

Cassidy Farms First

Paul Meier/CF Development LLC

3/7/2023

NOTE: Use this PowerPoint as an example of what should be included in a Neighborhood Information Meeting (NIM) presentation for General Development Plans (GDPs).

Version: 23.001

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Existing Zoning District
 - Proposed Street Layout and Unit Densities
 - Future Project Details
- Traffic Impacts
- Existing & Future Environmental Features
- Q&A

Introduction

CF Development LLC, Paul Meier

Lead Developer and Property Owner

Widseth Engineering

Civil, Stormwater, Landscaping, Survey, Plat

About our Project

We are proposing a multi-phase subdivision. Phase 1 includes 54 single family residential lots, on two blocks in NE Rochester. Phases 2 and 3 include an additional 78 single-family residential lots, on 5 blocks.

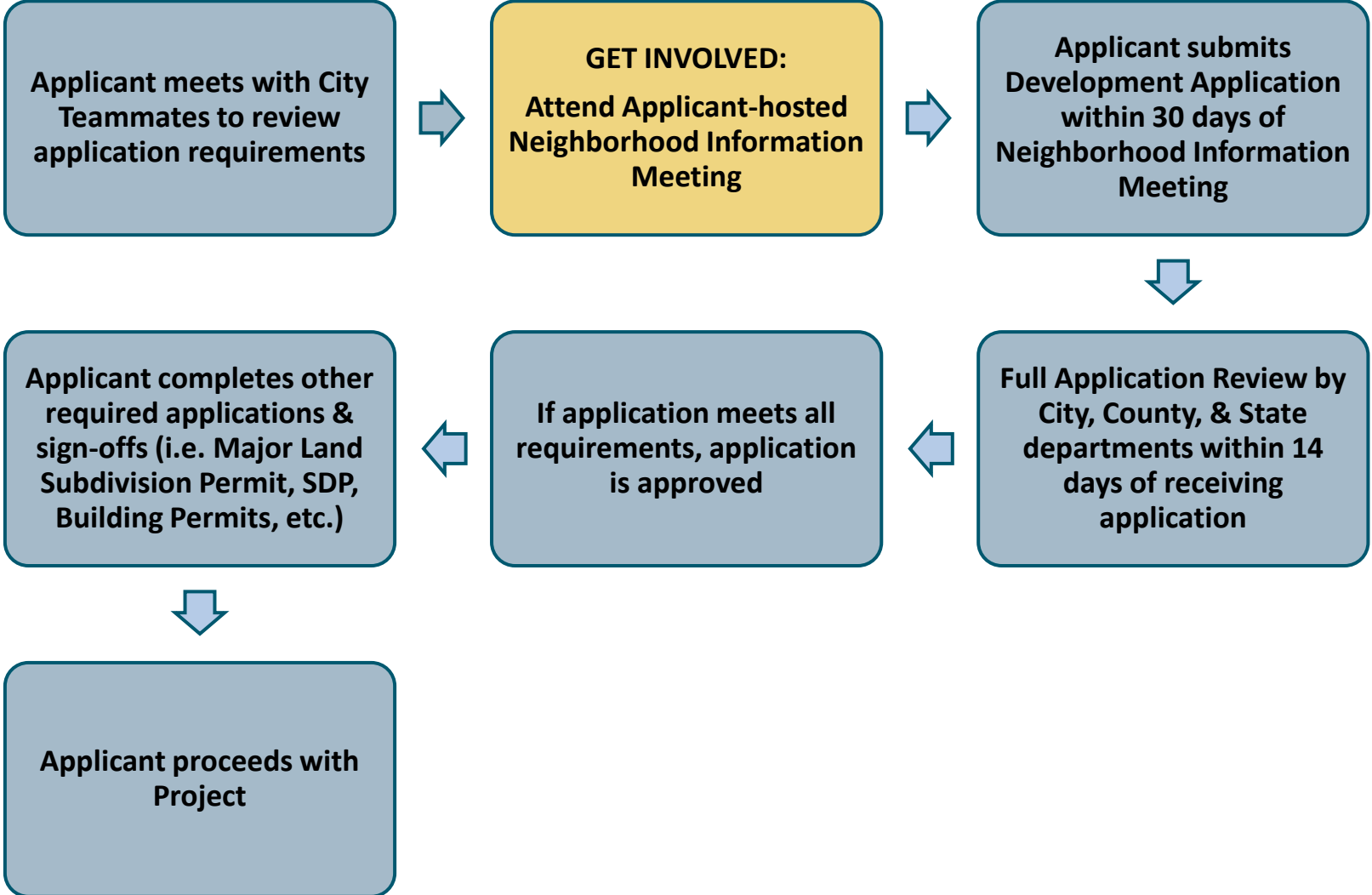
The proposed development is consistent with the adjacent residential subdivisions in the area with lot sizes ranging from $\frac{1}{4}$ acre to $\frac{1}{2}$ acre. Phase 1 has a density of 1.63 units per acre (54 lots/33.1 acres), phase 2 has a density of 1.84 units per acre (27 lots/ 14.68 acres), and phase 3 has a density of 1.33 units per acre (51 lots/38.26 acres). The cumulative density of the subdivision is 1.53 units per acre.

There are areas of steep slopes, rolling topography, and natural areas that make connectivity improbable. Decorah Edge and Wetland features exist on adjacent sites that must be protected. These limitations and restrictions on the site are what makes the roadway connectivity infeasible.

A sewer line has already been installed by the City as part of the City's Capital Improvement Plan. Water services are stubbed into the property and will be extended through the subdivision as part of the development.

As part of the platting and permitting process a detailed grading plan will be submitted through normal engineering and construction practices. In addition, a Decorah Edge and Wetland Delineation report will be submitted with the permitting applications.

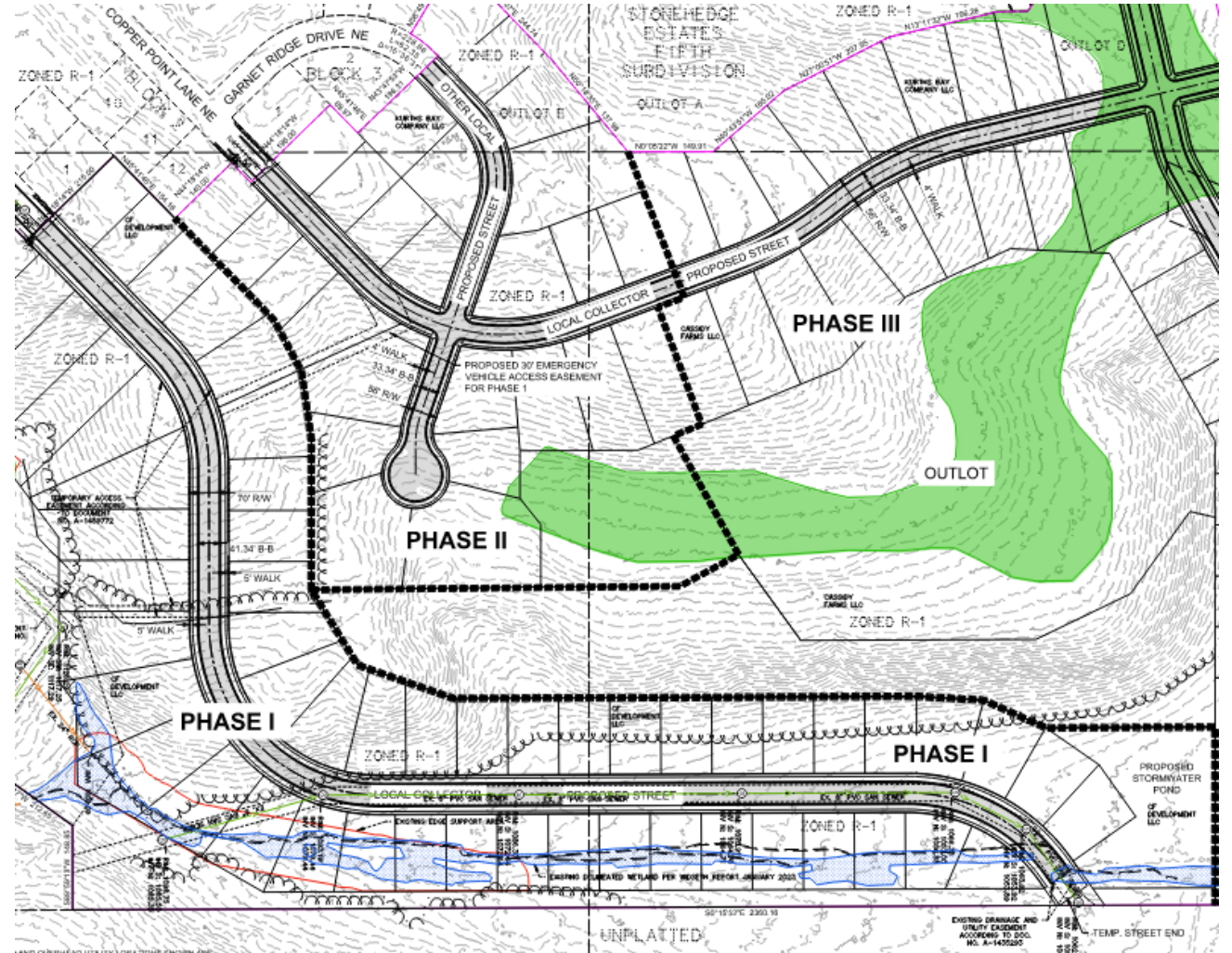
The Application Process



Existing Zoning District

R-1: Mixed Single-Family

Table 300.01-1 Allowed Uses Table																						
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																						
Zoning districts and subdistricts (where applicable)	Residential and Agricultural				Mixed Use						Non-Residential		Use-Specific Standards									
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor Node		MX-T	Village	Fringe	Medial	MX-D	Business	BP	LI	SI
Residential Uses																						
Household Living																						
Dwelling, Single-Family Detached	S	S	S	S																		
Dwelling, Twin-Home			S	S	S	S	S															
Dwelling, Attached			S	S	S	S	S				S	S		S	S	S	S	S				
Dwelling, Duplex, Same Lot			S	S	S	S	S				S	S										
Dwelling, Triplex			S	S	S	S	S				S	S										
Dwelling, Fourplex			S	S	S	S	S				S	S										
Dwelling, Multifamily				S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*				Section 60.300.020B.3
Dwelling, Live/Work				S	S	S	S	S	S	S	S	S	S	S	S	S	S					
Dwelling, Cottage Development			S*	S*	S*	S*	S*	S	S		S	S	S	S								Section 60.300.020B.2
Manufactured Home Park		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					Section 60.300.020B.4

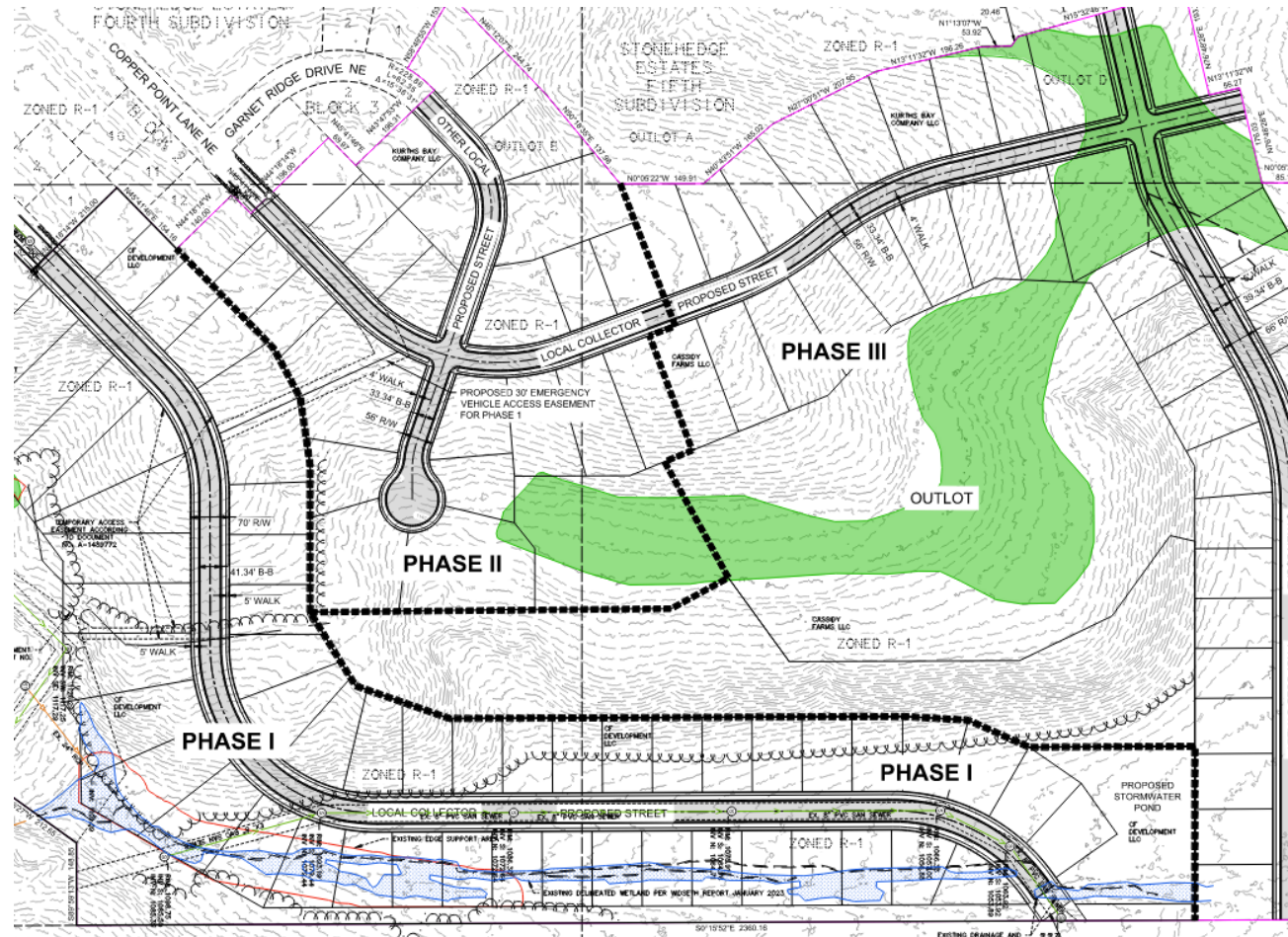


Proposed Streets, Traffic Impacts and Unit Densities

NOTES:

- STREET CLASSIFICATIONS - STONE HEDGE DR. NE: LOCAL COLLECTOR.
COPPER POINT LN. NE: LOCAL COLLECTOR.
GARNET RIDGE DR. NE: OTHER LOCAL.
NORTH STREET RUNNING W-E: OTHER LOCAL.
- DAILY TRIPS - 1427 (PHASE I = 590 / PHASE II = 837).
- PROPERTY IS IN ZONE X PER FIRM MAP NUMBERS 27109C0158E AND 27109C0166F.
- SITE SOILS CONSIST PRIMARILY OF LEAN CLAYS AND SILTY LOAMS.
- PROPOSED LAND USE - LOW DENSITY RESIDENTIAL.
- TOTAL ACRES = 86.04 ACRES
- PHASE I DENSITY - 54 LOTS / 33.10 ACRES = 1.63 UNITS / ACRE.
- PHASE II DENSITY - 27 LOTS / 14.68 ACRES = 1.84 UNITS / ACRE.
- PHASE III DENSITY - 51 LOTS / 38.26 ACRES = 1.33 UNITS / ACRE.
- THE PARKLAND DEDICATION AREA NEEDED WILL BE DETERMINED BY THE CITY OF ROCHESTER PARK AND RECREATION DEPARTMENT AND SATISFIED BY THE PAYMENT IN LIEU OPTION.

Existing & Future Environmental Features



Q&A

Still have Questions?

Contact the City of Rochester's Community Development Department with any questions about this application type via email communitydevelopment@rochestermn.gov or phone (507-328-2600).