

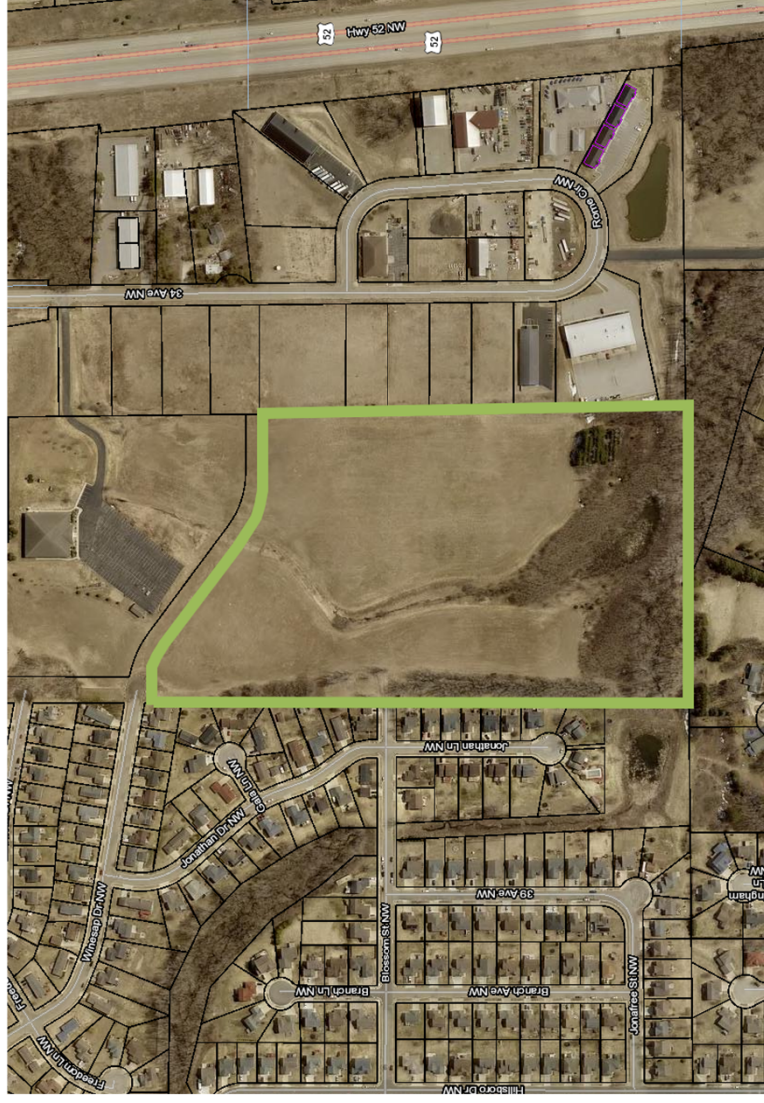
Mercy Hill 3rd Subdivision

Neighborhood Information Meeting
May 1, 2025, 5:30pm

WIDSETH

■ Agenda

- Introductions
- Project Overview
- The Application Process
- Exhibits
 - Existing Zoning District
 - Proposed Street Layout and Unit Densities / Site Plan
- Traffic Impacts
- Existing and Future Environmental Features
- Questions

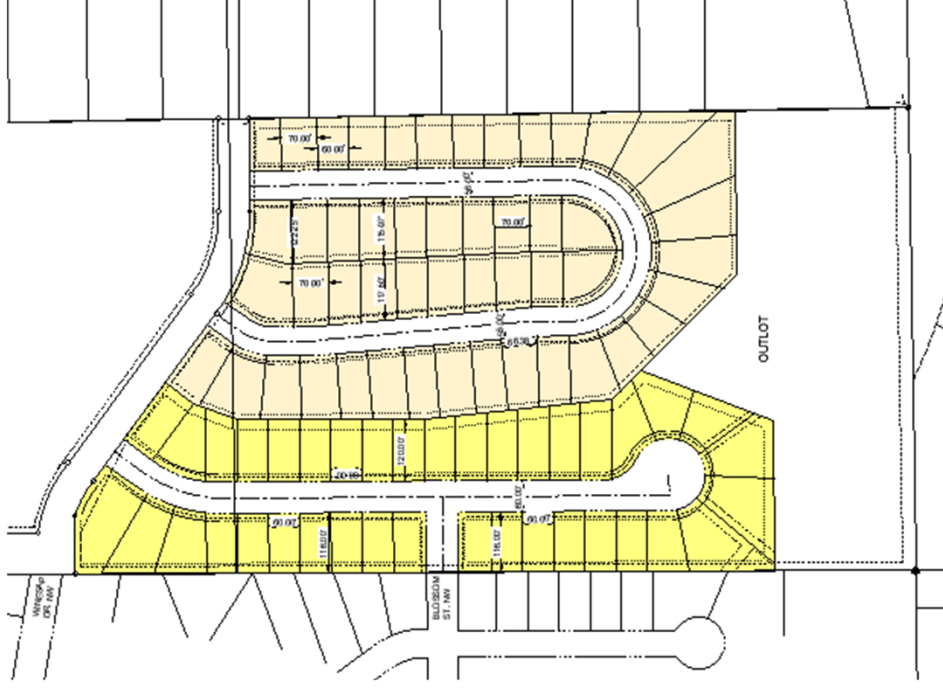


■ Introductions

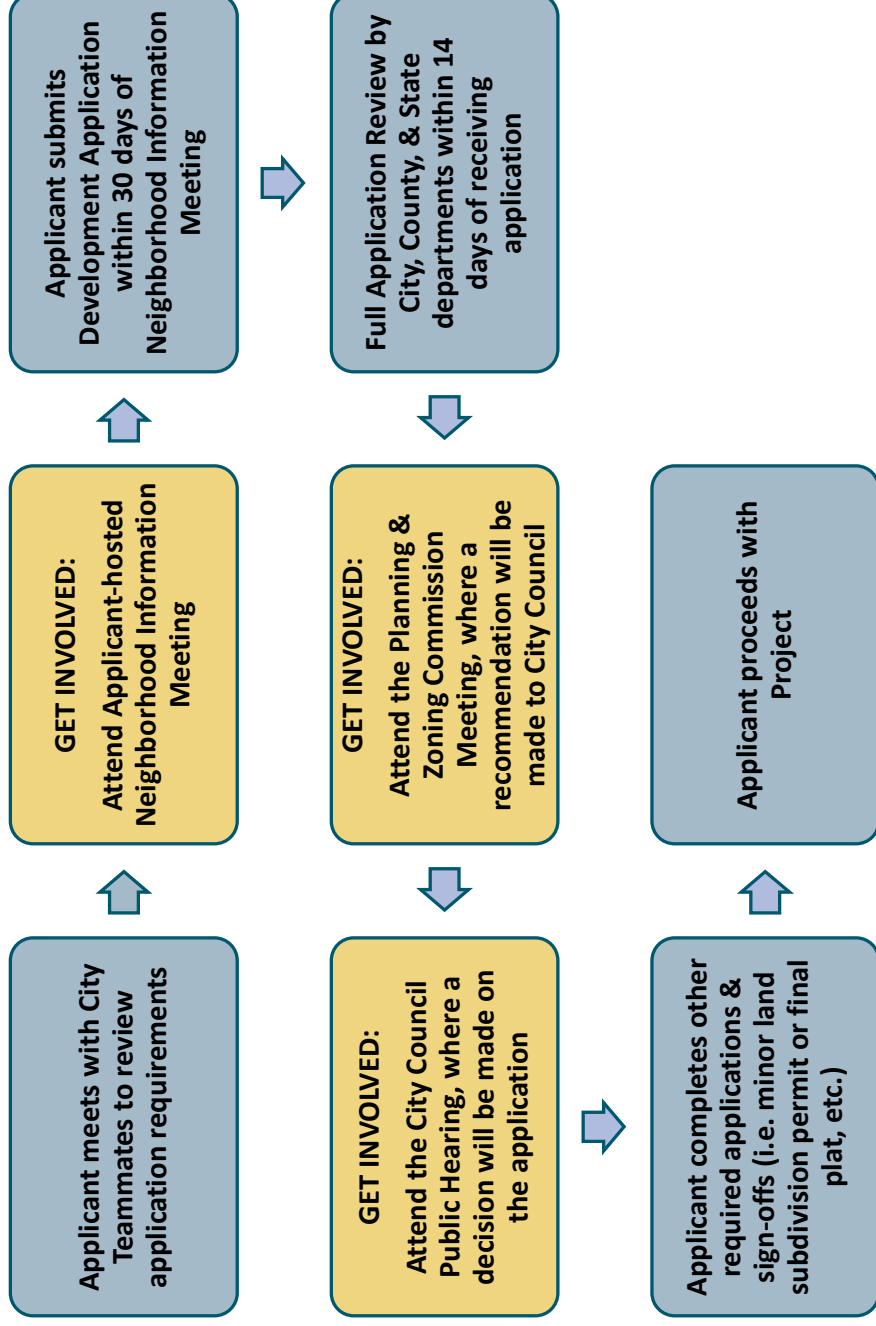
- Farmland, LLC, Craig Johnson
 - Lead Developer and Property Owner
- Widseth
 - Civil Engineering, Surveying
 - Adam Pleschourt, PE
 - Lead Design Engineer
 - Frank Brodeen, PE
 - Water Resources Engineer
 - Craig Britton, PE, VP
 - Senior Civil Engineer

■ Project Overview

- Proposing Phase 2 of a 2-Phased residential subdivision. Phase 1 was 38 single family lots, and most of that construction was completed in the summer of 2024. Phase 2 will be 50 lots, extension of new public roads and utility infrastructure will be included
- Phase 2 lot is 13.7 acres
- Phase 1 is zoned R-1, Phase 2 is zoned R-2
- Phase 2 (Mercy Hill 3rd Subdivision) was mass graded as part of Phase 1. More fine grading and utility installation will be the focus of construction
- Existing Pond on the south end was expanded to accommodate development. New storm sewer will route water to that pond.



■ Application Process



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[1] 24 feet for Accessory Dwelling Units.

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Table 300.01-1 Allowed Uses Table

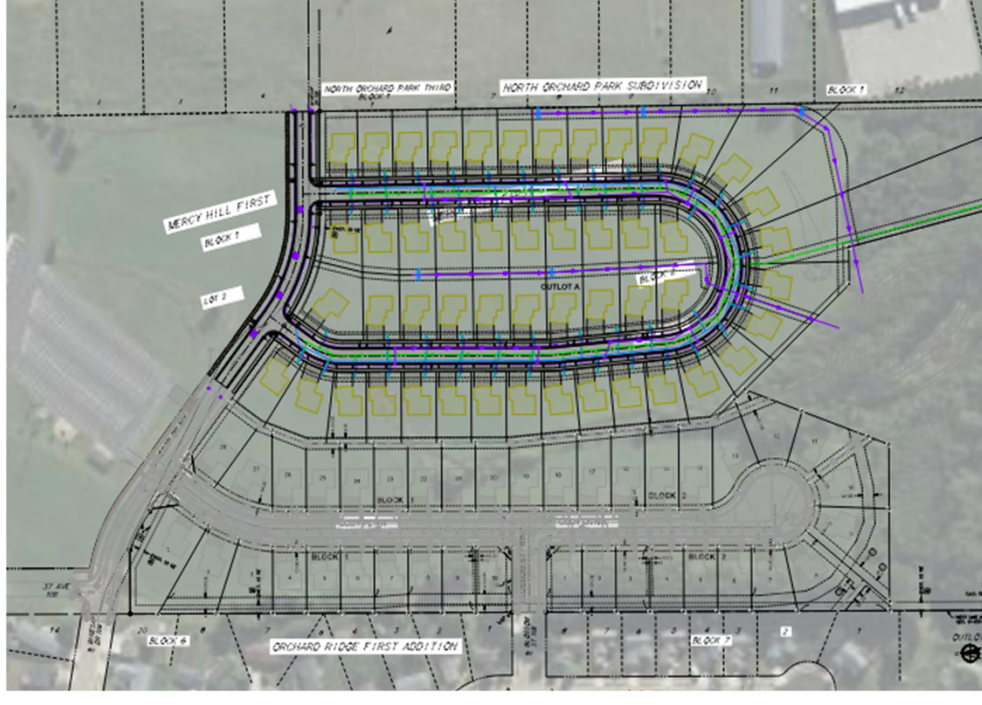
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use;

A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply

[illegible]

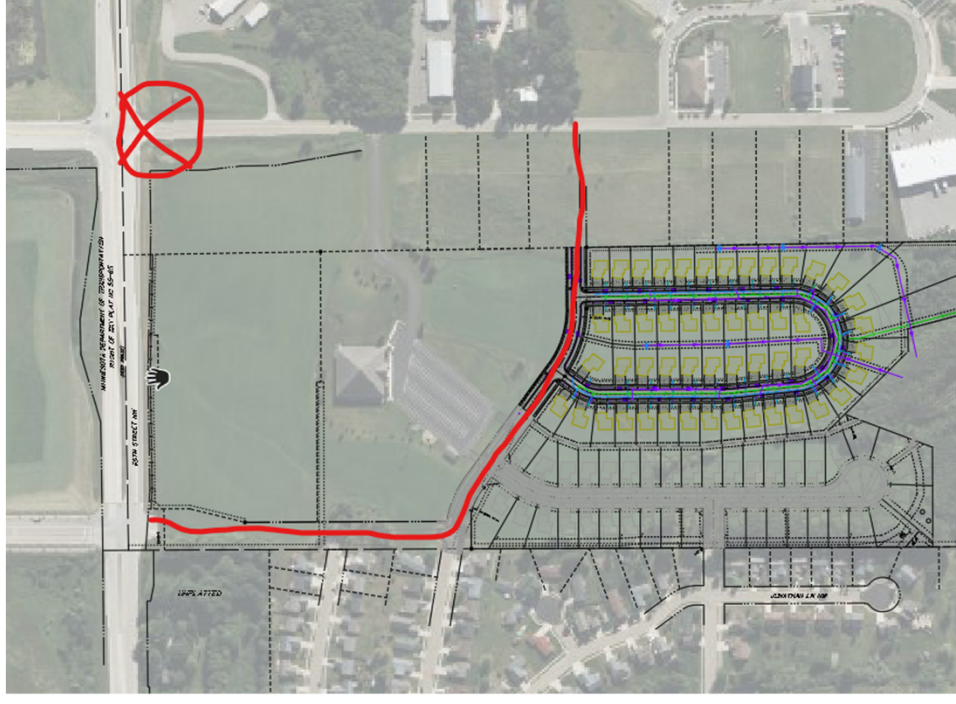
■ Street Layout – Site Plan

- Phase-1 was 38 Lots – Blossom extension, Cody Lane and Place construction, Winesap Extension
- Phase-2 is 50 Lots – Single loop and extension of Winesap.
- 88 houses total on 28.6 acres = 3.1 houses/acre average
 - 50 houses on 13.7 acres of Phase 2 = 3.6 houses/acre average
- Stormwater will run mostly behind the houses to the south and into the existing pond that was expanded to account for added runoff from development as part of Phase 1.
- Watermain, Sanitary, and Storm sewer will also be installed as part of this project to serve each lot of Phase 2.



■ Future Details

- City has plans to close 34th Ave and 65th St Intersection in the future. Rome Circle traffic would then be routed west on Winesap and north up to the new intersection of 37th Ave and 65th St.



■ Traffic Impacts

- Below is the table from the original traffic impact study waiver. This is for the original plan of duplexes for Phase 2. The actual generation of single-family homes will be less than this. However, the road network in this area was designed to accommodate the trips for the duplexes.

	Units	AM Peak Hour Trips	PM Peak Hour Trips	Total Weekday Trips
Single Family Attached	100	48	57	720
Single Family Detached	37	26	35	349
Total	137	74	92	1,069

■ Environmental Features

- Multiple Existing Wetlands
 - Wetland 3 and Stream 1 were filled in as part of Phase 1
 - Stream 1 was rerouted and straightened as part of Phase 1
 - Wetland 1 was expanded
 - Wetland 2 remained and will remain untouched and protected – This is a higher quality wetland.





Questions

- Contact Information:
- Adam Pleschourt
- 507-206-2151
- Adam.Pleschourt@widseth.com

■ 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).