

Information from the Metropolitan Council:

I wanted to provide you with the Andover example of reduced density in specific circumstances (typically for infill developments in the MUSA). Please bear in mind that we required these areas **to be mapped**, and we needed **associated acreages** to determine the affect on overall community density. **If the City adds acreage or needs to amend the map to show new locations, this will require an amendment so that we can ascertain the affect on overall community density.**

Andover Example

Urban Residential Low (URL) district and the Transitional Residential (TR) district at the time of preliminary plat application may qualify for a reduction in minimum density requirements. If a property meets three (3) or more of the criteria listed below, the City Council may approve a decrease in the minimum density requirements provided the proposed density does not fall below 1.75 units per acre:

- A. Adequate sanitary sewer or water capacity does not exist to develop the property at the minimum density.
- B. Previous subdivision of adjacent properties has provided limited access which restricts development potential.
- C. Meeting the minimum density would not be feasible due to the existence of poor soils, wetlands, floodplain, topography, hydrology or other limiting environmental condition.
- D. Property is located within a Shoreland District, Scenic River District, Wellhead Protection Area, or Drinking Water Supply Management Area due to State requirements towards limiting impacts to the above noted items.
- E. For infill type developments, the characteristics of the surrounding neighborhood would not support development of the property at the minimum density.

The City is aware of several properties that may meet three of the five criteria above and has identified these areas on Figure 2.4A. Figure 2.4A is for planning purposes only to illustrate the potential applicability of these criteria. Ultimate determination of applicability of these criteria will be at the City Council's discretion and upon site plan review.

I will try to find some more examples. Basically, the City can opt for a reduction in the current LDR land use category, but these acreages will need to be provided and mapped in the Future Land Use map or similar to be included in the 2040 Plan. The criteria above are by no means required, but we will need to have the acreages and area(s) mapped. Another approach would be the creation of a new land use category to allow for these lower densities. My advice would be that the Council should consider mechanisms (as above) to limit the use of these reductions to ensure that developments come in at or above 3.0dua on average.