



**AGENDA STATEMENT NO. 17-3**  
**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 Laketown 10<sup>th</sup> Addition as submitted by US Home Corporation (d.b.a – Lennar)

**MEETING DATE:** April 18, 2017

**GENERAL INFORMATION:**

**Applicant:** U.S. Home Corporation (d.b.a. – Lennar)

**Requested Action** Approval of Final Plat for Laketown 10<sup>th</sup> Addition

**Location and Size:** Property is generally located off of Red Fox Drive adjacent to the existing Laketown and Wassermann Lake Woods neighborhoods. Total acres involved in the final plat include 19.71 acres more or less.

**Proposed Density:** 2.23 units per acre specific to the 10<sup>th</sup> Addition. The overall density of the development when included with the 9<sup>th</sup> Addition was approved at 2.53 units per acre for the 99 lots across 39.19 net acres. Both the current density and overall density are 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	Vacant – Undeveloped	Low – Single Family Residential [Density Range 1.5 – 5.9 units/acre]	R-PUD
North	Laketown 1 <sup>st</sup> Addition – Single Family Residential	Low – Single Family Residential [Density Range 1.5 – 5.9 units/acre]	R-PUD
South	Laketown 9 <sup>th</sup> Addition (Phase 1)	Low – Single Family Residential [Density Range 1.5 – 5.9 units/acre]	R-PUD
East	Laketown 1 <sup>st</sup> , 4 <sup>th</sup> , 8 <sup>th</sup> Additions – Single Family Residential / Victoria Elementary School	Low – Single Family Residential [Density Range 1.5 – 5.9 units/acre]	R-PUD
West	Wassermann Lake Woods neighborhood – Single Family Residential	Low – Single Family Residential [Density Range 1.5 – 5.9 units/acre]	R-PUD

(#) = Proposed Zoning (\*) = Shoreland District Overlay

**BACKGROUND:**

The subject property was reviewed by the Planning Commission at the February 3, 2015 meeting as part of an overall sketch plat for Laketown 9<sup>th</sup> Addition. The sketch plat included a total of 198 single family lots and 104 townhomes spread across the remainder of property owned by Lennar. The property was then reviewed by the Planning Commission on April 7, 2015 as part of the preliminary plat for Laketown 9<sup>th</sup> Addition which included 99 single family lots generally between the planned extension of Lakeside Drive and Carriage Drive, west of Victoria Elementary. At the time of preliminary plat review, the Commission also considered a rezoning of the property to create a PUD for Laketown 9<sup>th</sup> Addition. The preliminary plat for all of Laketown 9<sup>th</sup> Addition (99 lots) was approved by the City Council on May 26, 2015 under Resolution 15-35. The rezoning of the property and Planned Unit Development was approved by the City Council on May 26, 2015 under Ordinance No. 390. The final plat for Laketown 9<sup>th</sup> Addition (first phase - 45 of 99 lot development) was reviewed by the Planning Commission on August 18, 2015 and approved by the City Council on August 25, 2015 under Resolution 15-54.

The final plat for Laketown 9<sup>th</sup> includes the remaining 44 of the total 99 lots approved as part of the preliminary plat for Laketown 9<sup>th</sup> Addition. The 44 lots of the proposed Laketown 10<sup>th</sup> Addition are south of Carriage Drive (See image below).



**ABOVE:** Plat boundary is generally identified in **RED**.

**LOTS & ZONING**

The 44 lots proposed within Laketown 9<sup>th</sup> Addition range in size from approximately 9,850 square feet to 16,537 square feet.

Bulk Regulations related to the Laketown 10<sup>th</sup> Addition Planned Unit Development (PUD) in relation to standard zoning are as follows:

<i>Bulk Regulation</i>	<b>LAKETOWN 10TH ADDITION PUD MINIMUMS</b>
Lot Size	9,500 square feet
Lot Width	70 feet
Lot Depth	110 feet
Front Yard Setback	30 feet (25 feet for certain lots)
Rear Yard Setback	30 feet
Side Yard Setback	10 feet (each side)
Impervious Surface (Max.)	35%

All outlots preserving natural areas surrounding the 10<sup>th</sup> Addition were deeded to the City of Victoria as part of the final plat for the Laketown 9<sup>th</sup> Addition.

### **STREETS, SIDEWALKS, AND TRAILS**

Primary access to the lots within the plat will be provided via Carriage Drive. As part of the plat construction Alphon Drive will be extended through the plat to the intersection with Primrose Lane. Two new streets, Primrose Lane and Paddock Lane, are being extended through the plat from Carriage Drive, parallel to each other. Primrose Lane will terminate in a cul-de-dac at the south end. Paddock Lane will reside entirely between Carriage Drive and Alphon Drive within the plat.

Sidewalk, 6 feet in width, will be extended along one side of all streets within the subdivision. In most cases the sidewalk is proposed on the west or northern side of each street, with the exception of the south side of Carriage Drive which will have a new sidewalk installed between the Primrose Lane and Alphon Drive intersections in order to provide for a complete connection to the existing sidewalk system in Laketown to the 10<sup>th</sup> Addition.

Trail is proposed adjacent to the southern portion of the plat, connecting the 9<sup>th</sup> Addition to the 10<sup>th</sup> Addition. This trail connection includes construction of a boardwalk across the small portion of wetland crossing. Another trail connection is proposed as approved with the preliminary plat for Laketown 9<sup>th</sup> Addition across Outlot S of Laketown 1<sup>st</sup> Addition. This Outlot S trail connection will provide for direct connection to Laketown Elementary School and Laketown Park with minimum street crossings as opposed to residents within the 10<sup>th</sup> Addition using the sidewalk system that has 4 street/vehicular crossings.

### **UTILITIES & ENVIRONMENT**

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

An 8 inch water main will be looped through the plat from the existing mains in Sorrel Court (Laketown 9<sup>th</sup> Addition) and Carriage Drive. An 8 inch sanitary sewer will be extended through the plat, bored through a small wetland, from Laketown 9<sup>th</sup> Addition (Sorrel Court).

A storm water pond accommodating a majority of the new plat will be constructed near the south end of Primrose Lane within Outlot A of Laketown 9<sup>th</sup> Addition as generally identified in the preliminary plat for Laketown 9<sup>th</sup> Addition. A smaller portion of the 10<sup>th</sup> Addition will direct storm water to the existing pond within Outlot S of Laketown 1<sup>st</sup> Addition as anticipated at the time of Laketown 9<sup>th</sup> preliminary plat approval.

There is a known eagle's nest within the plat boundary located within Outlot A, between Sorrel Court (Laketown 9<sup>th</sup> Addition) and Woods Drive (Wassermann Lake Woods). Lennar has been working with the US Fish and Wildlife Department in order to ensure that construction will not impact the nest. Based upon the location of the nest in related to the 10<sup>th</sup> Addition lots, no permitting is required.

The City completed an update to the Southwest Area AUAR, which was published by the State Environmental Quality Board on August 3, 2015. The public comment period ended on August 14, 2015. The AUAR update was finalized and approved by the City of Victoria

prior to approval of the final plat for Laketown 9<sup>th</sup> Addition. Information on the AUAR has been made available on the City website at: [www.ci.victoria.mn.us/AUARupdate](http://www.ci.victoria.mn.us/AUARupdate).

### **PARKLAND DEDICATION:**

Parkland dedication is required of all residential development in the City. Over the course of developing the Laketown neighborhood (1<sup>st</sup> – 10<sup>th</sup> Additions), the developer has provided both public park acreage and trail system expansion/connections to satisfy parkland dedication requirements of the City. As part of the preliminary plat for Laketown 9<sup>th</sup> Addition, which included the 10<sup>th</sup> Addition property, the City and developer identified the proposed trail connections referenced above as satisfying the remaining parkland dedication requirements of the 99 lots within the 9<sup>th</sup> Addition preliminary plat.

This requirement for trail construction satisfying parkland dedication was memorialized in the development agreement entered into between developer and City of Victoria.

Since the approvals of Laketown 9<sup>th</sup> Addition, the City has started improvements to Laketown Park which include a new playground and shelter in the northwest corner of the park. Those improvements are planned to be completed this summer 2017. Much discussion took place with Laketown residents at the time of the 9<sup>th</sup> Addition review indicating a desire to have access to playground equipment that did not reside on the Victoria Elementary School property due to that equipment's use and priority given to the school and school-related activities.

### **BUFFERS & LANDSCAPING:**

The applicant completed a tree survey as part of the supplemental information submitted with the final plat for Laketown 9<sup>th</sup> Addition. Based upon the number of total significant tree caliper inches removed being 2,117.5 caliper inches required replacement per Victoria's Tree Preservation and Replacement Ordinance is 1,058.75 caliper inches. Between planted and planned tree replacement within the 9<sup>th</sup> and 10<sup>th</sup> Additions, the developer will exceed the required replacement by roughly 2 caliper inches.

Concerns were raised during review of the 99 lots within Laketown 9<sup>th</sup> Addition preliminary plat with regard to the side of new homes within the 10<sup>th</sup> Addition proposed to face Carriage Drive. A landscape buffer along the south side of Carriage Drive will be installed as part of the 10<sup>th</sup> Addition improvements as shown in the landscape plan to reduce views from Carriage Drive into these lots.

### **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 17 students from the 44 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 the 10<sup>th</sup> Addition.

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 the Laketown 9<sup>th</sup> & 10<sup>th</sup> Additions. The City's Fire Chief has been working on siting and getting the new siren in place by the end of 2017.

### **STAFF RECOMMENDATION**

At this time Staff and the City Engineer feel comfortable with the Final Plat for Laketown 10<sup>th</sup> Addition and would recommend approval of the Resolution of Recommendation subject to any remaining staff comments or items the Commission may identify during their review of the plat.

### **CITY OF VICTORIA**

Ben Landhauser

Community Development Director

## **ATTACHMENTS**

- Exhibit 1      Resolution of Recommendation
- Exhibit 2      Final Plat
- Exhibit 3      Final Landscape Plan