

CENTURY VALLEY 4TH

Bob Fleming-Bella Terra LLC

12-7-2023



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Introduction

Bella Terra LLC- Bob Fleming, developer

SEH Inc. – Bill Anderson, engineer

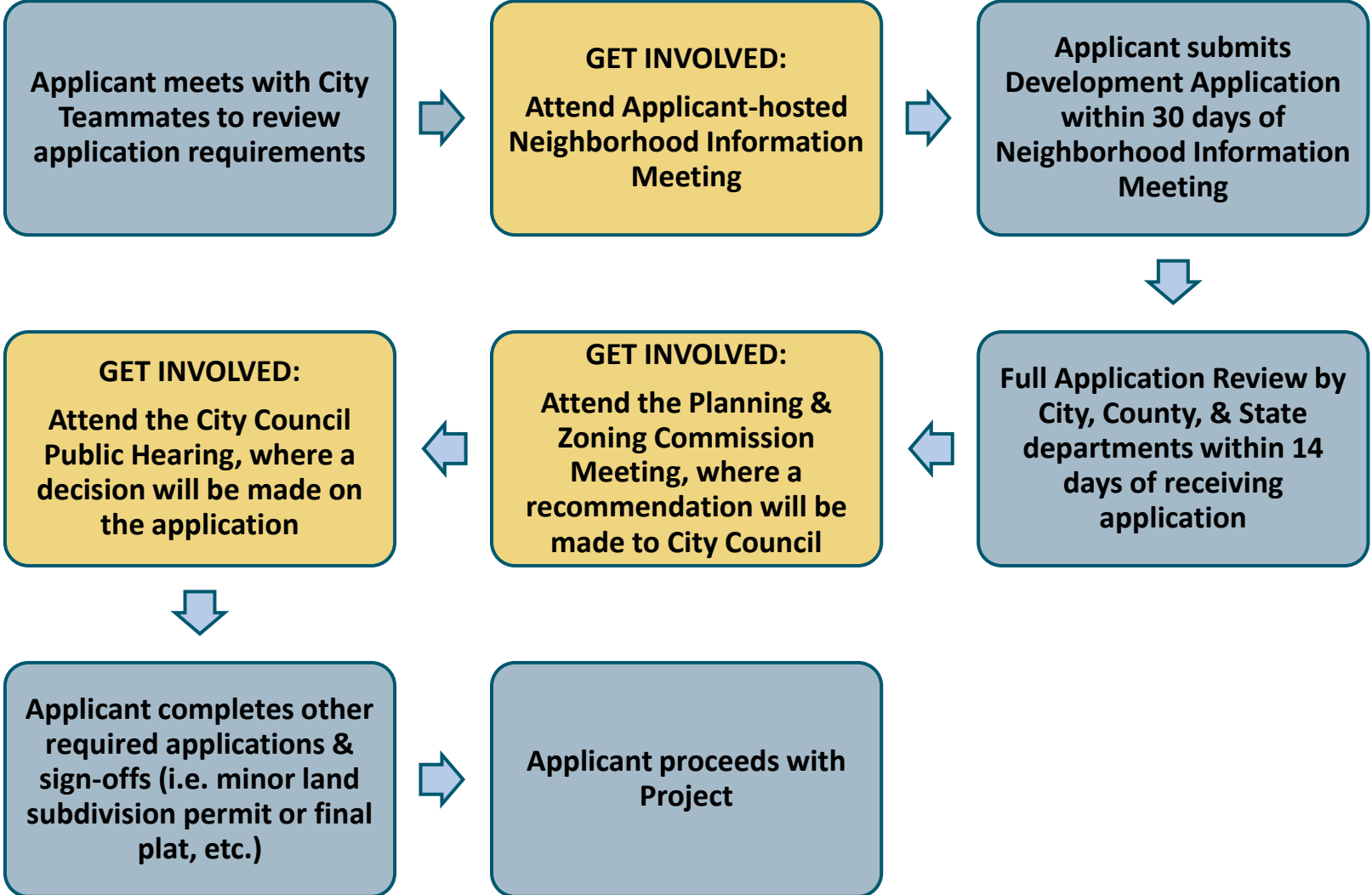
_ Dan Horsch, engineer

About our Project

Proposed project will include 44 homes on new public streets. Project will also include new watermain, sanitary sewer, stormwater facilities, sidewalks, and boulevard trees. Approximately 50% of the 44 acre parcel is considered undevelopable due to steep slopes, bluffland designation, flood plain and shoreland. The remaining acreage is the existing farmland above the bluffland and steep slopes where the subdivision improvements will be constructed.

The plat will also include a 4.27 acre outlot for the stormwater pond and a 7.1 acre outlot for a future City Park.

The Application Process



Existing Zoning District

Description (including all permitted uses in the existing zoning district).

ALLOWED USES IN AN R-2 ZONING DISTRICT				
REQUIRES STAFF APPROVAL				
Single Family Detached Dwelling				
Twin Home Dwelling				
Attached Dwelling				
Duplex Dwelling				
Triplex Dwelling				
Fourplex Dwelling				
Congregate Housing				
Medical Stay Dwelling Unit				
Place of Worship				
Public Park				
REQUIRES STAFF APPROVAL AND USE-SPECIFIC STANDARDS APPLY				
Cottage Development Dwelling				
Community Garden				
School				
REQUIRES PLANNING COMMISSION APPROVAL				
Art Gallery, Museum and Library				
Funeral Home				
Auditorium or Civic Center				
Neighborhood Food and Service				
REQUIRES PLANNING COMMISSION APPROVAL AND USE SPECIFIC STANDARDS APPLY				
Manufactured Home Park				
Nursing Home				
Residential Care Facility				
Cemetery				
Community Center				
Day Care Facility				
Emergency Service				
Medical Facility				
Social Services				
Agricultural Production				
Bed and Breakfast				
REQUIRES CITY COUNCIL APPROVAL AND USE SPECIFIC STANDARDS APPLY				
Offender Transitional Housing				

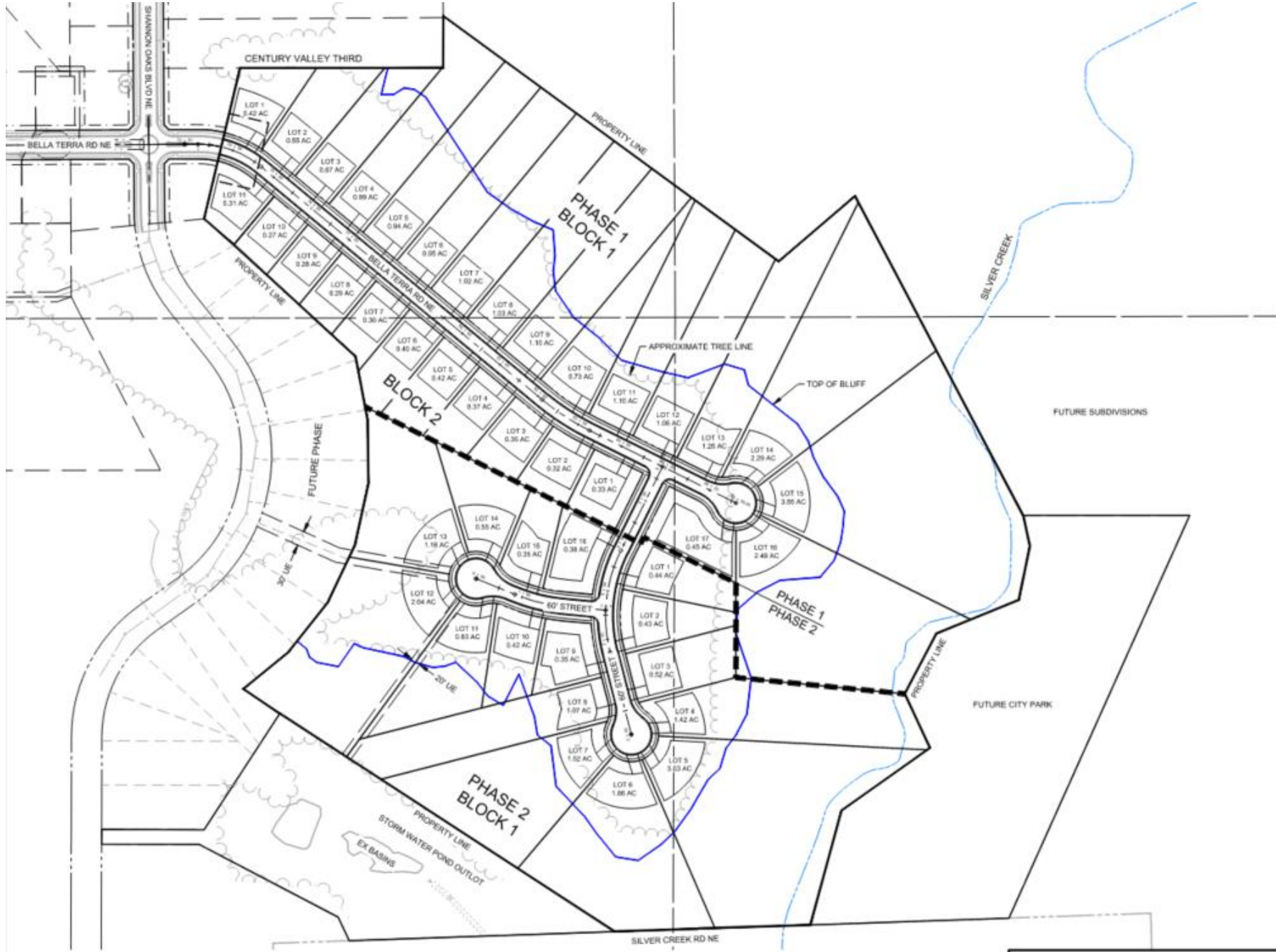
Proposed Street Layout & Unit Densities

32 foot curb and gutter street with cul-de-sacs serving 44 homes with on street parking.

Project also includes connection to and use of the existing stormwater treatment pond

Project will retain most of the existing trees on the perimeter of the site.

The 44 homes on approximately 22.9 acres of developable property equates to 1.92 homes per acre.



VICINITY MAP



PROJECT MANAGER

SHORT ELLIOT HENRICKSON INC.
 CONTACT: BILL ANDERSON
 ADDRESS: 717 3RD AVE SE
 ROCHESTER, MN 55904
 PHONE: 507.315.6614
 EMAIL: bwa@sehh.com

OWNER

OWNERS: BELLA TERRA LLC
 CONTACT: BOB FLEMING
 ADDRESS: 1987 3RD ST NW, ROCHESTER, MN
 55901
 PHONE: 507.289.6679
 EMAIL: BOB@PFLUMMCONSTRUCTION.COM

DEVELOPABLE AREA

PLATTED AREA	44.26 AC
UNDEVELOPABLE AREA	21.35 AC
TOTAL DEVELOPABLE AREA	22.91 AC

Future Project Details

Description. Project will likely be completed in two phases as shown.

The second phase will be constructed as market conditions allow.

Traffic Impacts

A traffic impact study was completed for the entire Century Valley GDP in 2022 along with a preliminary design for the future reconstruction of Silver Creek Road. The traffic generation for this project (Century Valley 4th) was updated for this proposed project.

Daily total increase of 415 ADT and Peak AM hour 31, Peak PM hour 41

At some future date when Stonehedge Drive is connected to Silver Creek Road and Silver Creek Road NE is reconstructed to East Circle Drive a traffic signal will be needed at the intersection of East Circle Drive and Silver Creek Road NE.

Existing & Future Environmental Features

The existing parcel has some small wetlands along the edge of Silver Creek and the inlet to the pond which will not be disturbed by this project. As much of the existing tree cover as possible will be retained. Boulevard trees will be installed with the new roadways. Silver Creek and the bluffland areas are protected by ordinance and cannot be changed except for minor tree removal and erosion correction.

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).