

## Chapter 2: Land Use

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### Introduction

Circle Pines' future land use plan identifies the location and intensity of future development within the city and establishes a framework in which future development will occur. This plan is intended to guide future development and growth to achieve the community's objectives for balanced, compatible and efficient growth. A key purpose of a Comprehensive Plan is to incorporate forecasted population growth, housing needs, and development opportunities into future land use decisions. The Future Land Use Map is the primary way to do that.

Circle Pines has a unique pattern of development, with large portions of the city covered by wetlands and parklands. Large-scale development of the community began in the 1950s, with the majority of the city developed by the 1990s. The city has undergone some redevelopment since 2000. As a fully developed community, Circle Pines will focus on small infill development and redevelopment opportunities.



The city has prepared a Future Land Use Plan that guides the use and phasing of development in a manner that allows for flexibility to respond to market conditions and provides for types of development desired in the future, such as a variety of housing densities and mixed-use developments. The Future Land Use Plan utilizes the Metropolitan Council forecasts for potential development and provide methods through land use and density to meet the Metropolitan Council's guidance to develop at a minimum density of 5 units per net acre. As a regional planning organization, the Metropolitan Council's role is to ensure regional infrastructure can accommodate Circle Pines' potential growth and growth within the region. Meeting this minimum density requirement ensures that regional infrastructure is used in a cost-effective and efficient manner.

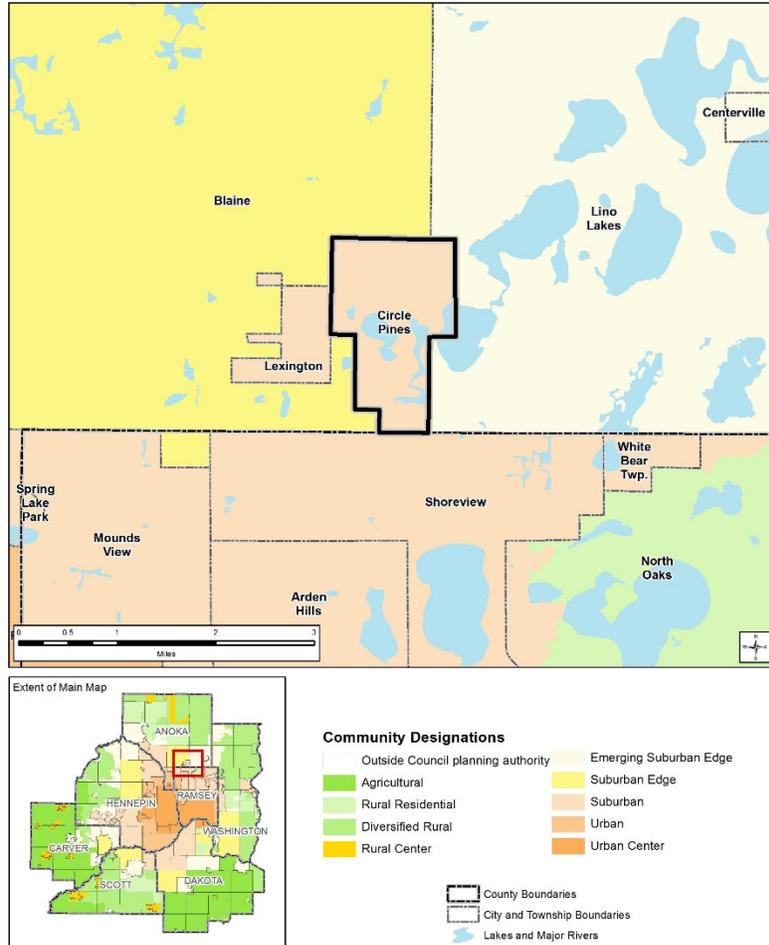
The purpose of the land use inventory is to identify existing development in the city. From this inventory, and the other background information that is compiled, areas of potential development or redevelopment can be analyzed. The inventory can also help classify areas, revealing development patterns, densities, and trends that can provide direction for future development and redevelopment.

### Metropolitan Council Community Designation

The City of Circle Pines acknowledges the Metropolitan Council’s community designation for Circle Pines as Suburban. Suburban communities experienced continued growth and expansion during the 1980s and early 1990s and have automobile-oriented development patterns at significantly lower densities than in previous eras. The Community Designation Map graphically indicates the designation.

Suburban communities are expected to plan for forecasted population and household growth at average densities of at least 5 units per acre for new development and redevelopment.

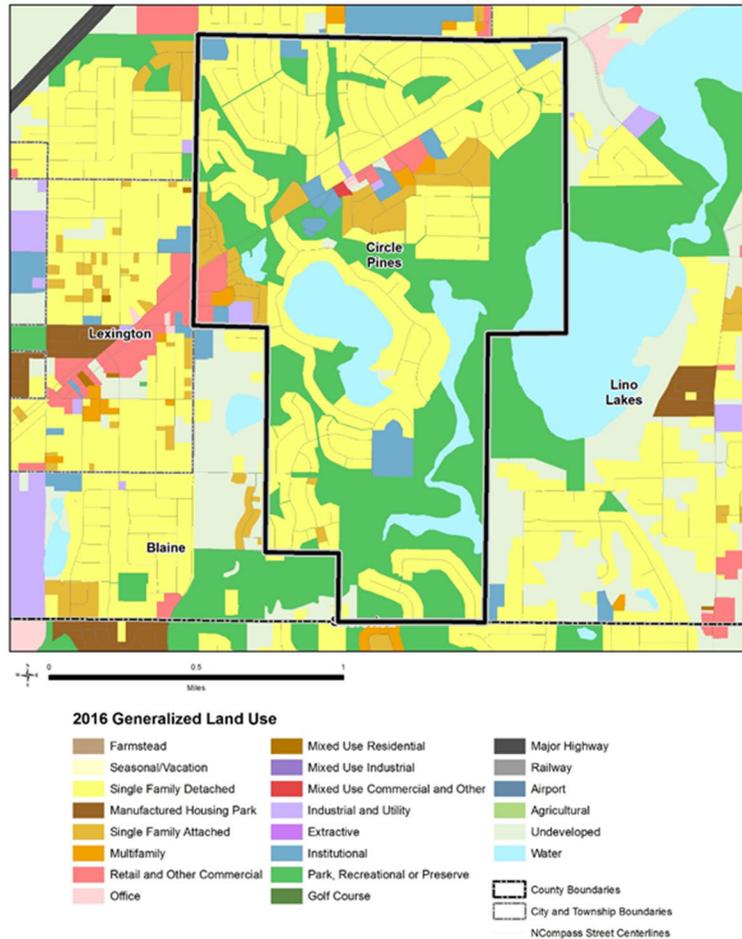
**Community Designations  
City of Circle Pines, Anoka County**



## Existing Land Use

The Existing Land Use Map graphically indicates the location, intensity and type of development in the city. As shown in the map the City of Circle Pines is a fully developed community. The Existing Land Uses and Acreage Table below illustrates that one-third of Circle Pines consists of open space or park space and that much of Eastern Circle Pines is occupied by open space, Anoka County Rice Creek-North Regional Park Lands. Currently the City has commercial areas located South of Lake Drive along Lexington Avenue. There is also a cluster of businesses in the heart of the city along Lake Drive at Pine Drive. The rest of Circle Pines consists of residential dwellings.

2016 Generalized Land Use  
City of Circle Pines, Anoka County



### Generalized Existing Land Uses and the Acreage

Land Use Category	Acres	Percent of Total
Industrial and Utility	6	0%
Institutional	49	4%
Mixed Use Commercial and Other	1	0%
Mixed Use Residential	0	0%
Multifamily	7	1%
Office	1	0%
Open Water	139	11%
Park, Recreation or Preserve	405	33%
Retail and Other Commercial	21	2%
Single Family Attached	68	5%
Single Family Detached	537	43%
Undeveloped	8	1%

## Future Land Use

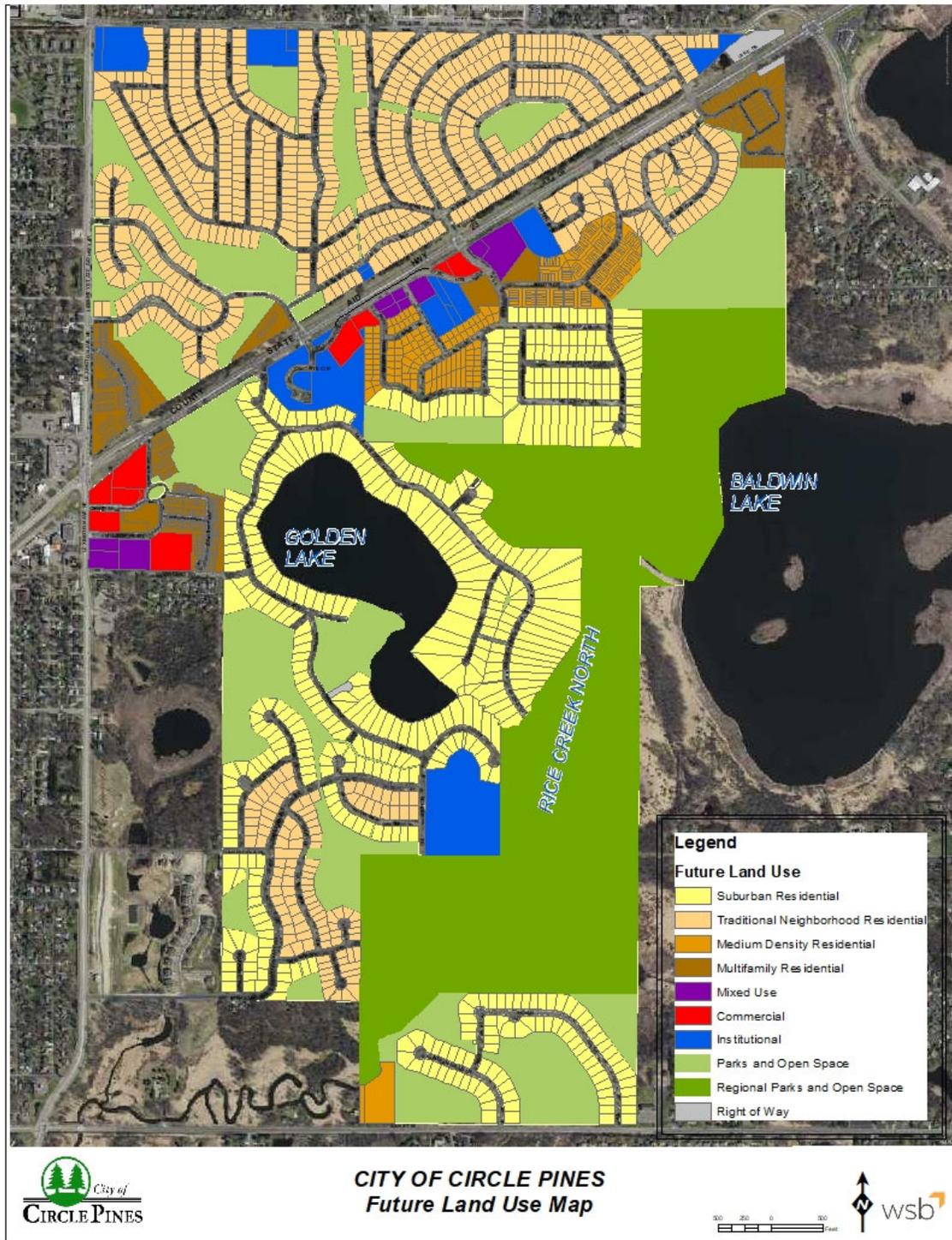
The city has updated its future land use map to accommodate and encourage scattered redevelopment, to be a more accurate reflection of existing and future uses, and to provide additional guidance to elected and appointed officials, city staff, property owners, the development community, and the general public.

### 2040 Land Use Categories

Land Use District	Description	Density
Suburban Residential	Low-density single family detached housing on larger lots	2-3 units / acre
Traditional Neighborhood Residential	Low-density single family detached housing	3-6 units / acre
Medium Density Residential	Single family detached housing	6-10 units / acre
Multifamily Residential	Single family attached housing, multifamily housing	10-30 units / acre
Commercial	Businesses, service establishments, retail and industrial uses	NA
Mixed Use	Multifamily residential and commercial uses in vertical or horizontal mixed development	10-30 units / acre 50% residential 25% retail 25% office
Water	Open water including lakes and creeks	NA
Parks and Open Space	City and county park and open space	NA
Institutional	Government facilities, schools, and places of worship	NA
Regional Parks and Open Space	Regional parks and open space	NA
Right of Way	Transportation and public right of way	NA

### 2040 Future Land Uses and the Acreage

Land Use	Acreage	Percent of Total
Suburban Residential	198.12	15.9%
Traditional Neighborhood Residential	226.46	18.2%
Medium Density Residential	31.37	2.5%
Multifamily Residential	36.46	2.9%
Commercial	13.13	1.1%
Mixed Use	10.22	0.8%
Parks and Open Space	182.05	14.7%
Institutional	42.37	3.4%
Regional Parks and Open Space	246.91	19.9%
Right of Way	255.13	20.5%
<b>Total</b>	<b>1,242.22</b>	<b>100%</b>

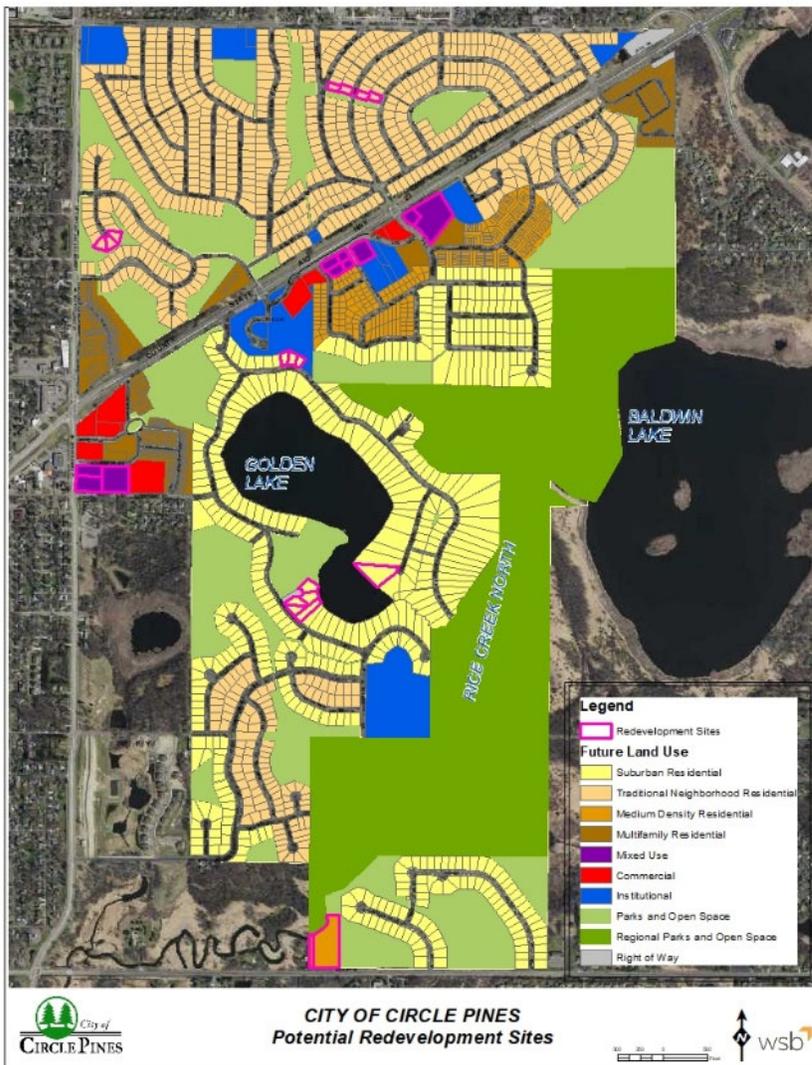


**Land Use Designation Changes**

The 2040 Comprehensive Plan renames a number of land use categories to better reflect existing characteristics and provide more flexibility. Additionally, a number of parcels have been re-guided to better reflect existing and future land uses. Changes include:

- 2-3 Housing Units/Acre renamed Suburban Residential
- 4 Housing Units/Acre renamed Traditional Neighborhood Residential

- 4-8 Housing Units/Acre renamed Medium Density Residential
- 10+ Housing Units/Acre renamed Multifamily Residential
- Schools, Churches, and Nonpark renamed Institutional
- City and County Parks renamed Parks and Open Space
- Regional Open Space renamed Regional Parks and Open Space
- Mixed Use district added
- A number of parcels reguided from Commercial to Mixed Use
- A number of parcels reguided from City and County Parks to Suburban Residential and Traditional Neighborhood Residential
- A number of parcels reguided from Schools, Churches, and Nonpark and 4-8 Housing Units/Acre to City and County Parks



### Redevelopment

The city has identified a number of potential redevelopment sites throughout the community. While the city intends to allow the private market to drive redevelopment, the city would consider providing assistance and resources to projects on a case-by-case basis and for those projects that meet the goals of this plan. While these sites have been identified for redevelopment additional sites could be added as market conditions change. Identification as a redevelopment site only indicates the potential for redevelopment and does not indicate the existence of a proposed redevelopment.

**Expected Growth and Population Forecasts**

Future land use planning begins with incorporating forecasts of community growth and anticipating the needs that will arise because of this growth and change. The Metropolitan Council has developed growth forecasts for Circle Pines by decade, addressing the projected population, number of households, and number of jobs. Meeting expected growth projections requires intentional land use planning. Metropolitan Council forecasts indicate that Circle will experience a slow rate of growth, supported through scattered site redevelopment efforts.

**Forecasted Population, Households and Employment**

	<b>2016</b>	<b>2020</b>	<b>2030</b>	<b>2040</b>
<b>Population</b>	5,023	5,030	5,120	5,275
<b>Household</b>	2,035	2,045	2,090	2,180
<b>Employment</b>	727	750	750	800

The tables below outline anticipated growth of 59 households during the 2021-2030 decade and 92 households during the 2031-2040 decade. This meets the forecasted growth models put forth by the Metropolitan Council.

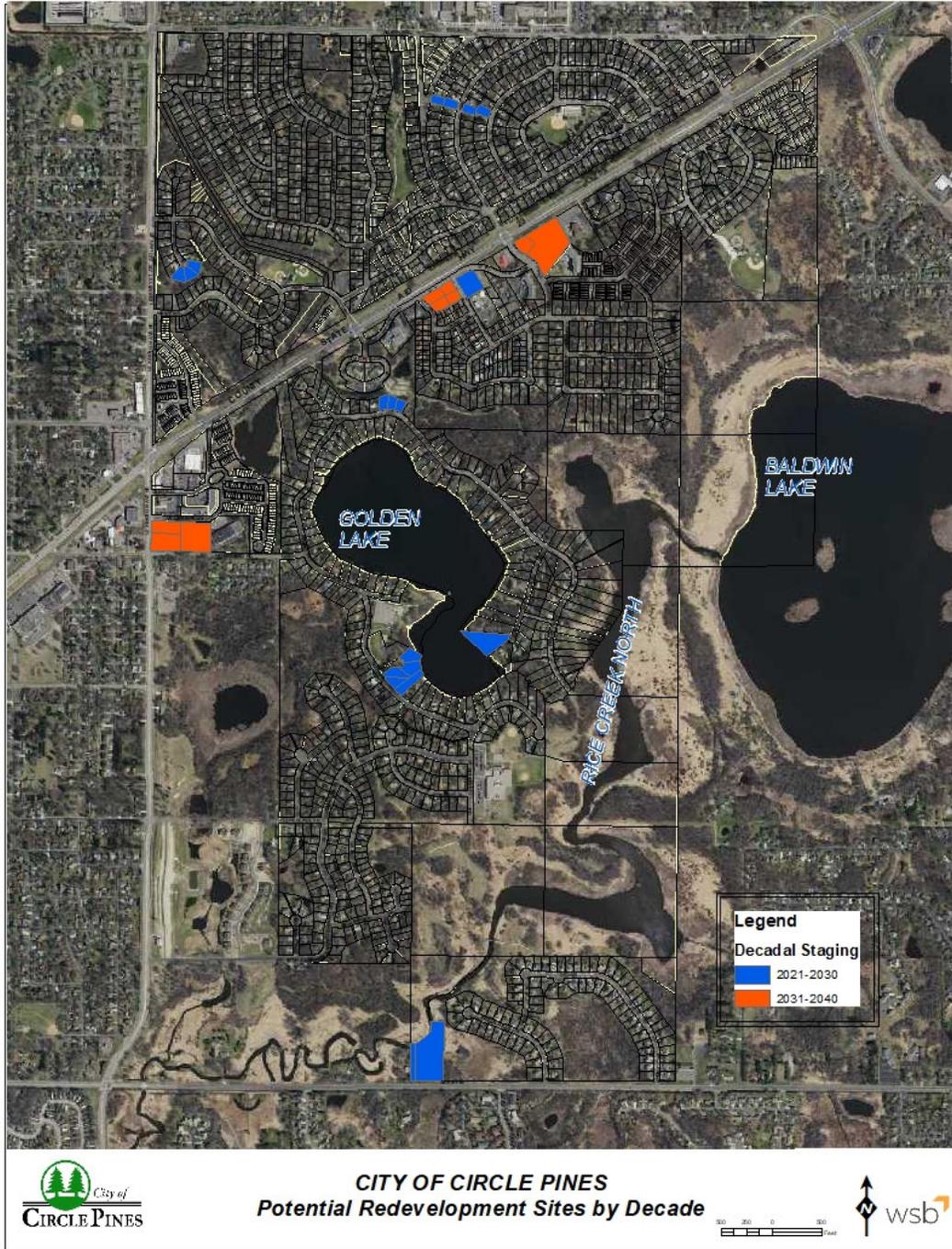
**Residential Redevelopment Staging by Decade**

Residential Land Use Districts	Land Yield	Total Acres	Acres by Decade		Density Range			Minimum Units		Midpoint Units	
			2030	2040	Min	Mid	Max	2030	2040	2030	2040
Suburban Residential	100%	4.5	4.50		2	2.5	3	9		11	
Traditional Neighborhood Residential	100%	1.9	1.90		3	4.5	6	6		9	
Medium Density Residential	100%	3.7	3.70		6	8	10	22		30	
Mixed Use	50%	10.2	1.00	9.2	10	20	30	5	46	10	92
<b>Total Units</b>								<b>42</b>	<b>46</b>	<b>59</b>	<b>92</b>

**Affordable Housing by Decade**

Affordability Band	Density Minimum	Minimum Units		Midpoint Units	
		2030	2040	2030	2040
51-80% AMI	6 units/acre	22		30	
50% AMI and Below	12 units/acre	5	46	10	92
<b>Total Units</b>		<b>27</b>	<b>46</b>	<b>40</b>	<b>92</b>

**Redevelopment Potential by Decade**



**Overall Density**

The lands guided for potential redevelopment exceed the required density for communities designated as Suburban. The Metropolitan Council outlines a density of 5 units per acre.

<b>Community Density Table</b>	
Acres Guided for Redevelopment	15.2
Minimum Expected Residential Units	88
Overall Density	5.78

- **Overall Average Density:** Applying the *minimum* end of the density range to each residential land use category, the overall density is the total number of expected minimum units divided by the total number of acres in the likely redevelopment areas. The overall expected average density of the potential growth areas of Circle Pines is about 5.78 units per acre, which exceeds the minimum of 5 units per acre range expected of Suburban communities.
- **Overall Forecasted Growth:** Applying the *midpoint* of the density range to each residential land use category, the net number of expected units from this calculation is 151 units added by 2040.

It is important to note that it is difficult to provide an accurate forecast at the individual land use category level and individual category growth rates could vary significantly. However, the city will monitor the growth in aggregate to ensure that it remains within forecasted ranges or that the Metropolitan Council is alerted if aggregate growth begins to appear that might significantly vary from what is forecasted.

**Employment Forecast**

The city has identified a number of sites for mixed use redevelopment. Assuming an even split of office and retail uses it is anticipated the city will add approximately 78 jobs through the year 2040. Given the reality of changes to the office and retail markets, automation, online shopping, and remote work, these figures are only to be used for planning purposes.

**Expected Employment Growth**

Land Use	Acres	Square Feet	Yield	Floor Area Ratio	Square Foot Yield	Square Feet/Employee	Employees
Mixed Use - Retail	10.2	444,312	25%	0.28	31,102	1200	26
Mixed Use - Office	10.2	444,312	25%	0.28	31,102	600	52

**MUSA**

The city of Circle Pines is entirely located within the MUSA.

**Airport**

Circle Pines has no existing structures of 200 feet or more in height to impact regional airspace safety and has no plans to permit such structures in the future. Any sponsor proposing any construction or alteration that would exceed a height of 200 feet above ground level at the site shall notify the Commissioner of the Minnesota Department of Transportation at least 30 days in advance as required under Minnesota Statutes 360, the state regulates the height of structures; they are defined and enforced under Aeronautics Rules and Regulations 8800.1200 and shall present a certified copy of such notification to the city at least 10 days before the proposal is considered by the city.

## Special Resource Protection

### **Historic Preservation**

Most construction in Circle Pines took place after 1950 and at this time it does not have historical impact. The City Council and Planning Commission will take actions to preserve structures that contribute to the history and heritage of the community.

## Goals, Strategies and Tactics

### **Goal 1: Align Land Use and Development Mechanism with 2040 Comprehensive Plan**

1. Update Development Code for alignment with the goals of 2040 Comprehensive Plan
  - a. Update Zoning Ordinance for alignment with the goals of 2040 Comprehensive Plan in a fashion that is accessible and user-friendly
  - b. Update Subdivision Ordinance for alignment with the goals of 2040 Comprehensive Plan in a fashion that is accessible and user-friendly
2. Institutionalize regular review of Zoning and Subdivision Ordinances and related sections of the city code
  - a. Review code annually and update as needed to reflect new or revised planning studies, new or revised state or federal laws, experiences in the field or with development processes, technological and/or cultural advances, new or emerging land use categories, and/or updates for areas or districts that have become obsolete.
3. Regularly study and address new issues, trends, and technologies related to land use
  - a. Explore regulations and procedures related to short-term rentals
  - b. Explore regulations and procedures related to accessory dwelling units

### **Goal 2: Support maintenance of aging neighborhoods**

1. Support the rehabilitation and revitalization of residential and commercial districts
  - a. Provide information about remodeling and rehabilitation of residential structures on the city's website
  - b. Continue to enforce and address building code issues to improve and protect the overall appearance of the city's neighborhoods and protect property values
2. Simplify and streamline the development review and building permit processes to be customer-oriented
  - a. Review building and planning review policies and practices to identify opportunities to reduce unnecessary regulatory barriers
  - b. Update the city's building and planning information, handouts, and website

### **Goal 3: Grow Strategically**

1. Support the redevelopment of aging and underutilized sites
  - a. Facilitate and support the redevelopment process between property owners, real estate developers, neighbors, and elected and appointed officials
  - b. Support in-fill development of scattered single-family sites
  - c. Study the retrofitting or redevelopment of existing shopping centers and underutilized commercial sites
2. Encourage high quality design for all redevelopment projects

- a. Protect the community's character by adopting development and design standards that require high-quality and unique architectural and site design site.
- b. Encourage efficient use of land and infrastructure through compact development standards