



AGENDA STATEMENT NO. 16-19
BUSINESS OF THE PLANNING COMMISSION
 City of Victoria, Minnesota

STAFF REPORT

TO: Planning Commission

PREPARED BY: Ben Landhauser,
 Community Development Director

RE: Final Plat for Whispering Hills as submitted by Trinity
 Development

MEETING DATE: July 5, 2016

GENERAL INFORMATION:

Applicant: Trinity Development

Requested Action Approval of Final Plat for Whispering Hills

Location and Size: Property is generally located in the southeast corner of the Arboretum Boulevard (Highway 5) and Kochia Lane intersection, east of the Victoria Heights and Windtree Estates neighborhoods, and west of the Madelyn Creek development. Total acres involved in the rezoning, CUP, and preliminary plat include approximately 39.54 acres more or less, with net acreage of property exclusive of major road right-of-ways, wetlands, wetland buffers, and outlots equal to roughly 24.12 acres.

Proposed Density: 7.83 units per acre which is consistent with the Comprehensive Plan (6.0 – 11.9 units per acre). The Comprehensive Plan density range is equivalent to approximately 165 – 326 units.

LAND USES AND ZONING:

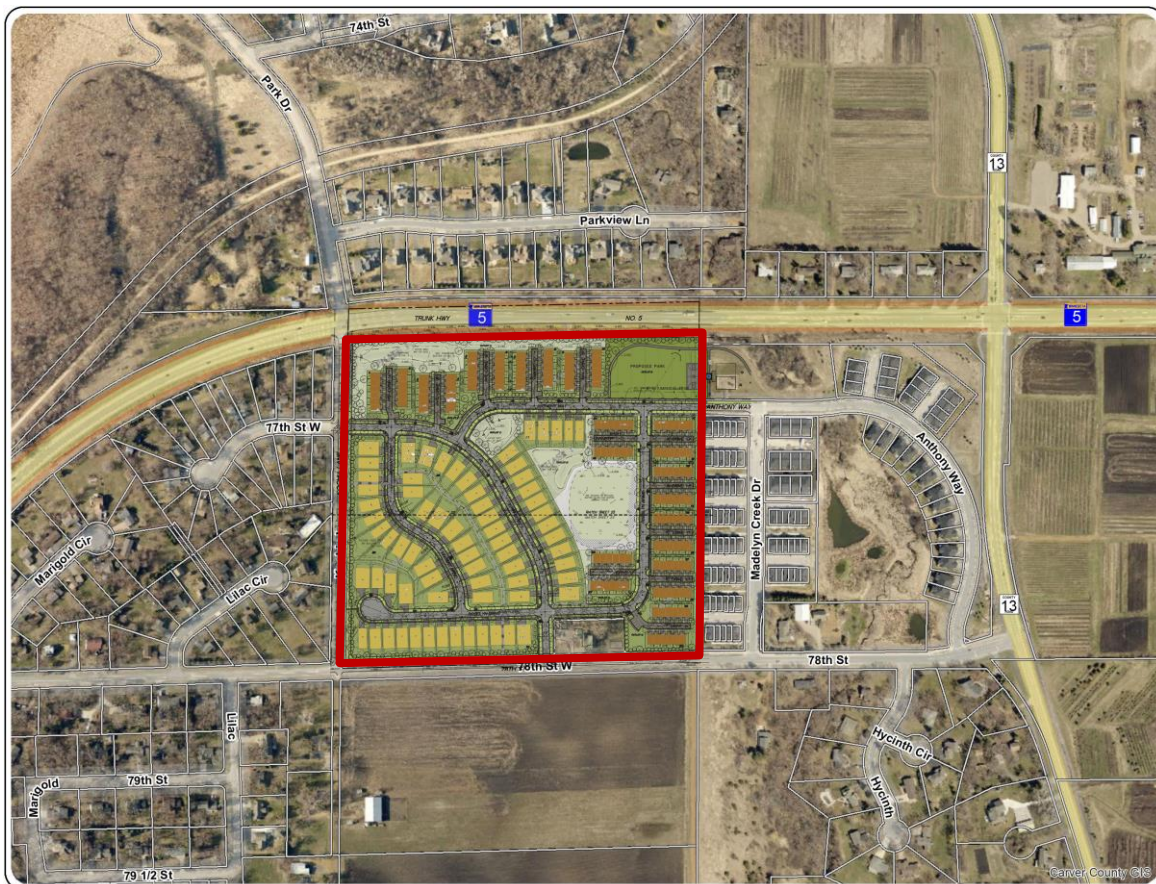
Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Farm acreage – Undeveloped	Medium – Multi-Family Residential [Density Range 6.0 – 11.9 units/acre]	AG *R-PUD
North	Parkview Estates	Low – Single Family Residential [Density Range 1.5 – 5.9 units/acre]	Residential
South	Agricultural – Undeveloped	Low – Single Family Residential [Density Range 1.5 – 5.9 units/acre]	R-PUD
East	Madelyn Creek – Attached Single Family Medium Density Residential	Medium – Multi-Family Residential [Density Range 6.0 – 11.9 units/acre]	R-PUD
West	Windtree Estates and Victoria Heights Neighborhoods – Single Family Residential	Low – Single Family Residential [Density Range 1.5 – 5.9 units/acre]	R-PUD

(*)= PROPOSED

BACKGROUND & PROPOSAL HISTORY:

The City of Victoria has guided portions of this property for medium density development (6.0 units per acre – 11.9 units per acre) since the 1998 Comprehensive Plan. The entirety of the property was guided toward a medium density at the time of the 2009 Comprehensive Plan Update. The applicant presented a sketch plat illustrating a similar transitional neighborhood concept to the Planning Commission on August 18, 2015. The sketch plat included 92 villas and 70 townhomes. After presenting the sketch plat for feedback, the developer has spent time refining the buildable area of the site to better understand the number of units that could be built. Additionally, the developer has been solidifying interest from builders in building the detached and attached townhomes represented in the sketch plat. After completing due diligence on the buildable area of the property and reaching out to builders, the preliminary plat is proposing a total of 71 detached townhomes (villa units) and 144 attached townhomes (rowhomes). The developer has partnered with DR Horton to build out the 144 townhomes, which will consist of 24 buildings comprised of 6 units each. MI Homes (dba – Hans Hagen Homes) is planning to build the 71 rowhomes. Construction of the development, in terms of streets and infrastructure, is intended to take place in 2 phases, with 36 villas and 60 rowhome lots in Phase 1, with the remaining 35 villa units and 84 rowhome lots in Phase 2. Each builder will construct their respective products as the market demands and within the general phases planned.

The subject property was involved in a different sketch plat proposal in May of 2014. That proposal, by K. Hovnanian Homes included the proposed development of 77 single family homes which did not meet the minimum guided density for the property and would have required a Comprehensive Plan amendment in order to proceed. After being reviewed by the Planning Commission and City Council, the proposal was abandoned due to a lack of support in seeking an amendment to the Comprehensive Plan.



ABOVE: Plat is indicated within **RED** Boundary with proposed rowhome site locations in **ORANGE** and villa home sites indicated in **YELLOW** internal to the plat boundary. Please note that the above is for illustrative purposes only.

LOTS, UNITS, & ZONING

The proposed development includes 71 detached townhomes (villa lots) intended to be a mix of slab-on-grade ramblers and 2-story units providing variations of single level living catering to the empty nester/active adult market. Portion of the detached townhomes will have walk-out basements due to some necessities posed by the site. The plat has been designed to accommodate 9 different detached townhome plans on 3 different pad/lot sizes. The proposed plat also includes 144 attached townhomes (rowhomes) arranged amongst twenty-four 6-unit buildings. The building design incorporates a couple foot offset between each unit in order to vary the façade and break the building into smaller portions. The builder, DR Horton, will also be utilizing a palette of 5 different building color schemes to create a more vibrant and interesting neighborhood. The color schemes proposed are complementary to the existing rowhomes in the Madelyn Creek neighborhood adjoining the project to the east.

Bulk Regulations related to the proposed Whispering Hills Planned Unit Development (PUD) are as follows:

LOT TYPE	SETBACKS MEASURED TO ROW			MAXIMUM IMPERVIOUS
	FRONT	REAR	SIDE	
DETACHED TOWNHOMES (60' ROW)	25'	15'	5'	65%
DETACHED TOWNHOMES (50' ROW)	20'	15'	5'	65%
TOWNHOMES (60' ROW)	20'	20'	20'	90%
TOWNHOMES (50' ROW)	15'	15'	10'	90%

LOT TYPE	SETBACKS TO LOT LINE & BUILDING SEPARATION				
	FRONT	REAR	SIDE	SIDE BLD SEP	FRT/REAR BLD SEP
DETACHED TOWNHOMES (60' ROW)	25'	15'	5'	10'	30'
DETACHED TOWNHOMES (50' ROW)	20'	15'	5'	10'	30'
TOWNHOMES (60' ROW)	9'	13'	8'	N/A	35'
TOWNHOMES (50' ROW)	9'	13'	8'	N/A	35'

The bulk regulations provided as part of this development area similar to those approved as of the existing Madelyn Creek neighborhood.

Outlot A, Outlot C, and Outlot D are being dedicated to the City of Victoria for general open space, wetlands, wetland buffers, and storm water management. Outlot B is being dedicated as parkland.

Several other outlots or commons lots are identified in the plat and will be retained by the appropriate home owner's association. To date, the developer has discussed the intent by the builders to have independent associations; meaning the townhomes would have their own association and the villas would have another association.

CITY COUNCIL DISCUSSION

The City Council approved a resolution approving a Conditional Use Permit for a Planned Unit Development and Preliminary plat on June 27th with the following discussion from the draft minutes:

(8) UNFINISHED BUSINESS

-A- Whispering Hills

1) Agenda Statement

2) Exhibits

The Community Development Director provided an overview of the Whispering Hills Development. He explained the process stating that requested action for the meeting was rezoning of the property as well as a resolution for a conditional use permit for a planned unit development and the preliminary plat.

John Rask, Hans Hagen Homes, spoke to the detached townhome component of the project. The units range from 1,700 square feet to 2,600 square feet. The homes will be in the \$425,000 average range. The target demographic for the units are empty nesters.

Todd Kushman, Trinity Development spoke to the attached rowhomes with prices from \$250,000 to \$290,000.

The Community Development Director spoke of the Planning Commission meeting on June 21st that had a lengthy discussion about the project. The Planning Commission voted unanimously for the project but wanted the City Council to be aware of their conversation of traffic and pressures that residents are currently feeling. The project will be phased which will alleviate some difficult traffic patterns.

The Council discussed that development is putting strain on infrastructure and that the Council recognizes the issues.

Mayor O'Connor opened the public hearing at 8:20 p.m.

Dan Smock, 1016 Daylily Drive, had concerns about the affordability of the units.

Dave Bauer, 1052 Anthony Way, was not opposed to the project but had concerns with the density of the development. Mr. Bauer asked the Council to look at the larger picture in terms of issues that exist today and that will in the future due to required densities.

Jennifer Boorsma, 960 78th Street, was not against the project but had concerns getting in and out of the development and getting onto Highway 5.

Kevin Hubbard, 1108 77th Street, had concerns with density and the amount of traffic the development will bring to the area. Mr. Hubbard stressed concerns for safety of children in the neighborhood.

Peter Boorsma, 960 78th Street, had concerns with the density of the project and stressed that Highway 5 needs improvements.

Derek Gunderson, 1265 79 1/2th Street, had concerns with safety of children in the area. Mr. Gunderson supports the project but had concerns with densities.

Scott Anonby, 7765 Madelyn Creek Drive, had concerns with traffic.

Todd Triethart, 8128 Petunia St, wanted the project to move forward but had concerns with the densities. Mr. Triethart spoke in favor of the original sketch plat for the project. Mr. Triethart had concerns about the affordability of the units as well as the small setbacks.

Councilmember Crowley made a motion to close the public hearing. The motion was seconded by Councilmember Vogt. With all members voting in favor, the public hearing was closed at 8:40 p.m. Vote: 4 Aye, 0 Nay.

The Community Development Director provided clarification about what was being voted on in the resolution and history of development on the property.

The City Engineer provided information about Highway 5 stating that improvements need to be made but it is not on the horizon.

Councilmember Crowley made a motion to approve Resolution 16-49 authorizing the summary publication of Ordinance No. 402 Whispering Hills Rezoning. The motion was seconded by Mayor O'Connor. With all members voting, the motion carried. Vote: 4 Ayes, 0 Nays.

STREETS, ACCESS, PARKING, TRAILS AND SIDEWALKS

Access to the plat will be provided via Kochia Lane, 78th Street, and Anthony Way. There are a couple of new streets proposed as part of the preliminary plat which include: Vincent Drive (50 foot ROW; 28 foot wide street), Roselyn Drive (50 foot ROW; 28 foot wide street + 9 feet when designated on-street parking near townhomes). Anthony Way and 77th Street are proposed to be extended through the plat and will maintain the current 60 foot ROW and 28 foot wide street.

The City has included improvements to Kochia Lane and 78th Street in its CIP planning and will be able to move forward with those projects in coordination with this project. The public improvements involve paving, trail construction, and storm sewer work that includes the routing of storm water through this development which is being coordinated with the review of construction drawings for Whispering Hills.

On-street parking will be accommodated on one side of the street for all public streets in the development. All units have front yard setbacks from a public street or common private driveway which would accommodate driveway surface parking for 2 vehicles. 14 Pull-off on street parking stalls are proposed adjacent to the Townhomes consistent with the existing Madelyn Creek development on the east side of Roselyn Drive. Additional off-street parking (15 additional stalls) specific to the townhome units is provided throughout the development and generally seen as a cluster of 2 visitor parking stalls near the intersection of public street and private common private driveway. The combination of designated on-street and off-street parking stalls specific to the rowhouses is equivalent to 1 stall per 5 units which meets the general requirements of the ordinance.

Trails will be installed on the east side of Kochia Lane and the north side of 78th Street as part of the City's street project. A trail connection from Kochia Lane to Madelyn Creek Park is planned as part of this development along the north side of 77th Street up to the intersection with Anthony Way. The trail connection will be extended along the north side of Anthony Way from Madelyn Creek Park to the 77th Street intersection.

Sidewalks are proposed along all streets within the development with planned connections from the Whispering Hills neighborhood to the trail along Kochia Lane and 78th Street. Sidewalk is proposed along both sides of Anthony Way and 77th Street consistent with the primary public streets in Madelyn Creek.

UTILITIES

All public utility services will be extended throughout the plat to provide access to the proposed residential lots.

An 8 inch water main and 8 inch sanitary sewer will be extended through all streets within the plat. A 15 inch sanitary sewer was laid across the property line between the subject property and Madelyn Creek during the original construction of Madelyn Creek.

Storm sewer will be extended throughout the development as necessary to collect and direct all storm water in the designated ponds identified on the preliminary plat within Outlot A, Outlot C, and Outlot D. An underground pond is proposed within the park as part of the preliminary plat. Detailed information is not necessary or required as part of preliminary plat; however city staff has already started

dialogue with the developer's engineer and the city's consultant park designer to engage and identify how best to locate the underground system in the park.

PARKLAND DEDICATION:

Parkland dedication is required of all subdivisions in the City. Based upon the number and type of units proposed in this development, the required parkland dedication is equal to 5.73 acres. The City has identified a desire to expand Madelyn Creek Park and the 2 acres of parkland dedication indicated on the plat has been reviewed by the Parks Committee during the sketch plat and determined to be an acceptable land dedication. The remaining acreage will be fulfilled through a combination of a fee in lieu of land dedication and improvements to the park as would be approved by the Parks & Public Works Director and City Engineer. Parks & Public Works Director Ann Mahnke has finalized the concept for the park expansion and will be discussing opportunities for in-kind contributions with the developer as park plans and the development plans become more finalized.

BUFFERS & LANDSCAPING:

Several buffers are proposed around the perimeter of the development adjacent to the major thoroughfares as well as areas where the rear of a property faces a public street or different use intensity. A tree survey and planting plan for the property meeting the Tree Preservation and Replacement Ordinance, along with the Landscaping Ordinance has been provided for review as part of the preliminary plat. Most of the existing trees on the property are situated in the northwest corner surrounding the existing residence. The applicant made efforts to try and save as many of the quality existing trees as possible. Unfortunately, due to the need to align the proposed 77th Street with the existing location on Kochia Lane and challenges of site grades, none of the existing trees in good condition are able to be saved.

ADEQUATE PUBLIC FACILITIES:

Schools: This development is located within the Eastern Carver County School District. Based upon recent data obtained from the School district, homes residing in the district and City of Victoria generate approximately 0.48 students per household. This would suggest that 102 students would reside in this development; however, staff anticipates that actual number to be lower due to the focus of the detached townhome properties being marketed toward empty nester households. Staff will continue to update the School District on new development.

Weather Warning: This area is serviced by outdoor warning siren in southeast corner of the Madelyn Creek neighborhood near the intersection of 78th Street and Bavaria Road.

FINAL PLAT

Due to the desire of the applicant to begin construction this summer, a final plat identifying the lots proposed for the 1st Phase of construction has been submitted. The final plat is generally consistent with the phasing anticipated in the preliminary plat and the developers desire for number of lots related to both the detached and attached townhome units. As noted above, Outlot A, Outlot B, Outlot C, and Outlot D will be dedicated to the City of Victoria. Outlot E will be the first lot platted and retained under the ownership of the rowhome association. Outlot F, Outlot G, and Outlot H will be reserved by the developer for future plats of the rowhome product type. Outlot K will also be retained by the developer, but is intended to include the 2nd phase of detached townhome units.

STAFF RECOMMENDATION

At this time staff is comfortable with the final plat with the conditions as specified and would recommend approval of the Resolution of Recommendation attached to this staff report.

CITY OF VICTORIA

Ben Landhauser

Community Development Director

ATTACHMENTS

- Exhibit A Floor Plans and Elevations – Townhomes
- Exhibit B Floor Plans and Elevations – Rowhomes
- Exhibit C Resolution of Recommendation (Final Plat)
- Exhibit D Final Plat