



LAND USE PLAN

Objectives and Policies

**Growth
Residential
Commercial and Retail
Central Canopy
Industrial**

Adopted 12-5-05



LAND USE PLAN

Growth

Objective:

Annandale is bordered by the Townships of Corinna and Southside, both of which have their own land use plans which are coordinated through Wright County. The City's land use plan incorporates the areas of neighboring townships which directly abut Annandale. The City will continue to work in partnership with its neighboring local governments to coordinate planning, zoning, and development performance standards which maintain the shared goals of our overall community.

The following land use map provides opportunity areas for residential, commercial, industrial, and public development. We must however, stress that our intent and goal is to maintain flexibility to review each development proposal as it is submitted.

Policies

1. The City shall plan its utility, service, and street extensions to accommodate long term growth and expansion within the City of Annandale.
2. The City's boundary limits for urban expansion shall be clearly delineated and expanded in a staged manner such that urban uses shall be prohibited from prematurely encroaching into rural areas.
3. New development shall be expanded only when municipal services become available.
4. The City shall discourage urban development of parcels not contiguous to existing development that expand the City's service delivery areas and create scattered nodes of development.
5. Promote the development of transitional land uses between differing land uses to provide buffering and separation in an effort to establish compatible land use patterns.



LAND USE PLAN

Residential

Objective:

The City of Annandale is uniquely situated between the metropolitan area of Minneapolis and St. Cloud. This distinctive location will allow the City to continue to provide an array of housing options through life-cycle housing.

Residential growth is essential to the long term health and development of the City. It is important, however, that future growth is staggered in an orderly fashion to avoid leapfrog development. Furthermore, it will be imperative that new development adheres to the City's policies relating to municipal services. Developments that do not adhere to growth and land use policies shall be considered premature.

Policies:

1. Ensure that all housing adheres to City design, planning, and construction standards.
2. The City of Annandale will review new housing proposals of all housing types in the context of the City's overall housing supply and demand.
3. Through new development plans, incorporate higher value homes within the City.
4. New housing, regardless of value, shall create a connection between the existing City and future development.
5. The City will work to maintain a high quality residential environment through rehabilitation or where necessary, redevelopment of substandard units.
6. Residential amenities required through zoning and subdivision regulations shall be maintained.
7. The mixing of various housing types or densities shall not be permitted unless specifically planned and approved as part of a large scale project.



LAND USE PLAN

Commercial and Retail

Objective:

The City's small town atmosphere should continue to be seen as an asset. As such, the City will continue to seek opportunities for smaller niche commercial and retail stores.

Policies

1. Encourage development of commercial uses which will take advantage of the visibility and access along Highway 55.
2. Develop and enforce ordinances to eliminate the visual pollution created by signs and "franchise" architecture.
3. Implement design standards for commercial development that allows for innovative landscaping, parking islands, lighting, and limits the proliferation of signage or outdoor storage.
4. Commercial and service areas are to encourage, promote and provide safe and convenient pedestrian movement throughout the site.
5. Discourage the intrusion of commercial land uses in residential districts. When shown to be necessary, commercial uses are to be located only at the intersection of collector or arterial roadways.
6. Ensure that all service and commercial uses are adequately and appropriately landscaped according to community requirements, as amended.



LAND USE PLAN

Central Canopy District

Objective:

The traditional Canopy District in Annandale provides for a retail niche within the area while providing the economic feasibility necessary to sustain future commercial opportunities.

Policies:

1. Encourage land use arrangements which improve the retail mix and maximize the land use/parking efficiencies.
2. Establish parking areas that function in an orderly manner, minimizing vehicular circulation and maximizing accessibility to major activity areas.
3. Establish a pedestrian circulation system within the Canopy District which connects major economic and recreational activity areas to residential neighborhoods.
4. Promote events and activities for social interaction, community pride, and identity.



LAND USE PLAN

Industrial

Objective:

The City will continue to work toward promoting the on-going maintenance and improvement of existing industrial uses, while incorporating development standards for new uses. These include buffering, screening, lighting, parking, and landscaping standards so that adjacent uses are not negatively impacted by future development.

Policies:

1. Promote industrial developments which maximize the return on City investments in public facilities and services.
2. Investigate alternative fiscal incentives to attract new desired types of industries to Annandale.
3. Ensure that industrial development remain vital for employment opportunities for residents and other service businesses.
4. Promote high quality development through the enforcement of the City's zoning performance standards.
5. Promote the infill of development in the existing industrial zoned areas of the City.
6. Encourage site upkeep and maintenance through code enforcement to promote a positive industrial and commercial image for the City of Annandale.