

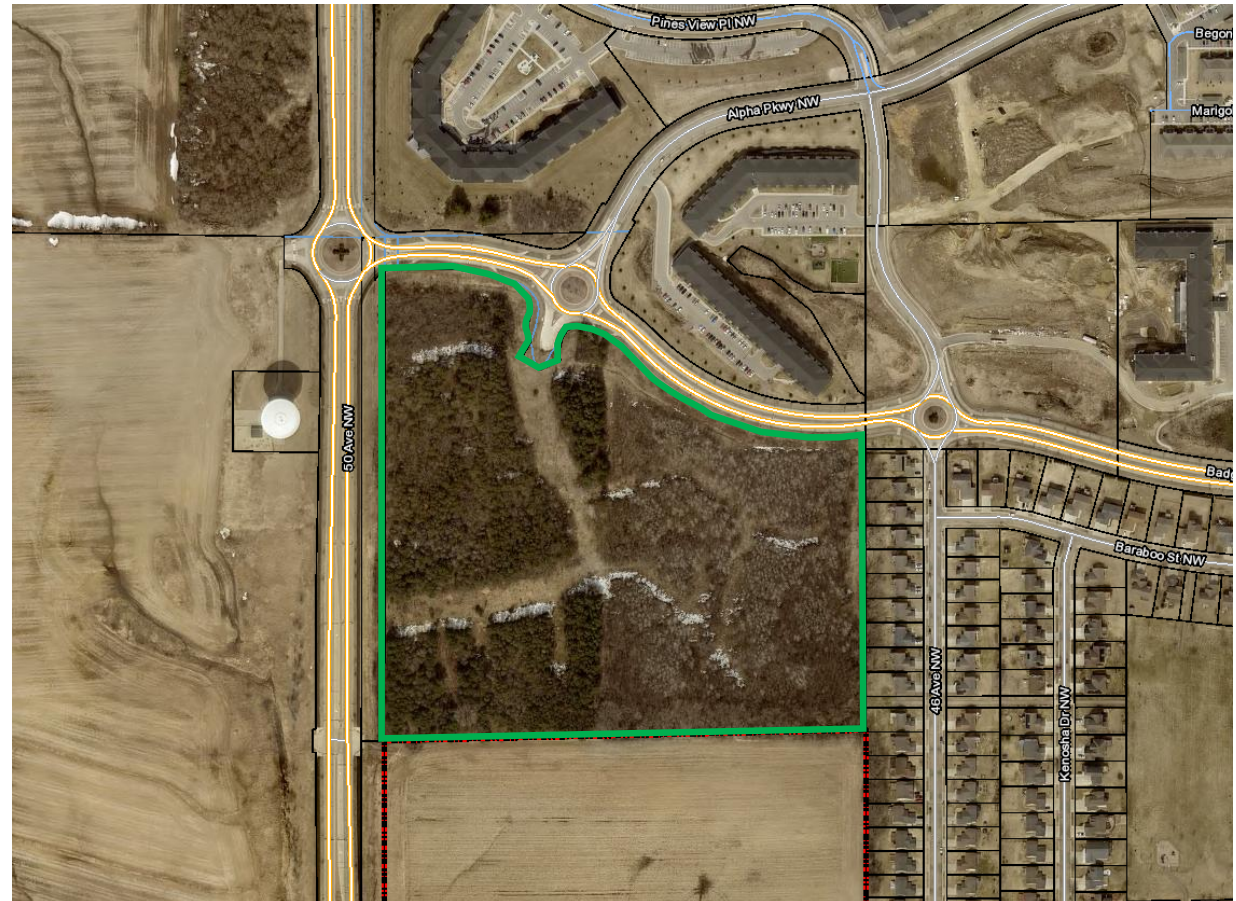
# Badger Hills Drive NW Development

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

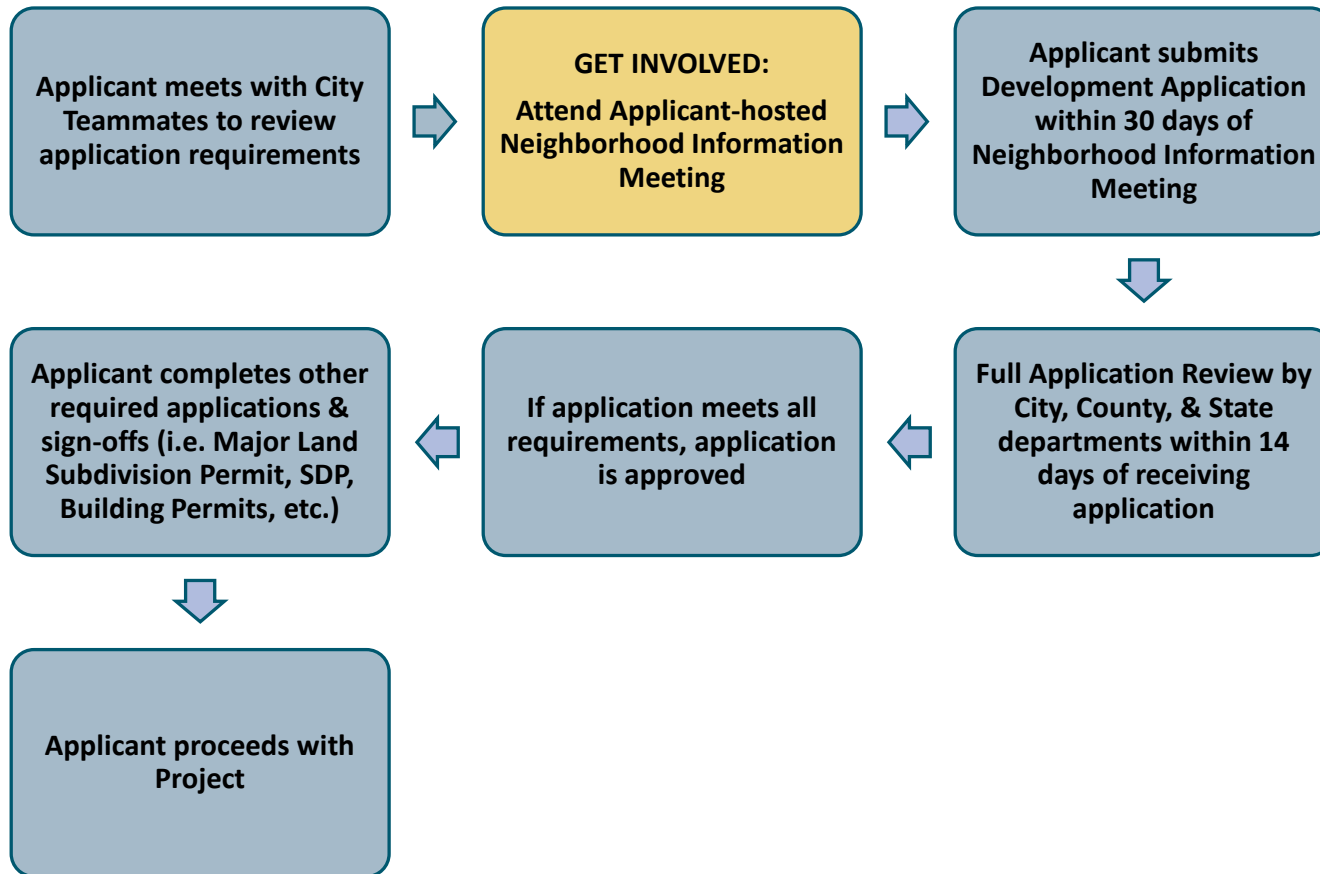


# ■ Project Overview

- 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)

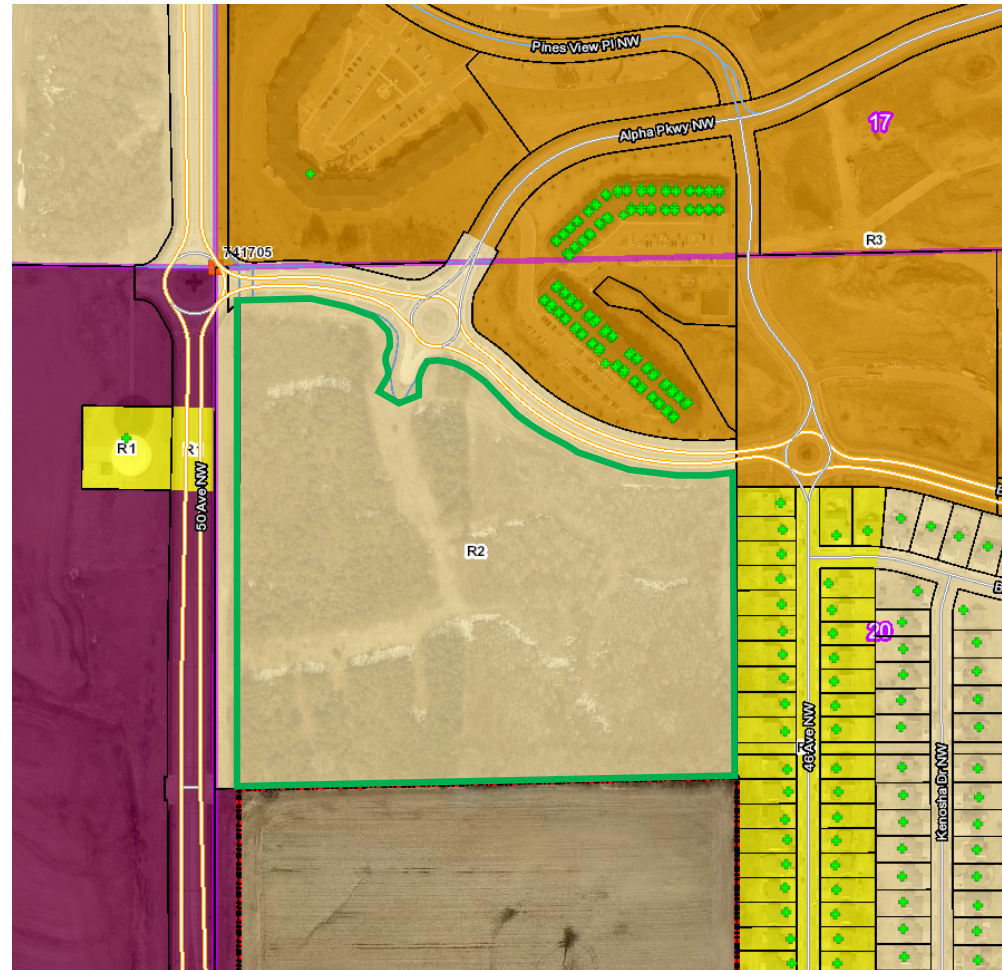


# ■ Application Process: GDP



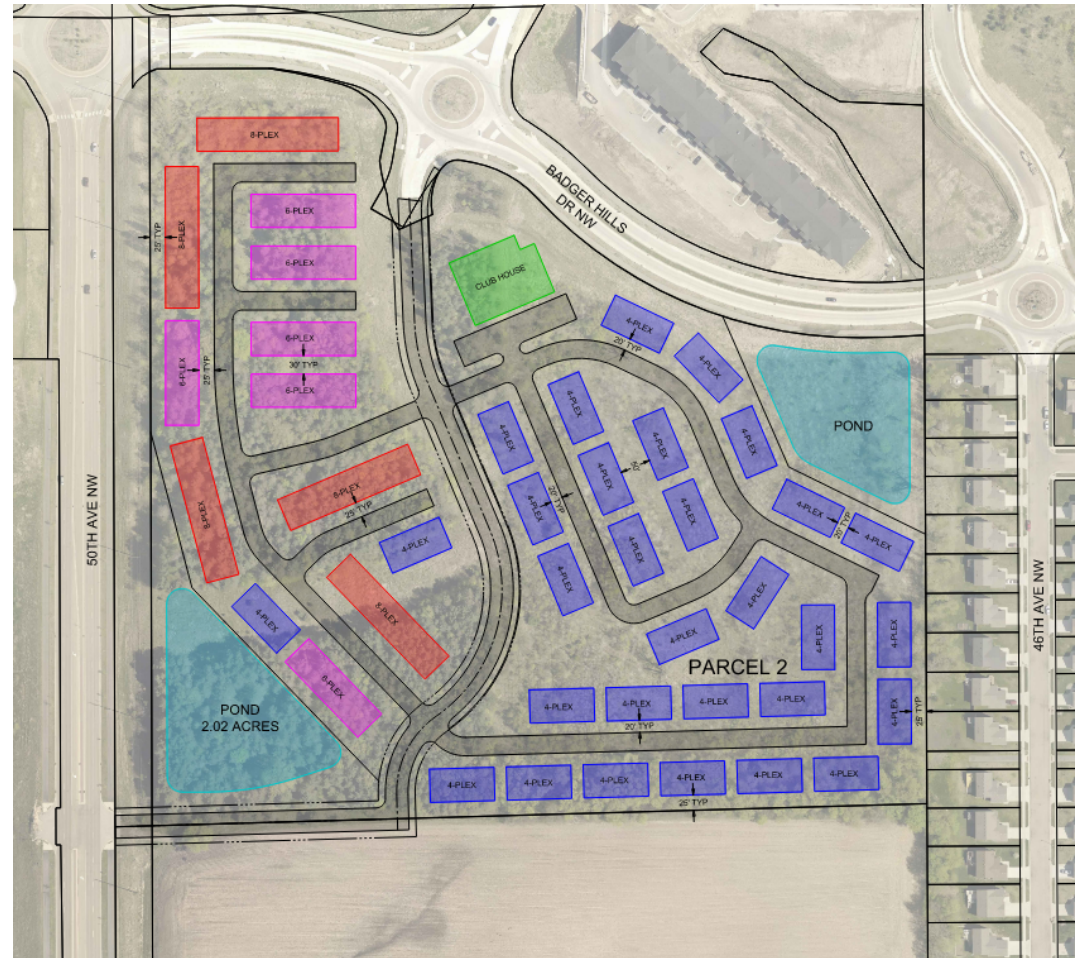
# ■ Existing Zoning

- 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 single-family 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

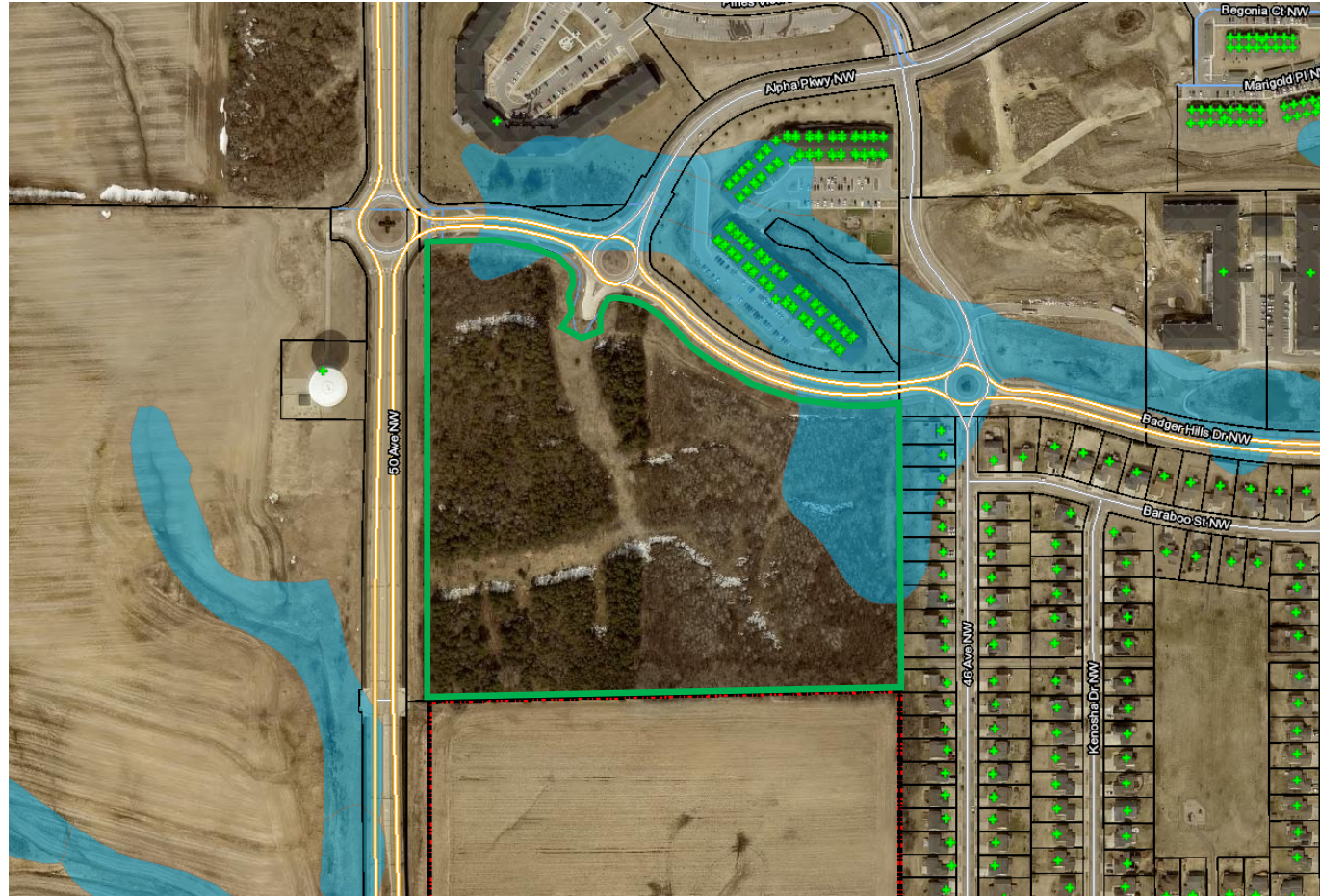


# ■ Traffic Impacts

- 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







# Questions

- Contact Information:
  - Craig Britton
  - 507-206-2125
  - [Craig.Britton@widseth.com](mailto:Craig.Britton@widseth.com)

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## ■ 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).