

City of Victoria

March 9, 2017

RE: NEW DEVELOPMENT | NEIGHBORHOOD MEETING – Tuesday, March 21, 2017 – 5:30 P.M.

Dear Property Owner,

The City of Victoria has received a sketch plat from Hartman Communities, LLC across property commonly referred to as the Vanderlinde Property located at 8485 Bavaria Road. The Property is generally located in the northeast corner of the Bavaria Road and 86th Street intersection. The sketch plat includes the proposed development of single family home lots on the property. The City of Victoria's Comprehensive Plan guides the property for low density at 1.5 units/acre – 5.9 units/acre. The proposed sketch plat identifies 3 different lot configurations across the property which utilize the same street and utility routes as the developer is still evaluating the market to determine a builder partner that desires to move forward with 1 of the 3 lot types. The three concepts range in density from 1.8 – 2.8 units per acre consistent with the Comprehensive Plan. A copy of one of the current concepts identifying the location of the 24 total lots on the Vanderlinde property has been provided on the back side of this letter for your reference.

As a property owner within 600 feet of the property proposed for sketch plat review, you are invited to attend a **neighborhood meeting on Tuesday, March 21st at 5:30 PM** in the Council Chambers **at Victoria City Hall (1670 Stieger Lake Lane)**. The intent of the meeting is to provide neighbors with a better understanding of the intended development and allow for the developer to receive feedback on the proposals from the neighborhood. The sketch plat will be presented to the Planning Commission at the regular scheduled meeting on Tuesday, March 21st at 6:30 PM following the neighborhood meeting. Following the March 21st meetings, the sketch plat will also be presented to the Victoria City Council during the regular scheduled meeting on Monday, March 27th at 6:30 PM. Both the Planning Commission and City Council will be asked to provide the developer with feedback on the current concepts for the property in order to guide the project through the formal platting process in an open and informed manner at a later date.

The City of Victoria considers your interest and input in this matter, as well as your neighbor's input, an extremely important part of the City's review process. If you are unable to attend the meeting, but would like to discuss the proposed development, please contact the Community Development Department at 952-443-4210. A link to the Planning Commission agenda and presentation materials will be available on the City's website Friday, March 17, 2017. Please visit: www.ci.victoria.mn.us/Index.aspx?NID=282. Plans are available for review at city hall during regular business hours [M-F; 8:00 AM – 4:30 PM; with exception of observed holidays].

Please feel free to notify your neighbors of this pending meeting so all may have the opportunity to attend.

Sincerely,

Ben Landhauser, AICP
Community Development Director
blandhauser@ci.victoria.mn.us

SEE BACK FOR MORE INFO

CONCEPT DATA

Proposed Zoning: R-PUD
 Gross Site Area: 21.0 ac
 Existing Wetlands: 8.3 ac
 Isolated Upland Outlot: 1.2 ac
 Bavaria R/W: 0.6 ac
 Net Developable Area: 10.9 ac
 Other Open Spaces: 2.1 ac +/-
 (including wetland buffers, landscape buffers, ponding, etc.)
 Existing Replanted Home: 1 lot
 Proposed SF Lots: 23 lots
 Typical lot: 60' wide x 70' deep
 Total Homes: 24 lots
 Proposed PUD Standards:
 Minimum Lot Width: 60' (at front curb)
 Minimum Lot Area: 9,380 sf
 Average Lot Area: 12,500 sf
 Front setback: 25'
 Side setback: 7.5' / 7.5'
 Side setback (Bavaria): 10' min.
 Rear Yard Setback: 25'
 Gross Density: 1.1 units/acre
 24 units / 21.0 ac
 Net Density: 2.2 units/acre
 24 units / 10.9 ac



ABOVE: Aerial of property with general lot arrangement. *Please note the above is for general reference only and is subject to change as sketch plats are conceptual in nature.*

= Approximate boundary of proposed development