

# RIDGESTONE ESTATES MAJOR LAND SUBDIVISION

Developer – Rongve & Rodrigues Investment Group

Consultant – WSE Massey Engineering and Surveying

NOVEMBER 7, 2024

# Overview

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- Q&A

# Introduction

## Civil Engineering & Planning Consultant

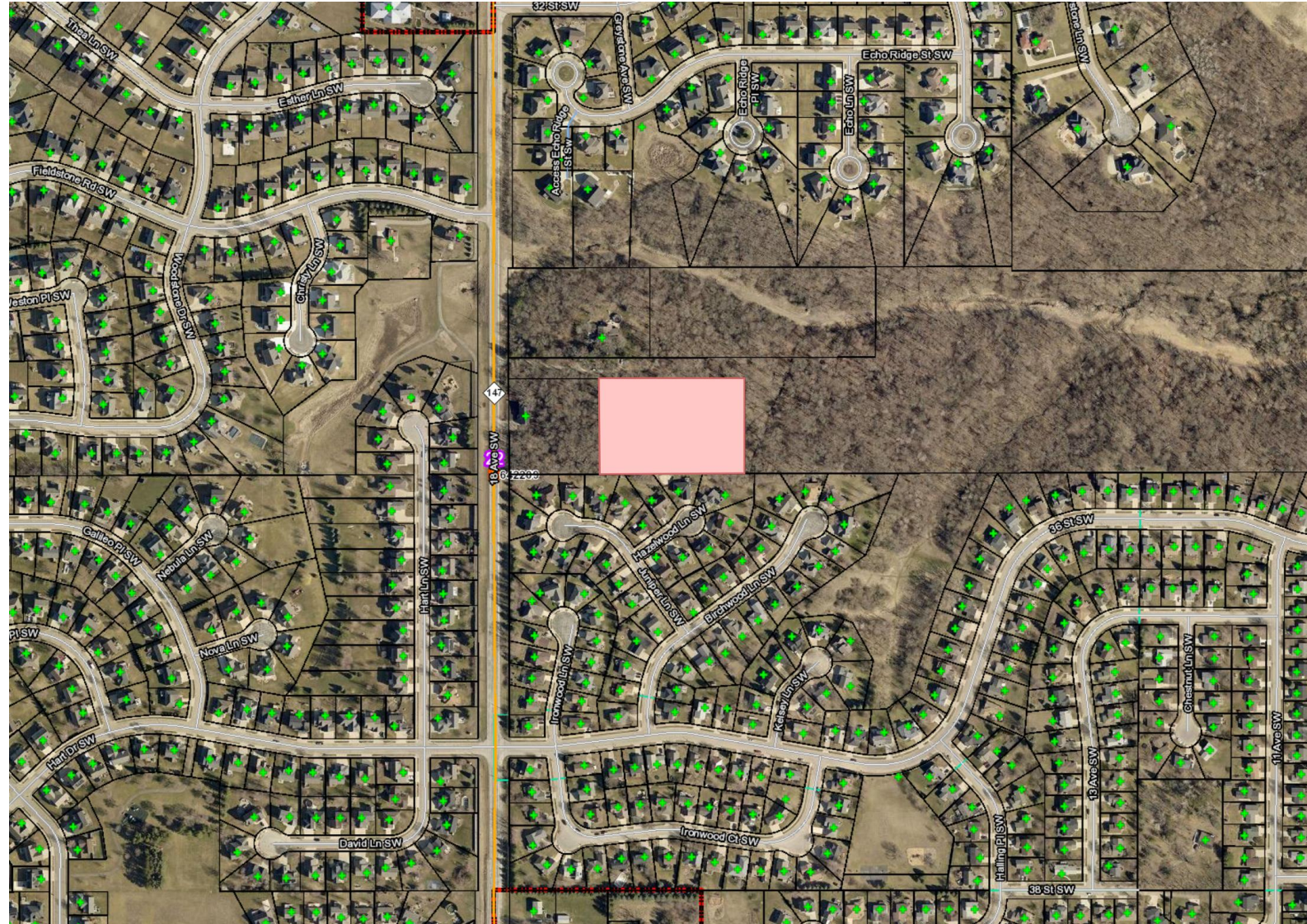
- WSE Engineering & Surveying – Ryan Schoenfelder

## Owner/Developer

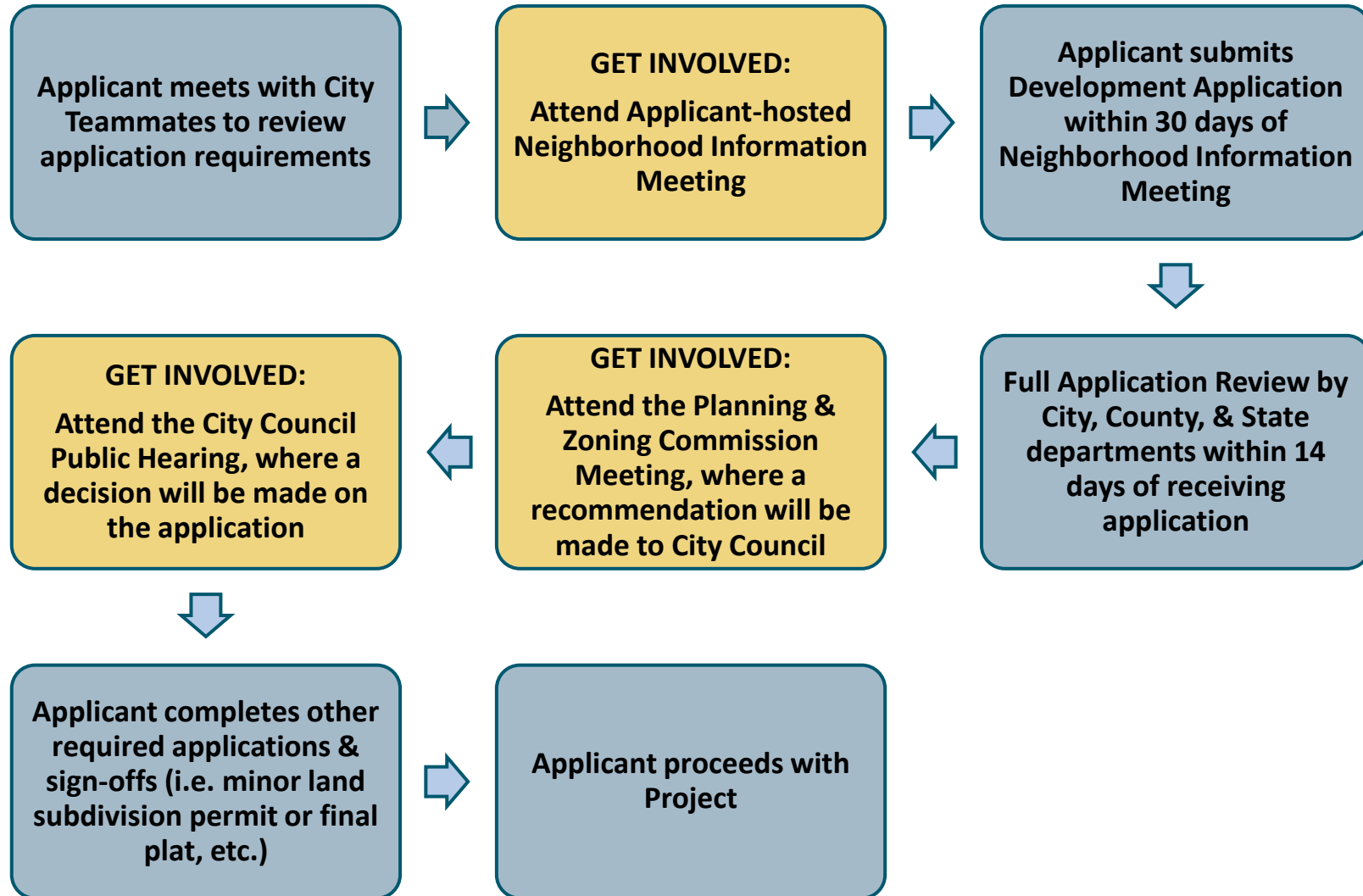
- Rongve & Rodrigues Investment Group
  - Dan
  - Norman

# About our Project

Proposed 8 lot subdivision for single family residential homes on approximately 3 acres.



# The Application Process



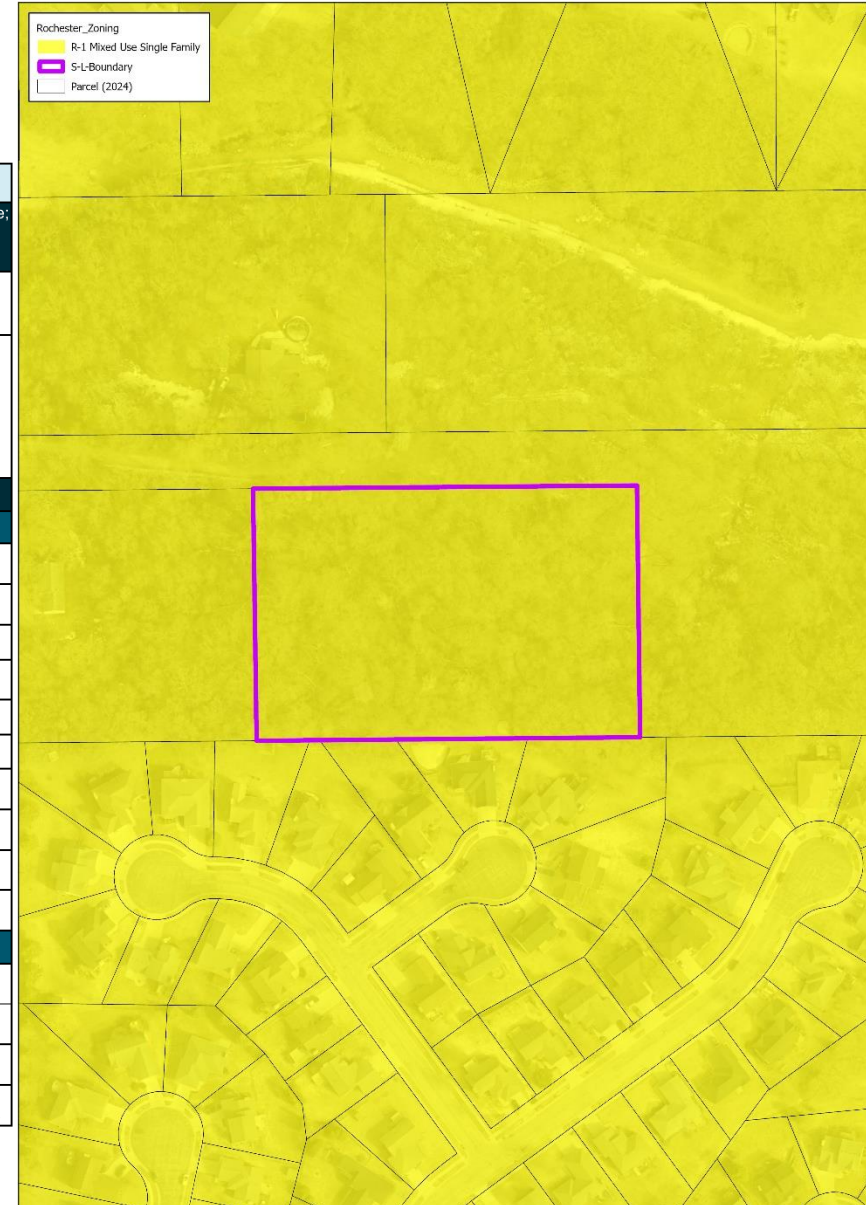
# Existing Zoning District

Zoning = R-1 Single Family Residential

Allowed Uses per code

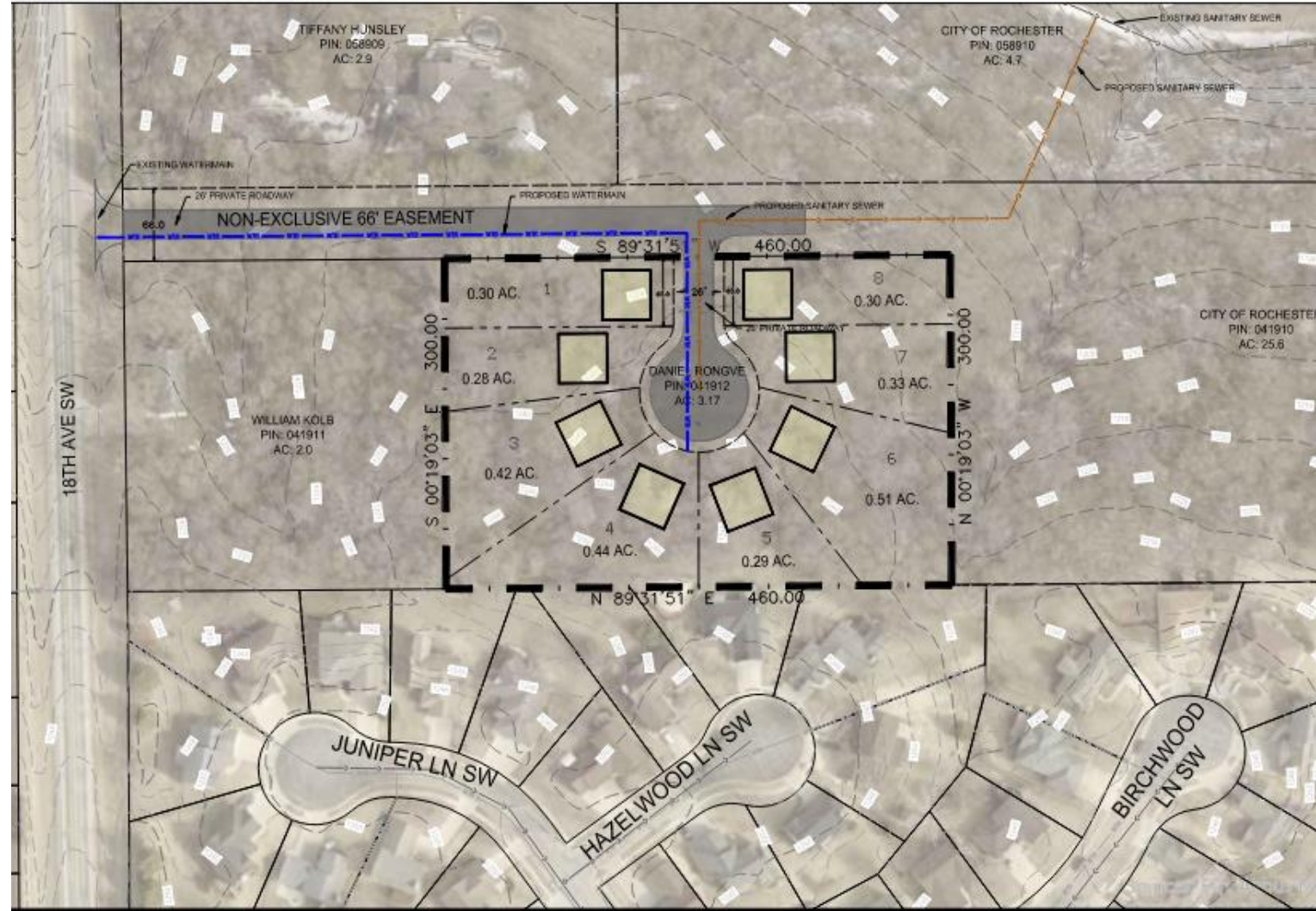
- Single Family detached housing

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																						
Zoning districts and subdistricts (where applicable)	Residential and Agricultural					Mixed Use							Non-Residential		Use-Specific Standards							
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor Node	MX-T	Village		Fringe	Medial Business	MX-D	BP	LI	SI	
	<b>Residential Uses</b>																					
<b>Household Living</b>																						
Dwelling, Single-Family Detached	S	S	S	S																		
Dwelling, Twin-Home			S	S	S	S	S															
Dwelling, Attached			S	S	S	S	S	S				S	S	S	S	S						
Dwelling, Duplex, Same Lot			S	S	S	S	S				S	S										
Dwelling, Triplex			S	S	S	S	S				S	S										
Dwelling, Fourplex			S	S	S	S	S				S	S										
Dwelling, Multifamily					S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*					Section 60.300.020B.3	
Dwelling, Live/Work					S	S	S	S	S		S	S	S	S	S							
Dwelling, Cottage Development					S*	S*	S*	S*	S	S		S	S								Section 60.300.020B.2	
Manufactured Home Park					P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*						Section 60.300.020B.4
<b>Group Living</b>																						
Congregate Housing					S	S	S	S	S	S	S	S	S	S	S	S						Section 60.300.020B.1
Dormitory															P	P	P					Section 60.300.020B.1
Medical Stay Dwelling Unit			S	S	S	S	S	S	S	S	S	S	S									
Nursing Home			P*	P*	P	S*	S*	P	S	S	S	S	S	S	S	S						Section 60.300.020B.5



# Proposed Street Layout & Unit Densities

- 8 Single Family lots
- Access through current non-exclusive 66'
- Lot size varies 0.28-0.51 acres
- Minimum 60' lot width per code
- 2,400-2,800 SQ. FT custom homes
- Density = 2.5 units per acre



## Future Project Details (if known)

Following platting of the lots and construction plan approval by the city, construction can begin in Spring of 2025.

No additional future projects are occurring on this site.



# Traffic Impacts

## Existing

- 9 Trips per day (One single family home)

## Full build

- 72 daily trips

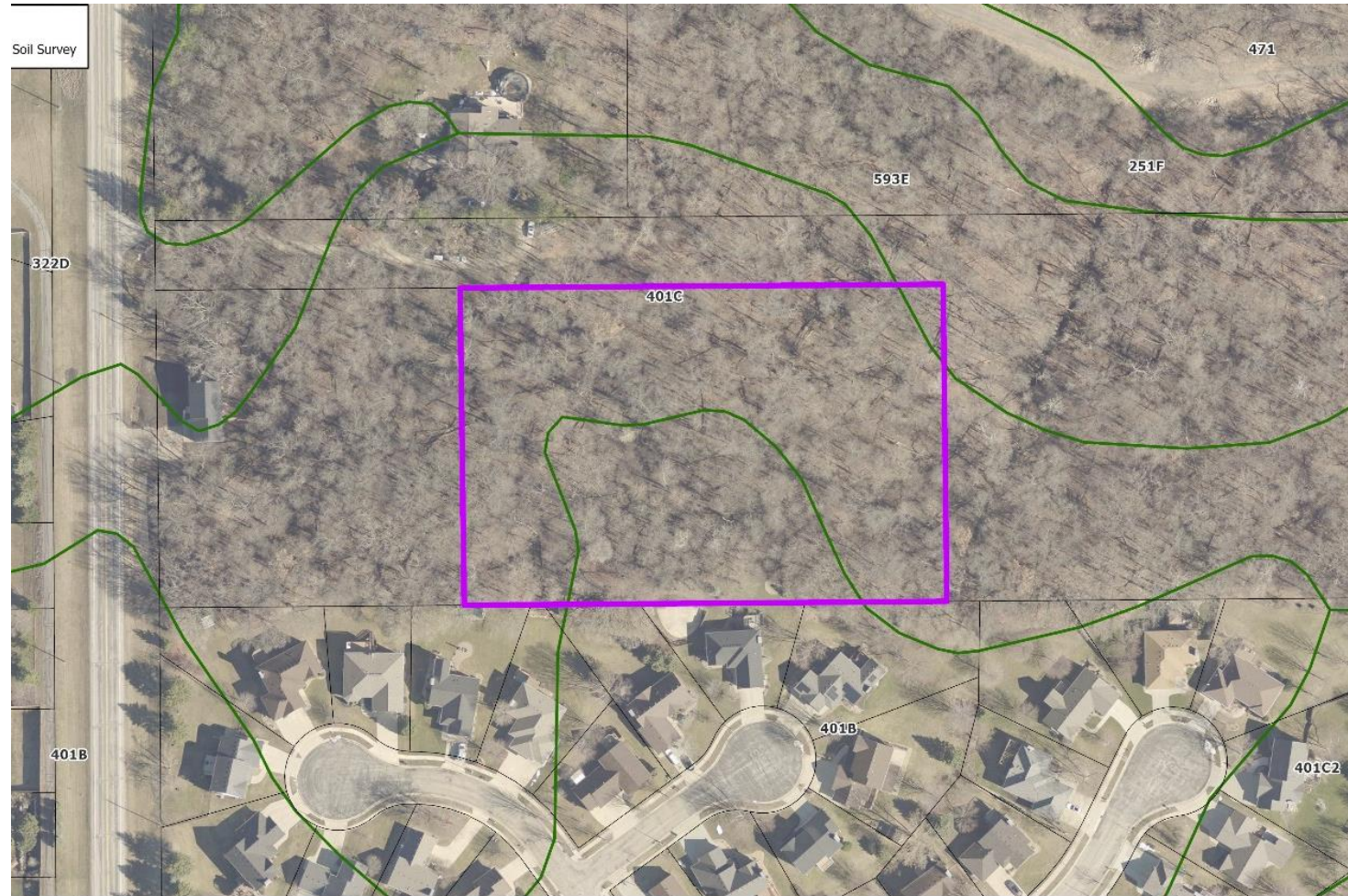
Net increase = 61 daily trips

Traffic Wavier was issued by the City Engineer & County Traffic Engineer.



# Existing & Future Environmental Features

- No wetlands were identified on the property
- The property is located outside of any floodplain and decorah edge soils.
- Shallow rock may be present. Further testing will be conducted to evaluate the extent of rock.



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](mailto:communitydevelopment@rochestermn.gov) or phone (507-328-2600).