

STAFF REPORT



Application A-2012-7
Comprehensive Plan Amendment, Rezoning, Preliminary Plat, Conditional Use Permit, Site Plan
HealthPartners Services, Inc.
601 Jacob Lane
June 5, 2012

BACKGROUND

HealthPartners Services, Inc. has submitted an application requesting a comprehensive plan amendment, rezoning, preliminary plat, conditional use permit and site plan review for construction of a new two-story, 60,000 square foot medical office/clinic at 601 Jacob Lane. The proposed development site is 198,303 square feet (4.55 acres). The development site generally comprises of the existing Castle Field and parking lot in front of the former City of Anoka Park and Recreation building. A 2030 Comprehensive Plan amendment is required to change the land use designation in the 2030 Comprehensive Plan from Park and Recreation to General Commercial. A rezoning is needed for 0.519 acres of the total 4.55 from R-1 Single Family Residential to B-1 Highway Business. A preliminary plat is needed to create the new development parcels and other lots to be retained by the city. A conditional use permit is required because the development site is located adjacent to a residential zoning district. A site plan review is required for the general development plan.

Over the last year plus, HealthPartners has been working with the City of Anoka to acquire the existing Castle Field site near Green Haven Road and Highway 10 to construct a new Riverway Clinic. HealthPartners currently operates Riverway Clinic at the corner of 2nd Avenue and Monroe Street. Along with this ongoing work, the City of Anoka Parks Department was reviewing options for the existing Castle Field. These options included rehabilitating the field in its current location or relocating it. On March 7, 2011, the City Council adopted a resolution selecting relocating Castle Field near the high school as the preferred option. This project has been approved and construction of the new Castle Field will begin in June, 2012. This green-lighted discussion between HealthPartners, City of Anoka, and City of Anoka HRA to work out a real estate transaction to sell the existing Castle Field site to HealthPartners and also a purchase of the existing Riverway Clinic site by the City of Anoka HRA. Purchase agreements have been signed for both of these transactions. It is anticipated that HealthPartners would close on the sale of the existing Castle Field site on July 16, 2012 and begin construction shortly thereafter. The City of Anoka HRA would also close on the sale of the existing Riverway Clinic site on July 16, 2012. The HRA will then leaseback the building to HealthPartners until the new clinic is completed sometime in the summer of 2013.

Included:

Site Location Map
Rezoning Map
Preliminary Plat

Site plan, civil plans, landscape plan, and building elevations
Letter from MnDOT Dated May 24, 2012
Letter to Lower Rum River Watershed Management Organization from Bob Obermeyer
Site Photos
Greens of Anoka Plan for this Area

2030 COMPREHENSIVE PLAN LAND USE MAP AMENDMENT

The entire 4.55 acre site is currently designated as Park and Recreation on the 2030 Comprehensive Plan Land Use Map. This land use designation reflects the current use of the property. The developer has requested to change the designated land use to General Commercial to be consistent with the proposed use and B-1 Highway Business zoning classification. 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.

Surrounding Land Uses

	EXISTING USES	ZONING DISTRICT DESIGNATION	CURRENT LAND USE DESIGNATION
NORTH	Green Haven Golf Course	R-1 Single Family Residential	Park and Recreation
WEST	Green Haven Golf Course	R-1 Single Family Residential	Park and Recreation
SOUTH	Commercial	B-1 Highway Business	General Commercial
EAST	High Density Residential/Commercial	B-1 Highway Business	General Commercial

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.

Most of the uses in this land use category are of the “one-stop” variety; they are commonly not dependent on “shopping trips” or on “walk-in” trade. Rather, special trips are made for a specific trade or service. Uses in this category are often located near other business facilities.

Location Criteria

GC – General Commercial uses should be:

- Near principal access points of limited access highways or major thoroughfares.
- Developed in clusters rather than in a “strip” pattern.
- Buffered by other commercial, industrial or medium/high density residential land uses and not adjacent to low density residential land uses.

Site Development Standards

General Commercial uses should have access and interior traffic movement should be designed so that vehicles may enter and leave the site without interfering with the traffic movement on the abutting highway or arterial. If adjacent to residential areas, particular concern should be given to the orientation of access and service vehicles, buffering, and the location of adverse site features, such as trash enclosures, parking, lighted signs, and outside display.

The land use section of the comprehensive plan also outlines several goals to consider when reviewing land use and that are specific to this application.

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. 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.**
3. Consider physical development within a community-wide framework which recognizes the unique aspects of the City’s setting and ensures top quality design of new construction and development.
 - Promote the application of urban design considerations which define and enhance the City’s unique character. Urban design deals with the quality of the built environment -- how it looks, feels, functions, and how it embodies local culture and

context. It is the City's intent to define and improve the City's desired physical characteristics and form, visual quality and order, and overall image and identity. Urban design concerns both the built environment and the effects of urban development on the natural environment and the quality of life.

- Support programs and activities that foster community spirit and identity.
- **Improve the image and appearance of existing commercial and industrial areas, with particular emphasis on the appearance of buildings, signage, and landscaping.**
- **Ensure that commercial and industrial sites and buildings are adequately maintained, and that corrective maintenance is undertaken as required.**

Economic Development

There are several goals and implementation steps in the Economic Development section that relate to the development of city owned land to increase tax base and also investment specifically in this property and also to the specific outcomes that this development will accomplish.

Goals:

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.

Improve Business Climate: To Promote a strong business climate within the City.

- Promote the retention and expansion of existing business.

Expand Employment Opportunities: To expand employment opportunities within the City.

- Retain existing companies and support their growth and expansion.

Implementation:

- Capitalize upon investment/development opportunities at the intersection of US 10/Main Street.
- Invest in projects along corridors of commerce and culture including the Highway 10 corridor.
- Invest in sites and neighborhoods ready for growth based upon market conditions and promote development and investment at the Castle Field site.

Parks and Recreation

This property is currently designated in the 2030 Comprehensive Plan as a park because of its current use. One of the goals of the Parks and Recreation chapter was to complete facility improvements at Castle Field with the objective to coordinate with Legion Post #102, District #11 and local athletic associations to improve facilities. These groups, along with the City of Anoka

Parks Department reviewed options for the existing Castle Field. These options included rehabilitating the field in its current location or relocating it. On March 7, 2011, the City Council adopted a resolution selecting relocating Castle Field near the high school as the preferred option. Because a new location for Castle Field has been approved by the City Council, changing the designate of the proposed clinic site should not be a concern.

ZONING MAP AMENDMENT

The development site is currently zoned R-1 Single Family Residential and B-1 Highway Business (see Rezoning Map). Approximately 22,632 square feet of the total area being platted is zoned R-1. The developer is requesting to rezone this portion to B-1 Highway Business. This would make the entire platted area zoned B-1 Highway Business. 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 land that is currently zoned R-1 is part of larger parcels that encompass Green Haven Golf Course. The proposed plat separates these lots and incorporates them into the new development and property the city will retain. Park uses such as golf courses are permitted in the R-1 district therefore that zoning was appropriate. Because the use of the land is now changing, the B-1 zoning is more appropriate for the land that will be developed for the clinic. Outlot A, B and C will be retained by the City and are also proposed to be zoned B-1. Long term plans show a new roadway in this area. If this occurs, Outlot A and B would likely be deeded to HealthPartners and become part of their site. Therefore zoning these lots B-1 makes sense based on long term plans for this area. Outlot C will be used for right-of-way in the future. If for some reason long term plans change, Outlot A, B and C could be rezoned.

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

Staff Findings: The proposed use is a medical clinic. Naturally this type of use should not have adverse impacts on 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: The proposed development plans has been reviewed by the city's fire, engineering and electric departments. Plans have been revised to address any concerns those departments had regarding services. Sufficient public utilities are provided in this area to serve the proposed use. Fire protection has been provided for the building to the satisfaction of the fire department. Therefore, there should be sufficient service provided

to the development site and also will allow for sufficient levels of service to exist elsewhere in the city.

- 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: A majority of the development site has been used as a baseball field since the 1950s. The proposed development will change the nature of the area however shouldn't drastically impact the natural environment. The proposed use is passive to the area and will not cause an increase in air or noise pollution.

The site will have an increase in impervious surface from what currently exists. Stormwater management plans must be approved by the Lower Rum River Watershed Management Organization (LRRWMO). The development site has five different low areas that will collect stormwater and allow for it to infiltrate. Four of these areas are located on the east side of the site and one near the northwest corner. However, stormwater treatment standards require a larger area to handle the remaining stormwater runoff. This is accomplished through a new stormwater pond near the 18th hole on Greenhaven Golf Course. The site plan review portion of the staff report goes into further detail about this system.

The site currently has 10 significant trees that will be removed, however these trees will be replaced a ratio greater than the 1:1 ratio that is required by city code. The additional landscaping proposed by the developer will also be a significant aesthetic investment on 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 general public and adjacent property owners/users have enjoyed this area as a ball field for many years. The ball field is currently zoned B-1 Highway Business, and only a portion of the development site that was used for the City of Anoka Park and Recreation facility is being rezoned. The development as a whole will be a change to the neighborhood. However, the developer has focused on designing a building that will be statement for HealthPartners. The architectural design, materials, and landscape treatments will make this property very aesthetically appealing. Therefore this development should enhance Green Haven Golf Course and the other properties in the vicinity.

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

Staff Findings: The development site is located along the Highway 10 corridor. The Economic Development chapter of the 2030 Comprehensive Plan identifies this as a major commerce corridor and for the city to take advantage of development opportunities

along these types of corridors when they become available.

The property is adjacent to other commercial uses. The property is also adjacent to Green Haven Golf Course. The proposed use and design of the building will have very little impact on the golf course.

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

Staff Finding: The proposed zoning change is consistent with the remainder of the development site, commercial uses on the south side of Jacob Lane and zoning on the east side of Greenhaven Road. The proposed use is the type of use a City should want along a major corridor such as Highway 10. The building will provide an identity not only for HealthPartners, but also the City of Anoka. Many travelers that use Highway 10 do not stop in Anoka, but just pass through. Having statement uses and buildings along major transportation corridors represent Anoka to those travelers and hopefully would make them want to see what else the community has to offer.

PRELIMINARY PLAT ANALYSIS

City code requires every proposed subdivision to be submitted to the City in the form of a preliminary plat for Planning Commission and City Council approval. If the preliminary plat is approved, the developer must submit a subsequent (or concurrent) final plat application for City Council review and approval.

The preliminary plat encompasses 4.824 acres. The area includes a portion of Greenhaven Road that the City Council approved vacation of at their May 7th, 2012 meeting. All of the land is currently owned by the City of Anoka.

The recently approved Greens of Anoka plan was considered during the design of the clinic site and plat. A new roadway was shown in the Greens of Anoka plan along the north edge of the clinic site. The property lines have been drawn in such a way to establish the south boundary of the future road. The future road is not being platted at this time. It is anticipated that if/when a senior housing development is proposed on the site of the existing City of Anoka Park and Recreation building; the road would be platted as part of that development.

Lots

The preliminary plat creates five new lots. The lots are as follows:

Lot 1, Block 1, HealthPartners Addition: This 3.939 acre lot includes the portion of Greenhaven Road (.212 acres) that was recently vacated by the City Council. This lot currently has the ball field on it. This will be the main development site for the clinic and include the building and a portion of the parking area. This lot will be sold to HealthPartners.

Lot 1A, Block 1, HealthPartners Addition: This 0.613 acre lot currently includes the parking lot in front of the former City of Anoka Parks and Recreation building and other green space. This lot will generally include the remainder of the parking area for the clinic. This lot will be sold to HealthPartners.

Outlot A: This 0.098 lot currently includes the tee box for hole #17 on the golf course and will be retained by the City of Anoka. If the future road is constructed and this lot is no longer needed by the City, the purchase agreement with HealthPartners allows for this lot to be added to the clinic site. If the future road is built, the tee box for hole # 17 will be moved per the Greens of Anoka plan.

Outlot B: This 0.017 lot currently includes a portion of the City of Anoka Parks and Recreation building and green space and will be retained by the City of Anoka. If the future road is constructed and this lot is no longer needed by the City, the purchase agreement with HealthPartners allows for this lot to be added to the clinic site.

Outlot C: This 0.002 lot is currently green space and will be retained by the City of Anoka. This is a small, remnant piece of property that is outside of the clinic site and lies where the future roadway would go. This lot would **not** be added to the clinic site in the future.

Ten foot drainage and utility easements are provided around the entire perimeter of the properties.

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 developer'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 proposed development meets all applicable zoning regulations for the B-1 Highway Business District. No variances or other waivers are being requested.

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

Finding: There is an office/apartment building across Greenhaven Road to the east. Generally the apartment is directly across from the parking lot. The area between Greenhaven Road and the parking lot is landscaped, however not screened. The Planning Commission could consider additional plantings to screen the parking lot from the

apartment building. However, this may be difficult to achieve because the area has a lower grade because it is generally used for stormwater retention.

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

Finding: Staff is not aware of any additional city, county, or state licenses that are required for this use. The developer will be required to obtain all necessary building permits from the City and drainage permits from MnDOT.

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

Finding: All proposed signage would have to meet the B-1 Highway Business district regulations. A small monument sign and building signage is proposed on the east side of the property that would face the apartment building. Staff doesn't believe this signage would cause an adverse impact on the adjacent property. No flashing or blinking signs are proposed and are prohibited by ordinance.

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 site is designed for 300 regular parking stalls and 8 handicap stalls. Anoka City Code requires one space for every 200 square feet for a medical clinic. A 60,000 sf. medical office/clinic would require 300 stalls therefore the parking requirement is met. Trees are provided along Jacob Lane to provide a visual break of the parking lot. No screening is provided to the apartment building to the east. The area between the parking lot and road is landscaped and acts as a stormwater retention area so it would be difficult to plan additional trees. The Planning Commission could consider additional plantings to screen the parking lot from the apartment building. However, this may be difficult to achieve because the area has a lower grade.

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 Greenhaven Road and Jacob Lane. Highway 10 and Main Street are the closest major roadways. According to the Institute of Traffic Engineers trip generation manual, a clinic use generates 31.45 daily vehicle trips per 1,000 square feet of building. Therefore, a 60,000 square foot building would generate 1,887 vehicle trips per day. To compare, Highway 10 has 59,000 and West Main Street has 16,700 vehicles daily therefore the additional traffic created is a small percentage of the total vehicle traffic on major roadways adjacent to the site.

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.

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: No outdoor storage or sales is proposed for this development. The trash and services areas are located on the west side of the building. Building elevations show a screened area which sufficiently screens this from public view.

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: Lighting will be provided for the parking lot for security purposes. The applicant has stated that site lighting will be building and pole mounted. LED's will be the preferred lighting source of the site lighting. Site poles shall be round or square straight aluminum poles with a preferred pole height of 25'-0" mounted on a three foot base. Site lighting mounted closer to the building will utilize shorter more decorative poles and fixtures. A standard condition of approval will require that all lighting must be directed away from adjacent properties, and designed so that the bulb is not visible from adjacent properties.

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

Finding: Drainage and stormwater runoff was reviewed as part of the site plan approval. Stormwater will be treated on-site and also in a retention pond located off-site near the 18th hole on Green Haven Golf Course. These plans have been reviewed by City engineering staff and will be by the LRRWMO on June 21st. A letter is included in the packet from Bob Obermeyer of Barr Engineering who is the consulting engineer for the LRRWMO. The letter states that he is recommending approval of the stormwater plan to the LRRWMO. Staff is recommending a conditional of approval to require a LRRWMO permit be obtained prior to any site grading and/or issuance of the building permit.

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: Color elevations of the building are included. The building is two-stories with higher elements near the corners and entry-way of the building. The entire building generally consists of brick, stone, glass and metal. The height of the building is within the 40' maximum permitted in the district. Other two-story buildings exist on the east side of Greenhaven Road. The building has been designed to be a showpiece from Highway 10 for HealthPartners. Therefore the building design, materials and landscaping are of high quality. Based on this staff believes the appearance and

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

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

Finding: The site plan has been reviewed by the city's fire, engineering and electric departments. There are sufficient utilities available to service the proposed use.

SITE PLAN ANALYSIS

The developer is proposing to construct a two-story, 60,000 square foot medical office/clinic with 308 parking stalls. All standards set forth in the B-1 Highway Business District are applied for this development. Anoka City Code, Chapter 74, Article II, Section 74-38 requires before building permits are issued for the development or alteration of multiple family, commercial, industrial, or non-residential structures, a site plan shall be reviewed by the Planning Commission and approved by the City Council.

Architecture

Color elevations of the building are included. The building is two-stories with higher elements near the corners and entry-way of the building. The entire building generally consists of brick, stone, glass and metal. The north elevation is what is viewed from a majority of the parking lot. This elevation shows the main entry into the facility. A majority of this elevation is glass and brick with accents throughout. The east elevation is the primary elevation viewed from Greenhaven Road and westbound Highway 10 traffic. The southeast corner of the building will be most prominent from Highway 10 and includes a stone, glass and metal accents along with the building signage. The project architects have designed this corner to be the most prominent because of the building orientation and view from Highway 10. The south elevation will be viewed from Jacob Lane. This elevation includes the other side of the prominent corner of the building along with a long wall with windows. Staff initially had concerns with the length of the wall and its lack of design elements to break up the length. However after discussing this concern with project architects, landscaping and design elements that aren't as easily visible in one-dimension color elevations have been incorporated. The west elevation is generally the service side of the building however includes the side of the main entry. The service area doors are designed with decorative metal to mitigate visual impacts.

Zoning Requirements

The following are the zoning requirements outlined in the B-1 Highway Business District section of the City Code. For the purpose of this development, front yards are considered areas that abut Jacob Lane and Greenhaven Road, and all other property lines are considered side yards.

	Required	Proposed
Front Yard Setback (Building)	20 feet Minimum	25'+ along Greenhaven Road 20' along Jacob Lane
Side Yard Setback (Building)	20 feet Minimum	200'+ to all side yards
Front Yard Setback (Parking)	10 feet Minimum	10' + along Greenhaven Road 10' along Jacob Lane
Side Yard Setback (Parking)	10 feet Minimum	10' along each side yard

Source: Chapter 74, Article V, Division 3, Section 74-236 of Anoka City Code

The following table shows the percentage of hard surface coverage and open space provided on the site. The zoning code for the B-1 district only requires that no more than 50% of the site be covered by buildings.

	Square Feet	Percentage of Coverage
Impervious Surface Area (parking, sidewalks, etc.)	121,750 sf.	61.4%
Building Footprint	30,274 sf.	15.3%
Open Space	46,279 sf.	23.3%
Lot Area	198,303 sf.	

Access/Circulation/Traffic

The site has two proposed accesses, one from Greenhaven Road and one from Jacob Lane. The access from Greenhaven Road will likely be the primary entrance to the site. The plans show a redesign of Greenhaven Road. The City of Anoka Public Services Department with direction from the City Council has begun the process of redesign concepts for the area of Greenhaven Road from the Highway 10 Bridge into the Green Haven Golf Course. The project would include landscaped medians, removal of existing on-street parking, new sidewalk, curb, turn-lanes and road surface. Many of the aesthetic elements seen on West Main Street will be incorporated into this road. This project is separate from the HealthPartners project, however the road design takes into account the traffic needs and access location for the clinic site. Additionally, the construction of the road improvements will be begin in April, 2013 and be substantially complete prior to the opening of the clinic to ensure no disruption in business. Minor aesthetic improvements may occur later in the summer however a majority of the project will be completed.

According to the Institute of Traffic Engineers trip generation manual, a clinic use generates 31.45 daily vehicle trips per 1,000 square feet of building. Therefore, a 60,000 square foot building would generate 1,887 vehicle trips per day. To compare, Highway 10 has 59,000 and

West Main Street has 16,700 vehicles daily therefore the additional traffic created is a small percentage of the total vehicle traffic on major roadways adjacent to the site.

Site circulation is accomplished through several two-way drive aisles throughout the site. There is a one-way drop off area in front of the main entrance.

Parking

The site is designed for 300 regular parking stalls and 8 handicap stalls. The following is what is required by Anoka City Code for a 60,000 sf. medical office/clinic.

	Required	Proposed
Regular Stalls	300 (One space/200 sf. of building)	300
Handicap Stalls	8	8

Source: Chapter 74, Article IX, Division 2, Section 74-522 of Anoka City Code

Grading, Drainage and Utility Plans

These plans have been reviewed by the city's engineering, fire, and electric departments. Initial review comments were made by all of these departments and plans were amended to meet the original concerns.

Stormwater plans will be reviewed by the Lower Rum River Watershed Management Organization (LRRWMO) at their June 21st meeting. Staff will require a condition of approval that the LRRWMO permit must be obtained prior to the any site grading and/or issuance of the building permit. A letter is included from Bob Obermeyer of Barr Engineering who is the consulting engineering for the LRRWMO. His letter to the board recommends approval of the watershed permit with several conditions.

The developer is proposing a somewhat unique way to treat stormwater. The developer either had the option of underground stormwater treatment or finding an alternative off-site area to construct a pond. The development site has five different low areas that will collect stormwater and allow for it to infiltrate. Four of these areas are located on the east side of the site and one near the northwest corner. However, stormwater treatment standards require a larger area to handle the remaining stormwater runoff. This is accomplished through a new stormwater pond near the 18th hole on Greenhaven Golf Course. This proposal has been agreed upon in the purchase and developers agreement between the City of Anoka and HealthPartners.

Civil plans show a pipe extending from the northeast corner of the site over city property to the new stormwater pond near the 18th green. This pond is approximately 11,000 sf. and is designed to handle the additional runoff from the HealthPartners site. Because of the depth of the groundwater the pond should remain wet expect for extenuating circumstances. The pond will have a clay liner to assist in keeping it wet. The pond has the capability to be expanded to handle additional stormwater if the City should ever construct the new road north of the HealthPartners site and/or development occurs on the City of Anoka Parks and Recreation

building site. Small mounds are shown on the north side of the 18th fairway which are created from soil that is removed for the pond. Golf Course Manager, Larry Norland has been involved in the design process and is satisfied with the proposed changes.

HealthPartners will be provided an easement for the pipe and stormwater pond and are also compensating the City of Anoka for the land the pond would occupy. It is anticipated that the pond would be constructed after October 1st, 2012 to reduce impact to the golf course.

The fire chief reviewed the plans and is satisfied with the amount of fire protection available on the site and within the building. There is one hydrant located near the southwest corner of the building that provides fire protection. The building will be sprinkled for further fire protection. He also stated that the driveways, parking areas, etc. provide sufficient access to the building for fire protection.

A sanitary sewer line currently runs across the southeast corner of the property. This line will be moved so it is outside of the property or within the 10' drainage and utility easement. A water line currently runs across the northwest corner of the property. Because of the grade of the parking lot, this line will either have to be lowered or insulated to protect it. Details related to this work are outlined in the developers agreement.

Landscaping/Screening

A landscape plan has been submitted. The plan is very extensive and provides for a variety of deciduous trees, shrubs, and perennials throughout the entire site. The site has 15 larger deciduous trees planted around the perimeter to provide a visual relief of the parking lot. There are 10 trees planted in the islands throughout the parking lot. Staff requested additional tree planting along Jacob Lane in front the building to break up the long length of the building wall. The plan was amended to show four new trees in this area. Special attention has been placed in the areas near the main building entrance and also the southeast corner of the building. These areas are heavily landscaped with shrubs and perennials. A stone wall is also located near the southeast corner of the building. HealthPartners recognizes the importance of appearance for the facility and has addressed this with improvements in these two areas.

Anoka City Code requires a tree preservation/replacement plan to be submitted. City Code states that any significant tree removed or damaged through construction or grading must be replaced on-site at a ratio of 1:1. The developer will be removing 10 significant trees and the planting plan provides for replacement at a ratio of greater than 1:1.

Signs

Building elevations show signage on the southeast corner of the building, mainly visible from Highway 10. A smaller monument sign is also shown on the site plan near the Greenhaven Road entrance. All signage will have to be meet requirements of the B-1 Highway Business District and staff believes the signage that is shown on the plans will meet said requirements. Smaller directional signage within the site is permitted.

Waste Enclosures/Outside Storage

No outside storage is proposed for the site. All trash, recycling, etc. will be stored within an enclosed area on the west side of the building. Building elevations show this area being sufficiently screened.

The site offers three snow storage areas throughout to accommodate snow removal from the parking lot. The design and location of these snow storage areas are sufficient to staff.

Other Agency Reviews

Because the property is adjacent to MnDOT right-of-way, plans were sent for their review. MnDOT reviewed the proposal and their comment letter is included. MnDOT is requiring a drainage and right-of-way permit to be obtained. This is typical of any development located adjacent to MnDOT right-of-way. The letter mentions a sidewalk that is proposed, however this is part of the Greenhaven Road project and separate from the proposed development. When the city undertakes construction of Greenhaven Road, all necessary coordination with MnDOT will occur.

RECOMMENDATION

Staff recommends approval of the 2030 Comprehensive Plan Amendment, rezoning, preliminary plat, conditional use permit and site plan with the following conditions:

1. The developer shall enter into a development agreement with the City of Anoka.
2. A final plat must be submitted to the City of Anoka Planning Department and approved by the City Council within 12 months of preliminary plat approval.
3. The developer shall comply with the LRRWMO approval and permit for the drainage, grading and erosion control. The LRRWMO permit must be obtained prior to any site grading and/or issuance of the building permit.
4. The completed site must be consistent with the approved site plan and its conditions.
5. The developer must submit and obtain all necessary drainage documents, etc. required by MnDOT in their letter dated May 24, 2012.
6. The developer must submit an ALTA survey of the property to the City of Anoka Engineering Department upon completion of the project.
7. All lighting must be directed away from adjacent properties, and designed so that the bulb is not visible from adjacent properties.

8. The developer shall provide a performance bond or other security, in form approved by the city attorney, to guarantee completion of any of the site plan improvements other than construction of the primary structure. Such security shall be provided prior to issuance of the building permit and shall be in an amount 1.25 times the approved estimated cost of labor and materials for the exterior site plan improvements. Failure to complete the site plan improvements within the time permitted by council shall entitle the city to the security which may be applied toward completion of the improvements, including all costs incurred by the city associated with performing or causing such work to be performed.

Erik J. Thorvig
City Planner/Economic Development Coordinator