

Harvestview 8th Bigelow Homes Neighborhood Informational Meeting

Date: October 2, 2024

6:30 PM Gibbs Elementary School

Presenter: Kyle Skov, P.E.

whks

engineers + planners + land surveyors

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

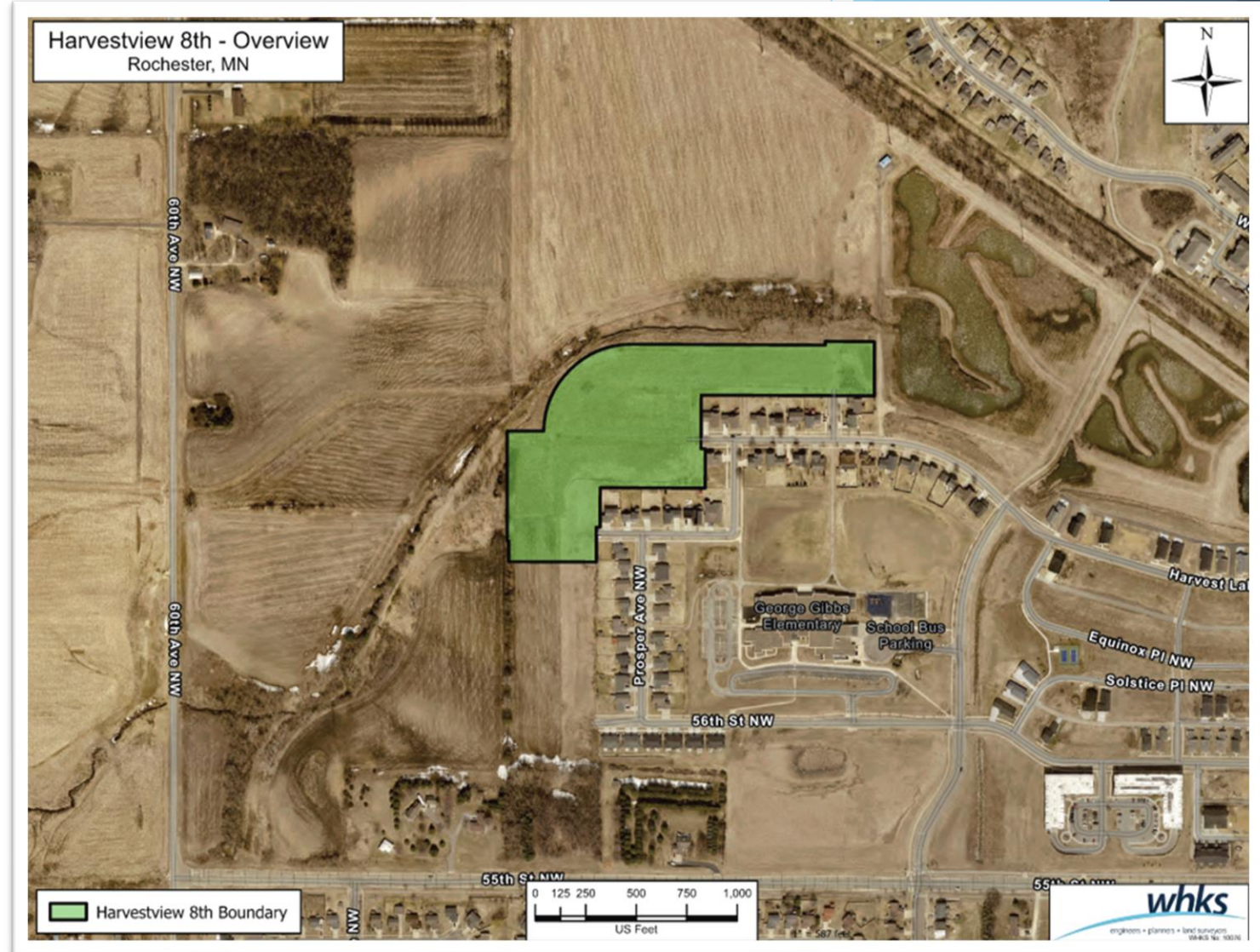
- ▶ Introductions
- ▶ Tony Bigelow, Bigelow Homes, Inc.
- ▶ Kyle Skov, WHKS & Co.
- ▶ Jesse Preston, WHKS & Co.



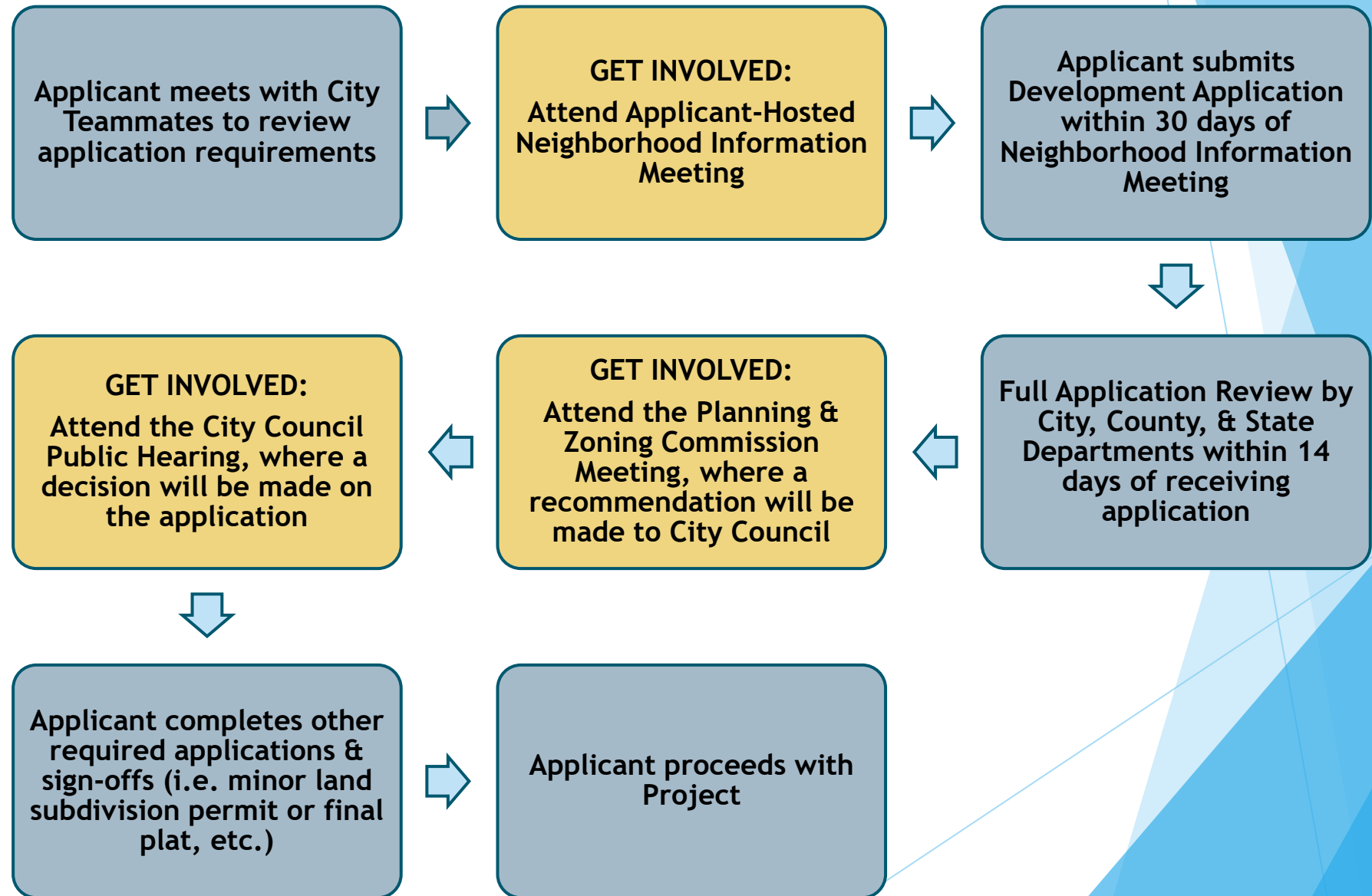
Tradition. Excellence.

About our Project

- ▶ Located north of Harvestview 7th Subdivision
- ▶ Site is 11.3 Acres
- ▶ 37 Single Family Homes Proposed
- ▶ Site is Currently Zoned R-2 Low Density
- ▶ Site is Currently Vacant
- ▶ Major Land Subdivision Application



The Application Process

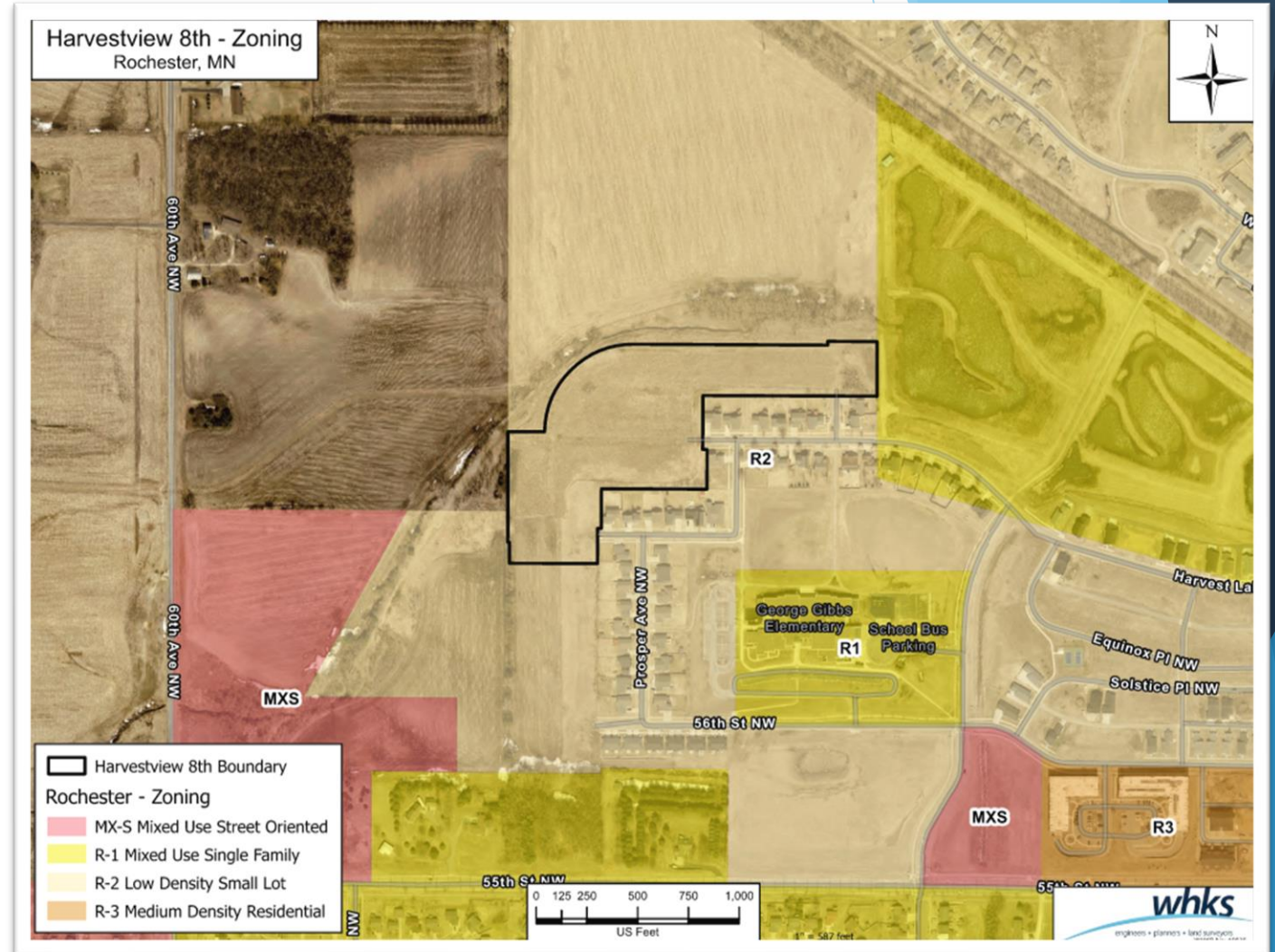


Existing Zoning District

C. R-2 – Low Density Small Lot

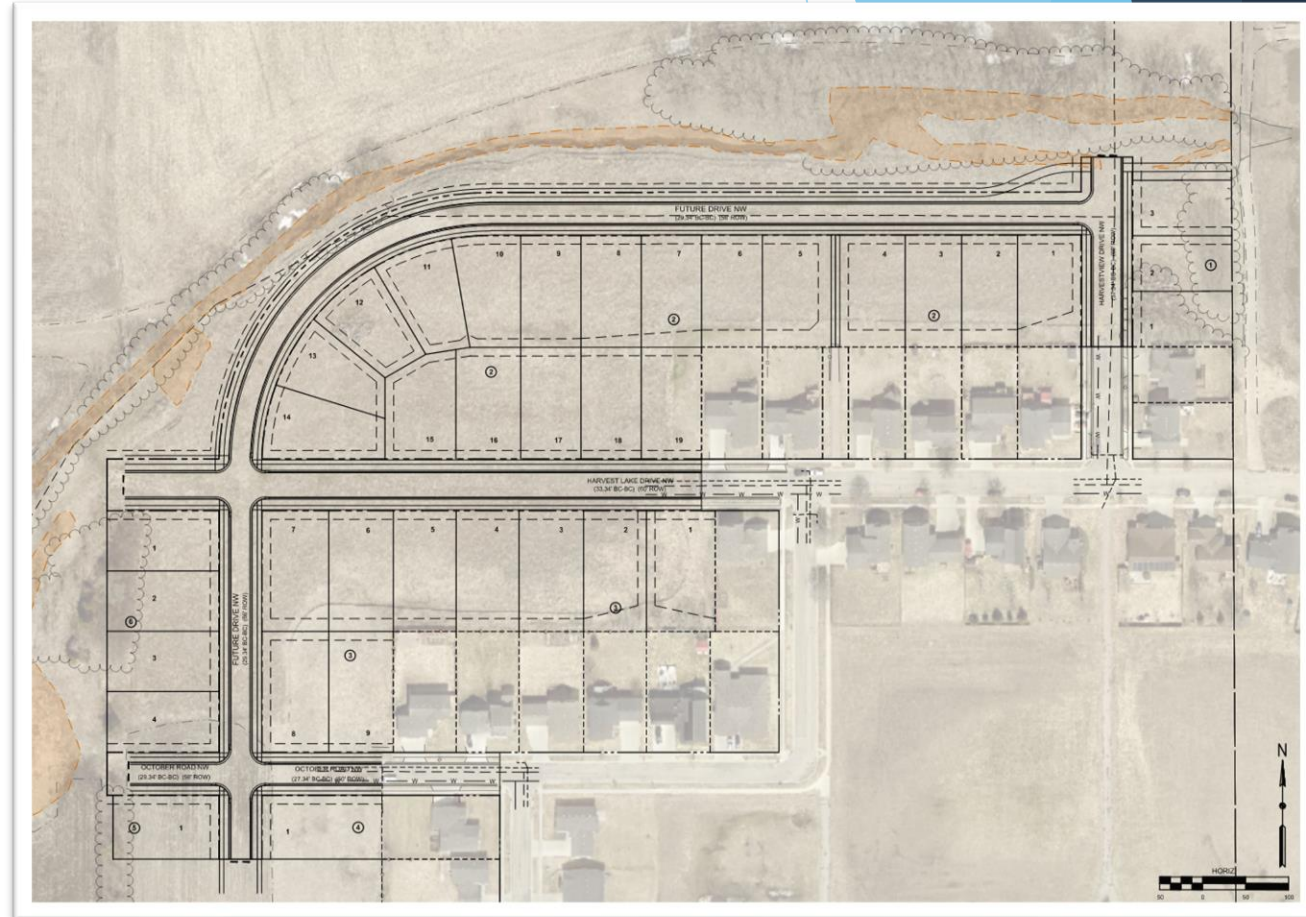
1. Purpose

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 a 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.



Proposed Street Layout & Unit Densities

- ▶ Extension of Harvest Lake Drive NW
 - ▶ Sidewalks
 - ▶ Underground Utilities (Storm, Sanitary, Water)
- ▶ Future Extension to North
- ▶ Utilizing Previously-Constructed Regional Stormwater Pond
- ▶ Proposed 37 Single Family Lots on 11.3 Acres, Resulting in a Unit Density of 3.27 units/acres



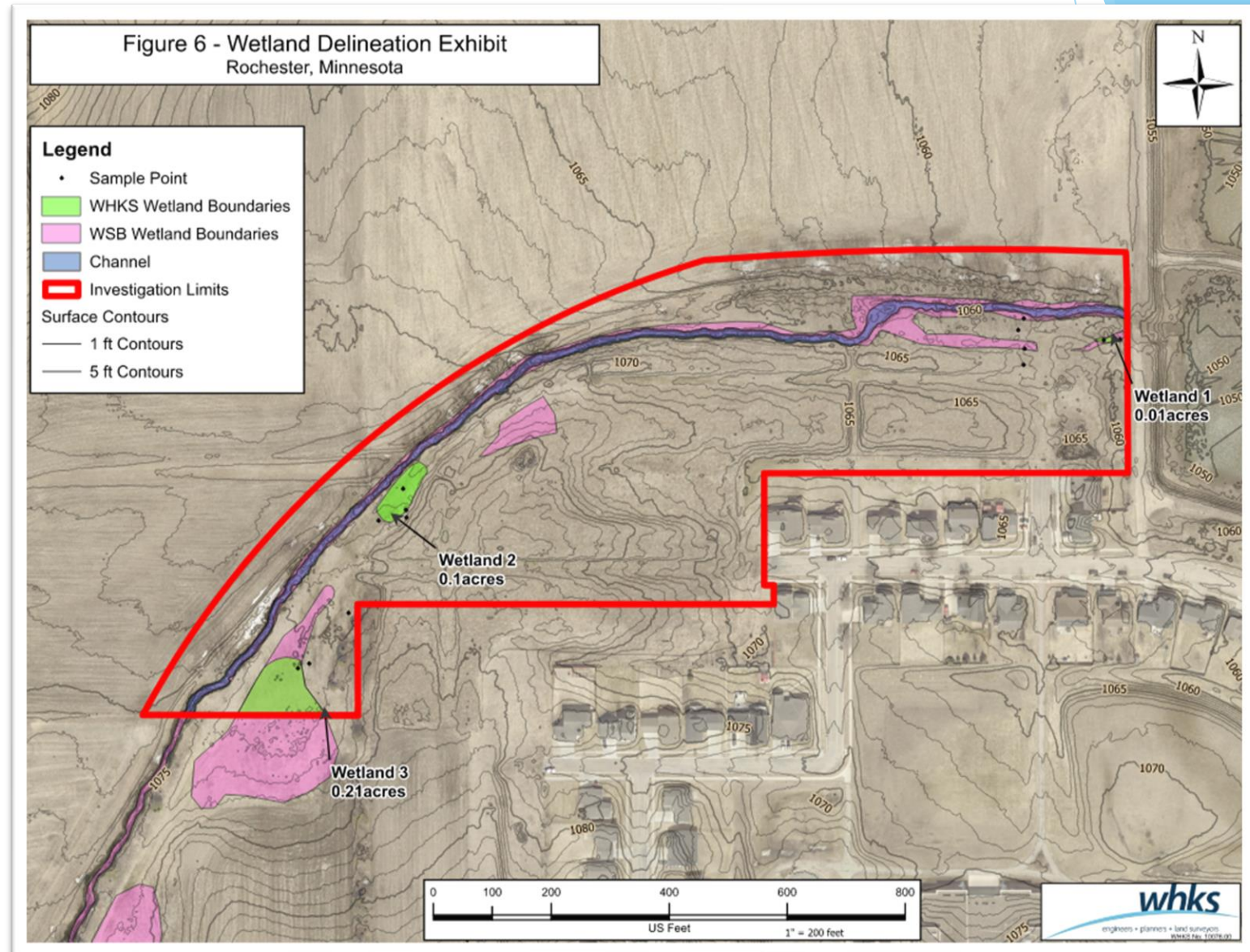
Traffic Impacts

37 Additional Homes
Generates 421 Trips Per
Day

Peak Hour Additional
Trips = 43 Trips per Hour

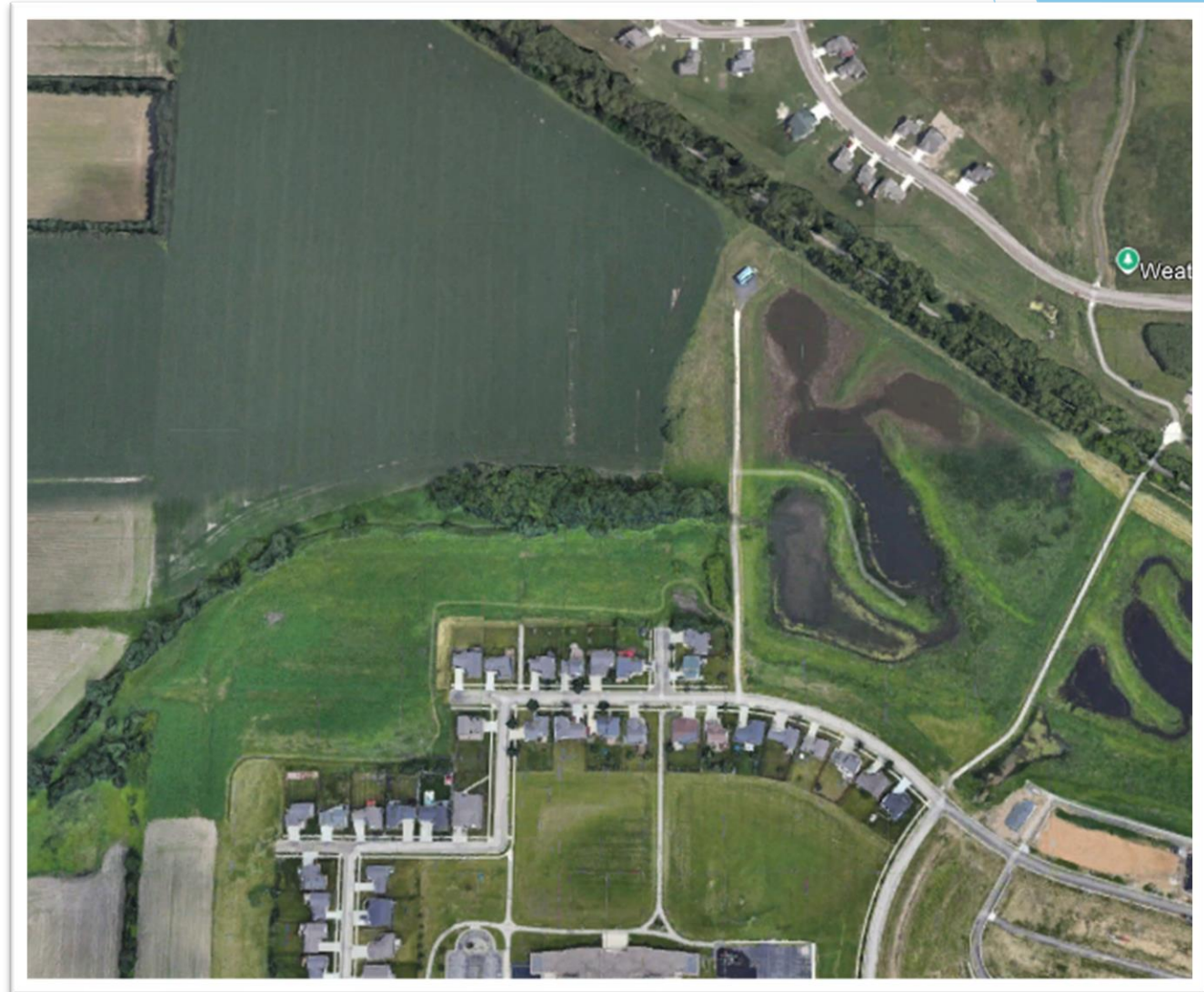
Existing & Future Environmental Features

Wetland Delineation
Completed in 2019
and Updated in 2024



Existing & Future Environmental Features

Stormwater Managed
through Regional
Stormwater Facility





Questions and Answers



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

Still Have Questions?