

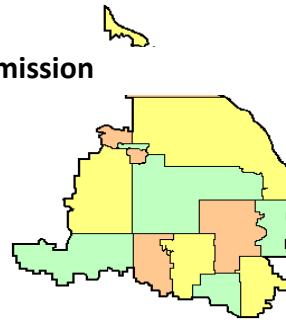
PROJECT REVIEW THRESHOLDS

Table 1: Project review site size and disturbance area thresholds for all land uses except detached single-family residential.

All Land Uses Except Detached Single-Family Residential		
<i>Development Projects</i>		
City Project Review (site size)		Commission Project Review (site size)
0.5 acres to < 1 acre	≥ 1 acre to < 5 acres	≥5 acres
Abstract 1.1" runoff from all impervious surface	Meet Commission rate, volume, and water quality requirements for the entire site	Meet Commission rate, volume, and water quality requirements for the entire site
<i>Redevelopment Projects</i>		
City Project Review (disturbance area)		Commission Project Review (disturbance area)
0.5 acres to < 1 acre	≥ 1.0 acres to < 5 acre	≥5 acres
Incorporate permanent water quality BMPs	<50% disturbed	Meet Commission rate, volume, and water quality requirements for the entire site
	≥50% disturbed	
<i>Linear Projects</i>		
City Project Review		Commission Project Review
≥ 1.0 acres new and fully reconstructed impervious area if < 1.0 acres new impervious area OR ≥ 1.0 acres fully reconstructed impervious area		≥ 1.0 acres new impervious area
Meet Commission rate, volume, and water quality requirements for the new and/or fully reconstructed impervious area		Meet Commission rate, volume, and water quality requirements for the new impervious area

Table 2: Project review site size and disturbance area thresholds for detached single-family residential developments.

Detached Single-Family Residential Land Uses		
<i>Development Projects</i>		
City Project Review (site size)		Commission Project Review (site size)
≥ 1 acre to < 15 acres		≥15 acres
Meet Commission rate, volume, and water quality requirements for the entire site		Meet Commission rate, volume, and water quality requirements for the entire site
<i>Redevelopment Projects</i>		
City Project Review (disturbance size)		Commission Project Review (disturbance area)
≥ 1 acre to < 15 acres		≥15 acres
<50% disturbed	Meet Commission rate, volume, and water quality requirements for the disturbed area	Meet Commission rate, volume, and water quality requirements for the entire site
≥50% disturbed	Meet Commission rate, volume, and water quality requirements for the entire site	



PROJECT REVIEW THRESHOLDS

Other Project Review Thresholds:

1. Plans of any land development or individual site development adjacent to or within a lake, wetland, or a natural or altered watercourse as listed in the final inventory of Protected Waters and Wetlands for Hennepin County, as prepared by the DNR. Projects impacting wetlands where the Commission acts as LGU for Wetland Conservation Act administration must be reviewed by the respective Commission regardless of size.
2. Plans for any land development or site development within the 100-year floodplain as defined by the Flood Insurance Study for the member city.
3. Plans of any land development or site development regardless of size if such review is requested by a member city.