



**Planning Commission Work Session**  
Anoka City Hall Committee Room  
Tuesday, January 19, 2016  
6:00PM

**AGENDA**

1. 4<sup>th</sup> Avenue Redevelopment Site
2. Comprehensive Plan Update
3. Other Staff Updates



## MEMORANDUM

To: Planning Commissioners  
From: Chuck Darnell, Associate Planner  
Subject: January 19, 2016 Work Session; Update on 4<sup>th</sup> Avenue Development Site  
Date: January 14, 2016

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### **Background**

The City of Anoka owns a parcel along the Rum River, west of 4<sup>th</sup> Avenue and between Grant Street and Garfield Street. The Planning Commission discussed this site at their October 2015 Work Session meeting, and the Planning Commission toured other developments in the surrounding area that were similar to the type of development that was being proposed for the city-owned 4<sup>th</sup> Avenue site.

### **Updates**

Since that time, City staff has been working on compiling information related to the site that would be important as development plans are considered. This included completing a tree survey, in which all of the significant trees on the property were identified. An updated survey was also completed for the site, which identified the Ordinary High Water Level, locations of wetlands, locations of significant trees, and the boundary of the Rum River Management Overlay District.

Staff has also completed research into the environmental regulations that will apply to this property. The Wild and Scenic Rivers Act includes regulations that will apply to the portion of the site that is under the Rum River Management Overlay District. Some portion of the site is also covered by the newly adopted floodplain overlay district.

Please review the attached documents, which include the updated survey work and a summary of the environmental regulations that will apply to the site. Also attached are the pages from the Anoka Station Master Plan that guide the future development of the city-owned 4<sup>th</sup> Avenue site. The Planning Commission will discuss the site and determine whether any updates or additional work is required for this area, which is part of the TOD-R zoning district.

### ***Attachments***

Updated Survey – 4<sup>th</sup> Avenue Site  
Larger Map Area – 4<sup>th</sup> Avenue Site  
Tree Survey List – 4<sup>th</sup> Avenue Site  
Environmental Regulations – 4<sup>th</sup> Avenue Site  
Pages from Anoka Station Master Plan





<u>No.</u>	<u>Tree Name</u>	<u>Condition</u>	<u>Diameter</u>	<u>Comment</u>
1	Siberian Elm	Good	15	
2	Bur Oak	Good	28	
3	Bur Oak	Dead	14	
4	Bur Oak	Good	17.5	
5	Bur Oak	Good	26	
6	boxelder	Poor	6	
7	Green Ash	Good	10	
8	Bur Oak	Poor	19	
9	Bur Oak	Fair	17	
10	boxelder	Fair	9	
11	boxelder	Fair	7	
12	Bur Oak	Poor	21, 22	
13	Bur Oak	Fair	15	
14	Bur Oak	Good	25	
15	boxelder	Fair	5	
16	Green Ash	Good	5	
17	Bur Oak	Good	23	
18	Bur Oak	Fair	21	
19	Bur Oak	Dead	13	
20	Green Ash	Good	6	
21	Green Ash	Fair	6	
22	boxelder	Fair	7	
23	Bur Oak	Fair	14	
24	boxelder	Fair	5,6	
25	Green Ash	Good	6	
26	Bur Oak	Good	18	
27	Bur Oak	Fair	34	
28	Green Ash	Good	7	
29	boxelder	Poor	6.5	
30	boxelder	Poor	7	
31	Bur Oak	Poor	17	
32	Bur Oak	Good	24.5	
33	boxelder	Fair	5	
34	boxelder	Good	6	
35	Bur Oak	Fair	13	
36	Bur Oak	Dead	18.5	
37	Green Ash	Good	5	
38	boxelder	Fair	6.5	
39	Bur Oak	Fair	16.5	
40	Bur Oak	Dead	16.5	
41	Bur Oak	Poor	17.5	
42	Bur Oak	Poor	13	
43	Bur Oak	Fair	5	
44	American Elm	Dead	9	

45	Bur Oak	Poor	15
46	boxelder	Fair	8
47	boxelder	Fair	5
48	Bur Oak	Fair	18
49	Bur Oak	Good	16.5
50	Bur Oak	Poor	18
51	Bur Oak	Good	18.5
52	Bur Oak	Poor	26
53	Bur Oak	Poor	21
54	American Elm	Fair	8.5
55	boxelder	Good	7.5
56	Bur Oak	Fair	21
58	boxelder	Good	6
59	Bur Oak	Good	17
60	Green Ash	Excellent	17
61	boxelder	Fair	8.5
62	Hackberry	Excellent	8
63	Bur Oak	Good	17
64	Bur Oak	Good	22
66	Bur Oak	Poor	15
67	boxelder	Fair	6
68	Bur Oak	Fair	28
69	Bur Oak	Fair	21
70	Bur Oak	Good	18
71	Hackberry	Good	7
72	boxelder	Good	8
73	Bur Oak	Dead	18
74	boxelder	Fair	5
75	boxelder	Good	7
76	Bur Oak	Fair	14
77	boxelder	Fair	6
78	Green Ash	Good	6
79	boxelder	Good	6
80	Bur Oak	Good	22
81	boxelder	Fair	7
82	Bur Oak	Good	21
83	Bur Oak	Poor	14
84	boxelder	Fair	21
85	Bur Oak	Fair	21
86	Bur Oak	Good	24
87	Bur Oak	Good	22
88	boxelder	Fair	8
89	Bur Oak	Good	23
90	boxelder		
91	willow	Fair	48
92	Green Ash	Fair	11
93	American Elm	Fair	5.5

94	American Elm	Fair	5.5
95	willow	fair	55
96	Green Ash	Good	7
97	Green Ash	Excellent	7
98	Green Ash	fair	5.5
99	Green Ash	fair	5
100	Green Ash	fair	5
101	red cedar	fair	13
102	Bur Oak	fair	12
103	Bur Oak	Good	24
104	red cedar	Good	13.5
105	red cedar	Poor	7
106	red cedar	Good	18
107	Bur Oak	Good	34
108	Bur Oak	Good	22
109	Bur Oak	Poor	12
110	Bur Oak	fair	27.5
111	Bur Oak	Good	17.5
112	Bur Oak	Good	20
113	Bur Oak	Good	28
114	red cedar	Good	18.5
115	red cedar	Poor	8
116	Bur Oak	Good	26
117	Bur Oak	fair	21
118	Bur Oak	Good	26
119	Bur Oak	fair	13
120	Bur Oak	fair	19
121	Bur Oak	Good	26
122	Bur Oak	Poor	17
123	Bur Oak	Excellent	18.5
124	Bur Oak	fair	18
125	Bur Oak	Excellent	29.5
126	Bur Oak	fair	18
127	Bur Oak	fair	11
128	Bur Oak	fair	17
129	Bur Oak	fair	17
130	Bur Oak	fair	15
131	Bur Oak	fair	14
132	Bur Oak	Good	14
133	Bur Oak	Good	22.5
134	Bur Oak	Good	19
135	Bur Oak	Good	23
136	Bur Oak	Poor	12
137	Bur Oak	Good	18
138	Bur Oak	fair	20
139	Bur Oak	Good	29
140	Bur Oak	Good	19.5

141	Bur Oak	Poor	25	
142	Bur Oak	Poor	25	
143	Bur Oak	Good	21	
144	Bur Oak	Poor	13	
145	Bur Oak	fair	24	
146	Bur Oak	Good	40	
147	Bur Oak	Poor	17	
148	Bur Oak	Excellent	20	
149	Bur Oak	Good	20	
150	Bur Oak	Good	24	
151	Bur Oak	fair	28	
152	Bur Oak	fair	15	
153	Bur Oak	fair	24.5	
154	Bur Oak	Good	28.5	
155	Bur Oak	Good	18	
156	Bur Oak	fair	10	
157	Bur Oak	Poor	12	
158	Bur Oak	Poor	12	
159	Bur Oak	Excellent	22	
160	Bur Oak	fair	14	
161	Bur Oak	fair	25	leaning
162	Bur Oak	fair	16	
163	Bur Oak	Poor	13	
164	Bur Oak	Good	30	
165	Bur Oak	Good	17	
166	Bur Oak	Poor	13	
167	Bur Oak	Poor	17.5	
168	Bur Oak	Poor	15	
169	Bur Oak	Excellent	17.5	
170	Bur Oak	Poor	16	
171	Bur Oak	Poor	16	
172	Green Ash	Good	22	
173	Green Ash	Good	15	
174	Green Ash	Good	21	
175	Green Ash	Good	17.5	
176	Green Ash	Good	17.5	
177	Bur Oak	fair	17.5	
178	Bur Oak	Poor	12	
179	Bur Oak	Good	29.5	
180	Bur Oak	Poor	12	
181	Bur Oak	Poor	16	
182	Bur Oak	Good	34	
183	Bur Oak	fair	14.5	
184	Bur Oak	fair	15	
185	Bur Oak	Poor	15	
186	Bur Oak	Poor	28.5	
187	Bur Oak	fair	12	

188	Bur Oak	[	22	
189	Bur Oak	fair	20	
190	Bur Oak	Excellent	13.5	
191	Bur Oak	fair	19	
192	Bur Oak	Poor	15	leaning
193	Bur Oak	Good	20	
194	Bur Oak	fair	27.5	split
195	Bur Oak	Poor	12	leaning
196	Bur Oak	Good	22	
197	Bur Oak	Poor	21	
198	Bur Oak	fair	20	leaning
199	Bur Oak	Good	13	
200	Bur Oak	Good	13	
201	Bur Oak	fair	24	
202	Bur Oak	Poor	17.5	
203	boxelder	fair	8	leaning
204	Bur Oak	Good	22	
205	boxelder	fair	6.5	
206	boxelder	Poor	5.5	
207	white poplar	Good	8	
208	white poplar	fair	4.5	
209	white poplar	Good	8	
210	white poplar	Good	6.5	
211	boxelder	Excellent	6.5	
212	boxelder	Good	7.5	
213	Green Ash	fair	4.5	
214	white poplar	Good	11	
215	white poplar	fair	17.5	
216	white poplar	Good	5.5	
217	boxelder	Good	8	
218	boxelder	fair	8	
219	boxelder	fair	8	
220	boxelder	Good	5.5	
221	boxelder	fair	6.5, 4	2-stem
222	boxelder	Good	6.5	
223	Green Ash	Good	6	
224	white poplar	fair	13.5	leaning
225	cottonwood	Good	24	
226	Green Ash	Good	8	
227	white poplar	Poor	13.5	leaning
228	cottonwood	Poor	22	leaning
229	boxelder	Poor	5.5	
230	Green Ash	Good	6.5	
231	Green Ash	fair	6.5	
232	Green Ash	Good	6.5	
233	boxelder	fair	5.5	
234	boxelder	Good	8	

235	Green Ash	Good	5.5	
236	boxelder	Good	6.5	
237	Green Ash	Good	11	
238	Green Ash	Good	11	
239	Green Ash	Good	6.5	
240	Green Ash	Good	5	
241	Green Ash	Good	9	
242	Green Ash	fair	8	
243	cottonwood	Good	28	
244	white poplar	Good	12	
245	Green Ash	Good	5.5	
246	white poplar	Good	8	
247	white poplar	Good	10	
248	cottonwood	Good	38	
249	Green Ash	Good	5.5	
250	Green Ash	fair	6.5	
251	amur maple	Poor	6.5	
252	Green Ash	Good	5.5	
253	Green Ash	fair	5.5	
254	buckthorn	fair	5.5	
255	Green Ash	Good	6.5	
256	boxelder	fair	6.5	leaning
257	amur maple	fair	6.5	
258	Green Ash	Excellent	6.5	
259	Green Ash	fair	6.5	
260	Green Ash	Good	6.5	
261	Green Ash	Good	6	
262	Green Ash	Good	8	
263	boxelder	fair	5.5	
264	white poplar	Good	9	
265	black cherry	Good	8	
266	Green Ash	Good	5.5	
267	Green Ash	Good	5.5	
268	Green Ash	Good	6	
269	boxelder	fair	5.5	leaning
270	boxelder	fair	5	
271	boxelder	fair	5.5	
272	black cherry	Good	7	
273	white poplar	Good	5.5	
274	white poplar	Good	5.5	
275	boxelder	fair	5.5	
276	Bur Oak	fair	34	
277	Bur Oak	Excellent	15	
278	Bur Oak	Good	20	
279	Bur Oak	fair	15	leaning
280	Bur Oak	Poor	12	
281	Bur Oak	Excellent	22	

282	Bur Oak	Poor	15	
283	Bur Oak	Good	17	
284	Bur Oak	dead	15	
285	Bur Oak	fair	15	leaning
286	Bur Oak	fair	13	
287	Bur Oak	fair	17	
288	Bur Oak	Poor	15	
289	Bur Oak	fair	13.5	
290	Bur Oak	fair	17	
291	Bur Oak	fair	18	
292	Bur Oak	fair	10.5	
293	Bur Oak	Excellent	18	
294	Bur Oak	Poor	18.5	
295	Bur Oak	Poor	20	split
296	Bur Oak	Poor	12	leaning
297	Bur Oak	fair	13.5	
298	Bur Oak	Good	24	
299	Bur Oak	Good	20	
300	Bur Oak	Poor	17	
301	Bur Oak	fair	18	
302	Green Ash	Good	6.5	
303	Green Ash	Poor	4.5	leaning
304	Green Ash	fair	5.5	
305	Green Ash	fair	5.5	
306	Green Ash	Good	5.5	
307	Green Ash	Poor	4.5	
308	boxelder	Poor	7	
309	Green Ash	fair	8	
310	buckthorn	Poor	8	
311	Green Ash	Excellent	9	
312	boxelder	fair	13.5	
313	white poplar	Good	11	
314	Green Ash	Poor	6	
315	Green Ash	Good	8	
316	boxelder	fair	4	
317	Green Ash	Poor	5.5	
318	black cherry	Poor	6.5	
319	boxelder	fair	6.5	
320	boxelder	fair	9	
321	Bur Oak	Good	19	
322	Bur Oak	Good	17	
323	Bur Oak	Poor	13	
324	Bur Oak	fair	24	leaning
325	boxelder	fair	6	
326	boxelder	Poor	7	leaning
327	boxelder	Poor	6	leaning
328	Bur Oak	fair	26	

329	boxelder	Poor	6	
330	Bur Oak	Good	19	leaning
331	Bur Oak	fair	26	split
332	Bur Oak	fair	11	
333	Bur Oak	fair	24	
334	Bur Oak	fair	22	
335	Bur Oak	fair	11	
336	Bur Oak	Poor	18	
337	Bur Oak	fair	26	
338	Bur Oak	Good	23	
339	Bur Oak	Good	27	
340	Bur Oak	fair	13	
341	Bur Oak	fair	21	split & leaning
342	Bur Oak	Good	21	
343	Bur Oak	fair	15	
344	Bur Oak	fair	15	
345	Bur Oak	Poor	13	
346	Bur Oak	Good	14	
347	Bur Oak	Poor	13	
348	Bur Oak	fair	21	
349	Bur Oak	Good	21	
350	Bur Oak	fair	19	
351	Bur Oak	fair	13	leaning
352	Bur Oak	fair	12	
353	Bur Oak	Poor	14	
354	Bur Oak	Good	16	
355	Bur Oak	Good	19	
356	Bur Oak	Good	18	
357	Bur Oak	fair	13	
358	Bur Oak	Poor	10	
359	Bur Oak	fair	14	
360	Bur Oak	Poor	16	
361	Bur Oak	fair	21	
362	Bur Oak	fair	20	
363	Bur Oak	fair	20	
364	Bur Oak	Good	16	
365	Bur Oak	fair	16	
366	Bur Oak	Poor	9	
367	Bur Oak	fair	18	
368	Bur Oak	Poor	14	
369	Bur Oak	Poor	24	
370	Bur Oak	fair	20	
371	Bur Oak	Poor	20	
372	Bur Oak	fair	20	leaning
373	Bur Oak	Poor	13	
374	Bur Oak	fair	20	leaning
375	Bur Oak	Poor	9	

376	Bur Oak	fair	21, 16	
377	Bur Oak	fair	18	
378	Bur Oak	fair	20	
379	Bur Oak	Poor	16	
380	Bur Oak	fair	21	leaning
381	Bur Oak	fair	16	
382	Bur Oak	Good	24	
383	Bur Oak	Good	11	
384	Bur Oak	fair	11	
385	Bur Oak	Good	23	
386	Bur Oak	fair	22	leaning
387	Bur Oak	fair	24, 22	
388	Bur Oak	fair	20	
389	Bur Oak	Poor	14	
390	Bur Oak	Poor	9	
391	Bur Oak	Poor	10	leaning
392	Bur Oak	fair	50	
393	Bur Oak	fair	16	
394	Green Ash	Good	20	
395	Green Ash	fair	16	
396	Green Ash	Good	16	
397	Green Ash	fair	21	
398	Green Ash	fair	20	
399	Green Ash	fair	18.5	
400	red pine	Good	16	
401	white poplar	Good	9	
402	boxelder	fair	7	
403	white poplar	Good	7	
404	Bur Oak	Good	23	
405	Bur Oak	Good	28	
406	Green Ash	fair	13	
407	boxelder	Poor	13	leaning
408	white poplar	Poor	13	leaning
409	white poplar	Poor	21	leaning
410	Green Ash	fair	5	
411	Green Ash	fair	6	
412	white poplar	Good	6	
413	white poplar	Good	7	
414	american elm	fair	7	
415	white poplar	Excellent	10	
416	white poplar	Good	6	
417	white poplar	Excellent	7	
418	white poplar	Excellent	7	
419	white poplar	Good	7	
420	white poplar	Good	6	
421	white poplar	Poor	7	
422	Bur Oak	Good	26	

423	Bur Oak	Good	28	
424	Green Ash	Good	5	
425	boxelder	fair	8	
426	Bur Oak	fair	20	
427	Green Ash	Good	10	
428	Green Ash	fair	7	
429	Green Ash	fair	6	
430	Green Ash	fair	6	
431	Green Ash	Poor	6	
432	Green Ash	fair	5	
433	black cherry	Good	5	
434	Green Ash	Good	6	
435	Green Ash	Good	7	
436	Green Ash	Good	5	
437	Green Ash	Good	9	
438	Green Ash	fair	7	
439	Green Ash	fair	5	
440	Bur Oak	fair	24	
441	black cherry	Good	8	
442	black cherry	Good	8	
443	Bur Oak	fair	22	
444	Green Ash	fair	6	
445	Green Ash	Good	5	
446	Green Ash	Good	6	
447	Bur Oak	Excellent	27	
448	Bur Oak	Good	21	
449	silver maple	Good	10	
450	silver maple	fair	6	
451	Green Ash	Good	5	
452	Green Ash	fair	5	
453	pin oak	dead	24	
454	amur maple	Poor	6, 5, 4	
455	Green Ash	Excellent	6	
456	white poplar	Good	7	
457	Bur Oak	Good	14	
458	Green Ash	Good	5	
459	black cherry	Excellent	21	
460	amur maple	fair	6	
461	Bur Oak	fair	21, 22	
462	Bur Oak	Excellent	26	
463	Green Ash	Good	5	
464	Green Ash	Good	6	
465	black cherry	Good	5	
466	black cherry	fair	5	
467	black cherry	Good	5	
468	black cherry	fair	8	leaning
469	black cherry	Good	8	

470	Bur Oak	Good	30	
471	black cherry	Good	5	
472	Bur Oak	Good	24	
473	silver maple	Good	5	
474	quaking aspen	Good	7	
475	Green Ash	Excellent	5	
476	pin oak	Excellent	5	
477	quaking aspen	Excellent	6	
478	pin oak	Good	7	
479	pin oak	fair	6	
480	quaking aspen	Good	11	
481	black cherry	fair	7	leaning
482	black cherry	Good	7	leaning
483	pin oak	Good	8	
484	pin oak	Good	6	
485	pin oak	Good	5.5	
486	black cherry	Good	7	
487	Green Ash	Excellent	7	
488	Green Ash	fair	6	leaning
489	Green Ash	Good	7	leaning
490	Green Ash	Poor	24	
491	black cherry	Good	8	
492	black cherry	fair	6, 5	
493	Bur Oak	Excellent	32	
494	black cherry	Good	7	
495	american elm	fair	5.5	
496	american elm	Poor	5	
497	white spruce	Good	11	
498	white spruce	fair	8	
499	white spruce	Good	16	
500	white spruce	dead	8	
501	american elm	fair	7	
502	red pine	fair	17	
503	red pine	Excellent	14	
504	red pine	Good	16	
505	buckthorn	fair	7	
506	Green Ash	Good	5.5	
507	hackberry	fair	5	
508	red pine	Good	13	
509	red pine	fair	8	
510	red pine	fair	8	
511	red pine	Good	11	
512	red pine	Good	11	
513	red pine	Poor	9	
514	red pine	fair	9	
515	red pine	Good	11	
516	red pine	Poor	9	

517	boxelder	fair	6.5	leaning
518	red pine	fair	10	
519	Green Ash	fair	5.5	leaning
520	red pine	fair	9	
521	red pine	fair	9	
522	Green Ash	fair	5	leaning
523	red pine	fair	17	
524	black cherry	fair	8	
525	white pine	Poor	17	
526	Green Ash	fair	6.5, 7, 11, 15	
527	siberian elm	Good	6	
528	siberian elm	Good	6.5	
529	Green Ash	Good	5.5	
530	boxelder	Good	9	
531	hackberry	Good	7	
532	boxelder	Good	5	
533	white spruce	Poor	19	
534	mulberry	Good	6.5	
536	white spruce	fair	13	
537	american elm	fair	8	
538	hackberry	Good	6.5	
539	american elm	fair	6	
540	siberian elm	Good	8	
541	black locust	fair	5	
542	hackberry	Excellent	4.5	
543	siberian elm	Good	6.5	
544	siberian elm	Good	6	
545	siberian elm	Good	6	
546	siberian elm	Good	6	
547	mulberry	fair	5.5	
548	Green Ash	fair	10, 8, 4.5	leaning
549	boxelder	fair	6.5, 5	
550	amur maple	fair	6.5	
551	boxelder	Good	5	
552	siberian elm	Good	13	
553	boxelder	Good	5.5	
554	amur maple	Poor	multi-stem	
555	siberian elm	Good	8	
556	siberian elm	fair	6.5	
557	mulberry	Good	6	
558	Green Ash	fair	6.5, 5.5, 5.5, 5.5	
559	white pine	Poor	27	
560	boxelder	fair	6	
561	catalpa	Good	6	
562	boxelder	Good	4.5	
563	boxelder	fair	4.5	
564	boxelder	Good	4.5	

565	red pine	Poor	6.5	
566	hackberry	Good	4.5	
567	silver maple	Poor	13, 8.5	
568	silver maple	fair	17.5, 11, 12.5, 12.5	
569	silver maple	fair	17, 15, 14	
570	white pine	fair		10.5
571	crabapple	Poor	8, 8	
572	white pine	Poor		10
573	Green Ash	fair		26
574	mulberry	Good		6
575	red pine	fair		12
576	red pine	Poor		8.5
577	red pine	fair		7
578	red pine	dead		10.5
579	silver maple	fair		21
580	silver maple	fair	24, 3.5, 8, 3.5	
581	red pine	Good		17
582	Bur Oak	fair		34
583	Green Ash	fair		22
584	Green Ash	fair		22
585	red pine	Good		15
586	blue spruce	fair		22
587	blue spruce	Good		26
588	white pine	Good		21

# Site #1 - Housing along the Rum River

## Site Description

The natural setting of this site offers tremendous opportunity for residential development. The proximity to the Rum River and the Rum River Regional Trail are key assets for future residents. Housing developed at this site should preserve the existing woodland grove to the north and embrace the open space / park amenities to be developed around the stormwater pond feature to the south. Site development should include internalized parking courts, underground parking, strong connections to open space amenities. Buildings along 4th Avenue should reinforce the street edge by placing the building toward the street with articulated entries.

## Site Summary Table:

Site Area	7.39 Acres
Intended Use	High Density Residential
Anticipated Unit Type	Owner Occupied Condominiums or Luxury Apartments
Anticipated Unit Range	100 - 140 Units
Site Availability	Immediate

## Site Principles:

### Building Height & Placement

- Site building to take advantage of views of the Rum River, stormwater feature, woodlands, and adjacent historic Rum River Human Service Center architecture.
- Develop a 3-4 story building with the bulk of the building mass oriented towards North 4th Street and the Wild and Scenic River Buffer.

### Access, Parking & Circulation

- Provide development access off of North 4th Avenue.
- Organize surface parking between buildings with a street-like character and sidewalks leading to the primary entry of the buildings and connecting to the surrounding trail network, loop trail, plaza spaces, and NorthStar station/retail district.
- Utilize underground parking for units - one parking space per unit.
- Provide multi-use trail connections for the Rum River Regional Trail.

### Landscaping & Screening

- Provide a landscape buffer between the surface parking and private plaza amenity.
- Provide enhanced landscaping and boulevard tree plantings along North 4th Avenue.



Site Location.



Residential development should address 4th Avenue with a prominent entry feature and buildings toward the street.



Preservation of the woodland grove on the northern portion of the site is a key element of the site design.



Integration of on-site amenities and pedestrian circulation with off-site public realm features is a key site consideration.



## MEMORANDUM

To: Planning Commissioners  
From: Chuck Darnell, Associate Planner  
Subject: January 19, 2016 Work Session; Comprehensive Plan Update  
Date: January 14, 2016

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### Background

Following each decennial census, the Metropolitan Council adopts a regional development plan that guides land use development policies throughout the Twin Cities metro region. This plan, titled Thrive MSP 2040, was adopted by the Met Council in 2014. The adoption of Thrive MSP 2040 triggered the beginning of the local comprehensive planning process. The comprehensive plans of each jurisdiction in the seven-county metro area must be updated to ensure that they reflect the regional policies that were included in the Thrive MSP 2040 plan. Local comprehensive plans also allow communities to identify important local goals and objectives, and develop a unique local vision for the future of the community.

### Updates

The City of Anoka must update its comprehensive plan and submit it to the Metropolitan Council for review by December 31, 2018. The Metropolitan Council issued a System Statement to the City of Anoka, which includes information specific to the City that will need to be addressed in the 2040 Comprehensive Plan. Staff has begun to review this System Statement, and will provide an update on some new information that will need to be addressed in the 2040 Comprehensive Plan.

The City of Anoka's 2040 Comprehensive Plan will also need to include a number of Plan Elements. Each Plan Element has minimum requirements for information that needs to be included. The minimum requirements for the Land Use section are included in your packet as an example. The required Plan Elements are as follows:

- Land Use
- Transportation
- Water Resources (Wastewater, Surface Water, Water Supply)
- Park & Trails
- Housing
- Plan Implementation
- Resilience (not required, but identified as an issue of regional importance)
- Economic Competitiveness (not required, but identified as an issue of regional importance)

Staff will provide a brief overview of the City of Anoka 2030 Comprehensive Plan, and lead a discussion on sections that may require more significant updates. The 2030 Comprehensive Plan can be viewed on the City's website. Please feel free to review it prior to the meeting next week.

### *Attachments*

City of Anoka Community Page – Includes 2040 Projections from Metropolitan Council  
Land Use Plan Element – Minimum Requirements

# COMMUNITY PAGES

## ANOKA

### STATUS TRACKER

Status trackers identify Council review deadlines, Committee meeting dates, and show the movement of your project through our process. The time line starts when you submit your plan update or amendment online and appears for the 2040 Comprehensive Plan Update and any in-progress Comprehensive Plan Amendments.

### 2040 Comprehensive Plan Update

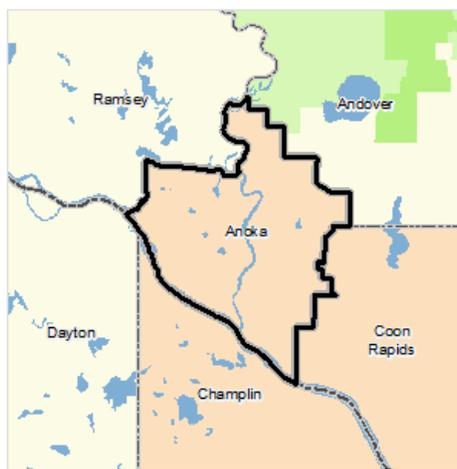


### FORECASTS AND COMMUNITY DESIGNATIONS

The Council updates its 30-year forecasts at least once per decade. Forecasts indicate when, where and how much population, household and job growth the region and its communities can expect. Forecasts are used to help plan infrastructure needs and weave consistent growth expectations throughout your plan. These are your recent adopted forecasts.

Forecast Year	Population	Households	Employment
2010	17,142	7,060	12,840
2020	18,700	7,900	13,800
2030	20,000	8,400	14,200
2040	21,200	8,900	14,400

**Anoka is designated as Suburban. (Look under Council Policy tab at the bottom for specific policy for each designation.)**



Anoka, Community Designation Map  
(Click on the image for larger map)

### ALLOCATION OF AFFORDABLE HOUSING NEED

The Need reflects what share of forecasted regional household growth will make less than a set threshold of income and therefore need affordable housing. The Allocation is the determination of each community's share of this regional need and the first step in helping to determine the housing goals and objectives in local comprehensive plans.

The Region's Total Need for Affordable Housing for 2021 – 2030 is 37,900 units. **Anoka's 2021 – 2030 Allocation of Need is 113 units.**

Sector Rep(s)	Eric Wojchik
District	9
Council Member(s)	Edward Reynoso

Affordable Housing Need Allocation	
31% to 50% AMI	0
51% to 80% AMI	55
At or below 30% AMI	58
<b>Total Units</b>	<b>113</b>
<small>AMI = Area Median Income</small>	

### SEWER ALLOCATION FORECASTS

Your community-wide household, population and employment forecasts have been allocated based on the wastewater system serving your community. This allocation must be used in projecting future wastewater flows and system capacity to plan for additional infrastructure needs.

Forecast Year	Forecast Component	Population	Households	Employment
2010	MCES Sewered	16,540	6,812	12,591
2010	Unsewered	602	248	249
2020	MCES Sewered	18,100	7,650	13,550
2020	Unsewered	600	250	250
2030	MCES Sewered	19,400	8,150	13,950
2030	Unsewered	600	250	250
2040	MCES Sewered	20,600	8,650	14,150

2040	Unsewered	600	250	250
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## ONLINE PLAN SUBMITTAL

You can now submit your comprehensive plan update and amendments online! Just complete a quick registration and login and you can simply upload your plan directly to us. The online submittal works for informal plan review, supplemental information, the 2040 comprehensive plan update and for plan amendments. Click for more details on [how to use the online submittal tool](#), [requirements for submitting comprehensive plan amendments](#) and [comprehensive plan update submittal requirements](#). Hard copy or digital (CD) submittals are still accepted.

[Maps/Tables](#)   [Council Policy](#)   [Planning Process](#)   [Grants](#)   [Other Resources](#)

[Generalized Land Use Table](#)

[Affected Jurisdictions List](#)

[Link to Community Profiles Page](#)

[Download your Community Shapefiles](#)

### Maps

[Community Designation Map \(pdf\) \(jpg\)](#)

[Generalized Land Use Map \(pdf\) \(jpg\)](#)

[Owner Occupied Housing Values Map \(pdf\) \(jpg\)](#)

[Current Revenue Scenario Hwy Project Map \(pdf\) \(jpg\)](#)

[Functional Class Road Map \(pdf\) \(jpg\)](#)

[Metropolitan Freight Systems Map \(pdf\) \(jpg\)](#)

[Regional Bicycle Transportation Network Map \(pdf\) \(jpg\)](#)

[Long-term Service Areas Map \(pdf\) \(jpg\)](#)

[MCES Sanitary Sewer Meter Service Areas \(pdf\) \(jpg\)](#)

[Surface Water Resources \(pdf\) \(jpg\)](#)

[Regional Parks System Map \(pdf\) \(jpg\)](#)

(Click on map below for interactive mapping tool)



## LAND USE PLAN ELEMENT

To maximize returns on the regional investment in sewer, water, roads, parks, and other infrastructure, we need to consider how land will be used. Existing and future uses translate a community's forecasted growth into where, when, and how much development occurs in the community. It is this effort that enables effective planning for infrastructure. Other considerations include housing needs, employment patterns, recreational space, and commercial activities. The goal is to create livable neighborhoods, easy access to jobs, connected street patterns, and to protect our natural resources.

The information found here will help you develop a land use plan that meets minimum requirements of the [Metropolitan Land Planning Act](#) and is consistent with adopted Council plans and policies. We also identify resources that can help you to meet [minimum statutory requirements](#). This section also includes optional ideas and examples that you may use to supplement your land use plan.

### Land Use Plan – Minimum Requirements by Section

## FORECASTS AND COMMUNITY DESIGNATION

Before starting your land use plan, become familiar with the Council's population, household, and employment forecasts for your community. You will also need to know your Community Designation so you can better understand how (and which) regional policies affect your community. This information is located on your [Community Page](#).



### Minimum Requirements:

- Include a table of forecasted population, households, and employment for 2020, 2030, and 2040, consistent with the Council's forecasts.
- Remember, Council forecasts must be used consistently throughout your entire comprehensive plan.
  - Your transportation plan needs to allocate forecasts to transportation analysis zones (TAZs).
  - Your water and wastewater plans need to reflect forecasts to plan for urban services.
  - Your land use plan must reflect and be coordinated with your forecasts.
- Include a map acknowledging your regional Community Designation(s) and acknowledge the overall density expectations for your Community Designation(s).
- Each Community Designation identifies both Council and Community Roles in Thrive's land use policy section. Plans must be consistent with Community Roles for your Community Designation(s) as well as Community Roles that apply to everyone.

## EXISTING LAND USE

An inventory of current land uses in your community is a great place to kick off the update to your 2040 land use plan. Review your current land uses. Show where existing residential, commercial, industrial,

institutional, and mixed uses are sited today. Identify where parks, open space, roadways, and water features are located in your community.



Minimum Requirements:

- Provide an Existing Land Use Map with a land use legend.
- Provide an Existing Land Use Table. Calculate total acres and percent of total acres for each land use category.
- Land uses categories on the map and in the table, as well as any text references must all be consistent with one another.
- Show existing regional parks, park reserves, and special recreation features with a land use of “Park” (or your equivalent) on your Existing Land Use Map.

## **FUTURE LAND USE**

Planning future land uses helps to identify where forecasted growth in population, households, and employment will occur in your community over the next 30 years. Future land uses can also identify where redevelopment opportunities exist, where changes along corridors and within neighborhoods will happen, and where there are opportunities for the preservation of natural resources.



Minimum Requirements:

- The Future Land Use plan must be consistent with the Council’s forecasts of population, households, and employment and identify sufficient land to support your community’s forecasted growth.
- Provide a Future Land Use Map and land use legend, including density ranges for all land uses that allow residential development.
- Provide a Future Land Use Table. Calculate total acres and percent of total acres for each land use category for each 10-year planning period (2020, 2030, and 2040).
- Define each land use category shown on the Future Land Use Map. Land use categories must be used consistently throughout your plan.
- Land use categories must include types of allowed uses and the minimum and maximum densities (“the allowable density range”) for all categories that allow residential uses. Allowed uses should include a description of allowable housing types such as single family, detached, duplexes, townhomes, etc.
- For each “mixed use” category, define an expected share of individual land uses and identify the permitted density range for residential uses. For example, Mixed Use Downtown might have an expectation of 30% commercial, 40% office, and 30% residential with a density of 10-15 units per acre.
- Acknowledge Council-approved master plan boundaries of regional parks, park reserves, and special recreation features by guiding the properties with a land use of “Park” (or your equivalent) on your Future Land Use Map.



For Communities within the Metropolitan Urban Service Area (MUSA) and Rural Centers:

- Identify employment locations and provide a measurement of intensity of planned employment. Employment locations are typically the areas guided for commercial, office, industrial and institutional uses. Acceptable measurements of intensity include Floor Area Ratio (FAR), building footprint or impervious coverage. Ranges for measuring intensity are acceptable. See the We Can Help Section below.



For Communities with Special Resources:

- In order for properties to be enrolled in the Agricultural Preserves Program, the Future Land Use Map must reflect an Agricultural land use designation with a maximum density of 1 unit per 40 acres at the time of plan adoption, as required by [state law](#).
- Identify aggregate resources in your community on the Future Land Use Map.
- See the Special Resources section within the Land Use Plan Element for requirements for Critical Area Plans, Historic Preservation, and others.



For Communities Impacted by an Airport:

- Address land uses around the airport. The [Land Use Compatibility Guidelines](#) have been prepared to assist communities in preventative and corrective mitigation efforts that focus on compatible land use.
- Ensure that land uses reflect requirements in the Aviation section of the [Transportation Plan Element](#).

## DENSITY CALCULATIONS

The intensity of development (density) is how a community accommodates forecasted growth and plans for infrastructure. We review **average net density** for all residential areas planned for new development or redevelopment across your entire community. This allows flexibility to have a mix of higher and lower density ranges. There are minimum or maximum density level expectations set for each [Community Designation](#).



Minimum Requirements:

- Identify *where* forecasted residential growth will happen on your Future Land Use Map. Show expected new development and re-developed areas.
- Identify *what* density range is expected for each residential land use in your community.
- Identify *when* residential development or redevelopment is anticipated to happen. See the Handbook section on Staged Development and Redevelopment.

- The average net residential density for your community must be consistent with the density requirements for your community designation.
- Provide a minimum and maximum value for each residential density range. (Zero is not an acceptable minimum. The maximum value must be a whole number.)
- Use the lowest allowed residential density from land use ranges in your calculations. For example, a land use that permits a density range of 3-5 units per acre must use 3 units per acre in all density calculations for this land use. This ensures that even at the lowest permitted density, the community will be developing at densities that meet overall density expectations.
- Focus on areas of change. Show us which planned land uses have changed from your previously approved plan and where new land uses (change or development intensity) is planned/expected.
- Provide the net developable acreage for each residential land use. It's OK to exclude wetlands and natural water bodies, public parks and open space, arterial road rights-of-way, and natural resource lands protected by local plans and ordinances (i.e. steep slopes, wetland buffers, tree preservation) from area calculations. Stormwater ponds, utility easements, local roads, and local rights-of-way cannot be excluded from area calculations.
- The information you develop in your land use plan carries over to other elements of your comprehensive plan. The areas and densities in the land use plan must be consistent across elements related to forecasted growth, wastewater, water, housing, and transportation.



For Communities with Existing or Planned Transitways or High Frequency Bus Corridors:

- Minimum average net densities near transitway stations and high frequency bus corridors must meet the standards in the 2040 Transportation Policy Plan (TPP). Refer to the [Transportation Plan Element](#).



For Communities with an Affordable Housing Allocation:

- Guide residential land at densities sufficient to create opportunities for affordable housing using one of the following options outlined in the [Housing Plan Element](#). Refer to the Projected Housing Need section.



For Diversified Rural Communities with Flexible Development Ordinances:

- You must be consistent with the [Flexible Development Guidelines](#) adopted in August 2008. These guidelines apply to Diversified Rural communities with staging areas for future urbanization identified as Long Term Service Areas for regional wastewater services. You should review these guidelines if you have local ordinances that allow densities greater than 1 unit per 10 acres (open space ordinances, cluster developments, density bonuses etc.).

## STAGED DEVELOPMENT AND REDEVELOPMENT

Identifying where a community will support forecasted growth is necessary to ensure that the timing of growth lines up with land use plans and supports planned infrastructure investments. Staging plans are especially important to sewer and local water supply plans in still developing communities, communities with orderly annexation agreements, and communities that have areas of potential MUSA expansion. Most developed areas will accommodate projected growth through redevelopment planning.



Minimum Requirements:

- Identify potential local infrastructure impacts for each 10-year increment.
- Demonstrate that the municipality is capable of providing services and facilities that accommodate its planned growth.
- The staging plan or likely development phasing must be consistent with the volume of anticipated sewer flow identified in your community's Local Sewer Plan.
- The staging plan or likely development phasing must support and be consistent with your community's share of the Region's Need for Affordable Housing for 2021 - 2030.



For Suburban Edge, Emerging Suburban Edge, Rural Centers, and Communities with Orderly Annexation Agreements (OAAs):

- Map stages of development in 10-year increments (existing, 2020, 2030, and 2040).
- Provide a table of staged development in 10-year increments. The table must include future land uses, area in acres, density ranges, and total residential units by each 10-year time increment.



For Urban Center, Urban, and Suburban Communities:

- Identify and map the land areas that are available or likely to be available for redevelopment, infill development, or new development in your community.
- Provide a table of those areas identified that includes future land uses, acreages, density ranges, and total residential units in 10-year increments. Use your professional judgment for estimating the timing of development for areas that are uncertain or do not have plans in process.

## NATURAL RESOURCES

Natural resources - including lakes, rivers, wetlands, prairie, and woodlands - contribute to the livability and sustainability of our region. These natural areas recharge our aquifers, provide plant and animal habitat, and reduce air pollution. Stewardship of natural resources and balancing development with conservation should be an important consideration in your comprehensive plan.



Minimum Requirements:

- Describe your community’s goals, intentions, and priorities concerning preservation, conservation, or restoration of natural resources in your community.

## **SPECIAL RESOURCE PROTECTION**

Special Resources are identified as required plan elements in statute and include solar access, historic preservation, critical area, agricultural preserves, and aggregate resources.



Minimum Requirements:

- All plans must include a protection element for historic sites.
- All plans must include policies for the protection and development of access to direct sunlight for solar energy. Solar access is addressed in depth under the [Resilience](#) section.



For Communities with Agricultural Preserves:

- In order for properties to be enrolled in the Agricultural Preserves Program, the Future Land Use Map must reflect an Agricultural land use designation with a maximum density of 1 unit per 40 acres, as required by [state law](#).



For Communities with Aggregate Resources:

- Identify aggregate resources in your community on the Future Land Use Map using the [Aggregate Resources Inventory](#).
- You must address and minimize potential land use conflicts.
- Identify planning and regulatory measures to ensure that aggregate resources are extracted prior to urbanization of aggregate-rich sites.



For Communities in the Mississippi River Critical Area Corridor:

- Review Critical Area plans to ensure consistency between state and federal guidelines and land use updates.
- Review and consider protection and enhancement requirements of the Mississippi National River and Recreation Area (MNRRA) Plan. The corridor boundaries of the Mississippi River Critical Area and MNRRA are the same.
- Include a map of the Mississippi River Critical Area Corridor and your community.
- After the DNR completes pending Rules revisions, we will update this section to reflect any additional or changed planning requirements.