

Approach for Deciding Where Rural Residential Strips Should Be Provided

The following approach will be used to guide the committee in determining where narrow strips of rural residential land should be provided along rural roads where the interior land will be designated Agriculture/Rural. The approach is intended to be applied to continuous road segments not on a parcel-by-parcel basis. The approach provides general guidance in establishing these residential strips recognizing that there are site specific circumstances that will also need to be taken into account.

The considerations outlined below are intended to be applied sequentially to first identify where strips are appropriate based on current land use patterns and then to work through where residential strips are inappropriate based on a variety of considerations.

Consideration #1 – Established Residential Pattern

A residential strip **should be provided** where there is an established pattern of residential uses along a rural road. An established residential pattern means at least 6-8 homes per half mile counting both sides of the road. In general, both sides should have a residential strip unless there is a significant reason not to based on the following considerations.

Consideration #2 – Reserve Area Adjacency

A residential strip **should not be provided** if the area adjacent to the road is a “reserve area” which may be reasonably be expected to be converted to a different use in the foreseeable future. There should be some realistic expectation that something will occur that will change the desired land use for the area.

Consideration #3 – Natural Resource Adjacency

A residential strip **should not be provided** if the area adjacent to the road has significant natural resource value. Areas with significant natural value include

areas that are zoned Resource Protection or are high value wetlands, 100 Year floodplains, significant wildlife habitats, and areas with steep slopes (>25%).

Consideration #4 – Conservation/Open Space Adjacency

A residential strip **should not be provided** where the adjacent land is protected open space or where there is a reasonable expectation that the land will be preserved as open space in the foreseeable future and residential development is inconsistent with that open space use.

Consideration #5 -- Ability to Provide Public Services

A residential strip **should not be provided** if residential development will tax the City's ability to provide municipal services as indicated by the following:

- the road is a gravel or dirt road
- the road is a poorly maintained paved road that will need to be improved to support residential development along it
- fire department response time exceeds 8 minutes
- school bus service cannot be provided without improving the road

Consideration #6 – Watershed Protection

A residential strip **should not be provided** along roads with undeveloped frontage that are located in the watershed of Lake Auburn unless the actual development will be required to be transferred outside of the watershed.

Other Considerations

The following other factors should be considered in deciding if a residential strip should be provided along a rural road:

1. If the road is designated as a collector or is an emerging rural collector road, consideration should be given to not providing a residential strip along it.
2. If there is a significant amount of active agricultural use along a road segment and creating limited residential development potential may contribute to maintaining that use, consideration should be given to providing a residential strip if there are no other factors that argue against providing a strip.