

Urban Residential Low (URL) district at the time of preliminary plat application may qualify for a reduction in minimum density requirements. If a property meets two (2) 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 1.5 units per acre:

- A. Adequate sanitary sewer or water capacity does not exist to develop the property at the minimum density. [From Andover]
- B. Previous subdivision of adjacent properties has provided limited access which restricts development potential. [From Andover]
- 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. [From Andover]
- 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. [From Andover]
- E. For infill type developments, the characteristics of the surrounding neighborhood would not support development of the property at the minimum density. [From Andover]
- F. The property is adjacent to existing rural residential, large lot development, and development at 3+ units per acre would not meet the character of the neighborhood. [Added]

The City is aware of several properties that may meet two of the criteria above and has identified these areas on attachment A. Attachment A 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.