



**AGENDA STATEMENT NO. 17-6**  
**BUSINESS OF THE PLANNING COMMISSION**  
 City of Victoria, Minnesota

**STAFF REPORT**

**TO:** Planning Commission

**PREPARED BY:** Ben Landhauser,  
 Community Development Director

**RE:** Preliminary Plat and Rezoning for Hillpointe – formerly known as the Vanderlinde and Isabelle properties located at 8485 and 8425 Bavaria Road respectively.

**MEETING DATE:** June 20, 2017

**GENERAL INFORMATION:**

**Applicant:**

Hartman Communities, LLC

**Requested Action**

Recommendation of Approval for Rezoning and Preliminary Plat for Hillpointe

**Location and Size:**

Property is generally located in the northeast corner of the Bavaria Road and 86<sup>th</sup> Street intersection, east of the Greenway on the Park neighborhood. Total acres involved in the proposal include 24.04 acres more or less, with net acreage of property exclusive of arterial right of way and outlots equals 11.34 acres.

**Proposed Density:**

2.12 units per acre which is consistent with the Comprehensive Plan designation of 1.5 – 5.9 units per acre.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Combination of Large Lot Single Family and Farm acreage	Low – Single Family Residential [Density Range 1.5 – 5.9 units/acre]	AG / R <b>*R-1</b>
North	Single Family Acreage	Low – Single Family Residential [Density Range 1.5 – 5.9 units/acre]	Residential
South	Agricultural – City of Chaska	N/A – City of Chaska	N/A
East	Agricultural – City of Chaska	N/A – City of Chaska	N/A
West	Greenway on the Park – Single Family Residential	Low – Single Family Residential [Density Range 1.5 – 5.9 units/acre]	R- PUD

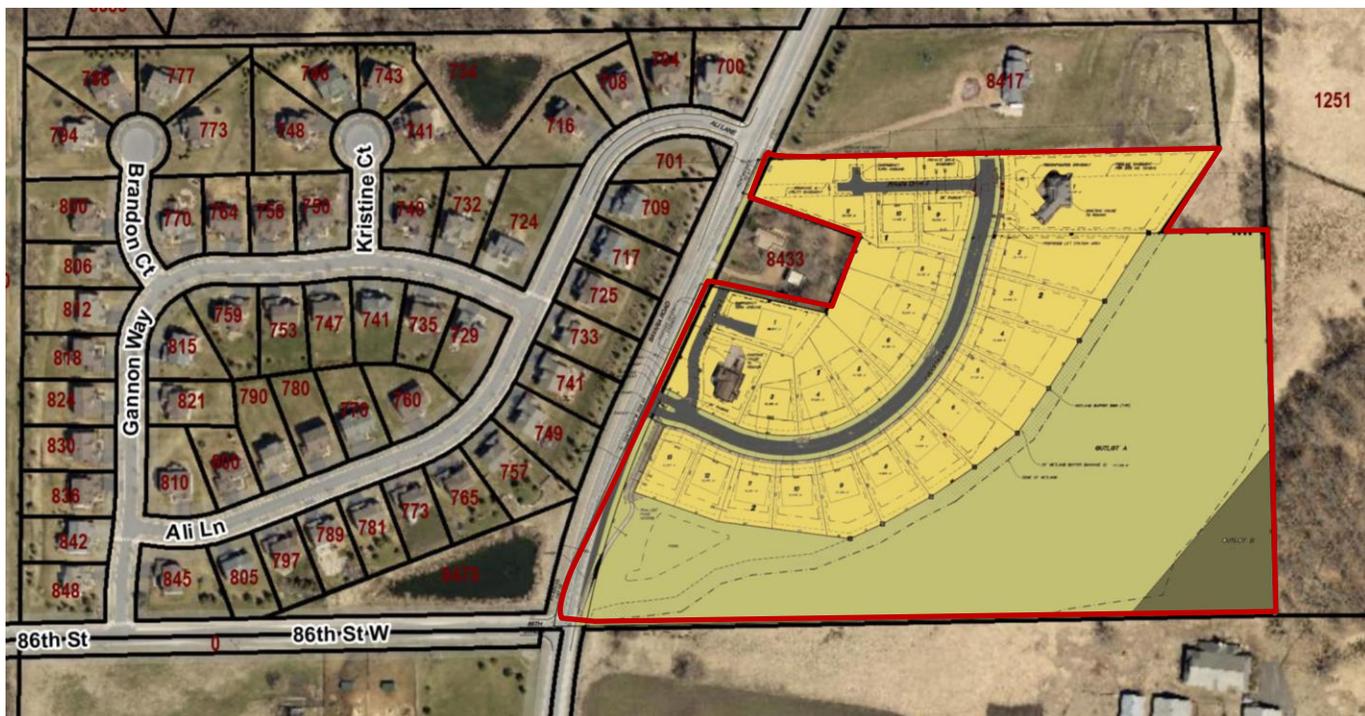
(\*)= PROPOSED

**BACKGROUND:**

The Planning Commission reviewed a sketch plat for the property on March 21, 2017 which consisted of a total of 3 possible lot configurations/concepts. Prior to the Planning Commission meeting, a neighborhood meeting was held with residents within 600 feet of the property proposed for development. The City Council reviewed the sketch plat on April 10, 2017. Each of the concepts utilized the same road alignment and access into the property. The 3 concepts identified how a 50 foot, 65 foot, and 80 foot lot size could be assembled on the property. The 50 foot lot concept provided the ability to create 31 lots that would accommodate villas (single level living focused housing). The 65 foot lot concept provided the ability to create 24 lots that would accommodate smaller single family homes than are currently being built in Victoria. The 80 foot lot concept provided the ability to create 20 lots that would accommodate large lot single family homes similar to the Greenway on the Park neighborhood across the street and many other new developments in and around Victoria over the past decade. In all of the concepts, the existing Vanderlinde home site was incorporated into the subdivision with plans to remove the existing accessory structure and provide for an additional lot previously not contemplated. Also included in the sketch plat was a ghost plat of the Isabelle property directly north of the Vanderlinde property with the idea that the final development concept could be expanded north onto that property.

Based upon feedback received from the neighborhood, Planning Commission, and City Council along with further evaluation of the market in Victoria for the different housing types that had been evaluated during the sketch plat – the developer has elected to move forward with a rezoning request and preliminary plat consistent with the larger lot concept. Since the sketch plat discussion, the City has adopted a new series of residential zoning districts. The requested rezoning is to the R-1 (Low Density Residential) District which is the largest lot size district within the City under the new ordinance system. The general lots sizes are consistent with the adjoining Greenway on the Park development. The developer has indicated an intent to sell lots to individual property owners and/or builders with the intent that this would be more of a custom home development in lieu of a production builder neighborhood.

With the incorporation of the Isabelle property, the preliminary plat consists of 24 lots; 2 of which are for existing homes.



**ABOVE:** Plat is indicated within **RED** Boundary.

**LOTS & ZONING**

The property is proposed to be rezoned to R-1 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-1 district bulk regulations.

The bulk regulations related to the proposed Hillpointe in relation to the R-1 District are as follows:

<b>Bulk Regulation</b>	<b>HILLPOINTE LOT MINIMUMS</b>
Minimum Lot Size / Maximum Lot Size	12,007 Sq. Ft.   60,147 Sq. Ft.
Minimum Lot Width	80 feet
Proposed Minimum / Maximum Lot Depth	134 feet   432 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	10 feet (each side)

The R-1 Zoning Regulations are as follows:

<b>Principle Uses – Single Family Dwelling Units R-1</b>	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Impervious Surface Maximum	Maximum Height	# of Attached Homes	Finished Minimum Floor Area
Single Family	12,000 square feet	80 feet	130 feet	30 feet	30 feet	20 feet total, 10 feet each side	35%	35 feet	N/A	1,800 square feet

**STREETS, ACCESS, PARKING, AND SIDEWALKS**

Access to the plat is proposed to come via a new public street, Hillpointe Lane, extending from Bavaria Road, near the half way point between the intersections of Ali Lane and 86<sup>th</sup> Street, through the plat. A right-hand turn lane consistent with other public street intersections along Bavaria Lane would also be proposed.

Five lots within the plat would be accessed via 1 of 2 common private driveway from Hillpointe Lane. The common shared drive closest to Bavaria Road would also provide long term possibility for the 8433 Bavaria Road property to be provided access without directly entering and existing from Bavaria Road. The City’s ordinances allow for up to 3 lots to be served from a common shared private driveway.

Sidewalk is proposed along the north and west side of Hillpointe Lane. A trail is proposed to run along the east side of Bavaria Road, meandering in and out of the right-of-way and proposed public outlot in order to fit into existing grades and minimize impact to the existing wetland near the intersection of 86<sup>th</sup> Street. As part of discussion with the developer related to parkland dedication, staff has suggested that the developer endeavor to extend the trail adjacent to the 8433 Bavaria Road property, which is not part of the plat, as a means of making the desired trail connection from 86<sup>th</sup> Street to Ali Lane. This trail segment is illustrated on the preliminary plat and will be reviewed further during final plat and construction drawings to determine any other considerations related to getting this trail segment completed with the Hillpointe 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 new public street, with a new lift station being cited within the development to pump the sewer to the existing gravity system on the west side of the intersection of Ali Lane and Bavaria Road. The lift station site is proposed to be located on Lot 1 Block 2 within an easement.

Storm water is anticipated to be routed to a storm water retention/detention pond proposed in the southwest portion of the large outlot.

## **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. Based upon preliminary plat for the property, parkland dedication requirements consistent with the City's adopted parkland dedication ordinance is as follows:

- 24 lots – 2 existing = 22 new residences x 3.5 (people per household) / 75 (residents per 1acr of parkland) = 1.02 acres of parkland (\$102,000.00 = cash in lieu of land dedication value)

The City does not have a park planned that would include a portion of this property and would be working with the applicant to provide a cash in lieu of land dedication proportionate to the value of the required land dedication. The parkland dedication ordinance does allow for a credit of up to 25% of the total land dedication requirement to be satisfied through trail construction by a developer.

The closest neighborhood park to the property is Diethelm Park adjacent to the Victoria Recreation Center, which is approximately a 1/3 mile distance from the development.

## **BUFFERS & LANDSCAPING:**

There a well-established tree line on the east side of the portion of property proposed to be developed. This existing tree line is anticipated to remain intact. A tree survey, removal and preservation plan, and a landscape plan have been provided for review as part of the preliminary plat. The proposed landscape plan addresses requirements of the Tree Preservation and Replacement Ordinance, along with the Landscaping and Open Space 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.

Weather Warning: This area is in between outdoor warning sirens in southeast corner of the Madelyn Creek neighborhood near the intersection of 78<sup>th</sup> Street and Bavaria Road and the siren in the Deer Run neighborhood.

## **STAFF RECOMMENDATION**

At this time, Staff and the City Engineer feel comfortable with the rezoning and Preliminary Plat Hillpointe 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**

Ben Landhauser

Community Development Director

**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