

HEIM ADDITION NIM

- Ted Heim
- Date of Meeting: November 14, 2024

Overview

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Introduction

Development Team:

Property Owner and Presenter: Ted Heim

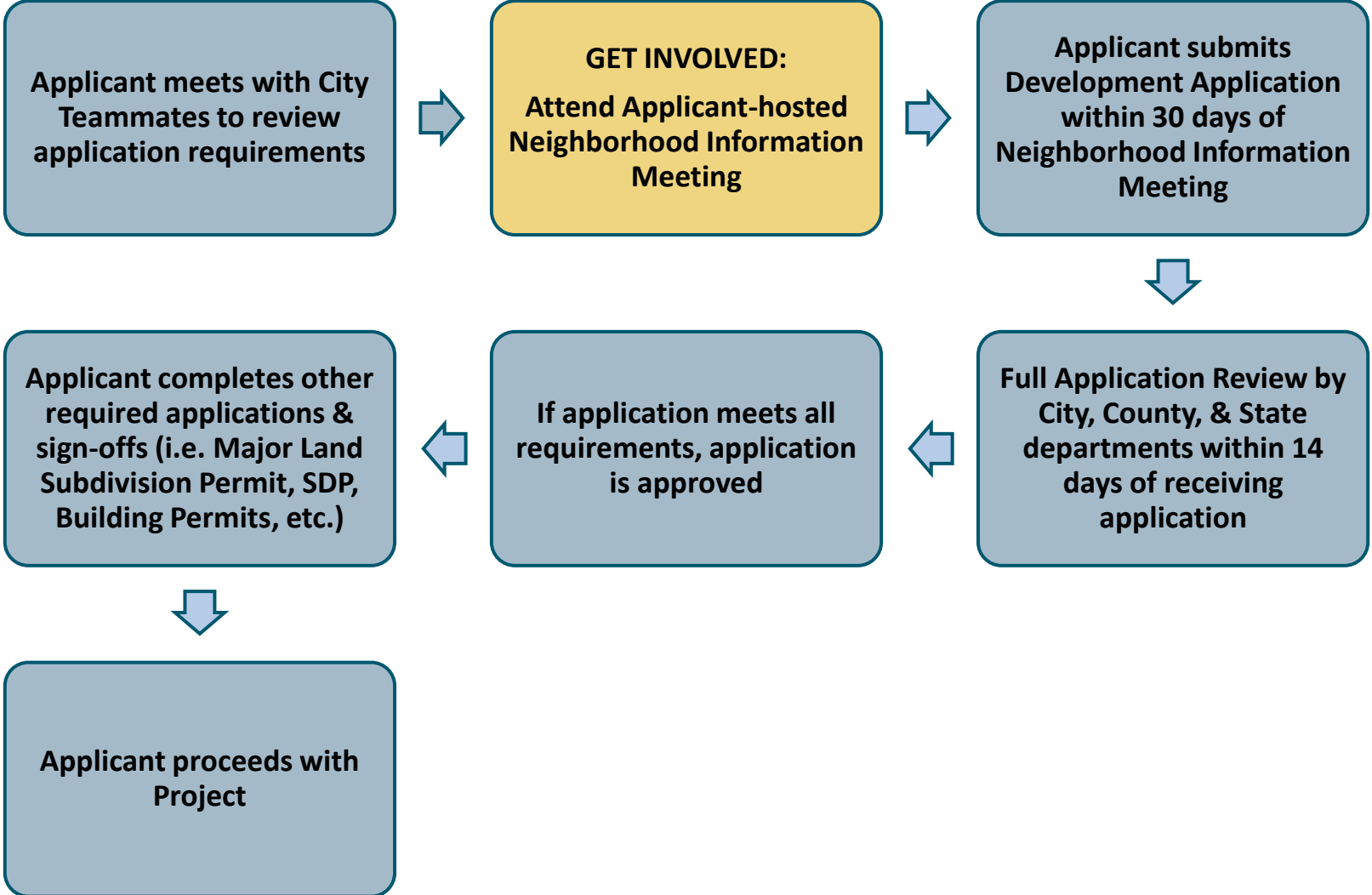
Builder: Brad Nierman, Exclusive Homebuilders and Remodelers

Consultant/Designer: Steve Voigt, Johnson & Scofield, Inc.

About our Project

Develop approximately 8.54 acres located at 710 25th Street SW, Rochester, into 11 residential lots suitable for single family dwellings. This would consist of 10 residential lots for new builds, with the existing home remaining on lot 11.

The Application Process



Existing Zoning District

Description (including all permitted uses in the existing zoning district).

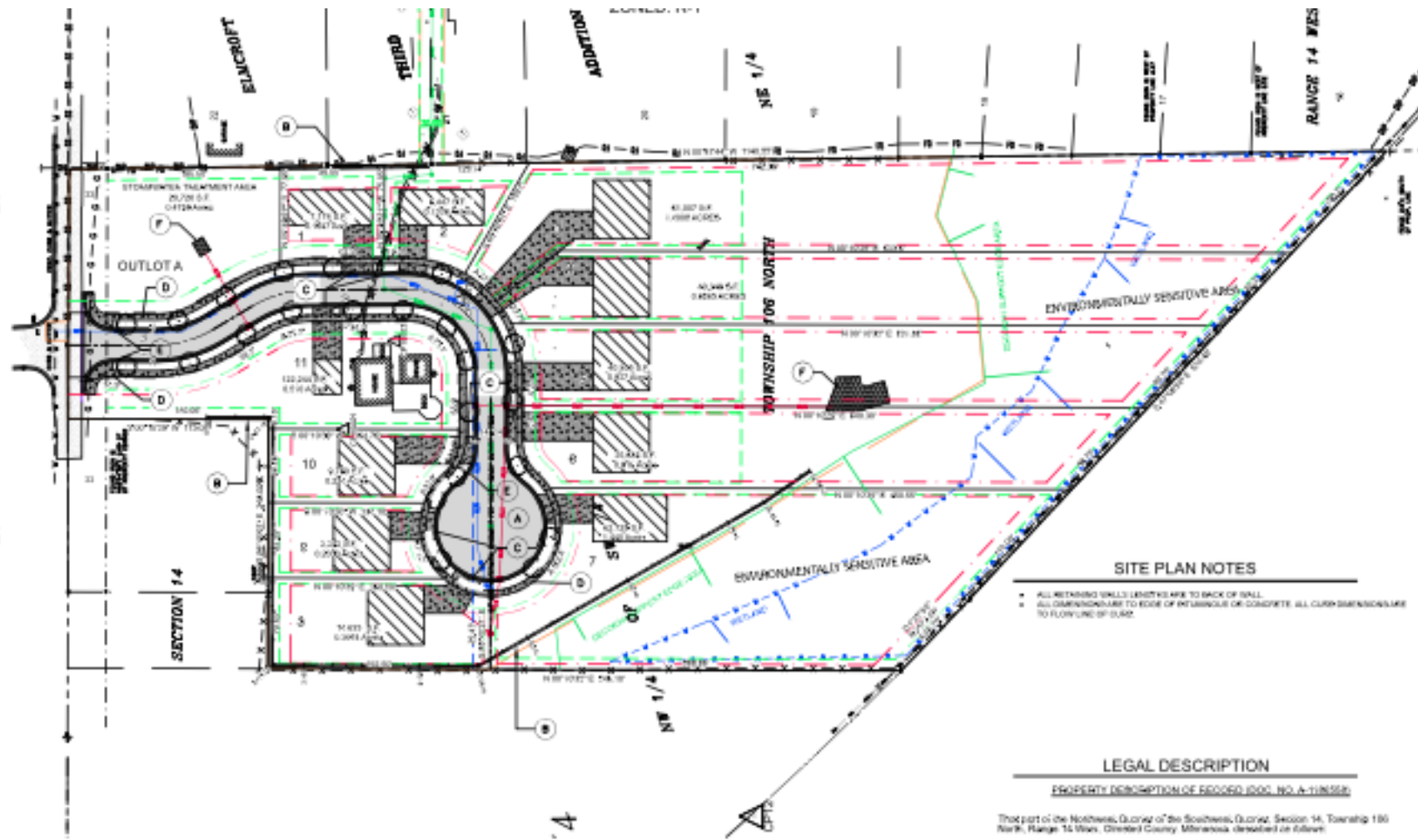
Property is Zoned R-1

Proposed Street Layout is on Next Slide.

Proposed units would be Single Family Dwellings.

ZONED: R-1

ZONED: R-1



SITE PLAN NOTES

- ALL RETAINING WALLS LEAD TO WALK TO BACK OF WALL.
- ALL CORNERS ADJACENT TO EDGE OF PAVEMENT OR CONCRETE. ALL CURB DIMENSIONS ARE TO FLOWLINE OF CURB.

LEGAL DESCRIPTION

PROPERTY DESCRIPTION OF RECORDED DOC. NO. A-1181858:

That part of the Northwest Quarter of the Southwest Quarter, Section 14, Township 18S North, Range 14 West, Cleveland County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter, thence easterly on a Minnesota State Plane State Plane North Zone Azimuth of 89 degrees 55 minutes 18 seconds along the north line of said Southwest Quarter 1303.45 feet to the northwest corner of said Northwest Quarter of the Southwest Quarter and to the point of beginning, thence southerly 178 degrees 28 minutes 27 seconds azimuth along the east line of said Northwest Quarter of the Southwest Quarter 1140.43 feet to the north-southly right-of-way line of TRS, No. 52, thence northwesterly 312 degrees 11 minutes 25 seconds azimuth along said northwesterly right-of-way line 320.04 feet, thence northwesterly 86.24 feet along said northwesterly right-of-way line on a horizontal curve concave northwesterly, having a radius of 3174.04 feet and a central angle of 01 degree 33 minutes 11 seconds, thence southerly 128 degrees 28 minutes 18 seconds azimuth 548.26 feet, thence southerly 29 degrees 25 minutes 15 seconds azimuth 214.30 feet, thence southerly 769 degrees 25 minutes 15 seconds azimuth 1713.08 feet to the north line of said Southwest Quarter, thence southerly 89 degrees 25 minutes 18 seconds azimuth along said north line 214.00 feet to the point of beginning.

Street Side (1) (2)	12	12	11	10	12	7
Interior Side (2)	5	5	5	5	5	10
Sum of Interior Sides	16	12	10	12	16	None
Res. Primary Building Structure (2)	25	20	10	20	25	15
Res. Accessory Building Structure on Corner Lots (2)	5	5	5	5	5	5

Building Structure Height (Maximum in feet)						
Primary Structure	25	25	25	45	45	1-15
Accessory Structure	45	18 (2)	18 (2)	18 (2)	25	25
Other Standards						
Maximum Floor Area Ratio	None	None	None	None	1.5	None
Maximum Length of Building Facade Fronting a	None	None	None	50 feet	None	None

Table 400.02-1 Agricultural and Residential Zoning Districts

	A-2	R-1	R-2	R-2a	R-2	R-4
Public Right-of-Way						
Minimum Landscape Area	None	50%	40%	40%	35%	25%

- NOTES**
- (1) A lot that has a street side yard within 25 feet of a front yard on an adjacent lot shall be set back 25 feet from the common lot line and the street side yard line.
 - (2) On any lot where a street side setback exists a side lot line in any district other than R-1 or R-2 district, the street side setback within 25 of the existing side lot line, a setback of least equal to one-half the width to the front yard setback on the abutting lot shall be provided. On any lot where a street side setback exists a side lot line of a lot in the R-1 or R-2 district, a setback of least equal to width to the front yard required in the adjacent R-1 or R-2 district shall be provided.
 - (3) Lots on lot size must also comply with Section 400.02(2), 3.1, Code Book.
 - (4) See Section 400.02(2) 3.1, Existing Street Line.
 - (5) Necessary setbacks/encroachments facing a street shall be setback a maximum of 10 feet from the street side lot line, except for garages accessed from the side street, which shall be set back a minimum of 20 feet from the street side lot line.
 - (6) 25 feet for Accessory Dwelling Units.

SITE ZONING INFORMATION

USE OF LAND/TYPE:
 ZONIC: R-1
 CURRENT USE: SINGLE FAMILY DWELLING

KEY NOTES

- (A) CONTRACT DETAIL/ENCROACHMENT, SEE DETAIL.
- (B) CONTRACT MODULAR BLOCK RETAINING WALL, SEE DETAIL.
- (C) CONTRACT DRIVE APPROACH TYPE A, SEE DETAIL.
- (D) CONTRACT CONCRETE SIDEWALK, SEE DETAIL.
- (E) CONTRACT CONCRETE DRIVE OVER CURB AND CUTTER, SEE DETAIL.
- (F) PLACE CLAMP BY RAP AT FLARED END SECTION, SEE DETAIL.

SURVEY DATA

ELEVATIONS ARE SAID IN DATUM
 GEODESIC SECTION HORIZONTAL CURVE REFERRED TO THE CLAYTON COUNTY COORDINATE SYSTEM AND A 100-FOOT CURVE RADIUS

PROJECT CONTROL POINTS

Point	Stationing	Elevation	Location	Description
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Traffic Impacts

Details on Preliminary Trip Generation Analysis/how much additional traffic could be generated.

Traffic Impact for this project would be minimal and below the threshold.

Existing & Future Environmental Features

Description (i.e. wetlands, soils, groundwater conditions, floodplains, etc.).

There are wetlands and Decorah Edge areas on the south end southwest areas of the properties. The Site Plan has been designed to avoid affecting those areas. The areas are marked on the Site Plan that has been included in the slides. The reports are available upon request.

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).