

Splitting of Land within Lynden Township (Plat Packet)

Thank you for your interest in developing land in Lynden Township. The enclosed information will outline the step-by-step process of applying for land splits/subdivision within Lynden Township. Unless considered administrative, all land splits, regardless of number of lots desired, must follow this process. **Please contact James Kantor, Planning Commission Administrator, at 320-309-2018 to start the process.**

Lynden Township promotes conservation design practices when subdividing land. Other than the standard development process, Lynden Township encourages cluster or open space development, and may offer a density bonus when one of those development options is chosen.

The main concept behind cluster and open space development is to arrange the allowable density on each development parcel so that only a portion of the land is consumed by house lots and streets. The remainder of the property may be protected as open space or set aside for future rezoning and development. **The density bonus for choosing open space development may be three times larger than the bonus for cluster development.**

Cluster and Open Space Development Advantages:

- Important aesthetic and buffer areas are protected that might normally be leveled for additional lots
- The natural beauty and rural nature of Lynden Township is preserved
- Home buyers have demonstrated a clear preference for buying homes that look out over open space instead of into their neighbor's yard
- Greater home market values
- Continued appreciation in price

Process

The conservation design process involves careful consideration of the impact of subdivision and development on the environment. Utilization of conservation design standards includes the delineation of the features of the property that have the most aesthetic value, which are then set aside as part of the open space.

- Map the natural features of the area proposed for subdivision and development
 - Wildlife habitats
 - Woodlands/Vegetation
 - Wetlands/Floodplains
 - Historic/Archaeological/Cultural Features
 - Slopes
 - Farmlands
 - Types of soils
- Determine views into and out of the proposed development site
- Prioritize conservation of resources by what is more scenic, environmentally valuable, irreplaceable, historic, etc.

Four Steps:

1. Identify all potential conservation areas
2. Locate potential home sites
3. Design an appropriate street alignment
4. Draw in the lot lines

The information you are required to submit will help guide you in the direction of identifying the most appropriate development lay-out for your particular parcel(s). The Lynden Township Planning Commission and Board of Supervisors will work closely with you to guide you through the process.

A more detailed explanation of the entire process is provided in the enclosed packet. All referenced material is available through Stearns County Environmental Services (see enclosed resource guide) and/or on the township's web site at www.lyndentownship.org.

Upon review, if you have any questions, please contact the Planning Commission Administrator.