

**CITY OF LINO LAKES  
JOINT ADVISORY BOARD MEETING AGENDA**

**Wednesday, November 17, 2021**

**6:00 P.M.**

**Council Chambers (not televised)**

**POTENTIAL DEVELOPMENT FOR CARPENTER PROPERTY**

1. Welcome and Introductions
2. Project Objectives
3. Existing Site Conditions
4. Concept Development Discussion
5. Recap Next Steps
6. Adjourn

## JOINT BOARD MEETING STAFF REPORT

**Date:** November 17, 2021  
**To:** City Council and Advisory Boards  
**From:** Michael Grochala, Community Development Director  
**Re:** Lake Drive/Main Street Redevelopment – Anderson Companies

### **Background**

The northwest quadrant of Lake Drive and Main Street currently includes a mix of commercial and quasi industrial uses including an automobile salvage yard. The City's 2040 Comprehensive Plan guides the property as a Signature Gateway District. The Signature Gateway District is reserved for high visibility, high traffic corridors serving as an entrance to the Community. The district allows residential at a density of 8.0 to 10.0 units per acre with 15 units per acre allowed if the project meets the City's housing goals. The district allows for development of multiple complementary uses on a single site including a combination of higher density residential, commercial services, and employment opportunities. The planning district guide provides some additional direction regarding the Main/Lake area:

*A Signature Gateway district is located around the intersection of Lake Drive and Main Street. Located at a major crossroads in the community the intersection was the original "downtown" of Lino Lakes. Opportunity exists to redevelop both underutilized property and outdated land uses. A master planning study should be prepared of the area to examine existing land use, future land use compatibility, right-of-way needs, access management, stormwater management, and other appropriate issues. This study area should extend south to include James Street, Vicky Lane, and Kelly Street intersections. The district allows for both residential and commercial uses. A 75/25 residential to commercial area ratio was assumed for planning purposes. However, commercial development is not required and individual parcels may develop with a single land use. The city will require strong emphasis on high quality architecture and design standards.*

Staff has been working with the property owners and potential developers regarding development options on approximately 10 acres in the northwest quadrant of the intersection immediately north of Tavern on Main. As mentioned, the site includes an auto salvage yard that has been in existence for over 40 years. It is likely some environmental cleanup will be necessary to facilitate redevelopment of the site.

Anderson Companies along with partners Ron Clark Construction and Bader Development have approached the City with interest to redevelop the property. Anderson is a Twin Cities based national property development firm with residential, commercial, and industrial projects throughout the metro area ([www.andersoncompanies.us/](http://www.andersoncompanies.us/)).

As previously noted, the Comprehensive Plan allows for 8.0 to 15.0 residential units per acre on the site. In addition, the City's housing component of the Comprehensive Plan does provide for

a density bonus and fee reductions for development projects that achieve specific goals in the Comprehensive Plan. The developer is attempting to consolidate multiple properties into an integrated development pattern.

Anderson is seeking City input on goals for redevelopment of the site. The planning session will be an opportunity to work through concept level development options for the site including, but not limited to density, layout, and access. The discussion will be led by Pope Architects. Results of the meeting will determine next steps for the development team.

### **Attachments**

1. Site Location Map
2. 2040 Land Use Map





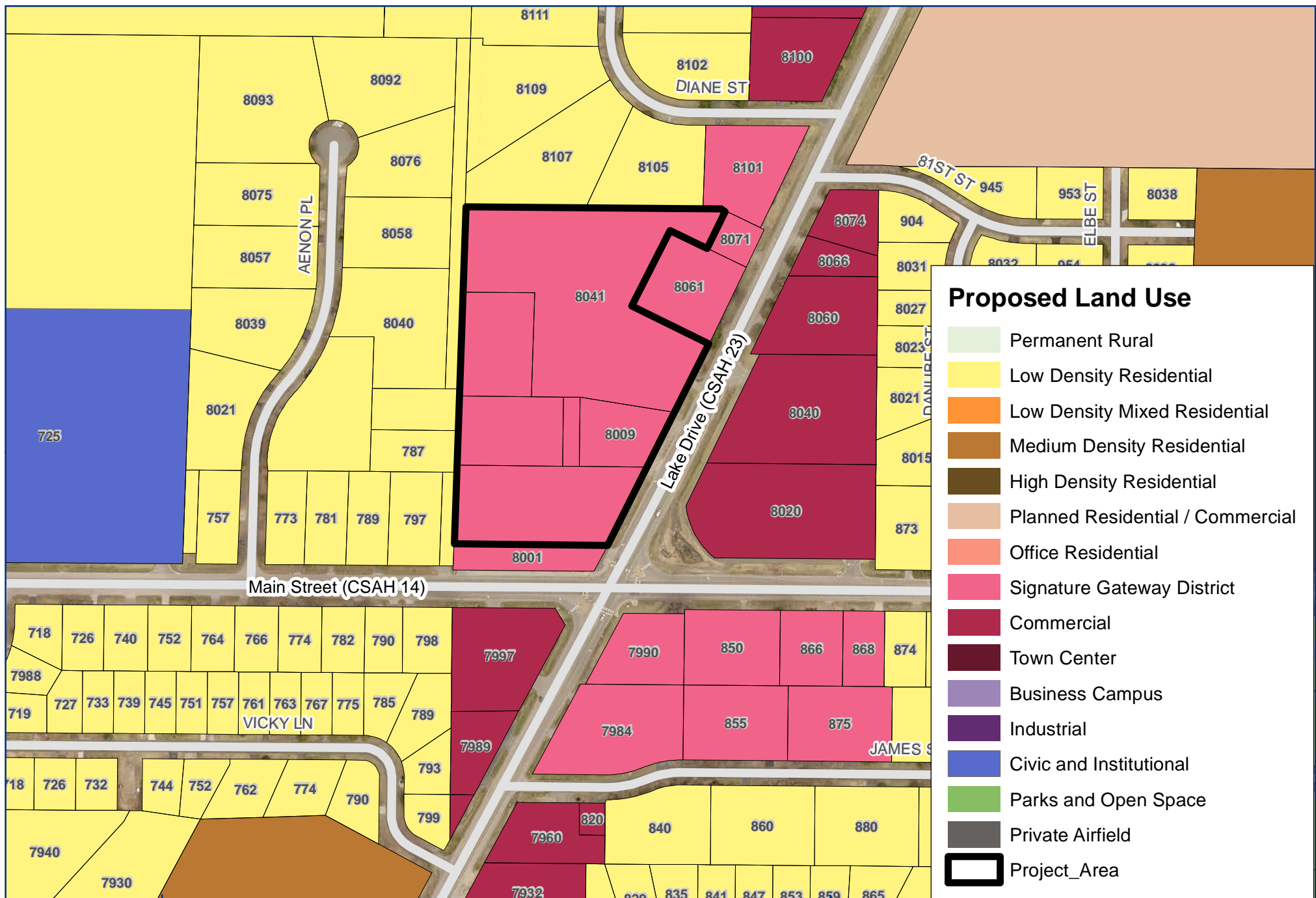
## Carpenter/Bigco Properties

Lake Drive and Main Street



0 100 200  
Feet  
1 inch = 200 feet





**2040 Land Use Plan**  
**Carpenter/Bigco Properties**  
 Lake Drive and Main Street

