

City of Lake City, Minnesota
Shoreland Project Point System (SPPS)
For Projects Exceeding Impervious Surface Coverage of 25%

Summary:

Properties located within Lake City's shoreland areas must comply with the State of Minnesota's Shoreland Rules, which are developed by the DNR and regulated through the City of Lake City's Shoreland Ordinance. One such requirement limits site impervious surface coverage to 25 percent. Due to existing and proposed development within Lake City, a provision for flexibility from this requirement is being offered for projects exceeding the 25% impervious surface coverage limit.

Instructions:

All projects that exceed the impervious surface coverage limit of 25% must complete and receive approval of this worksheet prior to commencing work. Applicants are allowed to select projects from two categories: stormwater and design. Both categories contain a number of options with associated point values intended to help mitigate the proposed project's impact on the community's public waters.

Materials Required For Submission:

1. A Shoreland Project Point System (SPPS) worksheet
2. A detailed site plan with percent coverage calculations
3. Supplemental data as required (ex. surveys, elevations, soil information)

Point Value:

For a project to receive approval, the applicant must demonstrate the ability to meet a minimum point value based on the amount of increase in proposed impervious surface coverage. The system works by requiring higher point values for higher percentage increases in impervious surface coverage. A worksheet is attached to assist applicants in selecting projects, although the attached list and associated project detail sheets are not an extensive list of options and the City may consider alternatives and additions to the existing list.

Formula:

In all zoning districts, five (5) points are required for each five percent (5%) increase in total site impervious surface coverage, provided the underlying zoning requirements for maximum site impervious surface coverage are not exceeded.

Proof of Installation:

The City may require proof of any of the projects' effectiveness before being awarded a point value, and may exercise the right to inspect the projects for failure to meet the awarded point value. If a projects point value is adjusted, and falls below the minimum required point value, the project will be required to make up the lost points in another area. These improvements shall be maintained throughout the life of the project.

Shoreland Project Point System (SPPS) Worksheet

Stormwater Projects			
Increased project treatment size, quantity, and quality may justify an increase in awarded points			
Project Description	Standard Points	Points Requested	Points Awarded
Bio-retention System Per standards of and review by the City Engineer	5		
Surface Sand Filter Per standards of and review by the City Engineer	5		
Filter Strip Per standards of and review by the City Engineer	5		
Dry Swale Per standards of and review by the City Engineer	5		
Use of local and native plant species As determined by the DNR	5		
Pervious Pavement (Turf Pavers) Per standards and review by the City Engineer	5		
Green Rooftop Per standards of and review by the City Engineer	5		
Infiltration Basin Per standards of and review by the City Engineer	5		
Infiltration Trench Per standards of and review by the City Engineer	5		
Shoreline Buffer Per Section 155.223 of the Shoreland Overlay Ord.	5		
Open Space 55% open space or more	5		
Rain water barrel 30 gal. or more, maintained, and used on-site	5		
Conservation of Existing Landscape No major grading, filling, or excavation	5		
Other As approved by the Director of Planning	5		
Design Projects			
Design Projects cannot exceed 50 percent of the project point value			
Project Description	Maximum Points	Points Requested	Points Awarded
Pedestrian Scale Signage Per sign, sized for pedestrians	5		
Context Sensitive Architecture Design and details to compliment area character	5		
Development Fits Neighborhood Scale Building height and bulk fit existing neighborhood	5		
Collaboration with Neighboring Properties In areas such as fences, shrubs, lighting, other	5		
Shared Amenities Driveways, parking, open space, garages, other	5		
Other Design or Landscaping As determined by the Director of Planning	5		
Total	100		