

City of Baxter Comprehensive Plan Update



COMPREHENSIVE PLAN UPDATE

Long Range
Planning
Commission
July 28, 2014



Business Gateway BG Land Use & Zoning

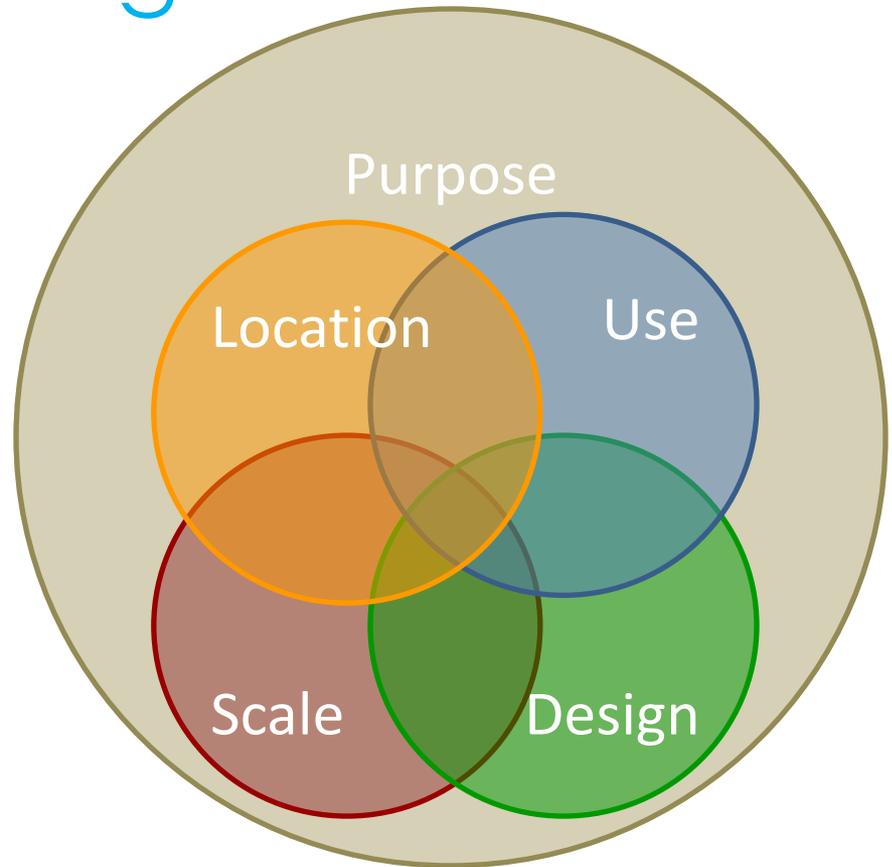
- Gateway Areas:
 - SE on Hwy 371
 - West on Hwy 210



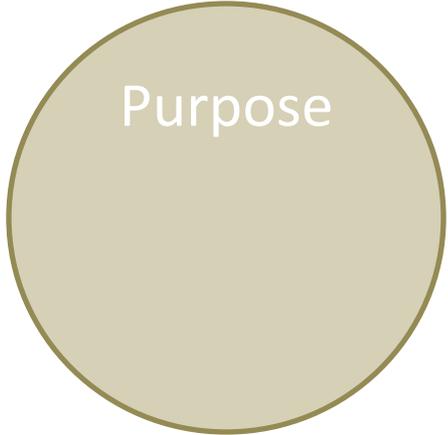
Business Gateway

BG Land Use & Zoning

- Issues
 - Purpose – Why?
 - Location – Where?
 - Use – What?
 - Design – How?
 - Scale – How Big?



Business Gateway BG Land Use & Zoning



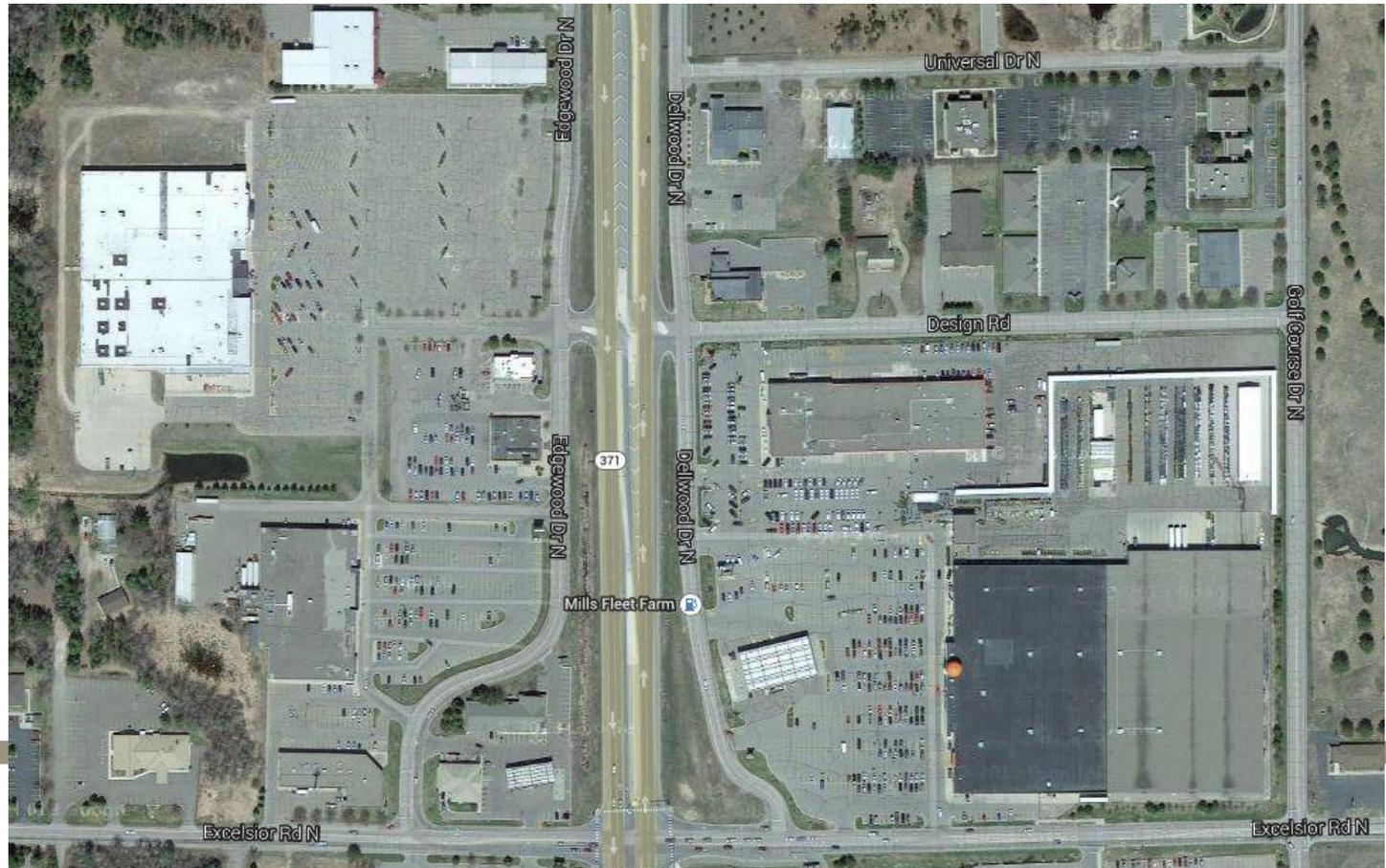
Purpose

- Purpose – Why?
 - **Image:** create attractive, high quality image at the Southeast and West gateways into Baxter
 - **Employment:** create locations for high quality jobs vs. only retail or service jobs
 - **Avoid:** contrast to large, parking-intensive development like much of North Hwy 371 corridor
 - **Woods:** preserve wooded character along the corridors

Business Gateway BG Land Use & Zoning

Purpose

- Purpose – North 371



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- Purpose – North 371



Business Gateway BG Land Use & Zoning

Purpose

- Purpose – North 371



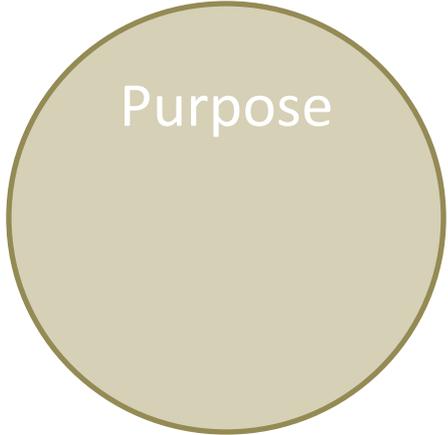
Business Gateway BG Land Use & Zoning

- Purpose – Gateways

Purpose



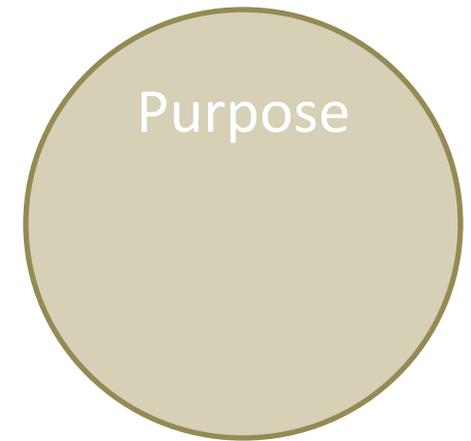
Business Gateway BG Land Use & Zoning



Purpose

- Description in Draft:
“Office, limited commercial uses, business park and light industrial development on the Highway 371 corridor in SE Baxter consistent with an attractive, high visibility business campus setting. Higher level of design standards than C-1, C-2 or Industrial.”

Business Gateway BG Land Use & Zoning

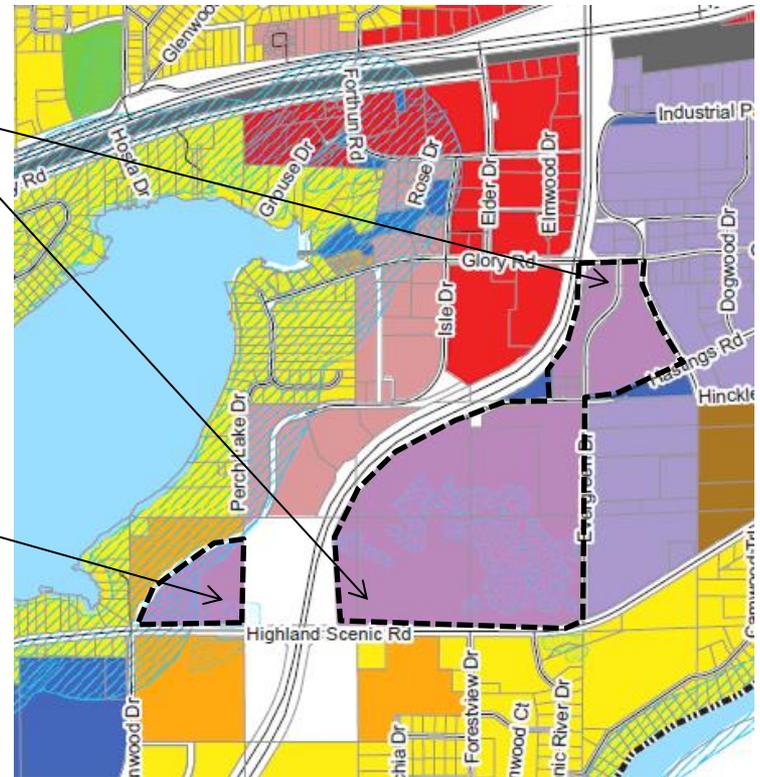


- Revised Description:
“The Business Gateway land use is intended to provide for office, light industrial and limited retail uses that create a high quality, attractive image at the City’s southeast and west gateways on Highways 317 and 210.”

Business Gateway BG Land Use & Zoning

Location

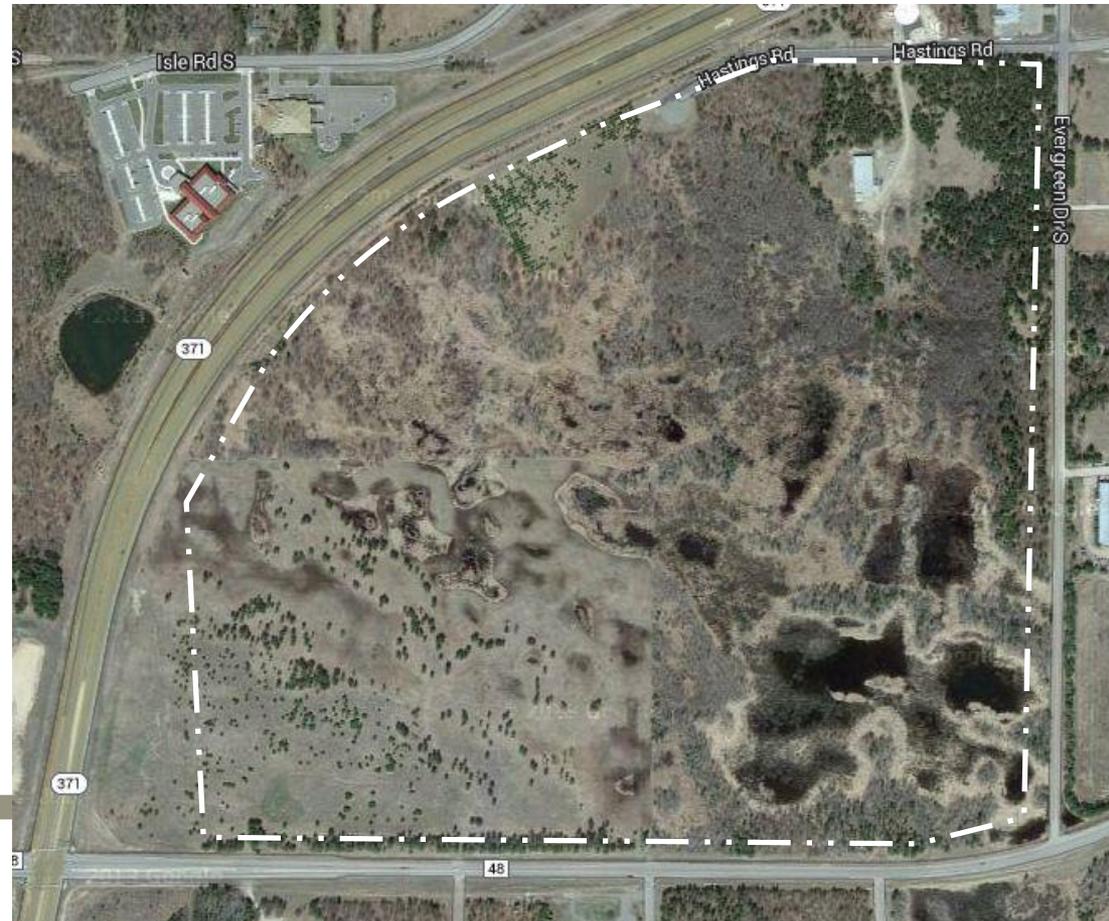
- Location – Where?
 - Southeast:
 - East side – between CSAH 48 and Glory Road, to Evergreen Drive and Douglas Fir Drive
 - West side – NW quadrant only of CSAH 48 and Highway 371



Business Gateway BG Land Use & Zoning

Location

- Location – SE/Sell



Business Gateway BG Land Use & Zoning

Location

- Location – SE/Sell



Business Gateway BG Land Use & Zoning

Location

- Location – SE/Sell



Business Gateway BG Land Use & Zoning

Location

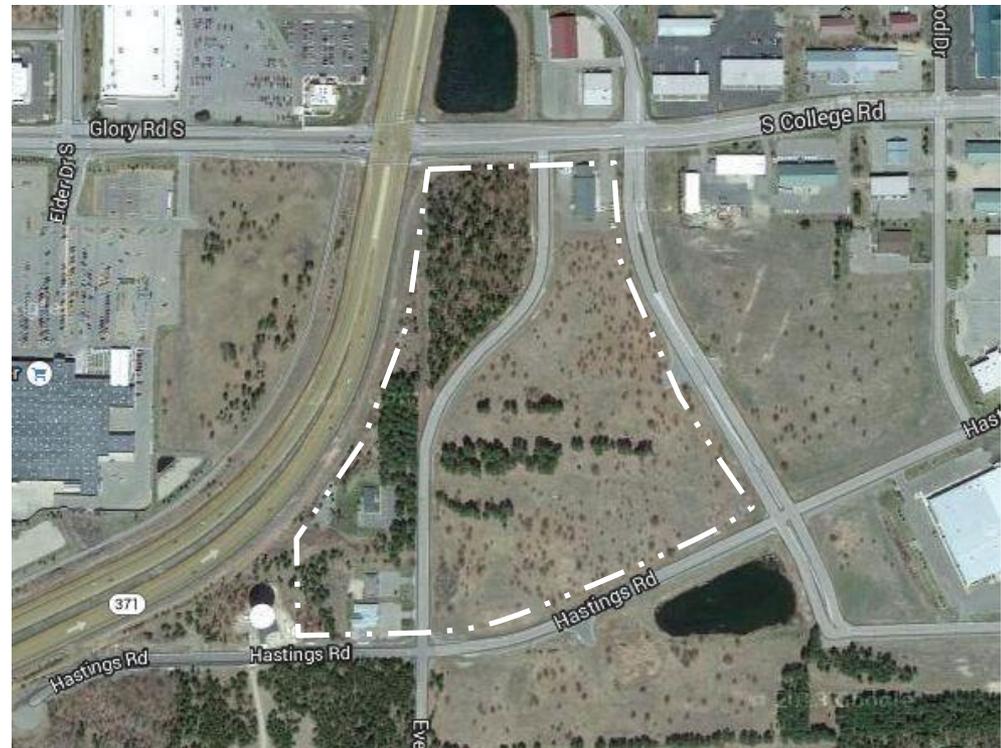
- Location – SE/Sell



Business Gateway BG Land Use & Zoning

Location

- Location – SE
College/
Evergreen



Business Gateway BG Land Use & Zoning

Location

- Location – SE College/ Evergreen



Business Gateway BG Land Use & Zoning

Location

- Location – SE College/ Evergreen



Business Gateway BG Land Use & Zoning

Location

- Location – SE
Isle Drive/
371/48



Business Gateway BG Land Use & Zoning

Location

- Location – SE - NW corner 371/48



Business Gateway BG Land Use & Zoning

Location

- Location – SE - Essentia



Business Gateway BG Land Use & Zoning

Location

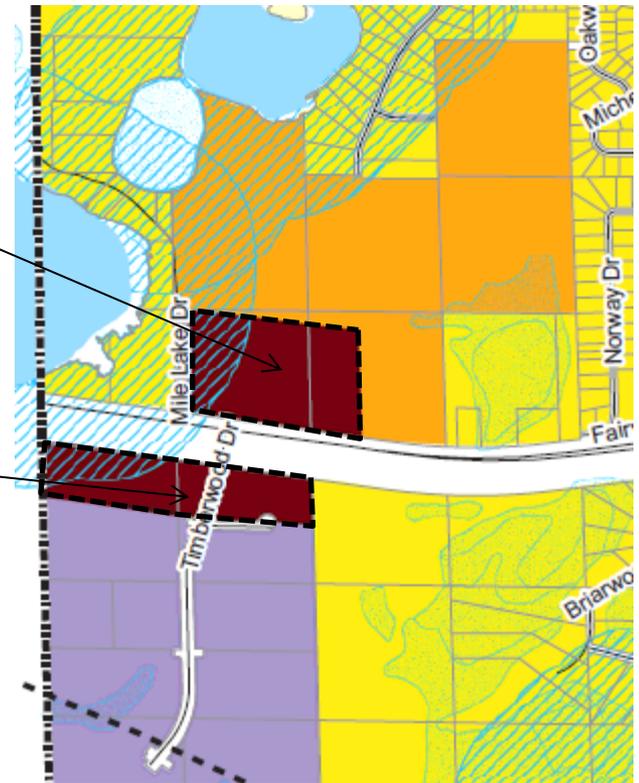
- Location – SE – Wal Mart



Business Gateway BG Land Use & Zoning

Location

- Location – Where?
 - West:
 - North side – approx. 1/2 mile deep on the east side of Mile Lake Drive
 - South side – approx. 1/8 mile deep for a 1/2-mile stretch either side of Timberwood Drive



Business Gateway BG Land Use & Zoning

Location

- Location – West



Business Gateway BG Land Use & Zoning

Location

- Location – West



Business Gateway BG Land Use & Zoning

Location

- Location – West



Business Gateway BG Land Use & Zoning

Location

- Location – West



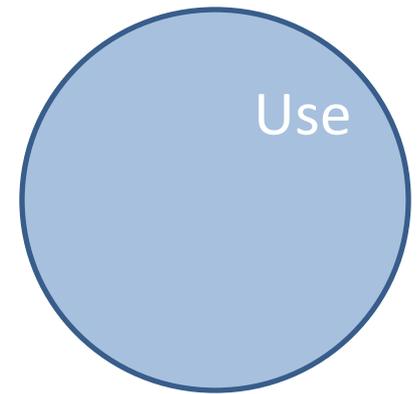
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Location

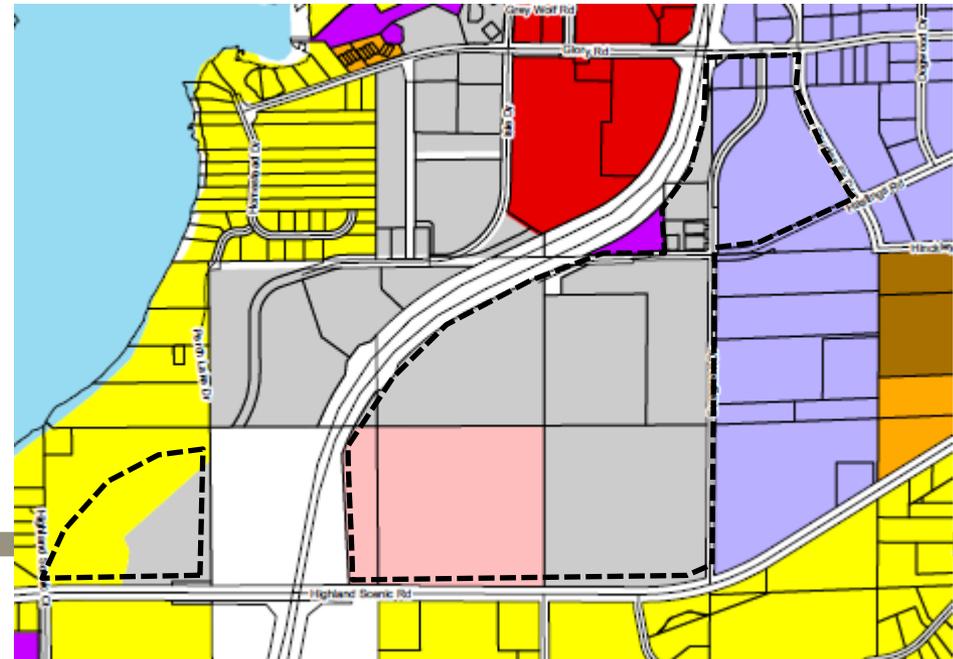
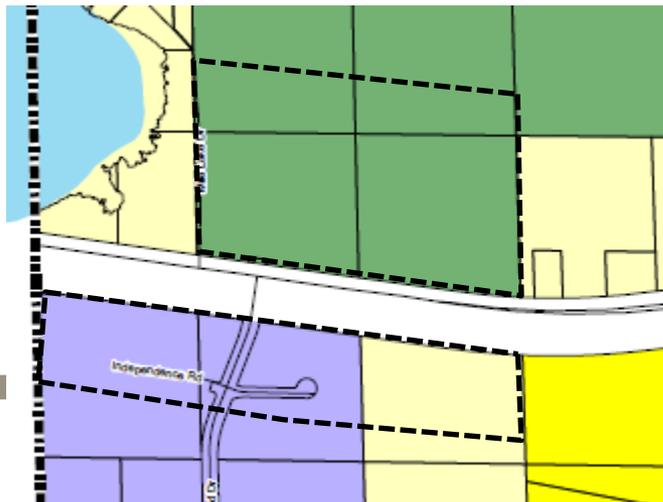
- Location – West



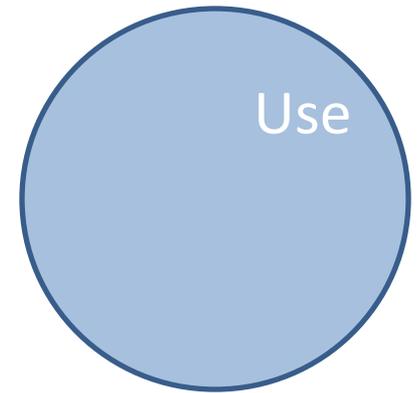
Business Gateway BG Land Use & Zoning



- Use – What?
 - SE: current zoning = C-1, OS, Industrial
 - W: current zoning = Industrial, RS, Comm Forestry

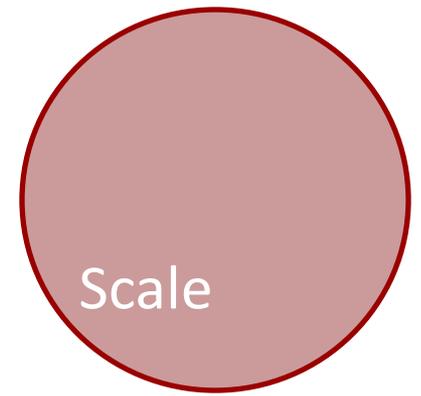


Business Gateway BG Land Use & Zoning



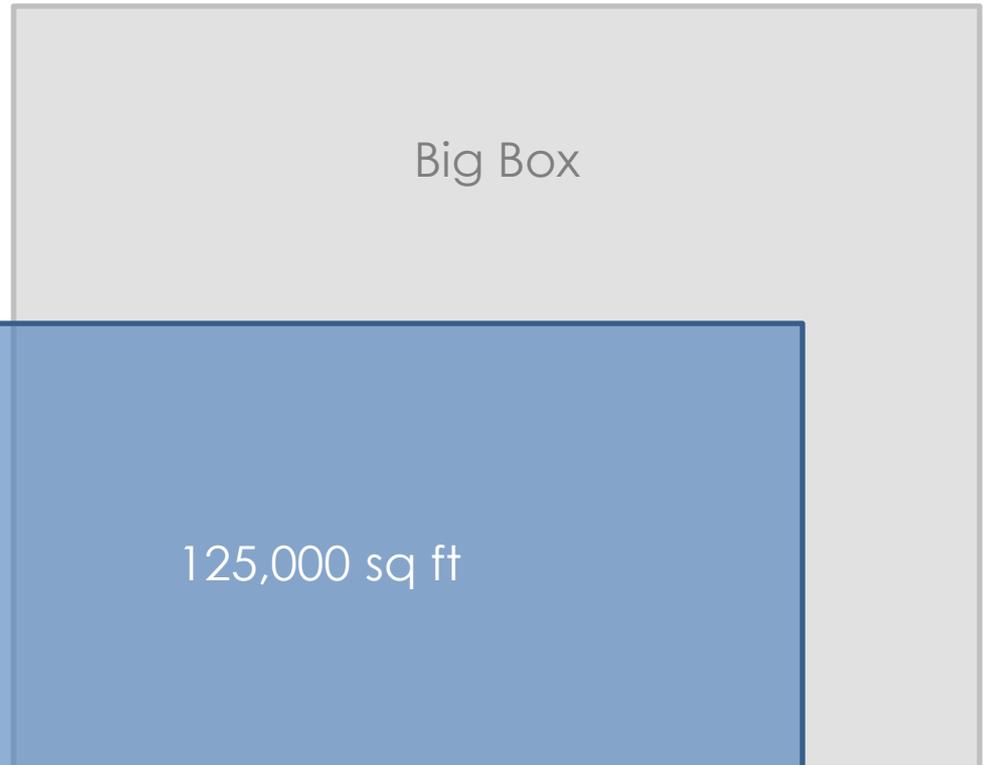
- Uses What?
 - C-1 uses, except:
 - Hardware stores
 - Residential care/nursing homes
 - Add from OS:
 - Club/lodge
 - Lab/research
 - Manufacturing/assembly
 - Radio/TV studios
 - Religious institutions
 - Conditional Uses, all C-1, except:
 - Car washes
 - Motor fuel stations
 - Residential care/nursing homes
 - Veterinary

Business Gateway BG Land Use & Zoning

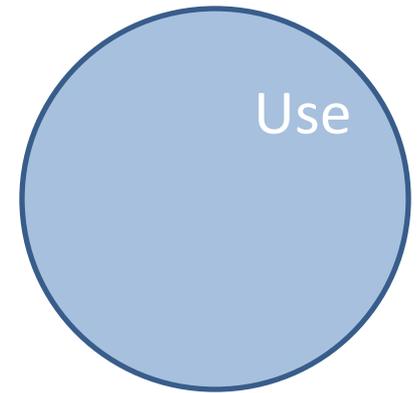


- Scale – How Big?

- C-1: <30,000 sq ft
- OS: <125,000 sq ft
- Draft BG: keep 30k/125k limits
- Big Box: 100,000-200,000 sq ft



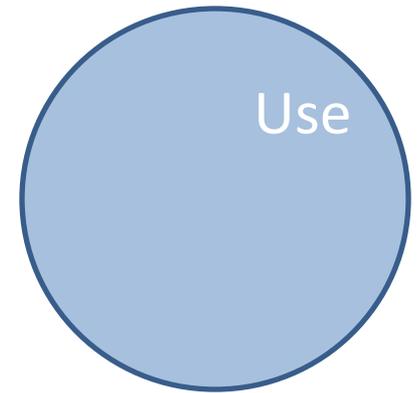
Business Gateway BG Land Use & Zoning



Permitted Uses

- <30,000 square feet:
 - Bakeries; retail
 - Banks, savings loans, credit unions and the like (without drive-through)
 - Barbershops, beauty shops; other personal service uses
 - Civic buildings such as city halls, fire stations and the like (without outside storage)
 - Clinics including multispecialty outpatient clinic
 - Convenience stores (without motor fuel stations)
 - Copy/printing services (excluding printing presses and publishing facilities)
 - Drugstores and pharmacies (without drive-through)
 - Dry cleaning and laundry pick ups, self-service laundromats, incidental pressing, tailoring, repair and the like (without dry cleaning processing)
 - Essential services
 - Fitness centers and fitness related studios such as karate, yoga, dance (<5,000 sq ft)

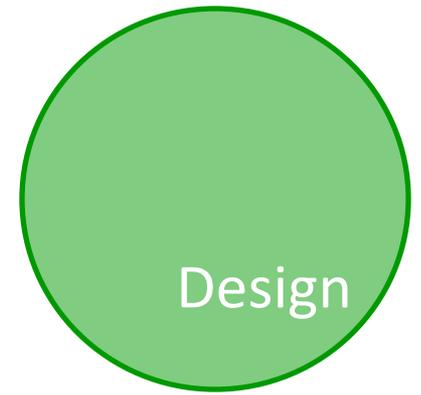
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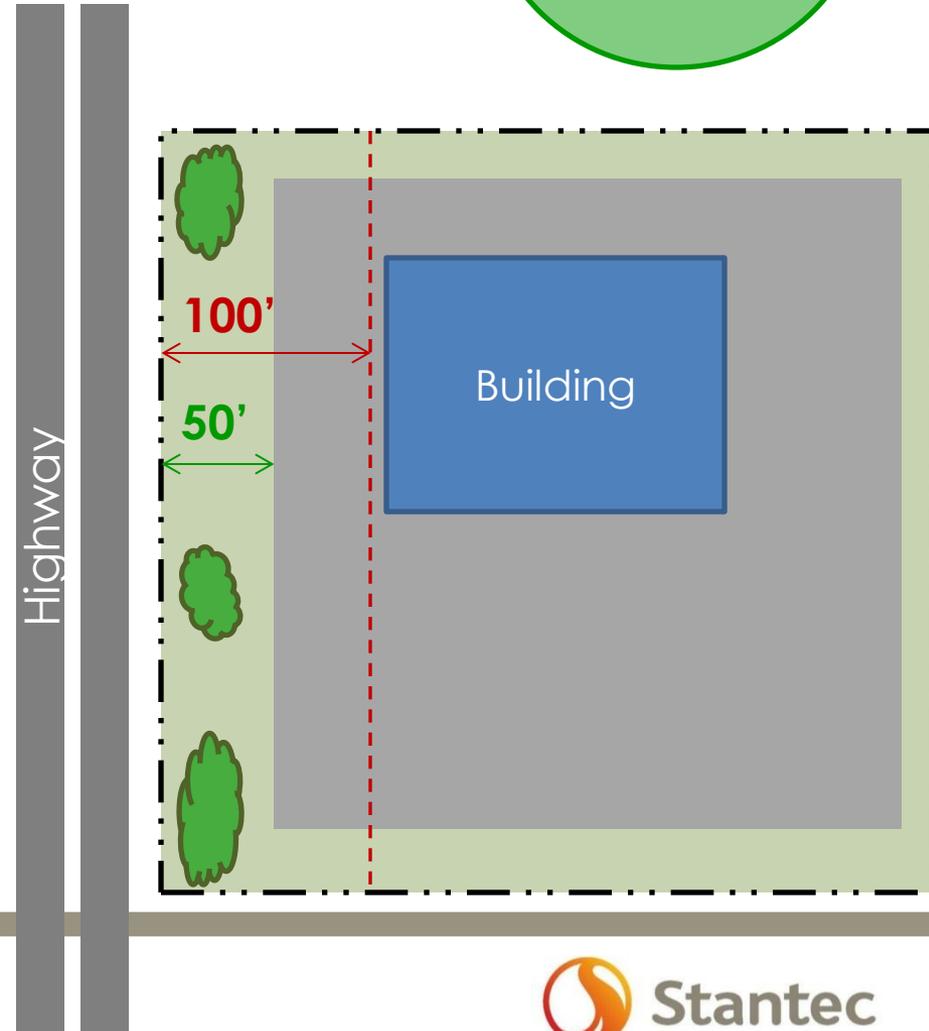
Permitted Uses, continued

- <(30,000) square feet:
 - Florists, hobby, craft or variety stores and the like
 - ~~Hardware stores.~~
 - ~~Offices; professional and medical.~~ [added below]
 - Restaurants (without drive-through).
 - Studios; art related
 - Retail goods and services of a similar nature, as determined by the zoning administrator
 - Public and private clubs and lodges
- <125,000 square feet:
 - Offices and complementary service uses of a general nature
 - Laboratories and research facilities
 - Manufacturing or assembly of products (no exterior noise glare, fumes, etc.)
 - Radio and television stations or studios
 - Religious institutions (limited to worship and directly related social events)

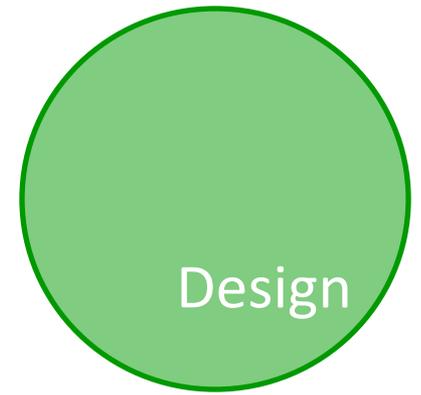
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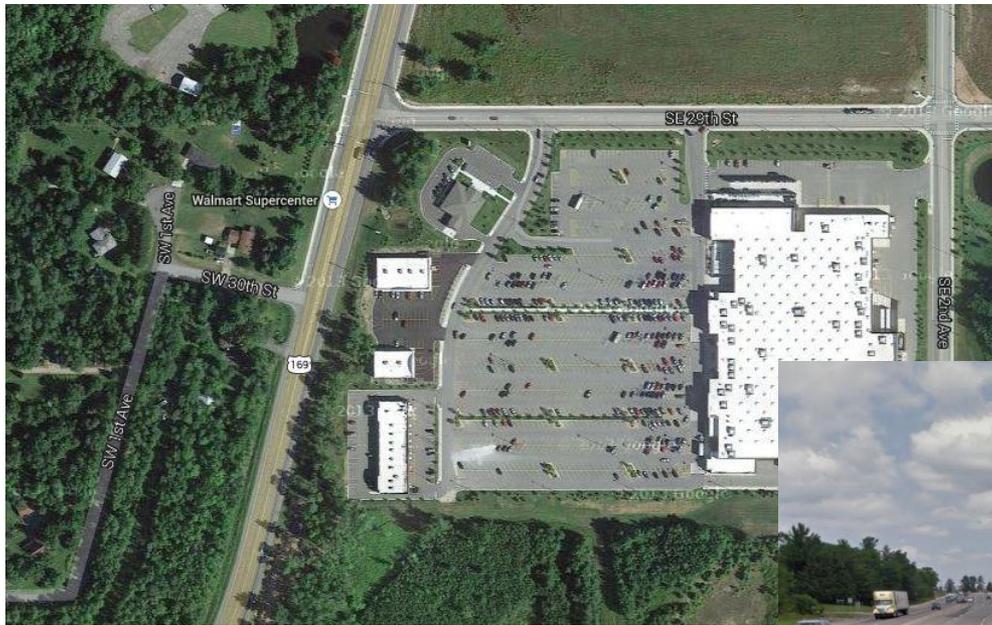
- Design – How?
 - 100' setback to Hwy
 - No parking in first 50'
 - 25% of frontage in clusters of trees
 - Tie BG to current City architectural, site plan and landscape standards



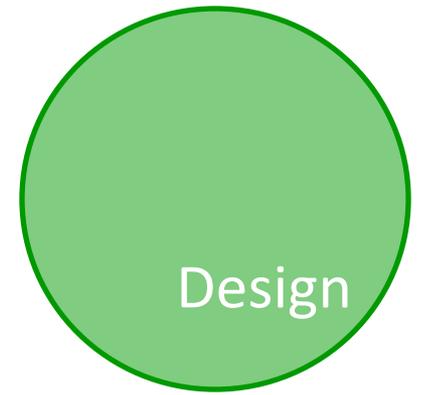
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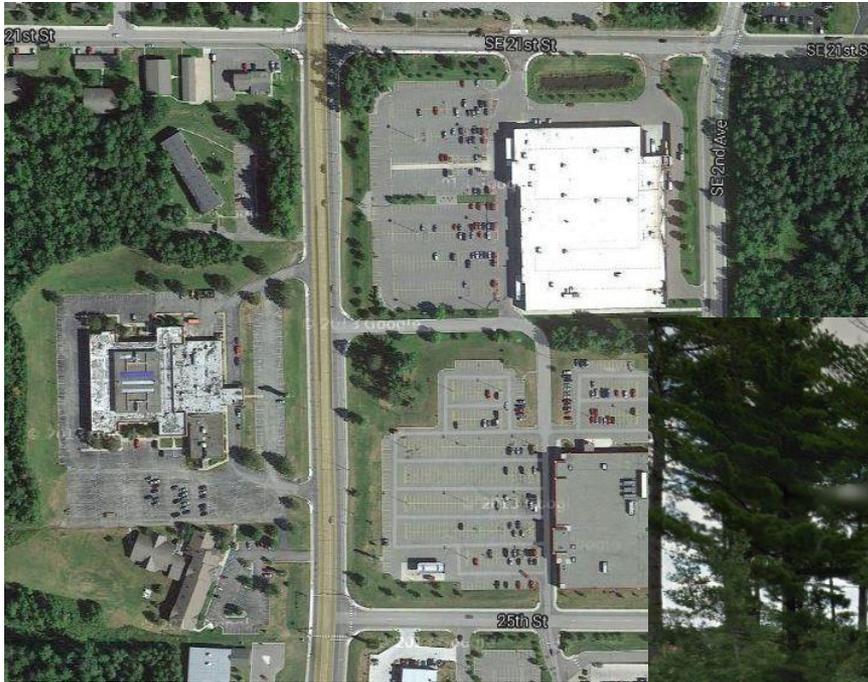
- Grand Rapids – Hwy 169



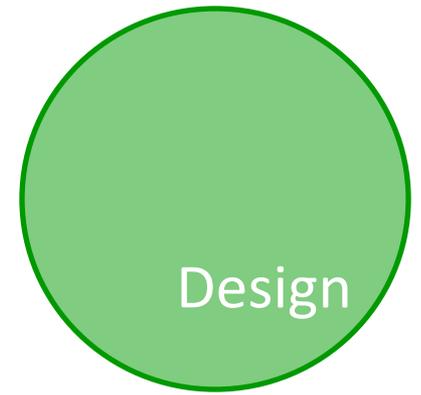
Business Gateway BG Land Use & Zoning



- Grand Rapids – Hwy 169



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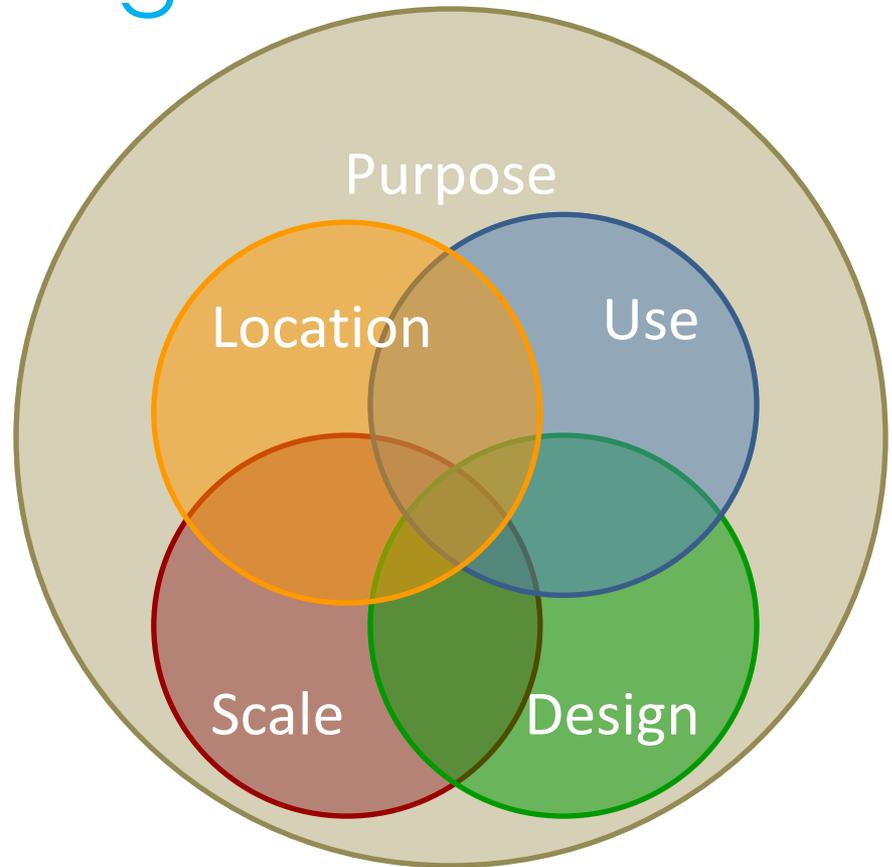
- Bemidji – Hwy 197



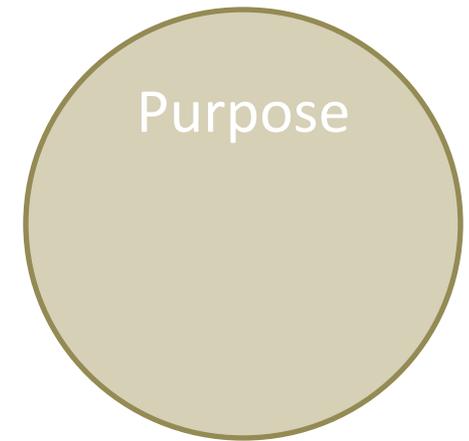
Business Gateway

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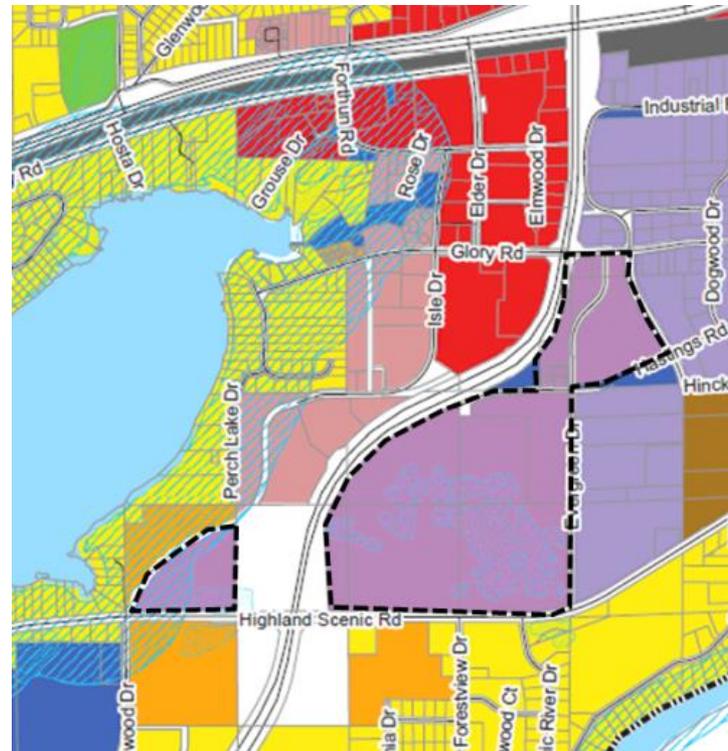
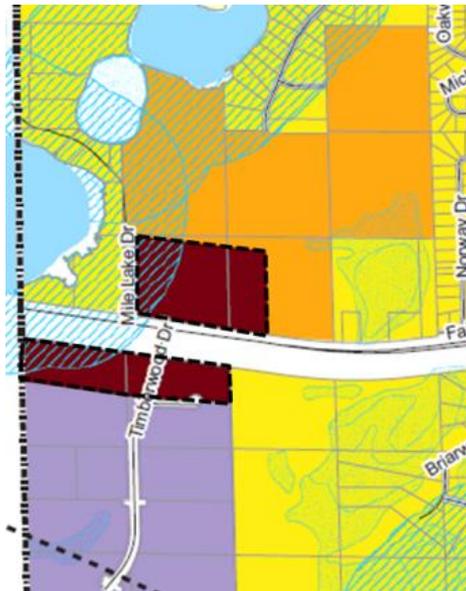
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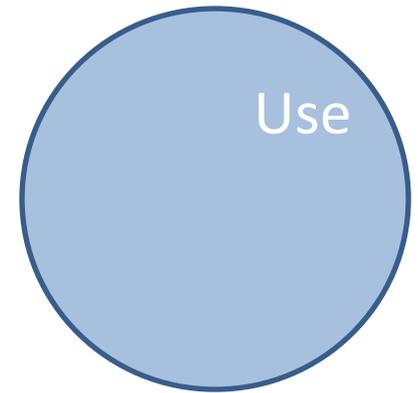
Business Gateway BG Land Use & Zoning

Location

- Location – Options?
 - Southeast & West

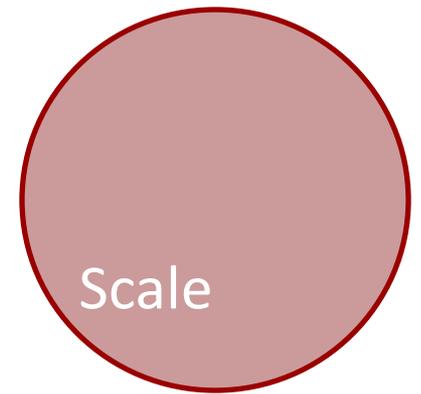


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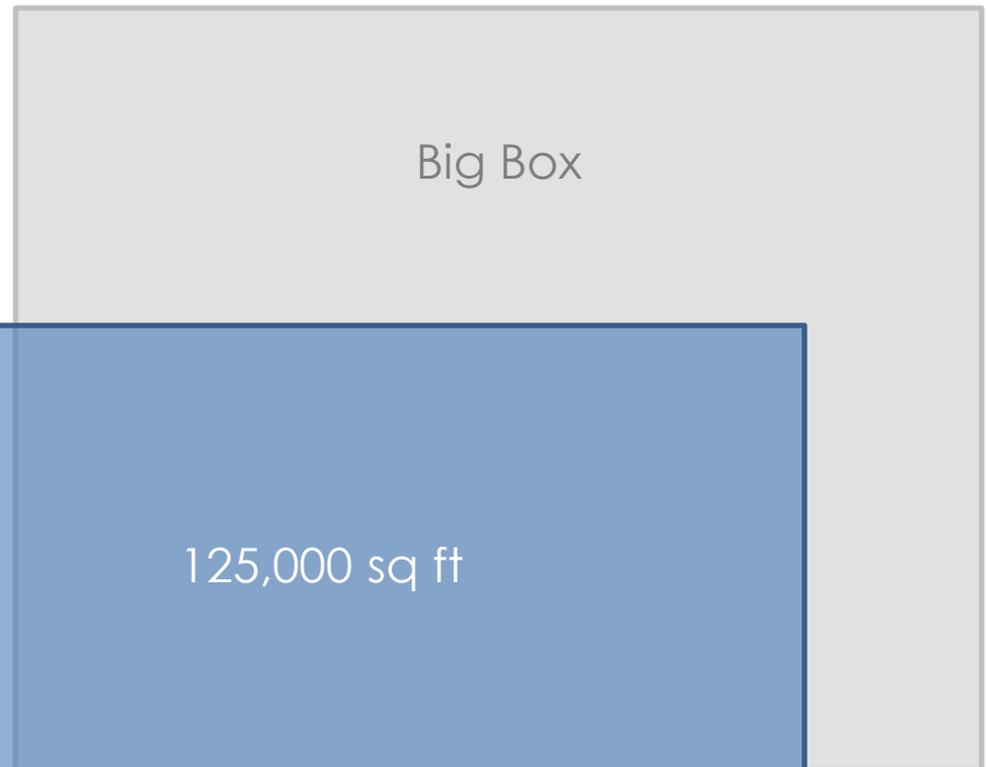
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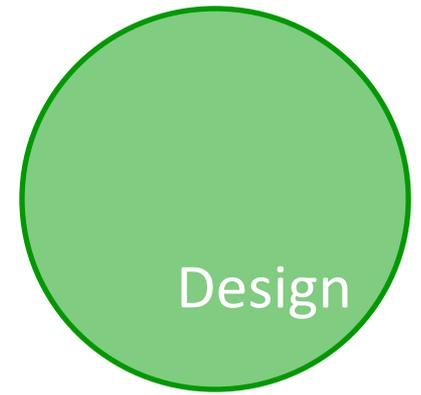


- Scale – Options?

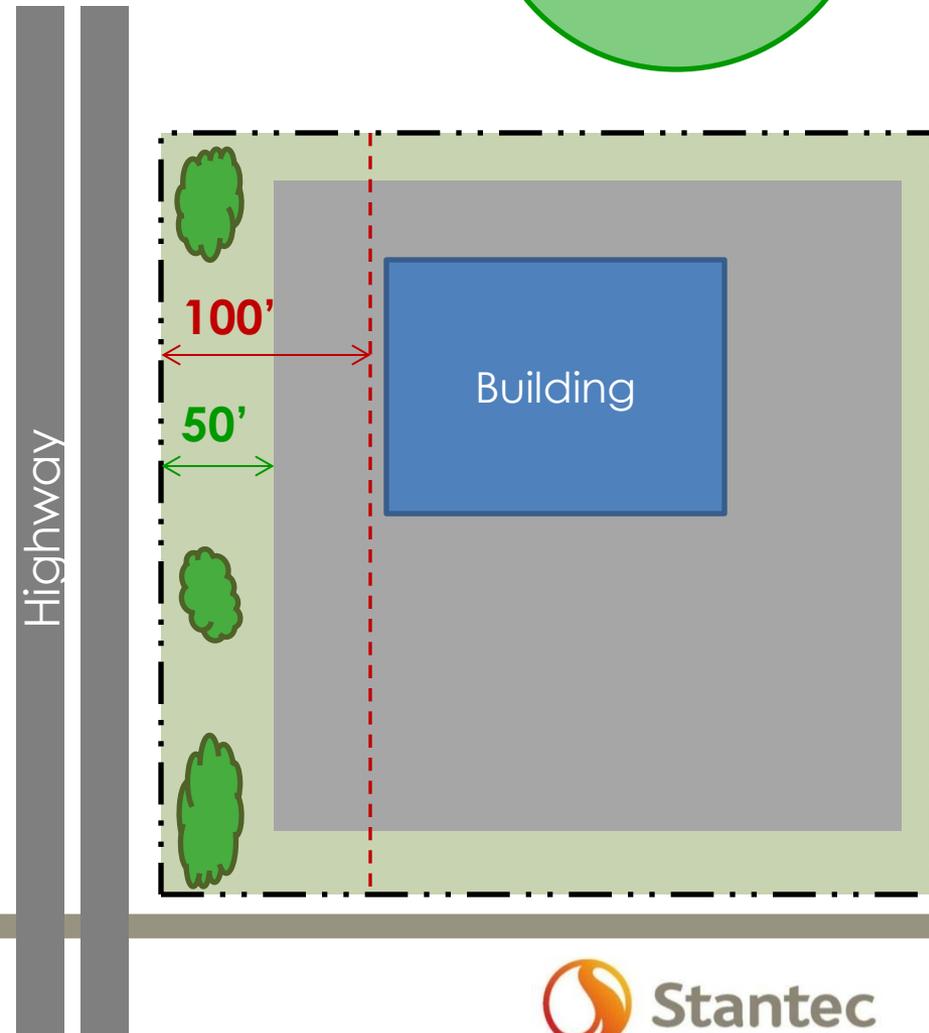
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Proposal