## Badger Hills Drive NW Development

Neighborhood Information Meeting May 14, 2024, 5:30pm - 6:30pm

#### WIDSETH

# Agenda

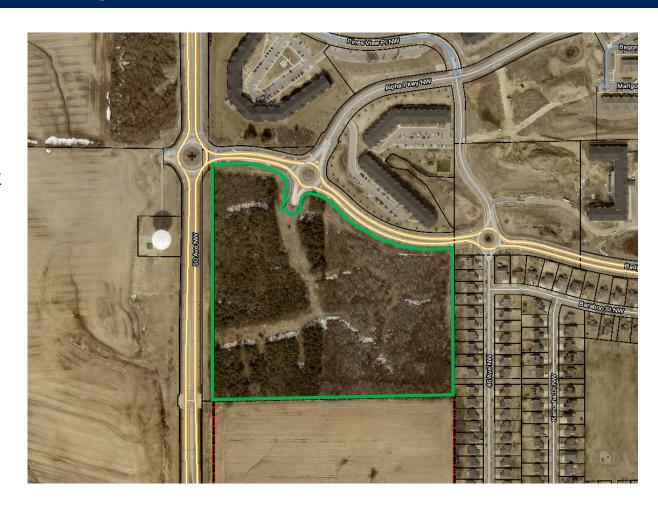
- Introductions
- Project Overview
- The Application Process
- Exhibits
  - Existing Zoning
  - Street Layouts & Unit Densities
  - Future Project Details
- Traffic Impacts
- Environmental Features
- Questions





## Project Overview

- Located on SE corner of 50<sup>th</sup>
   Avenue NW & Badger Hills
   Drive NW
- Site is in the R2 zoning district
- Site is 28.34 acres
- Current Use: Vacant Land
- Proposed Use: Single Family Attached Dwellings
  - 196 units (approximate)





### Application Process: GDP

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



Applicant completes other required applications & sign-offs (i.e. Major Land Subdivision Permit, SDP, Building Permits, etc.)



If application meets all requirements, application is approved



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

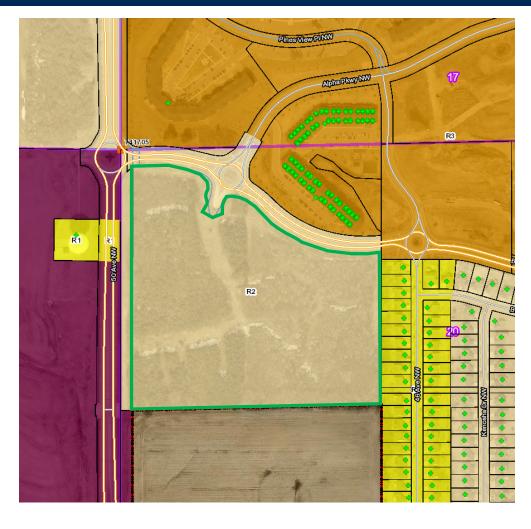


Applicant proceeds with Project



## Existing Zoning

- Residential Low-Density Small Lot (R-2)
  - The R-2 district is intended to maintain and promote areas with a mixture of residential dwelling types that are of an overall low-density or are undergoing conversion from predominantly singlefamily detached dwellings to duplexes and other attached dwellings. Certain supportive non-residential uses, and compatible infill development, consistent with the character of the area are permitted.





## Street Layout and Unit Densities

- Total of 196 units (approximate)
  - 5 8-plex buildings: 40 units
  - 6 6-plex buildings: 36 units
  - 30 4-plex buildings: 120 units
- Unit Density of approximately 6.9 units per acre
- Extension of Alpha Parkway NW
- Private road network
- Resident amenities:
  - Club House
  - Private Open Space





## Traffic Impacts

- Existing Conditions:
  - Vacant land
    - Daily Trips 0
    - AM/PM peak hour trips 0
- Proposed Conditions:
  - ITE Use 215 Single Family Attached
    - Daily trips 1,717
    - AM/PM peak hour trips –155



# Environmental Features

- Hydric Soils
  - Wetland Indicator
  - Delineation is being performed



**WIDSETH** 



### **Questions**

- Contact Information:
  - Craig Britton
  - 507-206-2125
  - Craig.Britton@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).

