

II. LAND USE

A. Land Use Goals and Objectives

Goal: Preserve the rural, agricultural character of Scandia through zoning regulations, ordinances, and site design standards

Objectives:

- Conduct development in a manner that is sensitive to the impact upon natural features and to environmental constraints, including but not limited to scenic views, surface water, wetlands, slopes, woodlands, vegetation, drainage ways, shorelands, and flood plain areas.
- Coordinate with property owners, other governmental units and agencies, and developers to protect high quality natural areas and historic resources
- Encourage low-impact development techniques in new developments.
- Explore programs and development concepts that encourage creative methods to preserve rural character and natural resources.
- Achieve compatible relationships between different types of land uses by utilizing design standards, appropriate buffers, land use transitions and high-quality design

Goal: Manage land use to prevent the premature demand for extension of urban services and in ways that allow existing service levels to meet service needs.

Objectives:

- Require that land proposed for development is served or will be able to be served with adequate infrastructure, including sewage treatment systems, streets, and storm water management systems.
- Require all new development be consistent with the Comprehensive Plan

Goal: Ensure a variety of lot sizes to create affordable development opportunities to best meet the needs of residents and businesses in Scandia.

Objectives:

- Encourage greater density where appropriate to preserve natural features and areas.
- Ensure suitable land is available for potential commercial and industrial employment and business opportunities.

Goal: Ensure agricultural uses are part of the community as a viable long-term land use.

Objectives:

- Encourage a variety of agricultural operations, including small-scale metropolitan orientated agriculture, value-added production, and small scale agricultural-related commercial uses.
- Encourage participation in the Agricultural Preserves Program through compatible zoning districts and educational materials and resources
- Review current development regulations to allow compatible secondary uses such as low density residential, commercial recreation, and agriculture-related commercial in areas where agriculture is the predominant use.

Goal: Allow for the safe and orderly extraction of aggregate resources now and in the future while protecting sensitive resources on or near those properties and providing for transitions to other uses when resource extraction is complete.

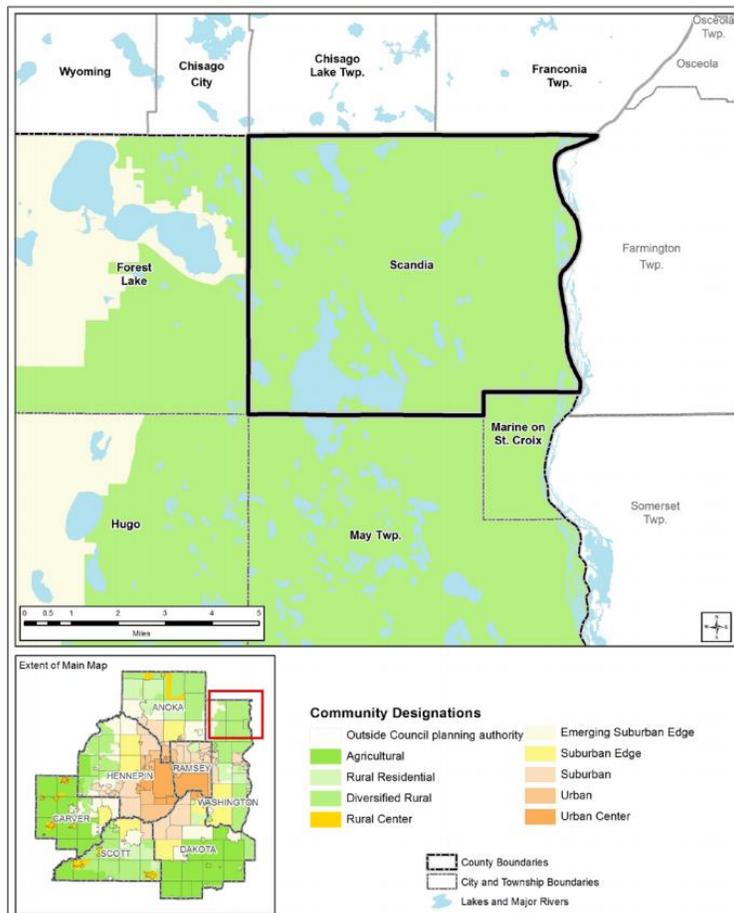
Objectives:

- Implement performance standards for the management of existing mining operations in order to minimize or prevent negative impacts to resources and nearby land uses.

B. Community Designation

According to the Metropolitan Council, Scandia is designated as Diversified Rural in the Metropolitan Area. Communities that are part of this designation contain a variety of agricultural and non-agricultural land uses. These areas both protect rural, agricultural lands while offering potential for future development. On average, development density in Diversified Rural areas average to 4 units/40 acres. In the future, Diversified Rural communities could face land use incompatibilities should future development occur and urbanization expand. Some communities with the Diversified Rural designation are included in the long-term service area expiation of the wastewater system from the Metropolitan Council, but Scandia is not within that extension.

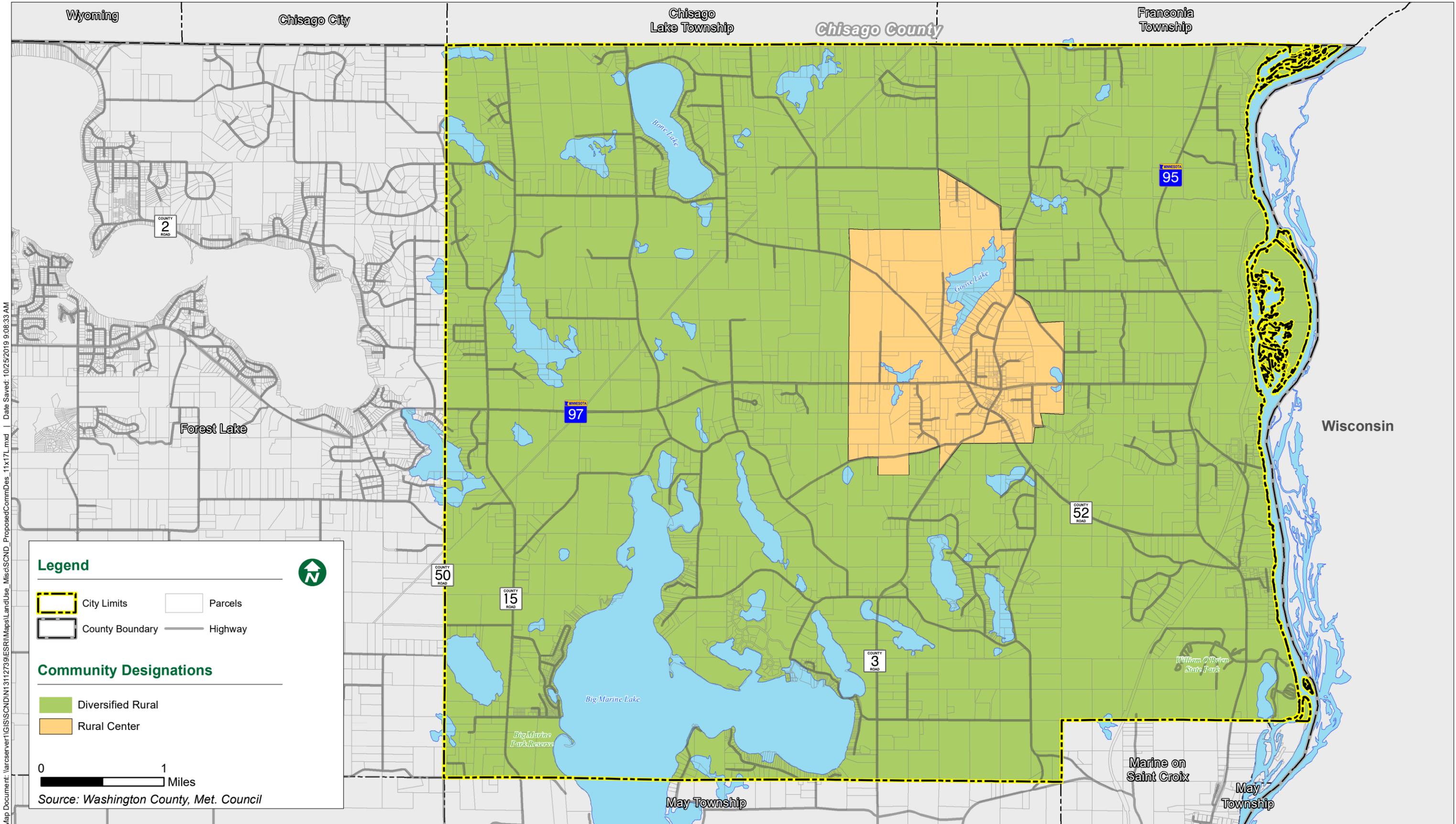
Figure II-A - Community Designation Map



Source: Metropolitan Council

While the Diversified Rural designation accurately describes the character and future vision for much of the city, it does not meet all of Scandia’s needs or goals. Since the adoption of the last Comprehensive Plan, it has become evident there is a need and desire to focus development in specific areas of the city to both preserve agricultural and open spaces while fostering a sense

of community and supporting both residential and commercial/economic development. To achieve this, one area of the City of Scandia has been proposed to be designated as Rural Center, shown in Figure II-B.



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Rural Centers are local commercial, employment, and residential activity centers serving rural areas in the region. The proposed Rural Center in Scandia is surrounded by agricultural lands and serves as the center of commerce to surrounding farmlands and the accompanying population. Rural Centers are expected to plan for higher-density commercial uses and compatible higher-density residential land uses to ensure efficient uses of existing infrastructure investments.

The proposed Rural Center already serves as a residential and commercial hub for the City of Scandia and the region. Changing the Community Designation to Rural Centers acknowledges the role this area already serves. This area will be guided for higher density development and redevelopment, including residential, commercial, and retail, making use of existing infrastructure and services in this location. This creates more opportunities for connected neighborhoods and commercial centers while preserving large, contiguous areas of Scandia for open space, agriculture, and outdoor recreational uses.

C. Forecasts

As of 2015, approximately 3,896 people lived in Scandia in roughly 1,518 households. Projected populations, households, and employment are detailed in Table II-A, and historical populations, households and employment are provided in Table II-B.

Table II-A – Forecasted Population, Housing, & Employment					
	2010	2015	2020	2030	2040
Population	3,934	3,896	4,260	4,630	4,950
Households	1,498	1,518	1,700	1,910	2,100
Employment	519	540	620	690	730

Source: Metropolitan Council and American Community Survey

Table II-B – Historical Population, Housing, & Employment						
	1970	1980	1990	2000	2010	2015
Population	1,513	2,858	3,197	3,692	3,934	3,896
Households	408	851	1,060	1,294	1,498	1,518
Employment	40	50	387	272	519	540

Source: US Census

Scandia experienced rapid population growth throughout the 1970s, increasing the city’s total population 89% in 10 years, providing an average of 8-9% annual growth. Many factors contributed to Scandia’s growth between 1970 and 1980, including the completion of Interstate 35, improvement of county and state highways, inexpensive land, conversion of seasonal cabins to year-round homes, and an influx of urbanites in search of a rural lifestyle. This also fueled residential development, increasing the number of households in Scandia at similar rates. From 1980 to 1990, Scandia saw continued growth, averaging about 3% annual population growth. Previous to this period of growth, Scandia’s population was relatively stable if not declining, shifting from 941 in 1930 to 899 in 1950 as farm residents moved to more urban areas.

Population growth in Scandia has gradually slowed in more recent decades. From 1990 to 2000, the population in Scandia grew 15% and only grew 6.5% from 2000 to 2010. Population projections continue growth into 2040; the City of Scandia is anticipated to add about 1,000 more residents by 2040. Likewise, the number of anticipated households is anticipated to grow, but at a much lower rate than previously experienced. However, this will be influenced by the

average number of persons per household, which has been decreasing region wide.

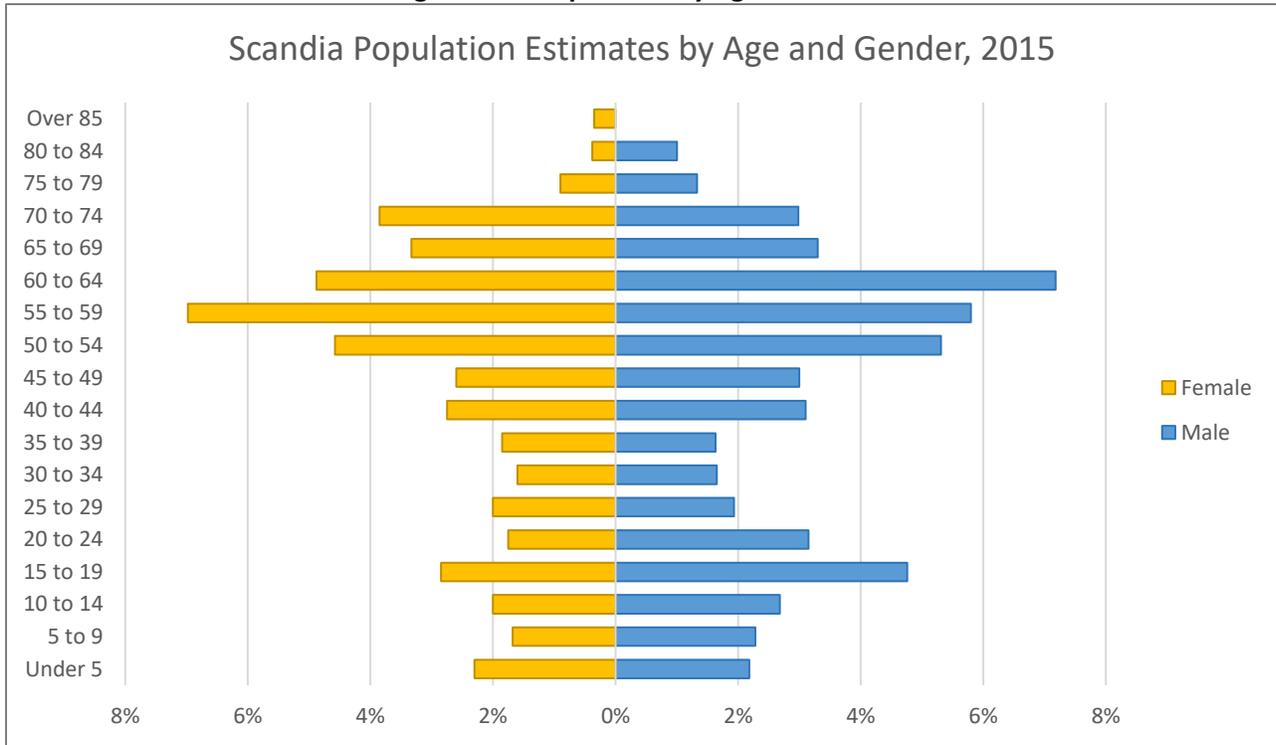
While population and household saw the most growth between 1970 and 1980, employment in Scandia saw major growth between 1980 and 1990. Employment projections through 2040 show an average growth rate of 11% per decade, keeping pace with modest population projections. The ability of the City of Scandia to accommodate more employment will depend on the availability of services, expansion of mixed uses and commercial zoning areas, and flexible use of agricultural land to meet future market demands.

D. Demographics

1. Age

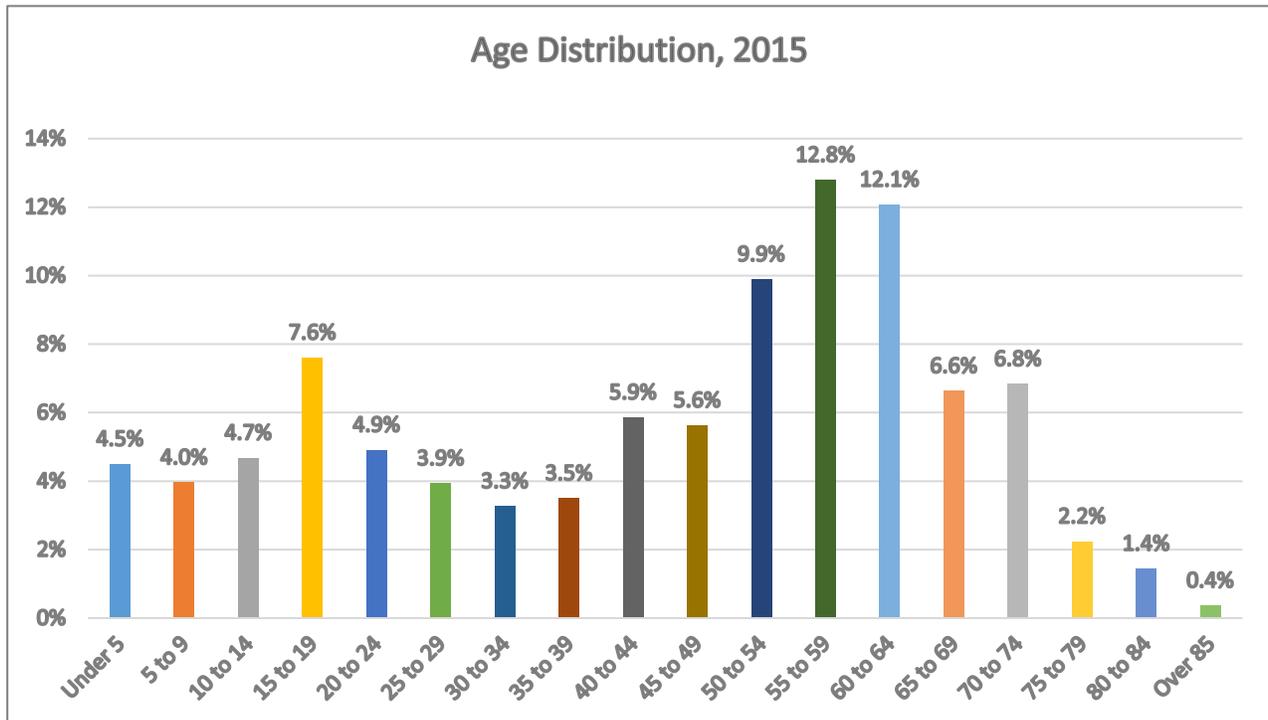
Figure II-C shows the population of Scandia in 2015 separated by sex and age cohorts. The population of Scandia trends to be considerably older than the region. The dominant age groups within Scandia are 55 to 59 years old at roughly 13% of the population and 60 to 64 years old at 12% of the population. The number of youth in Scandia (under 20 years old) is also low, representing about 21% of the total population. Figure II-D details the age distribution of Scandia residents in 2015.

Figure II-C - Population by Age and Sex



Source: 2011-2015 American Community Survey

Figure II-D - Age Distribution



Source: 2011-2015 American Community Survey

Comparing the median age in Scandia to surrounding municipalities and the State, Scandia is considerably older with a median age of 51.7 years. Median ages of nearby municipalities can be seen in Table II-C. The only community near Scandia with a similar age distribution and median age is Marine on St. Croix. Stillwater has a median age 11.2 years younger and Forest Lake 14.5 years younger. Washington County as well has a younger median average by 12.8 years and Minnesota as a whole is lower by 14 years.

Table II-C – Median Age Comparison		
Municipality	Median Age	Difference from Scandia
Scandia	51.7	-
Marine on St. Croix	51.5	0.2
Stillwater	40.5	11.2
Forest Lake	37.2	14.5
Washington County	38.9	12.8
Minnesota	37.7	14.0

Source: 2011-2015 American Community Survey

2. Housing Tenure

Scandia residents have a history of living in the community for several years. In 2015, over 62% of residents lived in their homes for more than 15 years. The largest group of householders had lived in their house for 6 to 15 years (about 32% of all householders). Scandia has higher proportions of residents living in their home for over 15 years, compared to the average for Washington County, shown in Table II-D.

Table II-D – Years Householder Has Lived in Unit, Percent of Total Households		
Years in Unit	Scandia	Washington County
1-5 years	6.3%	16.3%
6-15 years	31.8%	43.1%
16-25 years	25.3%	21.5%
26-35 years	19.2%	9.4%
36 years +	17.5%	9.7%

Source: 2011-2015 American Community Survey

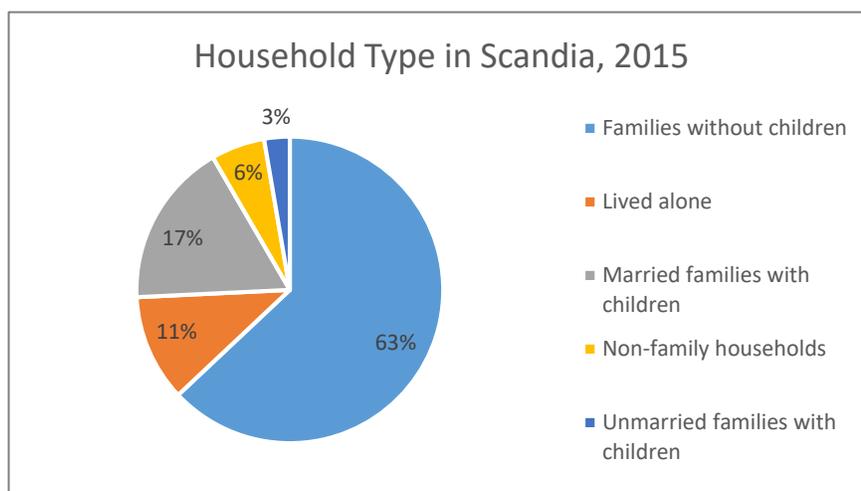
3. Household Size and Number

As shown in **Table II-A – Forecasted Population, Housing, & Employment**, there were approximately 1,476 households in Scandia in 2015. The number of households is projected to increase into 2040. The number of households in Scandia has increased at a rate greater than the population for the last 45 years. This is due in part to the gradual decrease in the average number of persons per household, which is noted in Table II-E. The average number of persons per household is also influenced by age and general socio-economic status of Scandia residents.

Table II-E – Household Size and Number						
Year	1970	1980	1990	2000	2010	2015
Number of Households	408	851	1,060	1,294	1,498	1,476
Persons per Household	3.87	3.36	3.02	2.84	2.61	2.61

Household type also influences the average number of persons per household. In 2015, the majority of households in Scandia consisted of families without children, shown in Figure II-E. Approximately 20% of all households in Scandia have children, which aligns with Community Survey responses (See Appendix A). The large percentage of families without children is atypical; about 36% of households in Washington County are families without children.

Figure II-E – Household Types in Scandia



Source: Metropolitan Council Tabulation of 2011-2015 American Community Survey

4. Race/Ethnicity of Population

Table II-F shows the racial composition of Scandia residents in 2015. About 97% of Scandia’s population identified as “White alone,” with all other racial groups made up the remaining 3% of the population. About 8% of the city’s population identified as Hispanic or Latino. American Community Survey data for 2011-2015 are estimates, meaning the margin of error, especially for small sample sizes, is high. As a comparison, only 1% of the city’s population identified as Hispanic or Latino in the 2010 census.

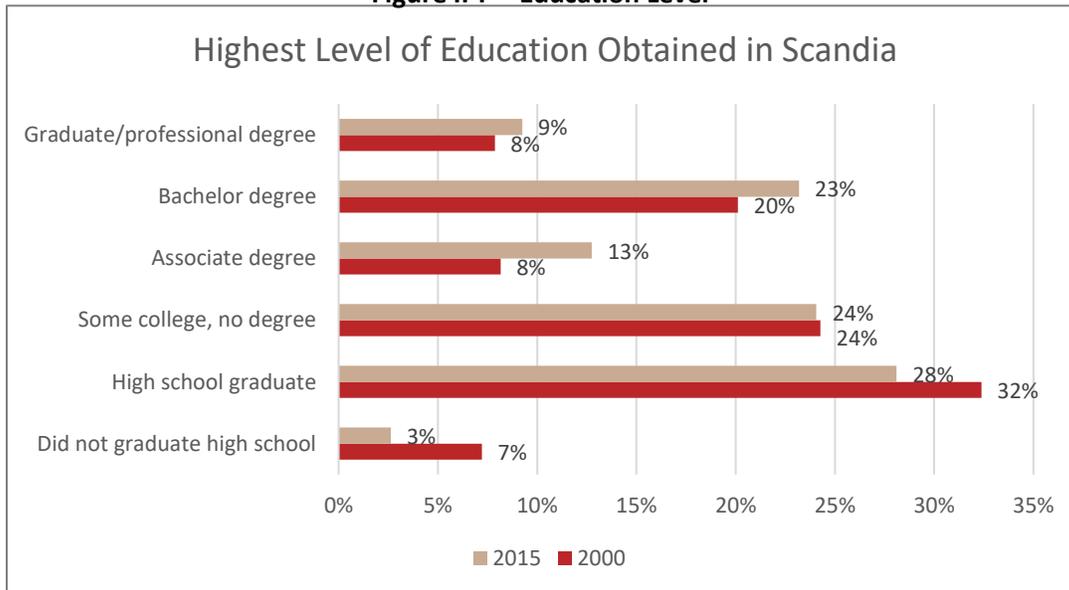
Table II-F– Race of Scandia Residents in 2015	
Race	Percent of Population
White	97.2%
Black	0.7%
American Indian/Alaskan Native	0.9%
Asian	0%
Native Hawaiian/Pacific Islander	0%
Some Other Race	0.4%
Two or More Races	0.8%

Source: American Community Survey, 2011-2015

5. Education

Scandia residents are becoming increasingly educated. Since 2000, the number of Scandia residents age 25 and older with some level of college education has increased while the number of residents with a high school education or less has decreased.

Figure II-F – Education Level



Summary

- Scandia has an older population than the rest of Washington County. The ability of the city and the County to provide services will impact the ability of residents to age in place.

- Scandia has a large number of two-person households, which is likely attributed to the large number of older residents. Only 1 in 5 homes in Scandia has children, which will impact schools, services, and future population growth of the city.
- Scandia’s population remains fairly homogenous, though the number of residents identifying as Hispanic/Latino has increased.
- Residents are becoming increasingly educated, which may influence the desired types of employment and median household incomes.

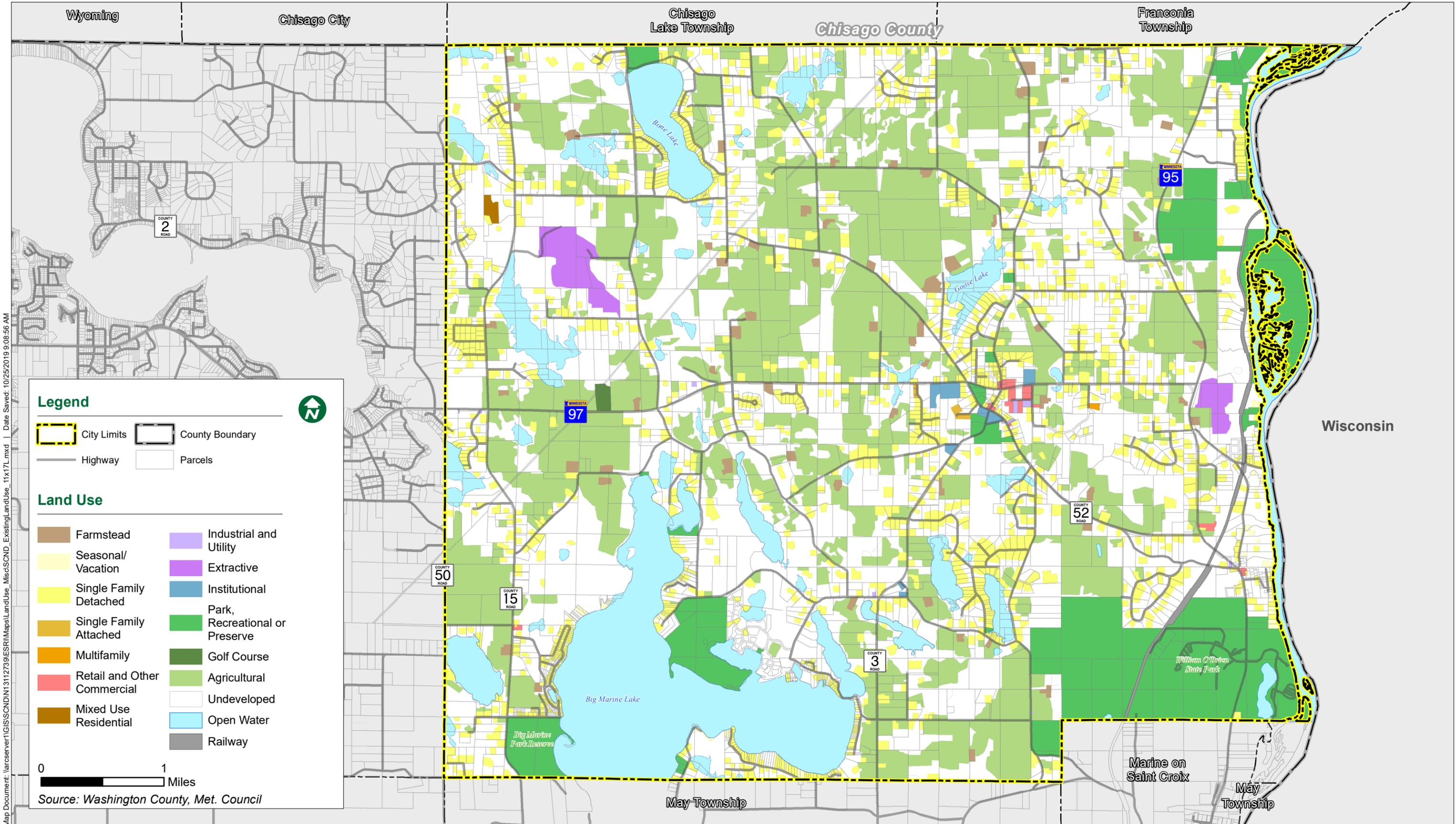
E. Existing Land Use

A large portion of land in the City of Scandia is currently undeveloped, about 41% of total acreage in the city. The most prominent land use in the city is agriculture, making up about a quarter of land in Scandia. Open water makes up 13% of land in Scandia, and residential uses make up about 10% of the city’s total land. Figure II G shows the existing land uses in the City. Table II-G further details current land use in Scandia.

Table II-G – Existing Land Use		
Land Use	Gross Acres	Percent of Total
Agricultural	6,425.5	25%
Extractive ¹	197	1%
Farmstead	218.7	1%
Golf Course	17	0.07%
Industrial and Utility	11	0.04%
Institutional	46.6	0.2%
Mixed Use Residential	13	0.05%
Multifamily	3	0.01%
Open Water	3,252	12.8%
Park, Recreational, or Preserve	2,147	8%
Railway	73	0.3%
Retail and Other Commercial	34.8	0.1%
Seasonal/Vacation	70.7	0.3%
Single Family Attached	9.5	0.04%
Single Family Detached	2,610	10.3%
Undeveloped	10,347	41%
Total	25,475	100%

Source: Metropolitan Council Data, 2016

¹ Extractive includes areas that identified on an aerial photo as currently mined or mined in the past.



Legend

City Limits County Boundary
 Highway Parcels

Land Use

Farmstead	Industrial and Utility
Seasonal/Vacation	Extractive
Single Family Detached	Institutional
Single Family Attached	Park, Recreational or Preserve
Multifamily	Golf Course
Retail and Other Commercial	Agricultural
Mixed Use Residential	Undeveloped
	Open Water
	Railway

0 1 Miles

Source: Washington County, Met. Council

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Table II-H identifies the number of existing housing units in each land use category.

Table II-H – Existing Net Residential Density (in Planned Land Use Categories)						
Planned Land Use Category	Single Family Number of Units	Multi-Family Number of Units	Acres Gross Residential	Acres Development Constraints (wetlands, parks, ROW, etc.)	Net Residential Acres	Net Density Units/Acre
	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E=C-D</i>	<i>(A+B)/E</i>
Agricultural Core	229	0	6,953	731	6,221	0.04
General Rural	881	30	9,679	1,232	8,447	0.11
Rural Mixed Use	110	0	419	150	269	0.41
St. Croix River District	60	0	681	114	567	0.11
Village Neighborhood	133	0	1,480	150	1,330	0.10
Village Mixed Use	65	0	287	18	269	0.24
Recreation Area Protected	10	0	2,132	1,566	567	0.02
Total	1,488	30	21,632	3,962	17,671	0.09

Source: Washington County Parcel Data

Scandia’s zoning code specifies maximum density for various residential development. Based on these requirements, Table II-I shows the number of housing units per acre that can be developed under current zoning regulations. These densities are anticipated to remain the same in corresponding future land uses. Most large lot residential zoning districts require lots to be a minimum of two acres, and all zoning districts have a maximum lot coverage of 25%. Bonus densities in the Village Neighborhood District allow up to one dwelling unit per acre. This is done to make efficient use of existing resources in Village Neighborhood and to guide residential development to these areas to help preserve agricultural lands and open spaces from development.

Table II-I – Current Residential Allowed Density Ranges	
Land Use Category	Units/Acres (Ordinance Standards)
St. Croix River District	4/40
Agriculture Core District	4/40
General Rural District	4/40
Village Neighborhood District	1/2.5
Village Mixed Use A District	1/2.5
Village Mixed Use B District	1/2.5

Until sewer improvements are made, zoning in the Rural Mixed Use area will remain General Rural.

The zoning code for the City of Scandia provides a maximum lot coverage for commercial and industrial development. The Metropolitan Council has provided estimates for the number of employees per square feet in various employment types; rates range from 556 square feet per job at the low end (medical clinics) to 2,500 square feet per job at the high end (hotels). Using the city’s lot coverage allowance as guidance, an estimate of jobs/square foot can be estimated to project future employment based on future land use designations and planned development.

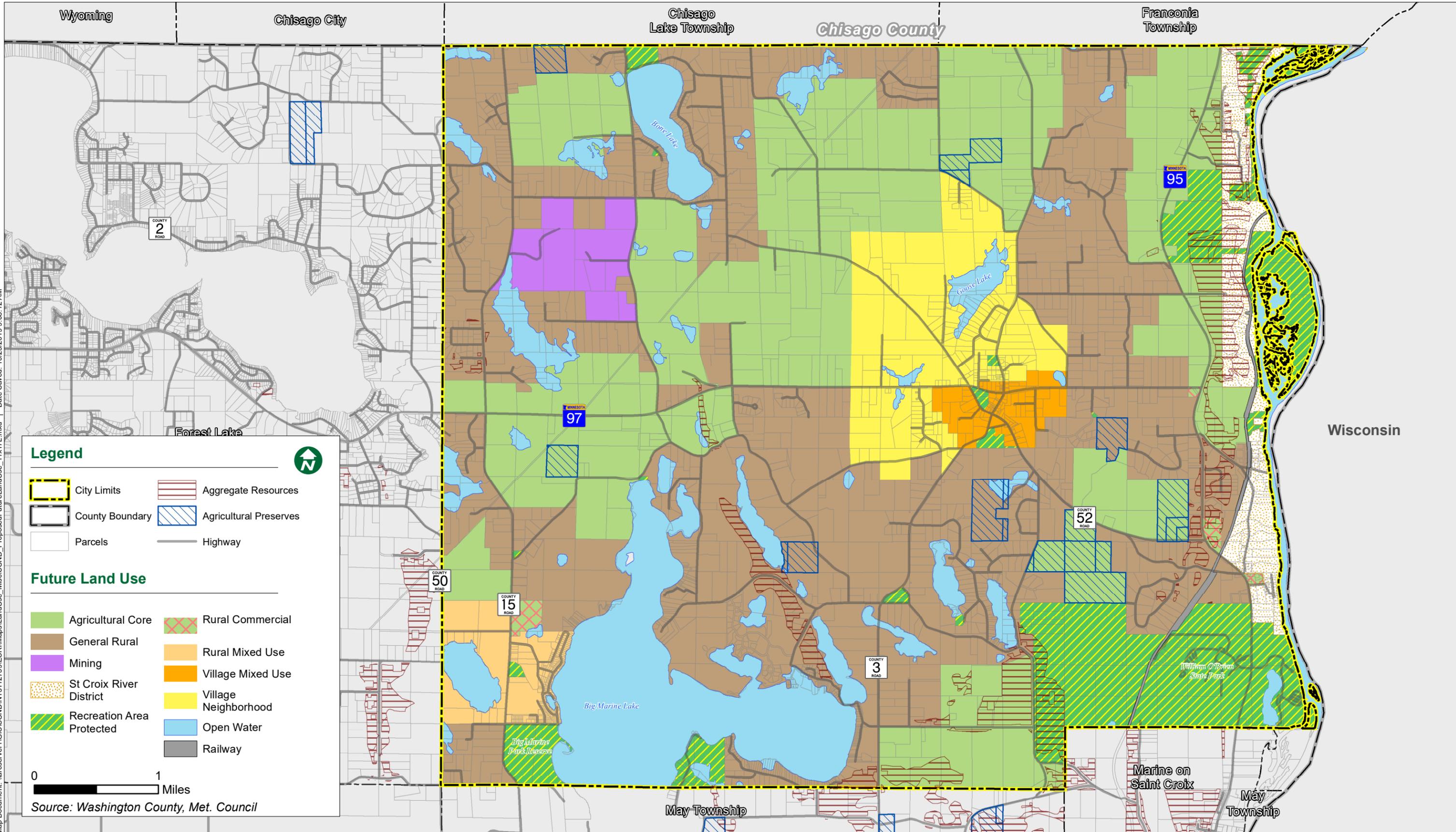
The Village Mixed Use A District allows a maximum lot coverage of 80 percent. The Rural Commercial District, Village Mixed Use B District, and Industrial Park District all allow a maximum lot coverage of 65 percent.

F. Future Land Use

The 2040 Land Use Map (Figure II-H) shows the desired land use for all property in Scandia. Table II-J summarizes the planned land uses by category shown on the map. The planned future land uses shown on this map reflect previous community planning efforts as well as desired updates identified as part of the 2040 Comprehensive Plan Update process.

Table II-J – Planned Land Use		
Land Use	Gross Acres	Percent of Total Area
Agricultural Core	6,953	27%
General Rural	9,679	38%
Mining	443	1.7%
Rural Commercial	75	0.3%
Rural Mixed Use	419	1.6%
St. Croix River District	681	2.7%
Village Neighborhood	1,480	5.8%
Village Mixed Use	287	1.1%
Recreation Area Protected	2,132	8.4%
Open Water	3,252	12.8%
Railway	73	0.3%
Total	25,475	100%

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City Limits	Aggregate Resources
County Boundary	Agricultural Preserves
Parcels	Highway

Future Land Use

Agricultural Core	Rural Commercial
General Rural	Rural Mixed Use
Mining	Village Mixed Use
St Croix River District	Village Neighborhood
Recreation Area Protected	Open Water
	Railway

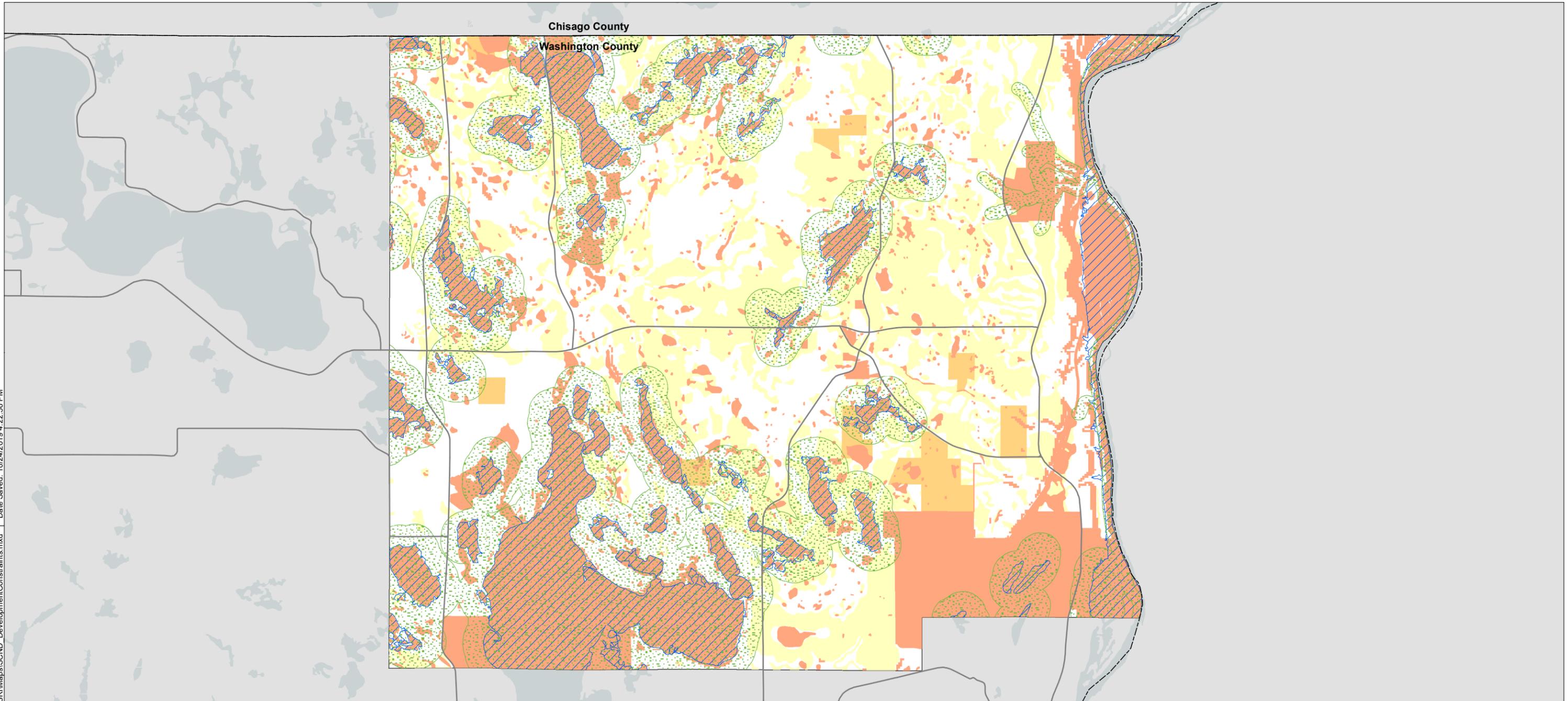
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Source: Washington County, Met. Council

Future land use designations were determined by a variety of factors, including an analysis of existing land use, the current land use plan, and development constraints. Factors impacting development include:

- Existing regional parks, Wildlife Management Areas, and Scenic and Natural Areas;
- Steep slopes;
- Wetlands and waterbodies;
- Roads, railroads, and the Regional Bike Trail Network;
- Shoreland and flood plain;
- Agricultural Preserves; and
- Prime farmland.

Figure II-I maps development constraints in the City of Scandia.



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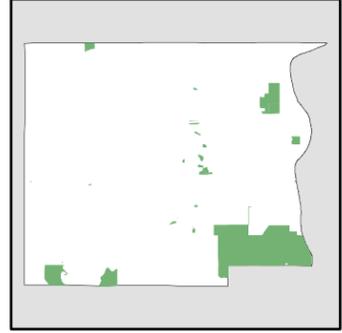
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 Undevelopable*	Other Considerations	 Municipal Boundary	 County Boundary
 Agricultural Preserves	 Shorelands	* Undevelopable layer is a compilation of the four categories (Parks, Steep Slopes, Wetlands & Waterbodies, and Road, Rail & Trails) shown to right.	
	 100 Year Floodplain	† Wildlife Management Area & Scientific and Natural Area	
	 Prime Farmland	‡ Regional Bike Trail Network	

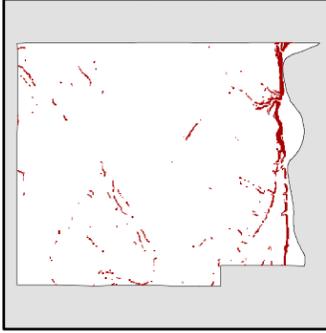
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Source: Met. Council, Dakota County, MnDNR, NRCS, MnDOT

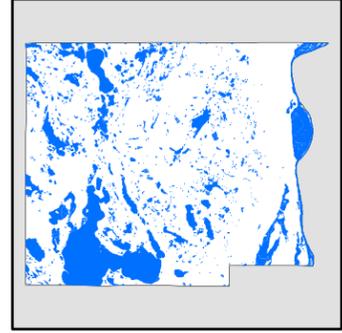
Parks, WMAs, & SNAs †



Steep Slopes



Wetlands & Waterbodies



Road, Rail, & RBTN ‡

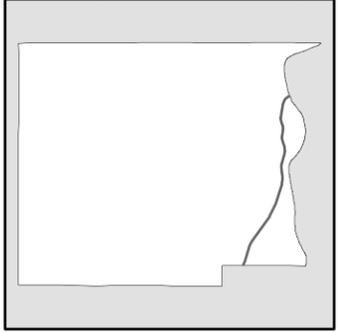


Table II-K summarizes the developable land available by decade in future land uses classifications. Non-developable land includes areas that cannot be developed, such as wetlands, steep slopes, and the road right-of-way, as well as existing development. Development is forecasted for each decade at existing land use densities, adding to the amount of non-developable land in each land use. Forecasted development is based on projected housing and employment needs (as projected in Table II-B, *Forecasted Population, Households and Employment*), minimum lot sizes by each land use district and an anticipated allocation of the projected housing development between each of the land use districts. The planned future land uses shown on this map reflect previous community planning efforts as well as desired updates identified as part of the 2040 Comprehensive Plan Update process.

Table II-K – Planned Land Use Net Acres								
Planned Land Use Category	2015 (Current)		2020		2030		2040	
	Developable	Non-Developable	Developable	Non-Developable	Developable	Non-Developable	Developable	Non-Developable
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres
Agricultural Core	5688	1265	5588	1365	5488	1465	5388	1565
General Rural	6121	3559	5710	3969	5310	4369	4903	4776
Mining	262	181	262	181	262	181	262	181
St. Croix River District	296	385	206	475	106	575	6	675
Rural Commercial	45	30	44	32	42	34	41	35
Rural Mixed Use	269	150	269	150	269	150	195	224
Village Mixed Use	125	162	109	178	88	199	67	220
Village Neighborhood	1,080	400	780	700	430	1,050	200	1,280
Open Water	0	3,252	0	3,252	0	3,252	0	3,252
Recreation Area Protected	0	2132	0	2132	0	2132	0	2132
Railway	0	73	0	73	0	73	0	73
Total	13,887	11,589	12,968	12,507	11,995	13,480	11,062	14,413

To meet projected housing needs, it is anticipated homes will be developed in the following percentages in each respective land use district.

Table II-L – Planned Land Use Development Characteristics	
Land Use	Percent of Anticipated Housing Units
Agricultural Core	5%
General Rural	21%
Rural Mixed Use	5%
St. Croix River District	5%
Village Neighborhood	60.4%
Village Mixed Use	3.4%

The following land use descriptions will be used for planning purposes and correspond to the planned land use designations on the Planned Land Use Map.

a) Agricultural Core

The Agricultural Core district is established to protect and preserve land for long-term agricultural production. Over time, the nature of agricultural production in Scandia will most likely change from traditional dairy farms to specialty agriculture and agriculture production for local/metropolitan markets. Residential development compatible with agriculture uses (4 per 40 density) and parks will be a secondary land use in this district. This designation corresponds with the Agricultural Core Area zoning district in the current zoning ordinance.

b) General Rural

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 densities of ten acre or less and areas that have larger parcels still used for agriculture. The area includes 10-acre parcels, but also a number of existing smaller parcels and some parcels enrolled in the Agricultural Preserves Program. Single-family residential dwellings are the primary land use for the General Rural area at densities of 4 units per 40 acres. Secondary land uses include agricultural production, including small-scale production, parks and recreation, and public and private institutions. Recreational commercial uses are allowed as a conditional use. This designation corresponds with the General Rural District in the current zoning ordinance.

c) Village Mixed Use

This land use category recognizes the significant contribution of the existing village center to the overall character of the community. New commercial, retail, and residential activity will be encouraged in order to develop and redevelop areas in the village center while maintaining the historic nature of the village center. Primary land uses in the Village Mixed Use area include commercial, office, retail, public and private institutions, civic buildings, light industrial, and parks and recreation. Residential uses, including single family homes, townhouses and multi-family buildings, will be a secondary use. 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. This designation corresponds with the Village Mixed Use A and B Districts, and the Planned Industrial District in the current zoning ordinance. The zoning ordinance requires a minimum lot size of 2.5 acres per unit. Higher densities up to one unit per acre may be permitted through Conservation Design or Cluster Development, Conditional Use Permits, or Planned Unit Developments on a case by case basis, depending on the land use intensity and the ability of the site and/or system to manage wastewater. Per the City Development Code Chapter 2, Section 6, density bonuses up to 75% will be considered for multi-unit developments if providing community value through agricultural land protection, life-cycle housing or natural resource protection or other amenities. This is consistent with existing multi-unit developments like the Oakhill Cottages. While exact proportions of uses will be dependent on development, it is anticipated the Village Mixed Use District will have roughly 60 percent commercial/office/retail uses and 40 percent residential uses.

d) Village Neighborhood

The Village Neighborhood area is a planned extension of the existing Village Center, located adjacent to and north and west of the Village Center. This land use category designates a growth area surrounding the village and is intended to support single and multi-family residential uses on lot sizes reflective of the existing village lot sizes. This corresponds with the Village Neighborhood District in the current zoning ordinance.

The primary land use for the Village Neighborhood area will be small-lot, single-family residential uses. Public and private institutions, civic buildings, and 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, the City of Scandia hopes to protect agricultural and natural resource areas from development pressure. The zoning ordinance requires a minimum lot size of 2.5 acres per unit. Higher densities up to one unit per acre may be permitted through Cluster Development or Conservation Design practices, Conditional Use Permits, or Planned Unit Developments on a case by case basis, depending on the land use intensity and the ability of the site and/or system to manage wastewater. Per the City Development Code Chapter 2, Section 6, density bonuses up to 75% will be considered for multi-unit developments if providing community value through agricultural land protection, life-cycle housing or natural resource protection or other amenities. This is consistent with existing multi-unit developments like the Oakhill Cottages.

e) St. Croix River District

The St. Croix River District 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 seasonal home 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. This corresponds with the Lower St. Croix River Corridor Overlay District in the current zoning ordinance.

New development in the St. Croix River District will be at a density of 4 units per 40 acres. Smaller lots may be permitted through the use of open space conservation subdivisions but may not exceed maximum densities. Viewsheds should be considered and protected in the siting of structures and driveways.

f) Rural Commercial

The Rural Commercial 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 to complement Village Center commercial uses. Rural Commercial areas are designated at the historic commercial nodes of the Big Marine Store, Copas/Abrahamson Nurseries, and the intersection of Highways 95 and 97. Commercial uses reflecting the historic nature of the community 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 community. This corresponds with the Rural Commercial District in the current zoning ordinance.

g) Rural Mixed Use

The Rural Mixed Use area is located to the west of Big Marine Lake. This is a new land use category and is intended to allow for single-family residential development connected to the Big Marine Store rural commercial area. Single family residential would be at a maximum density of 4 units per 40 acres. Some civic buildings, small commercial, and parks and recreation uses will also be allowed. It is anticipated the Rural Mixed Use District will have roughly 85 percent residential uses and 15 percent commercial or civic uses.

Improvements to the existing community system are necessary to permit higher density in this area. Until that occurs, new development will be limited in this area. Section 5 of the City of Scandia's Subdivision Ordinance includes lack of adequate sewage treatment systems as a condition of premature development within the City, which shall not be approved by City Council. Until the sewer is improved, the current General Rural zoning district will remain in place, preserving land at residential densities of 4 units/40 acres to be consistent with the Diversified Rural community designation. Upgrades and improvements to the community system will occur alongside new development in the area. The presence of wetlands and the additional regulations of the shoreland overlay district, which covers many parcels in this area of the City, will likely be constraining factors for both new development and sewer improvements.

However, it is the intention of the City of Scandia to encourage development and higher densities in this area once improvements to the community sewer are made. To that end, the City will work to amend the zoning ordinance and comprehensive plan as needed to implement higher densities and land use once the infrastructure is sufficient.

h) 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. This designation corresponds with the Agricultural Core Area, Agricultural Preserves, and General Rural Districts in the zoning ordinance.

i) Mining

The Mining area includes areas in the City of Scandia with active, permitted mining operations. 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. This corresponds with the Aggregate Mining Overlay District in the current zoning ordinance.

The following overlay district will also guide land uses in specific, sensitive areas:

- **Agriculture Preserves Overlay District (AP)**

The Agricultural Preserves Overlay plans for the continuation of the Agricultural Preserves Program in Scandia. This overlay is intended to encourage the continuation of agriculture through ensuring the availability of the Program to qualifying agricultural landowners.

The Agricultural Preserves Overlay lies over the primary agricultural future land use area, the Agricultural Core Area. The Agricultural Preserves Overlay allows 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 benefits 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.

While the underlying zoning district (Agricultural Core Area) allows four 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 per program requirements.

Additional details on the corresponding zoning districts are included on Table X-A in the Implementation chapter.

1. Density Calculations

Based on the above future land use plan and land use calculations, residential and commercial land use requirements have been calculated to help Scandia plan for and meet Metropolitan Council projections for population, households, and employment. Residential calculations are detailed in Table II-M and commercial calculations are detailed in Table II-N.

Residential

To meet forecasted 2040 population and household projections, the City of Scandia will need to add 582 housing units by 2040. These calculations show the number of acres needed to accommodate all needed housing units in each zoning district. Residential development is anticipated to take place in all residential zoning districts in an orderly manner consistent with the staging plan, discussed below. These calculations do not include the density bonuses. Actual acreage needed to accommodate future households and their locations will be influenced by market forces.

Table II-M – Residential Density Increase Calculations

Zoning Districts Permitting Residential Use	Density (Units/Acre)	Desired Distribution	Number of Households	Acres Needed	Current (2015) Developable Acres
Agricultural Core	4/40	5%	30	300	5,688
General Rural	4/40	21%	122	1,220	6,121
St. Croix River Corridor	4/40	5%	29	290	296
Rural Mixed Use	4/40	5%	7	73	269
Village Neighborhood	1/2.5	60.4%	352	880	1,080
Village Mixed Use	1/2.5	3.4%	20	50	125
Total		100%	560	2,813	13,889

Commercial

To meet forecasted 2040 employment projections, the City of Scandia will need to add 190 jobs by 2040. These calculations show the number of acres needed to accommodate all needed new jobs in each zoning district. Based on guided land use and available developable acres, Scandia has sufficient available vacant land to meet employment projections based on development in the Village Mixed Use (commercial/industrial) Rural Commercial, and Rural Mixed Use (both commercial) districts. Actual acreage needed to accommodate jobs will greatly depend on the types of businesses starting or expanding in Scandia. These calculations also do not include remote telecommuting, home occupations, or permitted employment opportunities in agricultural zoning districts, all of which will influence the number of acres needed to accommodate employment in Scandia.

Table II-N – Commercial/Industrial Increased Density Calculations

Zoning Districts	Density Range (Jobs/Acre)		Desired Distribution	Number of Jobs	Minimum Acres	Maximum Acres	Current (2015) Developable Acres
	Minimum	Maximum					
Village Mixed Use	14	62.4	60%	114	1.8	8.1	125
Rural Commercial	11.4	50.7	30%	57	1.1	5	46
Rural Mixed Use	11.4	50.7	10%	19	0.4	1.7	269
Total	-	-	100%	190	3.3	14.8	440

2. Staged Development or Redevelopment

The goal of a Staging Plan is to manage growth and guide the orderly and cost-effective provision of infrastructure at a rate that is consistent with forecasted growth, at the same time responding appropriately to market conditions. Table II-O identifies the staging of future growth in Scandia. This table indicates the anticipated timing and sequence of growth. It identifies the developable acres, number of housing units and jobs that may be developed in each 10-year planning period. The table is not intended to limit or to compel growth in any specific area within the planning period. Rather, it is an estimation of where growth may logically occur.

A staging plan cannot force development to occur but can be used as a tool to guide development appropriately. In many cases, cities choose to stage and time growth in an orderly and contiguous manner; however, there is nothing about adopting a staged growth plan that forces any private property owner to sell or develop their land before they wish to do so. The City of Scandia will make development decisions based on existing and development of new infrastructure, land capacity and market conditions.

Table II-O – Staging of Future Land Use Units/Jobs/Acres

Outside Urban Service Area	Average Density Range Housing		Existing Developable (2015)	2020		2030		2040	
				Units	Acres	Units	Acres	Units	Acres
Residential	Units/Acre		Acres	Units	Acres	Units	Acres	Units	Acres
Agricultural Core	0.1		5,688	10	100	10	100	10	100
General Rural	0.1		6,121	41	410	40	400	41	410
Rural Mixed Use	0.1		269	0	0	0	0	7	73
St. Croix River District	0.1		296	9	90	10	100	10	100
Village Mixed Use	0.4		125	5	13	7	18	8	20
Village Neighborhood	0.4		1,080	120	300	140	350	92	230
Average Density for New Development				560 units/2,814 = 0.20 units/acre					
Non-Residential	Estimated Employment/Acre		Developable Acres	Jobs	Acres	Jobs	Acres	Jobs	Acres
Village Mixed Use	14	62.4	125	53	3.8	50	3.6	11	0.8
Rural Commercial	11.4	50.7	46	27	2.4	20	1.8	10	0.9
Rural Mixed Use	11.4	50.7	269	0	0	0	0	19	1.67
Average Density for New Development				190 jobs/14.8 acres = 12.8 jobs/acre					

One of the main desires of this comprehensive plan is to preserve and augment the community character and history in Scandia. To support the Village Center, the social and economic heart of the city, infill development will be encouraged in vacant or underutilized lots. This will help encourage a vibrant Village Center and surrounding residential neighborhoods while utilizing existing infrastructure, guiding development and redevelopment in an orderly manner. The expansion of Village Neighborhoods and Village Mixed Use zoning districts will occur as market conditions allow.

The implementation of the Rural Mixed Use district west of Big Marine Lake will be contingent upon infrastructure repairs or upgrades. Most homes in this area are currently served by community sewer, which is aging and to the point of needing repairs. The City of Scandia is currently assessing options to best provide wastewater services to this portion of the city, discussed more in Chapter VI. Development in this area of the city should be aligned with future wastewater plans and investments.