

**CITY OF SCANDIA**

**ORDINANCE NO. 97**

**AN ORDINANCE AMENDING CERTAIN SECTIONS OF ORDINANCE NO. 74  
PERTAINING TO ZONING AND SUBDIVISION REGULATIONS**

The City Council of the City of Scandia, Washington County, Minnesota hereby ordains:

**Section 1.** All references within the Development Code to open space design, open space development, or open space design development are hereby changed to Open Space Conservation Subdivisions or OSCS, except within Chapter One, Section 2. Definitions as amended as follows.

**Section 2.** Chapter One, Section 2. Definitions is hereby amended as follows:

Cluster Development: see Open Space Conservation Subdivision.

Historic Building and Structure: A structure which has been identified by the Washington County History Network Inventory or the State Historic Preservation Office and other undesignated structures such as residences and barns having public value due to the notable architectural or historic features relating to the cultural heritage of the County and the City.

Open Space Conservation Subdivision: A grouping of residential structures on smaller lots than allowed in the specific zoning district, leaving some land dedicated as open space. Major subdivisions where bonus lots are allowed providing for the maximum protection of agricultural lands, ecologically significant areas, natural landscapes, scenic attributes, open space, and cultural features.

Open Space Development: see Open Space Conservation Subdivision.

**Section 3.** Chapter Two. Section 12. is hereby renamed Open Space Conservation Subdivisions.

**Section 4.** Section 12.1. Purpose and Scope (first paragraph only) is hereby amended as follows:

Open Space Conservation Subdivisions (OSCS) are established to encourage rural housing clusters. All major subdivisions where bonus lots are requested shall be Open Space Conservation Subdivisions (OSCS), providing for the maximum protection of agricultural lands, ecologically significant areas, natural landscapes, scenic attributes, open space, and cultural features. OSCS must meet the following purposes:

**Section 5.** Section 12.2. Definitions (4) Historic Building and Structure and (8) Open Space Conservation Subdivision (OSCS) are hereby amended as follows:

- (4) Historic Building and Structure: A structure which has been identified by the Washington County History Network Inventory or the State Historic Preservation Office and other undesignated structures such as residences and barns having public value due to the notable architectural or historic features relating to the cultural heritage of the County and the City.
- (8) Open Space Conservation Subdivision: A grouping of residential structures on smaller lots than allowed in the specific zoning district, leaving some land dedicated as open space. Major subdivisions where bonus lots are allowed providing for the maximum possible protection of ecologically significant areas, natural landscapes, scenic attributes, open space, and cultural features.

**Section 6.** Section 12.9(3) Bonus Density is hereby amended as follows:

- (3) Bonus Density.

An open space conservation subdivision that provides the minimum open space for the zoning district and meets the other purposes of Chapter Two, 12.1 shall receive a 25% bonus. The number of bonus lots allowed is directly tied to the quantity and quality of preservation and protection afforded natural landscapes, open space, and cultural features.

The maximum bonus permitted in the “AG” District is 100% and in the “SR” District is 25%. No bonus is permitted in the “SFE” District.

The number of density units determined in (2) above may be increased by the percentage indicated if the development complies with one or a combination of the following standards. Determination of actual bonus densities shall be based upon findings of the Planning Commission and decision of the City Council.

- (A) Providing affordable housing, to include a minimum of 25 percent of all units that would be affordable to moderate-income households, as defined by the Metropolitan Council for the latest year in which the affordable housing threshold is established. 5 %
- (B) Preservation of historic features and historic buildings and structures, identified as those sites inventoried by the Washington County History Network and the State Historic Preservation Office and other undesignated structures such as residences and barns having public value due to the notable architectural or historic features relating to the cultural heritage of the County and the City. 10 %

- (C) Orientation of at least 75% of the lots around one clearly defined central focal point such as one or more of the following:
1. A central green or square.
  2. A physical amenity such as a meadow, a stand of trees, a stream or other water body, or some other natural feature. 15 %
- (D) A street designed with boulevards planted with shade trees and with a central “parkway” or median, at least 25 feet wide. 5 %
- (E) Utilization of a community sewage disposal system. 10 %
- (F) Utilization of a community water system. 15 %
- (G) Preservation of or establishment of woodlands and forests as identified by the Minnesota Land Cover Classification System. 10 %
- (H) Preservation of agricultural lands (areas currently used for agriculture) with prime soils as identified by the Metropolitan Council’s Digital Atlas. 10 %
- (I) Protection of ecologically sensitive features. These areas are defined as those identified as such by the Minnesota DNR’s Metro Area Ecological Assessment. 10 %
- (J) Preservation of native plants and animal habitat as identified by the Minnesota County Biological Survey and areas within the DNR-designated habitat corridors. 10 %
- (K) Preservation of priority scenic views as identified by the City, especially as viewed from public roads and property. 10 %
- (L) Creating open space that is contiguous to existing designated open space or part of potential open space defined as areas sharing a boundary with parks, public lands, planned parks and trails, and areas under conservation easement. 10 %
- (M) Preservation of natural drainage systems through the use of Best Management Practices for stormwater management including but not limited to raingardens, rainbarrels, swales, and infiltration trenches. 10 %

- (N) Restoring native habitat appropriate to the site as recommended by the City’s ecologist based on the ecologist’s field analysis. 10 %
- (O) Implementing open space stewardship practices as recommended by the City’s ecologist based on the ecologist’s field analysis. 10 %

**Section 7.** Section 12.10(2)(H) is hereby deleted.

**Section 8.** The words in the left hand column adjacent to 12.10(2)(H) “The “focal point” insures that the central feature of the development is always either a natural feature or “designed” open space such as a green or parkway” are hereby deleted.

**Section 9.** Section 13.4(2) is hereby amended as follows:

- (2) For Open Space Conservation Subdivisions, at least one “pre-concept” or “workshop” meeting shall be held before going to the Planning Commission for the formal concept review. The purpose of the pre-concept meeting is to obtain agreement on the general design and layout of the subdivision, the project focal point(s), and in particular, to identify environmentally sensitive areas, natural landscapes, natural and cultural features and open space that is to be preserved on the project. The Applicant shall provide an aerial photo with 2-foot contour lines for the “pre-concept” meeting.

Passed and adopted by the City Council of the City of Scandia this 23rd day of January, 2007.

ATTEST:

\_\_\_\_\_  
Dennis D. Seefeldt, Mayor

\_\_\_\_\_  
Anne Hurlburt, Clerk/Administrator

2007003