

PONDEROSA PINE MAJOR LAND SUBDIVISION

Developer – Pine South West LLC

Consultant – WSE Massey Engineering and Surveying

July 18, 2023

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

Civil Engineering & Planning Consultant

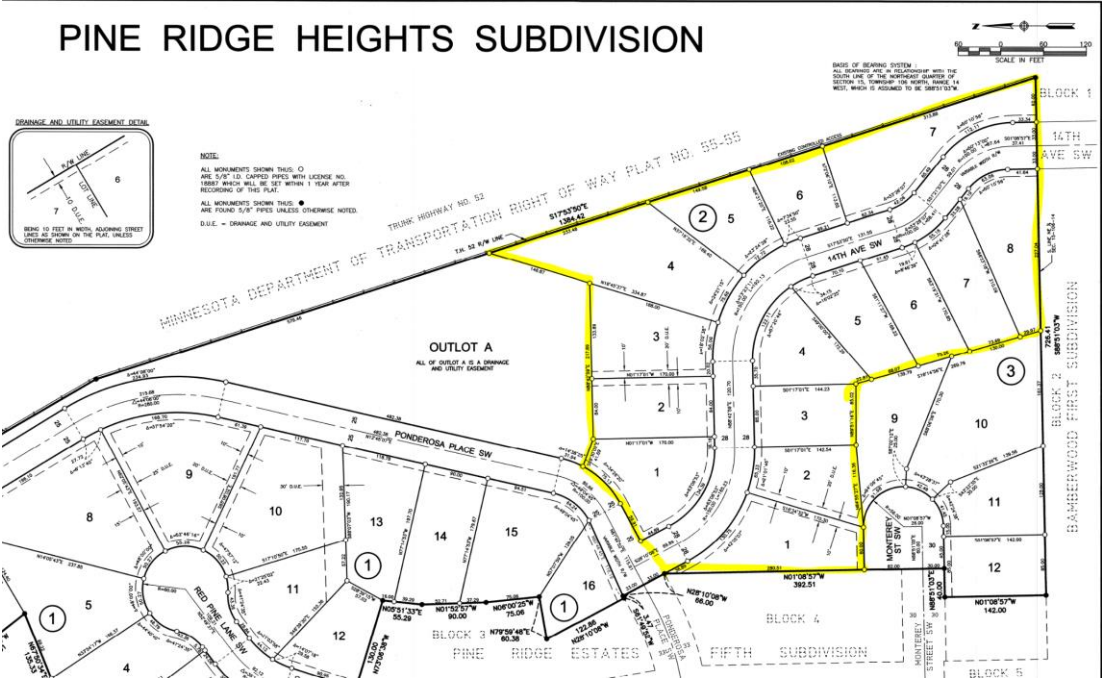
- Bill Tointon, Land Development Director
- Ryan Schoenfelder, EIT

Owner/Developer

- Dragan Kocic, Pine South West

About our Project

Proposed 22 lot preliminary plat of and existing plat on Ponderosa Place SW with slab on grade patio homes.



The Application Process

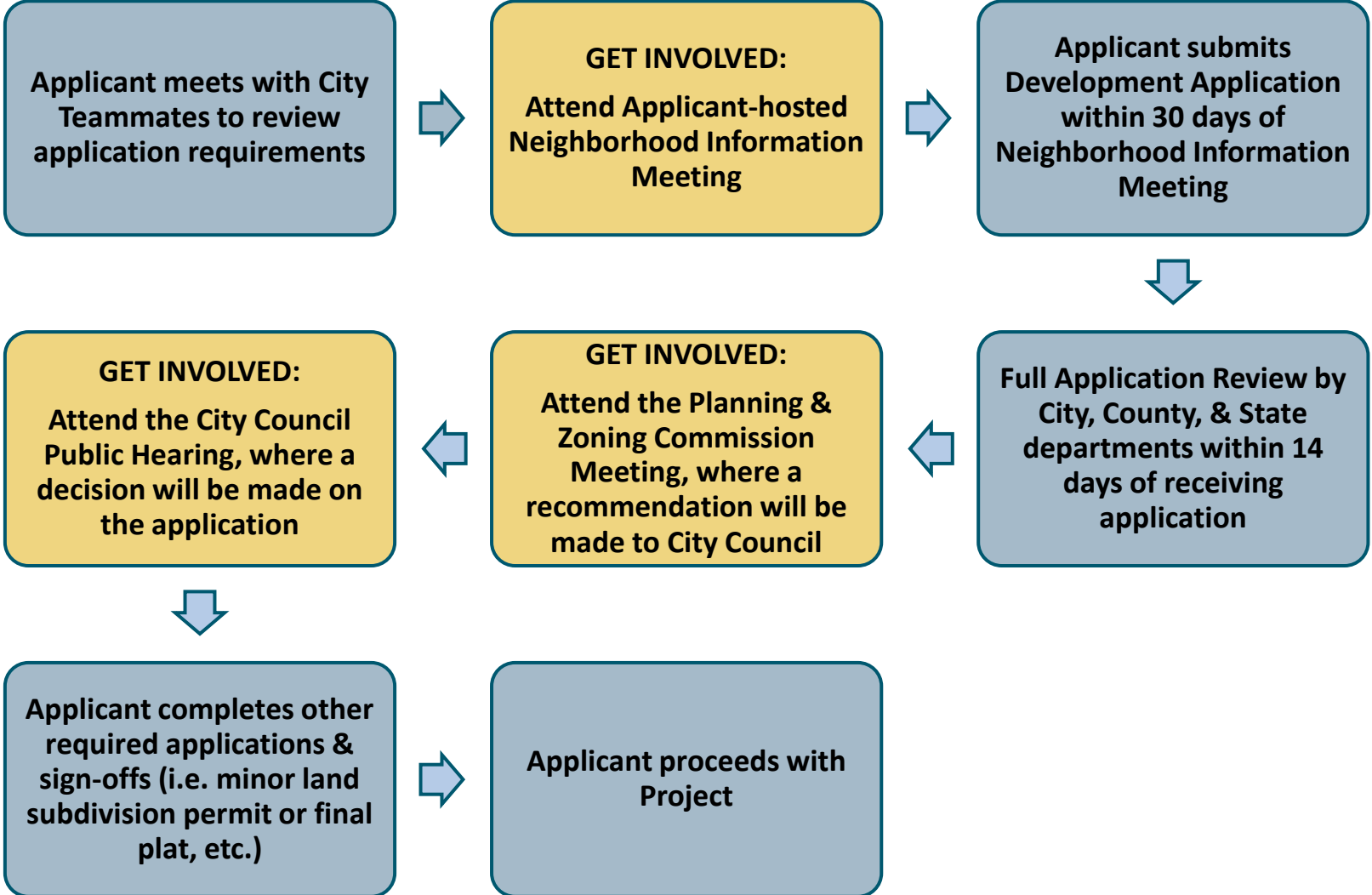


Table 300.01-1 Allowed Uses Table

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	Business		BP	LI	SI	
Self Service Storage Facility																						Section 60.300.020E.6
Wholesale Facility																						Section 60.300.020E.7
Resource and Extraction																						
Landfill																					C	
Quarry	C*																				C*	Section 60.300.020E.3
Sand or Gravel Excavation	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	C*	Section 60.300.020E.5
Utility, Communication, and Energy Uses																						
Commercial Wireless Telecommunication Service (CWTS)																						Section 60.300.020F.1
Co-Located on Existing Structure	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	
Freestanding	P*																					
Stealth on Existing Structure	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	
Communications Tower																						
Geothermal Energy System	P	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	
Solar Collector, Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020F.2
Utility, Major	C*																					Section 60.300.020F.3
Utility, Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

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Wind Energy Conversion System (WECS), Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020F.3
Accessory Uses and Structures																						
Accessory Dwelling Unit	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.1
Animal Husbandry	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.5
Billboard																					A*	Section 60.300.020G.6
Drive-in Facility																					A*	Section 60.300.020G.7
Electric Vehicle Charging Station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 60.300.020G.8
Fuel Tank	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.9
Garage	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.10
Greenhouse	A	A*	A*	A*	A*	A*	A	A	A	A	A										A	Section 60.300.020G.11
Home Occupation	A	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.12
Outdoor Eating Area																					A*	Section 60.300.020G.13
Recreational Vehicle Parking	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.14
Recycling Drop Box																					A*	Section 60.300.020G.15
Related Service Facility	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.16

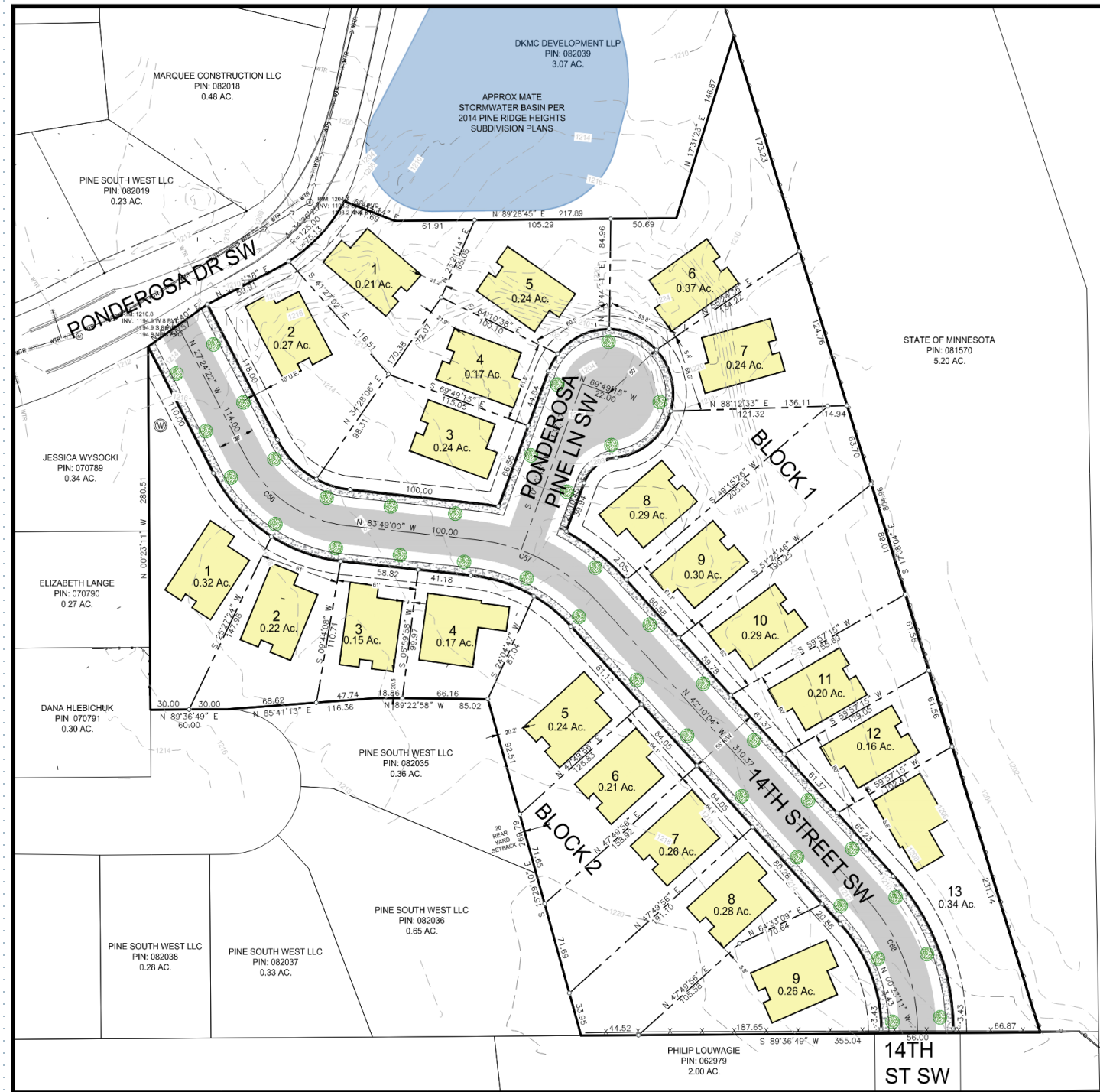
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	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	Business		BP	LI	SI	
Residence for Caretaker or Security Guard																						Section 60.300.020G.17
Residential Management or Sales Office		A	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.18
Swimming Pool or Tennis Court	A	A	A*	A*	A*	A*	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 60.300.020G.19
Urban Agriculture	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 60.300.020G.20
Temporary Uses																						
Carnival or Festival	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.1
Contractor's Office and Yard	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.2
Food Truck	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.3
Garage Sale	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.4
Seasonal Sales	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.5
Storage Container	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.6

Proposed Street Layout & Unit Densities

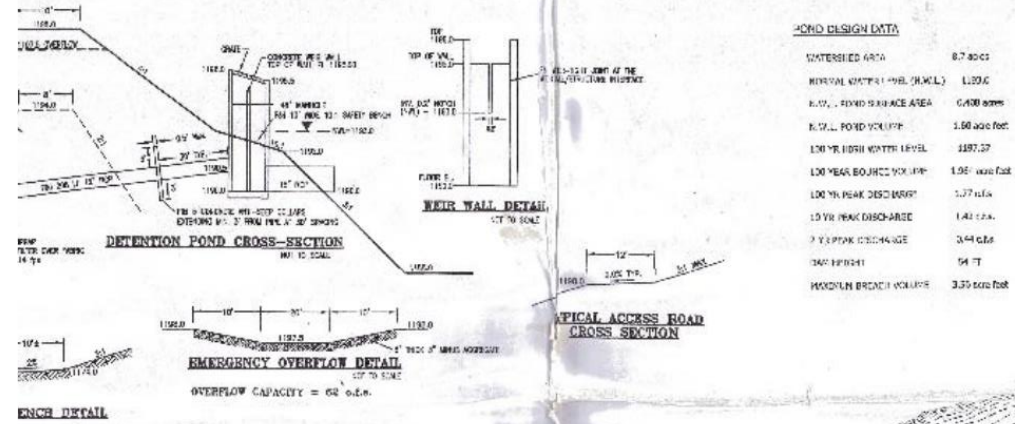
- 22 Single Family lots
- Public streets with 56' right-of-way, sidewalks, and boulevard trees
- Lot size varies 0.15-0.34 acres
- Minimum 60' lot width



RIDGE HEIGHTS SUBDIVISION

Future Project Details (if known)

Proposed project will be completed in 1 phase. Pond from original plat will be constructed along with completing Ponderosa Place SW.



Traffic Impacts

Existing

- 9 daily trips

Existing full build

- 142 daily trips

Proposed full build

- 208 daily trips

Net increase = 66 trips

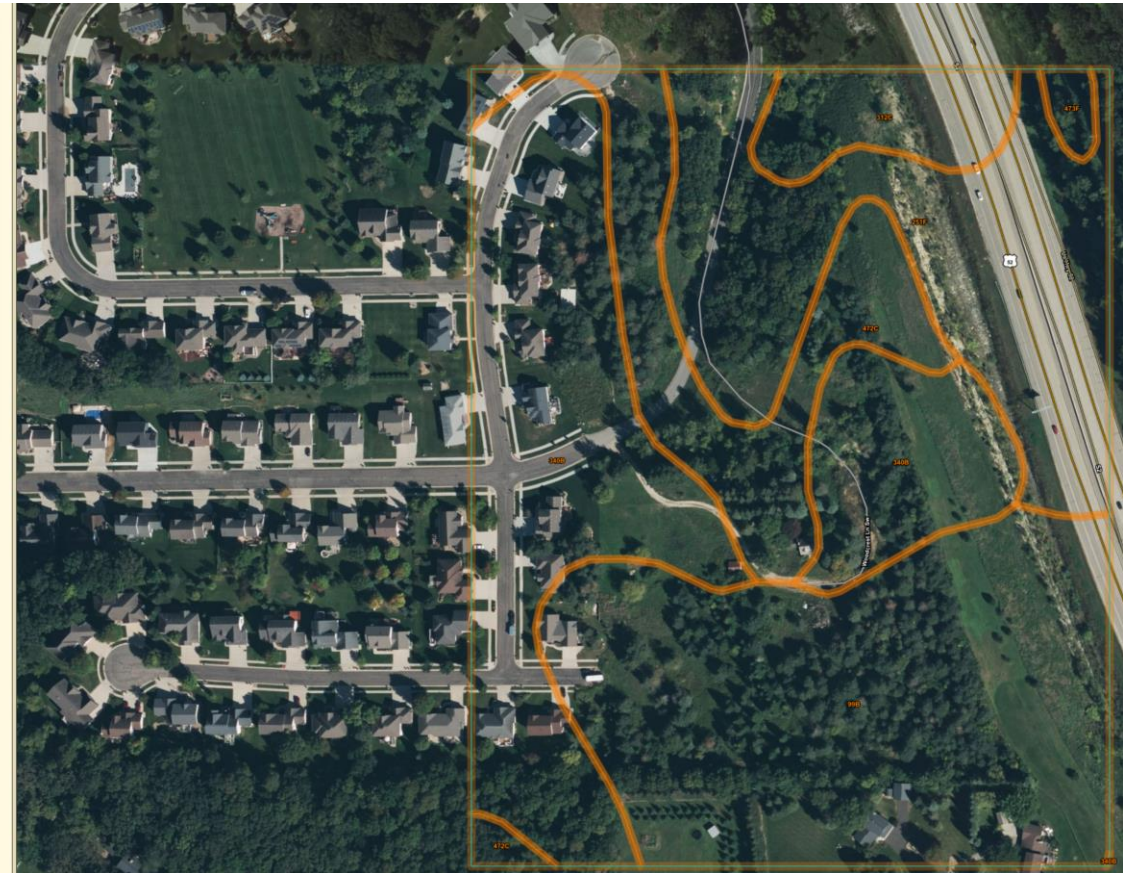
Project: Ponderosa Pine Prelim Plat

<u>Day / Period</u>	<u>Total Trips</u>	<u>Pass-By Trips</u>	<u>Avg Rate</u>
Weekday Average Daily Trips Source : Trip Generation Manual 10th Edition	208	0	9.44
Weekday AM Peak Hour of Generator Source : Trip Generation Manual 10th Edition	17	0	0.76
Weekday AM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 10th Edition	16	0	0.74
Weekday PM Peak Hour of Generator Source : Trip Generation Manual 10th Edition	22	0	1
Weekday PM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 10th Edition	22	0	0.99

Existing & Future Environmental Features

- No wetlands located on the property
- Property is located outside of any floodplain and decorah edge
- Shallow rock is present

Olmsted County, Minnesota (MN109)			
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
99B	Racine loam, 2 to 5 percent slopes	10.8	32.4%
251F	Marlean silty clay loam, 25 to 40 percent slopes	6.9	20.8%
312C	Shullsburg silt loam, 6 to 12 percent slopes	1.5	4.6%
340B	Whalan loam, 1 to 6 percent slopes	9.8	29.3%
472C	Channahon loam, 6 to 12 percent slopes	4.0	12.1%
473F	Dorerton loam, 25 to 40 percent slopes	0.2	0.7%
Totals for Area of Interest		33.3	100.0%



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).