



AGENDA STATEMENT NO. 17-5
BUSINESS OF THE PLANNING COMMISSION
 City of Victoria, Minnesota

STAFF REPORT

TO: Planning Commission

PREPARED BY: Erin Smith,
Senior Planner

RE: Rezoning and Preliminary Plat for Meadows of Wassermann Lake on Hesse Property PID 650260300; Final Plat for the Woods of Wassermann Lake Second Addition as submitted by Golden Valley Land Company

MEETING DATE: June 20, 2017

GENERAL INFORMATION:

Applicant: Golden Valley Land Company

Requested Action Approval of Rezoning and Preliminary Plat related to development of the Meadows of Wassermann Lake, Final Plat for the Woods of Wassermann Lake 2nd Addition (8 lots serviced off Lakeside Drive).

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-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:

A sketch plat of the subject property was reviewed by the Planning Commission and surrounding neighborhood on April 18, 2017 and the City Council on April 24th, 2017. The sketch plat included 88 single family homes as an extension from existing Woods Drive and Isabelle Drive in the Woods of Wassermann Lake development. During the sketch plat process, the developer received feedback from neighboring property owners, the Planning Commission and City Council. The development team was engaged with the recent update to the residential section as well as the landscape and open space section of the zoning ordinances. The preliminary plat reflects updated information and the development team worked to refine lots within the development to meet the R-2 regulations as well as the landscape and open space regulations.

The developer is before the Planning Commission for recommendation of approval of the preliminary plat and rezoning from agriculture to R-2 for the entire subject property as well as final plat for the Woods of Wassermann Lake Second Addition. The Woods of Wassermann Lake Second Addition includes 8 lots serviced from Lakeside Drive and is identified as block 7 on the preliminary plat. Services for the 8 lots to be considered for final plat were constructed during the Woods of Wassermann Lake development and would be accessed from the existing Lakeside Drive. The 8 lots that will directly abut properties within Wassermann Lake Woods 1st Addition have been designed to be larger lots and zoning regulations consistent with those homes. The development team has indicated that potential builders for the entire project include Pulte and Country Joe Homes. Pulte Homes is the intended building of Blocks 1 – 5 and Block 7; while Country Joe Homes will be the builder on the entirety of Block 6. Example floor plans and building elevations have been attached as exhibits for your reference. Representatives of both builders will be available at the meeting to provide any further explanation of their home types proposed within this project.



ABOVE: Plat boundary is generally identified in **RED**. Aerial with proposed development of 87 single-family homes superimposed.

LOTS & ZONING

The property is proposed to be rezoned to R-2 and meet the single-family bulk regulations as stated in the zoning ordinance. The development team successfully revised lots from the time of sketch plat to meet the adopted R-2 district bulk regulations.

The bulk regulations related to the proposed Meadows of Wassermann Lake in relation to the R-2 District are as follows:

Bulk Regulation	MEADOWS OF WASSERMANN LAKE LOT MINIMUMS
Minimum Lot Size / Maximum Lot Size	7,521 Sq. Ft. 16,627 Sq. Ft.
Average Lot Area	9,161 Sq. Ft.
Minimum Lot Width	61 feet
Average Lot Width	67 feet
Proposed Minimum / Maximum Lot Depth	115 feet 228 feet
Front Yard Setback	25 feet
Rear Yard Setback	30 feet
Side Yard Setback	8 feet (each side)

The R-2 regulations in the adopted zoning code are as follows:

Dwelling Units R-2	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Impervious Surface Maximum	Maximum Height	Max. # of Attached Homes	Minimum Finished Floor Area Per Unit
Single Family	7,500 square feet	60 feet	115 feet	25 feet	30 feet	8 feet each side	40%	35 feet	N/A	1,400 square feet

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 preliminary 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 outlot 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:

- 87 Single Family Home lots x 3.5 (people per household) / 75 (residents per 1 acre of parkland) = 4.06 acres of parkland (\$406,000 = equivalent fee in lieu of land dedication value)

Similar to the park included at the time of sketch plat, the preliminary 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 in the preliminary plat is 3.37 acres. Based on the amount of parkland dedication required and the proposed park, the development has a remaining .69 acres of dedication required. The development team has identified the remaining .69 acres will be completed in a fee in lieu of land or in kind construction of improvements within the park to fulfill the remaining parkland dedication requirement.

BUFFERS & LANDSCAPING:

As part of the preliminary plat application the applicant has completed a tree survey of the property. The gross caliper inches of trees on the property is currently 1,584 with proposed removal of 1,584 inches or 100% of the existing trees within the 87 home area of the plat. Based on the landscape and open space regulations, the applicant is required to provide 494 trees as replacement for the removal of the existing trees on site. The applicant has indicated a replacement of 536 trees is anticipated with the project. Each residential lot within the development is required by the landscape and open space regulations to include 3 trees, one of which will be installed as a boulevard tree. The remaining trees to be planted (roughly 275 additional trees) will be used for buffering along Marsh Lake Road, along with an 8 foot berm, to enhance buffering for the development. Existing trees in the wetland within Outlot C will be maintained throughout the time of construction.

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 34 students from the 87 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.

Traffic: During review of the sketch plat, many surrounding residents expressed concern with the development having access from the existing neighborhoods of Lakeside Estates and the Woods of Wassermann Lake. The development currently does not have direct access off Marsh Lake Road. The property directly to the south of the proposed project that would provide access to Marsh Lake Road is privately owned and the City is not aware of a development on the property at this time. Staff is continuing to evaluate traffic conditions along Lakeside Drive and intends on monitoring traffic volumes and speeds once the portion of Lakeside Drive in Laketown 9th Addition is completed later this year.

The applicant is aware of the proposed Marsh Lake Road project and has designed the project to accommodate the current preliminary alignment. The applicant will continue to be engaged as project progresses.

STAFF RECOMMENDATION

At this time, Staff and the City Engineer feel comfortable with the rezoning and Preliminary Plat for the Meadows of Wassermann Lake as well as the Final Plat of the Woods of Wassermann Lake Second Addition and would recommend approval of the Resolution of Recommendation subject to any remaining staff comments or items the Commission may identify during review of the proposal.

CITY OF VICTORIA

Erin Smith
Senior Planner

ATTACHMENTS

- Exhibit A Preliminary Plat of the Meadows of Wassermann Lake and Final Plat of the Woods of Wassermann Lake Second Addition.
- Exhibit B Notification Letter to Residents
- Exhibit C List of Residents Notified
- Exhibit D Renderings and Elevations of Proposed Units