

STAFF REPORT



Application A-2012-12
2030 Comprehensive Plan Text Amendment
Greens of Anoka Plan
City of Anoka
July 10, 2012

BACKGROUND

On January 17, 2012 the Anoka City Council formally adopted the Greens of Anoka plan. This plan was initiated by the Anoka Housing and Redevelopment Authority (HRA) and paid for through a grant from the Metropolitan Council and local contribution by the HRA. The HRA, through the goals of the Anoka City Council desired to explore the opportunity of developing city owned property and potential reinvestment of private property around Greenhaven Golf Course to improve the quality of life for residents and to enhance the golf course.

The study area included Greenhaven Golf Course, Highland Neighborhood (west of the golf course), the Slab town Neighborhood (east of the golf course) and commercial properties along the north side of Highway 10 between Main Street and Fairoak Avenue. Over an 8 month period a plan was created that included a project overview, background, issues and opportunities, market study, redevelopment plans, and implementation steps. The Greens of Anoka plan has been utilized in several ways over the last year specifically as it related to the HealthPartners development and Greens of Anoka Tax Increment Plan.

The 2030 Comprehensive Plan guides the overall growth and development of the city. The Comprehensive Plan is the umbrella document guiding future land use management decisions from redevelopment projects and is often used as a guide when reviewing rezoning, tax increment districts, etc. Therefore it is important for the Greens of Anoka plan to be inserted into the Comprehensive Plan so it is formally recognized in the long term planning of the city and is available to assist in decisions that relate to rezoning, redevelopment, tax increment, and other decisions that may arise within the Greens of Anoka plan area.

Staff is proposing to insert descriptive text of the plan and the short, mid, and long term phases into the 2030 Comprehensive Plan Land Use section under the "Planning Areas – Future Planning Areas". It is not typical to insert an entire project plan into the Comprehensive Plan; however the descriptive text will refer to the full plan.

RECOMMENDATION

Staff recommends approval of the 2030 Comprehensive Plan text amendment implementing the Greens of Anoka plan.

COMMISSION ACTION

The Planning Commission may recommend approval, recommend denial, or postpone the item for further information.

Erik J. Thorvig
City Planner/Economic Development Coordinator