

Morris Hills Fourth

Craig Johnson/Majestic Homes

3/9/2023

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

Farmland LLC, Craig Johnson

Lead Developer and Property Owner

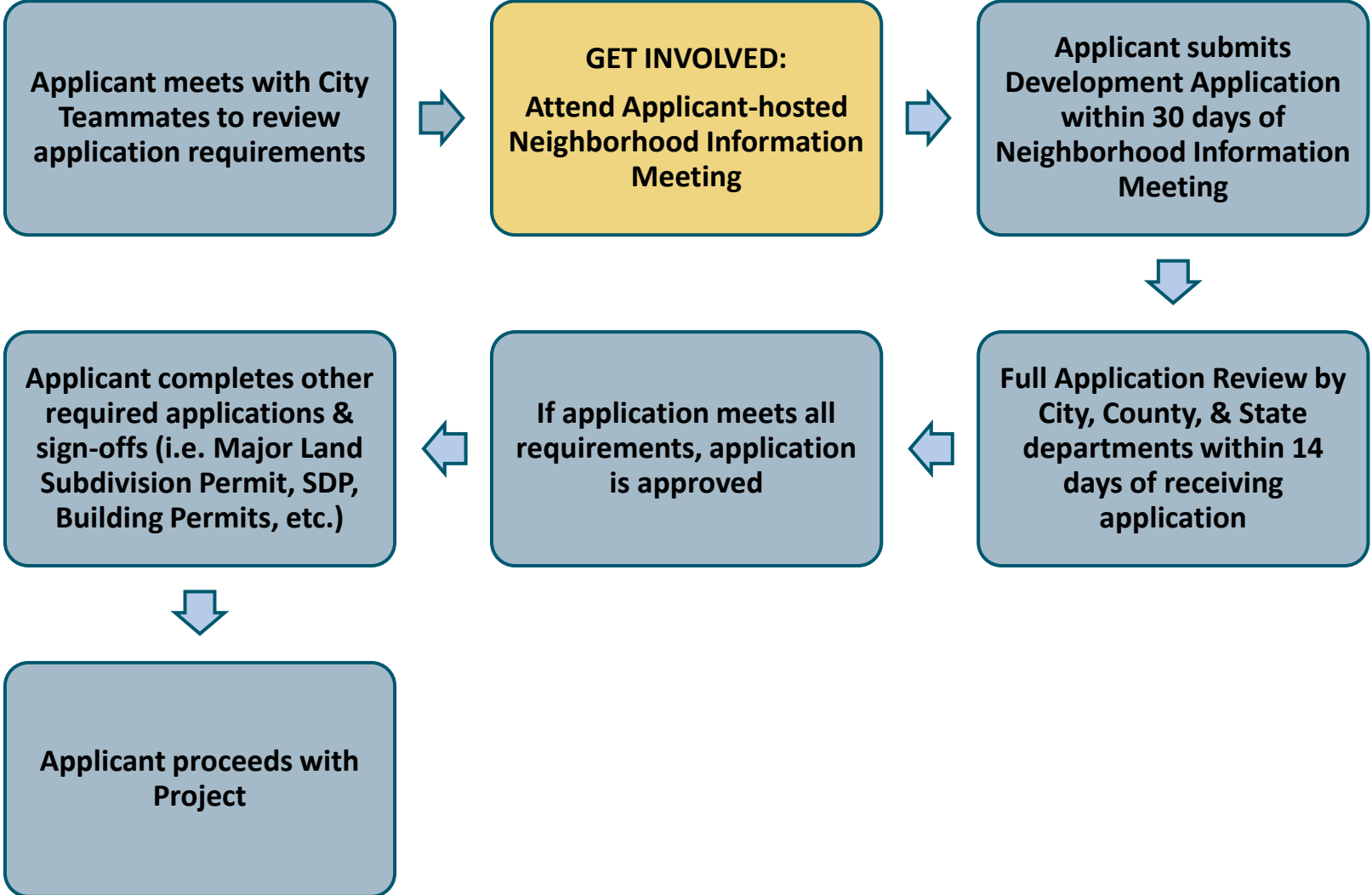
Widseth Engineering

Civil, Stormwater, Survey, Platting

About our Project

We are proposing an infill residential subdivision. The GDP shows 38.13 acres with 75 lots, however, the focus for the first phase is 24 single family residential lots in NE Rochester as part of the Morris Hills Fourth Subdivision.

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	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								
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*	P*					Section 60.300.020B.4

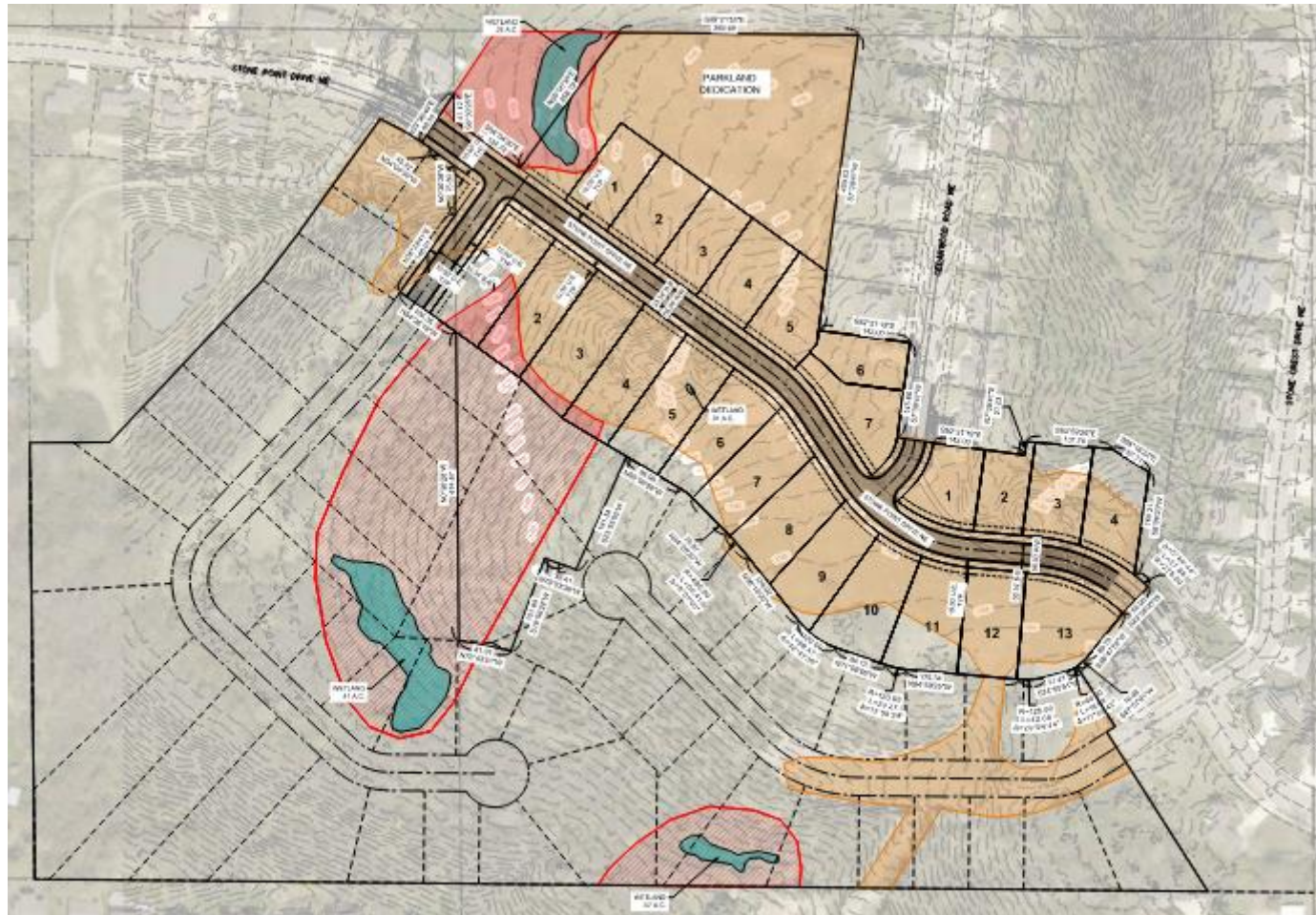


Proposed Streets, Traffic Impacts and Unit Densities

NOTES:

- STREET CLASSIFICATIONS - STONE POINT DRIVE NE: OTHER LOCAL STREET.
- PROPERTY IS IN ZONE R1 PER CITY OF ROCHESTER ZONING MAP.
- SITE CONTAINS WETLANDS AS SHOWN ON PLAN.
- DECORAH EDGE HAS BEEN DELINEATED AS SHOWN ON PLAN.
- TOTAL ACRES = 38.13 ACRES
- TOTAL LOTS = 75

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).