



### PROJECT REVIEW THRESHOLDS

**Table 1.** Project review site size thresholds for all land uses except detached single-family residential and linear projects.

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

**Table 2.** Project review site size thresholds for detached single-family residential developments.

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

Other Project Review Thresholds:

1. Linear projects that create one acre or more of new impervious surface must meet all Commission requirements for the net new impervious surface.
2. 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.
3. Plans for any land development or site development within the 100-year floodplain as defined by the Flood Insurance Study for the member city.
4. Plans of any land development or site development regardless of size, if such review is requested by a member city.