

City of East Bethel
City Council Agenda
Work Session - 6:30 PM
Date: May 17, 2011



	Item	
6:30 PM	1.0	Call to Order
6:31 PM	2.0	Adopt Agenda
6:32 PM	3.0	Review Land Use and Transportation Issues
7:30 PM	4.0	City Council Suggestions
8:00 PM	5.0	Adjourn



City of East Bethel City Council Agenda Information

Date:

May 17, 2011

Agenda Item Number:

Item 3.0

Agenda Item:

Comprehensive Plan Review

Requested Action:

Discussion of Comprehensive Plan

Background Information:

According to the 2030 East Bethel Comprehensive Plan, it will be reviewed on an annual basis to insure the plan remains as an effective development guide for East Bethel. To date, there has not been a review of the plan.

The existing land use map has been attached for your review as attachment 1. The map depicts how the lands in the city are to be used now and in the future. The process was accomplished by first forecasting population growth, household number, and employment. Once those figures were established for the region and the city (by the Metropolitan Council) then City Council and staff identified where growth would take place and how the lands would be used.

In the phase 1 project area, there is approximately 417 acres of buildable area designated for residential land use. Of this designation, 297 acres are designated for low/medium residential (single family homes at 3 units per acre), 40 acres for medium residential (single family and townhome at 4 units per acre), and 80 acres of mixed use residential (5 units per acre).

There is approximately 278 acres of buildable area designated for business land use. Of this designation, 122 acres are designated for commercial and 156 acres designated for mixed use commercial. All this information is available for your review as attachment #3.

The land use along Viking Blvd., specifically to the east, is mostly designated as low density residential. Within this area along Viking Blvd., there are numerous legal non-conforming commercial and residential properties. A map showing these particular parcels will be available for the work meeting. City Council may want to consider discussion regarding existing land uses along Viking Blvd. and explore the possibility of changing the land use.

Attachment #2 shows the existing and proposed streets and overpass/interchange projects as approved in the 2030 Comprehensive Plan. The plan proposes a frontage road system along Highway 65, however, not along Viking Blvd. Once MNDOT takes ownership of Viking Blvd., their intention at some point is to turn Viking Blvd. into a four-lane road. With this in mind, City

Council may want to consider expanding a frontage road system along Viking Blvd. to accommodate future expansion and growth along this corridor.

Attachments:

1. Existing Land Use Map
2. Proposed Improvements Projects (Figure VIII-9 of Comprehensive Plan)
3. Projected Development by Land Use and Estimated Land Demand (Phase 1)

Fiscal Impact:

None at this time

Recommendation:

Staff recommends City Council begin discussion of land use and transportation, particularly along Viking Blvd.

City Council Action

Motion by:_____

Second by:_____

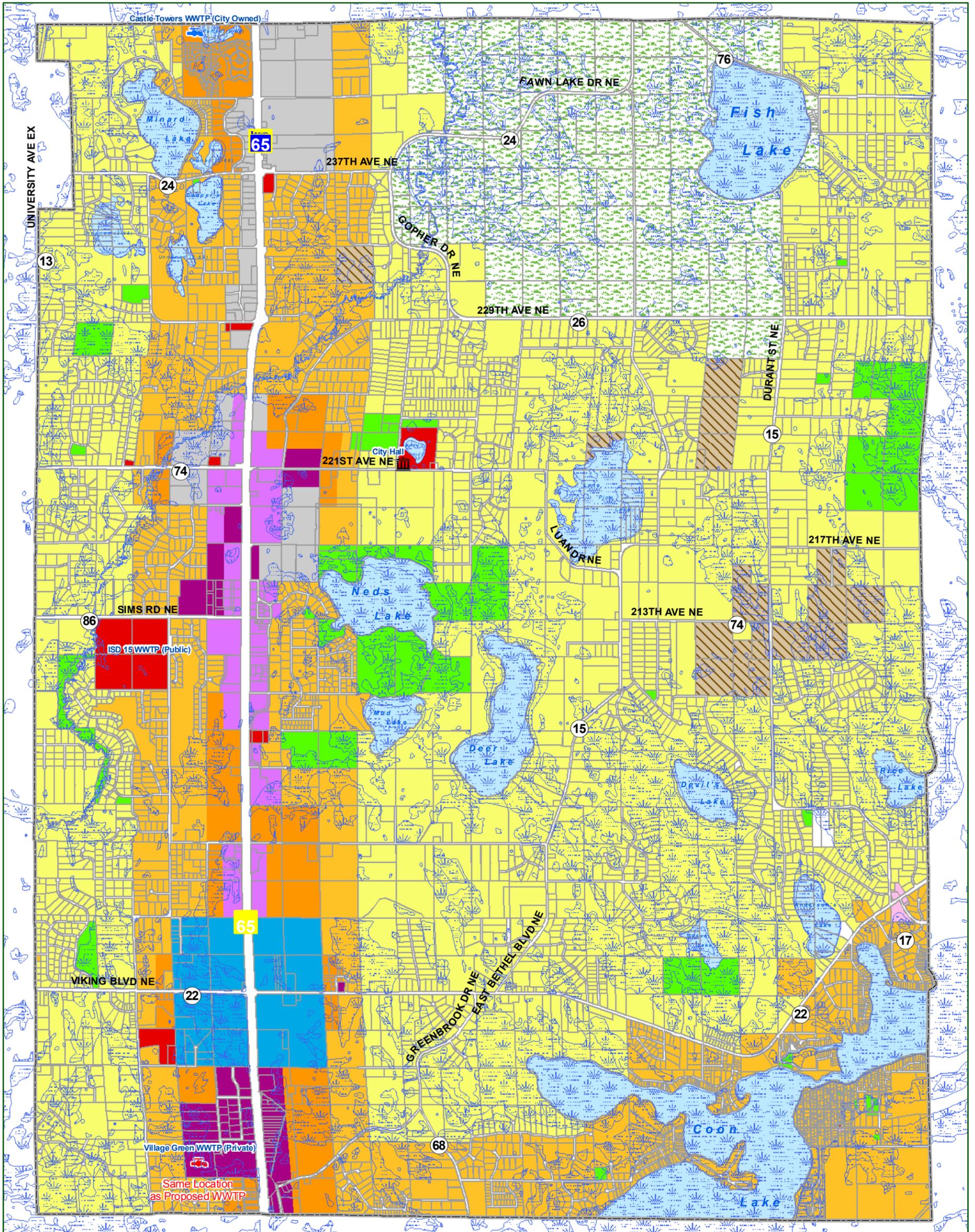
Vote Yes:_____

Vote No:_____

No Action Required:_____



EXISTING LAND USE

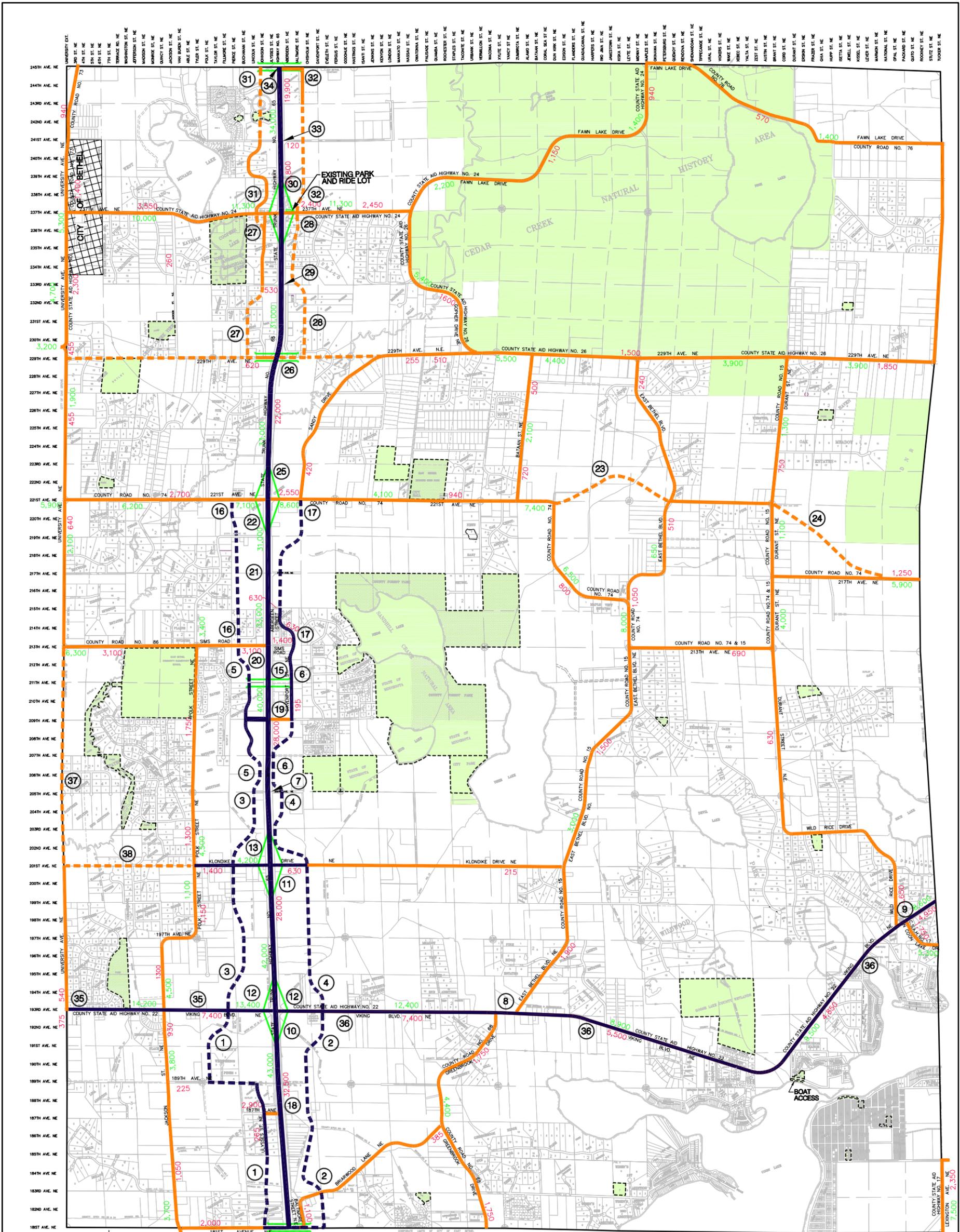


Landuse	Highway Business	Park/Open Space	City Facilities	Parcel/Lot
Agriculture	Light Industrial	Mixed Use Development	City Hall	Water
Limited Business	Low Density Residential (1 per 10 acres)	Public / Institutional	Castle Towers WWTP (City Owned)	Wetlands
Central Business	Low / Medium Density Residential (3 per acre)	Natural Area	Village Green WWTP (Private)	City Limits



Sources:
Anoka County
East Bethel Planning Department
East Bethel GIS

Adopted October 17, 2007



Hakanson Anderson Assoc., Inc.
 Engineers, Surveyors & Landscape Architects
 3601 Thurston Ave., Anoka, Minnesota 55303
 612-427-5860 FAX 612-427-0520

REV. JUNE 20, 2007
 REV. AUG. 16, 2006
 REV. JULY 21, 2006
 REV. MARCH 14, 2006
 DATE: AUGUST 22, 2005

NUMBER OF TRAVEL LANES
 FOUR LANE ROAD
 TWO LANE ROAD
 LOCAL CITY STREETS
 (ALL TWO LANE ROADS)
 NOTE:
 PROPOSED ALIGNMENT
 LINES DASHED

LEGEND
 PARKS, REFUGE, STATE LANDS, COUNTY LANDS AND SCHOOL PROPERTY
 PROJECT IDENTIFICATION NUMBER

1745 2005 A.A.D.T. VOLUMES
 20,200 2030 PROJECTED A.A.D.T. VOLUMES
 PROPOSED OVERPASS
 PROPOSED INTERCHANGE

FIGURE VIII-9
PROPOSED IMPROVEMENT PROJECTS
 CITY OF EAST BETHEL
 FILE: EB901

Sep. 13, 2007 - 8:05am
 K:\Road\City\CLIENT_FOLDERS\East_Bethel\TRAFFIC_MAP\2005\mnr-2005.dwg

Projected Development By Land Use and Estimated Land Demand

Land Use	House Holds	Acres	Net Residential Density and Total Employment
2010-2015			
Low/Medium Residential	890	297	3 units per acre
Medium Residential	160	40	4 units per acre
Mixed Use Residential	400	80	5 units per acre
Subtotal	1450	417	Average 3.5 units per acre
	Est. Employees/Acre		
Commercial	5	122	610
Light Industrial	5	0	0
Mixed Use Commercial	6	156	936
Public/Institutional	2	12	24
Park/Open Space	0	21	0
Subtotal		311	1570