

# Cassidy Farms First

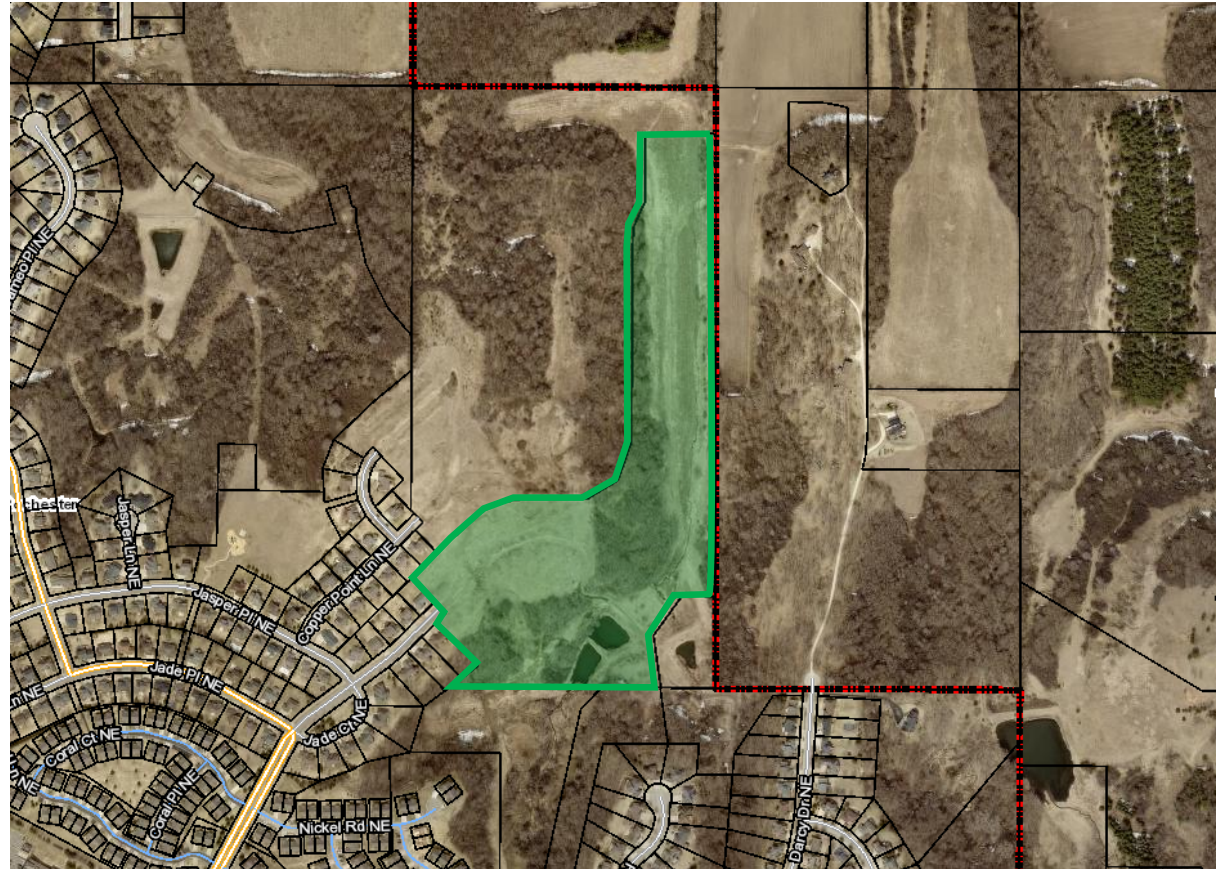
## Major Land Subdivision

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

**WIDSETH**

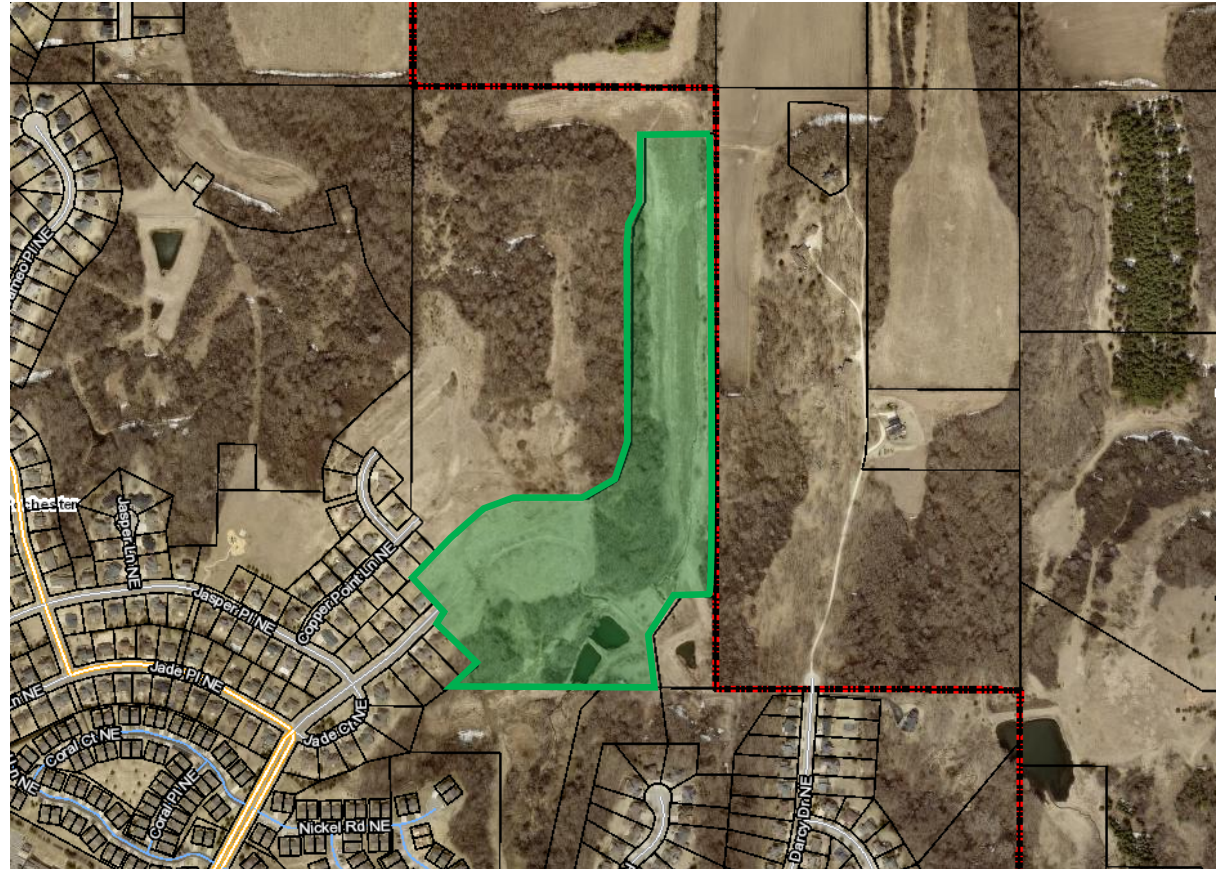
# ■ Agenda

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

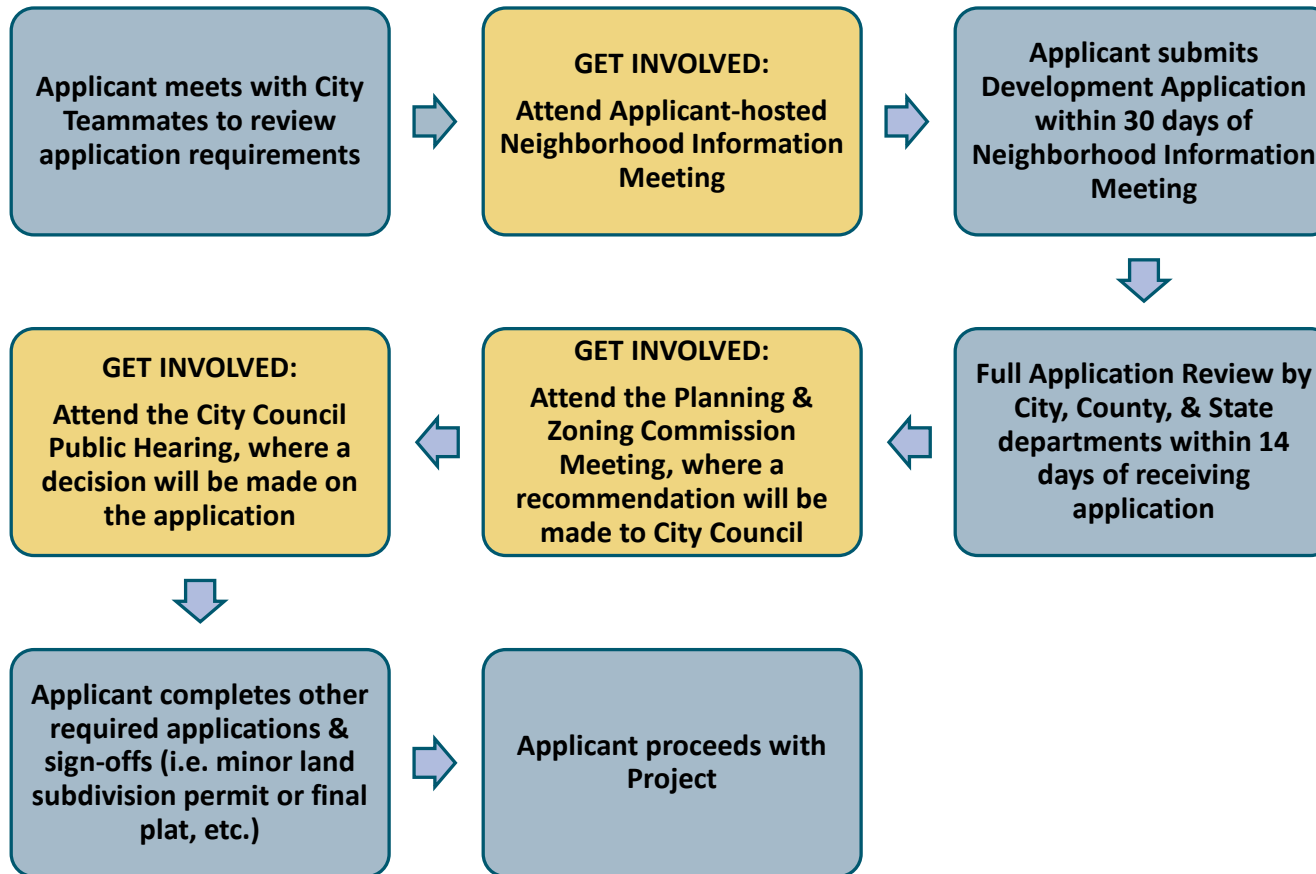


# ■ Project Overview

- 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



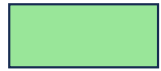
# ■ Zoning Districts



R-1: Mixed Single Family Residential  
(City of Rochester)



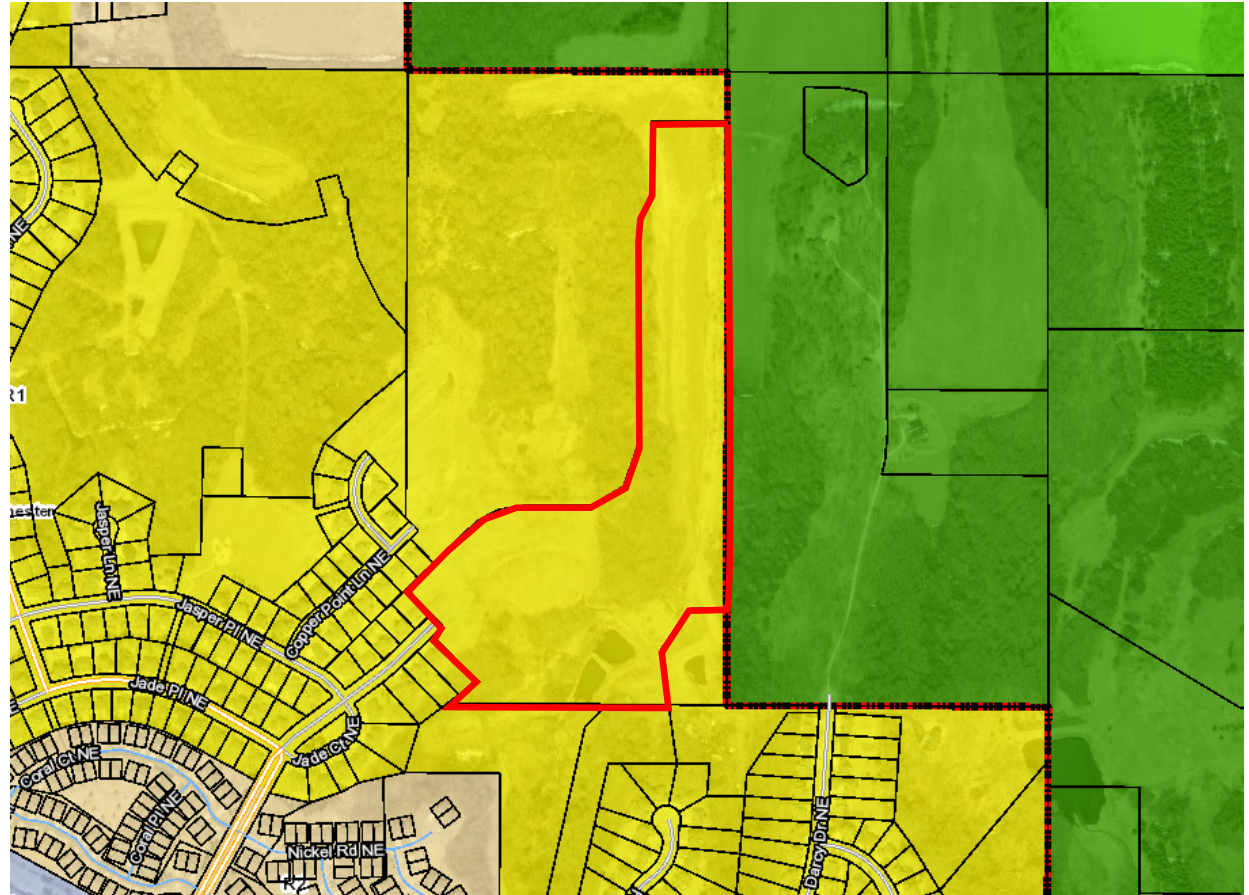
R-2: Low Density Small Lot Residential  
(City of Rochester)



A3: Agricultural District  
(Haverhill Township)

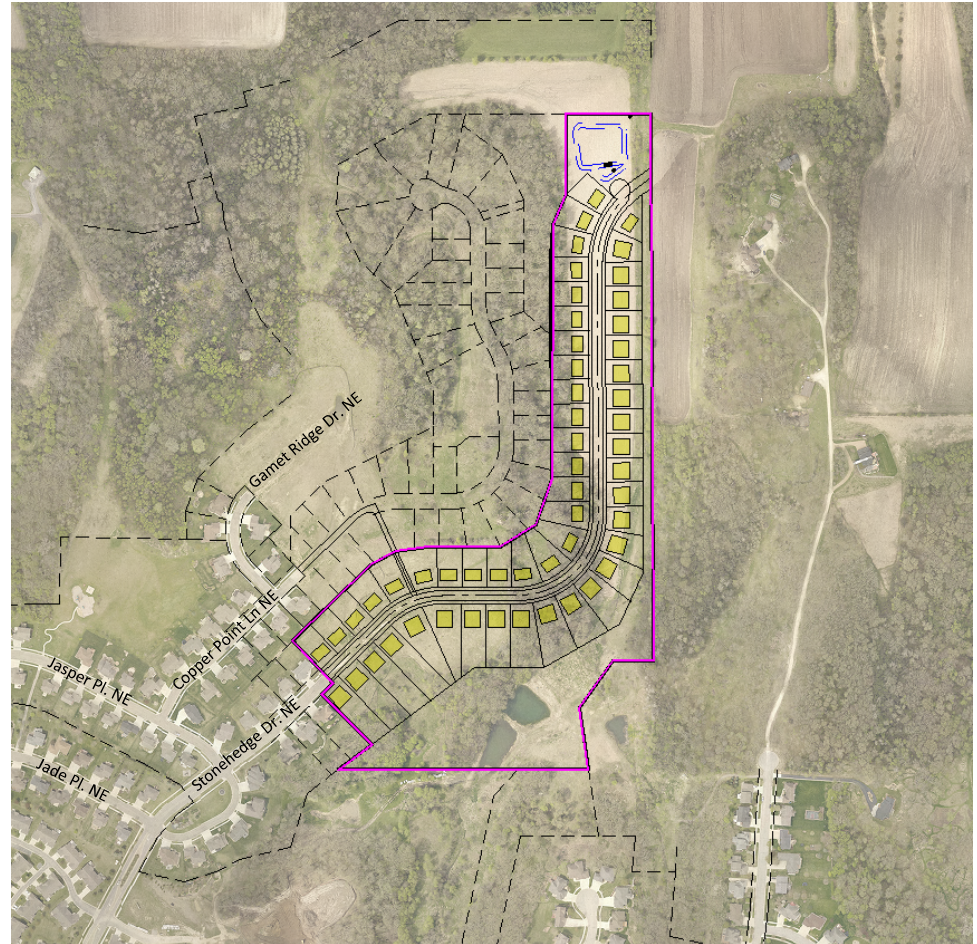


Rochester City Limits



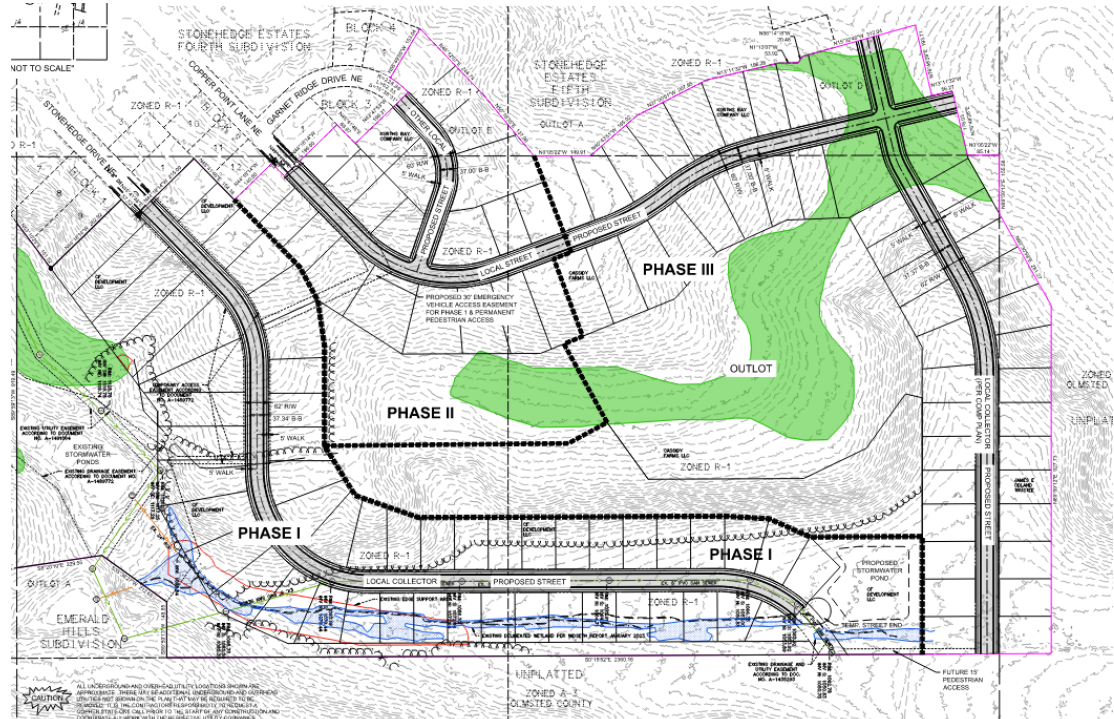
# ■ Street Layout

- 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

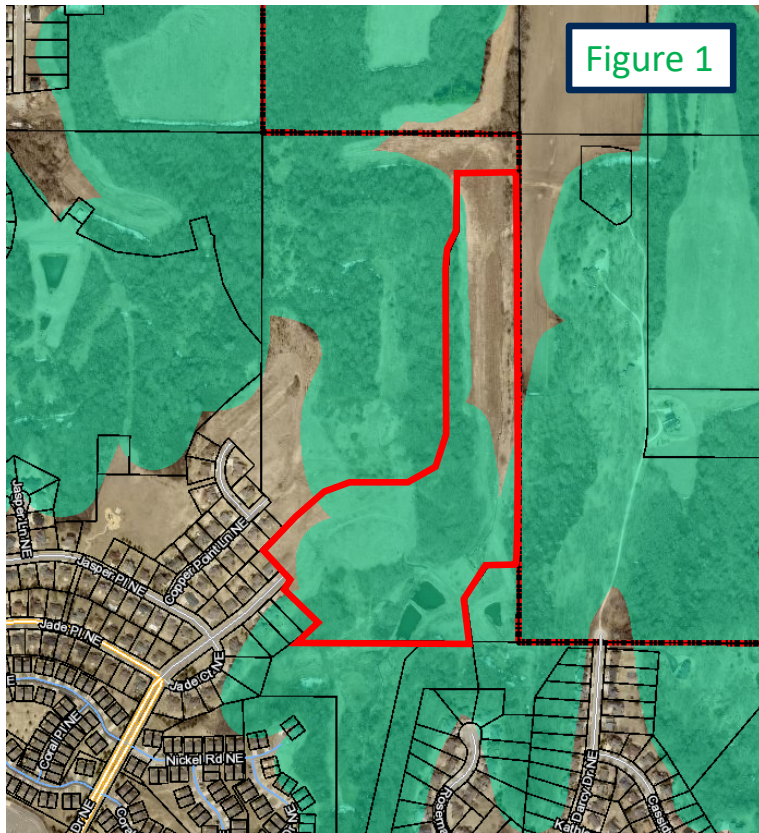


# ■ Traffic Impacts

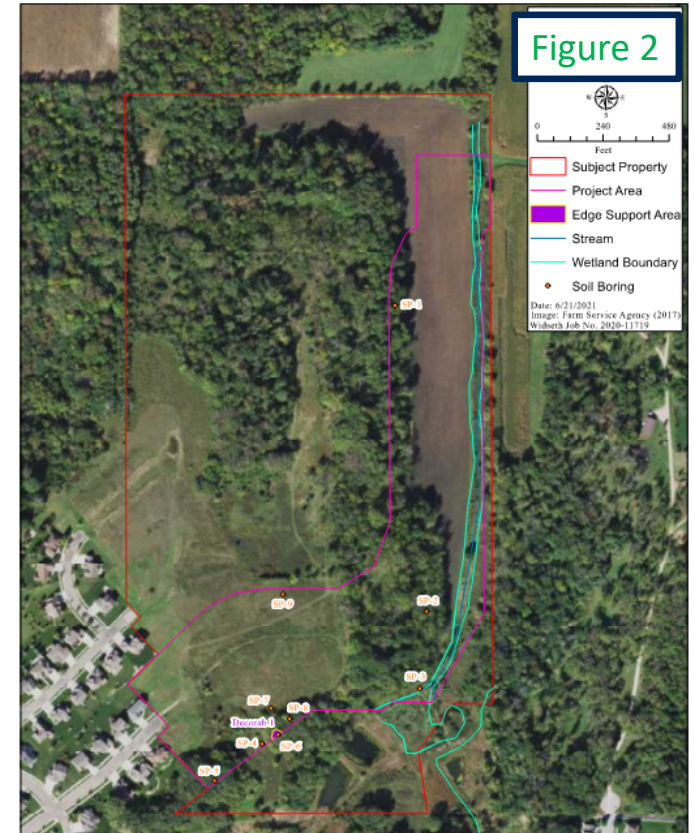
- Existing Conditions:
  - Vacant Land
    - Daily trips – 0
    - AM/PM peak hour trips - 0
- Proposed Conditions:
  - ITE Use 210 - Single Family Detached Housing
    - Daily trips – 500
    - AM/PM peak hour trips –53



# ■ Environmental Features



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





# Questions

- Contact Information:
  - Vanessa Hines
  - 507-206-2136
  - [Vanessa.Hines@widseth.com](mailto: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 [communitydevelopment@rochestermn.gov](mailto:communitydevelopment@rochestermn.gov) or phone (507-328-2600).