

Riverdale and Foley Commuter Rail Station Areas. Introduction of commuter rail service to Coon Rapids presents opportunities for new development. When the Northstar Commuter Rail line begins service, the Riverdale station along Northdale Boulevard will be the only station in the City. Anoka County Rail Authority owns a 15-acre parcel adjacent to the station site that will be used for transit-oriented development (TOD). A report, completed in 2007, established development guidelines for this site, suggesting that it develop with a mix of residential, retail, office, and open space uses. In the longer term future, an additional rail station may be located near the existing Foley Boulevard Park & Ride. The surrounding area, which presently includes a variety of industrial, office, and incompatible single-family residential uses, provides another opportunity for transit-oriented development. ~~A master plan should be prepared for this area before the station comes online.~~ The Foley Boulevard Station Area Plan, as adopted into the Comprehensive Plan by the City Council in 2014, establishes land use and infrastructure policies for this area. A new zoning district or modifications to existing regulations may be necessary to ensure that development occurs as dictated by the plans for both station areas.

Coon Rapids and Evergreen Industrial Parks. Coon Rapids Industrial Park (generally along Xeon Street between Highway 10 and Northdale Boulevard) and Evergreen Industrial Park (generally along Evergreen Boulevard south of Highway 610) provide important employment opportunities for City and regional residents. Both areas contain a variety of manufacturing, warehousing, office, and research businesses and are almost completely developed. In the long term, some of the existing low-yield industrial uses may become obsolete and their redevelopment will become necessary. As redevelopment occurs, new businesses in the industrial parks should provide quality jobs and fall within the following sectors: light manufacturing with minimal outdoor storage, medical and pharmaceutical industries, information technology (computer and telecommunication), environmental technology, and office/research and development. The City may consider financial incentives to encourage these types of businesses. The City may consider revising its Industrial zoning district regulations to prohibit new low-yield uses with nuisance characteristics and encourage high-yield, high-technology uses that are compatible with the surrounding area. This may include limiting outdoor storage, ensuring high-quality building materials, and extensive landscaping.

Predominantly Large-Lot Residential Areas South of Coon Rapids Boulevard. In recent years, several large residential lots between Coon Rapids Boulevard and the Mississippi River east of Hanson Boulevard have been subdivided to allow new home construction. Current zoning regulations allow further subdivision of this area, with the exception of lots with frontage on the river. Additional subdivision is appropriate, provided the street network is well-connected and newly created lots do not display awkward platting. Prohibiting “flag” lots in this area should be considered.