

DANIELSON FARM GENERAL DEVELOPMENT PLAN NIM

DANIELSON FARM

WSE MASSEY ENGINEERING & SURVEYING

ANTHONY PROPERTIES

JANUARY 7, 2025

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

Applicant – Anthony Properties, Justin Todd

Consultant – WSE Massey Engineering, Bill Tointon & Ryan Schoenfelder

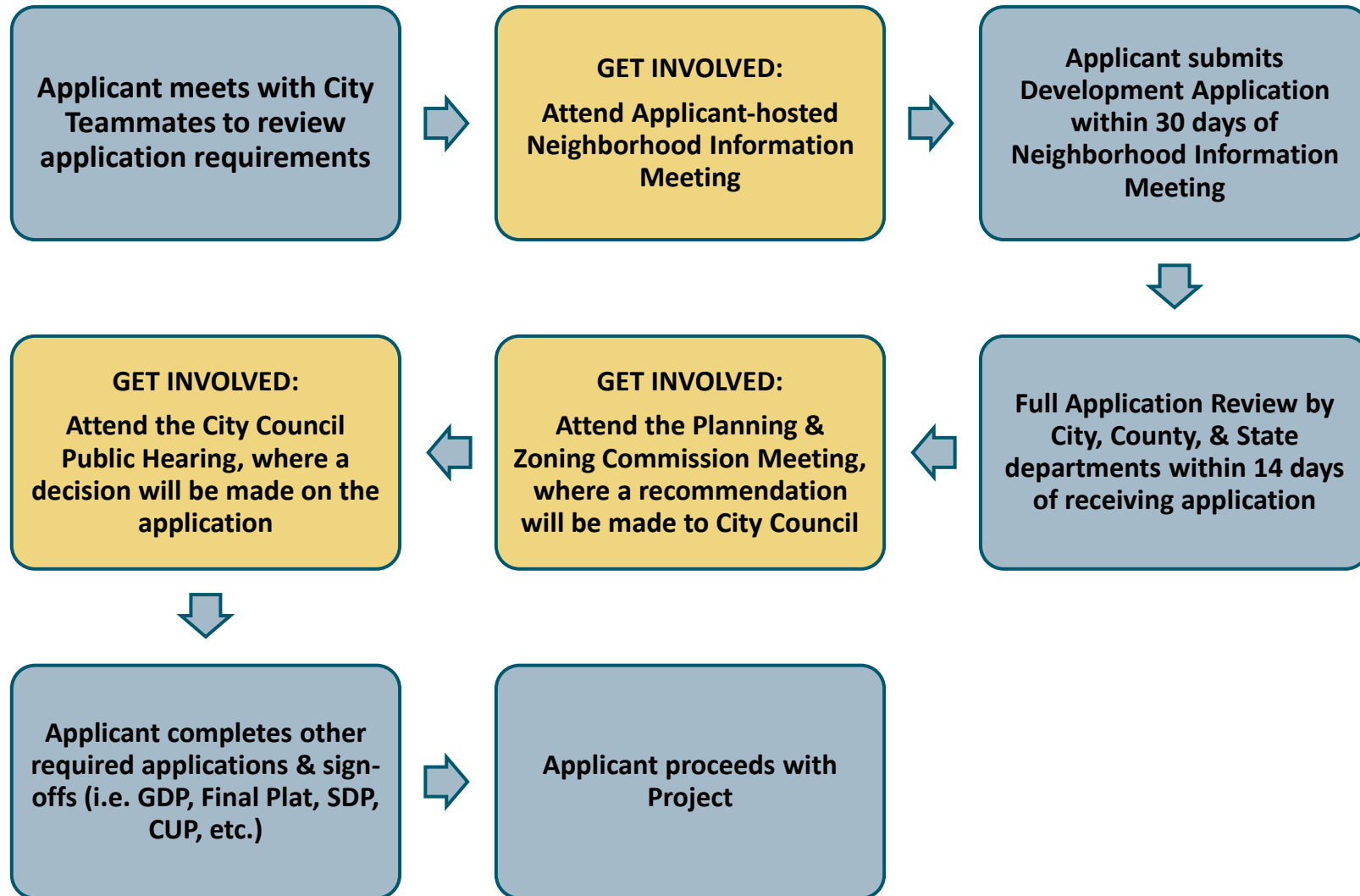
Owner – Danielson Family Farms

About our Project

Development on 115 acres consisting of

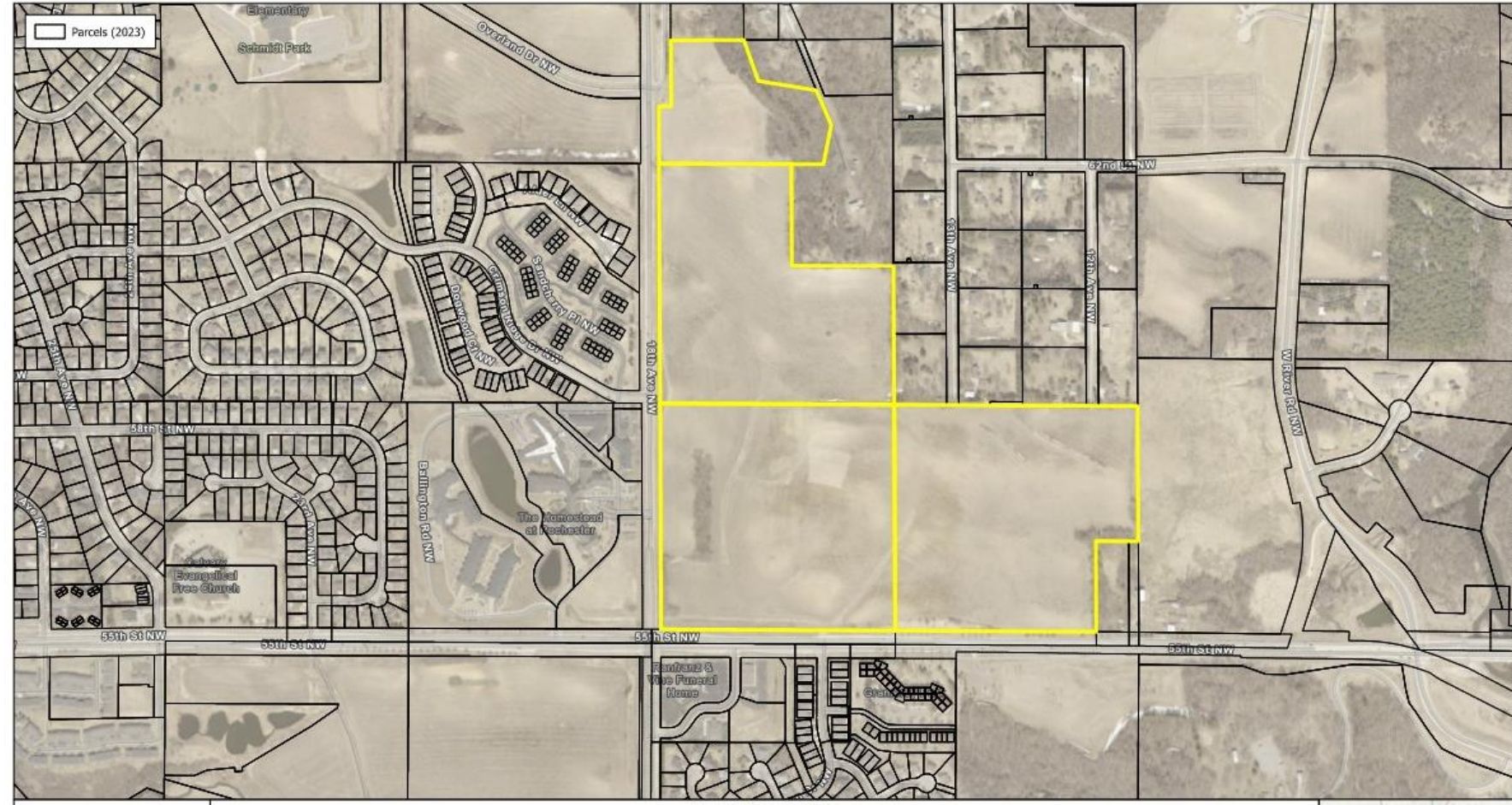
- 70 Acres of Low Density Townhomes (2-4 units attached) +/- 330 units
- 21 Acres of Multifamily Apartments +/- 700 units
- 26 Acres of Mixed Use Commercial and Multifamily +/- 160 units and 241,000 SF commercial space.

The Application Process



Location Map

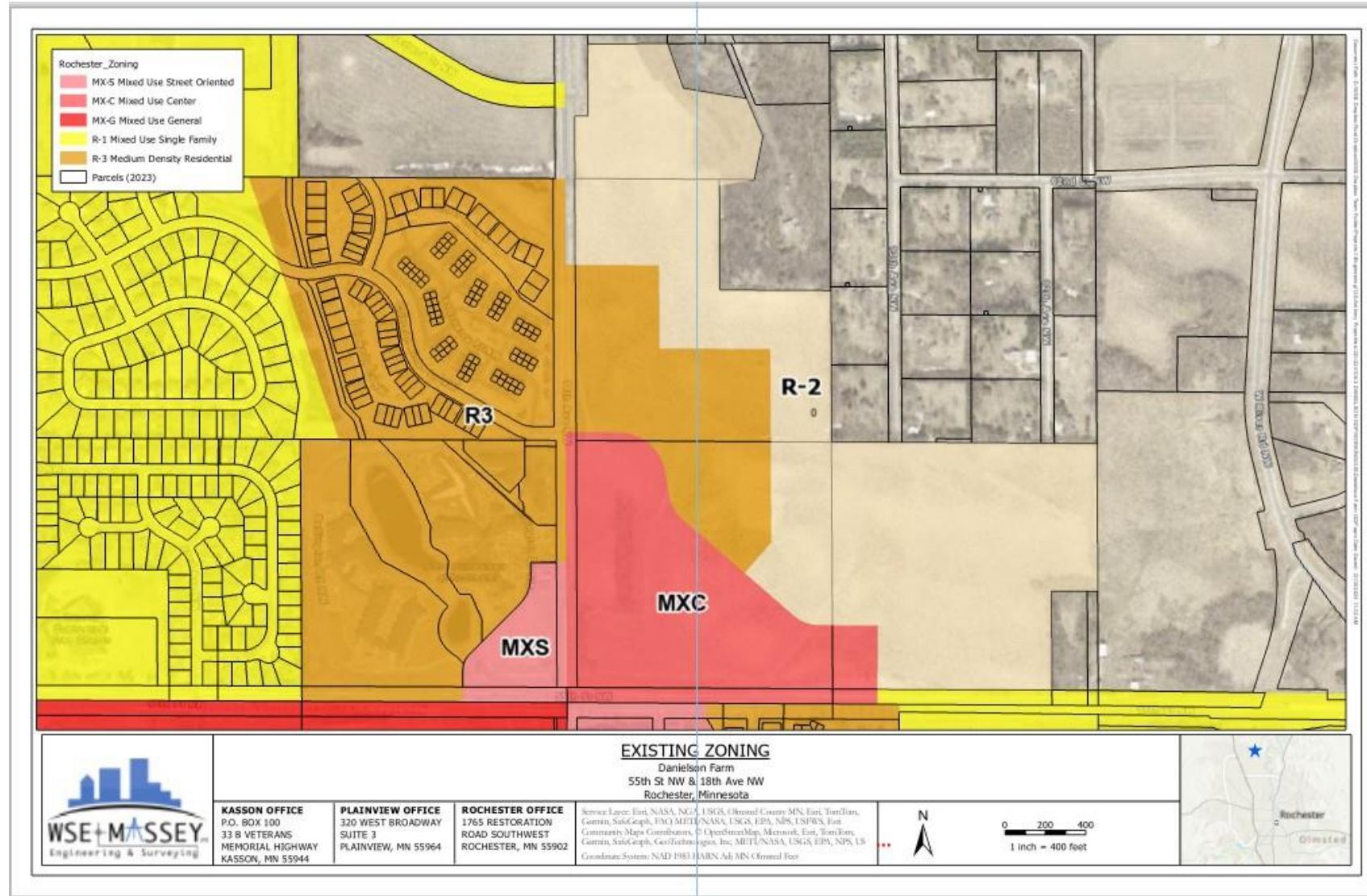
- NE Corner of 55th St NW & 18th Ave NW
- 115 Acres
- Agricultural Farmland
- Adjacent to commercial, medium density residential, and recently upgraded roadways



Zoning Map

City & County zoning map shown.

- 21 acres of R-3 and 26 acres of MX-C (City)
- 70 acres of R-2 Low Density (City)
- Consistent with city approved land use plan amendment.
- Annexation was approved for all 115 acres in 2024.



Proposed Street Layout & Unit Densities

Unit Densities

R-3 = 700 units (20-30 units/acre)

MX-C = 240,000 square feet commercial

- Small Grocery Store
- Daycare
- Restaurant/Food
- Commercial buildings – Consumer service

Low Density = 330 units (5-7 units/acre)

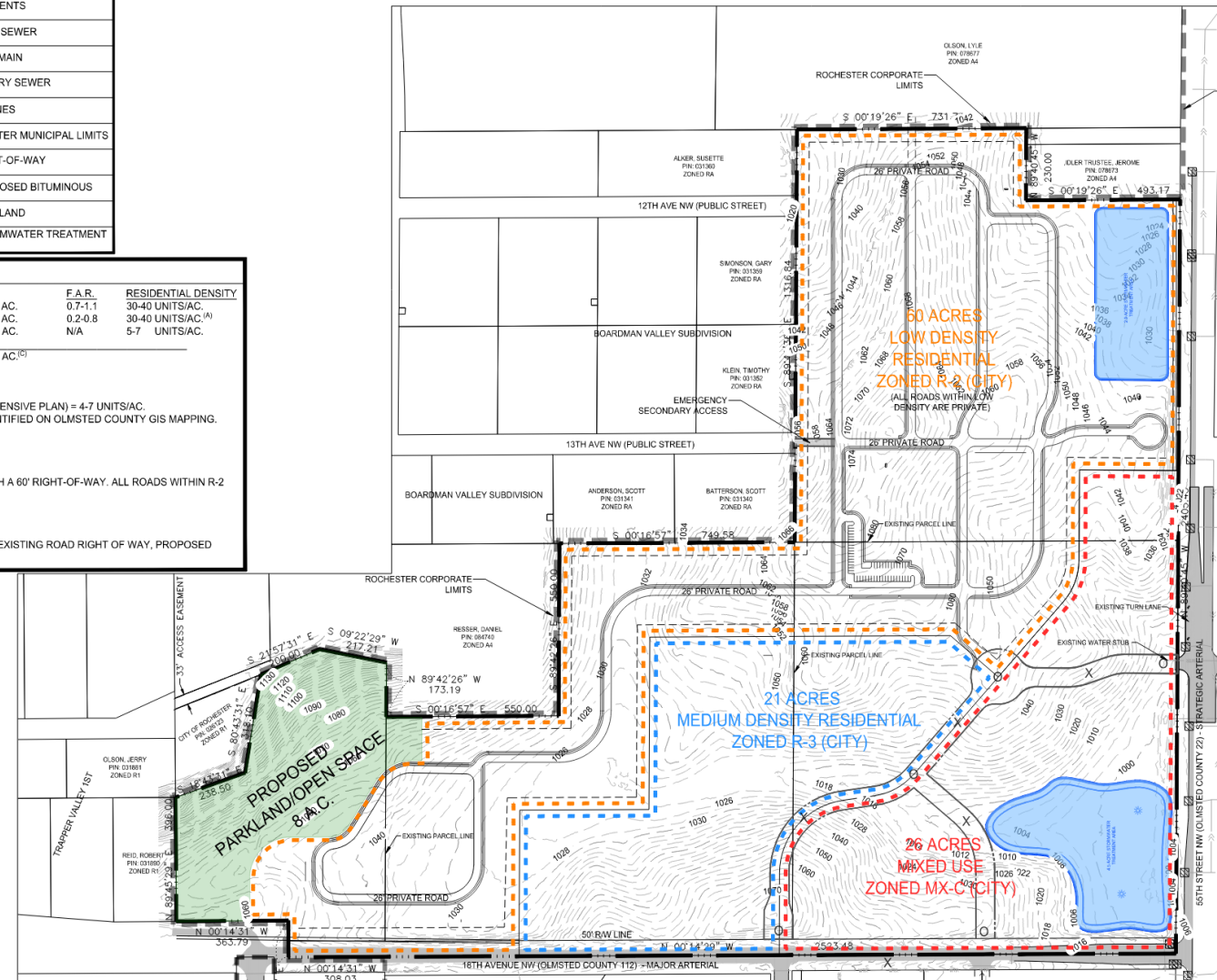
LEGEND	
	DENOTES EXISTING CONTOURS (OLMSTED COUNTY 2017 LIDAR)
	DENOTES PROPERTY BOUNDARY
	DENOTES EXISTING EASEMENTS
	DENOTES EXISTING STORM SEWER
	DENOTES EXISTING WATERMAIN
	DENOTES EXISTING SANITARY SEWER
	DENOTES EXISTING LOT LINES
	DENOTES CITY OF ROCHESTER MUNICIPAL LIMITS
	DENOTES PROPOSED RIGHT-OF-WAY
	DENOTES EXISTING & PROPOSED BITUMINOUS
	DENOTES PROPOSED PARKLAND
	DENOTES PROPOSED STORMWATER TREATMENT AREA

SITE SUMMARY:				
1. USE	GROSS	NET	F.A.R.	RESIDENTIAL DENSITY
R-3 MEDIUM DENSITY RESIDENTIAL	≈ 21.0 AC.	18.3 AC.	0.7-1.1	30-40 UNITS/AC.
MX-C MIXED USE CENTER	≈ 26.4 AC.	17.3 AC.	0.2-0.8	30-40 UNITS/AC. ^(A)
LOW DENSITY RESIDENTIAL	≈ 59.8 AC. ^(B)	56.9 AC.	N/A	5-7 UNITS/AC.
PARKLAND	≈ 8.0 AC.			
TOTAL	≈ 115.2 AC.	92.5 AC. ^(C)		

2. R-3 ALLOWED F.A.R. = 2.0 (MAX)
 3. MX-C ALLOWED F.A.R. = 1.0 (MAX)
 4. LOW DENSITY HOUSING DENSITY (PER TABLE 2-6, 2018 COMPREHENSIVE PLAN) = 4-7 UNITS/AC.
 5. NO AREAS OF WETLANDS, FLOODPLAIN, OR DECORAH EDGE IDENTIFIED ON OLMSTED COUNTY GIS MAPPING.
 6. CONNECTIVITY INDEX (60-400.040C.4) = 1.0
 7. LINKS = 5 X
 8. NODES = 5 O
 9. REQUIRED = 1.0 (FOR DEVELOPMENTS WITH LESS THAN 10 LOTS)
 10. ALL ROADS SHOWN WITHIN MX-C AND R-3 ARE PUBLIC ROADS WITH A 60' RIGHT-OF-WAY. ALL ROADS WITHIN R-2 LOW DENSITY ARE PRIVATE ROADS.

(A) = MULTIFAMILY RESIDENTIAL DENSITY.
 (B) = EXCLUDES 8 ACRES OF PARKLAND/OPEN SPACE.
 (C) = NON-DEVELOPABLE AREAS: STORMWATER TREATMENT AREAS, EXISTING ROAD RIGHT OF WAY, PROPOSED RIGHT-OF-WAY, PARKLAND.

NON-DEVELOPABLE AREA TABLE (ACRES)			
CLASSIFICATION	EXISTING R.O.W.	PROPOSED R.O.W.	STORM-WATER
MX-C	1.5	3.1	4.5
R-3	0.9	1.8	0.0
LOW DENSITY RESIDENTIAL	0.9	0.0	2.9
TOTAL	3.3	4.9	7.4



Future Project Details (if known)

Full buildout of the site will take 3-7 years.

Multifamily and Commercial Development Process:

1. General Development Plan Approval
2. Land Subdivision
3. Site Development Plan – NIM
4. Grading & Construction Plan
5. Construction

Low density development process:

1. General Development Plan Approval
2. Site Development Plan - NIM
3. Grading & Construction Plan
4. Construction

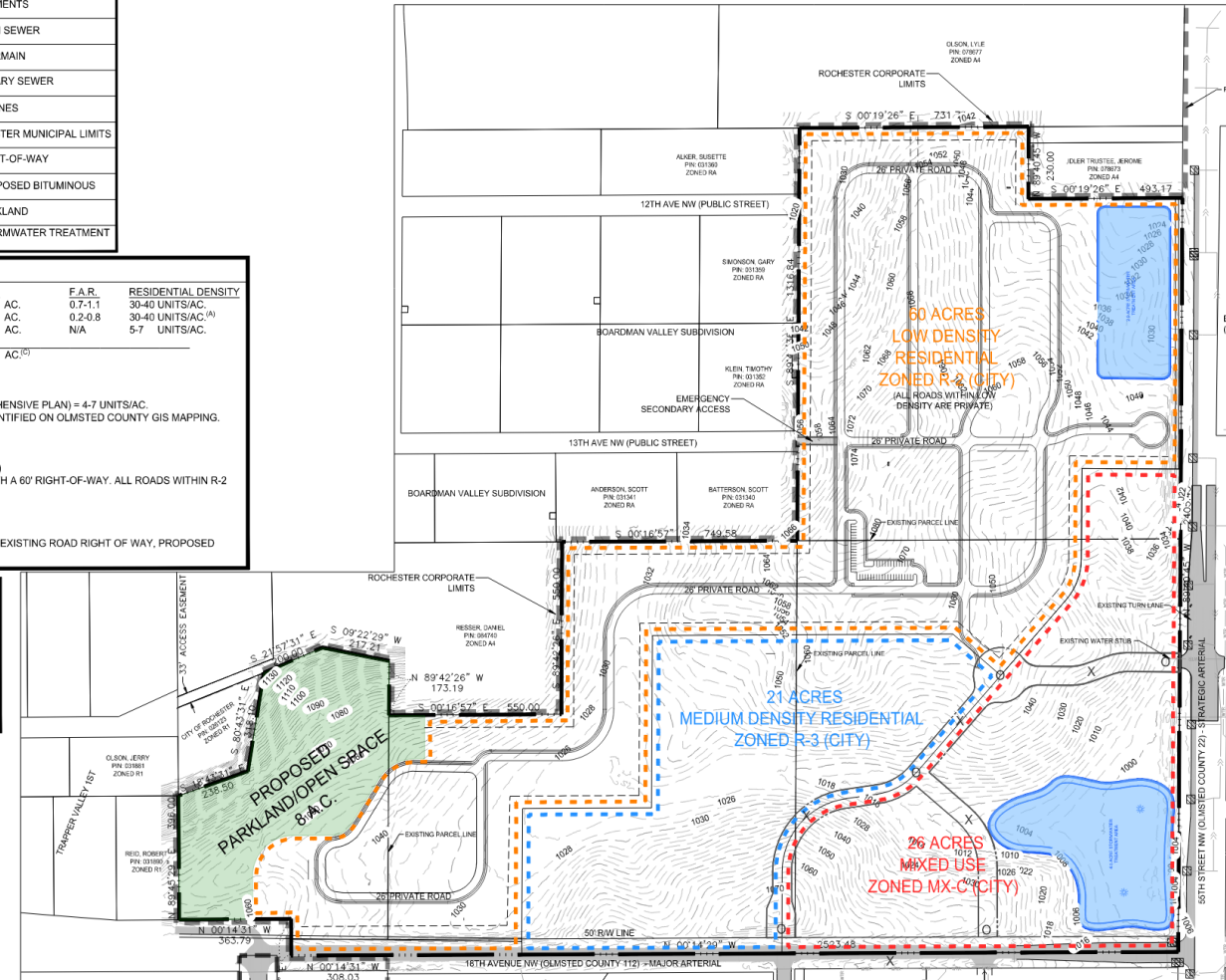
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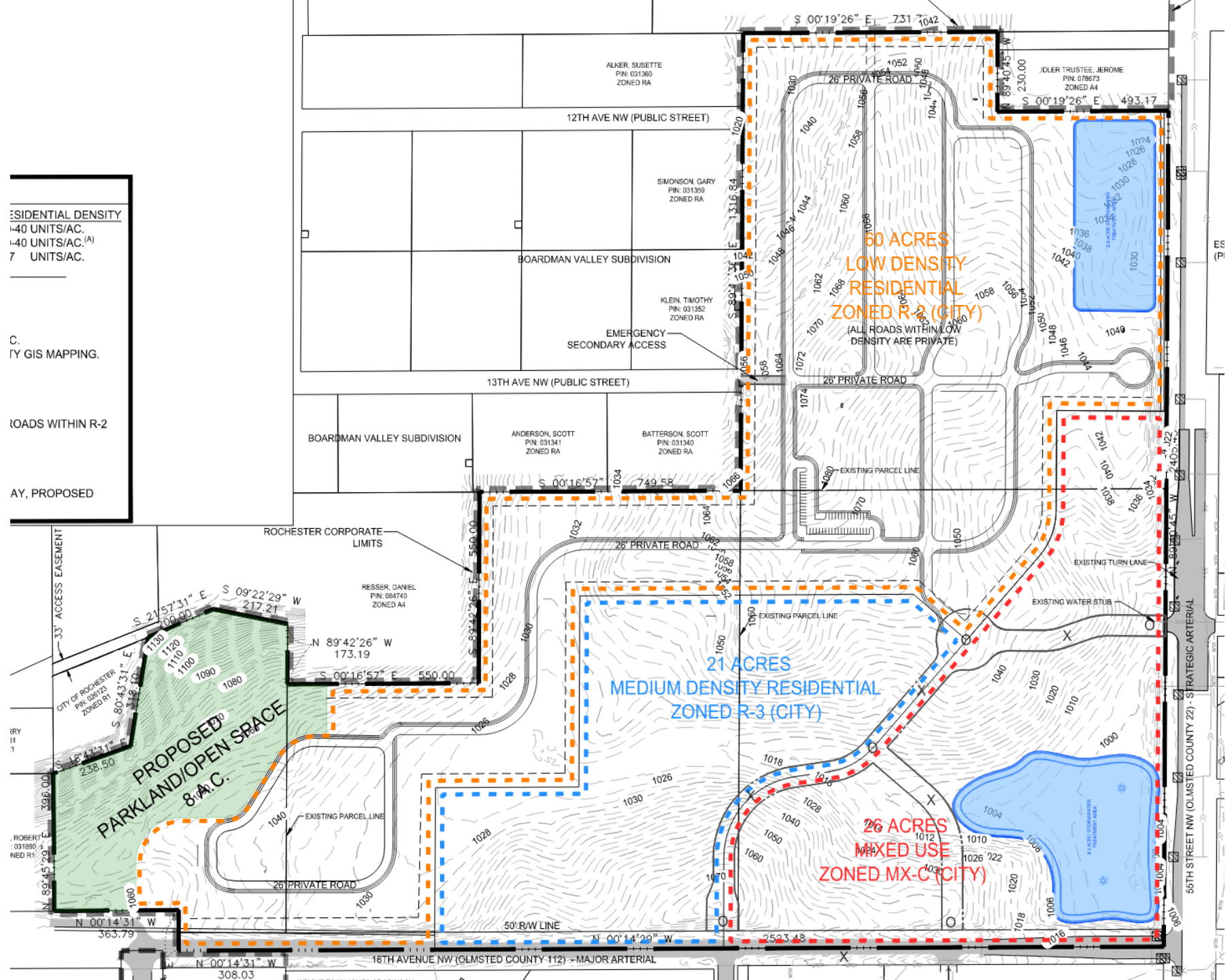


RESIDENTIAL DENSITY
40 UNITS/AC.
40 UNITS/AC.^(A)
7 UNITS/AC.

C.
TY GIS MAPPING.

ROADS WITHIN R-2

AY, PROPOSED



Traffic Impacts

- A traffic study is under review by the city and county.
- Access points
 - 2 to 18th Ave NW
 - 1 to 55th St NW
 - Emergency secondary access to 13th Ave NW
- Low density area contains private roadways.

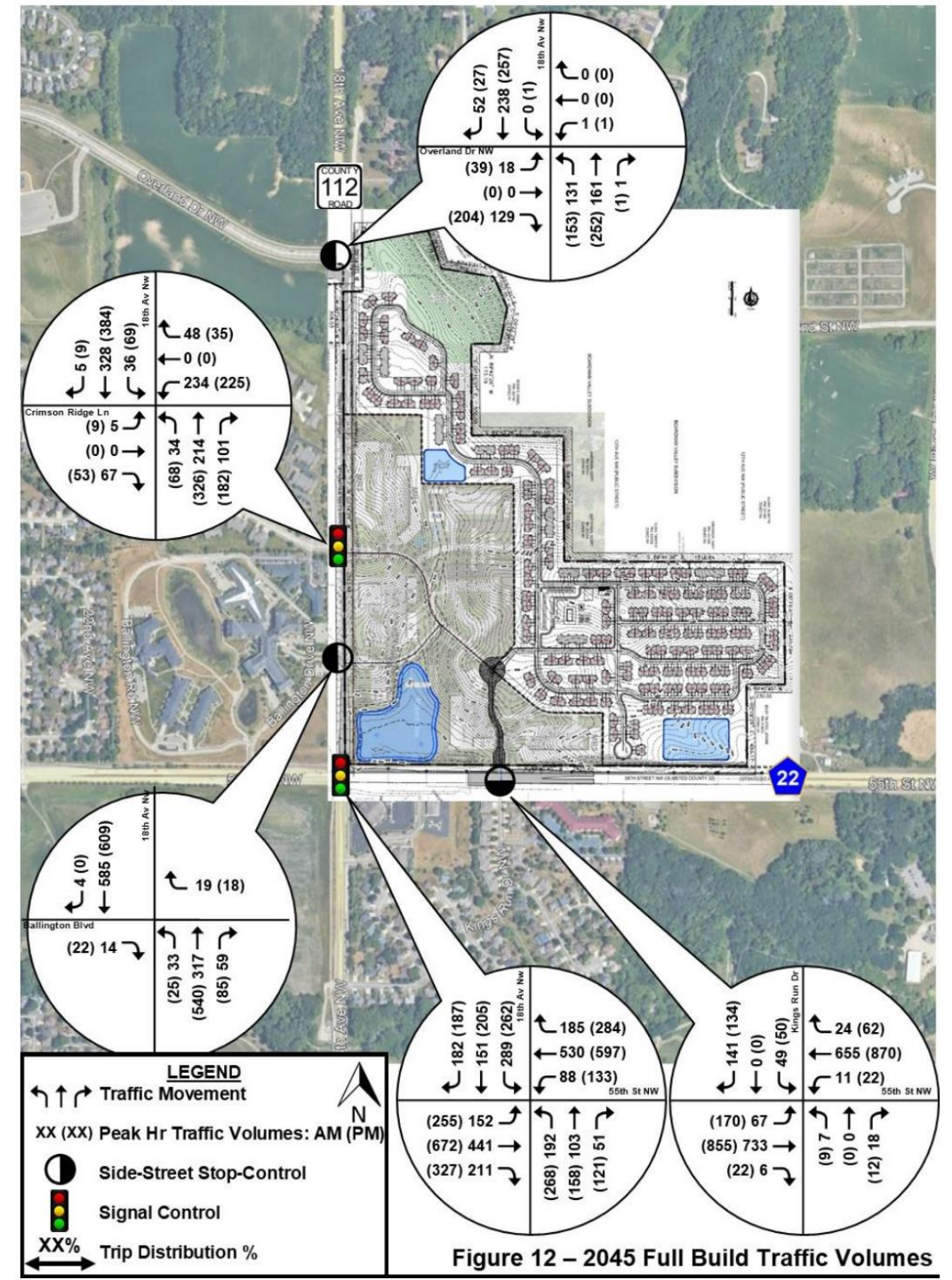


Figure 12 – 2045 Full Build Traffic Volumes

Existing & Future Environmental Features

An Environmental Assessment Worksheet (EAW) may be required which identifies potential environmental impacts. There were no wetlands or decorah shale soil identified on the property during our onsite investigation.

Future development must meet landscaping requirements and include boulevard trees along the public roads with internal plantings.

Bufferyards will be planted between the apartments and houses, and between the existing homes in the county.

An approximate 8 acre public park will be dedicated with future development of this property.

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).