MORRIS LANDINGS VILLAS MAJOR LAND SUBDIVISION

Developer – River Bend Development, LLC

Consultant – WSE Massey Engineering and Surveying

April 23, 2024

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Existing Zoning District
 - Proposed Street Layout and Unit Densities
 - Future Project Details
- Traffic Impacts
- Existing & Future Environmental Features
- Q&A

Introduction

Civil Engineering & Planning Consultant

- WSE Massey Engineering & Surveying
 - Ryan Schoenfelder, EIT

Owner/Developer

- River Bend Development, LLC
 - Paul Meier, Owner

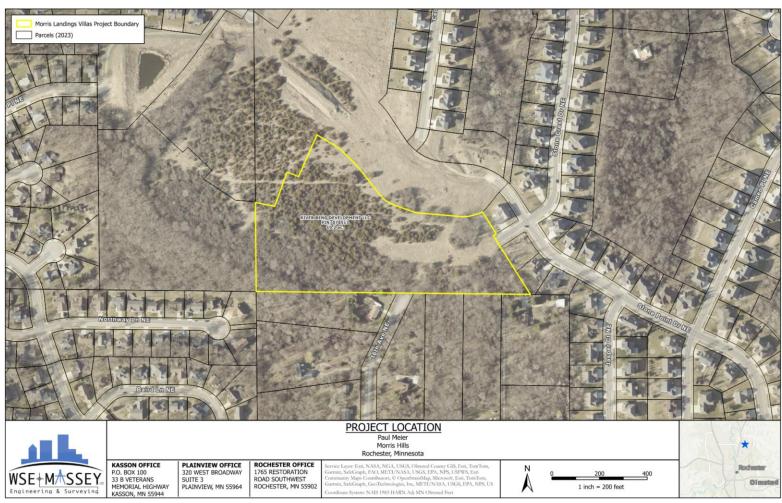




About our Project

Proposed 25 lot subdivision on a 10 acre parcel.

Villa style home, 3 car garages, 0.15 ac lots, on a public road.



The 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



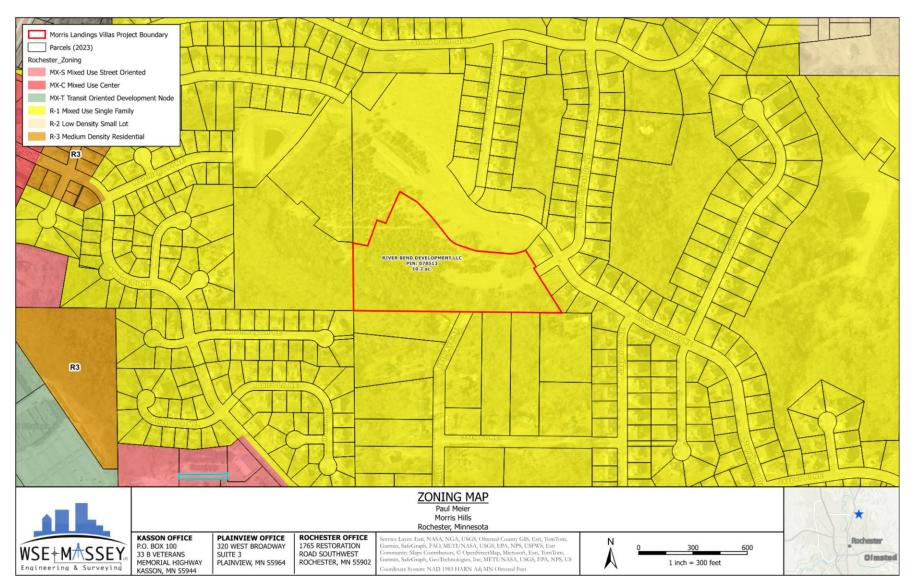
Applicant completes other required applications & sign-offs (i.e. minor land subdivision permit or final plat, etc.)

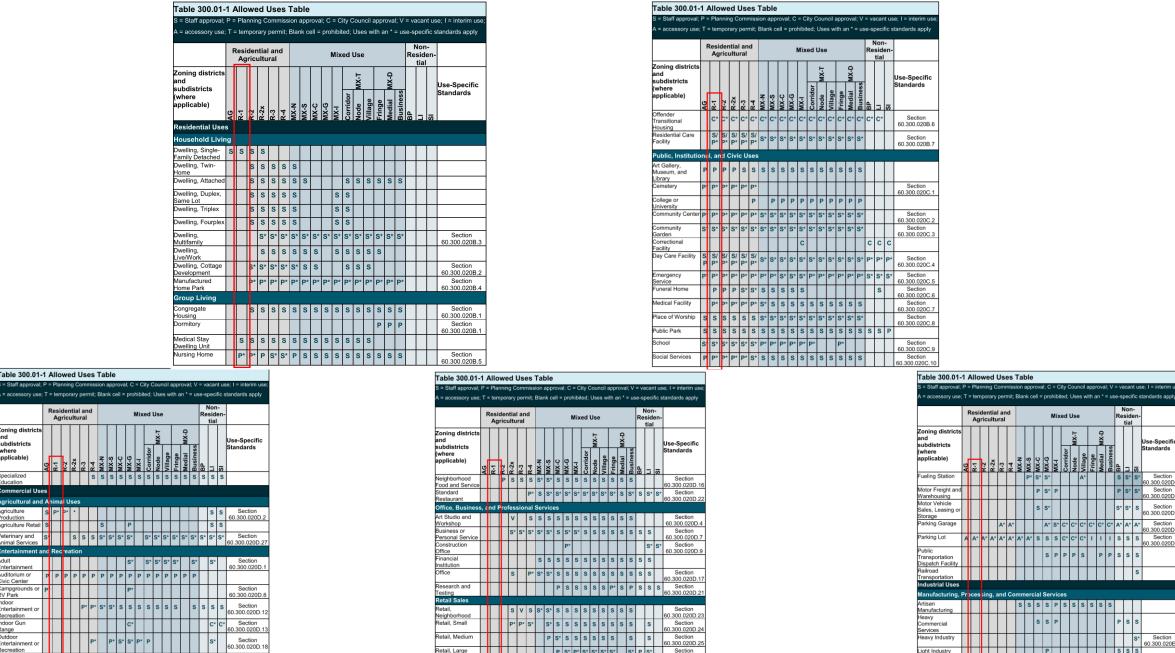


Applicant proceeds with Project

Existing Zoning District

- R-1 zoning will remain
- Single Family Residential





ehicles and Transportation

Transportation

Repair Services

Automotive

Table 300.01-1 Allowed Uses Table

Zonina districts

ubdistricts

applicable)

Specialized

Production

Veterinary and

Entertainment Auditorium or

ivic Center

V Park

Campgrounds of

ntertainment

Entertainment or

3ar or Tavern

Bed and

Breakfast

ast Food Hotel or Motel

ndoor Gun

Range Outdoor

Animal Services

Entertainment and Rec eation

ood, Beverage, and Lodging

Section 60.300.020D.5

Section

60.300.020D.6

S S S S S S S S P

Commercial Uses

Residential and

Agricultural

Residential and Mixed Use Residen Agricultural Use-Specific S S* S* Section 60.300.020D. P S* P 60.300.020D.1 A* S* A A* A* A* A* A* A* A* S S S C* C* C* I I I S S S SPPPS anufacturing, Processing, and Commercial Services S S S P S S S S S 60.300.020E. Light Industry Recycling Transfer Facility s s s Repair and Section Maintenance 60.300.020E.4 Storage and, Distribution, and Wholesaling

Table 300.01-1 Allowed Uses Tab	Table 300.01-1 Allowed Uses Table				Table 300.01-1 Allowed Uses Table		
S = Staff approval; P = Planning Commission a	S = Staff approval	P = Planning Comr	nission approval; C = City Council approva	l; V = vacant use; I = interim use	se; 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			A = accessory use	; T = temporary peri	nit; Blank cell = prohibited; Uses with an *		A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply
Residential and Agricultural	Mixed Use	Non- Residen- tial		Residential an Agricultural	Mixed Use	Non- Residen- tial	Residential and Agricultural Mixed Use Residential
	MX-S MX-C MX-G MX-I Corridor Node MX-T Village Fringe Medial MX-D Business	Use-Specific Standards	Zoning districts and subdistricts (where applicable)	AG R-1 R-2 R-2x	R-4 MX-N MX-S MX-C MX-G MX-I Corridor Node MX-T Village Fringe Medial MX-D	Use-Specific Standards	Zoning districts and subdistricts (where applicable) WY-W WY-V W W S-Specific Standards We district where applicable) We district where where applicable with the standards of the standards where where we have a standard with the standard with
Self Service Storage Facility Wholesale Facility	P* S* S	P* S* S Section 60.300.020E.0 S* S* S* Section 60.300.020E.0	Wind Energy Conversion System (WECS), Ground- or	P* A* A* A* A*	A*	A* P* P* P* Section 60.300.020F.3	Residence for Caretaker or A* A* A* Section
Resource and Extraction Landfill		С	Building- Mounted Accessory Use	s and Structures		Section	Residential Management or Sales Office At A*
Quarry C*		C* C* Section 60.300.020E.:	Accessory Dwelling Unit	A* A* A* A*	A*	60.300.020G.1 Section 60,300.020G.5	Swimming Pool or Tennis Court A A A A A A A A A A A A A A A A A A A
Sand or Gravel * * * * * * *		C* C* C* Section 60.300.020E.	Animal Husbandry	A A* A* A*	A*		Urban Agriculture
Utility, Communica <mark>tion,</mark> and Energy Uses			Billboard		A*	A* Section	Temporary Uses
Commercial Wireless Telecommunicati on Service		Continu	Drive-in Facility Electric Vehicle	AAAA	A* A	A* A* A* Section 60.300.020G.8 A A A A A	Festival Festival
(CWTS) Co-Located on Existing Structure A* A* A* A* A* A* A* A*	A* A* A* A* A* A* A* A* A*	Section 60.300.020F.	Charging Station Fuel Tank		A*	A* A* A* A* Section 60,300,020G,9	Food Truck
Freestanding P* P*	P* P* P* P* P* P* P* P* P*	* P* P* P*	Garage	A A A A A	A*		Garage Sale
Existing Structure	A*		Greenhouse		A* A A A A A	A A A Section 60.300.020G.1	
Tower Geothermal P A* A* A* A* A* A		APP	Home Occupation		A*	60.300.020G.12	Storage Container T* T* T* T* T* T* T* A* A* A* Section 60.300.020H.6
Energy System Solar Collector.	A*	* P* P* P* Section 60.300.020F.	Outdoor Eating Area Recreational		A* A	A* A* Section 60.300.020G.13	13
Building-Mounted	C*	00.300.0201.2	Vehicle Parking Recycling Drop		A*	A* A* A* A* Section	
	A A A A A A A A A	60.300.020F.3	Box Related Service Facility	A* A* A* A*	A*	A* A* A* A* Section 60.300.020G.16	7

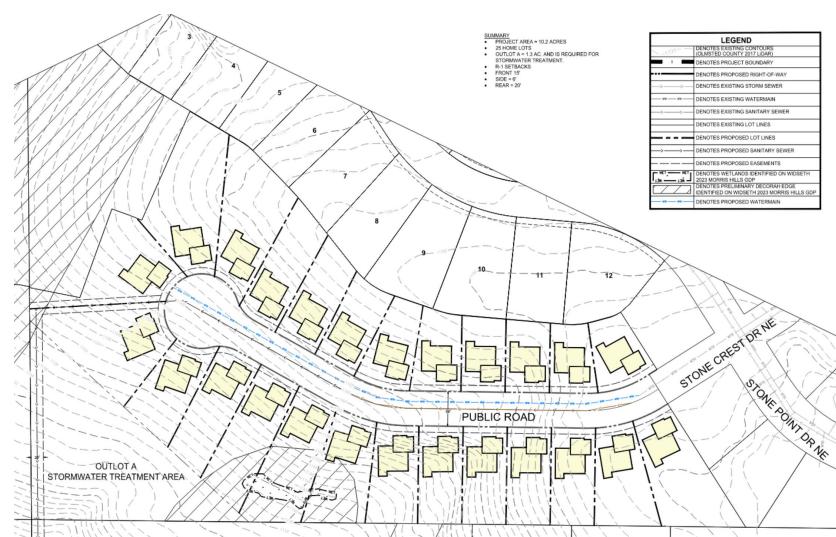
Proposed Street Layout &

Unit Densities

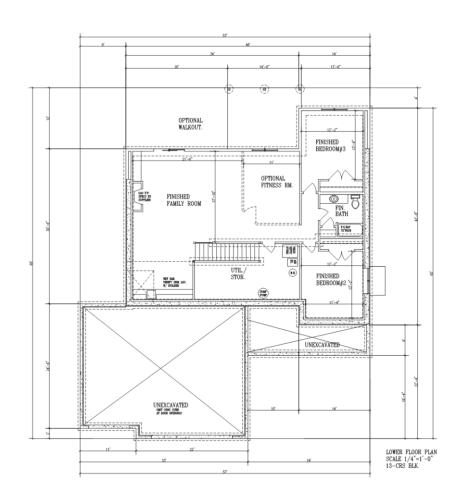
• 25 Single Family lots

 Public streets with 56' right-of-way, sidewalks, and boulevard trees

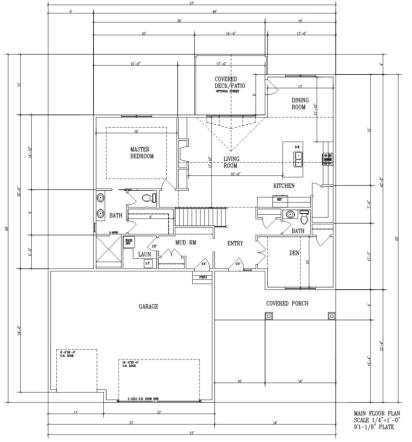
- Lot size varies 0.18-0.53 acres
- Minimum 60' lot width
- 1,800 SQ. FT 'Patio Homes'



Proposed Street Layout & Unit Densities

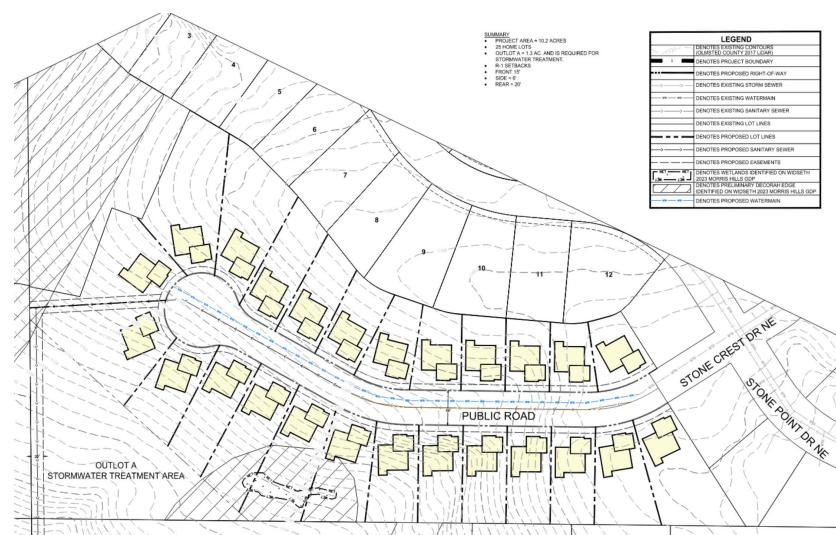






Future Project Details (if known)

Proposed project will be completed in 1 phase. Stormwater treatment will be in the SE corner of the Subdivision.



Traffic Impacts

Existing

0 daily trips

Proposed full build

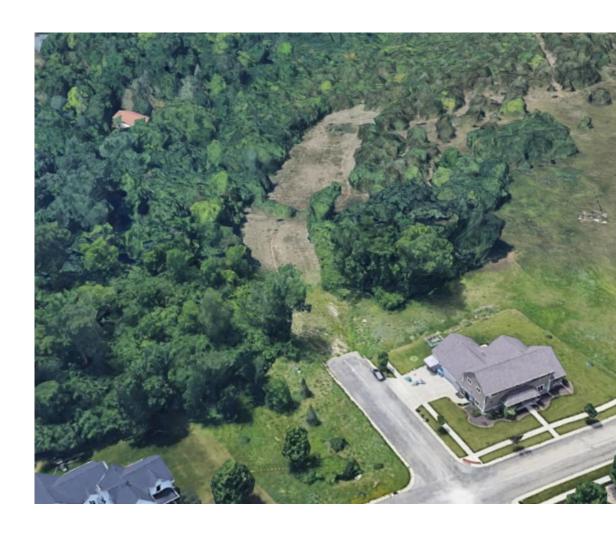
• 215 daily trips (8.6 trips per home)

Net increase = 215 trips

Traffic waiver requested from City Engineer.

Existing & Future Environmental Features

- Wetlands and Decorah edge is present on the property. These environmental features will be avoided and preserved. Preservation of as many trees as possible.
- Boulevard Trees along the roadway (every 50').



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).