

PEBBLE CREEK GENERAL DEVELOPMENT PLAN (GDP) & PRELIMINARY PLAT NIM

PEBBLE CREEK PROPERTY

WSE MASSEY ENGINEERING & SURVEYING

LENNAR

MAY 6, 2025

Overview

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- The Application Process
- Exhibits:
 - Existing Zoning District
 - Proposed Street Layout and Unit Densities
 - Future Project Details
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- Existing & Future Environmental Features
- Q&A

Introduction

Owner

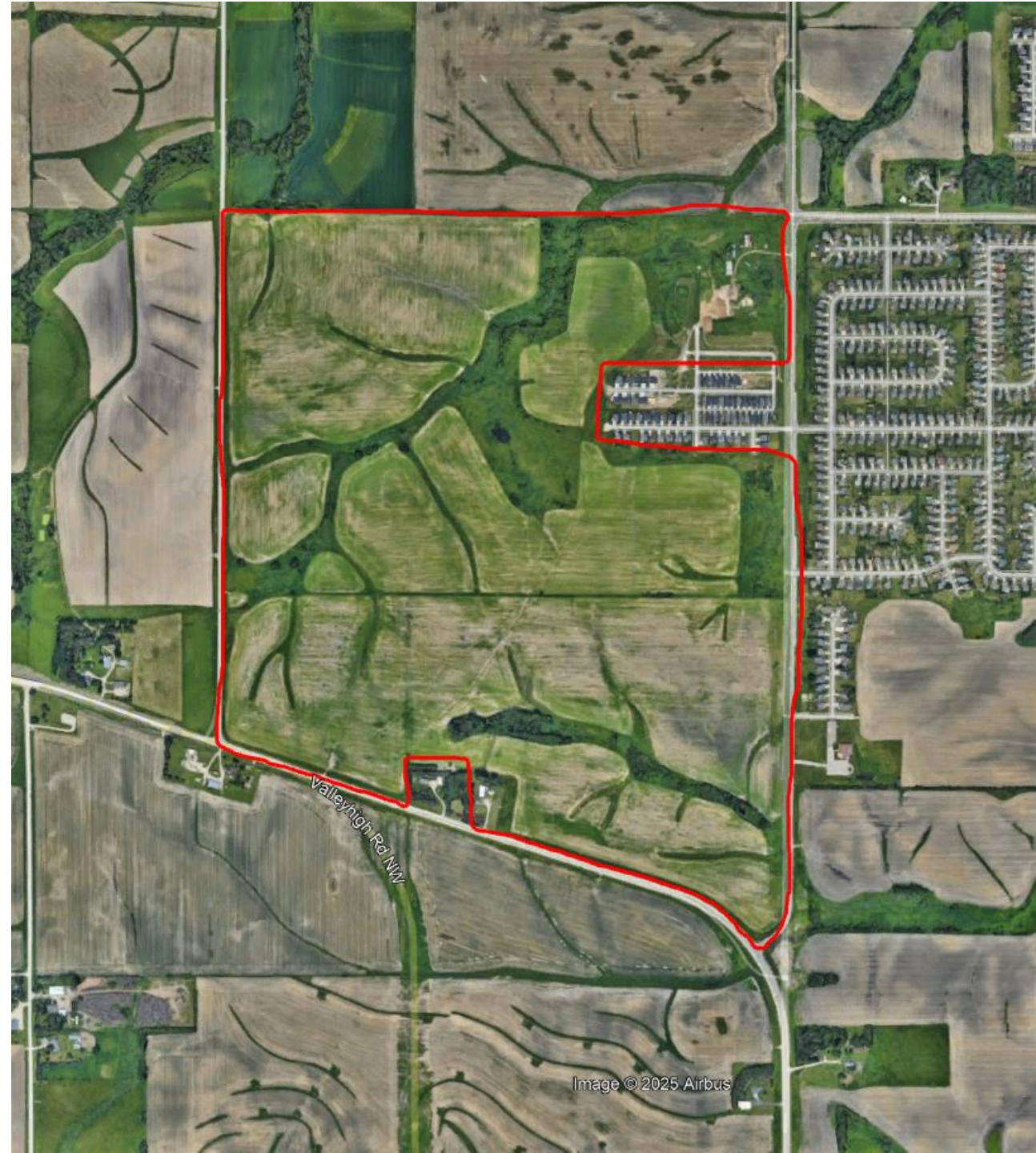
Charles DeWitz

Developer

Lennar– Steve Troskey

Civil Engineering & Planning Consultant

WSE Massey Engineering – Ryan
Schoenfelder & Tyler Mandler



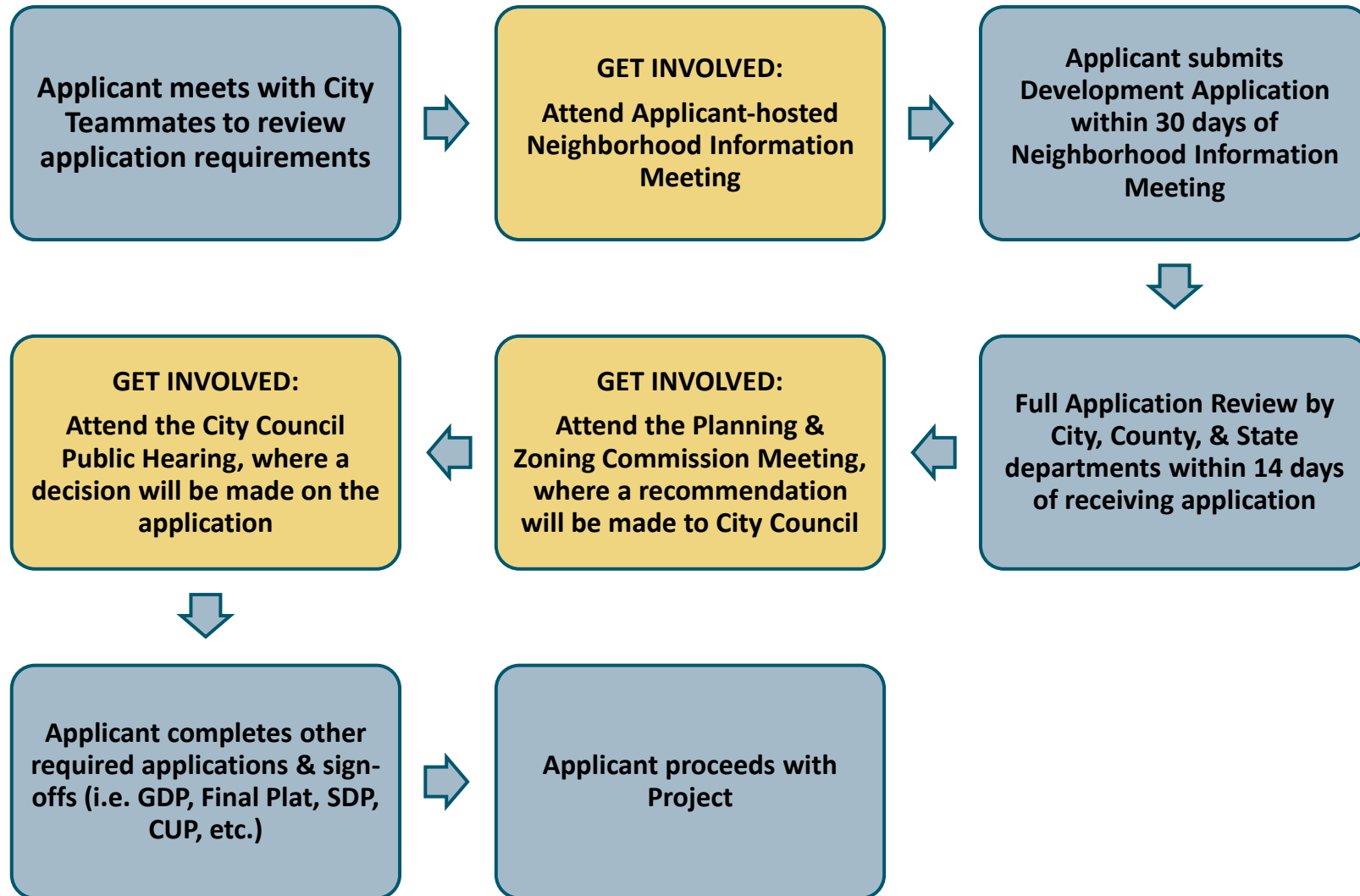
About our Project

Development of 900 to 960 homes across 369 acres, to be constructed in multiple phases.

Permits/Approvals needed include:

1. Annexation into the City
2. General Development Plan (GDP)
3. Environmental Assessment Worksheet (EAW)
4. Preliminary Plat
5. Construction Plan Approval
6. Final Plat

The Application Process



Location Map

- NW Rochester bounded by 60th Ave on the East, Future 55th St on the North, Olmsted County 158 on the West, and Behrens Ln/Valleyhigh Rd on the South.
- 369 Total Acres
- Agricultural Farmland
- Adjacent to residential development and recently upgraded roadways.

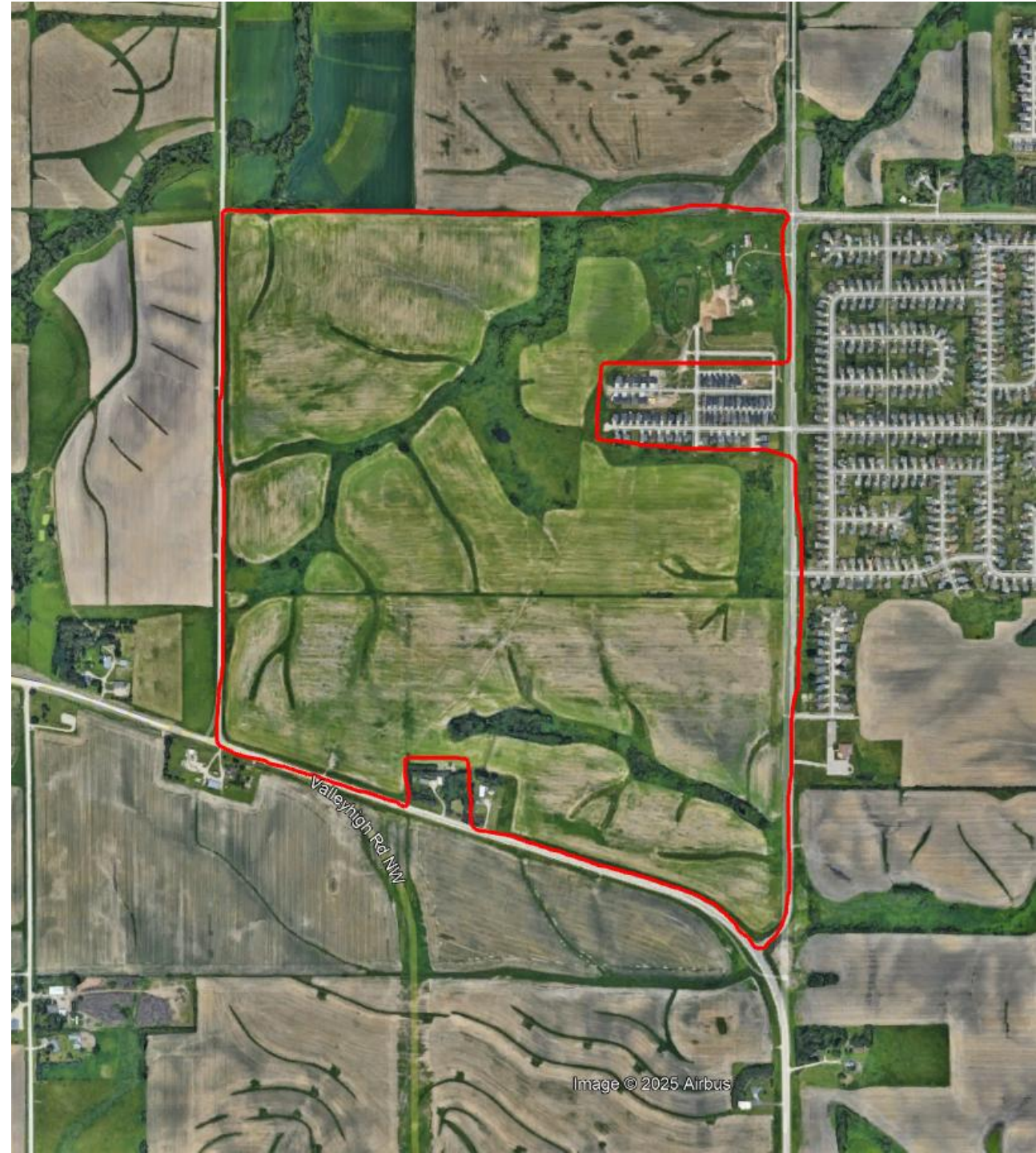
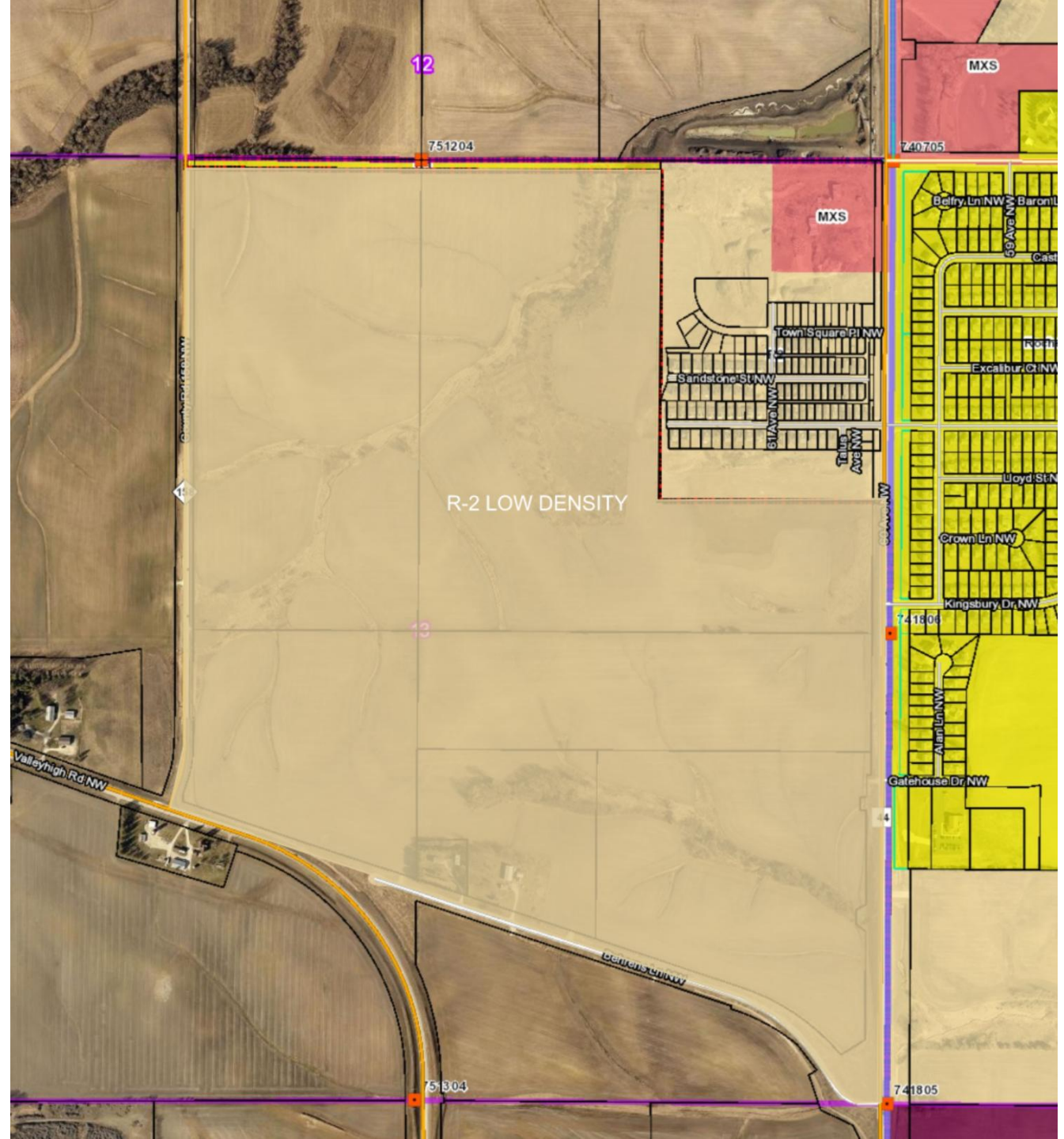


Image © 2025 Airbus

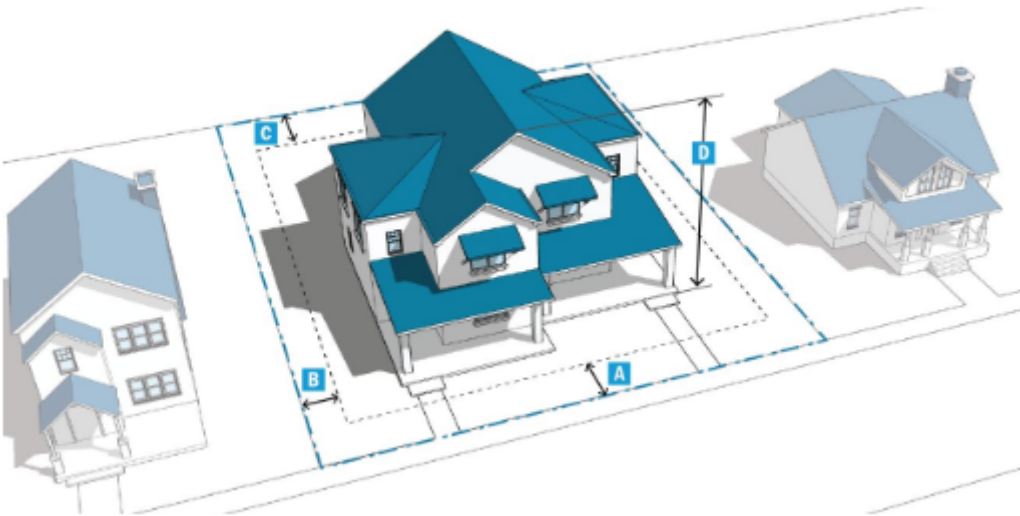
Existing Zoning District

- R-2 Low Density Small Lot. Permitted uses:
 - Residential housing
- MX-S Mixed Use Street-Orientated. Permitted uses:
 - Multifamily Buildings (4+ units attached)
 - Nursing Home
 - Medical Facility
 - Vet
 - Indoor Entertainment
 - Food & Service



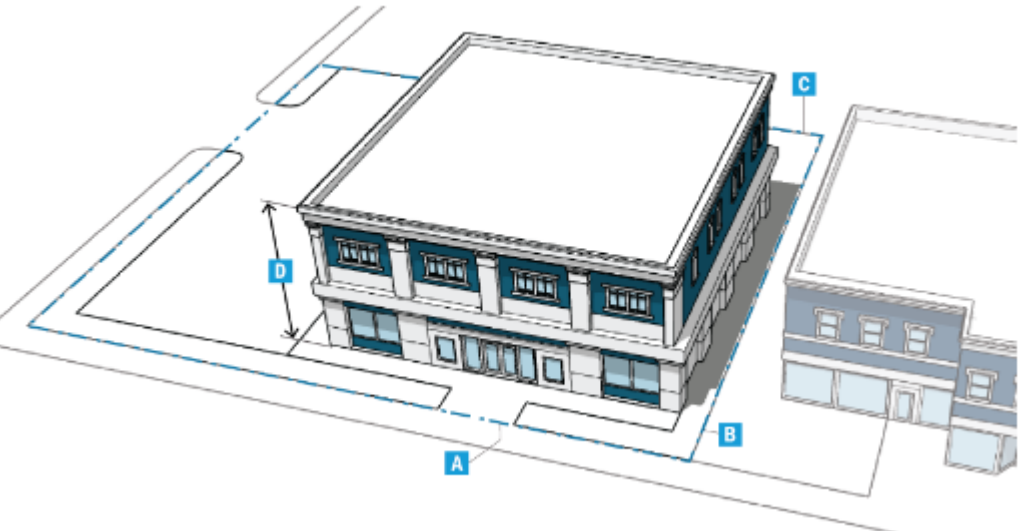
2. Dimensional Standards

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
Building/Structure Height (Maximum in feet)		
D	Primary Structure	35
	Accessory Structure	15 [1]
NOTES		
[1] 24 feet for Accessory Dwelling Units.		



2. Dimensional Standards

Table 200.03-8 MX-S Lot and Building Standards		
Lot Dimensions (Minimum)		
	Lot Area	None
	Lot Width	None
Building Setbacks (Minimum or Maximum, in feet)		
A	Front	None to 15 (maximum)
B	Interior Side	None
	Street Side	7
	Minimum Sum of Interior Side Yards	None
C	Rear	None
Building/Structure Height (Maximum in feet)		
D	Primary Structure	36
	Accessory Structure	15 [1]
NOTES		
[1] 24 feet for Accessory Dwelling Units.		



Proposed Street Layout & Unit Densities

Overall Site (GDP)

R-2 = 818-878 units (2-7 units/acre)

MX-S = 82 units (6-8 units/acre)

- 4-Plex Buildings
- 6-Plex Buildings

Overall Density = 900-960 units (2-4 units/acre)

Phase I (Preliminary Plat)

R-2 = 375-435 units (2-7 units/acre)

MX-S = 82 units (6-8 units/acre)

- 4-Plex Buildings
- 6-Plex Buildings

Density = 457-517 units (2-4 units/acre)



Future Project Details

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

Anticipated Development Schedule:

1. Receive approvals and permits in 2025 and begin moving dirt on Phase I.
2. Install utilities 2025-2026 and begin building homes on Phase I spring of 2026.
3. Receive approvals and permits in late 2025-2026 for Phase II. Begin grading and installing utilities in 2025-2026. Mid/Late 2026-2027 begin building homes on Phase II.



Traffic Impacts

- A traffic study is being completed.
- Access points
 - 2 to 55th St NW (Will be extended west to CR #158)
 - 2 to CR #158
 - 2 to Behrens Ln NW
 - 3 to 60th Ave NW (CR #44)
- The development contains public and private roadways. 60th Ave was recently upgraded in anticipation of future development in this area.



Existing & Future Environmental Features

- Wetlands are present on the property. The wetlands are being avoided to the maximum extent feasible.
- Boulevard Trees along the roadways (every 50').
- Public parkland areas.



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).