

Future Land Use Areas and Map

Introduction

A primary outcome of the comprehensive land use planning process is the identification of future land use areas. Future land use areas are geographically defined areas of the city. Each future land use area is distinct in its desired land use pattern, anticipated land uses, and character. The vision for the City of Scandia contains the guiding principles for defining future land use areas. The vision is reflected in the future land use areas by:

- Emphasizing the protection of natural resources that define Scandia's character, economy, and quality of life
- Retaining the integrity of the village center as the commercial core surrounded by small-town neighborhoods
- Ensuring the continuation of a thriving agriculture economy in the City
- Supporting the traditional development around our lakes and rivers and protecting water quality as future development occurs
- Allowing a variety of rural residential development outside of the agricultural core area and village center

The future land use areas allow a variety of densities and land uses. Overall, the densities in the future land use areas meet the Metropolitan Council's guidance for Scandia as a designated "diversified rural" planning area. Diversified rural areas allow for densities averaging 1 housing unit per 10 acres made up of a mix of low-density agricultural areas, large-lot residential development, clustered housing, and other rural uses.

Future land use areas are not zoning districts. The comprehensive plan vision looks twenty years into the future. Zoning is on the ground today. Future land use areas reflect the vision time horizon. The vision will be implemented over the next twenty years; not all at once in the next few years. Over the next twenty years, the City of Scandia desires the land use pattern, uses, and character of each of the future land use areas to transition from the current pattern, uses, and character. In some cases there are few barriers to this transition, or it is not a transition at all since the desired future is maintaining the status quo. In other cases, a transition from current patterns to other distinct patterns is described. And finally, in a few cases significant effort will have to be undertaken to achieve the desired future land use. Zoning is one of many implementation tools for the comprehensive plan. The future land use areas will influence some zoning changes in the near future and others in the longer term.

The following sections describe future land use areas for the City of Scandia and include:

- A description of the general character of the future land use area
- Primary and secondary land uses
- Desired densities and lot sizes
- Standards for design or character that apply to the specific area

Future Land Use Areas

The geographic boundaries of the future land use areas are shown on two maps. The first, Map 26 - *Future Land Use Areas with Natural Resource Overlay*, shows the natural resource protection areas on top of all of the future land use areas except the lakeshore areas. The second, Map 27 - *Future Land Use Areas*, shows the future land use areas, including lakeshore areas, without the natural resource protection areas overlay.

Natural Resource Protection Areas

Through extensive discussion and mapping, priority natural resource areas have been identified throughout Scandia. Natural Resource Protection Areas will be located wherever priority natural resource areas occur, for example, wetlands, steep slopes, shoreland areas, high-quality natural areas, etc. Appendix A, *Natural Resource Priority Area Mapping*, includes a detailed description of the scientific data layers and methodology used to identify priority natural resource areas in Scandia.

Transfer of Development Rights

The concept of Transfer of Development Rights (TDR) is mentioned in connection with several future land use areas (natural resource protection areas, village neighborhood area, agricultural core area and general rural areas). TDR will be considered by the City of Scandia as a means for compensating landowners who are asked to give up development rights in order to meet community goals. The City of Scandia will establish a study committee to evaluate the use of TDR for achieving agricultural preservation, natural resource protection, and life-cycle and affordable housing goals. The study committee will report their conclusions to the City Council within one year after adoption of the comprehensive plan.

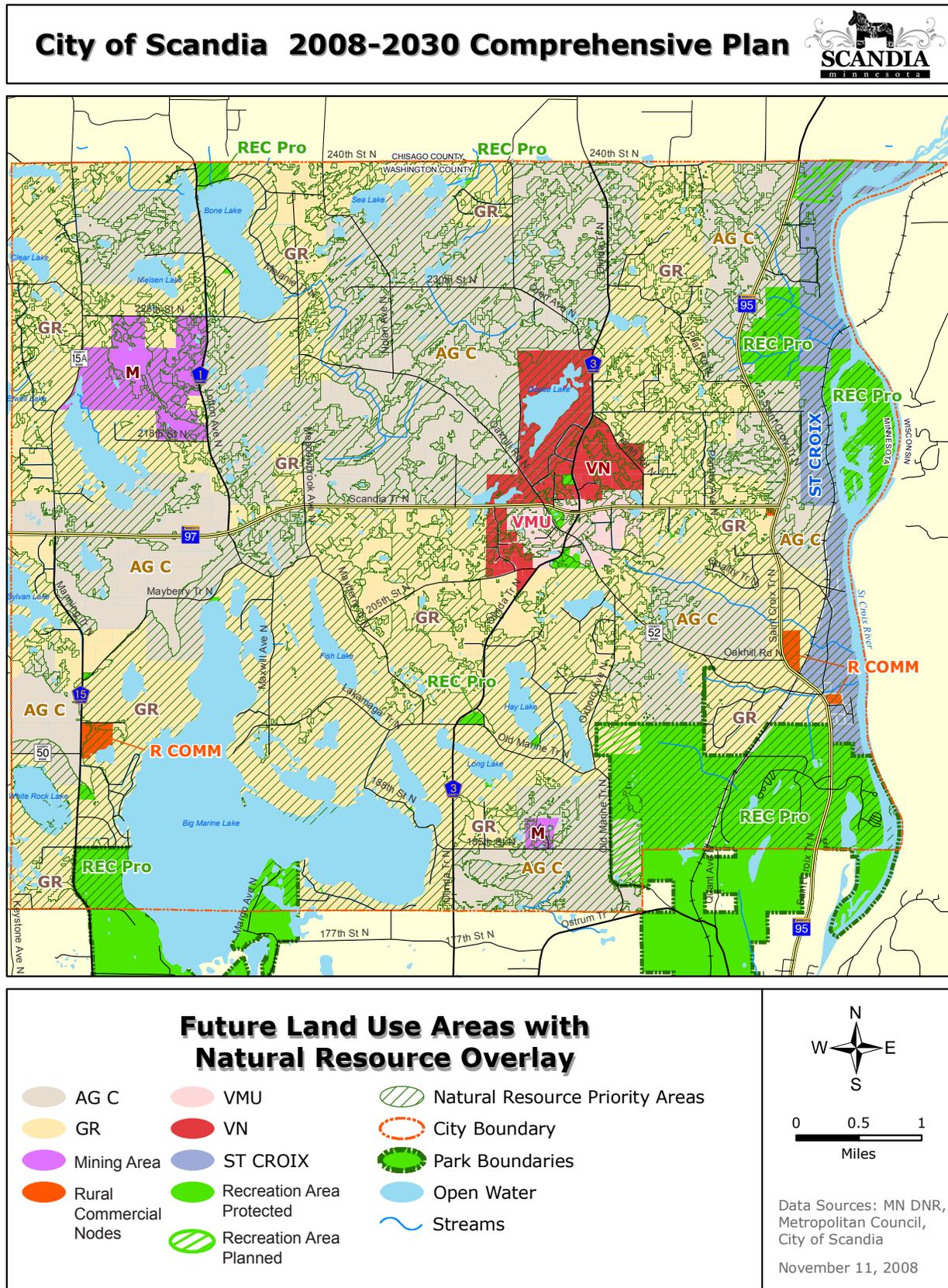
In a TDR program landowners or developers have the ability to transfer the right to develop from one site (the “sending” site) to another site (the “receiving” site). The program can be used to move the “development right” within a single proposed development, or from one site to another completely different site. The program can be entirely voluntary, it can include incentives, or it can include regulatory elements. The “sending” site is permanently protected with a conservation easement which is a voluntary, negotiated agreement between a landowner and a non-profit or agency to permanently limit the use of land because of its resource value.

The Natural Resource Protection Areas will function as an overlay. An overlay “lays over” underlying future land use areas. In overlay areas, increased consideration of natural resources is required in addition to the requirements of the underlying land use area. The underlying land use area determines the character, land uses, and densities of the area. Development will not be prohibited in Natural Resource Protection Areas, but the location of structures and other sites design decisions will be influenced by the presence of natural resources.

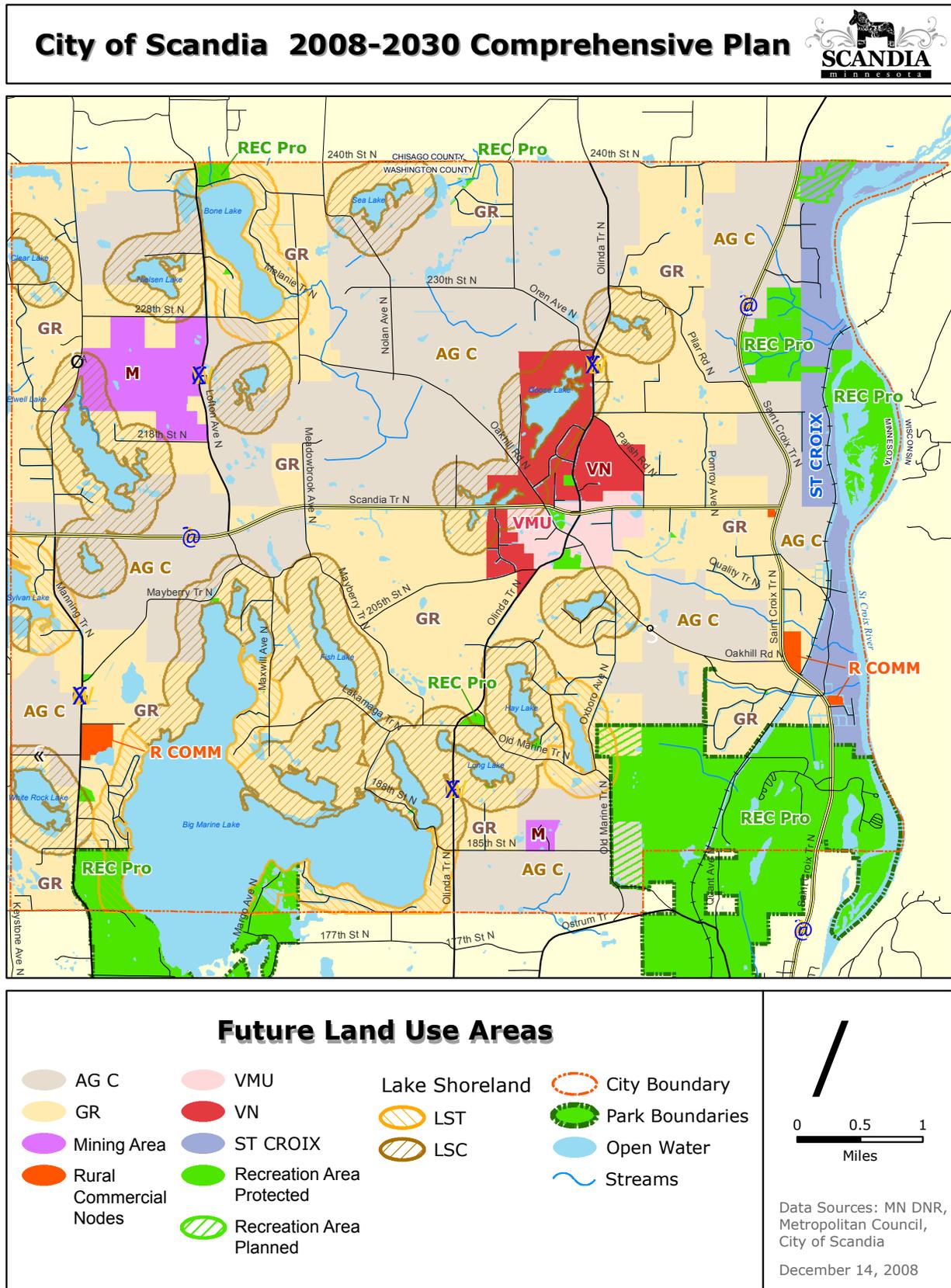
Minimum protection standards will be established for priority natural resources. Scandia will use performance standards and/or site design standards to regulate how development occurs within Natural Resource Protection Areas. A variety of specific techniques will be considered including open space conservation subdivision, lot averaging, Transfer of Development Rights, conservation easements, and low-impact development performance standards. The City will modify its development review process to ensure consideration and protection of priority natural resources.



Map 26 - Future Land Use Areas with Natural Resource Overlay



Map 27 - Future Land Use Areas



Future Land Use Areas

Village Center Mixed-Use Area

The Village Center Mixed-Use Area is the core of the existing village center. This land use category recognizes the significant contribution of the existing village center to the overall character of the community. The current mixed-use nature of the village center will be encouraged and revitalized in the area. New commercial, retail, and residential activity will be encouraged in order to develop and redevelop areas in the village center.



Primary land uses in the Village Center Mixed-Use Area will include commercial, office, retail, public and private institutions, civic buildings, light industrial, and parks and recreation. Residential will be a secondary use, including single-family homes, townhomes, and multi-family buildings. Multi-family buildings in the village center will achieve the goal of diversifying the housing options for younger families, seniors, and singles. Future lot sizes will be similar to the existing mix of lot sizes in the village center. In order to support these relatively small lot sizes, community sewer systems are anticipated.

In the core of the village, buildings shall be of a size and have setbacks that reflect “downtown” character. Design standards for commercial and light industrial will be developed to insure that Scandia’s rural village character is preserved. Minimum lot sizes will be restricted only by the area necessary for sewage treatment.

Currently, the eastern commercial area and the village core are poorly connected. In order to increase cohesiveness and connectedness, a transportation connection will be constructed from the eastern commercial area to the village core. Non-motorized connections will also be improved throughout the village area. Map 31 - *Planned Village Transportation Improvements*, page 150, shows the desired connections for new street and non-motorized connections in the village.

Village Neighborhood Area



The Village Neighborhood Areas are planned extensions of the Village Center, located adjacent to and north, east and west of the Village Center. This land use category designates growth areas surrounding the village, and is intended to support single and multi-family residential uses on lot sizes reflective of the existing village lot sizes. Except that lot sizes in the Goose Lake shoreland area shall remain consistent with those allowed under the current shoreland ordinance.

The primary land use for the Village Neighborhood Areas will be small-lot, single-family residential uses. Public and private institutions, civic buildings, and

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parks and recreation uses will also be allowed. Townhomes and multi-family units will be allowed as an incentive for providing community value through agricultural land protection, life-cycle housing or natural resource protection. A community sewer system may be necessary in order to allow for lot sizes similar to existing village lots.

By concentrating development in the Village Neighborhood Area, Scandia hopes to protect agricultural and natural resource areas from development pressure. To ensure that the Village Neighborhood Area truly deflects development from other areas, it will be designated as a receiving area for development rights transferred from Agricultural Core Areas or Natural Resource Protection Areas if a Transfer of Development Rights (TDR) program is developed.

Design standards will be developed to ensure that development within the Village Neighborhood Area is visually compatible with the existing village development pattern. Street and sidewalk standards will also be developed to connect new development to the village center.

Agricultural Preserves Overlay Area

The Agricultural Preserves Overlay lies over the two primary agricultural future land use areas: the Agricultural Core Area and the General Rural Area. The Agricultural Preserves Overlay will allow individual property owners within Scandia to continue to participate in the Agricultural Preserves Program. This voluntary program for landowners within the seven-county metropolitan area allows individuals to place their properties under a restrictive covenant committing their property to agricultural use, in exchange for certain benefits. These include a special tax rate calculated based on agricultural value rather than market value, a property tax credit, protection of normal farm practices, and protection against special assessments for public improvement projects.

The Agricultural Preserves Overlay is necessary because properties enrolled in the program must be designated by the local unit of government and zoned for a density of no more than one dwelling unit per 40 acres. While the underlying areas (Agricultural Core Area and General Rural Area) allow 4 dwellings per 40 acres, parcels enrolled in the Agricultural Preserves Program and located within the Agricultural Preserves Overlay shall be allowed only 1 unit per 40 acres.

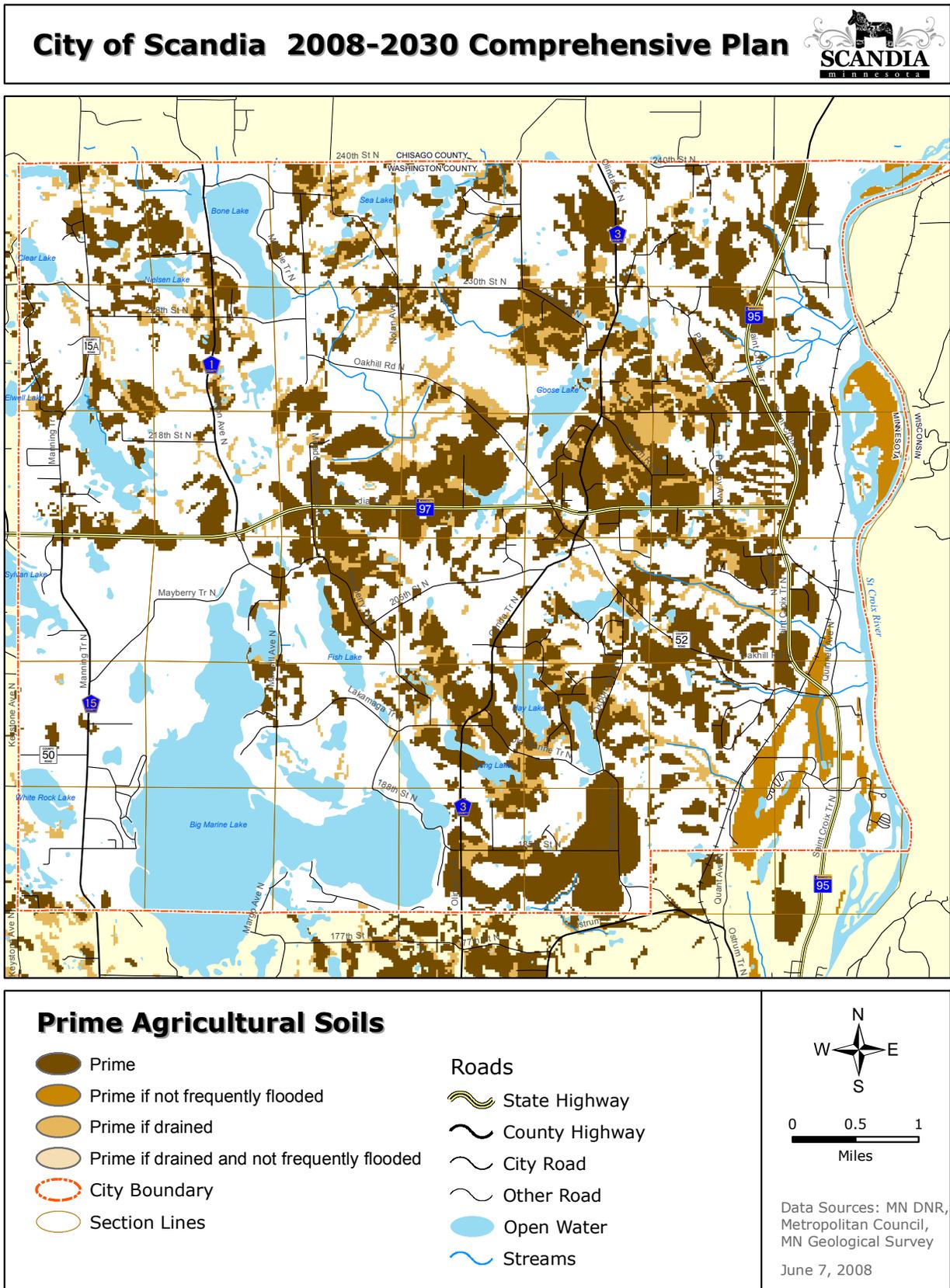
Agricultural Core Area



The Agricultural Core Area includes large contiguous areas where agricultural production is the predominant use. This land use category is intended to protect and encourage long-term agricultural production. Map 28 - *Prime Agricultural Soils*, shows the areas in Scandia with the best soils for agricultural production.

The primary land use will be agricultural production, including specialty agriculture. It is anticipated that the nature of agricultural production will change in the future from traditional dairy farms to small-scale specialty agriculture oriented towards local and metropoli-

Map 28 - Prime Agricultural Soils



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tan markets. Residential development compatible with agriculture will be a secondary use in the Agricultural Core Area as will parks and recreation. Recreational commercial activities will be a conditional use.

The Agricultural Core Area will have a density of four units per 40 acres. Within the 4 per 40 density limit, a variety of lot sizes will be encouraged through the use of lot averaging zoning. Lot averaging allows lots of 2 to 5 acres in size or 20 acres or greater. These lot sizes are designed to support continuation of agricultural uses and minimize conflict with residential uses. Bonus densities not exceeding 75% of base density may be earned as an incentive for using open space conservation subdivision. Bonuses may be earned only if developers undertake actions such as permanent protection of agricultural land or open space, or protection or enhancement of natural resources. Open space conservation subdivisions in the Agricultural Core Area must incorporate permanent protection of agriculture as a focal theme of the subdivision. In general, the continued viability of agricultural uses should be considered in the siting of structures and drives.

To further protect farmland and encourage the continuation of agricultural uses, the City will investigate an incentive program for farmland protection. The incentive program may include a purchase of development rights or Transfer of Development Rights program.

General Rural Area

The General Rural Area land use category is a residential area of mixed lot sizes. It recognizes areas of Scandia that have been developed in the past at ten acre or less densities and areas that have larger parcels still used for agriculture. The area includes 10 acre parcels, but also a significant number of existing smaller parcels and some parcels enrolled in the Metro Agricultural Preserves Program. The intent of the General Rural Area is to establish a rural residential area that directly meets the Metropolitan Council guidance of densities of no more than 1 housing unit per 10 acres.



Single-family residential dwellings will be the primary land use for the General Rural Area. Secondary land uses will include agricultural production including small-scale production, parks and recreation and public and private institutions. Recreational commercial uses will be allowed as a conditional use.

The General Rural Area will be developed at a maximum density of four dwelling units per 40 acres with a minimum allowed lot size of 2 acres (lot averaging is not required). Development in this area is anticipated to be a mix of open space conservation subdivisions and large acreage parcels depending on the nature of the land. Incentives may be provided for conservation design to protect natural resources, scenic qualities and farming or open space. Incentives may include bonuses not exceeding 75% of the base density and flexible development standards. Bonuses may be earned only if developers undertake actions such

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as permanent protection or enhancement of natural resources, or protection of agricultural land or open space. The General Rural Area could be a possible Transfer of Development Rights receiving area.

The General Rural Area includes areas to the north, east, and south of the village center and other areas that are currently developed at five acre average densities. The higher density is attributable to zoning that pre-dates the Metropolitan Council's 10-acre density threshold. Other than extremely limited in-fill, new five acre lots will not be built because it conflicts with guidance from the Metropolitan Council.

Lakeshore Traditional Overlay Area



The Lakeshore Traditional Overlay Area includes existing shoreland areas with traditional patterns of small lot development. Expansion of traditional small lot lakeshore development areas is not anticipated. Single family residential and parks and recreation are the primary land uses in the Lakeshore Traditional Overlay Area. Densities in the overlay area must conform to the current City of Scandia Shoreland Ordinance. According to the Shoreland Ordinance, Big Marine, Bone, Sylvan, and Goose Lakes have 2.5 acre minimum lot sizes with a minimum 150 foot lot width for Tier 1 riparian lots. Natural Environment Lakes, other than Goose Lake, have a minimum 5 acre lot size with a minimum 300 foot lot width for Tier 1 riparian lots. The dimensions of Tier 2 non-riparian lots are controlled by the underlying zoning district.

Lakeshore Conservation Overlay Area



The Lakeshore Conservation Overlay Area includes all shoreland areas that are largely undeveloped. Lakeshore Conservation Overlay Areas will protect sensitive lakeshore areas where development would result in relatively large negative impacts to natural resources.

Single-family residential dwellings and parks and recreation will be the primary land uses in the Lakeshore Conservation Overlay Areas. Development will be allowed at a density of eight units per 40 acres and open space conservation subdivision meeting the standards in the current zoning ordinance will be encouraged in these areas. Minimum lot setbacks and lot dimensional standards that exceed the minimums in the Lakeshore Traditional Overlay Area shall be established for Tier 1 riparian lots.

Future Land Use Areas

St. Croix River Corridor Area



The St. Croix River Corridor Area recognizes the unique historical and natural resource aspects of the floodplain and bluffs of the shoreland area of the St. Croix River. This area includes historic crossroad and resort communities, parkland, river access, and areas protected under scenic easements held by the National Park Service. The mapped area east of State Highway 95 corresponds to land areas protected under federal wild and scenic river designation. The future of this area includes limited residential development that protects the natural and scenic shoreland areas, and public and private protected lands.

New development in the St. Croix River Corridor shall be at a density of 4 units per 40 acres. Smaller lots may be permitted through the use of open space conservation subdivisions, but must still not exceed maximum densities (no bonuses). Viewsheds should be considered and protected in the siting of structures and driveways.

Rural Commercial Nodes



The Rural Commercial Nodes future land use area is intended to support commercial development in places of historic commercial activity. These areas are the only commercial areas anticipated outside of the Village Center and are intended not to compete with, but rather complement, Village Center commercial uses. Rural Commercial Nodes are designated at the historic commercial nodes of the Big Marine Store, Copas/Abrahamson Nurseries, Otisville, and the intersection of Highways 95 and 97. Commercial uses reflecting the historic nature of the commercial node and compatible with the surrounding rural character will be allowed on lot sizes of at least 2 acres. Because this future land use area builds upon historic character, commercial building design standards shall reflect the historic nature of the commercial node.

Future Land Use Areas

Recreation Area – Protected



The Recreation Area – Protected land use category includes publicly-owned lands permanently protected from development. This designation recognizes that these areas will continue to be used for recreation or open space only and not developed. If recreation facilities are developed within these areas, priority natural resource areas shall be protected. In addition, priority natural resources should be restored and enhanced wherever possible within protected recreation areas.

Recreation Area – Planned

The Recreation Area – Planned land use category designates areas for future parks or park expansion. This includes areas within statutory boundaries of state and county parks that are not currently owned by the state or county and the area in the northeast corner of the City owned by the Minnesota Department of Transportation. All of these areas are anticipated to be used for park use in the future. Until planned recreation areas are acquired for recreation purposes, the underlying land use category shall be followed. If acquired, the land shall be used only for recreation and open space uses.

Mining Area

The Mining Area includes areas in the City of Scandia with active, permitted mining operations. This includes area in northwest Scandia (where 2 operations are adjacent) and one area in the southeast. Mining activity is anticipated to continue in these areas in the future. Mining uses must comply with local and state extractive use regulations and reclamation shall restore the topography and natural resources of the site to a level such that the land is suitable for the planned future land uses such as agriculture or residential.

Scenic Roads and Viewsheds



Scenic Roads and Viewsheds is a future land use category intended to identify areas adjacent to scenic roads that contain views important to maintaining the City's rural character. An assessment to identify scenic roads and viewsheds was initiated as part of the comprehensive planning process and will be completed in the near future. Scenic roads and viewsheds are not shown on the future land use map. As final scenic roads and viewsheds are identified, scenic road construction standards and scenic view standards should be developed. These standards could include design and locational restrictions on structures. The land uses allowed along scenic roads or in scenic viewsheds will be those of the underlying future land use areas such as Agricultural Core or St. Croix River Corridor.

Vacant Land Development Capacity

The Metropolitan Council System Statement for Scandia designates the City as a “diversified rural” community with a forecast increase in population (from 2000 to 2030) of 1,708 and an increase of 806 households. The Metropolitan Council defines diversified rural communities in the following manner:

Diversified rural areas include a mix of a limited amount of large-lot residential and clustered housing with agricultural and other rural uses. Growth in the diversified rural areas should be consistent with regional forecasts, at densities of no more than 1 housing unit per 10 acres (Revised System Statement, New Scandia Township, November 30, 2005, p. 2).

The City of Scandia’s Comprehensive Plan identifies a mix of land uses in a variety of forms, including agricultural development, residential housing clustered in Scandia’s village areas and in conservation development in Scandia’s lakeshore areas, and large lot residential development. The average density for new housing, based on the forecast of 806 new households, is estimated to be over ten acres per unit, excluding protected park and recreation land and areas designated for nonresidential land uses. Furthermore, Scandia is investigating density transfer, such as a Transfer of Development Rights (TDR) program that will protect the rural environment and create efficient development patterns that retain flexibility for post 2030 planning.

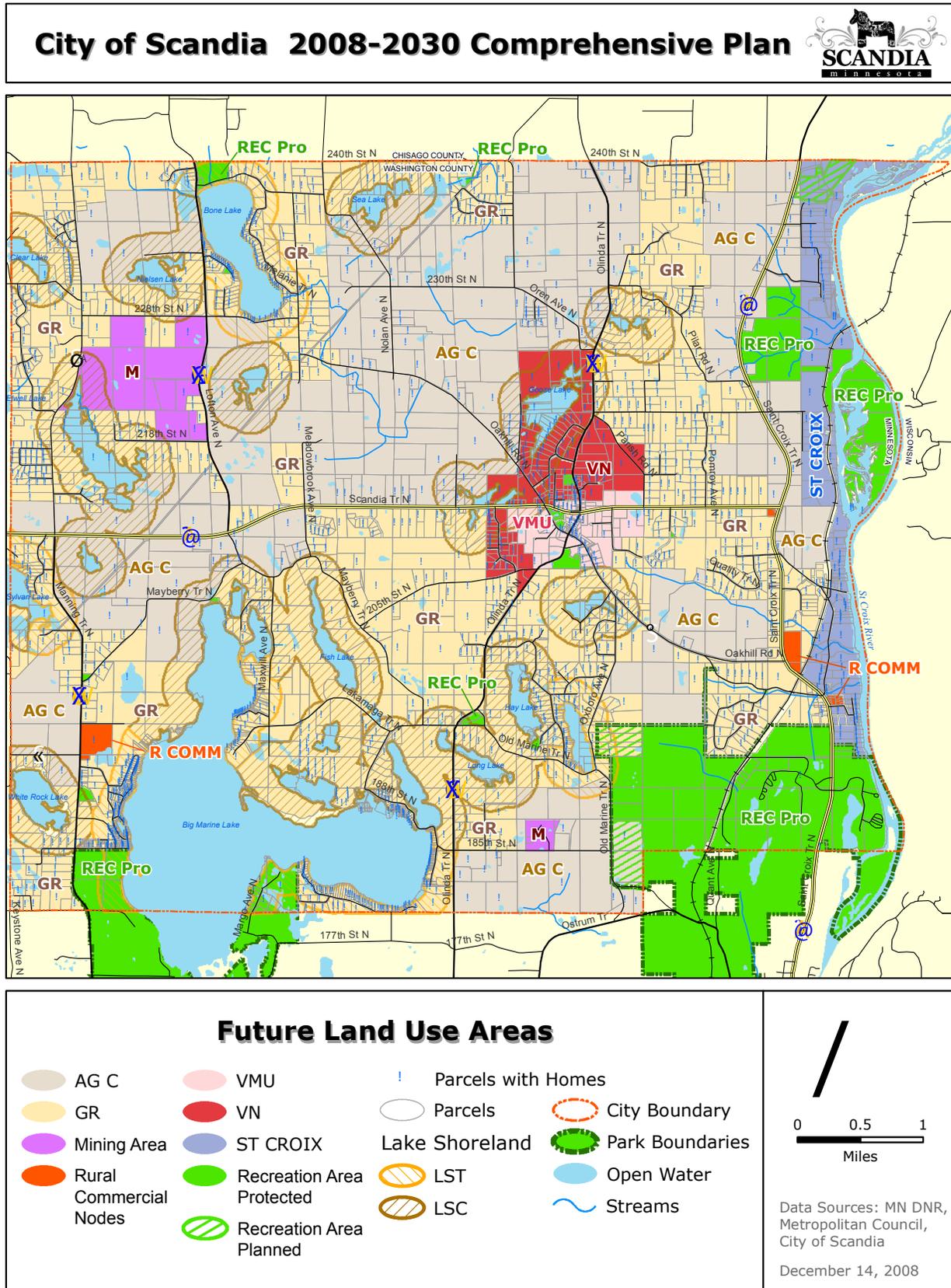
Over 75% of the City’s acreage open for residential development is in land use categories that designate a lot size of 10 acres or greater, and are designated for larger lots than the 1998 Plan. The two areas where lot sizes are smaller than 10 acres are the village neighborhood area and the lakeshore areas. Directing growth toward the village area, where community wastewater systems are already used and could be most cost-effectively expanded, is consistent with the Metropolitan Council’s growth policy #1 for diversified rural areas, particularly as Scandia is outside the Metropolitan Council’s designated ultimate sewer service area:

Preserve areas where post-2030 growth can be provided with cost-effective and efficient urban infrastructure . . . Locally oversee the management and maintenance of alternative wastewater treatment systems such as community drainfields to avoid the environmental and economic costs from failed systems. (2030 Regional Development Framework, p. 28).

The growth planned for lakeshore areas, which requires conservation design, is similarly consistent with policy #1:

Adopt conservation subdivision ordinances, cluster development ordinances, or environmental protection provisions in land use ordinances.

Map 29 - Future Land Use Areas and Parcels with Homes



Development Density Analysis

Table 27, *Acres and number of parcels by future land use category*, shows the total acres, the developed acres (parcels with an existing structure) and the undeveloped/vacant acres (parcels without a structure) for future land use categories that are portrayed on Map 29. The first seven of the twelve categories are planned to allow residential development. The remaining five categories are commercial, industrial, and open space land uses. Over half of the land in Scandia is within parcels with an existing structure (10,450 acres are in developed parcels out of a total of 19,586 acres that are potentially developable).

Table 27 - Acres and number of parcels by future land use category

Future Land Use Category	Total ¹		Developed Parcels with Structures				Vacant Parcels	
	# of Parcels	Total Acres	# of Parcels	Total acres	Acres/ Parcel	Max. Planned Density	# of parcels	Total acres
AG C	307	6,052	153	2,648	17.3	10.0	154	3,404
GR	1,232	7,099	800	5,110	6.4	10.0	432	1,989
ST CROIX	64	231	24	88	3.7	10.0	40	143
VN	124	343	57	199	3.5	2.5	67	144
LST (riparian) ²	357	419	220	311	1.4	2.5	137	108
LST (non-riparian) ²	62	183	43	155	3.6	5.0	19	28
LSC (riparian only) ³	282	3,233	150	1,669	11.1	5.0	132	1,564
Mining	3	78	3	78	26.0		0	0
VMU	109	218	38	77	2.0		71	141
REC Protected	105	1687	4	75	18.8		101	1,612
REC Planned	15	184	N/A	N/A	N/A		N/A	N/A
R Comm	3	43	1	40	40.0		2	3
Totals⁴	2,648	19,586	1,493	10,450	134		1,155	9,136

1 Excludes publicly-owned land except in REC Protected, cemeteries, state park expansion areas (shown as an overlay on Map 29), and parcels with conservation easements.

2 LST is divided into riparian and non-riparian categories because of the different planned density for each category. However, both of these categories are considered fully built out.

3 Non-riparian lots in LSC are calculated as part of the underlying land use area. The underlying category determines the planned density.

4 Excludes REC Planned, which is an overlay and included in the totals for the underlying categories.

In analyzing development density we first look at average size of existing developed parcels to determine resubdivision opportunities. As can be noted in Table 27, *Acres and number of parcels by future land use category*, the average acreage for existing developed parcels within most future land use category is smaller than the minimum planned future lot size, with three exceptions (the AG C/Agricultural Core, VN/Village Neighborhood and the LSC/Lakeshore Conservation categories). For two of the three exceptions (AG C and VN), the average developed lot size is less than twice the minimum lot size, meaning that few resubdivision opportunities exist for parcels with structures (resubdivision may occur

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only on parcels at least twice the minimum lot size). Thus, few residential resubdivision opportunities exist for parcels with structures in future land use categories where residential development is envisioned.

As shown in Table 28, *Theoretical Buildout*, in categories that allow residential development, Scandia has 7,380 acres of land in 981 parcels that are undeveloped (that do not have a structure). The 7,380 acres excludes publicly-owned parcels, cemeteries, state park expansion areas, and parcels with conservation easements within areas designated for residential development. Assuming the Metropolitan Council growth forecast of 806 new households over the planning period; this produces an average lot size in land use areas designated for residential development of 9.2 acres per lot (7,380 acres divided by 806 new households).

Theoretical Buildout

To double check the consistency of Scandia's Comprehensive Plan Future Land Use Map with the System Statement, Scandia created a theoretical buildout of its Future Land Use Map. The buildout assumes that development will occur only on undeveloped parcels at maximum planned densities within the future land use categories that allow residential development. Public land, protected land, and cemetery parcels are excluded from buildable acres. In addition, wetland acres are excluded in Future Land Use areas with small minimum lot sizes under the assumption that in these areas the presence of wetlands may prevent development. Future Land Use areas with larger minimum lots sizes do not exclude wetlands under the assumption that a suitable building site can be located on the large parcel. The buildout similarly excludes vacant sub-standard infill parcels in the LST category. Virtually all lots in the LST category are unbuildable under State Shoreland Rules, and the land use category is considered fully built out.

Table 28, *Theoretical buildout*, shows the density implications of a full theoretical buildout of Scandia at maximum planned densities resulting in 856 new housing units, rather than the System Statement forecast of 806. Initially, 7,380 total acres are considered available for development. Approximately 409 acres of this are wetlands in areas with smaller lot sizes that are unlikely to be developed. Wetland acres in large lot districts were not excluded - few wetlands are so big as to prevent subdivision into buildable 10 acre parcels. Another 48 acres in the LST areas are unbuildable as being small substandard lots, designated in Table 28 as fully built. Therefore, for the purposes of the buildout analysis, a total of 6,923 acres (total vacant acres minus some wetland and all LST acres) of land are considered available for new homes in Scandia within future land use areas designated for residential development. A full theoretical buildout by 2030, at maximum planned densities, would result in an average lot size of 8.6 acres (7,380 acres/856 housing units).

The Comprehensive Plan does anticipate the use of bonus density to encourage conservation design in new subdivisions. Assuming that every new development takes full advantage of the bonus density, the theoretical buildout shows a significantly higher number of new households than forecast by the Metropolitan Council (166% of the forecast), and a much higher average density than targeted in the System Statement (5.5 acres per lot). However, a complete buildout using conservation design is extremely unlikely, as is a 66% increase in anticipated growth.

Table 28 - Theoretical buildout

Future Land Use Category	Total vacant acres	Wetland acres	Net buildable acres	Maximum planned density	New homes (no bonus)	% of Total	New homes (with bonus)	% of Total
AG C	3,404	n/a ¹	3,404	10.0	340	40%	596	45%
GR	1,989	n/a ¹	1,989	10.0	199	23%	348	26%
ST CROIX	143	n/a ¹	143	10.0	14	2%	14	1%
VN	144	18	126	2.5	50	6%	126	9%
LST 2.5	108	75	33	2.5	Fully Built ²	0%	Fully Built ²	0%
LST 5	28	13	15	5.0	Fully Built ²	0%	Fully Built ²	0%
LSC	1,564	303	1,261	5.0	252	29%	252	19%
Totals	7,380	409	6,923	Avg - 8.6 acres	856	100%	1,336	100%

¹ Wetland acres were not excluded from land use categories with 10-acre planned density. 10 acre lots are sufficiently large to accommodate both wetlands and a buildable site.

² LST lots, both vacant and developed, are frequently substandard by State Shoreland standards. The City considers the area to be fully developed. LST acres are excluded from the total for net buildable acres.

Finally, although the Metropolitan Council 2005 System Statement does not explicitly acknowledge Scandia’s historic village area, the village was approved in the 1998 New Scandia Township Plan as a separate growth area. Scandia’s 2008 Comprehensive Plan similarly calls for denser growth in the village area. If the village area is excluded from the 10 acre minimum lot size requirement, the theoretical buildout density averages 9.0 acres without conservation design bonuses, and 6.0 acres with 100% of allowed bonuses.

Table 29, *Average density for residential development areas*, summarizes the average density for existing conditions and various buildout scenarios. The total acres column includes all wetland acres.

Table 29 - Average density for residential development areas

Scenario	Parcels	Total Acres	Avg. Density
Parcels with existing homes	1,447	10,180	7.0
Parcels without homes	981	7,380	7.5
Housing			
Theoretical Build-out of Comp Plan Units			
Met Council forecast	806	7,380	9.2
Build-out assuming no bonuses	856	7,380	8.6
Build-out assuming full bonuses	1,336	7,380	5.5
Build-out excluding village assuming no bonuses	806	7,236	9.0
Build-out excluding village assuming full bonuses	1,210	7,236	6.0