



Date: January 26, 2021
To: City of Columbus Planning Commission and City Council
From: Ben Gutknecht, Associate Planner
Subject: Comprehensive Plan and Zoning Map Amendment, Forest Lake

Background

On January 11, 2021, The City of Forest Lake informed the City of Columbus of a proposed Comprehensive Plan and Zoning Map Amendment along Broadway Avenue in Forest Lake, PID 06-32-21-33-0004.

The “Property” is nearly 40 acres and sits adjacent to the City of Columbus boundary line, on the south side of Broadway Avenue. The Property is currently zoned B-2 “Highway Business”, due to its proximity to other Broadway Avenue businesses, such as the Forest Lake Menards location being immediately to the east. The Property is currently being used for agricultural purposes.

Having owned the Property since 2003 and experiencing very little pressure to build commercial developments, the current Property owner applied for a zoning map amendment. The proposal consists of rezoning the Property from the commercial land use to a residential land use designation, to conform to surrounding properties.

On October 28, 2020, the Forest Lake Planning Commission recommended that City Council approve the Zoning Map amendment and authorize the submittal of the Comprehensive Plan Amendment application to the Metropolitan Council.

Process and Comment

The Metropolitan Council require that all neighboring communities be noticed and be given opportunity to comment on any proposed Comprehensive Plan Amendments. City of Columbus Planning Staff have reviewed the proposed Comprehensive Plan Amendment and offer no comments in opposition to the proposal. The proposed change in zoning make the Property identical to land use designations for other parcels abutting the City of Columbus, north and south of Broadway Avenue.

Ben Gutknecht
Associate Planner
City of Columbus

Detail of the Smith Property Comprehensive Plan Amendment



Forest Lake
AS GOOD AS IT SOUNDS

Existing Future Land Use

Mixed-Use



Proposed Future Land Use

Low/Medium Residential



Future Land Use

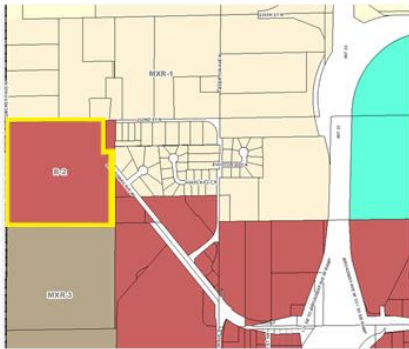
- | | |
|--------------------------------|------------------------|
| Agriculture | Highway Business |
| Rural Residential | Highway Commercial |
| Low Density Residential | Business Park |
| Low-Medium Density Residential | Industrial |
| Medium Density Residential | Conservancy |
| High Density Residential | Park and Recreation |
| Mixed Use | Public / Institutional |
| Downtown Mixed Use | ROW |
| Neighborhood Commercial | Water |
| General Business | |



Detail of the Smith Property Zoning Map Amendment



Forest Lake
AS GOOD AS IT SOUNDS



Existing Zoning District

B-2 Highway Business District



Proposed Zoning District

MXR-1 Mixed Residential, Single-Family & Townhouse District



Legend

- City Limits
 - Parcels
- Zoning Districts**
- C - Conservancy District
 - A - Agriculture District
 - RR - Rural Residential District
 - SF - Single Family Residential District
 - MXR-1 - Mixed Residential, Single & Townhouse District
 - MXR-2 - Mixed Residential, Single & Two Family District
 - MXR-3 - Mixed Residential District
 - MF - Multiple Family District
 - NC - Neighborhood Commercial District
 - B-1 - Broadway Business District
 - B-2 - Highway Business District
 - B-3 - Limited Industrial Business District
 - MU-1 - Downtown Mixed Use District
 - MU-2 - General Mixed Use District
 - BP - Business Park District
 - I - Industrial District
 - PUD - Planned Unit Development Overlay
 - AP - Agricultural Preserve Overlay District
 - Airport Boundary
 - Shoreland Overlay

