

Prairie Ridge GDP

West 80 Partners LLC

May 21, 2024

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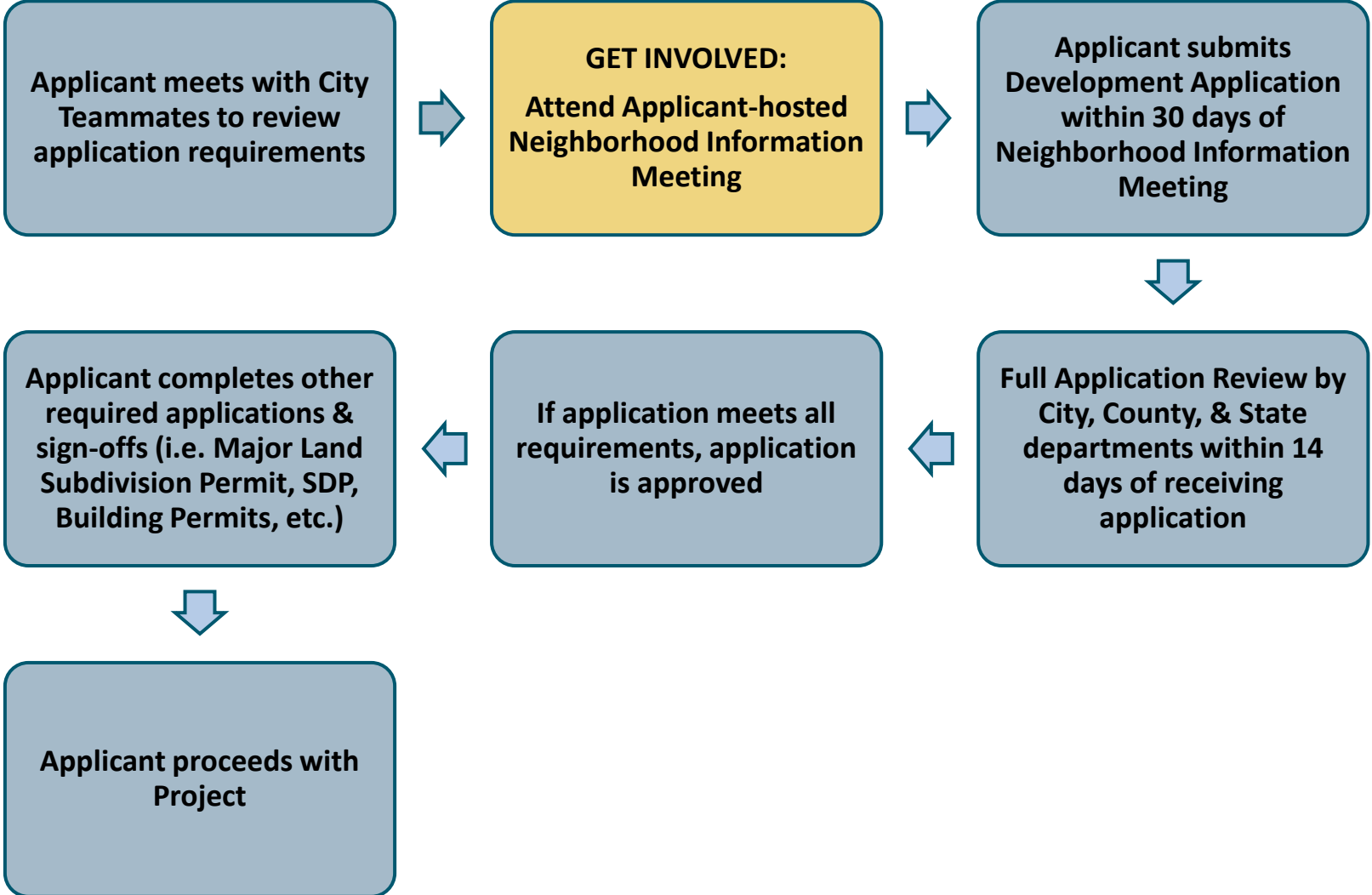
Introductions

- North Rock Real Estate & Integrate Properties

About our Project

General Development plan of roughly 75 acres at the SW quadrant of the intersection of 50th Avenue NW and Valleyhigh Drive NW. The GDP consists of 303 residential lots on R-2 zoned Land and 6 multi-family lots on R-3 land, extensions of new public roads and utility infrastructure. There will be a mix of single family homes, town homes and multi-family homes. A preliminary plat and final plat will follow the GDP.

The Application Process



Existing Zoning District

A portion of the site is R-2 (~45 acres) and a portion is R-3 (~30 acres). The GDP does not intend to change any of the zoning.



Proposed Street Layout & Unit Densities

SITE DATA

DEVELOPMENT PLAN AREA :
 PARID: 741941084852 34.97 ac
 PARID: 741944031089 40.07 ac
 TOTAL AREA: 75.04 ac

UNIT/LOT SUMMARY:
 APARTMENTS: 600
 TOWNHOMES (RENTAL): 101
 TOWNHOMES (FOR SALE): 152
 SINGLE FAMILY LOTS (FOR SALE): 50
 TOTAL UNITS/LOTS: 903

CURRENT ZONING DISTRICTS:
 R-2 - LOW DENSITY SMALL LOT
 R-3 - MEDIUM DENSITY RESIDENTIAL

CONCEPT PLAN DESIGN ASSUMPTIONS:
 MIN. FRONT SETBACK SINGLE FAMILY (SF): 20'
 MIN. SIDE, SF, (INTERIOR): 6'
 MIN. SIDE, SF, (STREET): 12'
 MIN. REAR, SF: 15'
 MIN. FRONT SETBACK TOWNHOMES (TH): 20'
 MIN. BUILDING SEPARATION (TH): 20'
 MIN. SIDE, TH, (STREET): 12'
 MIN. REAR, TH: 15'

TOTAL ROADWAY LENGTH*:
 PUBLIC LOCAL (28' BB, 56' RW): 7,938LF
 PUBLIC LOCAL (32' BB, 60' RW): 1,781 LF
 *EXCLUDES PRIVATE DRIVEWAYS AND 50TH AVE:

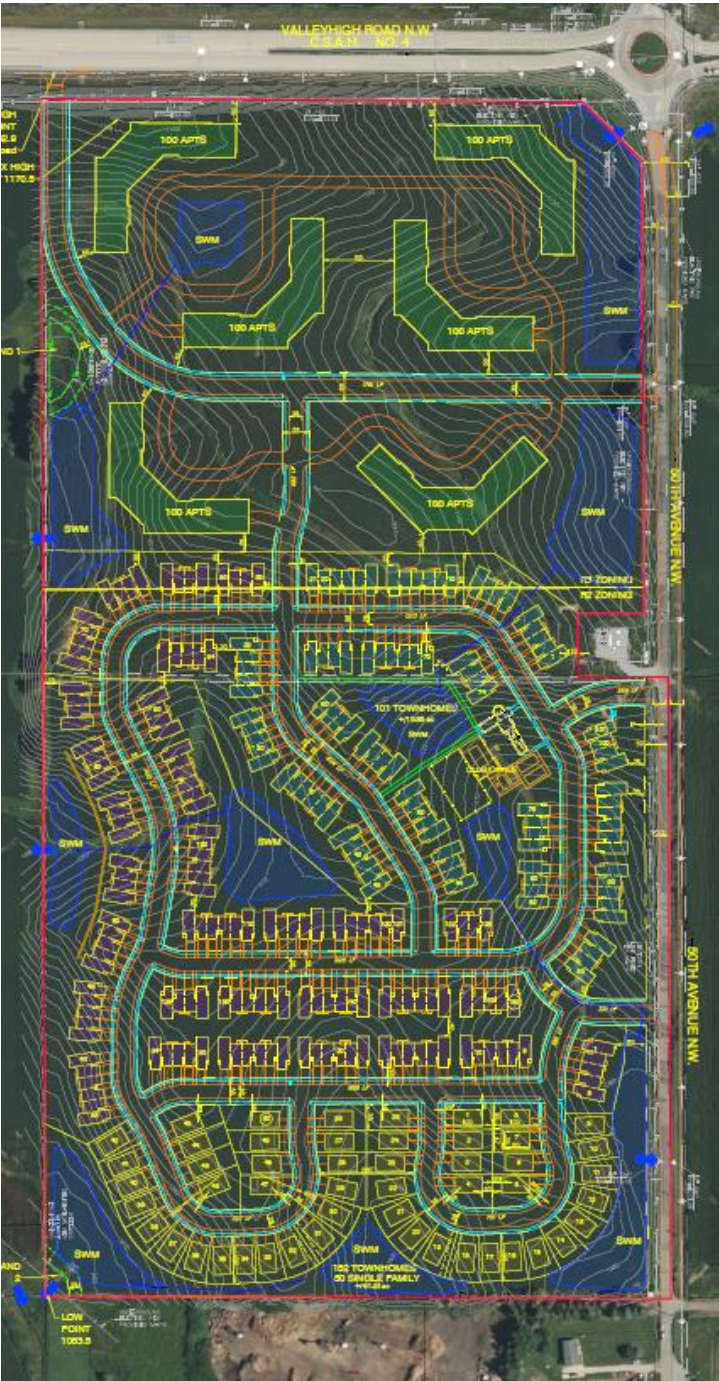
NET MISC. AREA CALCS. PER GIS BNDY:
 50TH AVE ROW DED. = 1.51 ac
 STORMWATER AREA, AS SHOWN = 7.88 ac

WETLANDS:
 WETLAND 1: 0.18 ac (8009 sf) - 25' BUFFER PROPOSED
 WETLAND 2: 0.06 ac (2781 sf) - 25' BUFFER PROPOSED

Multi-Family

Townhome

Single Family



Future Project Details (if known)

The single-family homes are currently expected to be very similar to The Preserve at West Circle

Add Exhibit/Pictures

Traffic Impacts

2023 Traffic study indicate that all intersections under existing year 2023 through future year 2028 and future year 2038 are expected to operate at overall LOS (level of service) A or better during weekday a.m and p.m. peak hours which the expectation of Valleyhigh Road NW and Superior Drive NW which operates at LOS C or better. No significant delay or queuing issues were observed.

Overall, the proposed development is not expected to require traffic control improvements. Traffic impacts will be further analyzed during the City’s preliminary plat review process. Any traffic mitigation identified in the review will be implemented with project construction. This will include both vehicular and pedestrian improvements.

Table 6. Trip Generation Estimates

Land Use (ITE Code)	Units	Size	AM			PM			Daily Trips
			Peak Hour Trips ¹			Peak Hour Trips ²			
			Trips In	Trips Out	Total Trips	Trips In	Trips Out	Total Trips	
Phase 1 - Townhomes & 40-Foot Lots (Fall 2024 - Spring 2027)									
Single-Family Detached Housing (210)	Dwellings	103	18	55	73	62	36	98	981
	<i>Multi-Use Reduction (N/A)³</i>		<i>Not Applicable</i>						
	<i>Pass-By Trips (N/A)³</i>		<i>Not Applied</i>						
	Land Use Net Trips		18	55	73	62	36	98	981
Single-Family Attached Housing (215)	Dwellings	60	7	22	29	20	14	34	432
	<i>Multi-Use Reduction (N/A)³</i>		<i>Not Applicable</i>						
	<i>Pass-By Trips (N/A)³</i>		<i>Not Applied</i>						
	Land Use Net Trips		7	22	29	20	14	34	432
Net New Trips			25	77	102	82	50	132	1,413
Phase 2 - 50-Foot Lots (Summer 2025 - Summer 2027)									
Single-Family Detached Housing (210)	Dwellings	89	16	46	62	53	31	84	839
	<i>Multi-Use Reduction (N/A)³</i>		<i>Not Applicable</i>						
	<i>Pass-By Trips (N/A)³</i>		<i>Not Applied</i>						
	Land Use Net Trips		16	46	62	53	31	84	839
Phase 3 - MultiFamily Lots (Summer 2026 - Summer 2028)									
Multifamily Housing Mid Rise (221)	Dwellings	600	51	171	222	143	91	234	2,724
	<i>Multi-Use Reduction (N/A)³</i>		<i>Not Applicable</i>						
	<i>Pass-By Trips (N/A)³</i>		<i>Not Applied</i>						
	Land Use Net Trips		51	171	222	143	91	234	2,724
Net New Trips Post-Construction			92	294	386	278	172	450	4,976

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.

1: Trips generated for the a.m. peak hour of the adjacent roadway network.

2: Trips generated for the p.m. peak hour of the adjacent roadway network.

3: Multi-use reduction not applicable, pass-by trips not applied to provide conservative estimate.

Existing & Future Environmental Features

The property underwent a complete Environmental Assessment Worksheet where local, state and federal agencies reviewed the site and plans and ultimately the EAW was approved.

The property was surveyed and wetlands delineated in May 2023 with DNR review and found 2 wetlands, 1) .18ac and 2) .06ac. The wetlands will be left undisturbed and with a 25' buffer.

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).