

Mercy Hill Subdivision

Neighborhood Information Meeting
December 12, 2023, 5:30pm

WIDSETH

■ Agenda

- Introductions
- Project Overview
- The Application Process
- Exhibits
 - Existing Zoning District
 - Proposed Street Layout and Unit Densities / Site Plan
 - Future Project Details
- Traffic Impacts
- Existing and Future Environmental Features
- Questions

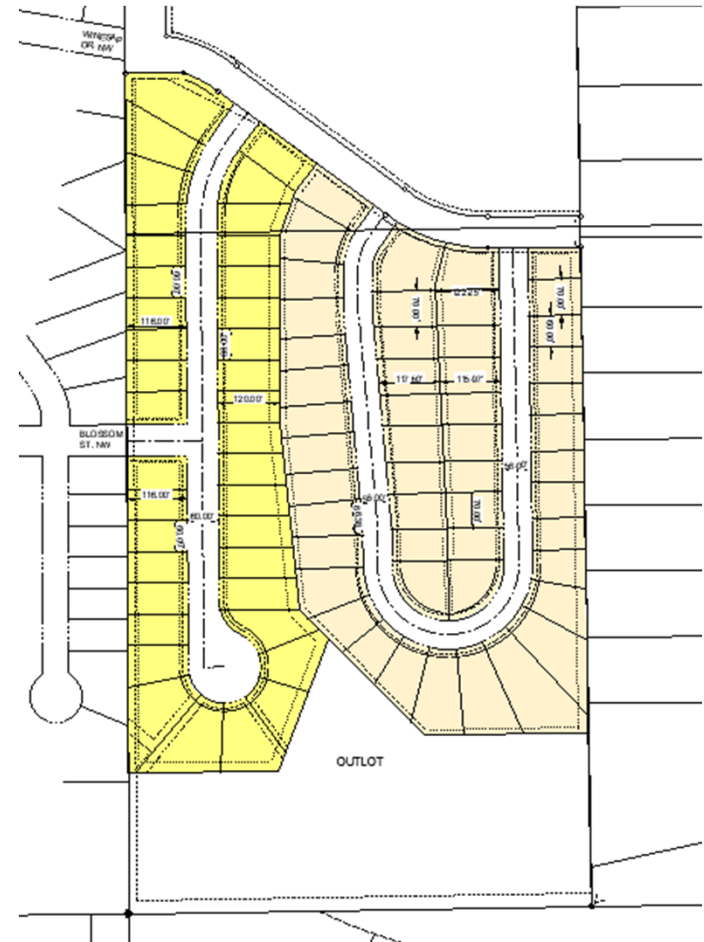


■ Introductions

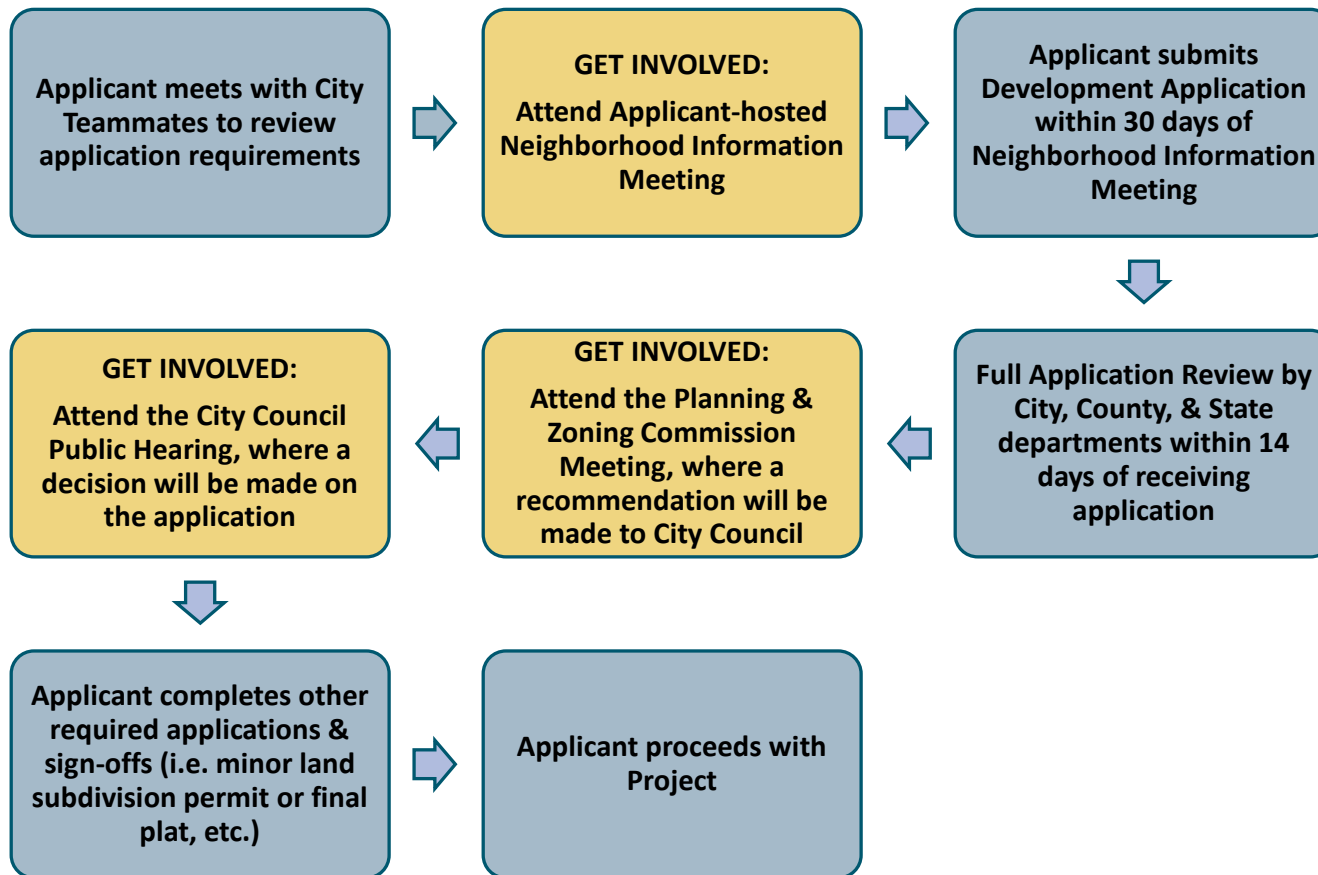
- Farmland, LLC, Craig Johnson
 - Lead Developer and Property Owner
- Widseth
 - Civil Engineering, Surveying
 - Craig Britton, PE, VP
 - Lead Engineer
 - Adam Pleschourt, PE
 - Design Engineer
 - Logan Tjossem, AICP
 - Principal Planner

■ Project Overview

- Lot is 28.6 acres
- Proposing a new residential subdivision with 88 lots, extension of new public roads and utility infrastructure
- Project is planned to be divided into 2 Phases – Phase 1 is zoned R-1, Phase 2 is zoned R-2
- Mass grading permit is currently being pursued. Roughly 100,000 C.Y. of dirt is expected to be moved.
- Existing Pond on the south side will be expanded to accommodate development

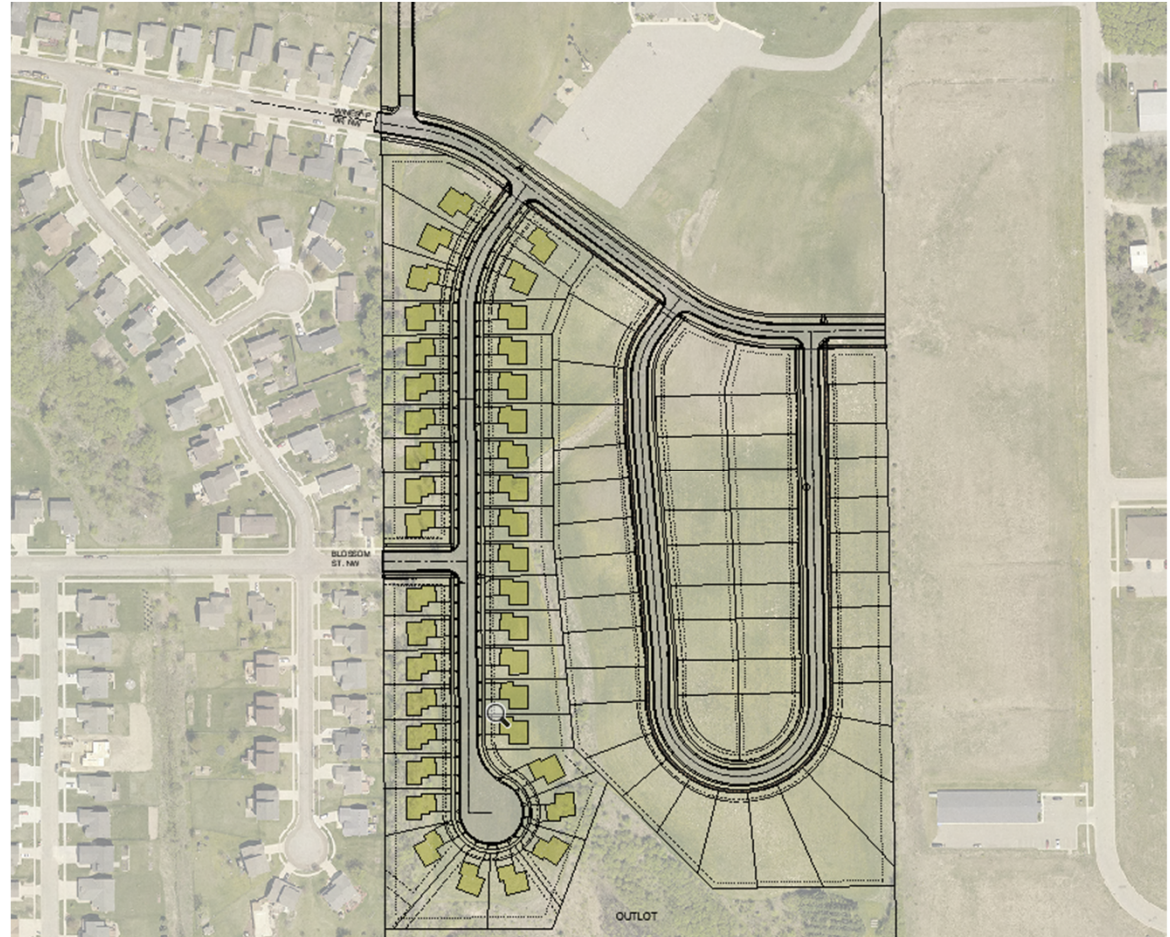


■ Application Process



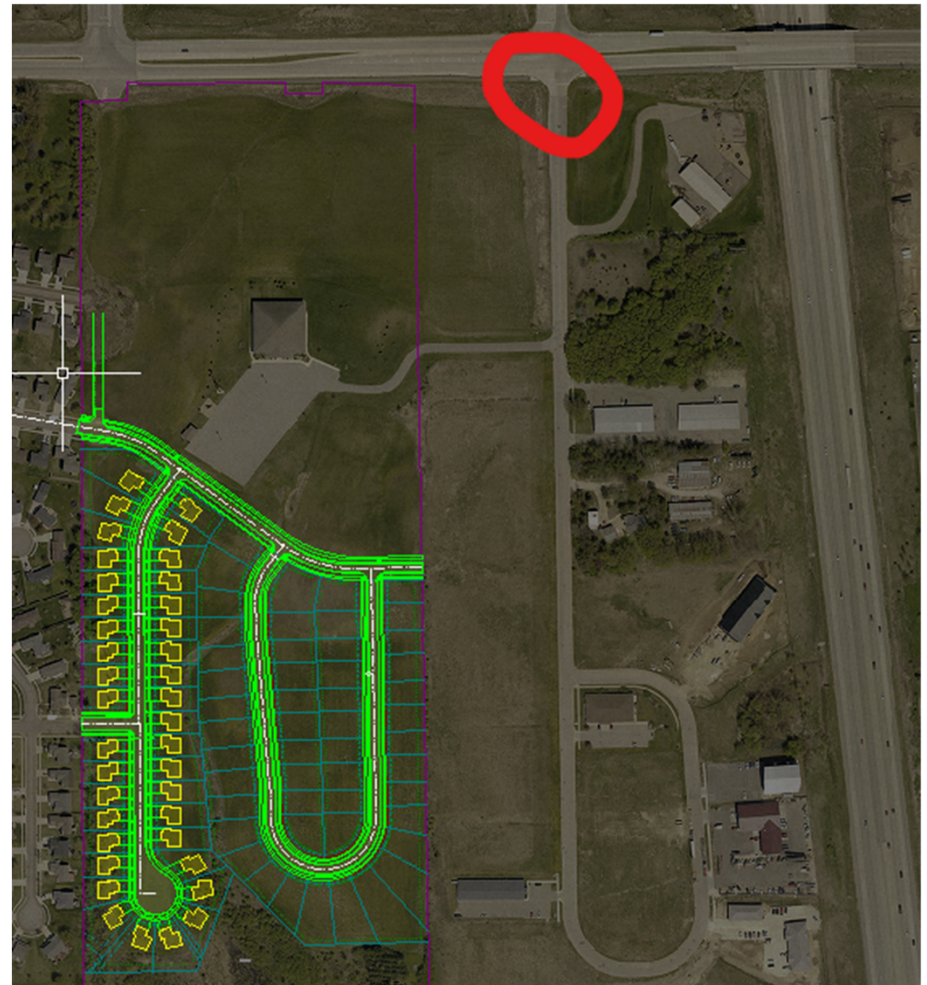
■ Street Layout – Site Plan

- Phase-1 Houses are shown
- Phase-2 Houses haven't been laid out yet.
- 88 houses total on 28.6 acres = 3 houses/ acre average
- Stormwater will run mostly behind the houses to the south and into the existing pond that will be expanded to account for added runoff from development.
- Watermain, Sanitary, and Storm sewer will also be installed as part of this project to serve each lot.



■ Future Details

- Phase-2 tentatively planned to be single family homes as well.
 - This is subject to change
- City has plans to close 34th Ave and 65th St Intersection in the future. Rome Circle traffic would then be routed west on Winesap and north up to the new intersection of 37th Ave and 65th St.



■ Traffic Impacts

- Below is the table from the original traffic impact study waiver. The lots have changed slightly since then, but the rates are similar. A new waiver is in the process of being reviewed.

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

■ Environmental Features

- Multiple Existing Wetlands
 - Wetland 3 and Stream 1 will be filled in
 - Stream 1 will be rerouted and straightened
 - Wetland 1 will be expanded
 - Wetland 2 will remain untouched and protected – This is a higher quality wetland.





Questions

- Contact Information:
 - Adam Pleschourt
 - 507-206-2151
 - Adam.Pleschourt@widseth.com

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■ 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).