



Amira Comprehensive Plan Amendment

City of Victoria – District 4

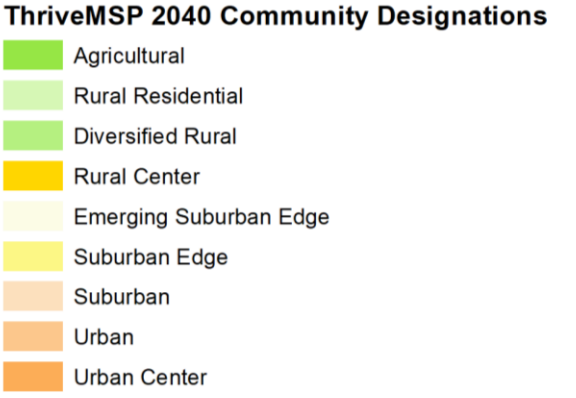
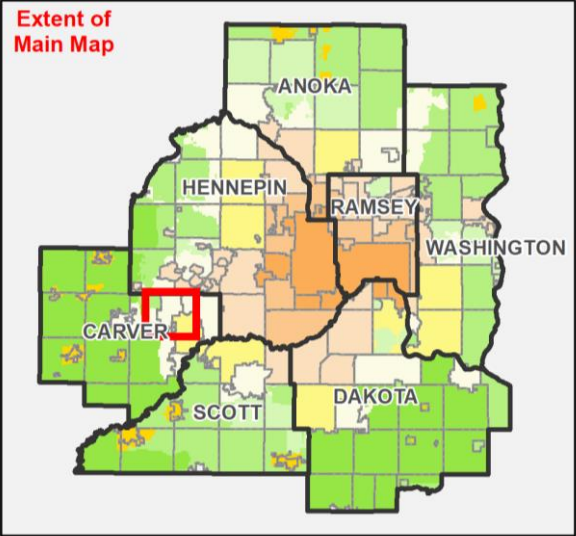
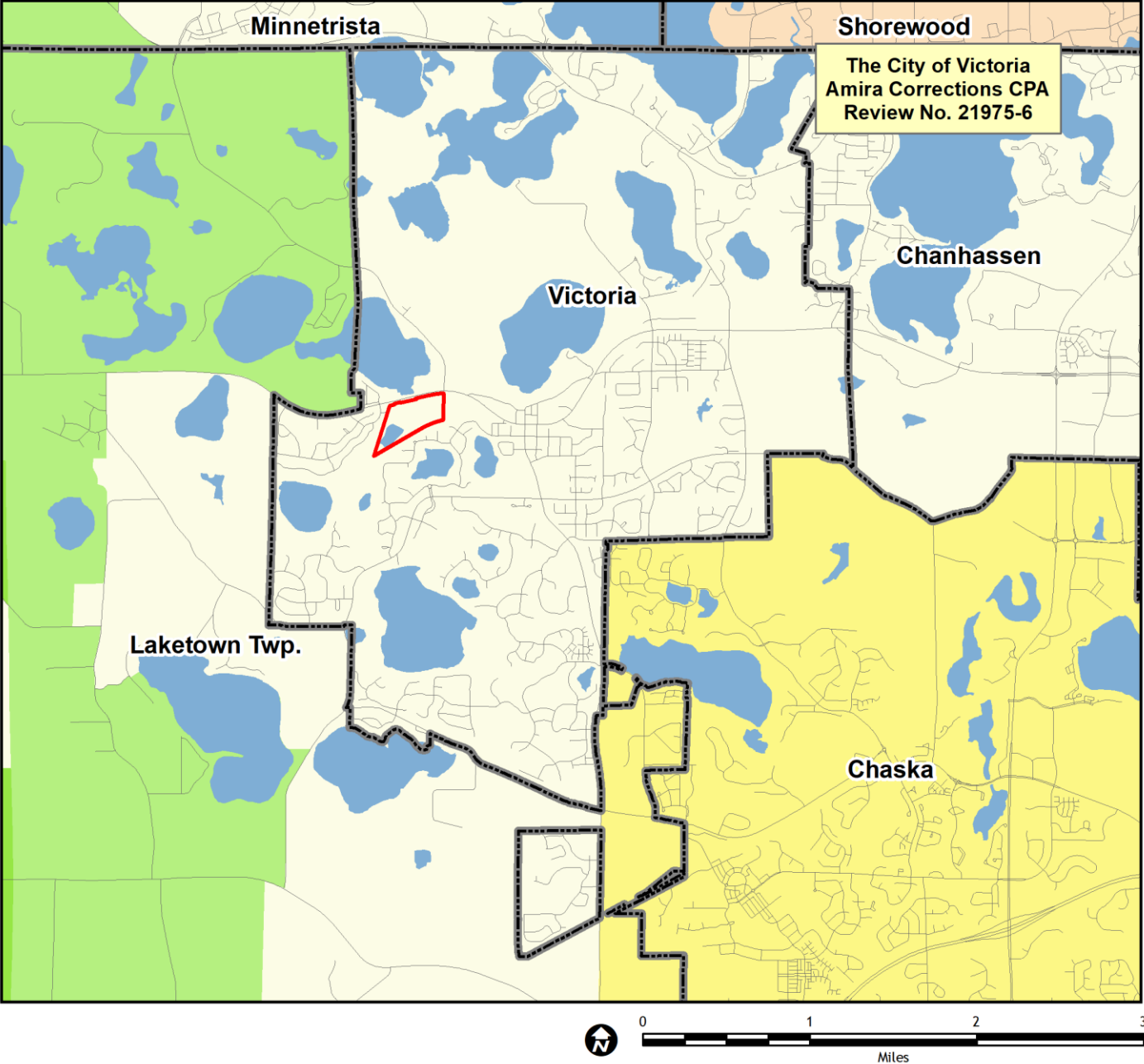


November 6, 2023

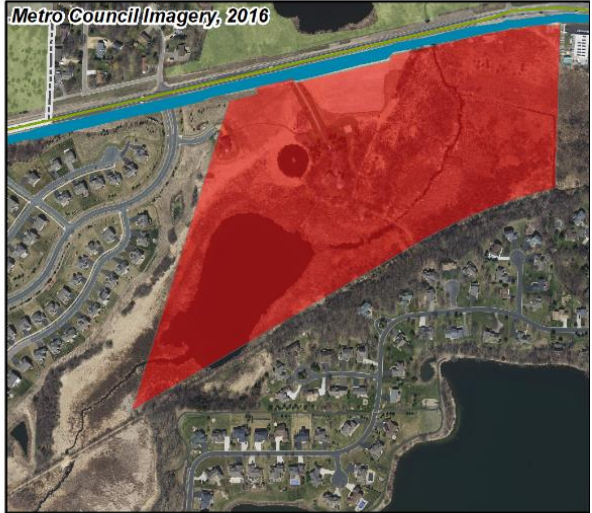
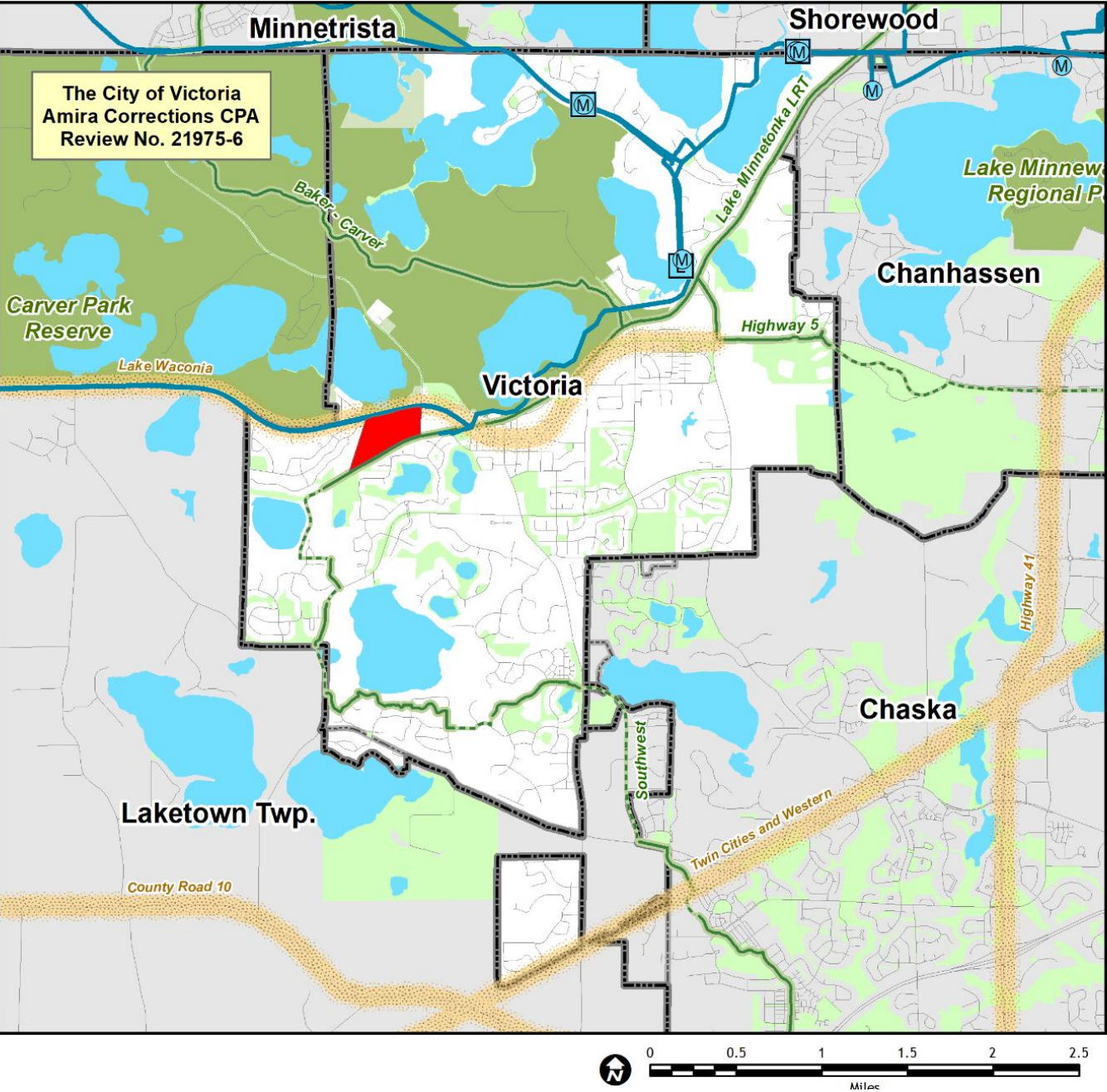
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Community Designation



Regional Systems



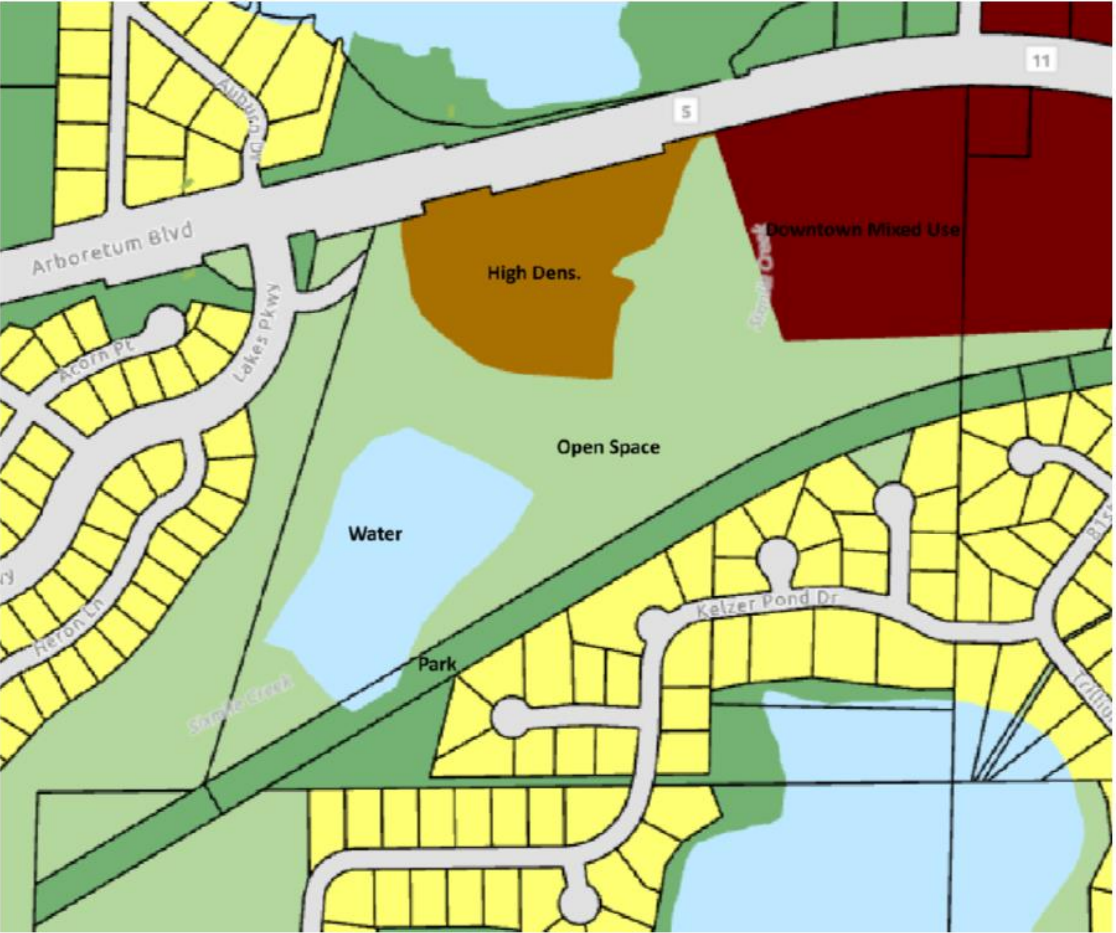
- Regional Systems**
- Regional Transitways**
 - Existing
 - Planned Current Revenue Scenario
 - Potential Increased Revenue Scenario
 - Wastewater**
 - Meters
 - MCES Interceptors
 - Lift Stations
 - MCES Treatment Plants
 - Regional Highway System**
 - Interstates
 - US Highways
 - State Highways
 - County Roads
 - Road Centerlines
 - Regional Parks**
 - Existing (Open to Public)
 - In Master Plan (Not Open to Public)
 - Planned Units
 - Other Parks, Preserves, Refuges and Natural Areas
 - Regional Trails**
 - Existing (Open to Public)
 - Existing (Not Open to Public)
 - Planned Regional Trails
 - Regional Trail Search Corridors

Amendment Details

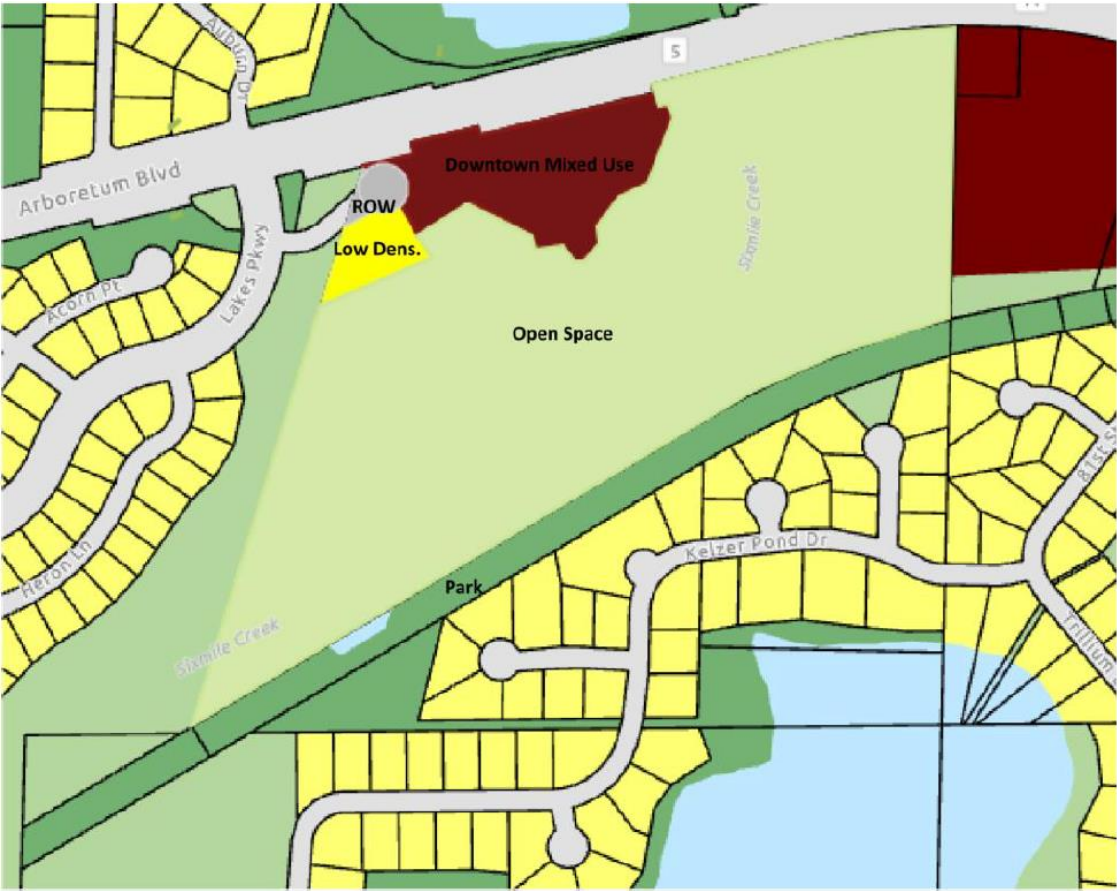


- Adds 1.05 acres of Low Density Residential (2.25-6 units per acre)
- Removes 8 acres of High Density Residential (12-36 units per acre)
- Relocates the existing Downtown Mixed Use (24-75 units per acre at 30% residential)
- Reduces Downtown Mixed Use by 5 acres
- Adds a total of 12 acres of Open Space
- Accommodates the development of 147 units of senior housing and two single family units

Current and Future Guiding Land Use



Agriculture	Commercial	Open Space
Rural Residential	Downtown Mixed Use	ROW
Low Density Residential	Flex - Employment	Utility
Medium Density Residential	Public / Institutional	Water
High Density Residential	Park	



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Planned Residential Density

Table 1. Planned Residential Density, City of Victoria

2017-2040 Change

Category	Density			Min Units	Max Units
	Min	Max	Net Acres		
Low Density Residential	2.25	6	<u>534.4</u>	<u>1,202</u>	<u>3,206</u>
Medium Density Residential	6	12	70.3	422	843
High Density Residential	12	36	<u>16.7</u>	<u>201</u>	<u>602</u>
Downtown Mixed Use*	24	75	<u>7.2</u>	<u>173</u>	<u>542</u>
Commercial*	24	50	13.8	332	691
	TOTALS			2,330	5,885
	Overall Density			3.6	9.2

*30% residential

Findings



That the proposed amendment:

- Conforms to regional system plans
- Is consistent with the *Thrive MSP 2040*, with water resources management, and with Council forecasts, but inconsistent with the Housing Policy Plan
- Is compatible with the plans of adjacent and affected jurisdictions

Proposed Action

That the Metropolitan Council:

1. Authorize the City of Victoria to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Find that the amendment renders the City's comprehensive plan inconsistent with the Council's housing policy and that the City is therefore ineligible to participate in Livable Communities Act (LCA) programs.
4. Advise the City:
 - a. To be consistent with Council housing policy, the City needs to reguide additional acres expected to develop in the 2021-2030 decade to a land use with a minimum density of 12 units per acre to accommodate a minimum of 118 additional units.
 - b. To implement the advisory comments in the Review Record for Transportation and Wastewater.



Questions?

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