

# VICTORIA LAND

57.91 Acres of land along Engler Blvd., West of Victoria Drive and Engler Blvd.

## CONCEPT PLAN

### CONCEPT DATA

Gross Site Area:	57.9 ac
Major ROW:	2.4 ac <small>(Engler Blvd. 1.2 ac &amp; Major Collector 1.2 ac)</small>
Existing Wetlands:	17.0 ac <small>(per 2018 delineation)</small>
Overhead Power Esmt:	1.4 ac <small>(100' estimated, verify - net wetlands)</small>
Net Site Area:	37.1 ac
Park Dedication:	7.4 ac <small>(Net wetland &amp; ponding)</small>
Other Ponding/Open Space:	6.0 ac <small>(Wetland buffers, ponding, etc)</small>
Net Developed Area:	23.7 ac
Proposed Residential Units:	156-176 lots
60' SF Lots:	8 lots
70' SF Lots:	8 lots
Row Townhomes:	110 units
Senior / Apartments:	30-50 units
Overall Gross Density:	3.0 un/ac <small>(118 un / 37.9 gross acres)</small>
Overall Net Density:	4.7 un/ac <small>(126 un / 37.1 net site acres)</small>
Adjusted Net Density:	7.4 un/ac <small>(126 un / 23.7 net developed acres)</small>

Aerial photography from State of Minnesota;  
Topography from State LIDAR



For more information, contact:

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## AERIAL



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## PROPERTY FACTS & DEMOGRAPHICS

### FEATURES

- ◇ 57.91 Acres
- ◇ Current zoning: Agriculture
- ◇ 2040 Future Land Use:
- ◇ Low and Medium Density Residential, Commercial
- ◇ City of Victoria intends to annex land and expand utilities to site by 4th quarter of 2019.

### 2016 TRAFFIC COUNTS

#### VPD

Engler Blvd.	10,700
Victoria Dr.	6,100

### VICTORIA GOALS, POLICY & ACTION ITEMS

- ◇ Goal ED-1. Diversify the tax base by promoting and expanding industrial/commercial development.
- ◇ Policy ED-1.1. Encourage compact commercial developments that make efficient use of infrastructure and resources.
- ◇ Policy ED-1.2. Ensure commercial developments are dispersed appropriately throughout the community and in designated commercial development areas.
- ◇ Action: Expand infrastructure and utilities to serve future growth areas consistent with the Adequate Public Facilities Ordinance.
- ◇ Policy ED-1.3. Support a balance of commercial and business development with higher density housing that strengthens the labor force, and bolsters active and vibrant commercial nodes.
- ◇ Action: Review and revise the zoning code to include commercial and flex-employment districts

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