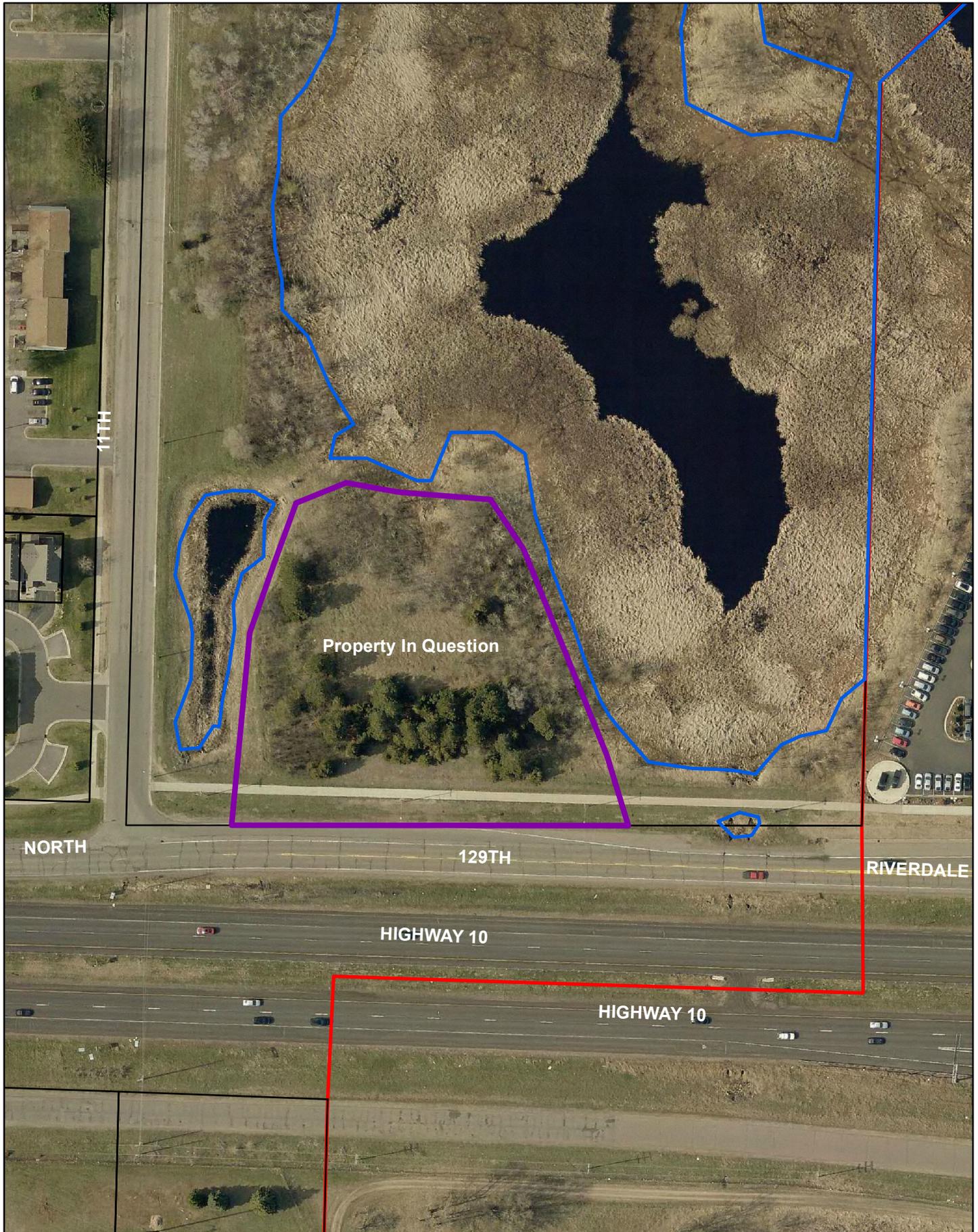


Existing Land Use





-  Community_Boundary
-  Applications
-  R-1 Single Family Residential
-  R-3 Medium and High Density Residential
-  R-4 High Density Residential
-  M-2 General Industrial



11th Avenue and North Street
Land Use Plan Amendment and Zone Change Request
Map Created: October 20, 2016

-  Wetland Delineation
-  Applications

40
 Feet