



**PLANNING COMMISSION  
REGULAR MEETING  
ANOKA CITY HALL  
Tuesday, February 2, 2016  
7:00 P.M.**

**AGENDA**

**1. Call to Order.**

**2. Approval of Minutes:**

- a. Approval of January 5, 2016 Work Session Minutes
- b. Approval of January 5, 2016 Regular Meeting Minutes
- c. Approval of January 19, 2016 Work Session Minutes

**3. New Business:**

- a. None

**4. Old Business:**

- a. None

**5. Public Hearings on Applications:**

- a. A2016-1  
Conditional Use Permit  
1030 McKinley Street

**6. Miscellaneous:**

- a. Upcoming meetings:  
Work Session - Tuesday, February 16 at 5:30 pm \*NOTE THE CHANGE IN TIME\*  
Regular Meeting - Tuesday, March 1 at 7:00pm \*MAY BE RESCHEDULED\*

**7. Adjourn.**



Auxiliary aids for handicapped persons are available upon request at least 96 hours in advance. Please call the City Manager's office at (763) 576-2710 to make arrangements.



**PLANNING COMMISSION  
WORK SESSION  
ANOKA CITY HALL COMMITTEE ROOM  
Tuesday, January 5, 2016  
6:00 P.M.**

**CALL TO ORDER:**

The Work Session of the Anoka Planning Commission was called to order at 6:02 p.m.

**ROLL CALL:**

Commissioners present: Chair Don Kjonaas, Borgie Bonthuis, Karna Brewer, Manley Brahs, Sandy Herrala, Peter Rech, and James Cook.

Commissioners absent: None.

Staff present: Chuck Darnell, Associate Planner, and Clark Palmer, Associate Planner.

**DISCUSSION ITEMS:**

**1. Discussion of 2015 Accomplishment and 2016 Goals**

Associate Planner Darnell introduced the draft version of the Planning Commission's 2015 accomplishments and 2016 goals, which were as follows:

**2015 Planning Commission Accomplishments**

1. Met a total of 21 times, including 10 regular meetings and 11 work sessions.
2. Processed 21 planning cases that allowed for significant investment in the City of Anoka.
3. Worked with the HRA to complete a comprehensive plan update, rezoning, and site plan approval for the Walker Methodist project in the South Central Business District.
4. Incorporated a traffic analysis requirement into the City Code, and successfully applied the traffic analysis requirements to a project that was reviewed in 2015.
5. Incorporated standards for temporary structures and driveway widths in the public right of way into the zoning ordinance, and adopted an updated floodplain ordinance.

**2016 Planning Commission Goals**

1. Continue to work with the HRA to redevelop sites in the South Central Business District planning area and rezone properties consistent with the study.
2. Rezone certain properties within the B-3 Central Business District and update uses allowed in the B-4 Limited Business District

3. Review and update sign ordinance and review all other sections of the zoning ordinance that relate to signs.
4. Consider creating in-fill residential development standards for vacant residential lots.
5. Review and complete updates to the zoning ordinance to clarify the City Code including those related to accessory buildings and lighting.

The Commissioners discussed the goals and had conversation on changes that should be made to the two lists.

Chair Kjonaas suggested that the first two goals for 2016 be combined, and that the third goal be changed to something more focused on the review of the Comprehensive Plan given that the Comprehensive Plan update process will be beginning soon. Staff suggested that the goal be on reviewing the plan and identifying areas that may require more significant updates.

Commissioner Brewer asked about the 4<sup>th</sup> Avenue development site, and whether we should review the standards and zoning requirements to see what we would allow to be developed on that site. Chair Kjonaas stated that the City had standards that would apply. Commissioner Brahs asked what the property was currently zoned. Staff responded that the area is zoned Transit Oriented Development – Employee Emphasis.

Chair Kjonaas suggested that a new goal be added, which would be to review the transit and TOD areas, work with the parks department on the work to be completed in that area, and determine whether the zoning requirements or design standards need any updating. Commissioner Herrala agreed, and stated that she wanted to ensure that the environmental quality of the land in the Wild and Scenic area would be preserved.

Commissioner Brewer asked whether the accomplishments from 2015 line up with the goals that were approved for 2015. Staff responded that they did, and that a few of the goals from 2015 were accomplished over the past year, and were noted in the list of 2015 accomplishments. Commissioner Brewer suggested that we align our goals with the City Council and other city commissions.

Commissioner Herrala suggested that the Planning Commission revisit the plans for Cooper's Landing, and determine whether any updates were needed.

The group decided to eliminate the fourth and fifth goals from the list of draft 2016 goals, and add the goals related to the Comprehensive Plan, the transit area, and Cooper's Landing. Commissioner Brewer stated that some of the work associated with the new goals would assist in the Comprehensive Plan update process.

Commissioner Cook suggested that the Planning Commission meet quarterly with the other city commissions. Commissioner Cook also suggested that we add more detail to the 2015

accomplishment about the planning cases that were processed through the Planning Commission in 2015.

Commissioner Peter Rech joined the meeting, and introduced himself as this was his first meeting since being appointed to the Planning Commission.

Staff read through the updated list of goals and accomplishments, and noted that they would be brought forward for final approval at the next regular meeting.

Time of adjournment 6: 50 p.m.  
Submitted by: Chuck Darnell, Associate Planner

NOT APPROVED  
ANOKA PLANNING COMMISSION  
REGULAR MEETING  
ANOKA CITY HALL  
TUESDAY, January 5, 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, Manley Brahs, Peter Rech, Karna Brewer, Sandy Herrala, and James Cook.

Planning Commissions absent: Commissioner Bonthuis

Staff present: Associate Planner Darnell, Associate Planner Palmer

APPROVAL OF MINUTES:

- a. Approval of December 1, 2015 Regular Meeting Minutes

Commissioner Cook referred to the fourth paragraph on page 10 and requested to add wording to the first sentence: "Commissioner Cook stated with the proposed garage on the house and the commercial activity in the carriage house there would be, in effect, a lot split."

Commissioner Brewer stated under Public Hearings, during the discussion of A2015-21 Site Plan Review, 1100 West Highway 10, she recalled asking the applicant about hours of operation with the church and if they perform weddings or funeral services. She stated the applicant replied they do not have weddings or funerals at this particular site. Her comment to the applicant was that it was not her intent to question how they do business, but the Planning Commission's duty was to make sure that the people who come to the building or exit the building can do so safely. Commissioner Brewer requested this be added to the minutes.

**MOTION WAS MADE BY COMMISSIONER BRAHS, SECONDED BY COMMISSIONER BREWER, TO APPROVE THE REGULAR MEETING MINUTES OF DECEMBER 1, 2015.**

5 ayes – 0 nays – 1 abstain (Rech). Motion carried.

NEW BUSINESS:

- a. **Introduction of Staff: Clark Palmer**

Associate Planner Darnell introduced Associate Planner Clark Palmer, stating he will be working in the Planning and Zoning Department assisting with code enforcement and rental licensing.

**b. Oaths of Office: Manley Brahs and Peter Rech**

Chair Kjonaas administered Oaths of Office for Manley Brahs and Peter Rech.

**c. Appointment of Chair and Vice Chairperson**

A nomination was made by Commissioner Brahs to appoint Don Kjonaas as the chair of the Planning Commission. 6 ayes – 0 nays. Motion carried.

A nomination was made by Commissioner Cook to appoint Manley Brahs as vice chair of the Planning Commissioner. 6 ayes – 0 nays. Motion carried.

**d. Appointment to Parking Advisory Board**

Associate Planner Darnell stated Commissioner Bonthuis was unable to be at the Planning Commission, but expressed interest via email in participating on the Parking Advisory Board.

A nomination was made by Commissioner Brewer to appoint Borgie Bonthuis to the Parking Advisory Board. 6 ayes – 0 nays. Motion carried.

**e. Approval of 2015 Accomplishments and 2016 Goals.**

Associate Planner Darnell reviewed the 2015 accomplishments and 2016 goals of the Planning Commission.

2015 Planning Commission Accomplishments:

1. Met a total of 21 times, including 10 regular meetings and 11 work sessions.
2. Processed 21 planning cases that allowed for significant investment in the City of Anoka.
3. Worked with the HRA to complete a comprehensive plan update, rezoning, and site plan approval for Walker Methodist project in the South Central Business District.
4. Incorporated a traffic analysis requirement into the City Code, and successfully applied the traffic analysis requirements to a project that was reviewed in 2015.
5. Incorporated standards for temporary structures and driveway widths in the public right of way into the zoning ordinance, and adopted an updated floodplain ordinance.

2016 Planning Commission Goals:

1. Continue to work with the HRA to redevelop sites in the South Central Business District planning area and rezone properties consistent with the study.
2. Review and update sign ordinance and review all other sections of the zoning ordinance

that relate to signs.

3. Begin reviewing the comprehensive plan and identifying areas of the plan that will require more significant updates.
4. Review and update the Coopers Landing plans and re-evaluate whether changes are needed.
5. Review and update the TOD areas around the transit station considering landscaping and building design standards and working with other commissions on those updates as needed.

**MOTION WAS MADE BY COMMISSIONER BREWER, SECONDED BY COMMISSIONER RECH, TO ACCEPT THE ANNOUNCEMENT OF THE 2015 ACCOMPLISHMENTS AND APPROVE THE 2016 PLANNING COMMISSION GOALS TO BE RECOMMENDED TO THE CITY COUNCIL.**

6 ayes – 0 nays. Motion carried.

OLD BUSINESS:

None.

PUBLIC HEARINGS ON NEW APPLICATIONS:

None.

MISCELLANEOUS:

Next work session will be Tuesday, January 19, 2016 at 6:00 p.m.

Next regular meeting will be Tuesday, February 2, 2016 at 7:00 p.m.

Commissioner Brewer announced the League of Women Voters will hold a Candidate Forum for the special election for Senate District 35 on January 6, 2016 at 7:00 p.m. in the meeting chambers.

Commissioner Brewer reminded voters of the different polling places:

Voters in the first, second and third precinct: Greenhaven Golf Course Club.

Voters in precinct four: Zion Lutheran Church

Voters in precinct five: Lincoln School

Voters in precinct six: City Hall

Voters in precinct seven: Anoka Covenant Church

Voters in precinct eight: Lincoln Elementary School

Planning Commission Meeting Minutes

January 5, 2016

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If someone is unable to vote next week, they can go to City Hall and get an application for an absentee ballot.

ADJOURNMENT:

**MOTION WAS MADE BY COMMISSIONER COOK, SECONDED BY COMMISSIONER BRAHS, TO ADJOURN THE MEETING.**

6 ayes – 0 nays. Motion carried.

Time of adjournment: 7:14 p.m.

Submitted by Chuck Darnell, Associate Planner



**PLANNING COMMISSION  
WORK SESSION  
ANOKA CITY HALL COMMITTEE ROOM  
Tuesday, January 19, 2016  
6:00 P.M.**

**CALL TO ORDER:**

The Work Session of the Anoka Planning Commission was called to order at 6:02 p.m.

**ROLL CALL:**

Commissioners present: Chair Don Kjonaas, Borgie Bonthuis, Karna Brewer, Manley Brahs, Sandy Herrala, Peter Rech and James Cook.

Commissioners absent: None.

Staff present: Chuck Darnell, Associate Planner.

**DISCUSSION ITEMS:**

**1. 4<sup>th</sup> Avenue Redevelopment Site**

Associate Planner Darnell introduced the city-owned property on 4<sup>th</sup> Avenue, north of the railroad tracks near the Northstar station. Staff explained that the City had been working on completing more investigations into the property to determine the constraints and opportunities on the property.

Staff explained that the City completed an updated survey of the property, which included a wetland delineation, floodplain delineation, ordinary high water level determination, Wild and Scenic district boundary determination, utility discovery, and tree survey. Staff had also completed research into the environmental regulations that would apply to any future development that would occur on the site.

Commissioner Herrala asked about the City's plans for a park in this area. Staff noted that the City is still in the process of investigating the possibilities on the site, and that no final plans had yet been produced. Commissioner Herrala asked about the floodplain and Wild and Scenic River regulations that might apply to dredging in this area. Staff stated that they would investigate that further.

Chair Kjonaas stated that the park improvements would be much better suited for the area if they were focused more on the natural environment, and that he thought that the future landing should be for paddle boat launching and storage only. Commissioner Herrala agreed with that statement.

Commissioner Herrala asked if there was still development interest in the property. Staff stated that the City is planning to complete the park improvements, and then to market the property for higher density residential development, similar to what has been guided for in plans and what the property is zoned for.

Commissioner Brahs stated that development in this area should be in character with what the City wishes to see around the transit station. Commissioner Cook agreed, and stated that higher density residential development would have fewer impacts on the environmental assets of the development site.

Commissioner Cook asked about the City's tree replacement policy, and whether invasive species were considered during the calculations of tree replacement. Staff stated that they would likely be calculated, but that replacement trees would not necessarily be required to be of the exact same species. Commissioner Cook asked if you would have to provide for replacement if you were to remove box elder, elm, or buckthorn. Staff stated that they would do more research on the replacement requirements.

Commissioner Brewer stated that trees should be preserved for habitat and that the City used to employ a forester that would make recommendations for the types of trees that would be used in redevelopment projects. Commissioner Cook stated that that type of expertise would be helpful, and that he had some resources that he could share with staff to assist in that type of work in the future. Commissioner Cook also asked whether we could sort the tree inventory list by type, and possibly map out where certain species are located. Staff stated that they would investigate this.

Commissioner Bonthuis asked whether the City had design standards that would apply to this area. Staff stated that we do have architectural standards that would apply to the zoning district. Chair Kjonaas suggested that the Planning Commission review the design standards for the TOD-R and TOD-E areas, and determine whether any updates are needed. Chair Kjonaas also suggested that the Planning Commission have a joint meeting in the future with the Park Board to discuss the park improvements that will be occurring in this area.

Commissioner Brewer stated that as the Planning Commission reviews the standards for the area, that they should consider the constraints that may impact future development in terms of allowing for development that is able to be profitable for a developer.

## 2. **Comprehensive Plan Update**

Associate Planner Darnell introduced the process that the City will be undertaking to update the 2040 Comprehensive Plan. Staff also discussed the 2015 System Statement that was shared with the City, and some of the minimum requirements for information that will need to be included in each section of the 2040 Comprehensive Plan.

The Commissioners reviewed the projections for growth in population, households, and employment that were generated by the Metropolitan Council.

Commissioner Brewer asked about the employment growth, and whether it could ever grow at the same rate as population. Commissioner Bonthuis stated that it would be difficult, as Anoka has a high population of senior citizens that may be out of the workforce. Commissioner Cook also noted that Anoka does have one of the highest rates of employment, on a per capita basis, in the metro area.

Commissioner Brahs asked whether households were measured by unit, or by property. Staff stated that each individual unit translated to a household. Commissioner Brahs also stated that some areas of the minimum requirements may not apply directly to Anoka because it is a fully developed city with unique characteristics and needs.

Commissioner Brewer asked how we can accommodate and plan for growth without knowledge of the other areas of expertise. Staff stated that the City would be working with experts from all departments to develop the Comprehensive Plan, and would ensure that the different sections of the plan would be compatible with each other.

Commissioner Brewer also asked how the Planning Commission could ensure that development was occurring as it was guided in the Comprehensive Plan. Commissioner Herrala stated that development and growth that occurs in the City will already have been considered in terms of whether it is consistent with the Comp Plan before it comes to the Planning Commission for review.

## 3. **Other Staff Updates**

Associate Planner Darnell reminded the Commissioners about the Comp Plan workshop that was scheduled for January 26<sup>th</sup>. Chair Kjonaas, Commissioner Bonthuis, and Commissioner Brahs all stated that they would be attending. Staff also suggested that the February work session meeting be rescheduled to 5:30 PM to allow for staff to prepare for the City Council meeting, and that the Commissioners should determine whether the regular March meeting could be rescheduled to another day or week.

Time of adjournment 7: 25 p.m.

Submitted by: Chuck Darnell, Associate Planner

# STAFF REPORT



Application A2016-1  
Conditional Use Permit  
1030 McKinley Street  
Applicant: Peak Physique  
February 2, 2016

## **BACKGROUND**

The applicant, Peak Physique which is a business owned by Tim Moes, is requesting a conditional use permit to operate a personal training studio at 1030 McKinley Street. The personal training studio would be operated in Suite 1036, which is located within an existing building on the property at 1030 McKinley Street.

The property is located in the M-1 Light Industrial zoning district. A conditional use permit is required because the proposed use is not specifically listed as a permitted use in the M-1 zoning district. However, retail and service establishments providing goods and services that are complimentary to the principal uses in the district are allowed as a conditional use in the M-1 zoning district. The applicant is proposing for the business to operate primarily during the hours of 5 AM – 9 AM and 4 PM – 8 PM, which is outside of the normal business hours for most other uses in the immediate area. The personal training services provided by this business could also be utilized by employees in the surrounding area. For these reasons, staff believes that the proposed personal training studio use would be considered complimentary to the principal uses in the district.

### **Included for Review:**

- 1) Site location map
- 2) Site plan from the 1995 site plan approval
- 3) Site plan showing proposed parking and building use
- 4) Proposed interior floor plan, provided by applicant
- 5) Site photos, dated 1/7/2016 and taken by staff

## **CONDITIONAL USE PERMIT ANALYSIS**

Anoka City Code Chapter 74, Article IV, Division 2, Section 74-114 requires the Planning Commission to consider to what extent the applicant's plan minimizes possible adverse effects of the proposed conditional use, what modifications to the plan and what conditions of approval could further minimize the adverse effects of the proposed use.

The following development standards are general requirements for all conditional use permits:

1. The land area and setback requirements of the property containing such a use or activity meet the minimum standards established for the district.

**Finding:** The application as proposed would not require any changes to the existing building or parking lots on the property. The existing building and parking facilities were

constructed in their current locations as they were approved during site plan approval in 1995. The current location of the buildings and parking lot meet all land area and setback requirements in the M-1 Light Industrial zoning district.

2. When abutting a residential use, the property shall be screened and landscaped.

**Finding:** The subject property is not abutting a residential use, and is surrounded on all sides by other properties that are zoned M-1 Light Industrial. The uses of the surrounding properties are all industrial except the property to the south and over the railroad tracks, which is the Anoka Technical College campus.

3. Where applicable, all city, county, state and federal laws, regulations and ordinances shall be complied with and all necessary permits secured.

**Finding:** The applicant will be required to follow all city, county, state and federal laws. It is not foreseen that any regulations or ordinances will not be complied with by the proposed operation of the business at this property.

4. Signs shall not adversely impact adjoining or surrounding residential uses.

**Finding:** The applicant will be required to abide by the sign regulations in the M-1 Light Industrial zoning district. Signs in the M-1 Light Industrial zoning district are regulated by Anoka City Code Chapter 74, Article VIII, Section 74-453. Any proposed business or nameplate sign will require a sign permit.

5. Adequate off-street parking and loading shall be provided. Such parking and loading shall be screened and landscaped from abutting residential uses.

**Finding:** The proposed use of a personal training studio would be considered a sporting or health club. Anoka City Code Chapter 74, Article IX, Division 2, Section 74-522 (x) requires that these types of uses provide one parking space for each 100 square feet of building area. The building area of Suite 1036 that will be used for gym space is 4,500 square feet, which would require 45 parking spaces for the proposed personal training studio. There is also 800 square feet of office space, which would require 3 additional parking spaces for a total of 48 parking spaces.

The existing parking facilities on the property will be used to accommodate this parking. The property does contain two separate buildings with their own parking facilities in the front and rear. During the original site plan review, there was some discussion on the potential split of the lot at 1030 McKinley Street to have each of the two buildings on their own individual lot. For that reason, staff has analyzed the parking facilities located only near the eastern building, which the personal training studio will be located in, to determine whether the required parking could be met only on that side of the existing lot. Thirty-eight stalls are located in the parking lot on the north side of the building, and an

additional 20 parking stalls are located along the south property line. This provides a total of 58 parking spaces.

The parking facilities on the east side of the property also must provide adequate off-street parking for the other tenants in the building. There are currently two other tenants in the building, and both spaces include office and warehouse space. The parking ratio requirements for buildings in the M-1 zoning district require that 5 parking spaces be provided for each of the other suites (3 parking spaces for the office space, and 2 spaces for the warehouse space). The fourth suite in the building is not leasable, and is used by the property owner for storage. Therefore, the 58 total parking spaces on the property could accommodate the 48 required parking spaces for the personal training studio, while still providing the required 10 spaces for the two other leasable suites.

If the property owner were to decide to lease that fourth suite in the future and additional parking was needed, the owner of the property could utilize a proof of parking space that was identified and provided on the site plan that was approved in 1995. This proof of parking space is located on the north side of the property, near the entry onto McKinley Street, and would provide for 10 additional parking spaces.

The proposed use would not require any changes to the existing circulation pattern of the site. There is an existing 28' drive aisle that is used to access the property from McKinley Street, as well as to access the parking facilities that exist on the property. This drive aisle would remain in place and is wide enough to accommodate two-way traffic on the site. The existing parking facilities meet the standards for parking spaces, and are located as they were approved during the site plan approval process in 1995.

6. The road servicing the use or activity must be of sufficient design to accommodate the proposed use or activity, and such use or activity shall not generate such additional extra traffic as to create a nuisance or hazard to existing traffic or surrounding land use.

**Finding:** The property is served by McKinley Street, and is close to the intersection of Thurston Avenue and McKinley Street. Internal circulation of the property would not be impacted by the proposed addition. Staff believes the proposed use will not generate such additional extra traffic as to create a nuisance or hazard to existing traffic or surrounding land uses.

7. All access roads, driveways, parking areas, and outside storage, service, or sales areas shall be surfaced or grassed to control dust and erosion.

**Finding:** The site is paved and landscaped to control dust and erosion. The site has maintained vegetated areas on the north, east, and south property lines, as was required in the 1995 site plan approval.

8. All open and outdoor storage, sales and service areas shall be screened from view from public streets and from abutting residential uses or districts.

**Finding:** The application as proposed does not include any outdoor storage, sales, or service areas.

9. All lighting shall be designed to prevent any direct source of light being visible from adjacent residential areas or from the public streets.

**Finding:** The existing lighting on the property will be maintained, and the proposed use will not result in any changes to lighting on the property.

10. The use or activity shall be properly drained to control surface water runoff.

**Finding:** The property adequately manages storm water runoff with improvements that were required and completed as part of site plan approval in 1995. The proposed use will not require any changes to grading or the management of surface water runoff.

11. The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence.

**Finding:** The existing buildings on the site were constructed as they were approved during the site plan approval in 1995. No changes are proposed to the building as part of this application. The proposed use will be utilizing the existing space in the building without making any interior modifications, which would allow for the leasable space to be easily converted back to office and warehouse space in the future if needed.

12. The proposed water, sewer and other utilities shall be capable of accommodating the proposed use.

**Finding:** The utilities serving the site are adequate.

### **RECOMMENDATION**

Staff recommends approval the conditional use permit at 1030 McKinley Street with the following conditions:

- 1) The personal training studio will operate in Suite 1036, which is located in the existing building on the east side of the property.
- 2) Any new signage must comply with the standards of M-1 Light Industrial District.

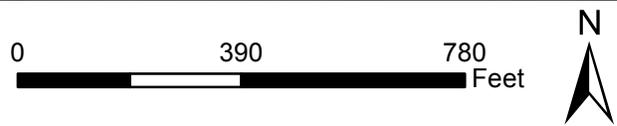
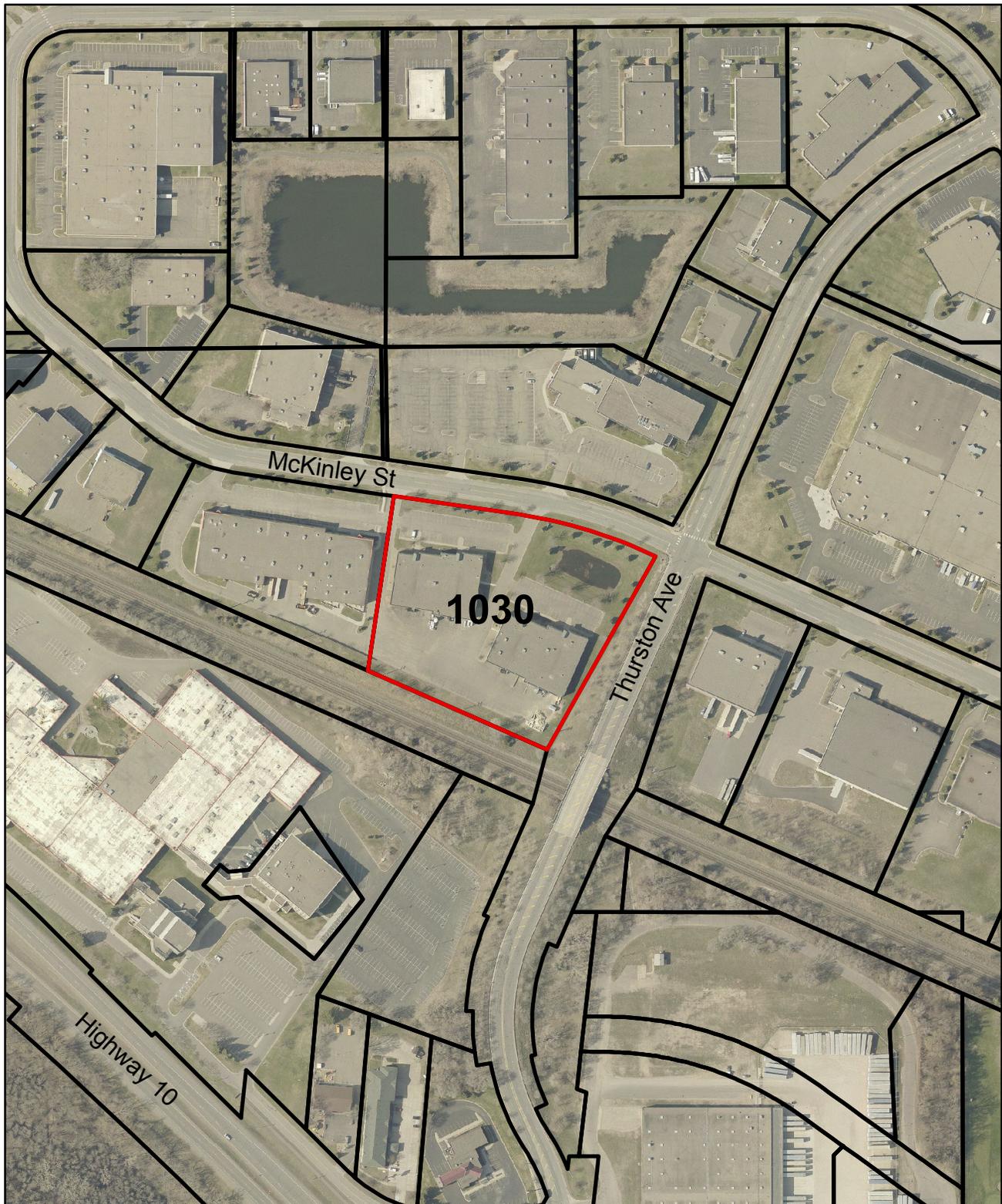
- 3) All parking stalls shall be maintained according to the originally approved site plan and standards set forth in the City Code. All vehicles on the lot shall be located in a designated parking stall.
- 4) If the fourth suite in the eastern building is leased out in the future, the property owner will allow the City to determine whether the proof of parking area will need to be utilized or whether the site can accommodate all of the users through joint parking.

**COMMISSION ACTION**

The Planning Commission may recommend approval with conditions, recommend denial and state reasons for denial, or postpone the item for further information.

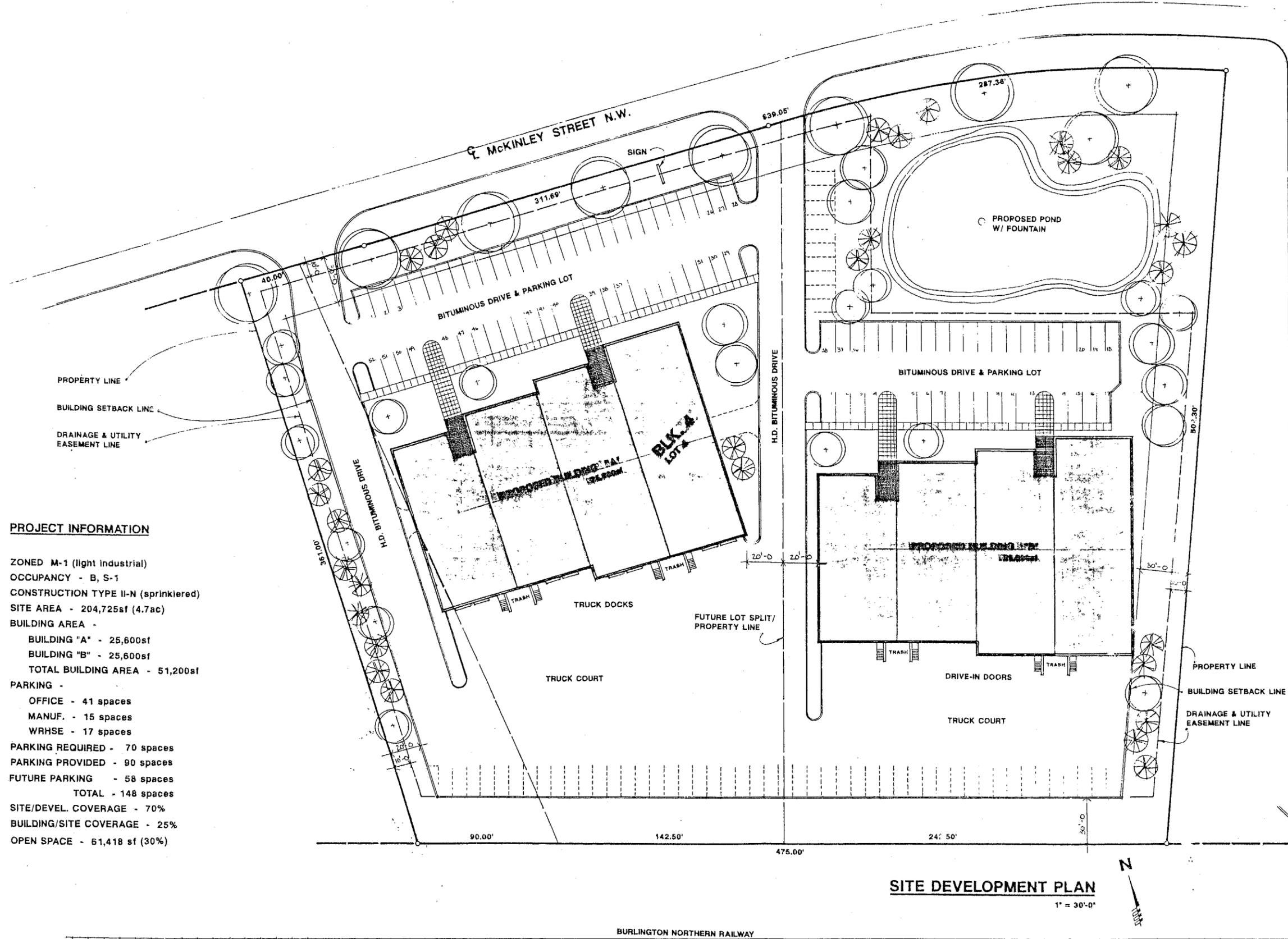
Chuck Darnell  
Associate Planner

**Site Map**  
**1030 McKinley Street**  
**Conditional Use Permit Application - February 2, 2016**



**PROJECT INFORMATION**

ZONED M-1 (light industrial)  
 OCCUPANCY - B, S-1  
 CONSTRUCTION TYPE II-N (sprinklered)  
 SITE AREA - 204,725sf (4.7ac)  
 BUILDING AREA -  
 BUILDING "A" - 25,600sf  
 BUILDING "B" - 25,600sf  
 TOTAL BUILDING AREA - 51,200sf  
 PARKING -  
 OFFICE - 41 spaces  
 MANUF. - 15 spaces  
 WRHSE - 17 spaces  
 PARKING REQUIRED - 70 spaces  
 PARKING PROVIDED - 90 spaces  
 FUTURE PARKING - 58 spaces  
 TOTAL - 148 spaces  
 SITE/DEVEL. COVERAGE - 70%  
 BUILDING/SITE COVERAGE - 25%  
 OPEN SPACE - 61,418 sf (30%)



**SITE DEVELOPMENT PLAN**

1" = 30'-0"

RECEIVED  
 AUG 18 1995  
 CITY OF ANOKA  
 ANOKA, MINNESOTA



= Suite 1036



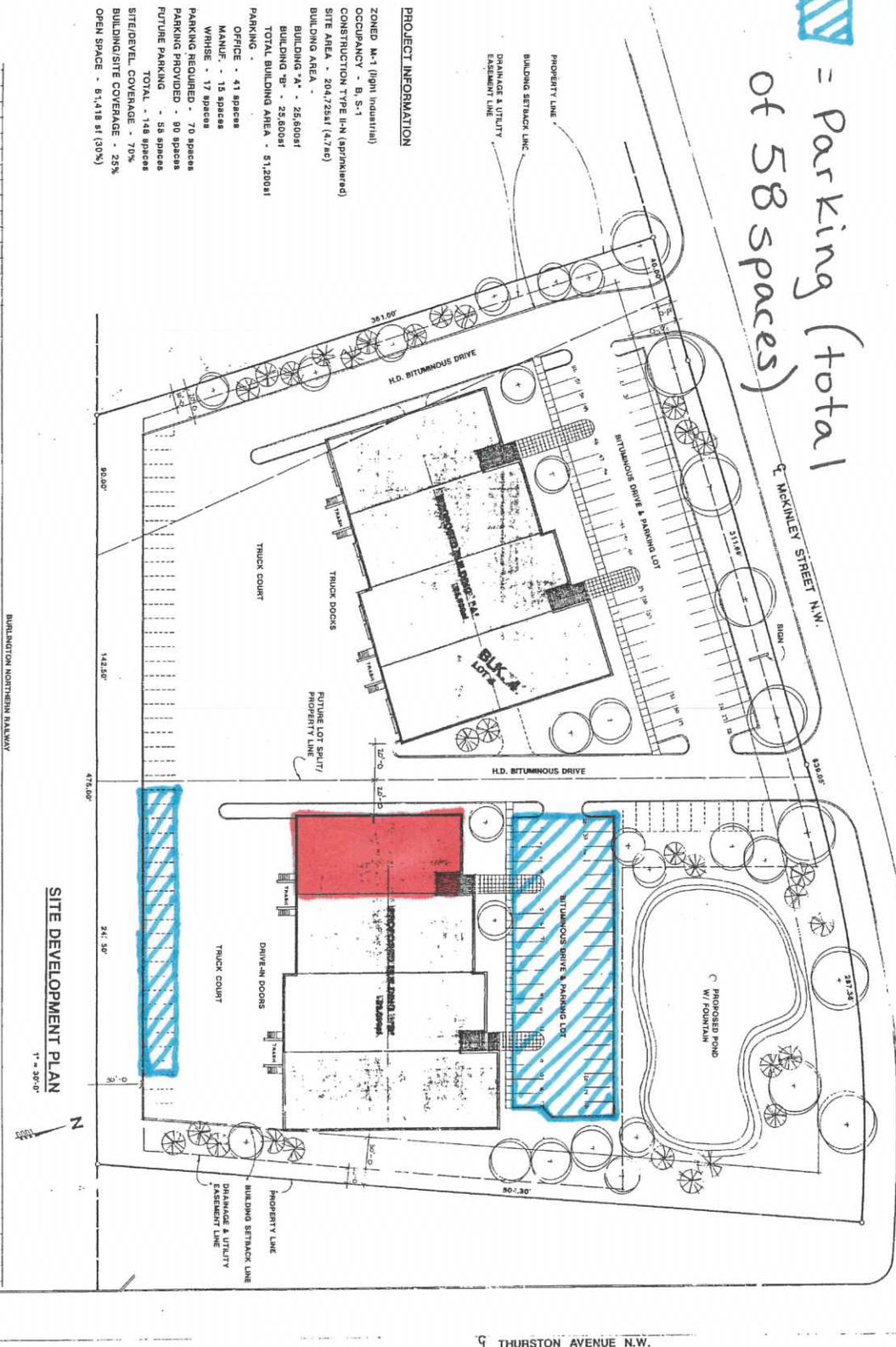
= Parking (total of 58 spaces)

**PROJECT INFORMATION**

ZONED M-1 (Light Industrial)  
 OCCUPANCY - B, S-1  
 CONSTRUCTION TYPE I-II (SPRINKLED)  
 SITE AREA - 204,725sf (4.7ac)  
 BUILDING AREA -  
 BUILDING 'A' - 25,600sf  
 BUILDING 'B' - 25,600sf  
 TOTAL BUILDING AREA - 51,200sf

PARKING -  
 OFFICE - 41 spaces  
 MANUF. - 15 spaces  
 WHISE - 17 spaces  
 PARKING REQUIRED - 70 spaces  
 PARKING PROVIDED - 80 spaces  
 FUTURE PARKING - 58 spaces

TOTAL - 148 spaces  
 SITE/DEVELOPMENT COVERAGE - 70%  
 BUILDING/SITE COVERAGE - 25%  
 OPEN SPACE - 81,418 sf (30%)



**SITE DEVELOPMENT PLAN**  
1" = 30' 0"

RECEIVED  
 AUG 18 1995  
 CITY OF ANOKA  
 ANOKA, MINNESOTA

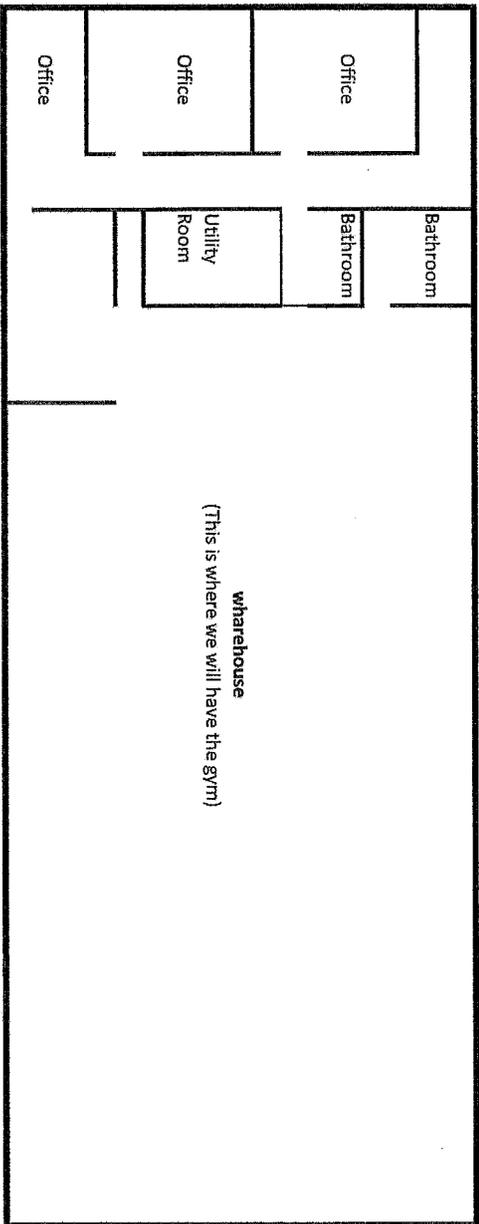
Project No. 9808  
 Date: 10 AUG 93  
 Revision:  
 Sheet No. A-1

**McKINLEY STREET BUSINESS CENTER**  
**PROPOSED LEASE FACILITY**  
 ANOKA, MINNESOTA

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

**Jamb architects**  
 4975 white bear parkway white bear lake, mn 55110  
 (612) 653-1696

1036 McKinley Street Anoka, MN 55303  
5450 Sq. ft.





01/07/2016



1034

1036

087 EB

01/07/2016



01/07/2016



01/07/2016