

## Comprehensive Plan Amendment

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**Urban Residential Low Density (URL)** district is established to create cohesive neighborhoods of single-family detached housing within the MUSA and with access to municipal sewer and water. Residential lots within this district are sized to allow efficient utilization of municipal infrastructure as well as to provide an area large enough to accommodate housing market demands. These neighborhoods must be protected from higher intensity uses with appropriate transitions. These transitions include natural features such as trees, wetlands, streams or major changes in topography. Man-made elements such as streets, parks or earth berms in combination with landscaping are also appropriate. When adjacent to arterial roadways, additional setback distance, landscaping and berms are required. Facilities that generate noise, traffic, and/or glare also require major separation from these neighborhoods.

Minimum Lot Size	Variable
Density	1.5 to 4 units per acre
PUD Density	4 units per acre
City Utilities	Required
Corresponding Zoning Districts	R-1 MUSA (80), R-1 MUSA (65)
Type of Development	Single-Family Detached Housing

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.
- 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 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. (Note for transparency – E and F were combined after initial posting.)

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.

