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

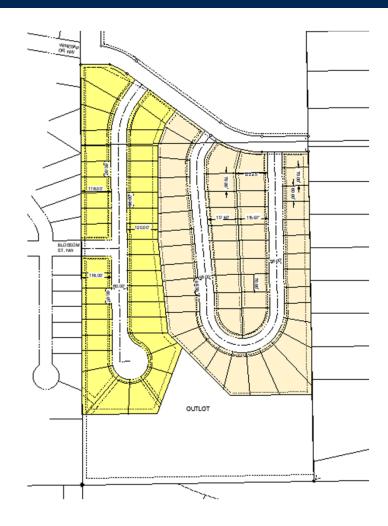
- Farmland, LLC, Craig Johnson
 - Lead Developer and Property Owner
- Widseth
 - Civil Engineering, Surveying
 - Craig Britton, PE, VP
 - Lead Engineer
 - Adam Pleschourt, PE
 - Design Engineer
 - Logan Tjossem, AICP
 - Principal Planner



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

Applicant meets with City Teammates to review application requirements



GET INVOLVED:

Attend Applicant-hosted Neighborhood Information Meeting



Applicant submits
Development Application
within 30 days of
Neighborhood Information
Meeting



GET INVOLVED:

Attend the City Council Public Hearing, where a decision will be made on the application



GET INVOLVED:

Attend the Planning & Zoning Commission Meeting, where a recommendation will be made to City Council



Full Application Review by City, County, & State departments within 14 days of receiving application



Applicant completes other required applications & sign-offs (i.e. minor land subdivision permit or final plat, etc.)



Applicant proceeds with Project

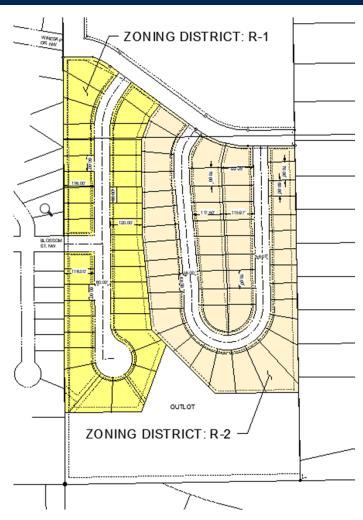


Existing Zoning District

- Phase-1 (West 38 lots) Zoned R-1
 - Mixed-Single-Family Residential
 - Intended for Single-Family Homes
- Phase-2 (East 50 lots) Zoned R-2
 - Low Density Small Lot
 - Intended mainly for Single family and Duplexes
 - Certain non-residential uses are permitted provided they are consistent with the character of the area

Table 200.03-2 R-1 Lot and Building Standards									
Lot	Dimensions (Minimum)								
	Lot Area	5,000 sq. ft.							
	Lot Width	60 feet							
Bui	ilding Setbacks (Minimum in feet)								
A	Front	15							
В	Interior Side	5							
П	Street Side	12							
	Minimum Sum of Interior Side Yards	12							
С	Rear	20							
Bui	ilding/Structure Height (Maximum in feet)								
D	Primary Structure	35							
\neg	Accessory Structure	15 [1]							

Та	ble 200.03-3 R-2 Lot and Building \$	Standards
Lo	t Dimensions (Minimum)	
	Lot Area	3,000 sq. ft.
	Lot Width	30 feet
Bu	ilding Setbacks (Minimum in feet)	
Α	Front	15
В	Interior Side	0
	Street Side	11
	Minimum Sum of Interior Side Yards	10
С	Rear	10
Bu	ilding/Structure Height (Maximum in feet)	
D	Primary Structure	35
	Accessory Structure	15 [1]
	NOTES [1] 24 feet for Accessory Dwelling Units.	



Permitted Uses in Zoning District

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

		esident Agricul						esident Agricul						ntial and ultural				dential a		17	I			Residen Agricu	ential ar cultural				Mixed			Residen Agricu					<u> </u>	A	esiden Agricu						sident Agricul		
Zoning districts and subdistricts (where applicable)		- 2	2×		an su (w ap	subdistricts (where applicable)	AG 87-1	R-2	R-2x	R-3		AG R-1		R-2x R-3 R-4	4 at	Zoning districts and subdistricts (where applicable)	R-1	R-2x	R-3	RX-N	MX-S	aı sı (v	Zoning districts and subdistricts (where applicable)	AG 87-1 R-1 R-2	R-2x	R-3	MX-N MX-S	MX-G	dor	and subo	ubdistricts	R-2	R-2x	R-3 R-4	N-XM	MX-S MX-C		AG R-1		(C)		Zoning districts (where					
Residential Uses		N. W.	œ r	ж 5 4	Tra Ho	Offender Transitional Housing	C	C* C* C	C* C	C* C*	Social Services Specialized	P P* P	P* P*	P* P* S*	s N	Neighborhood	A				S S * S* S	S A	Automotive Repair Services, Major					P S		1000	torage and, Distri unkyard	bution.	, and	d Whole	esali	9	Utility, Minor Wind Energy Conversion	AA	AA	A	AA	applicable)	AG	R-1	R-2	R-2x	R-3
Household Living Dwelling, Single- Family Detached	ng S S	SS	SS		Fa	Residential Care Facility Public, Institutio	P	P* P* F	S/ S/ P* P*	P* P*			al Us	ses	St Re	Food and Service Standard Restaurant					S* S*	S* M	Fueling Station Motor Freight and	4	H		P*	* S* S* P S*	-	—Stora Who	elf Service storage Facility Wholesale		A			C*	System (WECS), Ground- or Building-	P* A	A* A*	A* /	A* A'	Residence for Caretaker or Security Guard					
Dwelling, Twin- Home	4				S Art	Art Gallery, Museum, and	P P			C USES	Agriculture Production	S P* P	*	\overline{A}	Ar	Office, Business, Art Studio and Workshop	and Pro	rofessi		al Serv	ervices S S S	S S	Motor Vehicle Sales, Leasing or				1	S S*		Res	acility desource and Extr	traction					Mounted Accessory Uses			ucture		Residential		A*	* A*	A*	A* A*
Dwelling, Attached Dwelling, Duplex,	4			S S	S Ce	Cemetery	P* P	>* P*	P* F	P* P*	Agriculture Retail Veterinary and Animal Services	S*	1	s s s	S Pe	Business or Personal Service	AT	S*	S* S	,* S*	* S* S	S	Storage Parking Garage		'	A* A*			* S* C*	Quar		2	H		+		Dwelling Unit Animal	A* A			A* A*	Sales Office Swimming Poo		A 0/	Ш		A* A*
Same Lot Dwelling, Triplex		S	S	SS	S Un	College or University Community Center				P P* P*	Entertainment a		eati	ation	Ot	Construction Office Financial	A		4	·	s s s			A A* A*	A* A*	A*	A* A*	SS	S C*	San Ex	and or Gravel *		I* /	l* l*	I* I	l* l*	Husbandry Billboard		H	H	7	or Tennis Cour	urt 🖺	4			
Dwelling, Fourplex	4			S S	S	Community	S* S		ı. I.	٠.	Entertainment Auditorium or	D D D	2	P P P	In	Institution	A	S	++	\rightarrow	++	\T	Public Transportation Dispatch Facility				47	S	PP		Itility, Communica	ation, a	nd E	nergy	Use	S	Drive-in Facility		47	H	1	Urban Agricult	ire A	AA	Α	A	AA
Dwelling, Multifamily				S* S*	S* Ga	Garden Correctional	1		H		Civic Center Campgrounds or		A	4		Research and	A	1	H	4	H	R	Railroad Transportation	47		17	47			Wire	Vireless elecommunicati						Electric Vehicle Charging Station	A				Temporary U	ses				
Dwelling, Live/Work	4			SS	Da	Day Care Facility		S/ S/	S/ f	S/ S/	RV Park		4	D*		Testing Retail Sales						lia In	Industrial Uses Manufacturing, P	_	ag ar	ad Co	mme	rcial Serv		on S (CW	n Service CWTS)	47					Fuel Tank	A* A				Carnival or Festival	T	* T*	T	T* /	T* T*
Dwelling, Cottage Development Manufactured				S* S*	En	Emergency	P P*		P* P		Entertainment or Recreation Indoor Gun		4	47	H Ne	Retail, Neighborhood					* S* S	S	Artisan Manufacturing		9,		s s			S Exist	co-Located on A* existing Structure reestanding P*	A* A*	A* A	A* A*	A* A			A* A		_	_	Contractor's	rd T	T* T*	T.	T*	T* T*
Home Park Group Living					1 20	Service Funeral Home	1				Range Outdoor		4	A	HL	Retail, Small Retail, Medium		P* F	P* S*		S* S		Heavy Commercial				1	s s		Stea	tealth on A*	* A* A*	A* A* A	A* A*	A* /	Λ* Λ*		A A			A* A*	Food Truck	T	* T*	T.	T*	T* T*
Congregate Housing		s	S	SS	S	Medical Facility	P		P* P		Recreation		ode	ging		Retail, Large	A	H	H	H	1	- 1 -	Services Heavy Industry				1			Com	communications ower				F	PP	Occupation Outdoor Eating					Garage Sale	T	r• T•	T*	T*	T* T*
Dormitory		1				Place of Worship Public Facility	SS	S	s s	3 3	Bar or Tavem	dilu				Vehicles and Tran	nsport	ation					Light Industry Recycling	47			4	P		Ener	Seothermal principles of the control	A* A*	A* A	A* A*	AA	AA	Area Recreational Vehicle Parking	A* A	A* A*	A*	A* A	Seasonal Sale	as T	[* T'	* T*	T*	T* T*
Medical Stay Dwelling Unit	0,			SS	S Pu	Public Park	SS			5 5	breakiast		P* P	P* P* P*	I Ir	Transportation			4	1	4	TI	Transfer Facility Repair and	47			4	5 5		Grou	Fround- or suilding-Mounted	A* A*	A* A	A* A*	A* A		Box		1		A* A	Storage	7	T* T*	7 T*	T*	T* T*
Nursing Home	P	* P*	P	S* S*	Sc	chool	S* S'	s* S*	S* \$	5* S*	* Fast Food Restaurant			P'		Automotive Center					PP		Maintenance Shop		P*	S* S	3 5	S* S*	5-	Utilit	Itility, Major C*				C* C		Related Service , Facility	A* A	(* A*	A* /	A* A	Container		An			



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: Vacant Land	0.00	00	0.00	0.00	ITE Land Use
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

Still Have Questions?

Contact the City of Rochester's Community
 Development Department with any questions about
 this application type via email
 <u>communitydevelopment@rochestermn.gov</u> or phone
 (507-328-2600).

