



**AGENDA STATEMENT NO. 17-4**  
**BUSINESS OF THE PLANNING COMMISSION**  
 City of Victoria, Minnesota

**STAFF REPORT**

**TO:** Planning Commission

**PREPARED BY:** Erin Smith,  
Senior Planner

**RE:** Sketch Plat for Meadows of Wassermann Lake on Hesse Property, PID 650260300

**MEETING DATE:** April 18, 2017

**GENERAL INFORMATION:**

**Applicant:** Golden Valley Land Company

**Requested Action:** Review of Sketch Plat

**Location and Size:** Property is generally located east of Lakeside Estates Second Addition and south of the Wassermann Lake Woods development. A portion of the south border of the property is adjacent to Marsh Lake Road.

**Proposed Density:** 3.58 units per acre specific to the Meadows at Wassermann Lake portion of the property. This is consistent with the Comprehensive Plan's guided density of 1.5 – 5.9 units per acre for this property.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agriculture	Low – Single Family Residential [Density Range 1.5 – 5.9 units/acre]	AG *R-PUD/R-2
North	Wassermann Lake Woods - Single Family Residential	Low – Single Family Residential [Density Range 1.5 – 5.9 units/acre]	R-PUD
South	Agricultural – Rural Estate, Laketown Township	Low – Single Family Residential [Density Range 1.5 – 5.9 units/acre]	AG, N/A
East	Natural – Wetland and portion of Six Mile Creek	Low – Single Family Residential [Density Range 1.5-5.9 units/acres]	AG
West	Lakeside Estates – Single Family Residential	Low – Single Family Residential [Density Range 1.5 – 5.9 units/acre]	R- PUD

(\*)= PROPOSED

**BACKGROUND:**

The property has historically has been used for farming and agriculture. Through the development of Wassermann Lake Woods, a ghost plat of the Hesse property was presented showing a similar lot configuration to what is being presented at this time.

As part of the Meadows of Wassermann Lake sketch plat, a ghost plat of 5920 Marsh Lake Road is included of the property abutting the proposed project to the south. Development of that property is not included at this time but could develop in a fashion similar to what is portrayed in the ghost plat in the future. The developer has worked with the contract owner of 5920 Marsh Lake Road to develop a joint concept.

The property directly abuts Marsh Lake Road on the southeast portion of the sketch plat. The developer is aware and cognizant of the City's collaborative preliminary design work with Carver County that is currently underway for Marsh Lake Road. The developer and City will coordinate final design implications into preliminary plat and final plat should this proposal move forward.



**ABOVE:** Plat boundary is generally identified in **RED**. Aerial with proposed development of 88 single-family homes superimposed.

## LOTS & ZONING

In total, there are 88 single family lots proposed as part of this development. Although preliminary, the developer has identified some basic lot requirements that are illustrated on the sketch plat. Those requirements are as follows:

<i>Bulk Regulation</i>	<b>MEADOWS OF WASSERMANN LAKE PUD MINIMUMS</b>
Minimum Lot Size / Maximum Lot Size	6,696 Sq. Ft.   13,665 Sq. Ft.
Average Lot Width	72 feet
Proposed Minimum / Maximum Lot Depth	102 feet   192 feet
Front Yard Setback	25 feet
Rear Yard Setback	30 feet
Side Yard Setback	7.5 feet (each side)

The proposed bulk regulations for the Meadows of Wassermann Lake are comparable to the bulk regulations of neighboring developments. The frontages and setbacks are similar to those found in Lakeside Estates. Lots within this project adjoining the Wassermann Lake Woods development are sized to be comparable to the larger lots on the north side of Lakeside Drive. Lots within this project adjacent to Lakeside Estates have also been enlarged to conform with the adjoining lots in the Lakeside Estates development.

Historically, the developer would request the property be rezoned, at the time of preliminary plat, to be Residential with a Planned Unit Development (PUD) overlay to allow for the development. Staff and the Planning Commission have actively been revising the residential chapter of the City Code to allow for development to occur through straight zoning to limit the amount of PUDs moving forward. Staff anticipates that the development would fall within the R-2 District if the property were to be rezoned using straight zoning.

If at the time of rezoning, the revisions to the Residential chapter are completed and adopted to the City Code, the development will likely work to conform with the R-2 single-family standards. Staff has had open dialogue with the developer about the potential for the use of straight zoning for this development as opposed to the use of a PUD that traditionally would have occurred for development similar to this project in Victoria.

## STREETS, ACCESS, AND SIDEWALKS

Access to the plat is proposed via the extension of existing Isabelle Drive and Woods Drive from the Wassermann Lake Woods Development. The sketch plat identifies Woods Drive transitioning to Creekview Drive after the Lakeside Drive intersection. The change in name for the portion of roadway into the proposed development would cause addressing conflicts with existing portions of Woods Drive in the Lakeside Estates Development.

Sidewalk is proposed along both sides of the street of the development streets throughout the project at 6' and 4'. Based on the density of the development, accessibility within the development is best accommodated with sidewalk on both sides of the street. Sidewalk will provide access to the park from the Meadows of Wassermann Lake and the Lakeside Estates development.

## UTILITIES

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

An 8-inch sanitary sewer will be extended through the proposed development from an existing stub in both Isabelle Drive and Lakeside Drive. An 8-inch water main is proposed to be looped through the development from an existing main in Lakeside Drive and Isabelle Drive.

Storm water is anticipated to be routed to the east side of the development towards a filtration basis in the northwest section of outlet B.

### **PARKLAND DEDICATION & IMPROVEMENT FEE:**

Parkland dedication is required of all residential development in the City and is based upon the number of residents a particular subdivision is determined to have. Parkland dedication requirements consistent with the City's adopted parkland dedication ordinance is as follows:

- 88 Single Family Home lots x 3.5 (people per household) / 75 (residents per 1 acre of parkland) = 4.11 acres of parkland (\$411,000 = equivalent fee in lieu of land dedication value)

The sketch plat includes an expansion of the existing Lakeside Estates Park to include a baseball field, provide parking, and create a looped sidewalk. The proposed park as part of the sketch plat is proposed to be 3.5 acres. Based on the submitted sketch plat, the applicant would be required to fulfill an additional .61 acres of required dedication in park development (acreage), trails (credited at 50% of the total land dedication requirement allowable), or in fee in lieu of land to reach the required 4.11 acres of parkland required for the development. Developer has indicated a desire to satisfy remaining parkland dedication through the fee in lieu of option. The size of the park and dedication requirements will be evaluated further through the preliminary plat process and will be reflective of the total number of single-family lots in the development.

### **BUFFERS & LANDSCAPING:**

The sketch plat reflects proposed buffers and landscaping throughout the development. A buffer would be installed along Marsh Lake Road to provide a buffer from traffic and the Lakeside Estates Park. Buffering is also proposed between Lakeside Estates Second Addition and the proposed plat. The development is proposed to include boulevard trees on both sides of all street. As part of proceeding through the preliminary plat process, the applicant would be responsible to provide a tree survey and planting plan for the property meeting the Tree Preservation and Replacement Ordinance along with the Landscaping Ordinance.

### **ADEQUATE PUBLIC FACILITIES:**

Schools: This development is located within the Eastern Carver County School District. Staff will continue to update the School District on new development. Based upon previous estimations from the School District, student growth in new developments is anticipated at a rate of 0.39 students per home. This would estimate approximately 35 students from the 88 lots proposed. The School District is in the process of completing the approved elementary school expansion for Victoria Elementary, which will aid in accommodating additional students from this development.

Weather Warning: This area is serviced by outdoor warning sirens in the Deer Run neighborhood. Staff is also aware that a new siren location is needed near Laketown Elementary School. The City's Fire Chief has been working on siting and getting the new siren in place by the end of 2017.

### **STAFF RECOMMENDATION**

The sketch plat process is a non-statutorily required process that has been adopted by the City of Victoria to provide the ability to inform developers and proactively engage residents about development proposals prior to a formal development application being made. The sketch plat is the time for the Planning Commission to provide feedback to the developer on the proposal. No formal action taken as part of the sketch plat.

### **CITY OF VICTORIA**

Erin Smith  
Senior Planner

### **ATTACHMENTS**

- Exhibit A      Sketch Plat

April 14, 2017

- Exhibit B Notification Letter to Residents
- Exhibit C List of Residents Notified