

Manning Avenue Corridor Development Options Questionnaire

	Positive	Negative
<p>1. <u>No Change</u></p> <ul style="list-style-type: none"> • Most of the land along Manning Avenue is zoned Agricultural. • The Agricultural zone allows development at a density of <u>3 lots</u> per quarter/quarter section (40 acres). • The Ag zone does not allow subdivisions that require the construction of a new public street, so all new lots must have access from existing public roads. • Each lot must have a minimum of 300 feet of frontage on a public road. • The Ag zone requires a minimum of 300 feet between driveways on a public road. 		
<p>2. <u>Preservation and Land Conservation Development (PLCD)</u></p> <ul style="list-style-type: none"> • The PLCD is an overlay for the Ag zone that allows a density of <u>four units</u> per quarter/quarter section (40 acres). • Allows subdivisions that require the construction of a new public street. • Requires a tract of land that is a minimum of 80 contiguous acres. • At least 50% of the total tract is required to be preserved as an undeveloped parcel (and placed into a conservation easement – a perpetual easement, involving an organization such as the Minnesota Land Trust - that preserves the land as open space in its current character. 		

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<p>3. <u>Rezone from Agriculture to Rural Residential</u></p> <ul style="list-style-type: none"> • The Rural Residential zone allows development at a density of <u>one lot per five acres</u>, with a minimum lot size of 5 acres. • The Rural Residential zone allows new public roads to serve new subdivisions. • Each lot must have a minimum of 300 feet of frontage on a public road. • The Rural Residential zone does not require a minimum distance between driveways. 		
<p>4. <u>2.5 acre lots with 50% of the land placed in a conservation easement (similar to Cedar Bluff)</u></p> <ul style="list-style-type: none"> • Allows development at a density similar to the Cedar Bluff development, with a minimum lot size of 2.5 acres. • Requires a planned unit development using Limited Impact Design principles. • Requires placing 50% of the land being subdivided into a conservation easement. • Requires a tract of land that is a minimum of 80 acres. • Lots are clustered in a portion of the land to preserve natural features and reduce visual and environmental impacts. 		

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<p>5. <u>Public Recreational Trail Corridor</u></p> <ul style="list-style-type: none"> • Involves the establishment of a continuous public trail corridor, 30 to 100 feet wide, along the full length of Manning Avenue for a recreational trail separated from Manning Avenue. • The public trail corridor would be a barrier to the extension of utilities from the west. • Existing zoning regulations would remain unchanged. 		
<p>6. <u>Other Options</u></p> <ul style="list-style-type: none"> • Please describe. 		