

CHAPTER 7: LAND USE AND GROWTH

Land use and growth will be carefully considered to ensure a high quality of life for all residents. Master Plan key areas with high natural resource value to create an integrated system of multi-purpose greenway corridors and development.

Introduction

The City of Isanti has many characteristics which contribute to making it a viable place for residents, services and new businesses. Over the recent years the City has experienced significant growth, including a doubling of population in a very short period of time. This growth can be attributed to several factors including accessibility to the Twin Cities Metropolitan Area, relatively low land costs and high land availability. These factors combined with excellent services makes the City a great place for young families and new residents.

These characteristics will continue to make Isanti a great place for people to locate, and as such it will be integral for the community and the City to continue its planning efforts into the future. The following chapter will identify existing land uses in the City including intrinsic developability of land based on natural resource value and some analysis as to existing neighborhood and land use patterns. This information will be used to support the Future Land Use Plan which is also included and discussed within this chapter. The Future Land Use Plan will also be used to help support the goals and aspirations of the community and help shape the physical development of the community. Having a plan in place that guides development and growth is essential to ensure that the City remains a viable, healthy, and desirable place for people to live, work and recreate. The Future Land Use Plan and Phasing Plan will help the community identify key areas for growth, while planning for future development and services. All of this information will be used to formulate a set of objective statements which can be found at the end of this chapter.

Early in the Comprehensive Planning process, two levels of analysis were chosen, a “planning boundary” and a “study area”. The “planning boundary” is defined as that land area north to 301st Avenue, west to the Rum River, south to the Athen’s Township line, and east to Durant Street. The City of Isanti recognizes that there are limits in respect to the land areas in which logical and continual growth of the community could occur. The area as described will enable the City to continue to grow and develop in a contiguous and sustainable pattern in the years to come.

In addition, the City acknowledges that there are many other factors that lie beyond this specifically identified “planning boundary”, which influence how the City of Isanti will grow and develop into the future. Natural resources and transportation systems do not end at the city limits or the “planning boundary”, but are extended into neighboring communities, townships, and Isanti County. Yet, these systems play a vital role in the overall growth and development of the City. As a result, a “study area” has been identified, which allows the City the opportunity to look at physical factors that exist within a broader context, which contribute to the overall function of City systems, specifically natural resources and transportation.

Chapters within the Comprehensive Plan discuss both this larger “study area” as well as the more narrowly defined “planning area”. The City of Isanti recognizes that the community is intertwined with surrounding cities, townships, and the County. The examination of both a “planning boundary” and “study area” will enable the City to grow in a more conscious manner, taking into consideration the effects that future planning, growth, and development will have on surrounding areas.

Land Use Inventory and Existing Natural Areas

An important part of understanding land use patterns and future development is to understand what is already in the community and what types of ecological systems are present. These characteristics play a significant role in the development of a plan that not only responds to existing structures and development, but also considers natural resource systems to ensure a sustainable community.

The following discussion will briefly introduce the intrinsic suitability of development throughout the community as well as identify and quantify existing land uses. The Natural Resources chapter gives in depth information about the natural resource systems in the City; however, some descriptions and analysis will be provided in this chapter as it specifically relates to the existing and future land use. In addition an existing land use map will be provided to graphically describe existing development and land uses in the City.

The Land Use and Growth Plan assumes that the natural resources inventory will be considered during every step of the development process. This plan (Figure 7-2A) includes a more generalized version of the Natural Areas Map (Figure 5-4A) in Chapter 5. The generalized map is included as an existing conditions analysis, which also could be considered as an overlay on the land use maps. The specific attributes of this map can be found in Chapter 5.

Intrinsic Suitability

The Study Area contains many high-quality natural resource areas that provide value to the City and its residents. The area is populated with a variety of plants and animals, different types of vegetation, contiguous woodland areas, rivers and streams that all contribute to the value of land in the community. These areas provide recreational and educational opportunities to residents and the larger region and contribute to the overall quality of life in the community. Protection of these sensitive areas not only allows them to be enjoyed for generations to come, but also helps define the City of Isanti.

The features of the natural environment, such as wetlands and woodlands, are components of the City’s green infrastructure and natural areas system. Green infrastructure is the City’s natural support system that includes an interconnected network of waterways, wetlands, woodlands, natural areas, parks, conservation lands, wildlife habitat, prime farmland and other open spaces that maintain natural ecological processes, sustain water resources and contribute to the health and quality of the Isanti area and larger region. For purposes of this analysis, the green infrastructure system is represented as Natural Areas on all figures and maps. As the City grows, it will need plans for roads, bridges, sewers, utilities and other components of its physical infrastructure which should all be planned in light of the key natural features in the community. The City also recognizes that enhancing and maintaining its natural areas is an important component of ensuring the livability of the City as it grows, and therefore should reference these maps when planning such improvements. These features are discussed and analyzed at length in the Natural Resources Chapter which is described on a series of maps. The information from that analysis was used as a foundation

for developing the Future Land Use Plan and to perform the existing conditions analysis. It is essential to connect the information in the Natural Resources chapter with the implications of land use and growth. Noted in the land use inventory and the land use plan are the acreages for lakes, waterways and wetlands, these are three components of the green infrastructure system that are defined as part of the natural areas framework.

The following map generalizes the information of the Natural Areas Framework from Chapter 5. This generalized map describes the green infrastructure network within the City and is referred to as the Natural Areas Conservation framework for this analysis. The purpose of this map is to define areas in the City that have important natural resources and are a part of a larger ecological network. The Natural Areas Conservation Framework should be considered for all decisions with respect to development in the City which suggests that this could eventually be translated into a zoning overlay as a part of the official zoning map. This system is an existing system within the community that will be conserved and maintained as development occurs. It will also be important for the City to consider different tools or methods for developing in areas currently identified as containing important natural features. There is opportunity for the community to create zoning and subdivision tools that will support the preservation and conservation of these elements. Such tools could include transfer of development rights, open space or cluster subdivision, and conservation easements to name a few.

Existing Land Use

The purpose of a land use inventory is to quantify and analyze existing development in the City. To fully understand the community, it is essential to examine current land uses in the City. This information reveals development patterns, densities and other land use scenarios that can provide direction for future development and redevelopment in the City. This inventory, combined with other background information, is used to suggest where, at what intensity, and in some cases, when growth should occur. The inventory can also help classify areas that should remain undeveloped or preserved based on the presence of wetlands, lakes, or the underlying conservation system. All of this information provides a baseline that the City can utilize when making land use and development decisions. This information was used to help develop the land use plan and conservation framework.

As a result of Isanti's local charm, proximity to the Twin Cities Metropolitan Area (TCMA), and accessibility of TH 65 the City has experienced significant growth over recent years. This, in conjunction with a largely affordable housing stock, has lead to nearly a doubling of households in the City. Therefore, the land use inventory is critical to examine where growth has occurred and where it should occur in the future. The existing land use area includes an inventory of all land within the study area which extends beyond the current City boundary. The ability of the City to provide suitable land to accommodate this growth while maintaining its unique character and providing an adequate level of urban services will be at the forefront of this struggle. The strain between the demands of an urban community and the agricultural character of the surrounding townships will also become an increasing challenge as development marches into more rural areas. Although the areas surrounding the City are used predominantly for agricultural production, as vacant developable land in the City decreases, urban land uses will continue to extend into the neighboring townships, putting development pressure on the surrounding agricultural areas.

As demonstrated in the Table 7-1, 50-percent of the land in the Planning Boundary is designated as agriculture. This percentage translates into 5,039 acres which is a significant amount of undeveloped land in the City. Approximately 17-percent of the acreage in the Planning Boundary is dedicated to residential uses, with the highest percentage (approximately



9.26%) dedicated for rural residential uses. This includes large-lot or rural residential types of uses and standard single-family subdivisions. Another significant land use in the City is the Open Space designation. This designation is important because much of this acreage may not be dedicated open space, in which case might have the opportunity for development in the future. The existing land use demonstrates that the City has a large quantity of developable land and as such the development pattern could be significantly altered over the next 10 to 15 years if desired.

Table 7-1
Existing Land Use
City of Isanti Study Area

Land Use Category	Gross Acres	Percent
Agricultural	5,039.37	50.79%
Rural Residential	919.17	9.26%
Low Density Residential	504.35	5.08%
Medium Density Residential	19.02	0.19%
High Density Residential	27.02	0.27%
CBD (B-1)	4.26	0.04%
General Commercial	105.18	1.06%
Industrial	202.42	2.04%
Public/Semi-Public	208.24	2.10%
Golf Course	269.66	2.72%
Open Space	1,518.92	15.31%
Park	88.98	0.90%
Vacant	426.21	4.30%
Open Water	25.94	0.26%
ROW	563.44	5.68%
Total	9,922.18	100%

Source: City of Isanti, Bonestroo 2007

Existing Land Use Designations

The existing land use (ELU) designations help define the types of uses and development character that exists within the City. The existing land use designations define development as it is currently, which will be different than land use designations in the Future Land Use Plan. This information will be used to create and develop subsequent land use definitions for the Future Land Use Plan. It is also important to recognize that designations not defined as part of the adopted plan are designated on the Existing Land Use Plan, Figure 7-6A. These designations do not have formal definitions according the Adopted Plan, but were important to help define what is actually happening today in terms of land uses in the community

Agricultural – The agricultural land use designation is approximately 5,039.37 acres of approximately 50.79% of the total Planning Boundary. This designation identifies land uses which are dedicated to agricultural production, or that are large contiguous tracts of land that were used for agricultural uses.

Rural Residential – The Rural Residential land use designation identifies single-family large lots in the study area. These properties generally range between 1 and 10 acres. These properties are used primarily for single family residential uses, and are located outside of the current urban service area.

Low Density Residential – The area on the ELU map shown as single family residential includes all areas in which the primary use is a single residence. This includes single family residences with lots ranging between 11,000 SF and 15,000 SF. The majority of the residential uses within the urban service area are designated as low density residential.

Medium Density Residential – This designation includes any land in the City that has attached residential structures or smaller single-family lots. This would include townhomes and townhomes, and some single family lots. A very small portion of land in the City is currently used for medium density uses (Less than 1% or 19.02 Acres).

High Density Residential – This designation identifies areas for multi-family residences and includes townhomes and condominiums. A small amount of land is dedicated to such uses and are primarily located along major corridors. Approximately 0.27% or 27.02 acres of land is currently dedicated to these types of residential uses.

Central Business District (CBD) – Approximately 4.26 acres of land in the City is designated as CBD. This designation identifies commercial, or retail uses located in the historic downtown area. This designation identifies the area that contains historical structures near the rail corridor, and where historically, business has centered. A couple of small restaurants, the post office, City Hall, community center, and other commercial uses are located in this designation.

Commercial – Approximately 105.18 acres or 1.06-percent of land in the City is designated for general commercial uses. This designation is primarily focused on highway commercial uses that are clustered around major intersections and along the Highway 65 corridor. A significant amount of land along the Highway 65 corridor is vacant, however, is guided for expansion in the future.

Industrial – The City has a large area along the Highway 65 corridor that is used for light industrial uses. The industrial park has approximately 202 acres or 2.04-percent of the total land area in the Planning Boundary. This designation has light manufacturing, auto repair shops, and other light industrial uses located in the industrial park. This designation is also guided for expansion.

Golf Course - The golf course is approximately 2.72 percent or 270 acres. This land use designation identifies a Commercial Recreational area, and is designated to remain as such into the future.

Public/Semi-Public – Included in the Public/Semi-Public designation are community facilities and areas either owned or operated by the City, County, or State. These areas include the City Hall, the Wastewater Treatment Facility etc. Approximately 208 acres of the land is used for these types of facilities.

Park/Open Space – Parks and open spaces are an extremely valuable part of the existing land use in the City. Approximately 89 acres or 0.90-percent of the land area is designated as a formal park.

Existing Growth Patterns

There are several growth trends and patterns of development that have emerged over the past several decades (Figure 7-6B). Historically, development occurred where City services are most accessible and available, which has subsequently kept home and land prices lower in the City. The primary draw to Isanti for new residents is the ability to purchase a single-family home at a reasonable price; this trend has significantly affected the way Isanti has developed over the last 5 years.

Infrastructure has also played a significant role in development and growth over the past several years. The following map shows existing transportation infrastructure in mostly developed areas to demonstrate the relationship between these services and development patterns. (Developed areas include commercial, residential and industrial development)

Services: Wastewater Treatment and Water

The current wastewater treatment facility has also impacted the location of growth, as accessibility and availability help keep costs down. The existing system will likely need upgrading in the next 10 years; however, the facility should have capacity to absorb additional growth over the next decade. This facility is located to the north-east of the downtown area, and growth has largely happened in proximity to the existing downtown and slowly spread out and west of the Highway 65 corridor. Such growth has been possible due to upgrades at the existing facility and the construction of a lift station (Figure 7-6C).

Water is currently provided by the City and the water treatment facility is in the same geographic area as the existing wastewater treatment facility (Figure 7-6D). In the future, additional water towers will be necessary to serve existing and future residents. Potential locations of such facilities are identified on the Comprehensive Water Map which is appended to this document in the utilities appendices. This information is critical because it will help guide future growth, and help identify areas suitable to receive more intense development.

More detailed discussion and analysis can be found in the Appendix B: Utilities.

Future Land Use Plan, Natural Areas and Growth

The Future Land Use Plan was developed from the Existing Land Use Plan, the Natural Areas Plan and existing Growth Patterns (Figure 7-8A). Although this process is meant to define what the community wants for the future, it must also be grounded in the realities of what exists today to ensure the goals and aspirations for the future are attainable.

The purpose of this Land Use Plan is to provide additional areas for desired land uses and to clearly define the goals and aspirations of the community with respect to land use and growth. The Land Use Plan provides a guide for future residents and developers with respect to locations for residential, commercial and industrial development. To better explain and support the aspirations of the community, the land use designations were modified from the adopted 2002 Comprehensive Plan. A list of the Future Land Use designations are defined following Figure 7-8B: Future Land Use Plan. The designations govern zoning and the City's future land use form. They provide a general framework for growth and development within Isanti and the greater planning area. The Plan text provides the policies, standards and principles to guide the City's future physical form and function; and serves as the basis for updating the zoning ordinance and other development controls that are enforceable under the City's police powers. The Future Land Use Plan map illustrates the land use categories for which the policies will apply.

The Land Use Plan accomplishes several objectives: (a) it reflects existing development and generalized land use patterns, (b) it addresses the need to plan for the orderly expansion of urban development into areas that are most efficiently served by public infrastructure and utilities, (c) it addresses development of land outside of urban services; and (d) it recognizes and places emphasis on the natural environment. The land use and growth recommendations contained in this Plan provide for a balance between these components.

It is the intent of this Plan to create a community where these elements exist:

- A variety of housing types,
- A strong cultural and natural resource system,
- Ample business and commercial opportunities for residents and visitors, existing and new business.
- Adequate parks and community facilities,
- Recreational opportunities that support active living, and
- An efficient transportation system.

Basic Planning Provisions

In addition to the goals and strategies, there are a number of basic principles that are important to implementing the Land Use Plan as a whole. These are described below:

- Zone property in accordance with this Plan.
- Ensure adequate collector street have access to all existing and new development in the City and its identified growth areas.
- Guide future development to areas that have accessibility to services.
- Prepare and plan for the orderly expansion beyond the current City boundary into the Study Area.
- Work to interconnect existing and new residential neighborhoods, parks, community facilities, schools and other points of interests with the transportation and trail systems.

- Work cooperatively with surrounding townships and counties in planning for trails, road and street networks, and other cross jurisdictional systems.
- Create a capital improvements plan to prepare for the development of additional services such as water and wastewater treatment.

Physical Character

There are five major elements that define the physical character of the City: (a) development pattern (density, urban vs. rural), (b) major road pattern, (c) neighborhood form, (d) future growth pattern of major community facilities/open space and (e) location and nature of businesses and commercial development. Several guiding principles have been established for each element as follows:

Pattern of Development and Neighborhood Form

- Promote redevelopment of the downtown and promote infill development where applicable.
- Promote a more compact development pattern in new residential areas, particularly those areas near the existing downtown and central business district.
- Create neighborhoods that have strong relationships to natural areas and amenities.
- Guide density and development to areas that can readily be served by City services and further the goals and objectives of the City with respect to sewer and water extensions.
- Develop in response to the Natural Areas framework defined within this plan to ensure a green infrastructure system throughout the community.
- Encourage open or green space in all new residential neighborhoods.
- Integrate new multi-family, small lot, and life-cycle residential development throughout the City.
- Concentrate higher-density neighborhoods along key corridors.
- Discourage growth outside of the current urban service area, however, if developed require open space and conservation design subdivisions that utilize a community wastewater treatment method.



Road Pattern

- Preserve the existing street pattern throughout residential infill areas and promote interconnected neighborhoods.
- Connect existing neighborhoods with new neighborhoods to improve accessibility throughout the City, especially focus on improving the accessibility across Highway 65 to encourage greater connection throughout the community.
- Establish collector streets through the City's growth areas.

Open Space/Community Facilities

- Strategically locate community and neighborhood sized parks/open space.
- Plan pedestrian and bike corridors that connect commercial areas, parks, community facilities and other points of interest.
- Continue upgrading and maintaining streets, parks, water/sanitary sewer and other infrastructure.

Business Districts and Commercial Areas

- Guide commercial and industrial expansion primarily to areas with adequate transportation access and infrastructure availability.
- Strengthen existing commercial areas.
- Create new Neighborhood Commercial areas with supporting residential type businesses and services close to growing residential areas.
- Create concentrated commercial areas at key intersection along the Highway 5 corridor.
- Encourage commercial development and architectural styles that support the small-town, quaint feel in the community.

Table 7-2 demonstrates the quantity of land dedicated to each of the land uses defined as a part of the Future Land Use Plan. Gross Acreages and percentages are defined.

Table 7-2
Future Land Use Plan

<u>Future Land Use</u>	<u>Acreage (Gross)</u>	<u>Percentage</u>
Agricultural	2,382.27	24.01%
Rural Residential	265.20	2.67%
Low Density Residential	2,692.58	27.14%
Medium Density Residential	555.49	5.60%
High Density Residential	123.77	1.25%
Neighborhood Commercial	30.90	.31%
Mixed-Use	84.91	.86%
General Commercial	589.76	5.91%
Central Business District	15.28	.15%
Model Development	60.31	.61%
Industrial	203.57	2.05%
Public/Semi-Public	376.71	3.80%
Recreational Commercial	164.86	1.66%
Park/Open Space	1,787.19	18.01%
Open Water	25.94	0.26%
ROW	563.44	5.68%
Total	9,922.18	100%

Source: City of Isanti, Bonestroo 2007

Future Land Use (FLU) Designations

Fourteen unique land use categories have been identified to guide growth and development within Isanti. Below, each land use designation category is described. These are shown on Figure 7-10A, Future Land Use Plan. Also, a more detailed discussion of land uses within the opportunity areas are discussed within their respective sections.

The following policies are intended to guide the development of land uses identified on the Future Land Use Plan map. They describe the intent and implications of the land use categories throughout the City. The categories and policies will be fully detailed in the zoning ordinance, which is one of the legal implementation tools for land use goals and policies.

Agriculture- The agriculture land uses include all the areas in the City that are either productive agricultural lands or large tracts of land that are not expected to receive services within this planning horizon and therefore should be maintained as large agricultural tracts.

Rural Residential- The Rural Residential designation identifies existing large-lot subdivisions as well as future rural residential developments within the community. There are several developments throughout the former township that provide 1-acre or larger home sites; for purposes of this plan these areas are classified as Rural Residential.

In addition, future rural residential land uses would be designated to allow development in areas scheduled to receive City services by a secondary wastewater treatment facility in the future. The Rural Residential land use will be designated to areas that would be efficiently served by a second centralized wastewater treatment facility as identified on the Land Use Plan. The objective is to guide development in areas that will easily be connected to a centralized system in the future. Until the development of the second facility is completed, subdivision of property in the RR designation will be allowed but will be required to develop utilizing an open space development or clustering subdivision technique to ensure efficiency of services once the centralized system is available. Subdivisions utilizing the clustering technique shall follow the density standards and lot standards of the R-1 zoning district and within a contiguous development form (not allowing for vacant lots/open space between lots). A minimum of 35-percent of land associated with each development shall be reserved for open space outside of the area designated for the lots.

The RR designation is identified on the map with a pale yellow color and is designated in areas that are close to significant natural areas and planned development areas. Areas outside of the current service area will be evaluated on a case-by-case basis based on the guided land use designation, proximity to existing services, and proximity to future planned services.

Low Density Residential- The purpose of this category is to identify existing residential development with densities at 0-3 units per acre. Where it makes sense to expand an existing neighborhood with a low-density residential designation, this category should be used. In addition this designation accommodates future residential uses on currently undeveloped land. The idea is that these areas would have gross densities around 3 units per acre, but neighborhoods and developments should be mixed with a variety of housing types. Much of the current residential land use is guided low density residential and much of the future residential guidance will be the same.

Many new neighborhoods will be similar to existing subdivisions but many especially those near natural areas can maintain the same 3 units per acre average but also preserve natural areas it may abut. Thus, natural areas will play a significant role in how areas are developed, and as such housing and lot diversity will likely be necessary to preserve and maintain the natural resource systems within the community.

Medium Density Residential- The purpose of the Medium Density Residential designation is to provide an area in the City that could accommodate single family homes, single family attached consisting of twinhomes and duplexes, detached townhomes, and townhomes. This area could also accommodate limited commercial uses to serve surrounding residential neighborhoods. These areas are more suitable to development that is more intense than that area designated as low density. This designation promotes more walkable neighborhoods, good connections to services, and mixture of neighborhoods and housing types. This designation is also appropriate for providing life-cycle housing opportunities. The density in this designation would be more than single family areas but less than the most high density designation the City will consider. Densities normally range from between 4 and 8 units per acre, not to exceed 8 units per acre or even 5-10, not to exceed 10 units per acre if the community desires greater flexibility. This designation is also effective in infill situations where more density and a mix of uses are desired. The intention of this designation is to encourage unit diversity, housing choices, walkability, and accessibility to services and infrastructure. This land use designation is shown as orange on the future land use plan and new areas are located outside of the single family areas, closer to commercial areas, with good proximity to natural features and possible new school locations.

High Density Residential- The purpose of this category is to provide higher residential densities and a greater variety of unit types than in other areas of the City. Areas guided as High Density residential would consist of multi-family, attached dwellings including apartment or townhome buildings, duplexes and triplexes. Average density would be at least 10 to 12 units per acre, with no maximum. If more specific maximums are desired the City can establish maximums through the varying zoning designations. Commercial nodes, designed to serve the surrounding neighborhood, and built at a pedestrian scale, would be an important part of any high-density development. Ideally, high density development would be located near the center of the City, in close proximity to retail uses and jobs, and would be well connected to parks and open space.

These areas would provide affordable starter homes for Isanti's younger residents, as well as lifecycle housing for retirees and empty-nesters. High-density housing can also attract additional commercial services, which would serve all of Isanti's residents.

Buildings and streetscapes in high-density areas should be designed to promote walkability. Both sides of the street are required to have sidewalks. Entrances should face the street and parking should be located in the rear yard. Minimum landscape requirements should include street trees and a grass or landscaped median between the sidewalk and on-street parking.

New developments in areas guided High Density are encouraged to use a PUD (Planned Unit Development) to produce a development which includes mixed-use, is especially innovative. On a case-by-case basis, the City may consider bonuses such as increased density or decreased parking requirements, to encourage innovative development.

General Commercial- The purpose of this category is to identify portions of Isanti that contain or should be developed for general commercial use. Examples may include highway-oriented businesses such as fast food restaurants, convenience stores, gas stations and other auto-oriented businesses. Limited office and service uses are appropriate in these areas as well, depending on scale and location.

Much of this land use is located along the Highway 65 corridor and CSAH 5. General Commercial is the largest commercial land use designation. These uses are predominantly auto-oriented in terms of access and services. Design of both site and buildings are important to maintaining a thriving commercial base. In addition, commercial businesses not located at major intersections should remain small scale, and provide services primarily to the surrounding neighborhood. Also, the architecture and site design of all commercial areas must be compatible with the surrounding neighborhood and landscape. Such issues as building size, location on the lot, building materials, screening and other design issues are important.

Central Business District- The purpose of this category is to provide for a variety of retail, service, public and office uses which are compatible with pedestrian movement and generate pedestrian activity in a compact, higher-density environment. Development and redevelopment of this area should be done in a way that is architecturally compatible with existing structures, and that enhances the small-town character and downtown area of Isanti.

Neighborhood Commercial- Neighborhood Commercial is a new land use designation designed to provide retail sales and services primarily for residents of the surrounding area. As the community grows out from the central core where the Central Business District and General Business District have historically provided for goods and services, new small neighborhood scale-commercial districts are needed. These areas are intended to be neighborhood based and include such uses as a small grocery or convenience store (not necessarily to sell gasoline), coffee shop/deli, personal and health type services. The uses are not intended to compete with the central business/downtown or general commercial areas. The site and architectural design should be small scale and compatible with the surrounding uses.

Areas for this designation are within the eastern portion of the community adjacent to areas of higher amounts of residential growth. Additional lands may need to be guided for neighborhood commercial as the community continues to develop. A new zoning category will be required to correspond with the intent of the Neighborhood Commercial designation.

Mixed Use- Mixed Use is a new land use designation designed for the purpose of allowing a combination of residential units and commercial uses. Buildings can include townhomes, low and high rise apartments, condominiums, and retail/services designed to serve the residential community. Density ranges are normally 10 units per acre and above. The unique aspect to mixed use is the creativity involved in the design. Within a mixed use development a small "community" is created thus architecture, site and landscaping, streets and building placement are important aspects to creating the overall community. Mixed use areas can be newly created subdivisions designed to provide a variety of residential dwellings and commercial spaces with detailed architecture, open spaces and linkages to natural features. Mixed use can also be applied to infill situations where a more creative approach and varied uses in a project is needed. A new zoning category will be required to correspond with the intent of the Mixed Use designation.

Recreational Commercial- The intent of the Recreational Commercial designation is to include recreation and supporting businesses, such as hotel/conference facilities, water parks, athletic clubs, restaurants, golf courses and other forms of outdoor recreation. An additional intent of the Recreational Commercial is to promote high quality, large-scale recreational uses that preserve the natural character of woodlands, steep slopes, wetlands and other conditions that hinder development. Recreational Commercial developments are to be designed to fit within the topography and physical features of the site, and must have low profiles so as not to detract from their natural settings.

Industrial- This designation provides for areas in the community for industrial related businesses including manufacturing, warehousing, automotive, trucking, office and other related industrial uses. This designation is primarily located on the north portion of the community between the railroad and Highway 65. These uses are not as compatible with residential as well as some commercial uses. In locations where the use may be located near residential and/or more sensitive commercial uses, screening and landscape berming should be used to reduce its impact.

Parks and Open Space- The purpose of this category is to identify portions of Isanti that contain existing or planned park and open space uses. Examples of park and open space uses include local and state parks, wildlife areas, and other outdoor recreation facilities, as well as passive open space areas that are prioritized as protected on the natural areas map.

In addition to the parks and open space areas designated as such on the Land Use Plan map, new residential developments should incorporate neighborhood parks as they are developed. The actual location of these parks/open spaces will be determined by the site design of each subdivision.

Public / Semi-Public- The purpose of this category is to identify areas in Isanti that are used for the benefit of the public. This includes publicly owned uses, such as schools, City buildings, county buildings and utility/infrastructure related uses such as sewage treatment plants, power plants, etc. This also includes semi-public private institutional uses such as hospitals, colleges, cemeteries, religious institutions etc.

Both existing and future planned public / semi-public facilities are designated on the Land Use Plan map. Future possible locations of the high school are also shown. Generally, existing community facilities should continue to be maintained and preserved at their current location. If a public facility or institution ceases to exist or moves from its present site, that site should be designated as the same use, other public / semi-public use, or the predominate land use that surrounds it until such time as a comprehensive plan amendment designates it differently. For example, if a school is surrounded by low density residential relocates; the school property should either be a new school or other public use, or be designated for low-density residential development. In addition, new development should incorporate appropriate public/semi-public uses as they are developed. The actual location of these public/semi-public sites will be determined by the site design of each development.

Land Use Growth Objectives

The following objectives directly support the growth and land use plan presented in the previous sections. The objectives further support the goals and policies for land use and growth presented in Chapter 2.

- Develop in a contiguous pattern when possible to ensure connectivity and availability of services.
- Work with developers to ensure architectural styles that are consistent with the small-town character desired by the community.
- Create specific opportunities to master plan neighborhoods with a diverse, unique and interesting pattern.
- Reference the natural areas and conservation framework for every development in the City, residential, commercial, or industrial.
- Develop the mixed-use areas in a way that promotes connectivity between jobs and residents.