

Mercy Hill Subdivision

Craig Johnson/Farmland LLC

5/4/2023

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

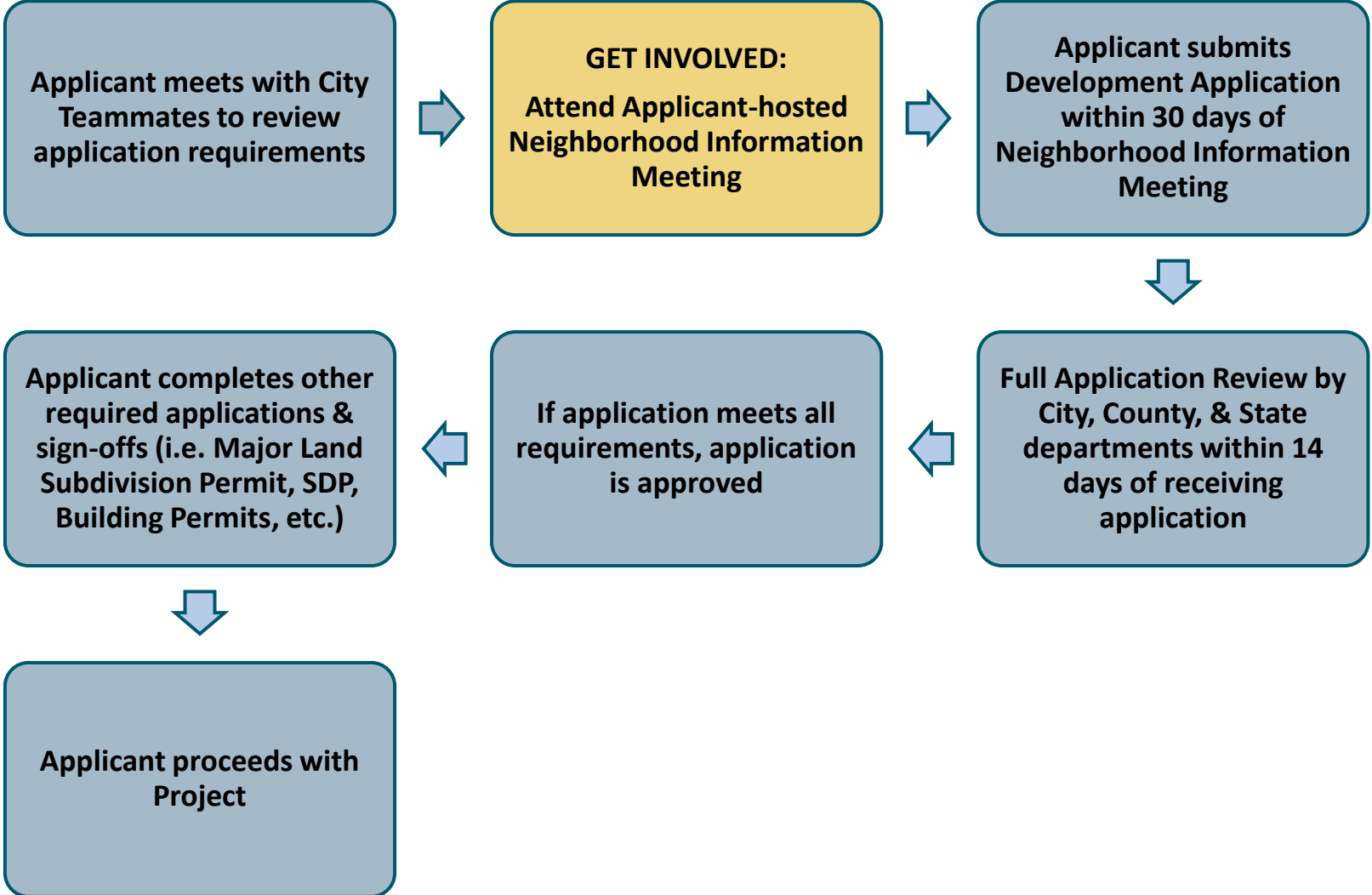
Widseth Engineering

Civil, Stormwater, Survey, Platting

About our Project

Proposing a new residential subdivision with 92 lots and 1 outlot, extensions of new public roads and utility infrastructure with a mix of single family homes and town homes. Requesting a GDP, Zone Change to R-2, Pre-Plat and Final Plat.

The Application Process

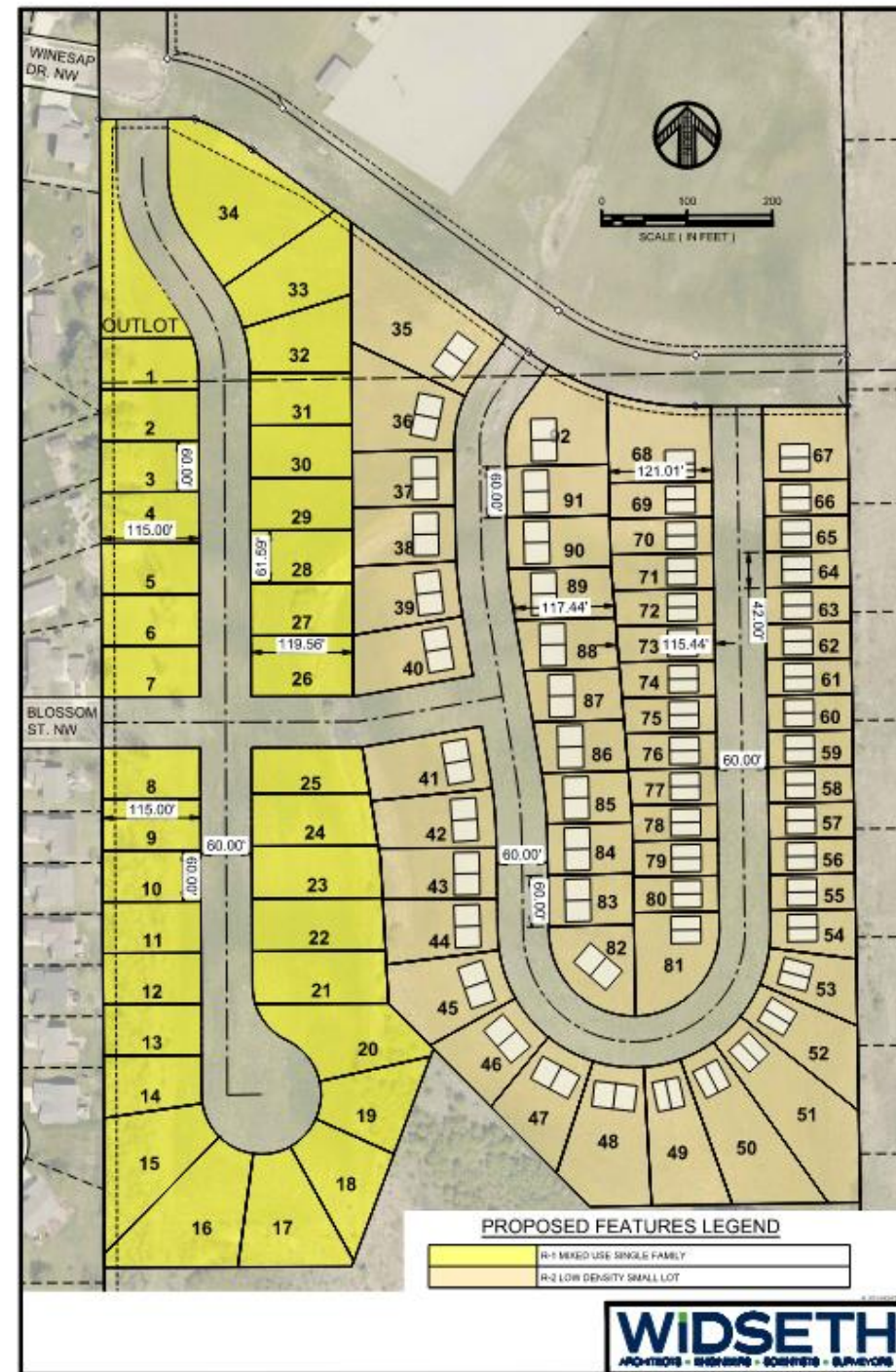


Existing Zoning District

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	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						
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*					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	S								Section 60.300.020B.2
Manufactured Home Park			P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*						Section 60.300.020B.4



Trip Generation

The project is to construct a 34 lots for single family detached home and 58 lots for duplex homes.

Below are the trip generation rates for the proposed development.

The figures in the table are from the ITE Trip Generation Manual, 11th Addition.

Land Use	Trip Rate (/Dwelling Unit) (Combined Rate)	Total Daily Trips (Combined Total)	Trip Rate (/Dwelling Unit) (Combined Rate)	Peak Hourly Trips	Comments
Existing Use:					ITE Land Use
Vacant Land	0.00	00	0.00	0.00	
Proposed Use:					ITE Land Use (Fitted Curve)
Multifamily Housing (Mid-Rise)	8.93	1,425	.80	131	210 & 215

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).