

SECTION 5.0 LAND DEVELOPMENT

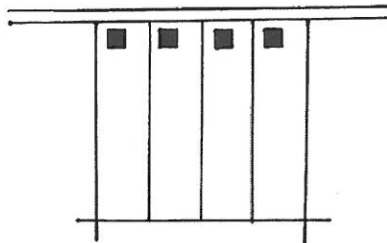
5.1 Land Development Design. Four types of land development are permitted, to provide flexibility for landowners and to help the City achieve the goals in the Comprehensive Plan. The four types of subdivision design are: 1) conventional subdivision, 2) lot averaging, 3) Open Space Conservation Subdivision (OSCS), and 4) Planned Unit Development (PUD).

- (1) This Section does not apply to land located in the Lower St. Croix River Bluffland and Shoreland Management District. The development of land within the Lower St. Croix River Bluffland and Shoreland Management District shall be determined in accordance with the regulations of that district.
- (2) The following table summarizes the four types of land development, and indicates the districts where each is permitted in the City:

Subdivision Design Type	AG C	AP	GR	VN	VMU A	VMU B	IP	R COMM
Conventional			X	X	X	X	X	X
Lot Averaging	X	X	X	X				
Open Space Conservation	X		X					
Planned Unit Development				X	X	X	X	X

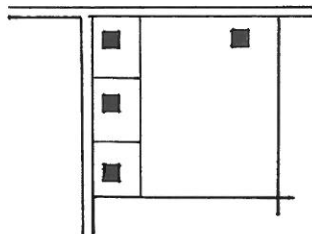
- (3) Conventional Subdivision: divides property into lots according to the density, minimum lot size and minimum lot width requirements for the zoning district.

*Example:
Conventional
Subdivision in
General Rural
(GR): 4 units
per 40 acres*



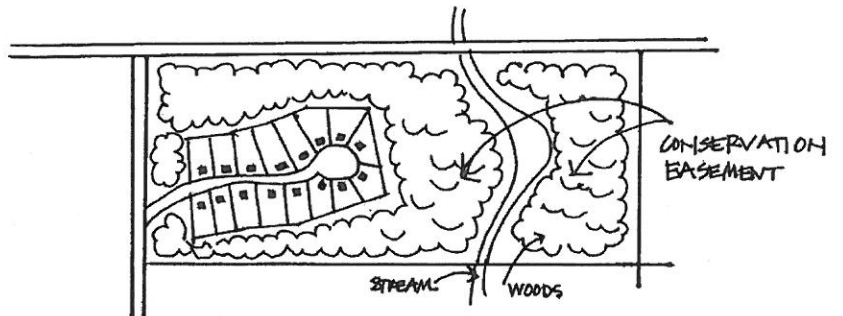
- (4) Lot Averaging: allows the property owner to create parcels smaller than those of a conventional subdivision, provided the density of the development does not exceed the maximum density permitted for the zoning district and the density that can be achieved with a yield plan.

*Example: Lot
Averaging in
Agricultural Core
(AG C): 4 units
per 40 acres*



- (5) Open Space Conservation Subdivision: allows the property owner to create parcels smaller than conventional subdivisions; however, the development shall comply with certain design standards and a portion of the property shall remain as common open space. Additional

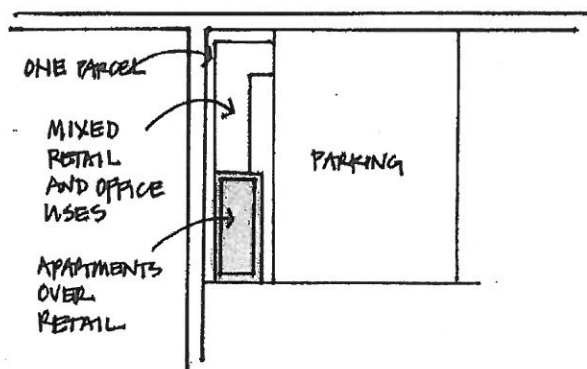
Example: Open Space Conservation Subdivision in General Rural (GR) District: 55% or more of the subdivision is permanently preserved in a Conservation Easement



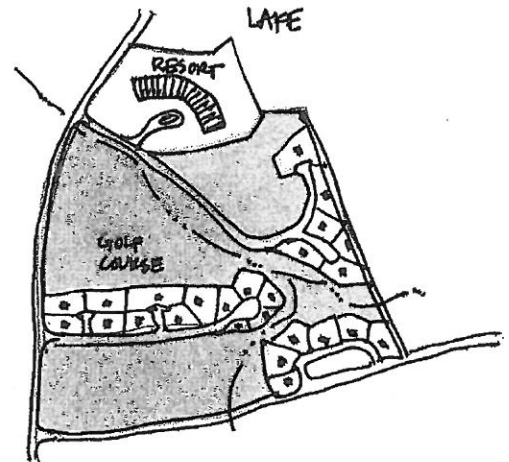
density units may be allowed if certain criteria are met.

- (6) Planned Unit Development: allows the property owner to have two or more principal uses on a single parcel of land and allows some flexibility from the strict application of zoning standards in exchange for an improved design benefiting the public. When zoning standards are modified, a specific development plan shall be approved.

PUD Example 1: Mixed Commercial PUD



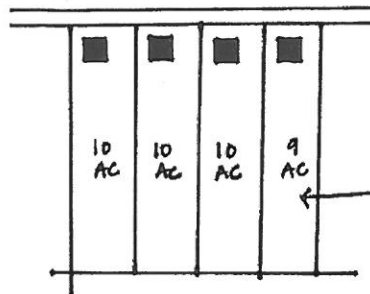
PUD Example 2: Conference Center/Residential PUD



5.2 Determination of Density Units

For the purposes of developing land for residential development, the number of density units for any proposed development shall be determined by applying the following steps:

- (1) The maximum number of density units for the project area shall be calculated by dividing the project area in acres by the maximum density for the district.
- (2) In order to determine the allowable number of density units, the applicant shall create a yield plan drawn to scale showing the maximum number of lots that would be permitted using the performance standards for lots in a conventional subdivision that is designed in accordance with the applicable sections of the Development Code and Comprehensive Plan. The applicant shall submit the yield plan to the Zoning Administrator for review. If, after determining the maximum number of lots in a conventional subdivision, a lot could be created that meets 80 % of the minimum lot size and otherwise meets all other lot requirements for the zoning district, then that lot shall be considered as 1 lot for density computation purposes.



Example: Original parcel size is 39 acres in the General Rural District, where maximum density is one unit per 10 acres. Yield plan indicates three 10-acre lots, and one 9-acre lot, which is greater than 80% of the minimum lot size.

- (3) The City may grant bonus density units, under the Open Space Conservation Design performance standards of this Chapter.

5.3 Development Agreement

Development shall be restricted by a development agreement specifying the number of density units allocated among the lots or parcels being created. The development agreement shall indicate that the use, development and further subdivision of the parcels being created is subject to the regulations contained in the City of Scandia Development Code. The development agreement shall be executed by the City Council and may not be amended without the approval of the City Council. Additional requirements of the development agreement are found in Chapter 3, Subdivision Regulations.

5.4 Conveyance of Land

- (1) Prior to recording a conveyance of land that is less than the whole as charged on the tax lists maintained by the Washington County Auditor/Treasurer, the conveyance shall first be approved by the Zoning Administrator for compliance with this Section.