

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

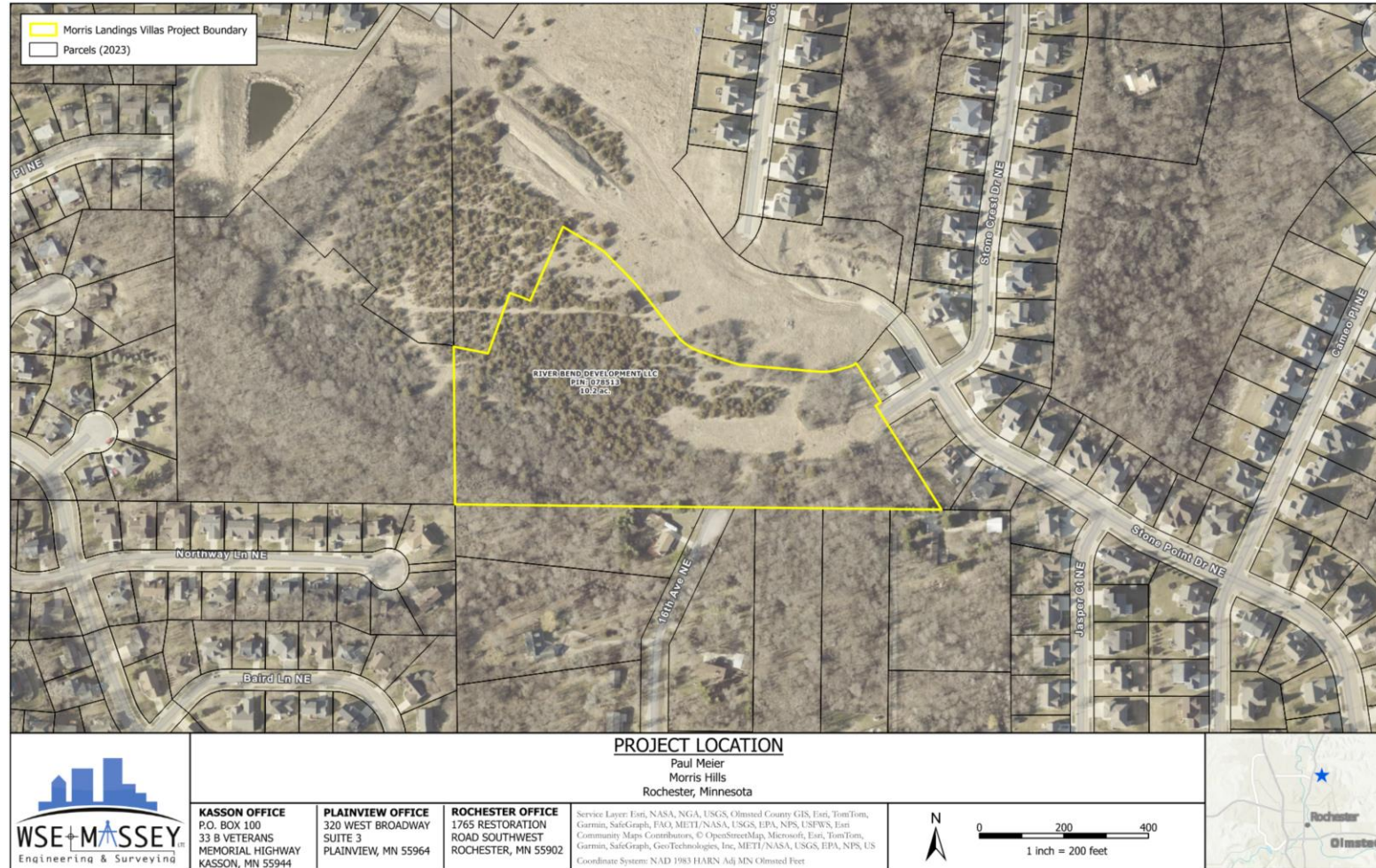
- River Bend Development, LLC
 - Paul Meier, Owner



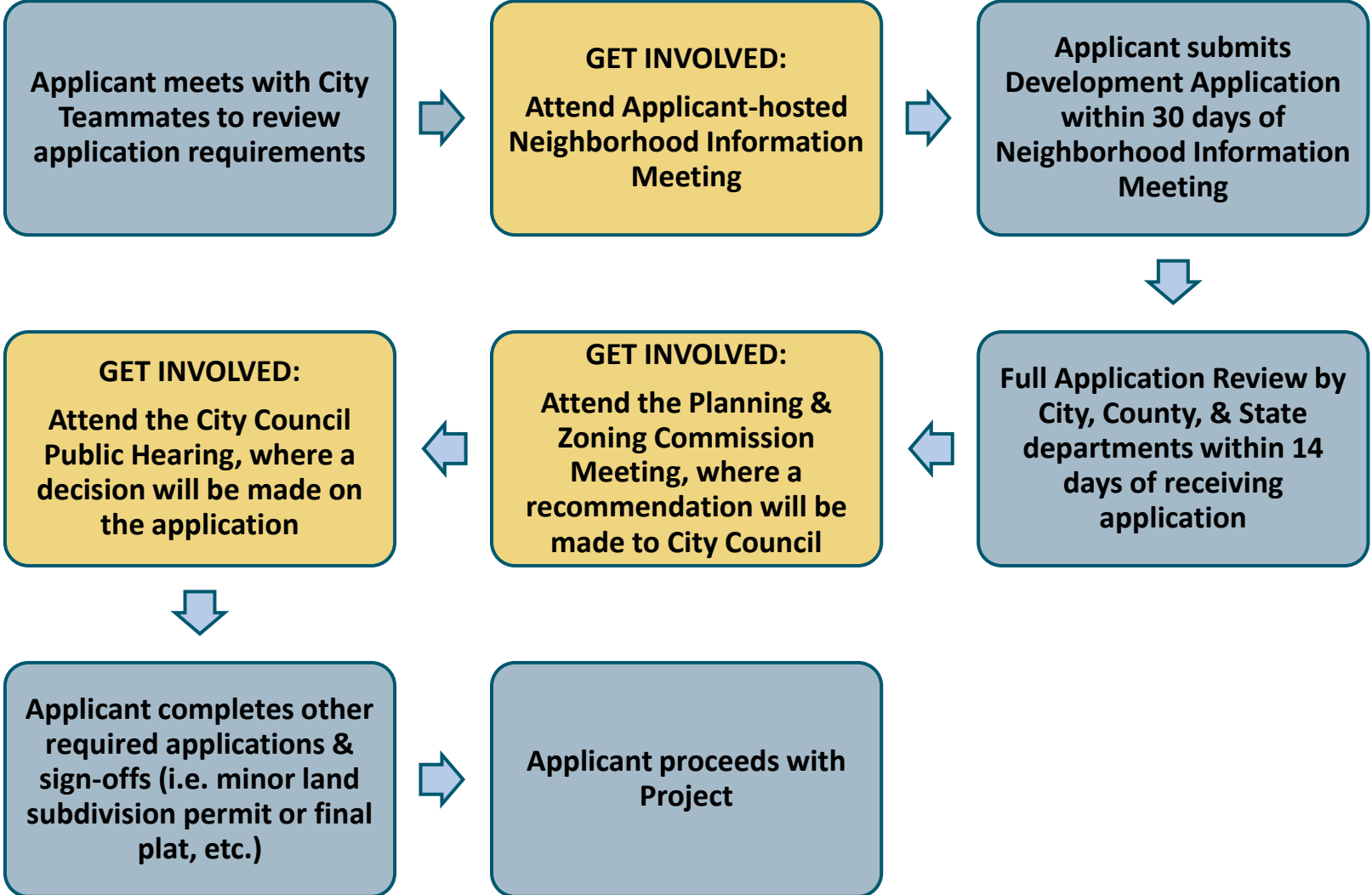
About our Project

Proposed 25 lot subdivision on a 10 acre parcel.

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

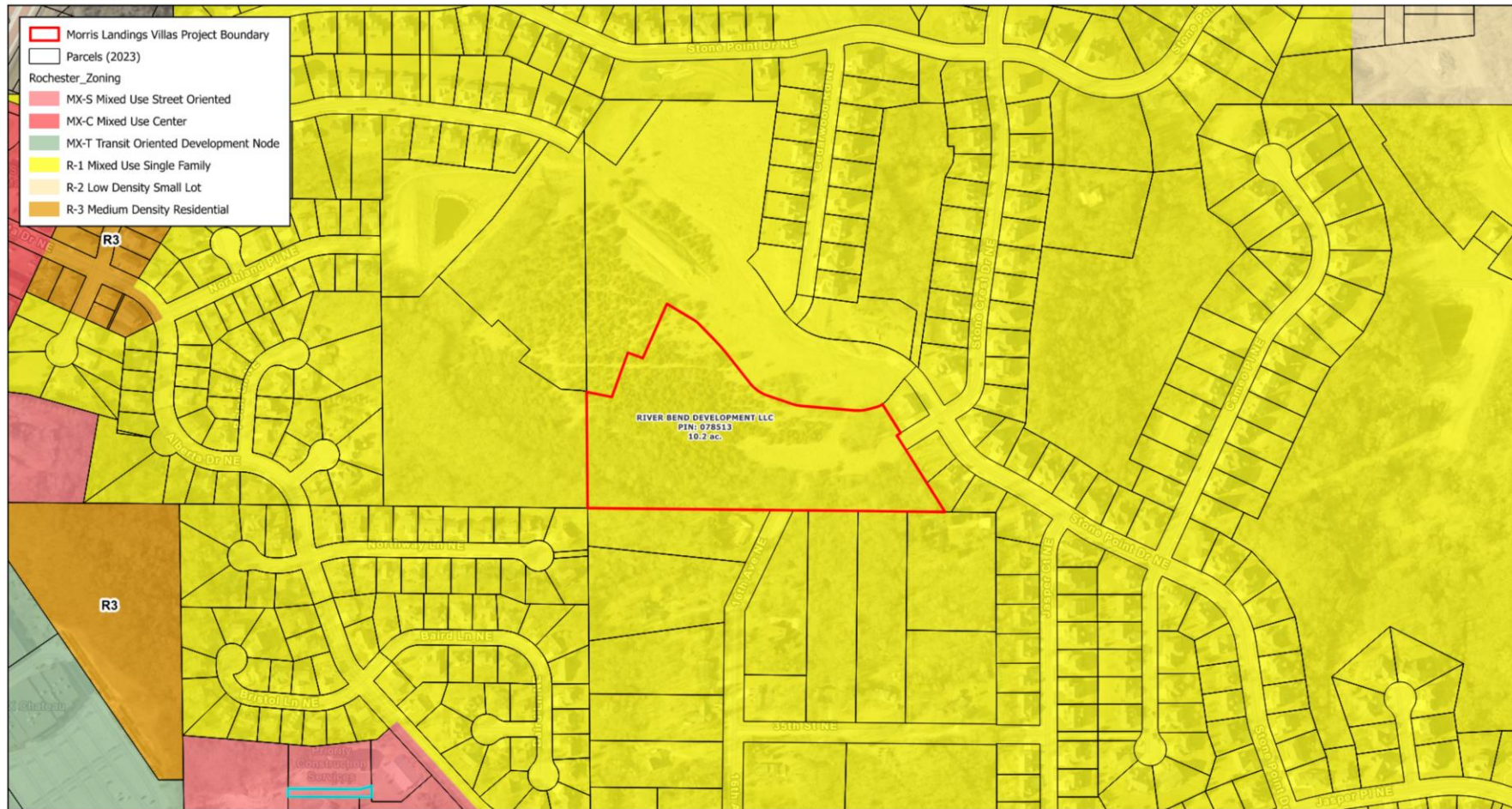


The Application Process



Existing Zoning District

- R-1 zoning will remain
- Single Family Residential



	ZONING MAP Paul Meier Morris Hills Rochester, Minnesota				
	KASSON OFFICE P.O. BOX 100 33 B VETERANS MEMORIAL HIGHWAY KASSON, MN 55944	PLAINVIEW OFFICE 320 WEST BROADWAY SUITE 3 PLAINVIEW, MN 55964	ROCHESTER OFFICE 1765 RESTORATION ROAD SOUTHWEST ROCHESTER, MN 55902		

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

Zoning districts and subdistricts (where applicable)	Residential and Agricultural				Mixed Use										Non-Residential			Use-Specific Standards					
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	MX-D		Business	BP	LI	SI	
Self Service Storage Facility																						Section 60.300.020E.6	
Wholesale Facility																						Section 60.300.020E.7	
Resource and Extraction																							
Landfill																						C	
Quarry	C*																					Section 60.300.020E.3	
Sand or Gravel Excavation	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	C*	C*	C*	Section 60.300.020E.5	
Utility, Communication, and Energy Uses																							
Commercial Wireless Telecommunication Service (CWTS)																						Section 60.300.020F.1	
Co-Located on Existing Structure	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	
Freestanding	P*							P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Stealth on Existing Structure	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	
Communications Tower								P	P	P	P	P	P	S	P	P	S	S	S	S	S		
Geothermal Energy System	P	A*	A*	A*	A*	A*	A*	A	A	A	A	A	A	A	A	A	A	A	A	A	P	P	
Solar Collector, Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P*	P*	Section 60.300.020F.2
Utility, Major	C*							C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	Section 60.300.020F.3	
Utility, Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

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Wind Energy Conversion System (WECS), Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P*	P*	P*	Section 60.300.020F.3	
Accessory Uses and Structures																							
Accessory Dwelling Unit	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.1	
Animal Husbandry	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.5	
Billboard																						Section 60.300.020G.6	
Drive-in Facility																						Section 60.300.020G.7	
Electric Vehicle Charging Station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 60.300.020G.8	
Fuel Tank	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.9
Garage	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.10	
Greenhouse	A	A*	A*	A*	A*	A*	A	A	A	A												Section 60.300.020G.11	
Home Occupation	A	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.12	
Outdoor Eating Area				A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*			Section 60.300.020G.13	
Recreational Vehicle Parking	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*												Section 60.300.020G.14	
Recycling Drop Box				A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.15	
Related Service Facility	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.16	

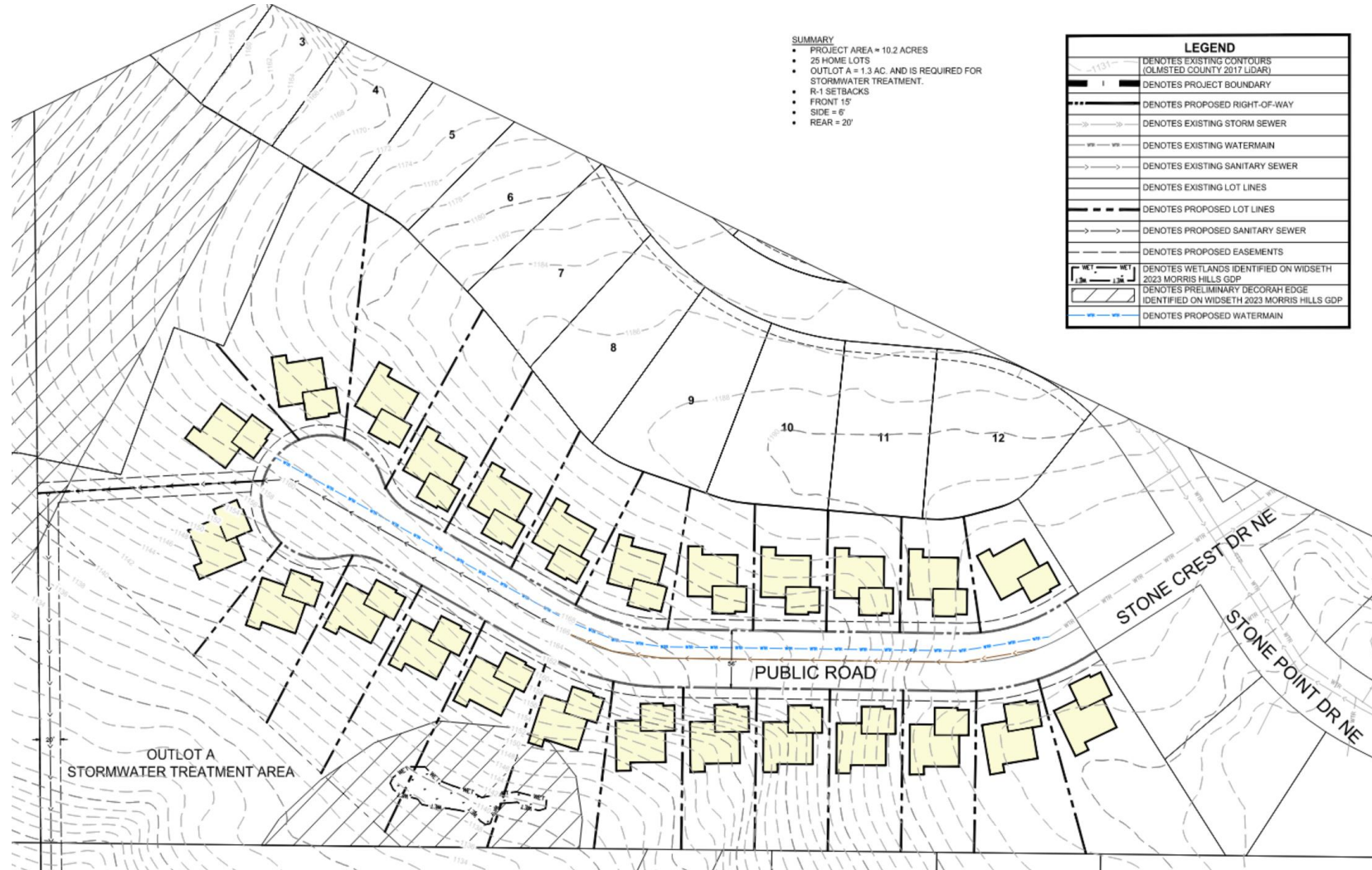
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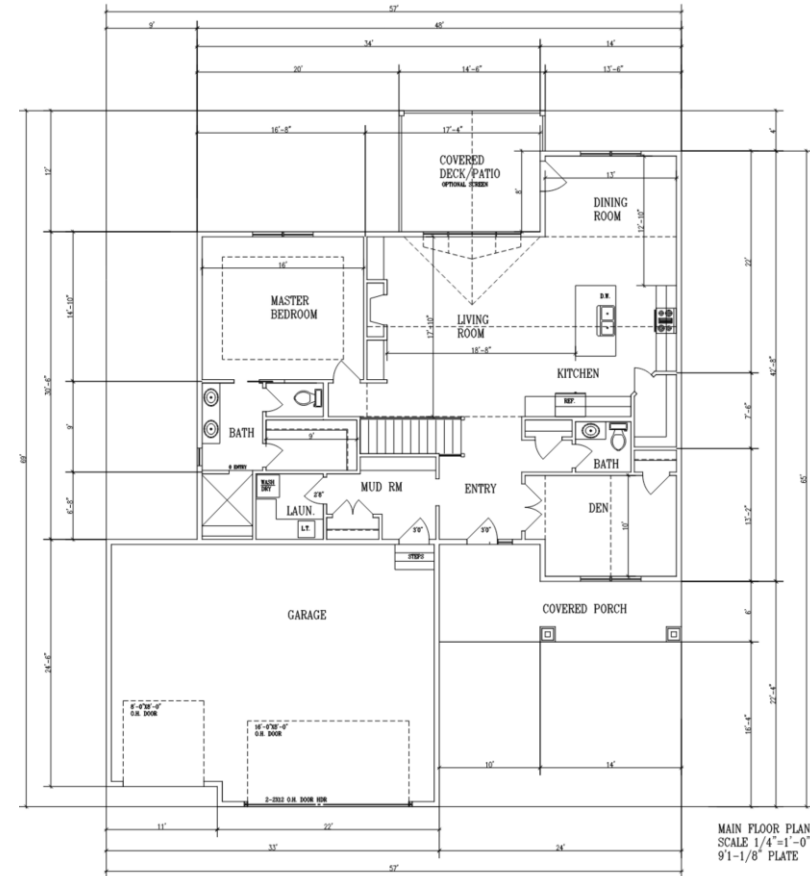
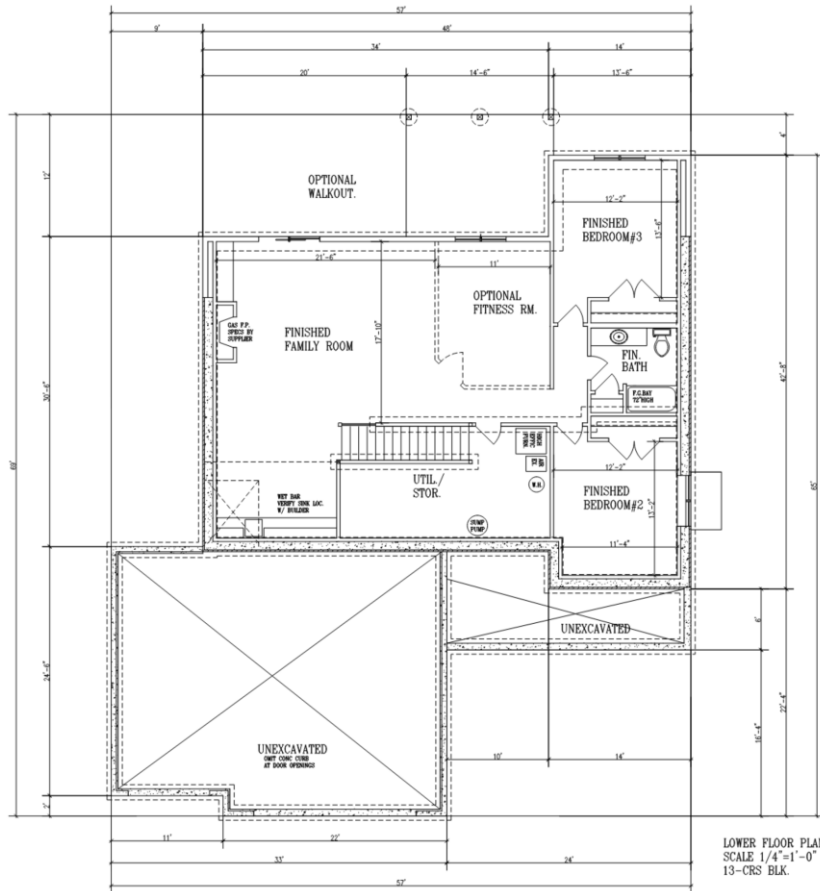
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Residence for Caretaker or Security Guard																						Section 60.300.020G.17
Residential Management or Sales Office		A	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.18
Swimming Pool or Tennis Court	A	A	A*	A*	A*	A*	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 60.300.020G.19
Urban Agriculture	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 60.300.020G.20
Temporary Uses																						
Carnival or Festival	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.1
Contractor's Office and Yard	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.2
Food Truck	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.3
Garage Sale	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.4
Seasonal Sales	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.5
Storage Container	T*	T*	T*	T*	T*	T*	T*	T*	T*	A*	A*											Section 60.300.020H.6

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'

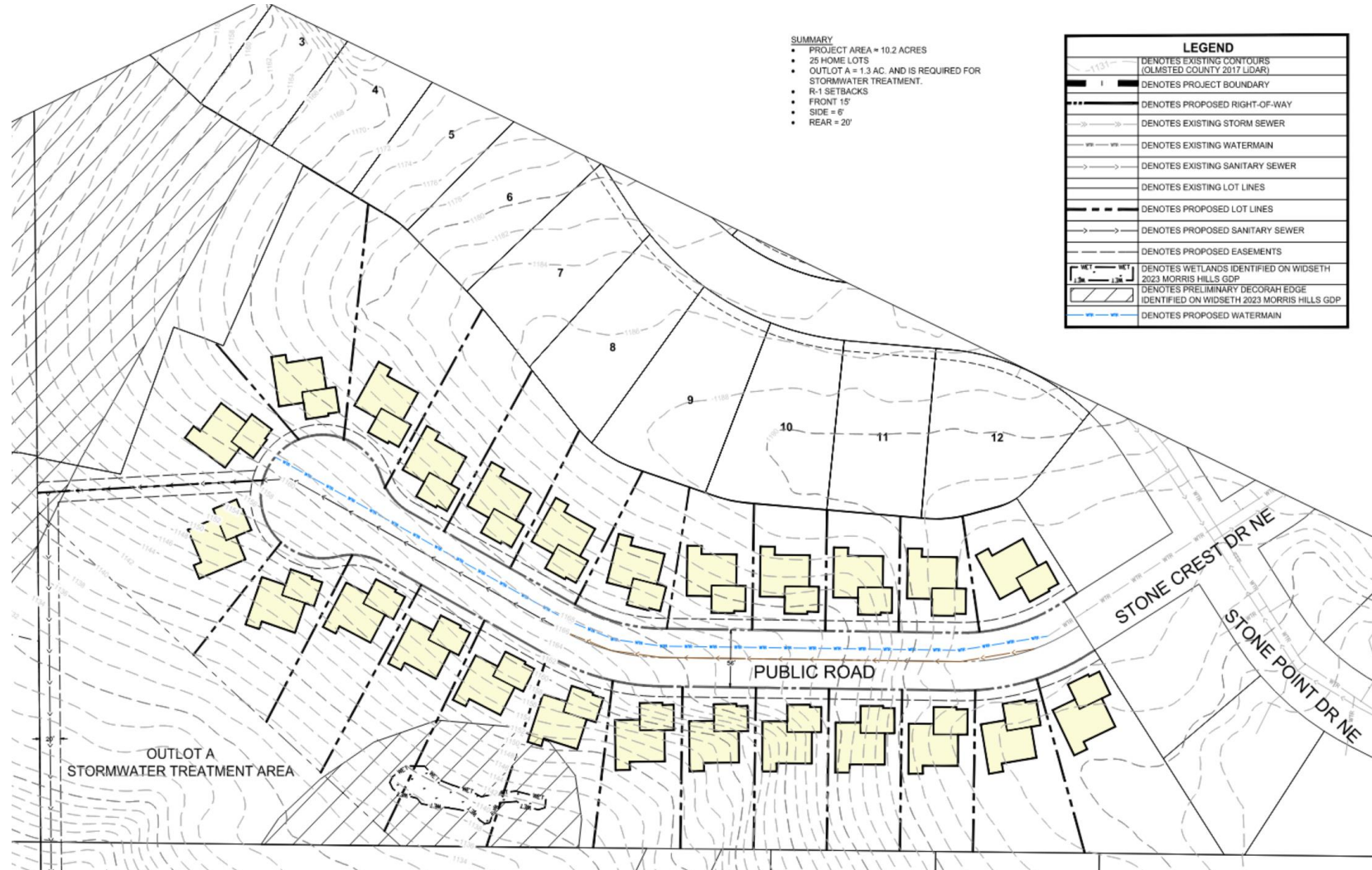


Proposed Street Layout & Unit Densities



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

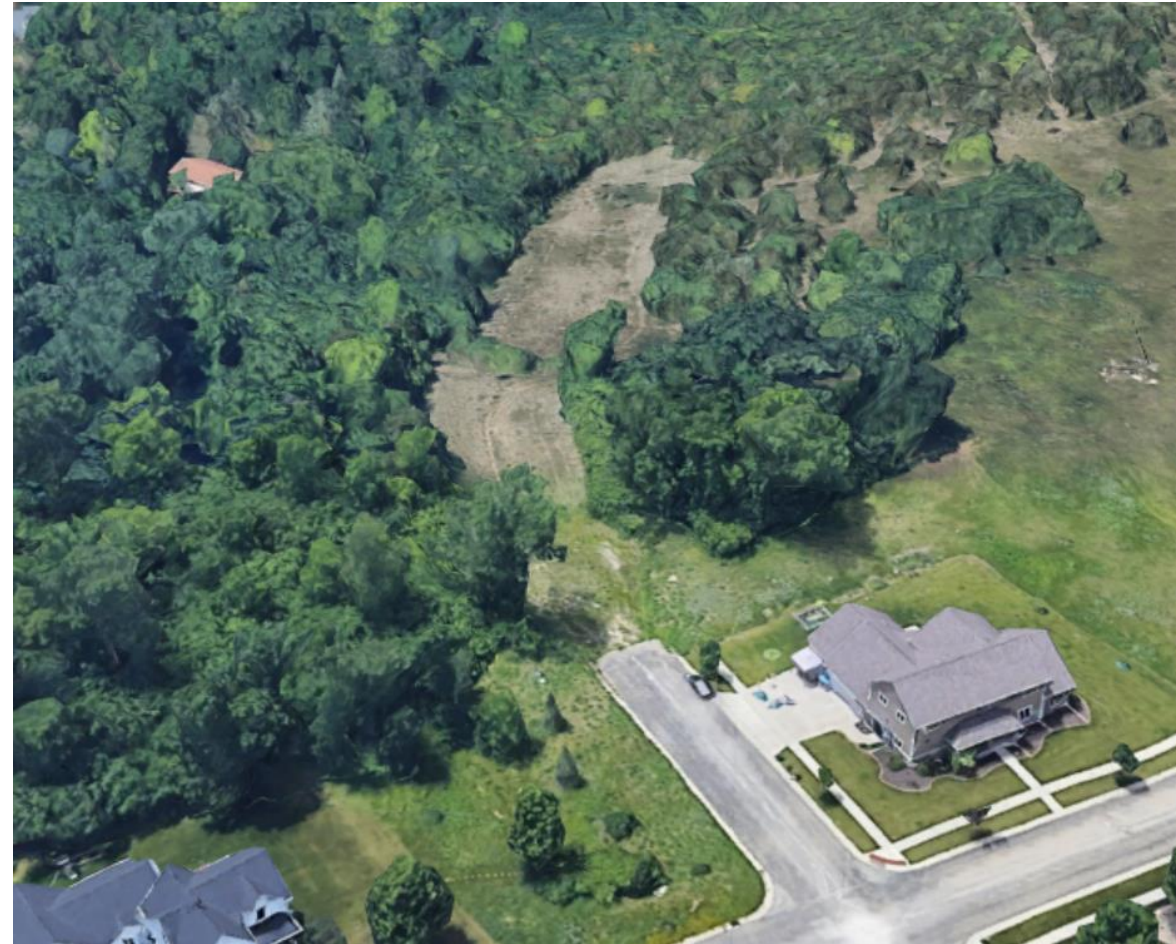
- 215 daily trips (8.6 trips per home)

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).