# Harvestview 8<sup>th</sup> Bigelow Homes Neighborhood Informational Meeting

Date: October 2, 2024

6:30 PM Gibbs Elementary School

Presenter: Kyle Skov, P.E.



#### 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.



## About our Project

- ► Located north of Harvestview 7<sup>th</sup> 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

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

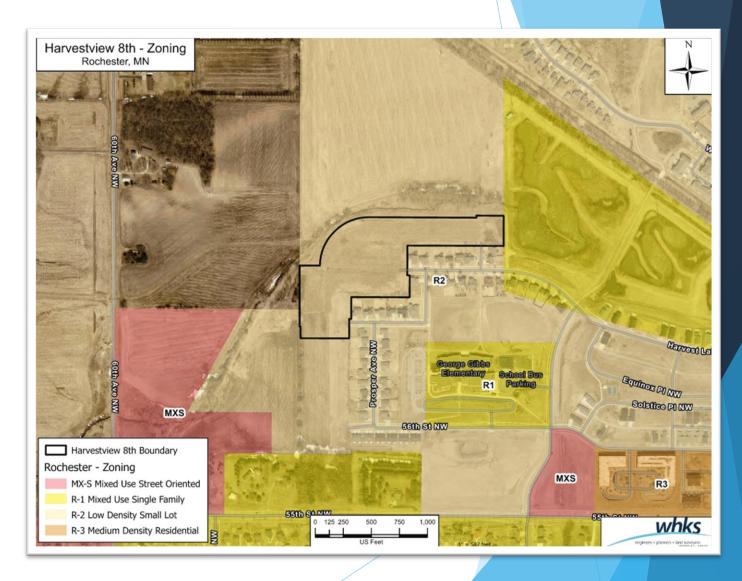


## **Existing Zoning District**

#### C. R-2 – Low Density Small Lot

#### 1. Purpose

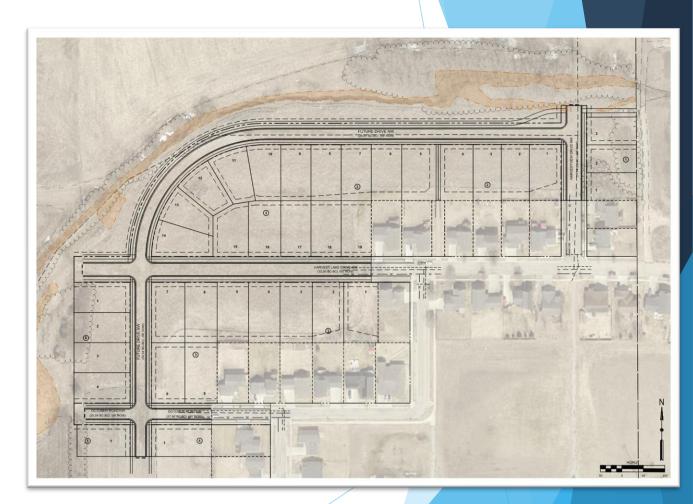
The R-2 district is intended to maintain and promote areas with a mixture of residential dwelling types that are of an overall low-density or are undergoing a conversion from predominantly single-family detached dwellings to duplexes and other attached dwellings. Certain supportive non-residential uses, 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





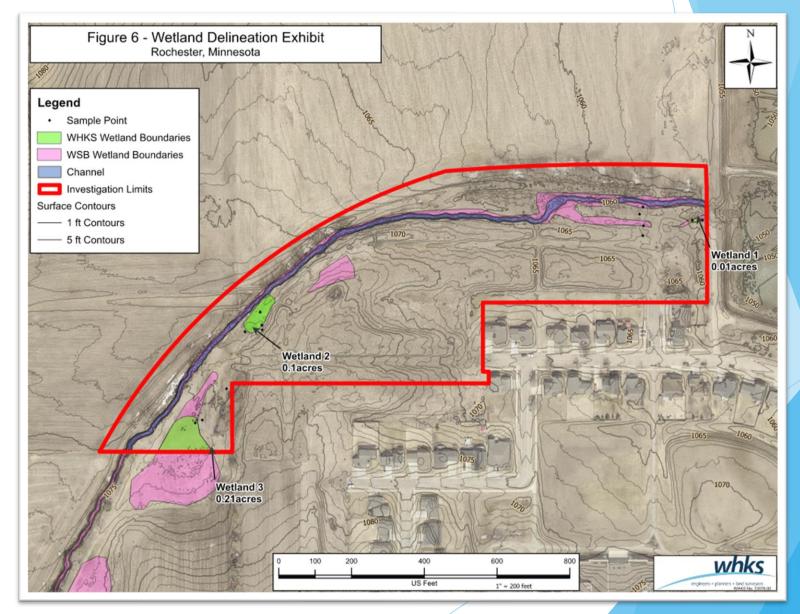
Traffic Impacts

37 Additional Homes Generates 421 Trips Per Day

Peak Hour Additional Trips = 43 Trips per Hour

## Existing & Future Environmental Features

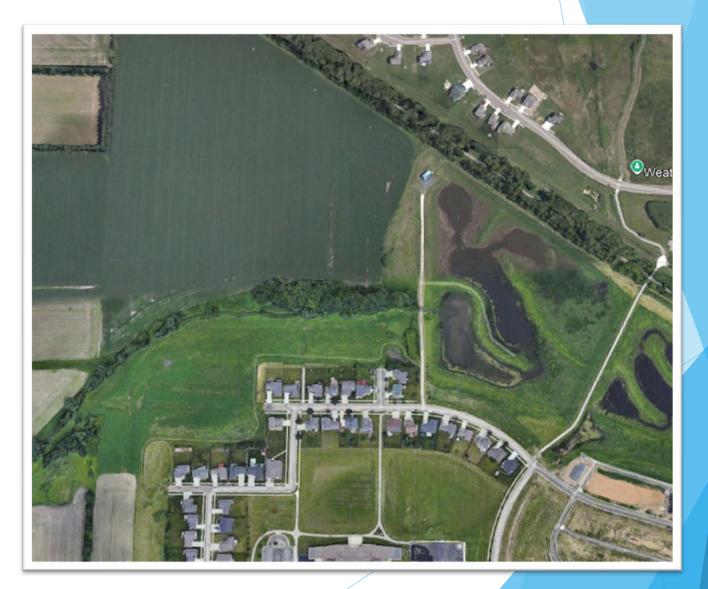
Wetland Delineation Completed in 2019 and Updated in 2024





### 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?