

Proposed Draft MRCCA Standards

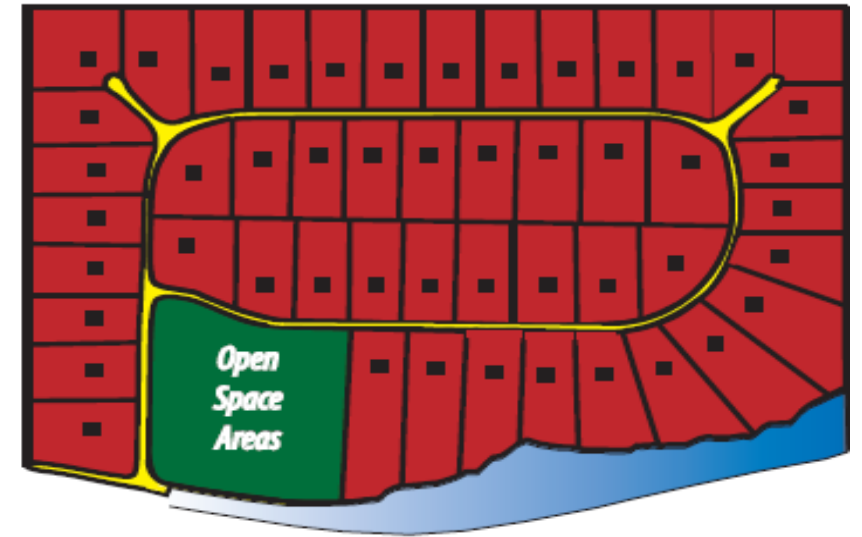
The following standards apply corridor-wide, unless specified otherwise.

Sheet 6: Subdivisions and Planned Unit Developments

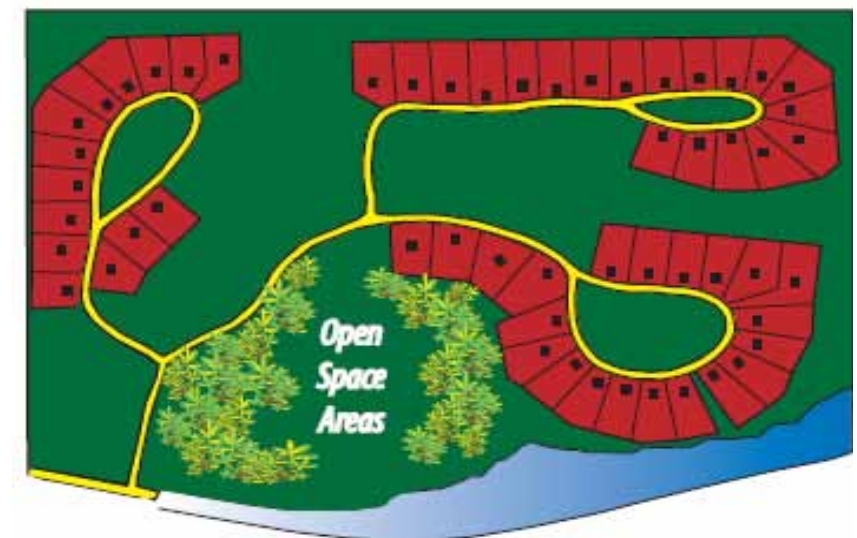
	Standard	Draft Standard Narrative
Subdivision	General Provisions	Subdivisions must be processed by LGUs according to Minnesota Statutes, chapters 394 , 462 , 505 , and 515B . Subdivisions are not allowed on any lot that is part of an approved subdivision or PUD. Detailed site information and pre-project review will be required.
	Size and Uses	<ul style="list-style-type: none"> Subdivision standards are proposed to apply to all land uses A subdivision is 3 or more lots, or all sites over 5 acres. Redevelopment allows for change to equal or less intensive land use.
	Options	<ul style="list-style-type: none"> Conventional subdivisions Conservation subdivisions and/or PUD.
	Lot Standards	Density, lot size and other subdivision vary depending on the use and by district as provided. See Sheet 1 – Dimensional Standards by District.
Open Space	General Provisions	Common open space dedication will be required for: (1) all plats and metes and bound subdivisions creating lots of < 5 acres, except: (a) minor boundary line corrections; (b) resolutions of encroachments; (c) additions to existing lots of record; and (d) essential services; and (2) all conventional subdivisions, conservation subdivisions, PUDs, and similar developments (residential, commercial, industrial) creating 3 or more lots, and/or \geq 5 acres in size.
	Pre-Project Review	<ul style="list-style-type: none"> LGUs must identify areas for riparian dedication and/or open space using key resources and feature identified in 116G.15, Subd. 4 LGUs must address environmental & infrastructure concerns and minimizes resource expenditure. LGUs must address land suitability and consistency with other controls. A comprehensive detail of project information to determine land suitability is noted. Methodology will be provided for open space easement development, administration, and maintenance.
	Connectivity	Open space and natural areas for conservation must connect neighboring or abutting lands as much as possible to form an interconnected, corridor-wide network of natural areas or open space.

Subdivision Examples

Conventional Subdivision – 49 buildable lots



Conservation Subdivision – 54 buildable lots



	Standard Type	Draft Standard Narrative	Districts						
			CA-1	CA-2	CA-3	CA-4	CA-5	CA-6	CA-7
Open Space Provisions	Open Space Priority Areas	Areas dedicated as common open shall include the shore impact zone (SIZ) , bluffs, slope preservation zones (SPZ) , and key resources and features identified in 116G.15, Subd. 4 as primary conservation areas .	All						
	Open Space – Conventional Subdivisions	All new conventional subdivisions must meet one or more of the following requirements and be approved by the LGU: 1) preserve a minimum % of total project area as contiguous open space as specified; 2) expand all lots by 1.25 times the required minimum lot width and area; 3) dedication (fee-simple or easement) of riparian areas (from the OHWL to 150 ft. inland) & must include bluff and SPZ; 4) for 3 or fewer riparian lots, all lots must protect through easement, the riparian area from OHWL to 50 ft inland.	NA	25%	Underlying (Min = 25%)				
	Open Space - Conservation Subdivisions & PUDs	All new conservation subdivisions and PUDs must preserve a minimum % of the total project area as common open space that is dedicated to the public or protected with a conservation easement as specified. (Ex. open space shall be a minimum of 50% contiguous, shoreland buffer required, setbacks required, structure limitations in open space)	NA	50%	Underlying (Min = 25%)				
Dedication	General Provisions	In addition to the open space requirements for all residential, commercial, and industrial subdivisions and PUDs, a developer shall be required to dedicate to the public reasonable portions of appropriate riverfront access land or other lands in interest therein as directed in MN Statutes Chapters 462 and 394 .	All						

Riverfront = Land within the first 300' of the OHWL and the floodplain.

Shore Impact Zone (SIZ) = land located between the OHWL and a line parallel to it as ½ the required structure setback from the OHWL, but not less than 50'. The SIZ is 50' landward of the OHWL in agricultural areas.

Slope Preservation Zones (SPZ) = land on and within 20 feet of bluffs and very steep slopes.

Primary Conservation Areas = key resources and features listed in [116G.15, Subd. 4](#) (b), which must be dedicated as part of a subdivision open space requirement.