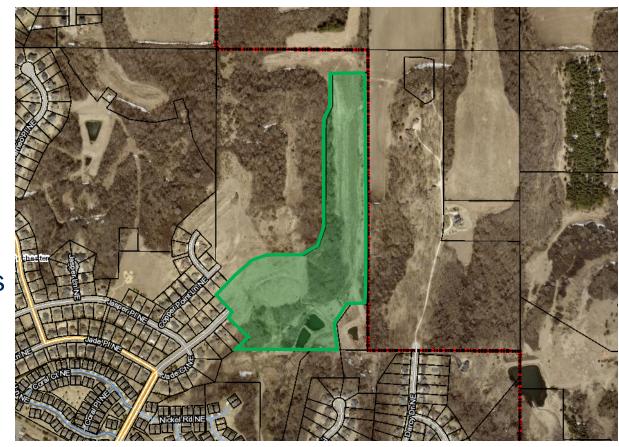
Cassidy Farms First Major Land Subdivision

Neighborhood Information Meeting March 7, 2024, 5:30pm - 6:30pm

WIDSETH

Agenda

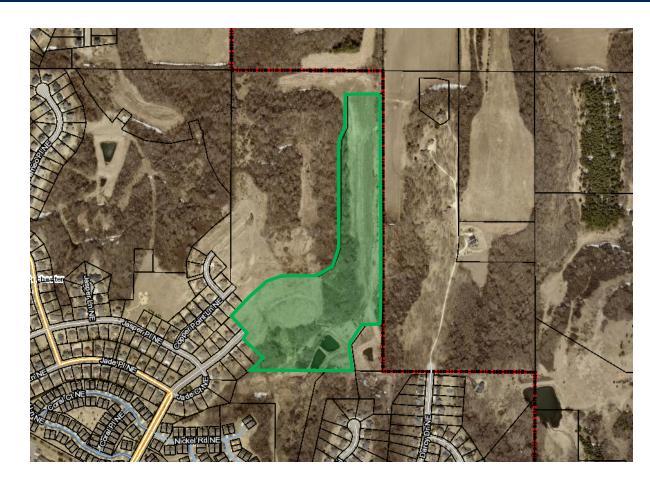
- Introductions
- Project Overview
- The Application Process
- Exhibits
 - Existing Zoning
 - Street Layout
 - Future Project Details
- Traffic Impacts
- Environmental Features
- Questions





Project Overview

- Located northeast of Stonehedge
 Drive NE
- Site is in the R-1 (Mixed-Single Family) zoning district
- Site is 33.1 acres
- Current Use: Vacant
- Proposed Use: Single Family
 Residential 53 lots
- Major Land Subdivision Application (previously known as a Preliminary Plat)





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



Zoning Districts

R-1: Mixed Single Family

Residential

(City of Rochester)

R-2: Low Density Small Lot

Residential

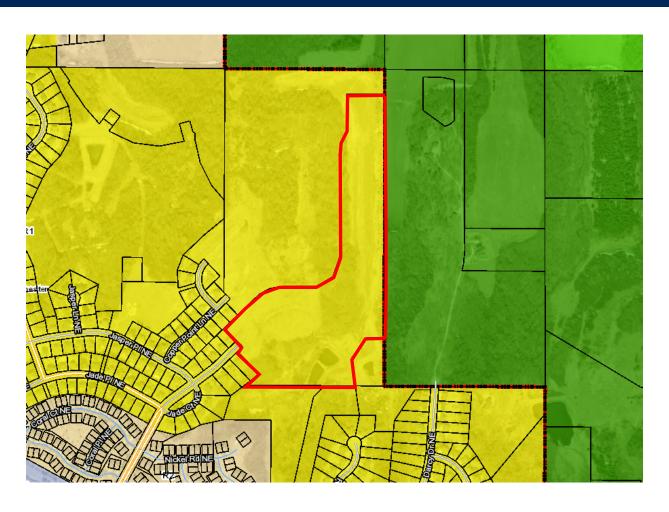
(City of Rochester)

A3: Agricultural District

(Haverhill Township)

Rochester City Limits





Street Layout

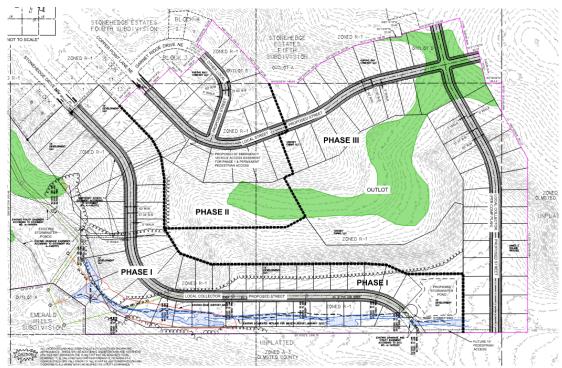
- Extension of Stonehedge Dr. NW
 - Sidewalks
 - Underground utilities (storm, sanitary, water)
 - Stormwater Basin
- Temporary fire access loop
- Temporary cul-de-sac
- Future extension to NW





Project Details

- Schedule:
 - Public Hearings (tentative):
 - Planning Commission April 10, 2024
 - City Council April 22, 2024 or May 6, 2024
 - Road Construction
 - To begin May 2024
 - Substantial Completion Fall 2024
- 53 lots mix of walk out, look out, rambler and split levels.
- Future Phases



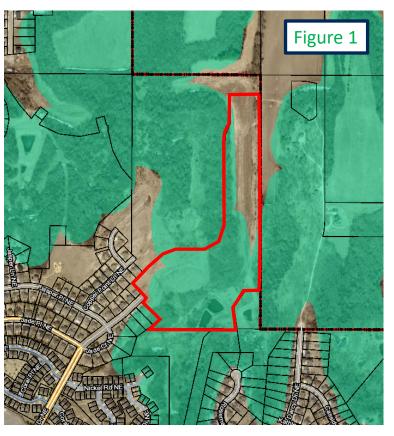


Traffic Impacts

- Existing Conditions:
 - Vacant Land
 - Daily trips 0
 - AM/PM peak hour trips 0
- Proposed Conditions:
 - ITE Use 210 Single Family Detached Housing
 - Daily trips 500
 - AM/PM peak hour trips –53



Environmental Features



- Decorah Edge
 - Figure 1 mapped
 - Figure 2 field investigated
- Wetlands
 - Delineation
 - DNR Review & Approval
- Permanent StormwaterBasin







Questions

- Contact Information:
 - Vanessa Hines
 - 507-206-2136
 - Vanessa.Hines@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).

