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Kuehl Property Major Land Subdivision & Annexation

- West 34 Partners, LLC
- March 19, 2025



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Introductions

- North Rock Real Estate & Integrate Properties

About our Project



Major Land Subdivision (MLS) and Annexation of roughly 34 acres at the NE quadrant of the intersection of 50th Avenue NW and Valleyhigh Drive NW.

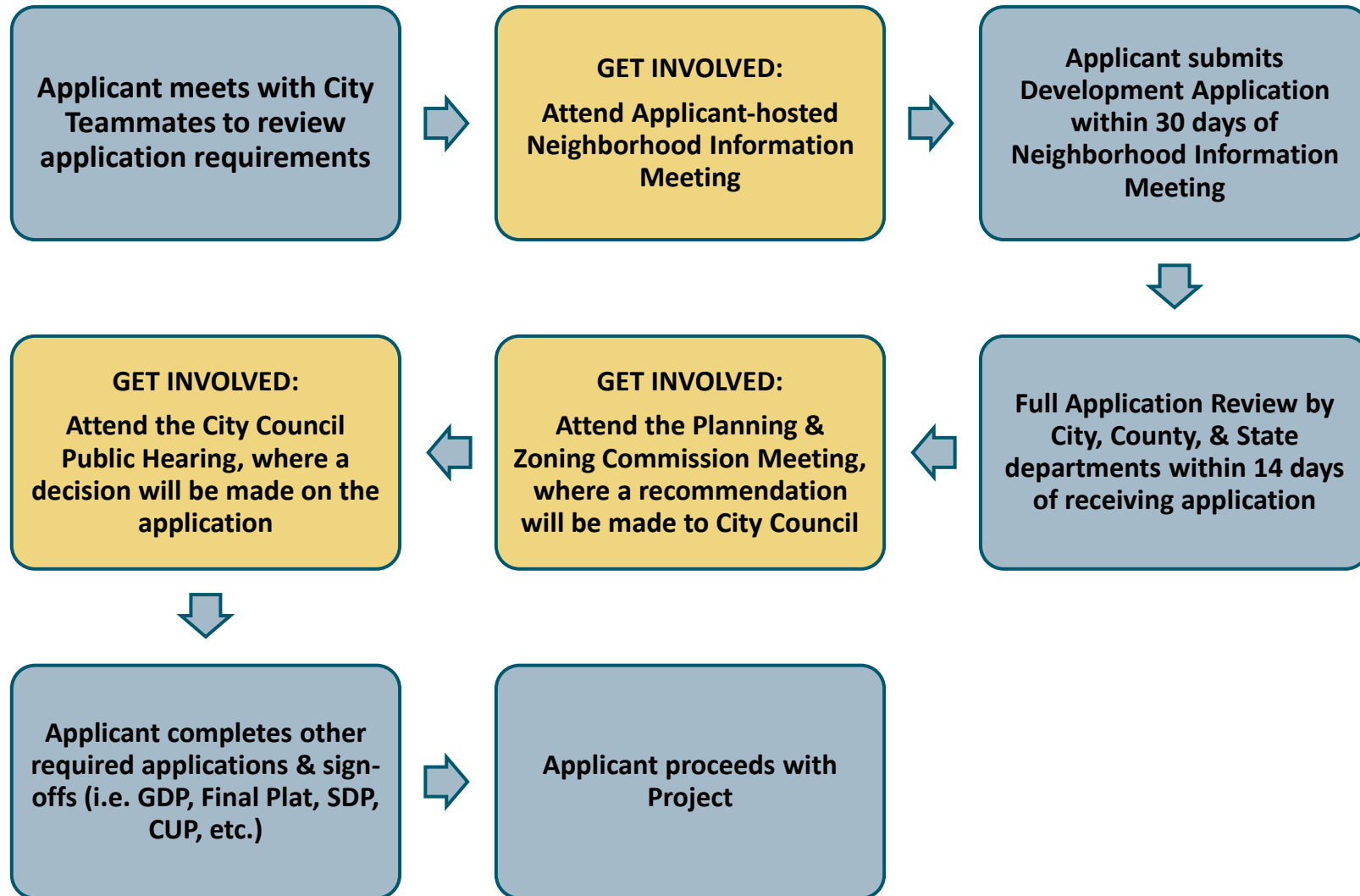


The MLS consists of 84 residential lots on land guided as R-2 and 2 multi-family lots on land guided as R-3 land, extensions of new public roads and utility infrastructure.

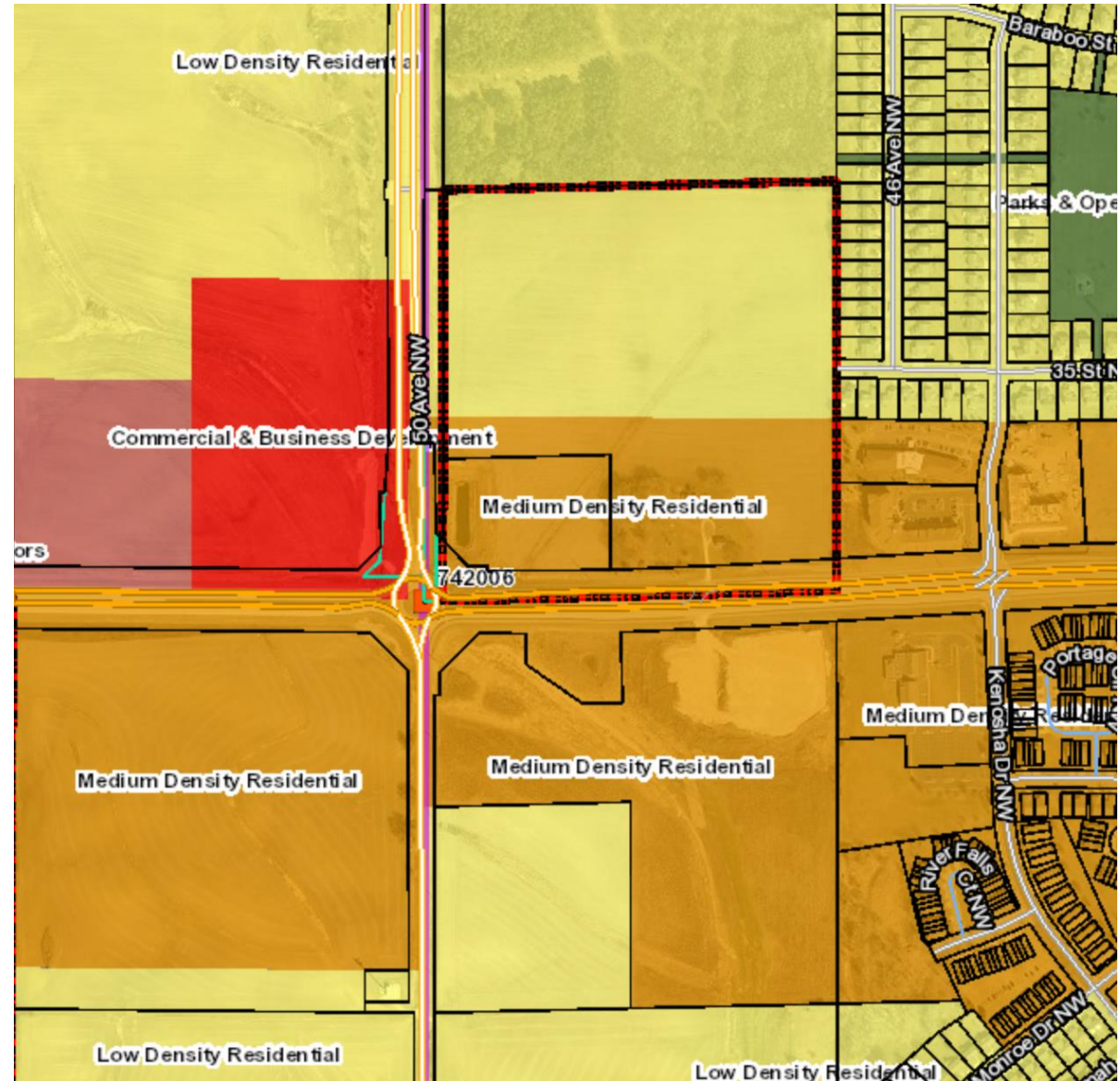


There will be a mix of single-family homes and multi-family homes.

The Application Process

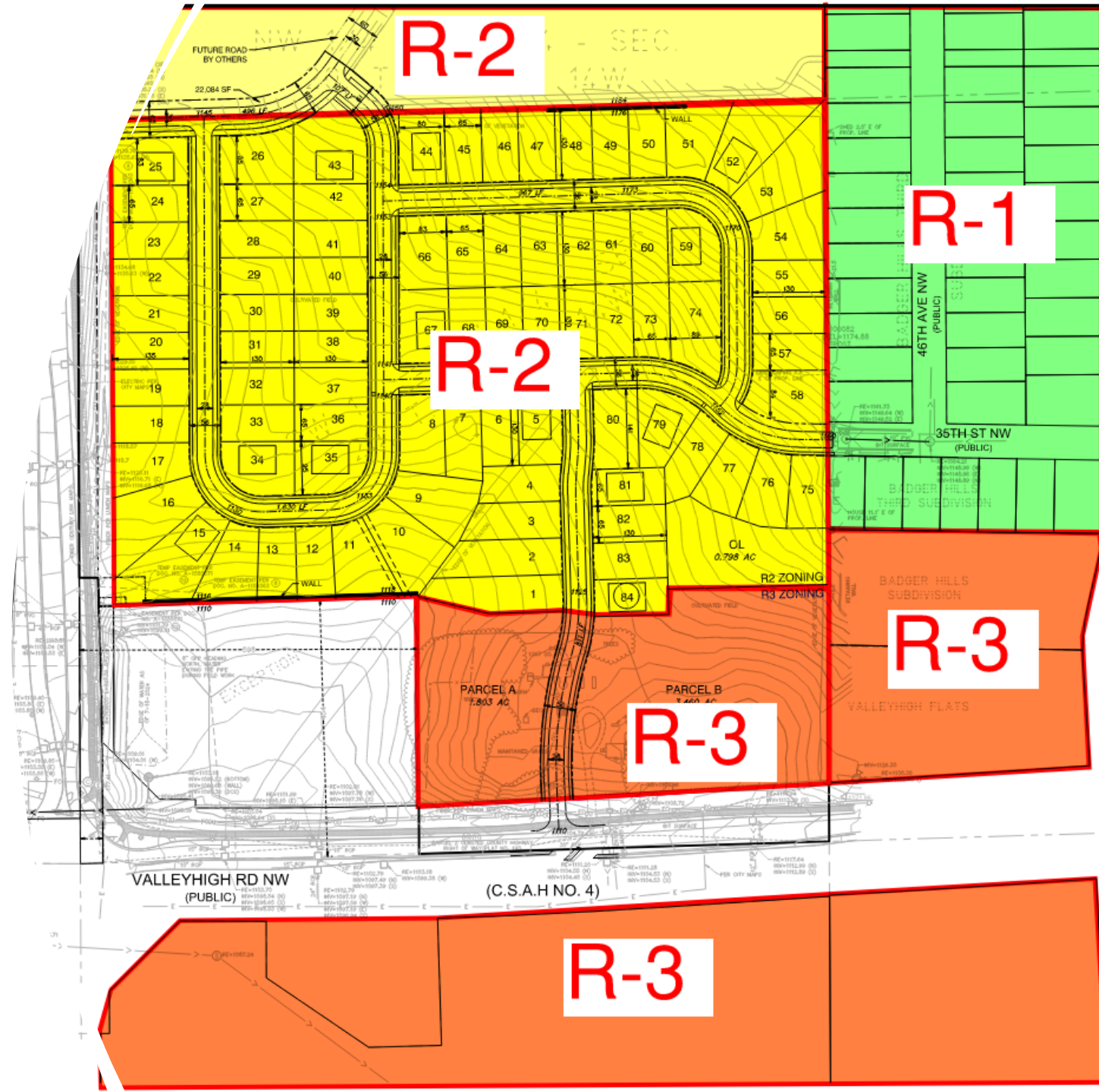


Growth Management & Future Land Use Zoning Map



Requested Zoning Designation

- A portion of the site is:
- R-2 (~25 acres)
- R-3 (~6 acres)



Proposed Street Layout & Unit Densities



LEGEND

- | | |
|---|--|
|  | DEVELOPMENT BOUNDARY |
|  | PROPOSED RIGHT OF WAY |
|  | PROPOSED LOT LINES |
|  | PROPOSED SETBACK |
|  | ROADWAY - TOP BACK
OF CURB/ROAD EDGE/STRIPING |

SITE DATA

DEVELOPMENT PLAN AREA:
PARID: 742023082377 32.35 ac (per County)

UNIT/LOT SUMMARY:
SINGLE FAMILY LOTS: 84

CURRENT ZONING DISTRICTS:
R-2 - LOW DENSITY SMALL LOT
R-3 - MEDIUM DENSITY RESIDENTIAL

CONCEPT PLAN DESIGN ASSUMPTIONS:	
MIN. FRONT SETBACK SINGLE FAMILY (SF):	25'
MIN. SIDE, SF, (INTERIOR):	7.5
MIN. SIDE, SF, (STREET):	20'
MIN. REAR, SF:	20'
MIN. LOT WIDTH, (INTERIOR)	65'
MIN. LOT WIDTH, (CORNER)	70'

TOTAL ROADWAY LENGTH*:

PUBLIC LOCAL (28' BB, 56' RW):	4,232 LF
PUBLIC LOCAL (28' BB, 61' RW - TRAIL):	167 LF
PUBLIC LOCAL (30' BB, 63' RW - TRAIL)	496 LF

NET ANSC. AREA CALCS. PER GIS BODY:

OFFSITE ROW/EASEMENT NEED = 22,084 SF
STORMWATER - To be provided in offsite parcel to SE

WETLANDS:
none assumed onsite

Single Family

- Multi-Family

Example Home Pictures



Traffic Impacts

The proposed development is not expected to require traffic control improvements. Traffic impacts will be further analyzed during the City's preliminary plat review process. Any traffic mitigation identified in the review will be implemented with project construction. This will include both vehicular and pedestrian improvements.

Table 1. Trip Generation

Land Use (ITE Code)	Units	Size	AM			PM			Daily Trips
			Peak Hour Trips ¹			Peak Hour Trips ¹			
			Trips In	Trips Out	Total Trips	Trips In	Trips Out	Total Trips	
Single-Family Detached Housing (210)	Dwellings	84	15	44	59	50	29	79	792
	Multi-Use Reduction (N/A) ²		Not Applicable						
	Pass-By Trips (N/A) ²		Not Applicable						
	Land Use Net Trips		15	44	59	50	29	79	792
Multifamily Housing Mid Rise (221)	Dwellings	75	6	22	28	18	11	29	342
	Multi-Use Reduction (N/A) ²		Not Applicable						
	Pass-By Trips (N/A) ²		Not Applicable						
	Land Use Net Trips		6	22	28	18	11	29	342
Multifamily Housing Mid Rise (221)	Dwellings	150	13	43	56	36	23	59	682
	Multi-Use Reduction (N/A) ²		Not Applicable						
	Pass-By Trips (N/A) ²		Not Applicable						
	Land Use Net Trips		13	43	56	36	23	59	682
Subtotal ITE Trips			34	109	143	104	63	167	1,816
Multi-Use Reduction (N/A) ²			Not Applicable						
Pass-By Trips ²			Not Applicable						
Project Net New Trips			34	109	143	104	63	167	1,816

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.

1: Trips generated for the a.m. and p.m. peak hour of the adjacent roadway network.

2: Internal capture rates and pass-by trips were not applicable.

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Existing & Future Environmental Features

The property was surveyed and wetlands delineated in September 2024 with DNR review and found 2 wetlands, 1) .03 acres and 2) .02 acres.



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).