Hadley Creek 5th Subdivision
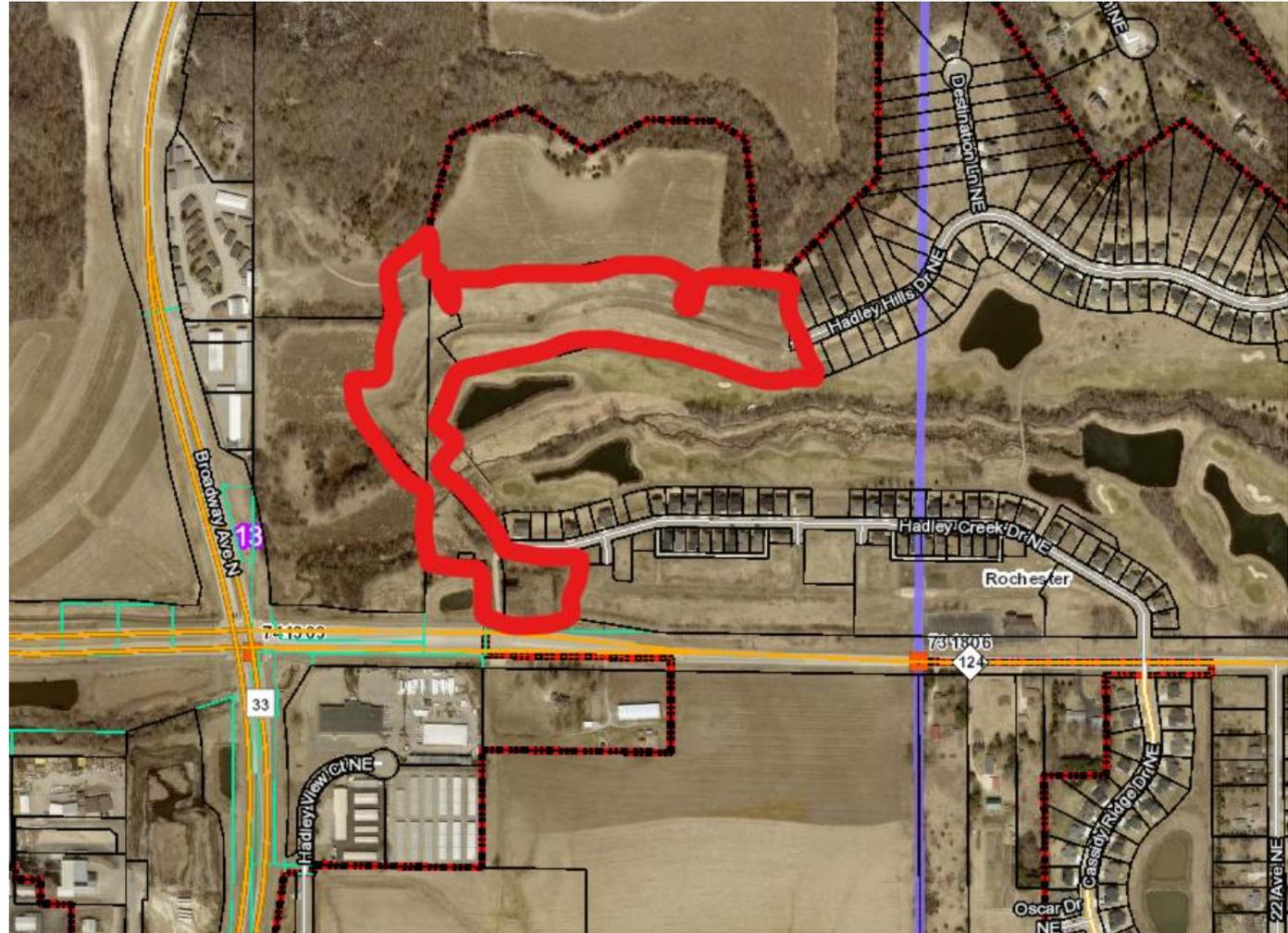
Neighborhood Information Meeting
August 29th, 2024, 5:30pm

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Agenda

- Introductions
- Project Overview
- The Application Process
- Exhibits
  - Existing Zoning District
  - Proposed Street Layout/Site Plan
- Traffic Impacts
- Existing and Future Environmental Features
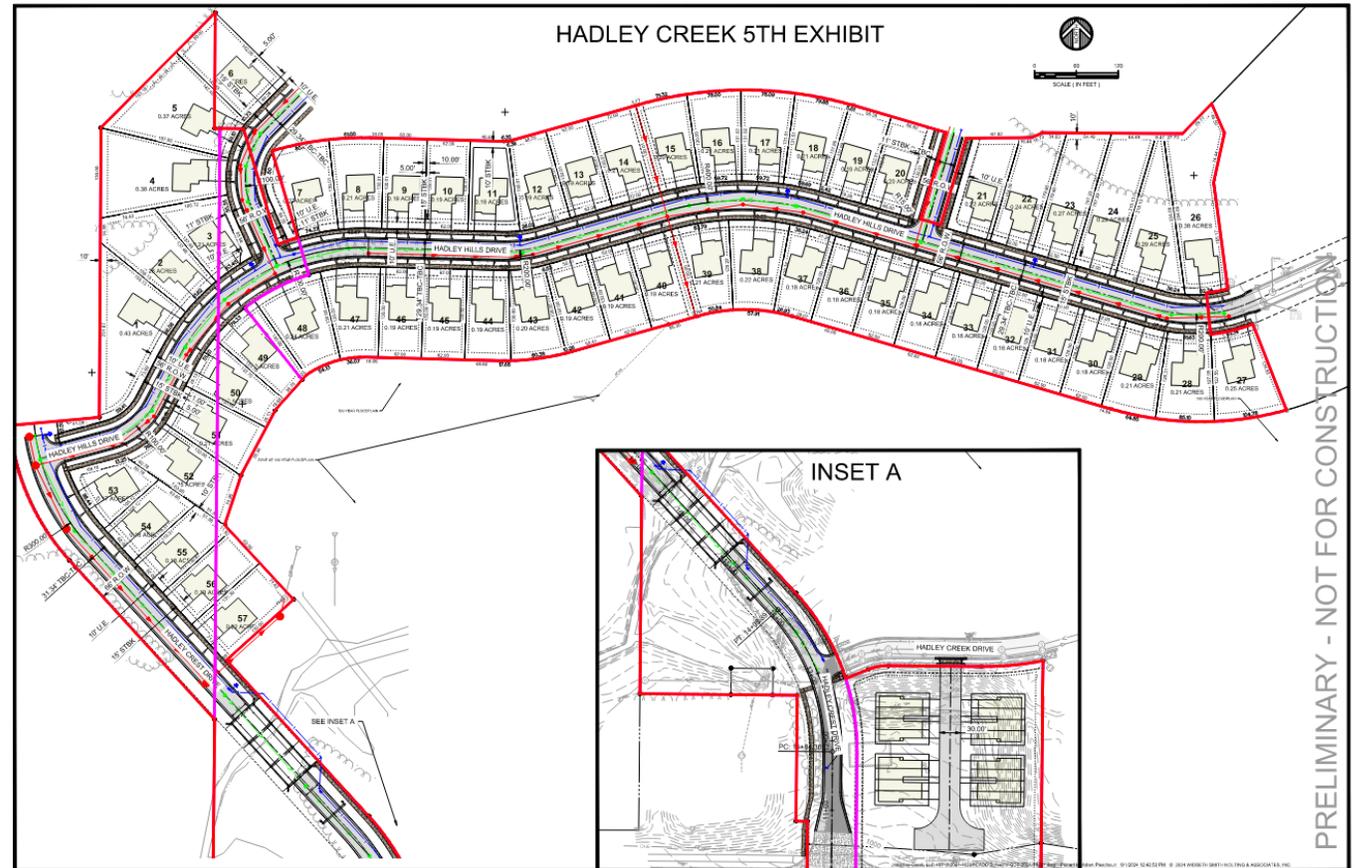- Questions

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Introductions

Farmland, LLC, Craig Johnson

- Lead Developer and Property Owner
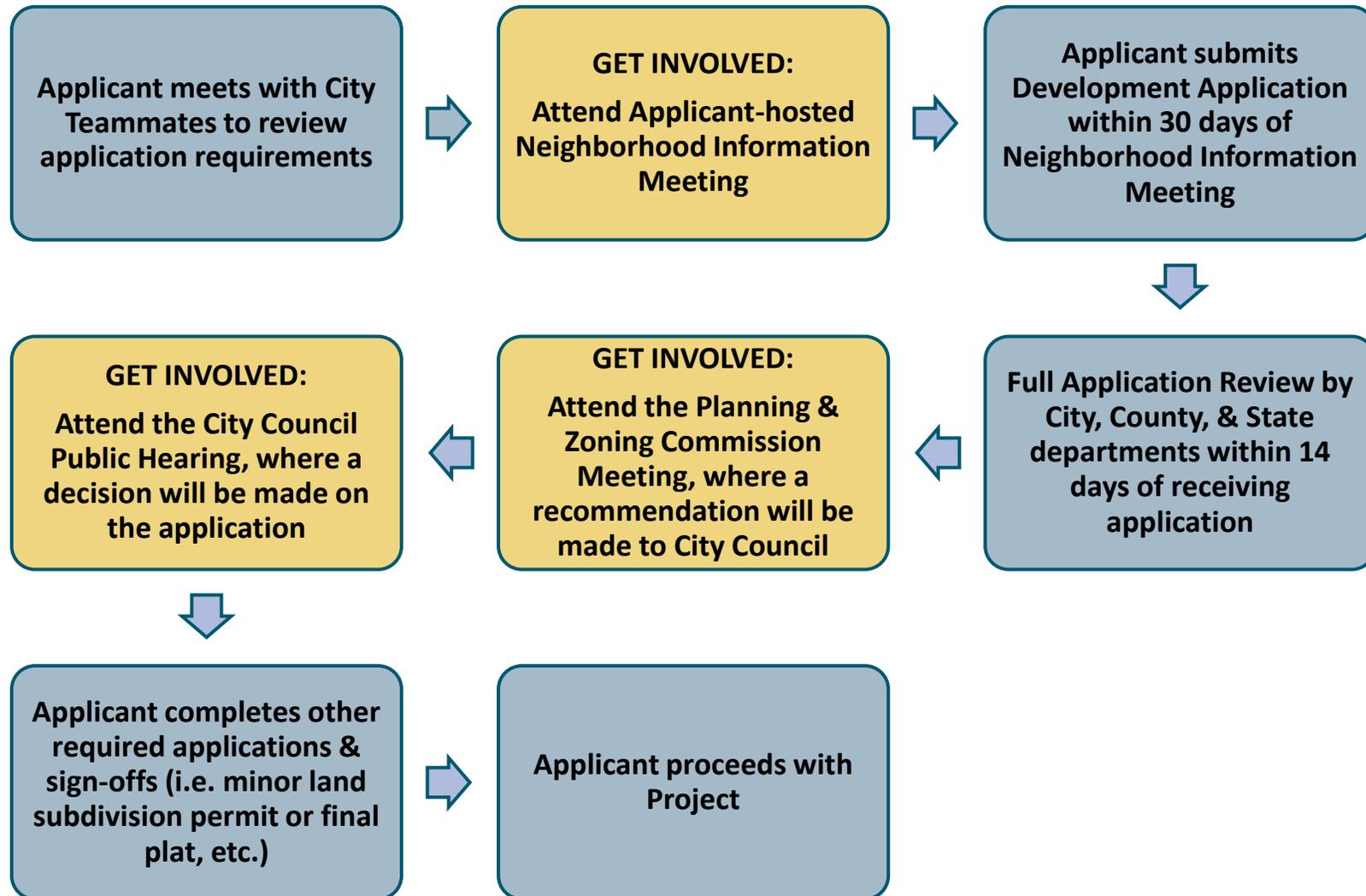
Widseth

- Civil Engineering, Surveying
  - Adam Pleschourt, PE
    - Design Engineer

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Project Overview

- 56 Single Family Residential Homes
- Four 4-plexes
- Construction of a new public roadway, a bridge, and utilities
- New stub-outs to future development to the north and a private drive to serve the four 4-plexes

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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**

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Existing Zoning District

- Zoned R-2
  - Low Density
  - Intended for Single family , Duplexes, 3-plexes and 4-plexes.
  - Certain non-residential uses are permitted provided they are consistent with the character of the area

Table 200.03-3 R-2 Lot and Building Standards		
Lot Dimensions (Minimum)		
	Lot Area	3,000 sq. ft.
	Lot Width	30 feet
Building Setbacks (Minimum in feet)		
A	Front	15
B	Interior Side	0
	Street Side	11
	Minimum Sum of Interior Side Yards	10
C	Rear	10
Building/Structure Height (Maximum in feet)		
D	Primary Structure	35
	Accessory Structure	15 [1]
NOTES [1] 24 feet for Accessory Dwelling Units.		

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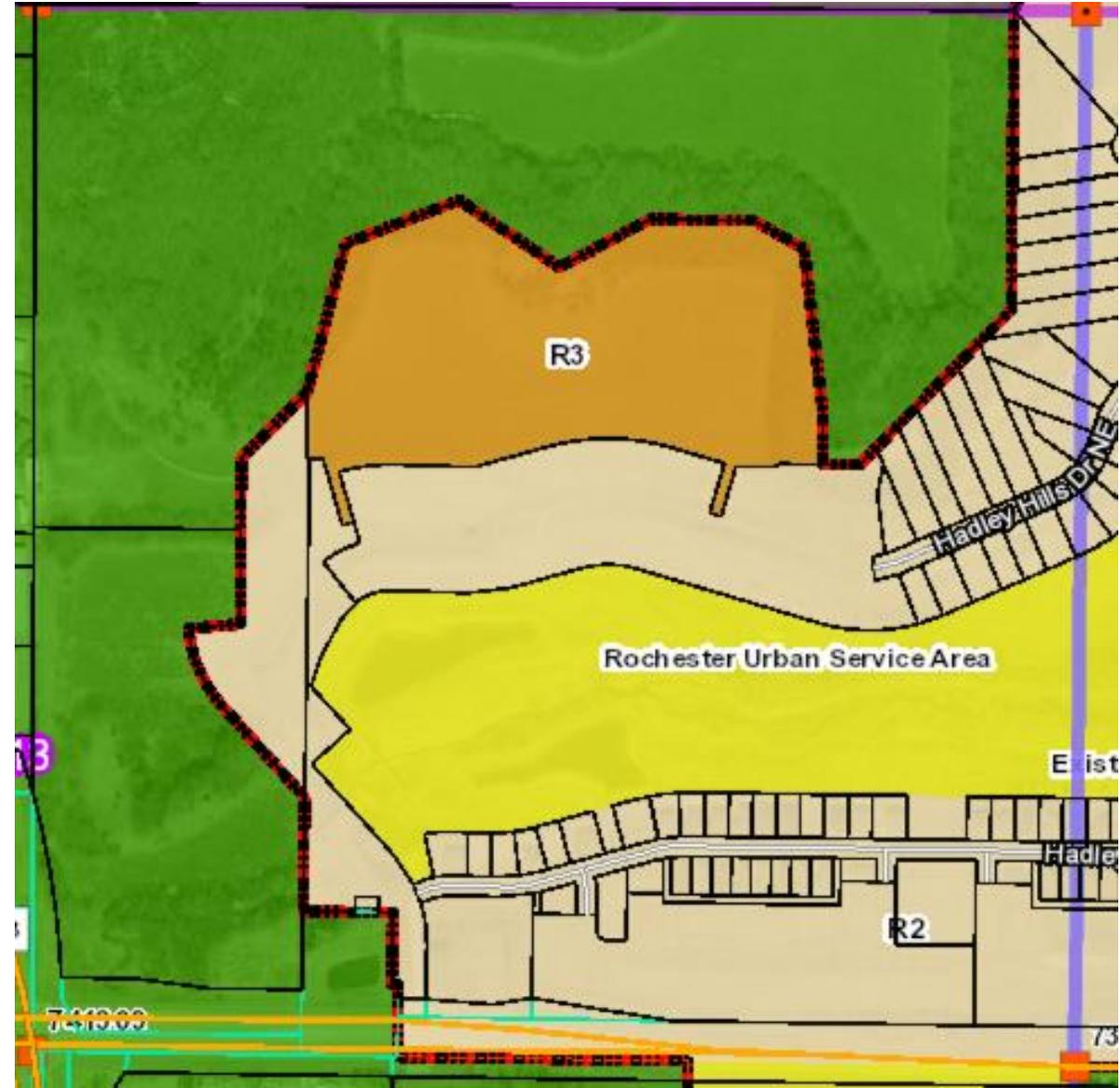
# Permitted Uses in Zoning District

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

Residential and Agricultural

Zoning districts and subdistricts (where applicable)	AG	R-1	R-2	R-2x	R-3	R-4
Residential Uses						
Household Living						
Dwelling, Single-Family Detached	S	S	S	S		
Dwelling, Twin-Home			S	S	S	S
Dwelling, Attached			S	S	S	S
Dwelling, Duplex, Same Lot			S	S	S	S
Dwelling, Triplex			S	S	S	S
Dwelling, Fourplex			S	S	S	S
Dwelling, Multifamily				S*	S*	S*
Dwelling, Live/Work				S	S	S
Dwelling, Cottage Development			S*	S*	S*	S*
Manufactured Home Park		P*	P*	P*	P*	
Group Living						
Congregate Housing			S	S	S	S
Dormitory				S	S	S
Medical Stay Dwelling Unit		S	S	S	S	S
Nursing Home		P*	P*	P	S*	S*

Residential and Agricultural

Zoning districts and subdistricts (where applicable)	AG	R-1	R-2	R-2x	R-3	R-4
Offender Transitional Housing		C*	C*	C*	C*	C*
Residential Care Facility		S/P*	S/P*	S/P*	S/P*	S/P*
Public, Institutional, and Civic Uses						
Art Gallery, Museum, and Library	P	P	P	P	S	S
Cemetery	P*	P*	P*	P*	P*	P*
College or University						P
Community Center	P*	P*	P*	P*	P*	P*
Community Garden						
Correctional Facility	P*					
Day Care Facility	S/P	S/P	S/P	S/P	S/P	S/P
Emergency Service	P*	P*	P*	P*	P*	P*
Funeral Home		P	P	P	S	S
Medical Facility		P*	P*	P*	P*	P*
Place of Worship	S	S	S	S	S	S
Public Facility						
Public Park	S	S	S	S	S	S
School	S*	S*	S*	S*	S*	S*

Residential and Agricultural

Zoning districts and subdistricts (where applicable)	AG	R-1	R-2	R-2x	R-3	R-4
Social Services	P	P*	P*	P*	P*	S*
Specialized Education						S
Commercial Uses						
Agricultural and Animal Uses						
Agriculture Production	S	P*	P*			
Agriculture Retail	S					
Veterinary and Animal Services	S*			S	S	S
Entertainment and Recreation						
Adult Entertainment						
Auditorium or Civic Center	P	P	P	P	P	P
Campgrounds or RV Park	P*					
Indoor Entertainment or Recreation					P*	P*
Indoor Gun Range						
Outdoor Entertainment or Recreation						P*
Food, Beverage, and Lodging						
Bar or Tavern						
Bed and Breakfast			P*	P*	P*	P*
Fast Food Restaurant						P*

Residential and Agricultural

Zoning districts and subdistricts (where applicable)	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C
Hotel or Motel								S	S
Neighborhood Food and Service		P	S	S	S	S*	S*	S	
Standard Restaurant				P*	S	S*	S		
Office, Business, and Professional Services									
Art Studio and Workshop			V		S	S	S	S	
Business or Personal Service		S*	S*	S*	S*	S*	S		
Construction Office									
Financial Institution						S	S	S	
Office				S		P*	S*	S*	S
Research and Testing									P
Retail Sales									
Retail, Neighborhood				S	V	S	S*	S*	S
Retail, Small			P*	P*	S*		S*	S	
Retail, Medium							P	S*	
Retail, Large								P	
Vehicles and Transportation									
Air Transportation									
Automotive Service Center								P	P

Residential and Agricultural / Mixed

Zoning districts and subdistricts (where applicable)	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor
Automotive Repair Services, Major										P	S	
Fueling Station								P*	S*	S*		
Motor Freight and Warehousing									P	S*	P	
Motor Vehicle Sales, Leasing or Storage									S	S*		
Parking Garage				A*	A*				A*	S*	C*	
Parking Lot		A	A*	A*	A*	A*	A*	A*	S	S	S	C*
Public Transportation Dispatch Facility										S	P	P
Railroad Transportation												
Industrial Uses												
Manufacturing, Processing, and Commercial Services												
Artisan Manufacturing								S	S	S	S	P	S
Heavy Commercial Services										S	S	P
Heavy Industry												
Light Industry										P		
Recycling Transfer Facility										S	S	S
Repair and Maintenance Shop					P*		S*	S*	S*	S*		S*

Residential and Agricultural

Zoning districts and subdistricts (where applicable)	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C
Storage and, Distribution, and Wholesaling									
Junkyard									
Self Service Storage Facility									P*
Wholesale Facility									S*
Resource and Extraction									
Landfill									
Quarry		C*							
Sand or Gravel Excavation		I*	I*	I*	I*	I*	I*	I*	I*
Utility, Communication, and Energy Uses									
Commercial Wireless Telecommunication Service (CWTS)									
Co-Located on Existing Structure	A*	A*	A*	A*	A*	A*	A*	A*	A*
Freestanding		P*						P*	P*
Stealth on Existing Structure	A*	A*	A*	A*	A*	A*	A*	A*	A*
Communications Tower								P	P
Geothermal Energy System		P	A*	A*	A*	A*	A*	A	A
Solar Collector, Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*	A*	A*	A*
Utility, Major		C*						C*	C*	C*

Residential and Agricultural

Zoning districts and subdistricts (where applicable)	AG	R-1	R-2	R-2x	R-3	R-4
Utility, Minor	A	A	A	A	A	A
Wind Energy Conversion System (WECS), Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*
Accessory Uses and Structures						
Accessory Dwelling Unit	A*	A*	A*	A*	A*	A*
Animal Husbandry	A*	A*	A*	A*	A*	A*
Billboard						
Drive-in Facility						
Electric Vehicle Charging Station	A	A	A	A	A	A
Fuel Tank	A*	A*	A*	A*	A*	A*
Garage	A*	A*	A*	A*	A*	A*
Greenhouse	A	A*	A*	A*	A*	A*
Home Occupation	A*	A*	A*	A*	A*	A*
Outdoor Eating Area				A*	A*	A*
Recreational Vehicle Parking	A*	A*	A*	A*	A*	A*
Recycling Drop Box					A*	A*
Storage Container	A*	A*	A*	A*	A*	A*

Residential and Agricultural

| Zoning districts and subdistricts (where applicable)	AG	R-1	R-2	R-2x	R-3	R-4
Residence for Caretaker or Security Guard						
Residential Management or Sales Office		A*	A*	A*	A*	A*
Swimming Pool or Tennis Court	A	A*	A*	A*	A*	A*
Urban Agriculture	A	A	A	A	A	A
Temporary Uses						
Carnival or Festival	T*	T*	T*	T*	T*	T*
Contractor's Office and Yard	T*	T*	T*	T*	T*	T*
Food Truck	T*	T*	T*	T*	T*	
Garage Sale	T*	T*	T*	T*	T*	T*
Seasonal Sales	T*	T*	T*	T*	T*	T*
Storage Container	T*	T*	T*	T*	T*	T*

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Street Layout – Site Plan

- Houses are shown
- 4-plexes are shown
- 57 houses with four 4-plexes
- Stormwater will run as indicated on the Grading Plan
- Watermain, Sanitary, and Storm sewer will also be installed as part of this project to serve each lot.

HADLEY CREEK 5TH EXHIBIT

INSET A

PRELIMINARY - NOT FOR CONSTRUCTION

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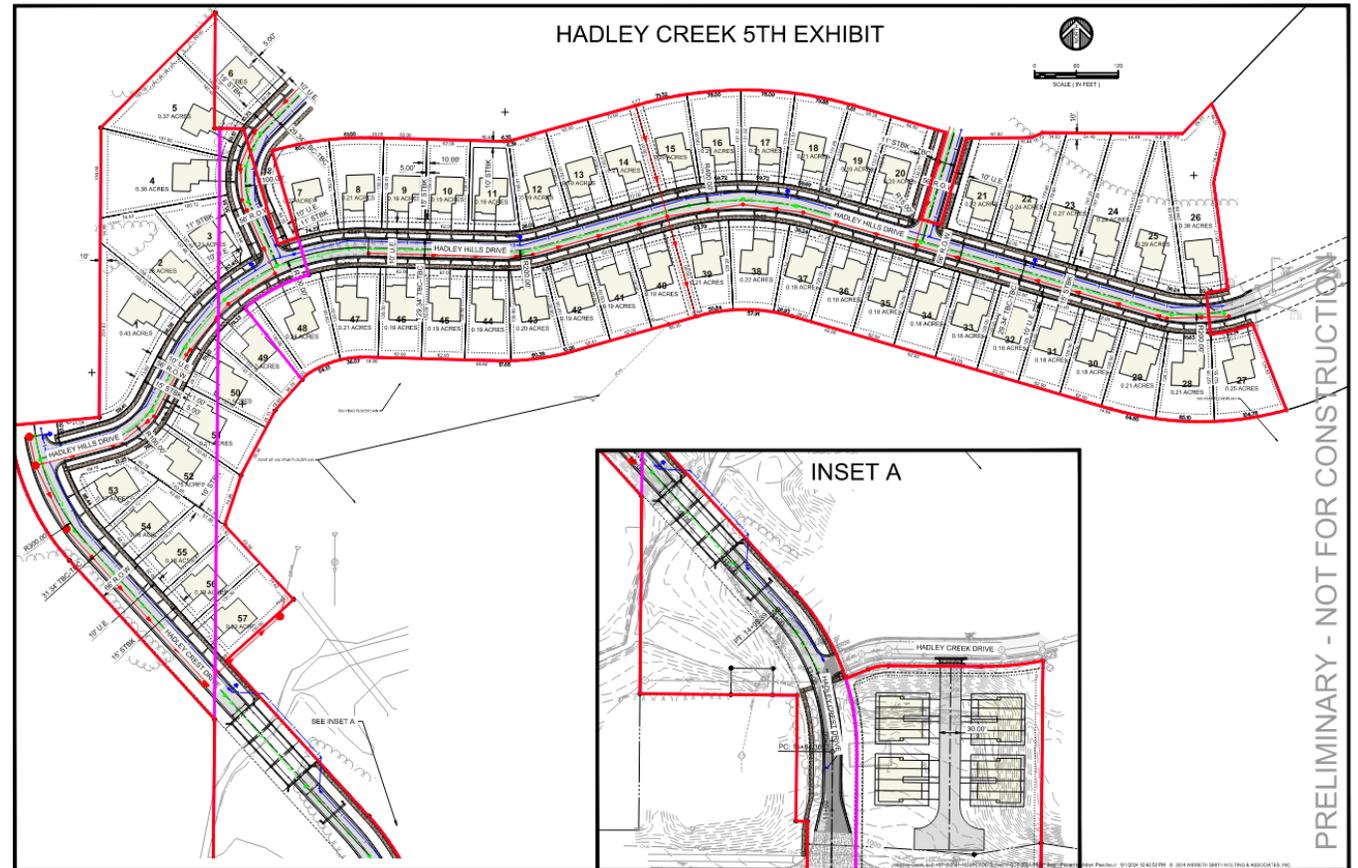
Future Details

- Potential development to the north within the R-3 Zoning District
- To be determined
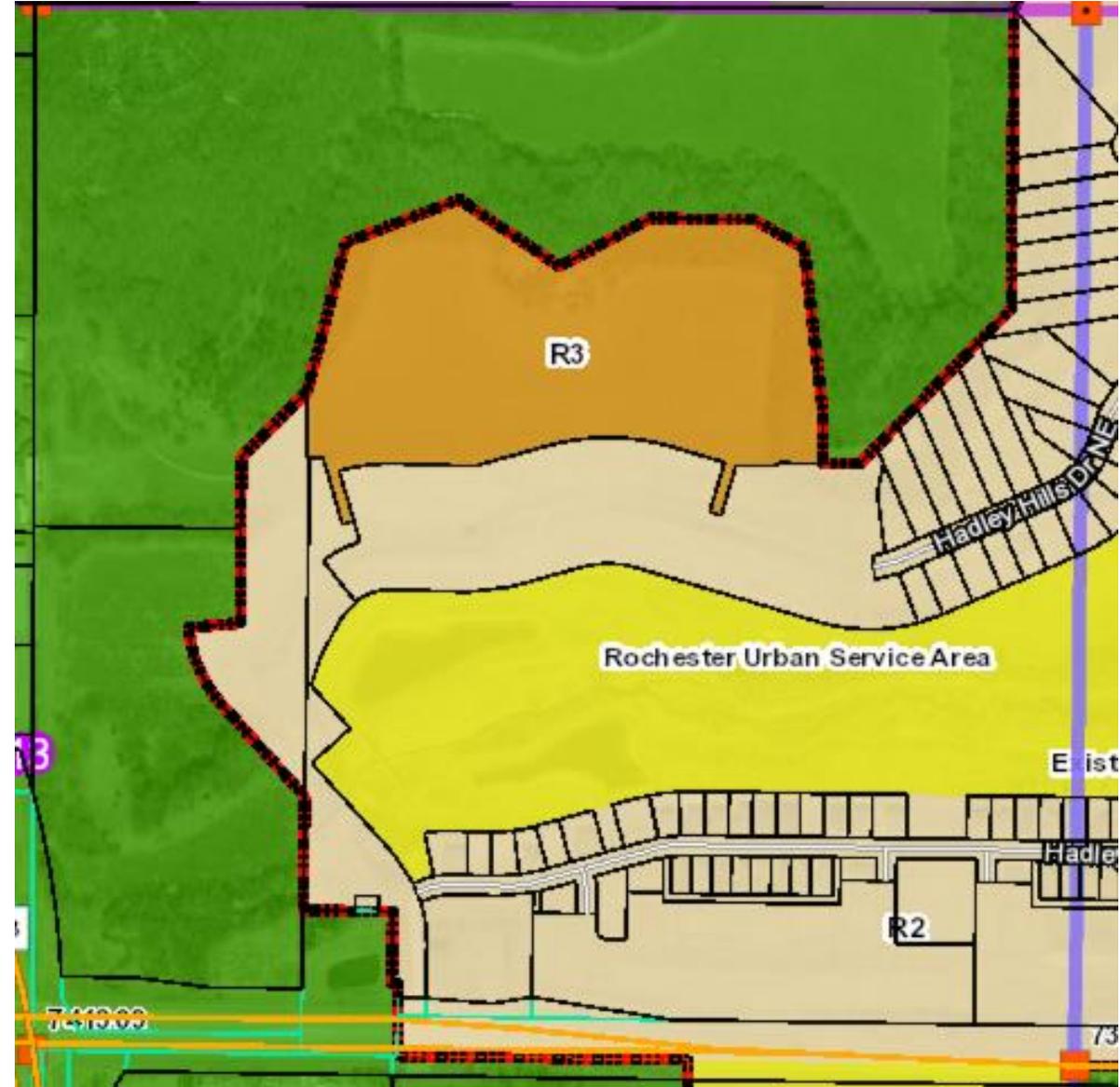
Traffic Impacts

The project is to construct 57 single family detached homes and 16 lots for multifamily homes.

Below are the trip generation rates for the proposed residential subdivision.

The figures in the table are from the ITE Trip Generation Manual, 11th Addition using Average

Land Use	Trip Rate (/Dwelling Unit)	Total Daily Trips	Trip Rate (/ Dwelling Unit)	Peak Hourly Trips	Comments
Existing Use: Vacant Land	0.00	0	0.00	0	ITE Land Use
Proposed Use: Single Family Detached Housing (57 units) Multifamily Housing (Low-Rise) (16 units)	9.48 6.74	540 108	0.99 0.57	56 9	ITE Land Use (Average Rate) 210 220

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Environmental Features

- Floodplain and Shoreland

- Application for a Conditional Use Permit to be approved by the Planning Commission for the fill in the Floodplain and a new bridge.

- Shoreland Protection Permit (SPP) is also required.

HADLEY CREEK 5TH ENVIRONMENTAL FEATURES EXHIBIT

INSET A
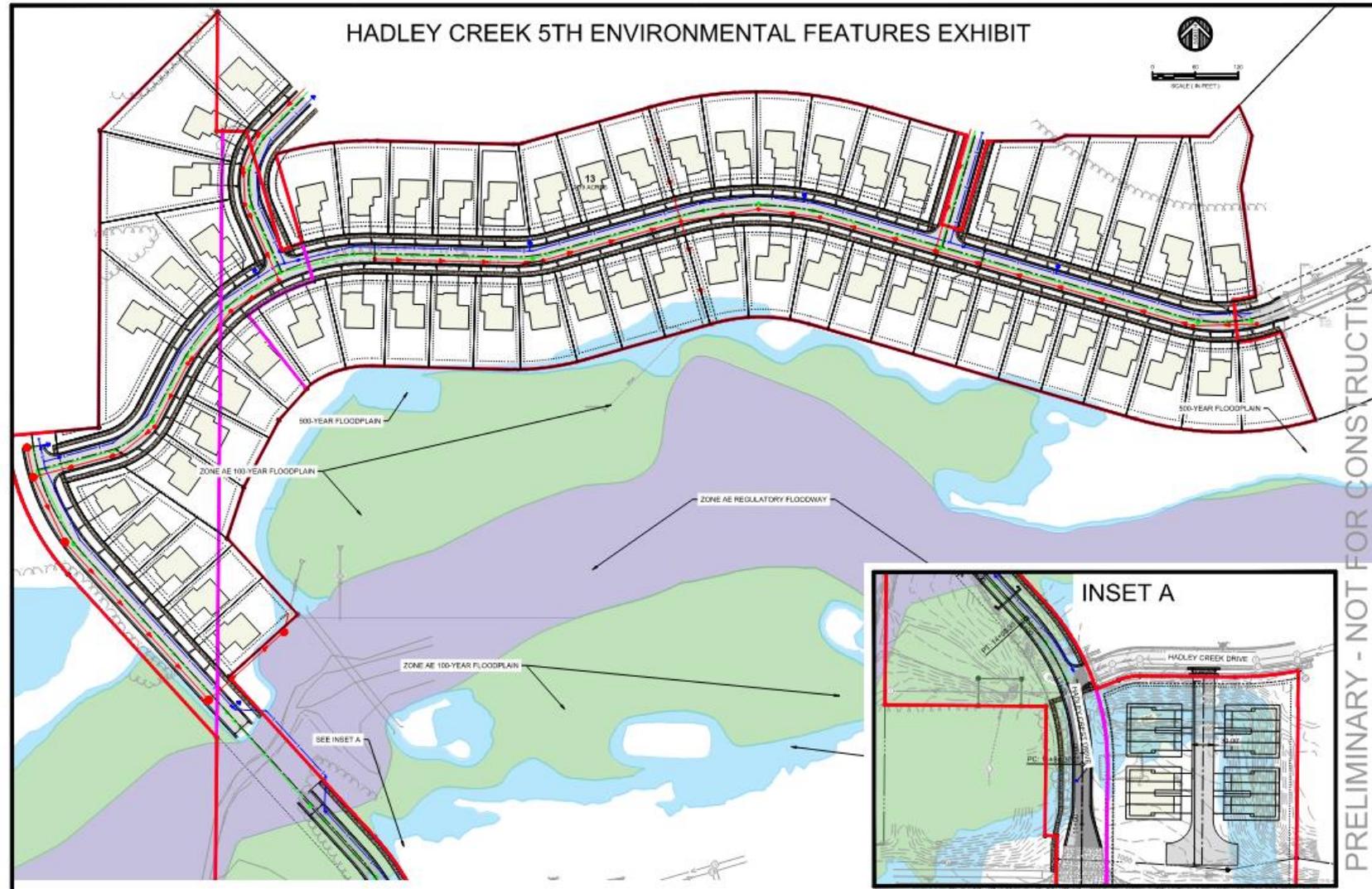
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Questions

- Contact Information:
  - Adam Pleschourt
  - 507-206-2151
  - Adam.Pleschourt@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 or phone (507-328-2600).

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