



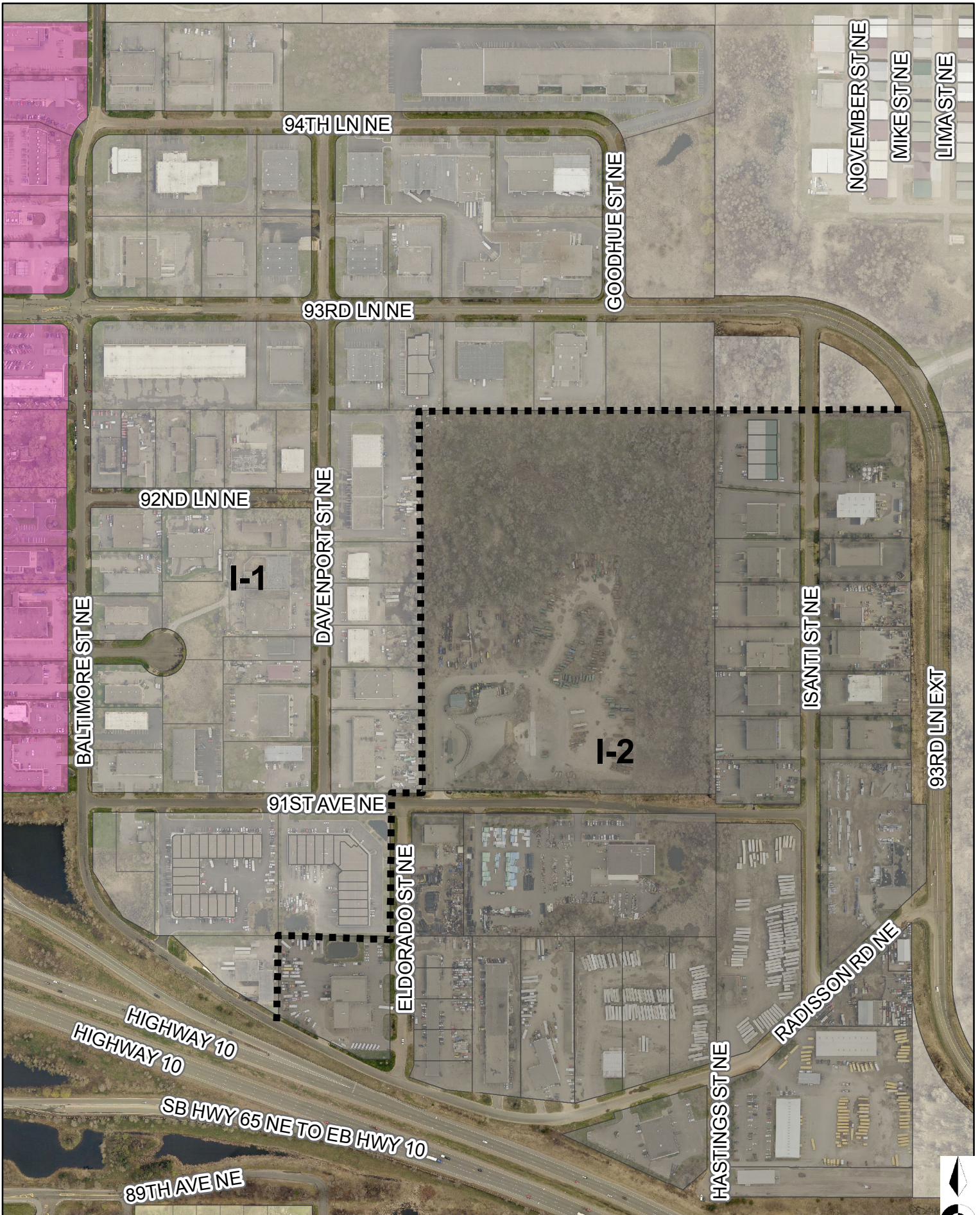


Year Built

| | |
|--|-------|
|  | 1970s |
|  | 1980s |
|  | 1990s |
|  | 2000s |



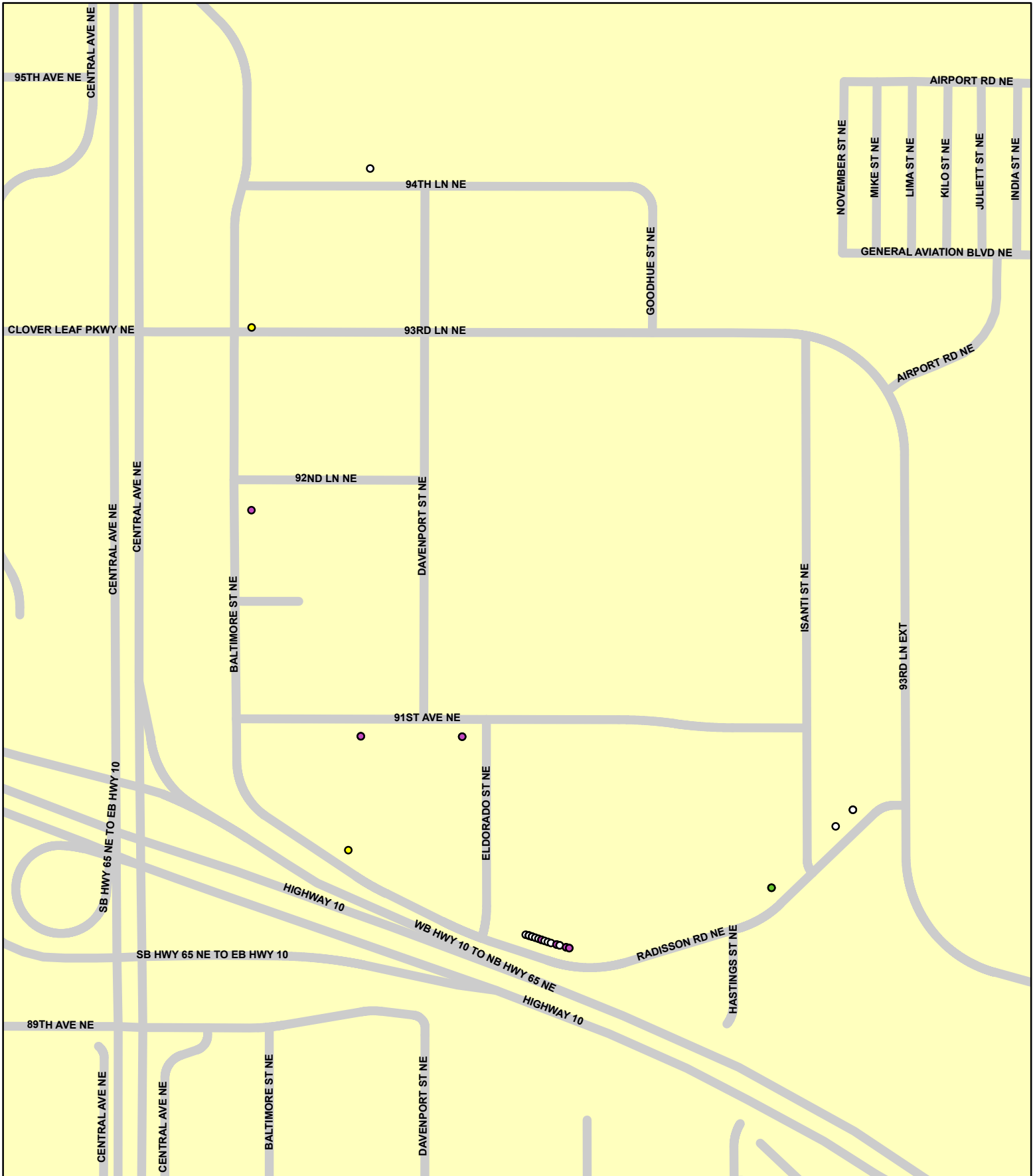
94TH LN NE
 93RD LN NE
 92ND LN NE
 91ST AVE NE
 93RD LN EXT
 BALTIMORE ST NE
 DAVENPORT ST NE
 ELBORADO ST NE
 GOODHUE ST NE
 HASTINGS ST NE
 ISANTI ST NE
 NOVEMBER ST NE
 MIKE ST NE
 LIMA ST NE
 RADISSON RD NE
 HIGHWAY 10
 SB HWY 65 NE TO EB HWY 10
 AVE NE



Zoning Districts



Code Violations - January 1, 2011 to March 22, 2016



Legend

Violation Type (34 Total)

- Code - Zoning - CUP (12)
- Code - Zoning - Illegal structure (1)
- Code - Miscellaneous (1)
- Code - Zoning - Illegal exterior storage (18)
- Code - Zoning - Signs (2)

AREA 4



Site characteristics:

Five-acre area with a mixture of small houses and office buildings, from 87th Avenue to 89th Avenue. The City (EDA) has purchased and removed four (4) of the small houses over the past three years. The zoning and land use for this area is commercial.

Strategy:

Continue to assemble parcels from willing sellers. Look for opportunities to work with the two larger office users for possible redevelopment. Eventually market the vacant/assembled parcels for destination office uses.

AREA 5



Site characteristics:

19 acres area with a number of heavy industrial, many truck related, uses. Sites were all developed in the 1970's and are extremely nonconforming. The sites have terrific visibility from Highway 10 and good access from both east and west. Several large parcels lying to the north and west of these uses have been redeveloped over the past 4-5 years.

Strategy:

Examine possible land assembly options as well as look at land use options for reuse.

AREA 6

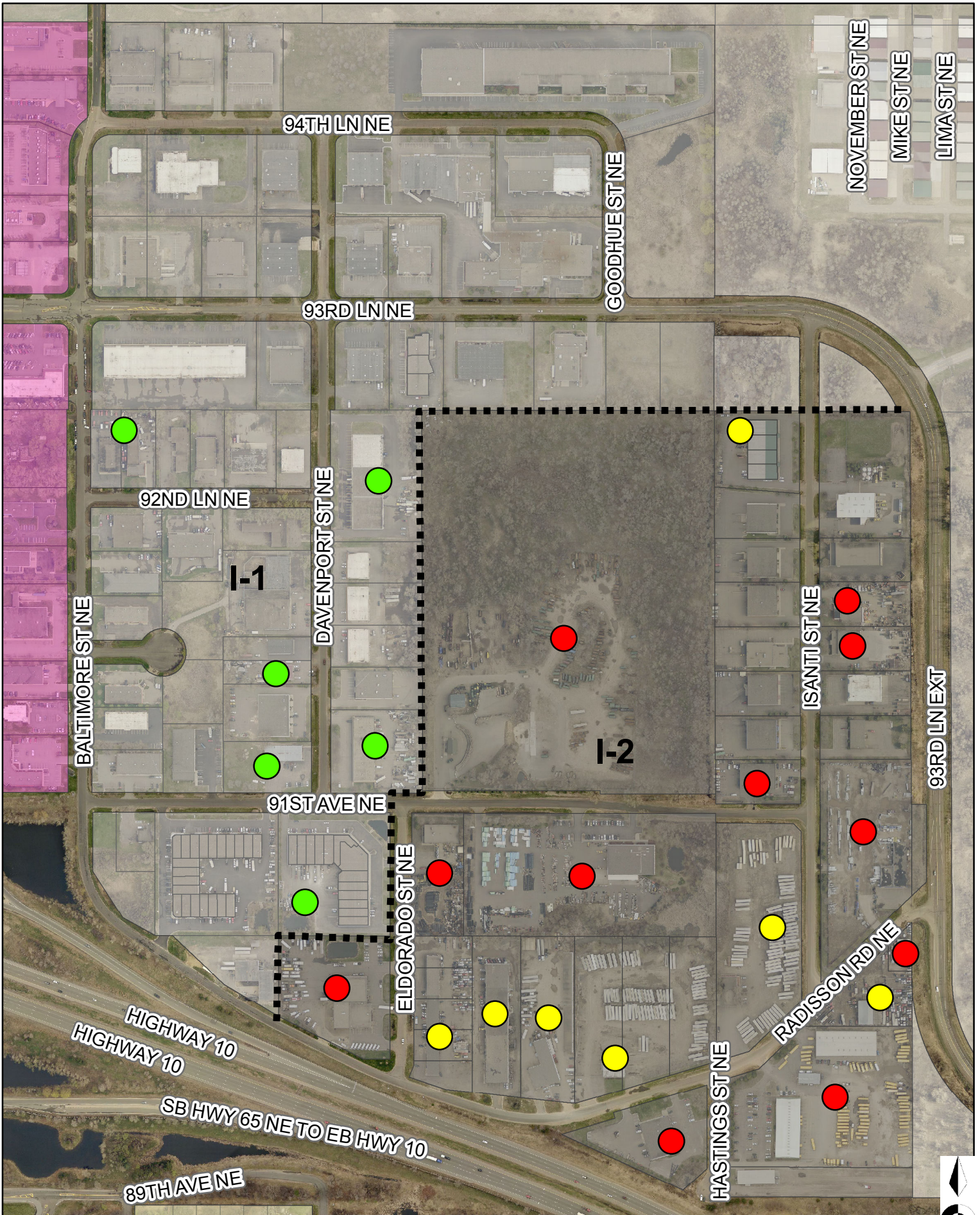


Site characteristics:

120-acre industrial park with the primary users being trucking terminals and heavy construction yards. Area is adjacent to 35W and County Road J with great access and visibility. The business park on the south side of County J (Shoreview) has a number of office and office showroom uses as well as a new hotel and restaurants. This area represents a long-term redevelopment opportunity for the truck yards and heavy construction yards within the park to be converted into higher density office, research and design, manufacturing type uses. The site's great location and high visibility will have an impact on the future of this area.

Strategy:

Change the HI (Heavy Industrial) land use designation to PI (Planned Industrial)/PC (Planned Commercial) that could someday be implemented by either a PBD (Planned Business District) or POD (Planned Office District) zoning. Examine possible land assembly options as they occur in the future.



- Outside Storage in the I-1 District
- Outside Storage in the I-2 District W/ CUP
- Outside Storage in the I-2 District W/O CUP

