

Stonebrooke 6th & 7th

NIM for a Major Land Subdivision Permit

G-Cubed Inc on behalf of Stonebrooke of Rochester, LLC

April 15th, 2025 at 5:00 pm

First Pentecostal Church of Rochester

3657 Sheffield Lane SE, Rochester MN 55904



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

Developer: Stonebrooke of Rochester, LLC

Engineer: Mark Welch with G-Cubed Inc

Stonebrooke of Rochester, LLC has developed the lots in the Stonebrooke Second, Third, Fourth and Fifth Additions. Mark Welch has been the project engineer for the previous developments and has worked closely with the owners to develop plans for the next phases of construction named Stonebrooke 6th and 7th Additions.

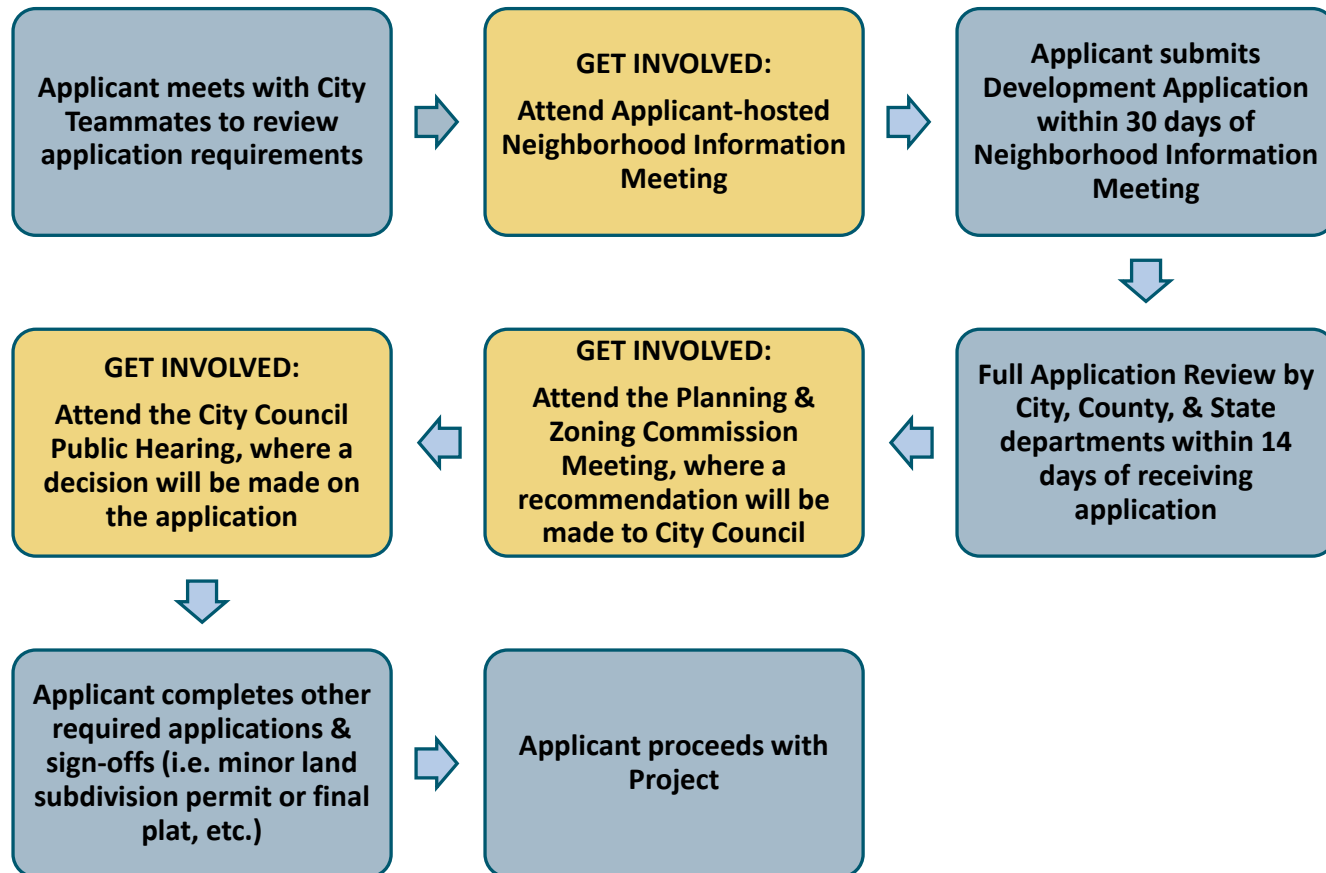
About our Project

Stonebrooke 6th & 7th will have 183 single-family homes and attached townhomes. The single-family lots will be a minimum of 65 feet wide lots similar in type as the prior phases of Stonebrooke. The townhomes will be a mixture of 2 and 4 unit attached homes measuring 25 feet in width on lots of varying width.

The target is to plat and construct infrastructure for 72 lots as Stonebrooke 6th Addition in 2025. Grading and utility installation would continue for the area to be platted with 111 lots as Stonebrooke 7th Addition in 2026.

All of streets will be public. There are 3 short private driveways in the 6th addition and two flag lots in the 7th addition. This project requires a lift station for sanitary sewer management which will be located where the depicted 6th, 7th and 8th additions meet. A regional stormwater facility will be constructed on the east side of the development.

The Application Process



Existing Zoning District

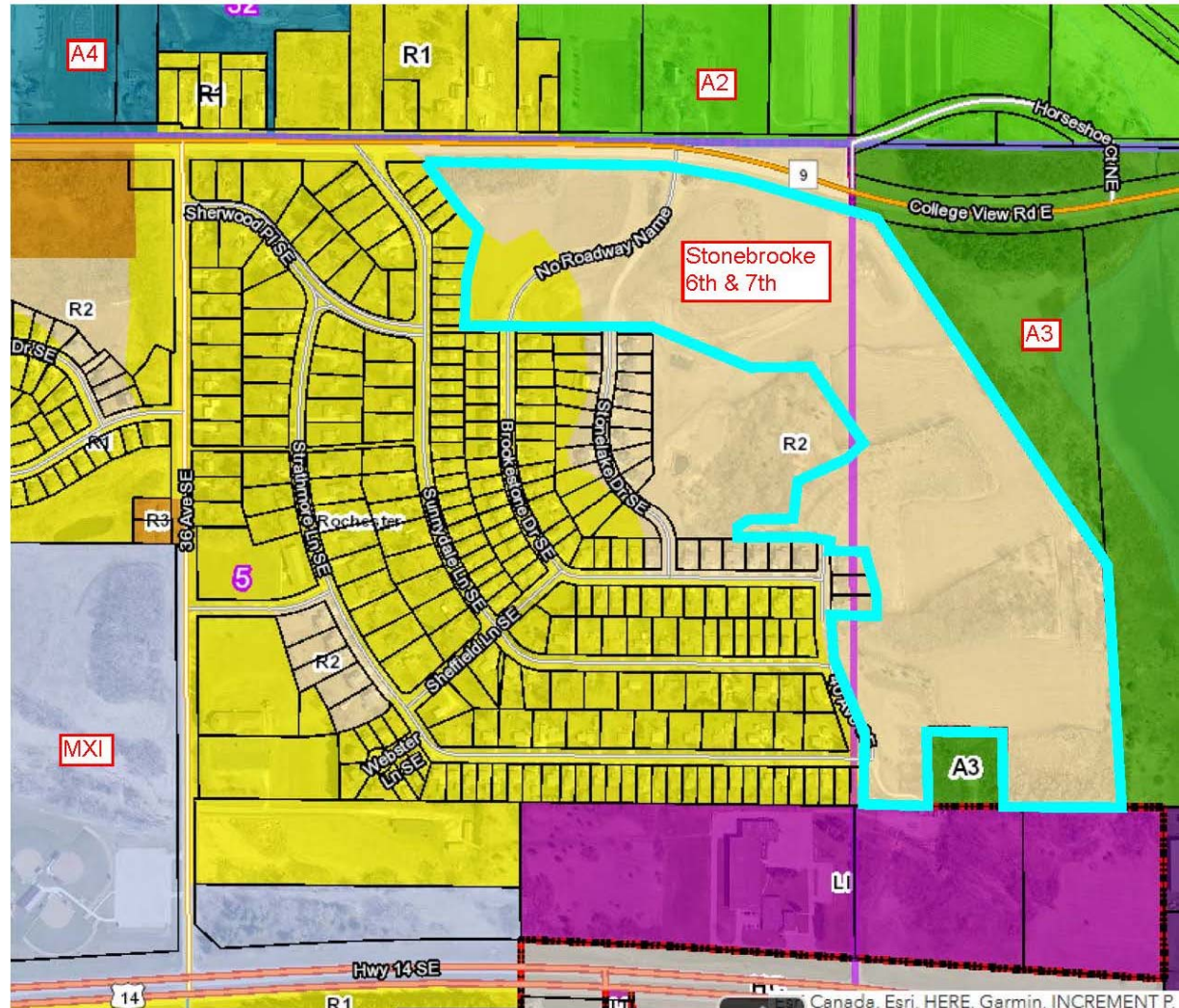
The majority of the project area falls within the R-2 Zoning. There is a little area in the northwest corner of the site that connects to Brookestone Drive SE that is part of the R-1 Zoning. The single family detached lots are compliant in the R-1 are and the single family detached and attached lots (townhome lots) are compliant with the R-2 zoning.

Table 200.03-2 R-1 Lot and Building Standards

Lot Dimensions (Minimum)	
Lot Area	5,000 sq. ft.
Lot Width	60 feet
Building Setbacks (Minimum in feet)	
A Front	15
B Interior Side	5
Street Side	12
Minimum Sum of Interior Side Yards	12
C Rear	20

Table 200.03-3 R-2 Lot and Building Standards

Lot Dimensions (Minimum)	
Lot Area	3,000 sq. ft.
Lot Width	30 feet
Building Setbacks (Minimum in feet)	
A Front	15
B Interior Side	0
Street Side	11
Minimum Sum of Interior Side Yards	10
C Rear	10

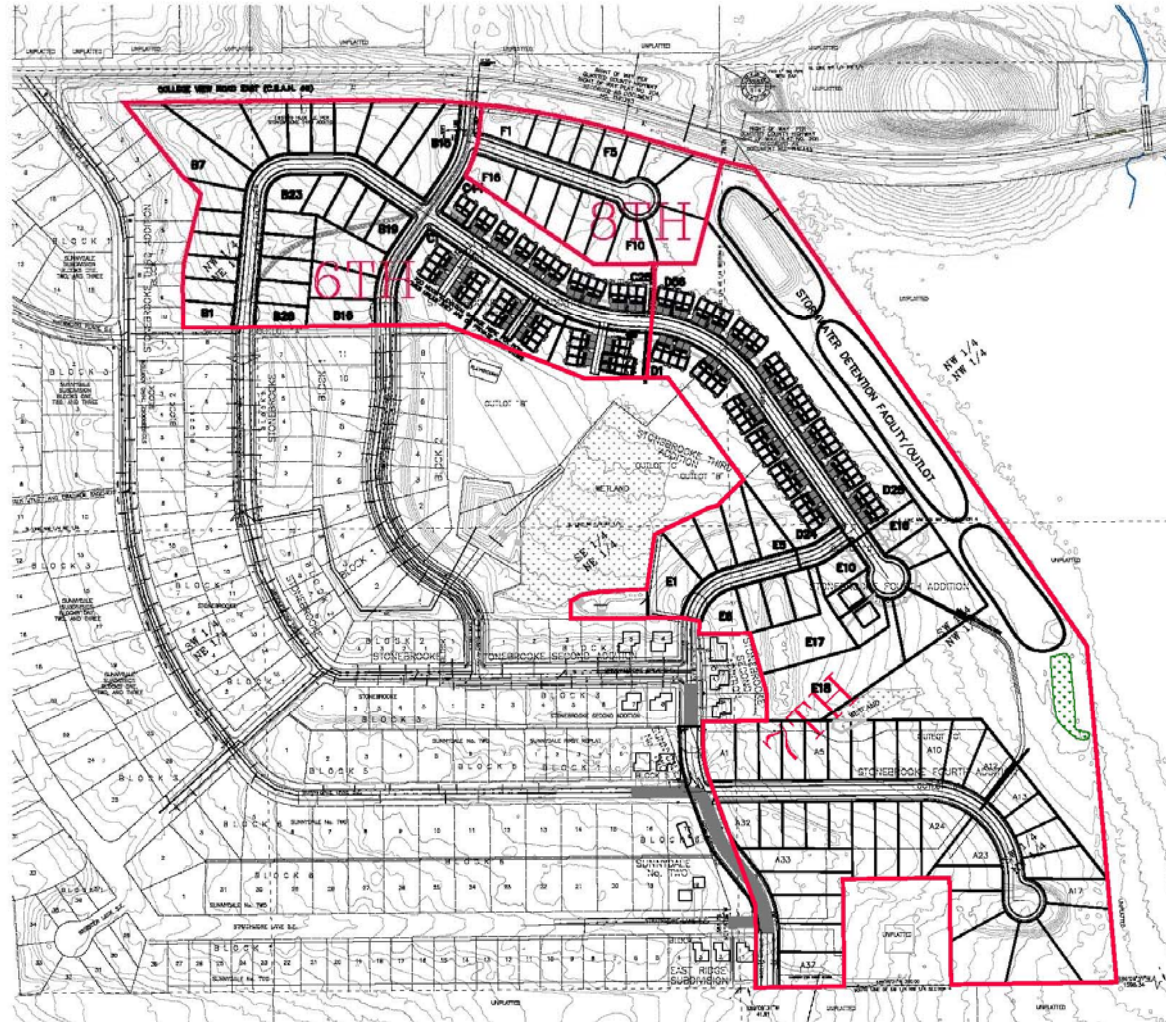


Proposed Street Layout & Unit Densities

The project will connect both Brookestone Drive SE and Stonelake Drive SE to County Road 9/College View Road E. The project will also connect to 40th Avenue SE and the two gaps in 40th Avenue will be connected so it is one continuous road. Sunnydale Lane SE will be extended to the east and end in a cul-de-sac.

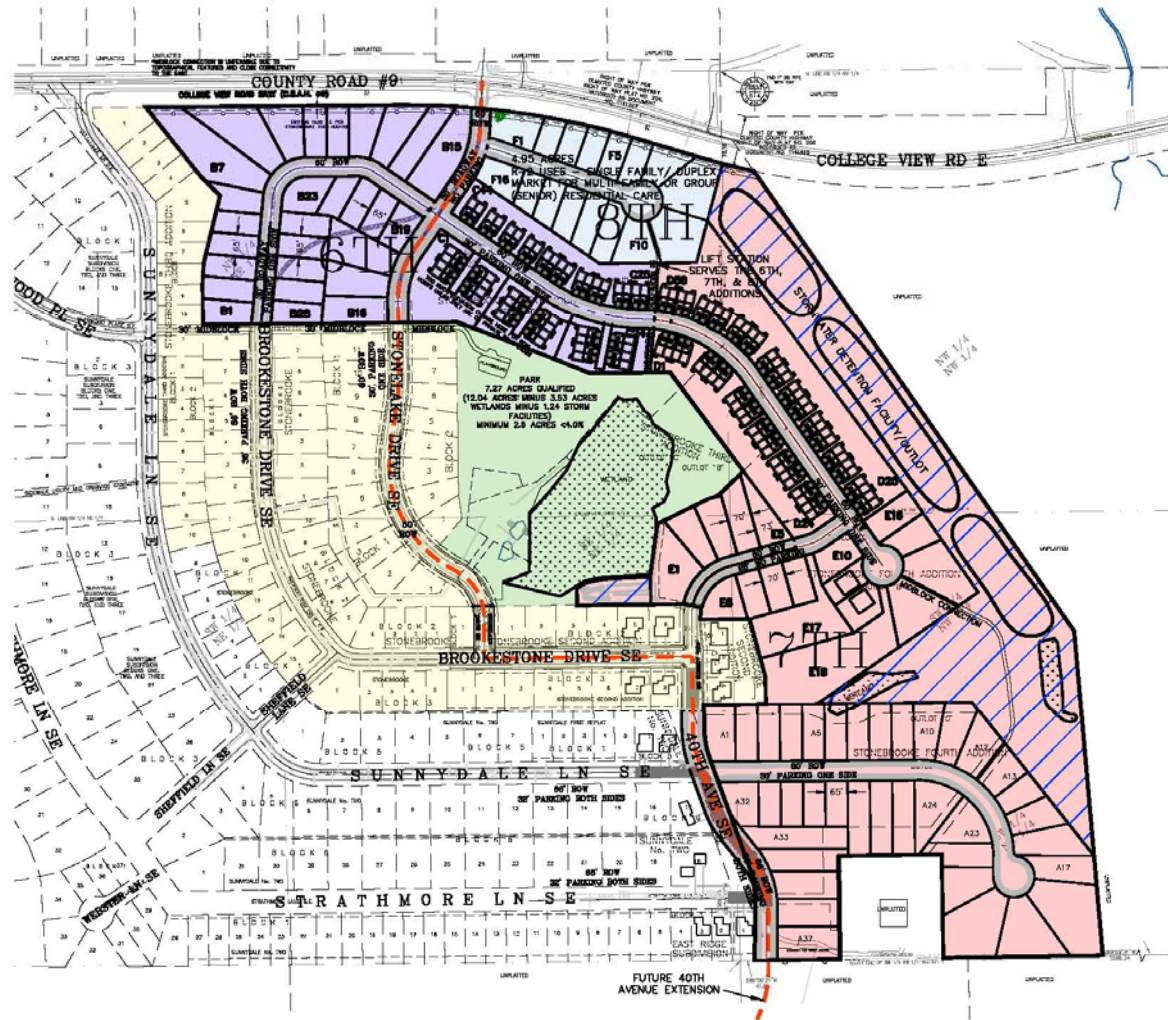
The project is 62.50 acres with 183 lots planned, which will have a density of 2.92 lots per acre. All lots will be “for sale” with a separate PIN for each unit.

There is an additional area of just under 5 acres that is noted as the 8th Addition. This may be developed as detached single family units, attached units or another allowed use.



Future Project Details (if known)

There is a future Stonebrooke 8th Addition shown on the north side of the project. Details on that project will be provided in the future. The 8th Addition will be served by the lift station and regional stormwater facilities.



Traffic Impacts

Stonebrooke 6th and 7th Additions currently show 183 lots. There will be 83 single family lots with an average daily trip rate of 9.44 per lot. There will also be 100 attached townhome units with an average daily trip rate of 7.32 per unit. Combined these would add 1516 trips per day to surrounding roads. A TIR Waiver was granted for this project as there were prior studies and modifications to the layout did not exceed the threshold warranting further studies.

Existing & Future Environmental Features

There are wetlands which have been field delineated within the project limits. All grading and utilities proposed avoid the wetlands. A No-Loss application is being prepared for submittal. There are no Decorah Edge Features within the project.

Soils are combination of silty sands, sand and, clays, similar to prior phases of development. Groundwater is anticipated to be encountered and mitigated. The townhome units are slab on grade to avoid interfacing basements with the season water table. The entire site is located in Zone X on the FEMA flood maps meaning there is a minimal risk of flooding. Buildings will meet IBC requirements and there will be emergency overflows from swales to ensure localized flooding is not a concern for structures.

There are no foreseen future environmental issues.

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).