

**Resolution CC: Progressive Density Bonuses for Larger Tracts**

Proposed Zoning Ordinance Change to Stearns Ordinance 7.14.5 Open Space Density Bonus

WHEREAS protecting larger tracts from development is more ecologically beneficial and bureaucratically efficient; and

WHEREAS the amount of open space “protected” must remain the same (e.g. 80%) in any case; and

WHEREAS increasing the density bonus for larger tracts or for “transferred development rights” will provide more home sites and provide an incentive to protect more land; and

WHEREAS the Open Space Ordinance currently provides a flat density bonus regardless of the size of the tract being protected; therefore

BE IT RESOLVED that the Avon Hills Initiative supports the concept of a progressive bonus for housing allotments that increases as the amount of protected land in an Open Space development increases; and

BE IT FURTHER RESOLVED that the Avon Hills Initiative supports the concept of allowing “transferred development rights” which have been approved by the Townships and the County to be included in a progressive density bonus system; and

BE IT FURTHER RESOLVED that the Stearns County Environmental Services Department research this novel approach and propose details for consideration by the Planning Commission.

**Sample Alternative Open Space Bonus to encourage protecting larger parcels:**

Parcel Size	80 acres	120 acres	160 acres	200 acres
Home Allotments(1 per 40)	2	3	4	5
Home allotments with <u>current</u> 150% bonus regardless of parcel size	3	5	6	8
<u>Proposed</u> Bonus rate with cluster & open space protection	150%	200%	210%	225%
Homes allotments with cluster & open space protection	3	6	8	11
Acres per home site with 80% of land protected & bonus for larger parcels	5.3	4.0	4.0	3.6

Action taken:

Recommended by vote of the Executive Committee for adoption by the full group:

Motion passed executive committee

Date: 8 December 2004

Chris Schellinger, Chair

The concepts of these resolutions had been previously passed at the November 18<sup>th</sup>, 2004 Avon Hills Meeting. The full group gave the Government Operations committee the freedom to make any necessary adjustments to the resolutions before presenting them to the county.

This resolution was presented to the Stearns County Commissioners board at their December 14<sup>th</sup>, 2004 meeting by Alan Davisson, Chris Schellinger, Leroy Gondringer, and Tom Kroll. The Board acknowledged the work of the Avon Hills Initiative and advised the group that a revision of the County Comprehensive plan was to begin soon and these concepts should be considered in that process.