

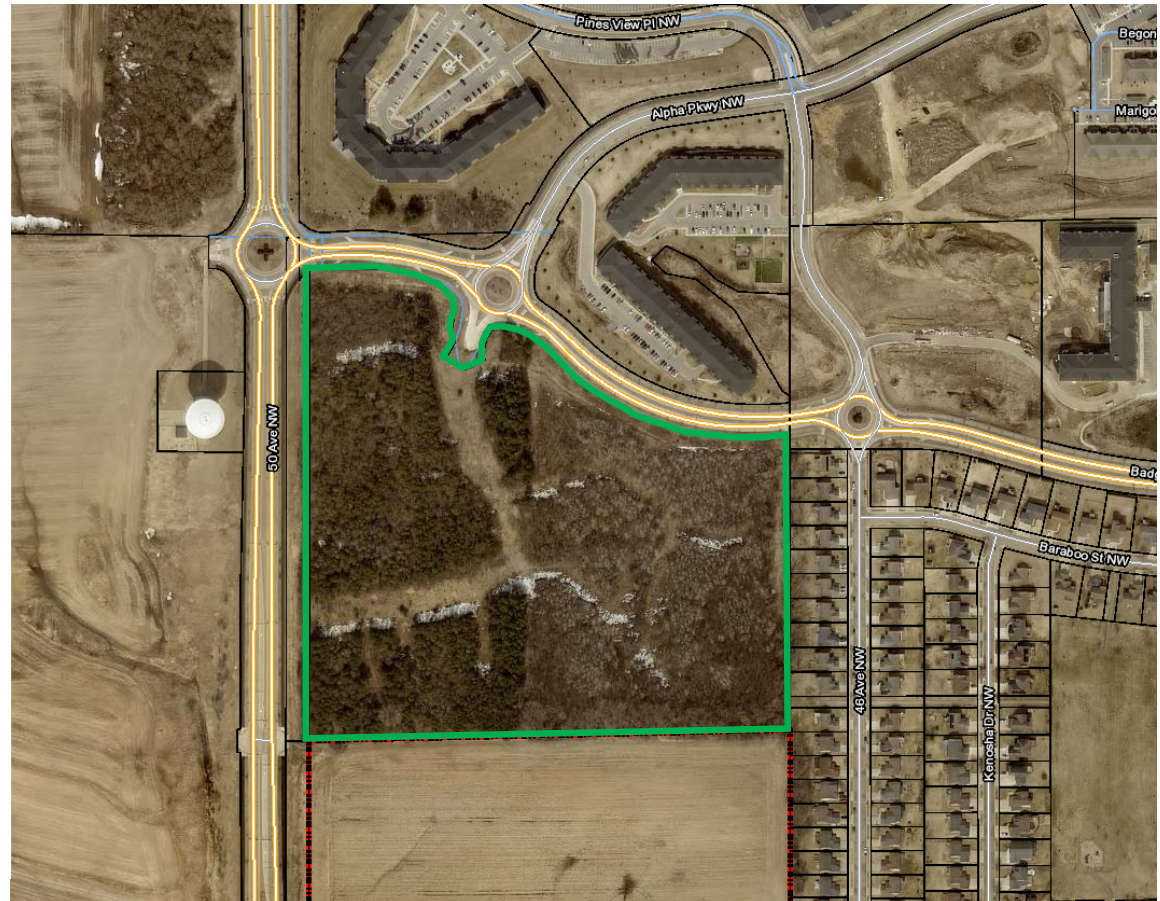
Savannah Rochester Subdivision

Neighborhood Information Meeting
June 5, 2025, 5:30 pm-6:30 pm

WiDSETH

■ Agenda

- Introductions
- Project Overview
- The Application Process
 - Site Development Plan (SDP)
 - Major Land Subdivision
- Exhibits
 - Existing Zoning District
 - Proposed Street Layout and Unit Densities / Site Plan
 - Landscape Plan
 - Building Elevations
 - Photometrics
- Traffic Impacts
- Existing and Future Environmental Features
- Questions

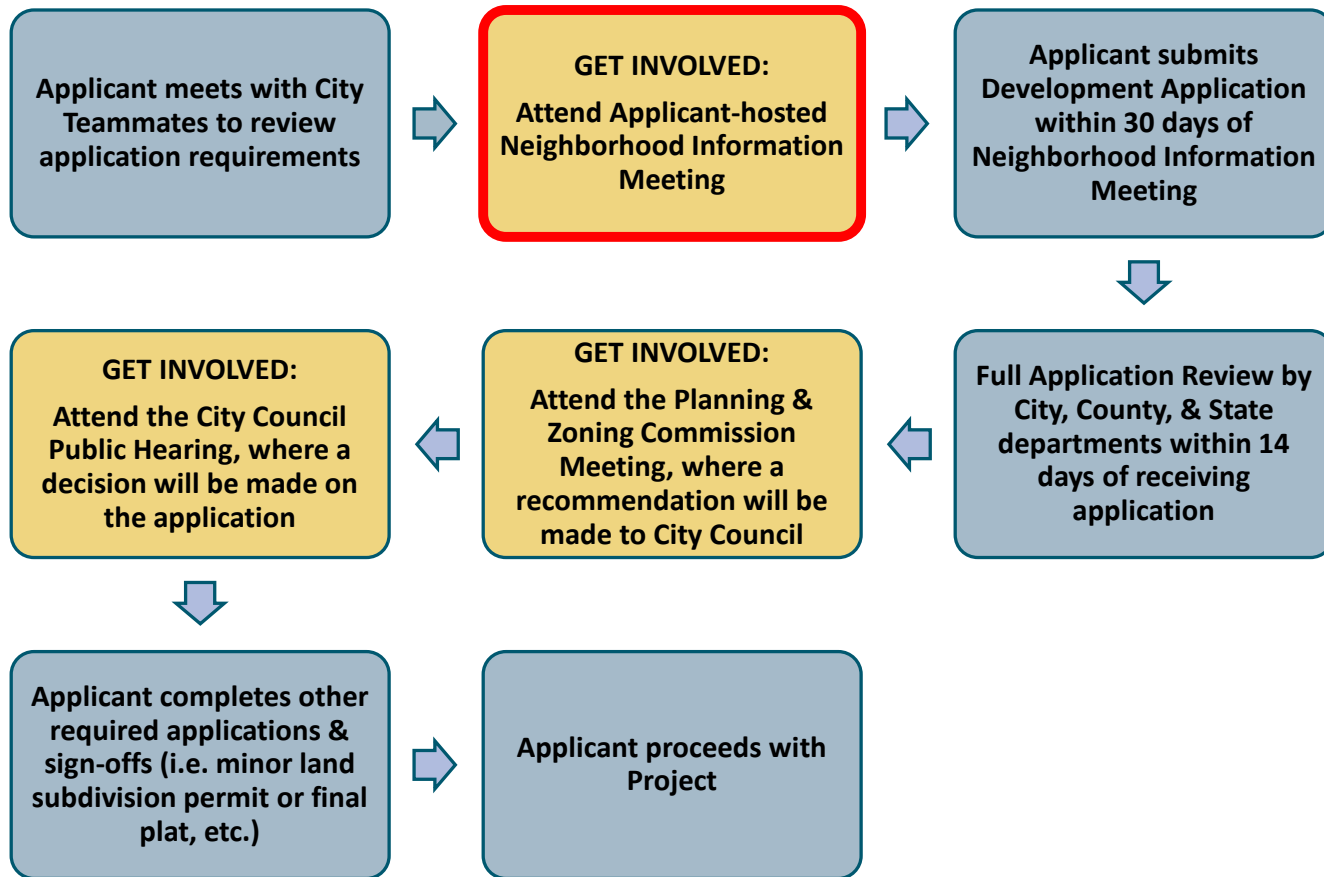


■ Project Overview

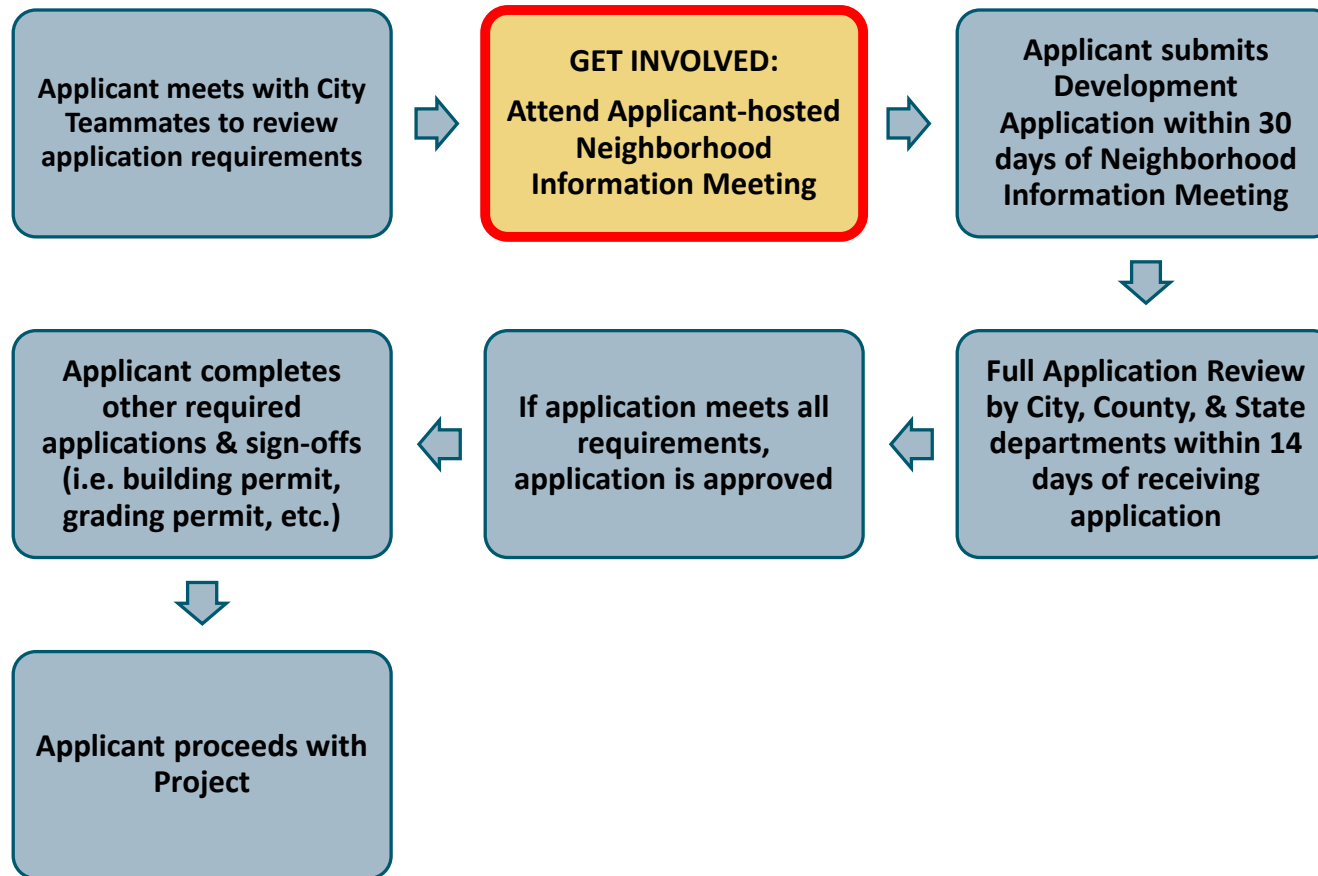
- Located on SE corner of 50th Avenue NW & Badger Hills Drive NW
- Site is in the R2 zoning district
- Site is 28.34 acres
- Current Use: Vacant Land
- Proposed Use: Single Family Attached Dwellings
 - 178 units (approximate)



■ Application Process: Major Land Subdivision

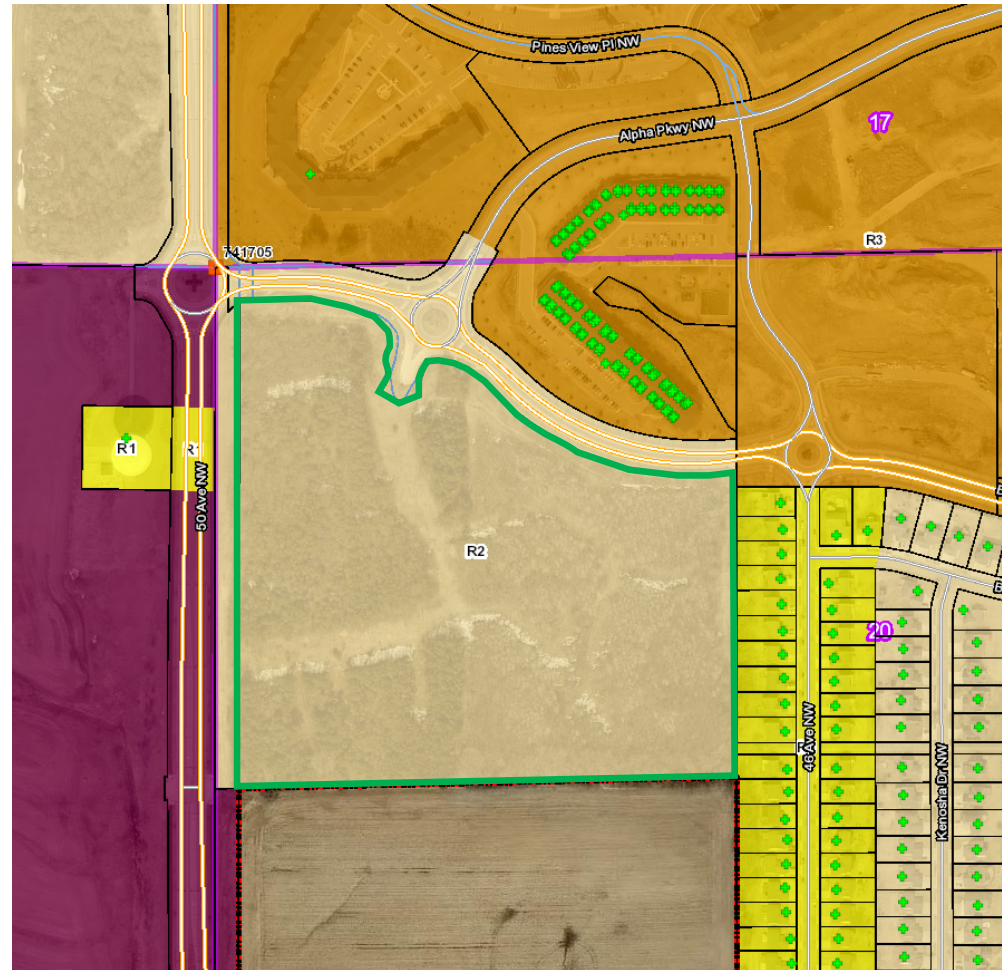


■ Application Process: Site Development Plan



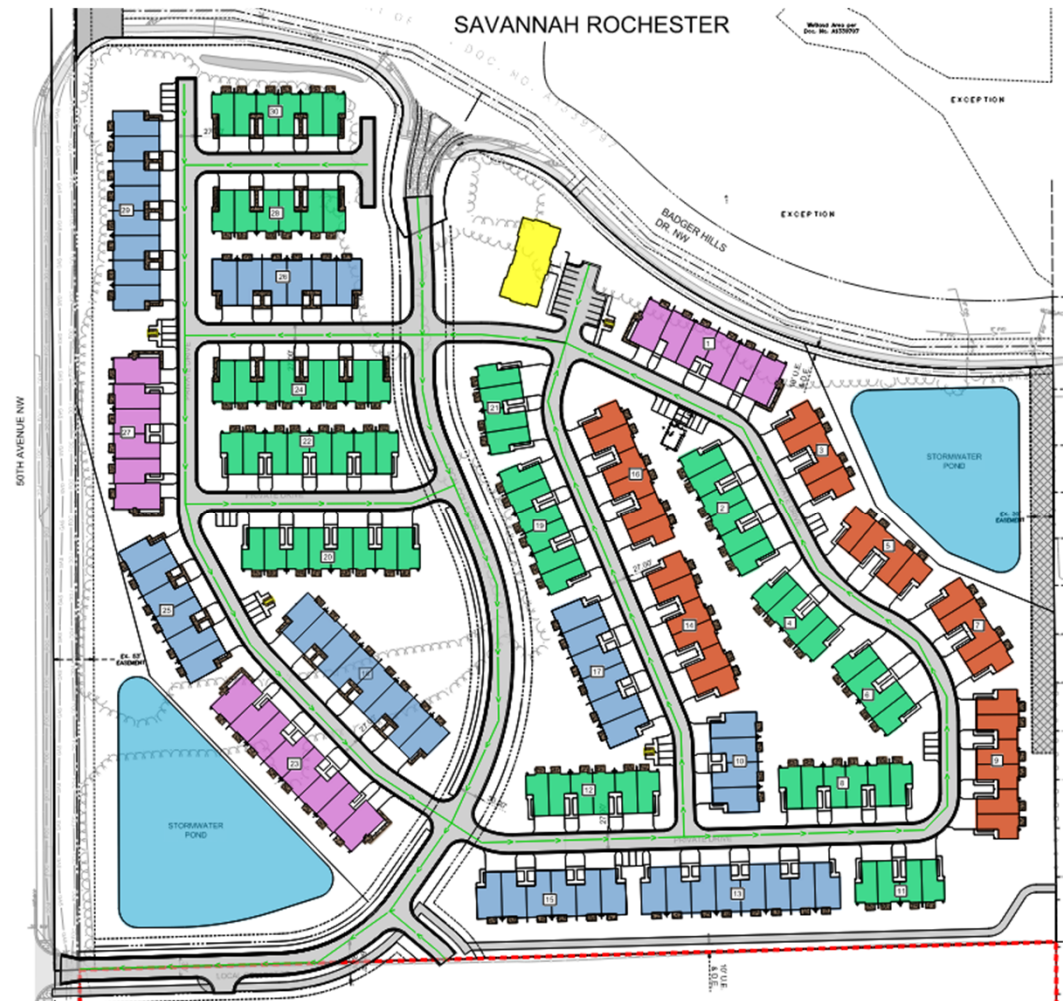
■ Existing Zoning

- Residential Low-Density Small Lot (R-2)
 - The R-2 district is intended to maintain and promote areas with a mixture of residential dwelling types that are of an overall low-density or are undergoing conversion from predominantly single-family detached dwellings to duplexes and other attached dwellings. Certain supportive non-residential uses, and compatible infill development, consistent with the character of the area are permitted.



■ Street Layout, Unit Densities, Site Plan

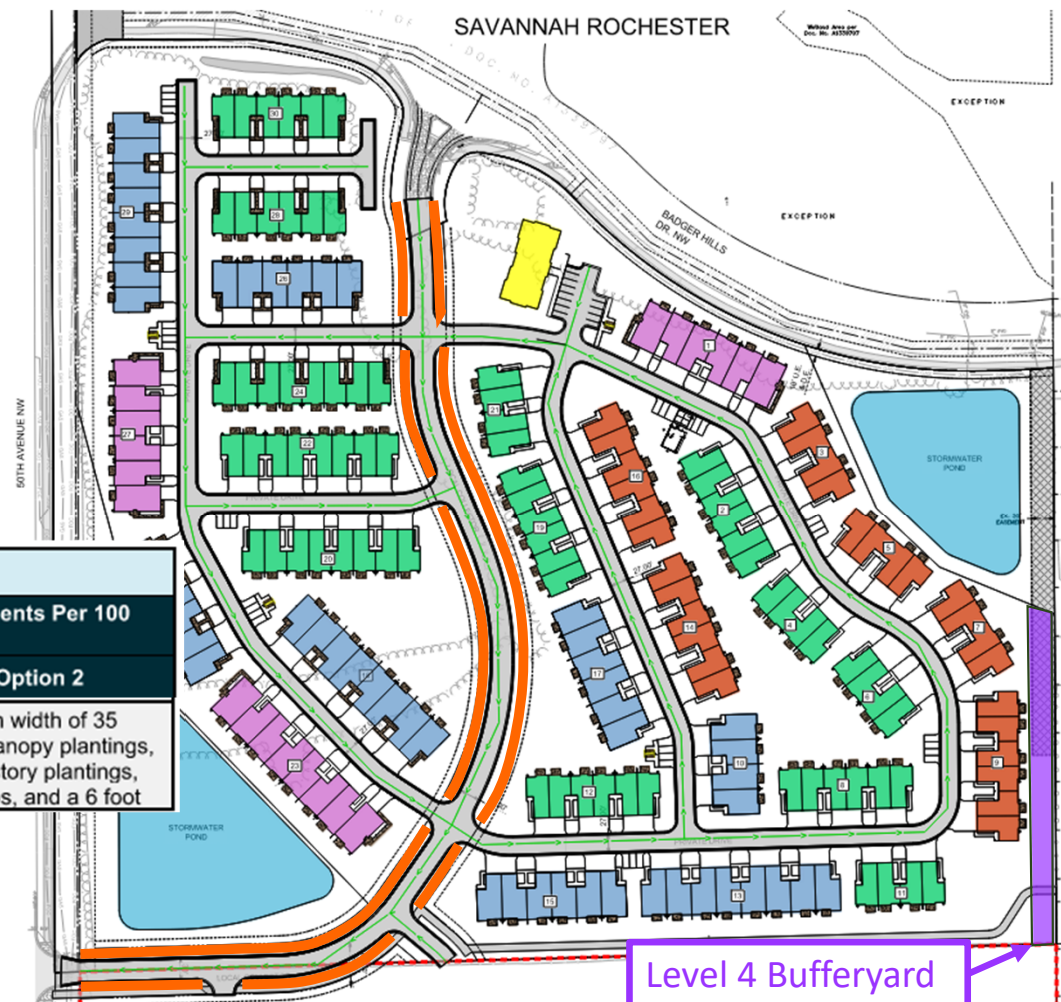
- Total of 178 units
 - 7 – 8-plex buildings: 56 units
 - 15 – 6-plex buildings: 90 units
 - 8 – 4-plex buildings: 32 units
- Unit Density of approximately 6.3 units per acre
- Extension of Alpha Parkway NW
- Private road network
- Resident amenities:
 - Club House
 - Private Open Space



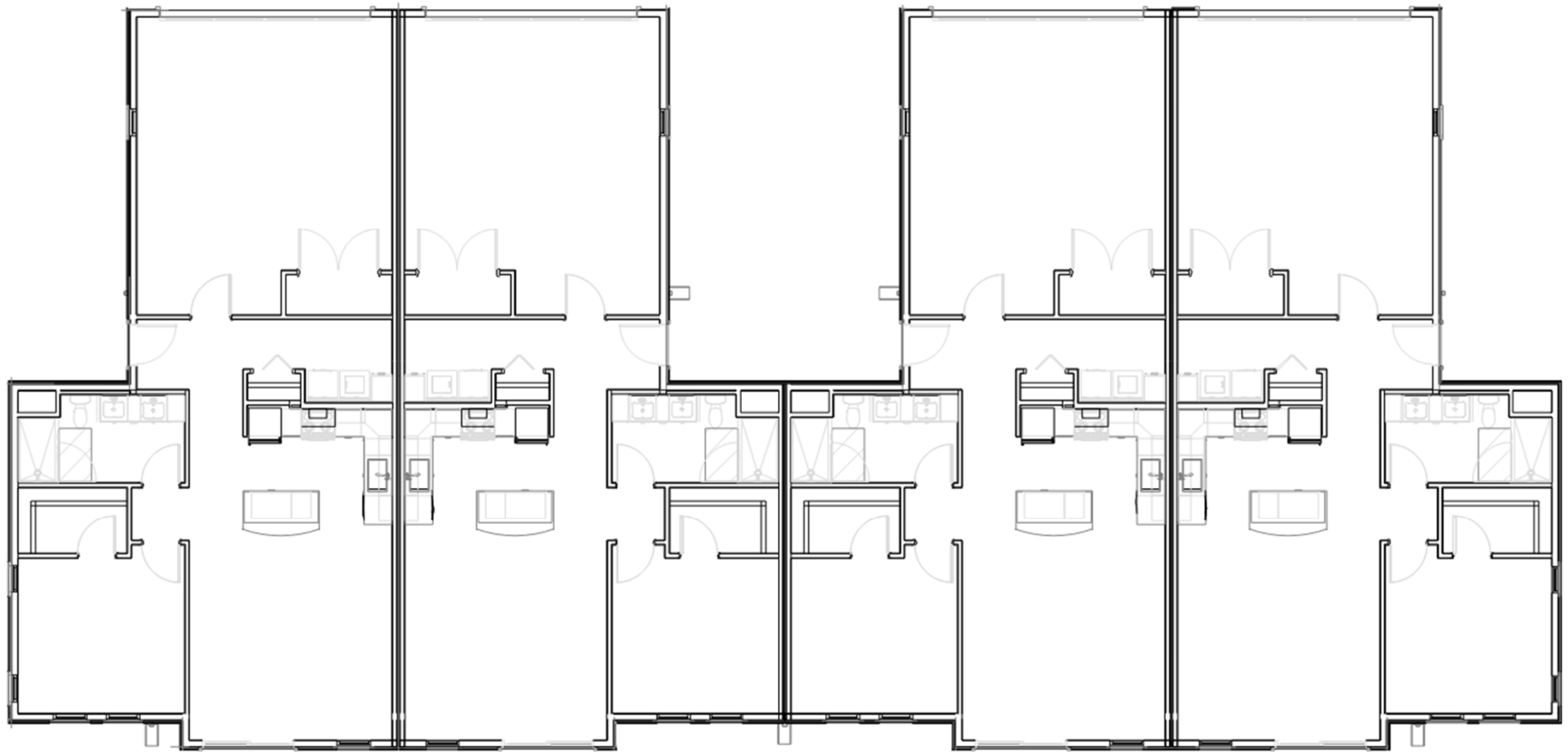
■ Landscaping Requirements

- Boulevard Trees – 1 tree per 50 ft of Frontage
 - Badger Hills Drive NW – Existing Trees
 - 50th Avenue NW – Existing Trees
 - Alpha Parkway NW – 2,858-ft
 - 57 new boulevard trees
- Neighborhood Protection Standards
 - Level 4 Bufferyard adjacent to single family residential

Table 400.06-4 Bufferyard Levels			
Bufferyard Level and Configuration	Description	Minimum Bufferyard Requirements Per 100 Linear Feet	
		Option 1	Option 2
Level 4 Bufferyard: Opaque	Functions as an opaque screen that prevents visual contact between uses and	Minimum width of 25 feet, 6 canopy plantings, 5 understory plantings, 20 shrubs, and a 6 foot	Minimum width of 35 feet, 4 canopy plantings, 7 understory plantings, 15 shrubs, and a 6 foot



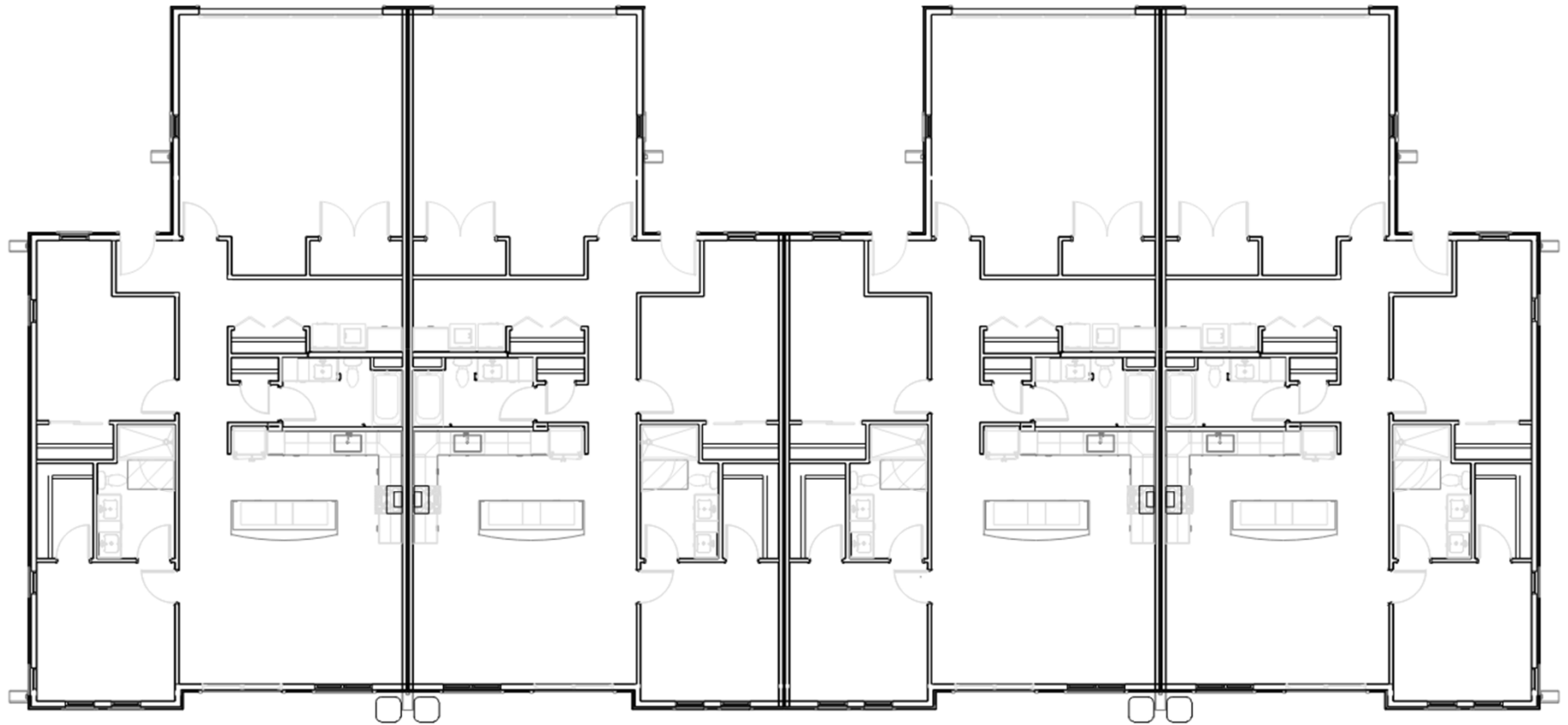
■ 1-BR Floor Plan



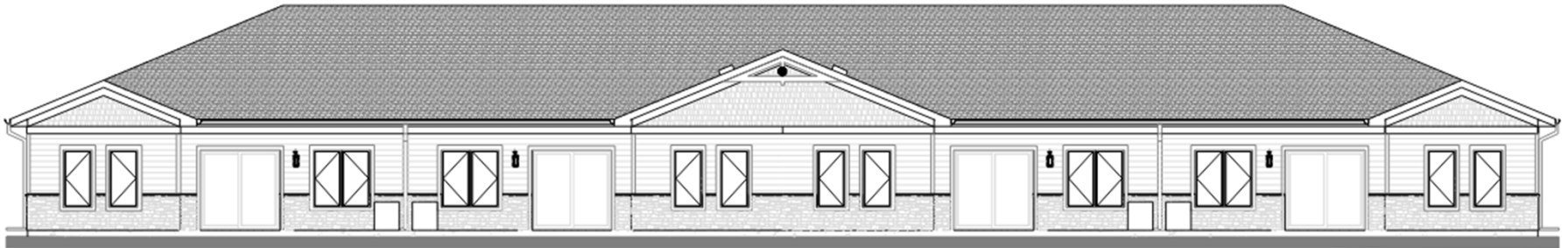
■ 1-BR Elevations



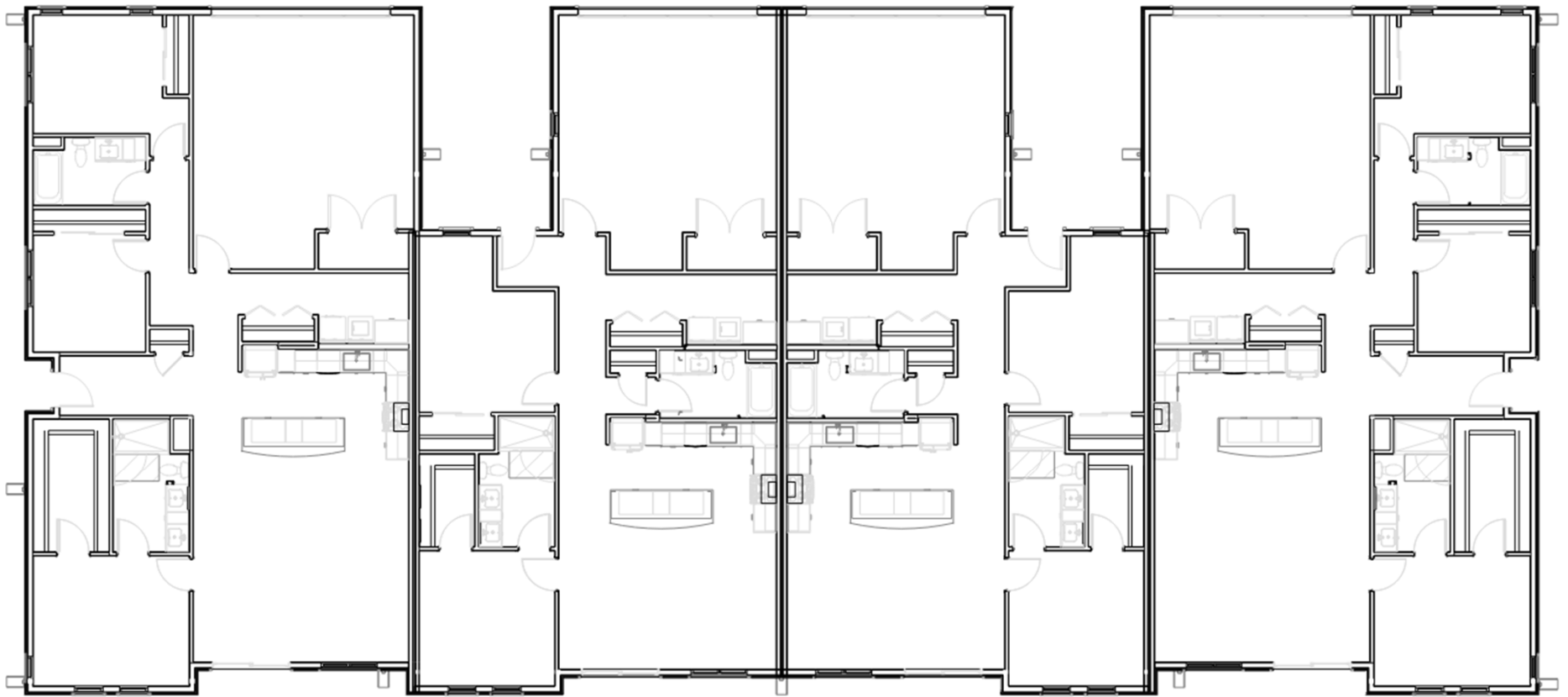
■ 2-BR Floor Plan



■ 2-BR Elevations



■ 2 & 3-BR Floor Plan



■ 2 & 3-BR Elevations



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■ Photometrics

- Lighting is not permitted to exceed 1 foot-candle at property line, 3,000 kelvin and can be no higher than 18 feet tall from finished grade
- The color of the lighting fixtures will encompass a warm lighting color hue. Foot-candle maximum will ensure excess light does not spill onto neighboring properties

City of Rochester Unified Development Code

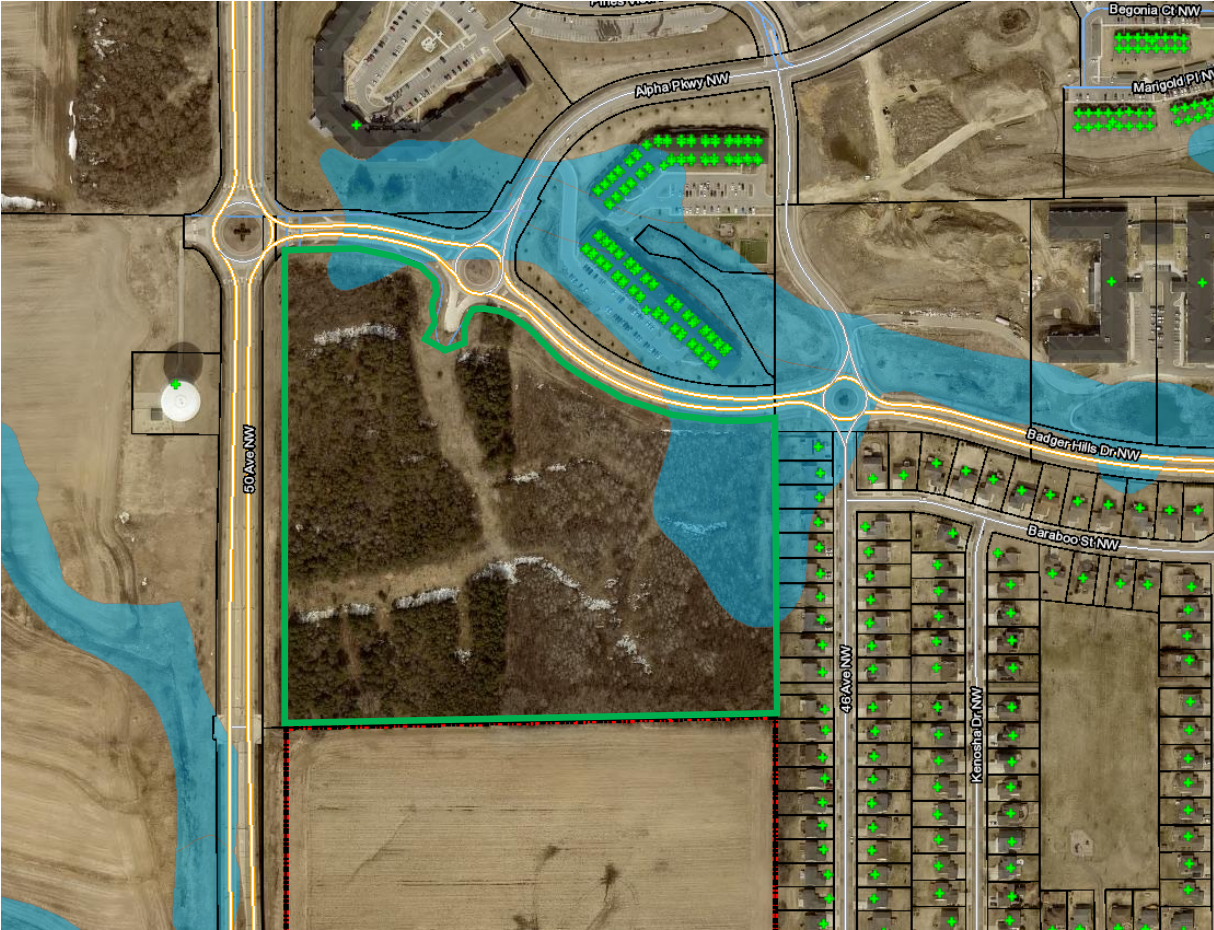
Table 400.10-1 Maximum Permitted Illumination and Height

Type of Cutoff on Luminaire	Maximum Illumination			Maximum Height		
	Agricultural or Residential District	Mixed Use District	Non-Residential District	Agricultural or Residential District	Mixed Use District	Non-Residential District
	3,000 Kelvin					
Cutoff angle less than 90° [2] [5]	1.0 footcandle 3,000 Kelvin	2.0 footcandles 3,000 Kelvin	2.0 footcandles 4,100 Kelvin	18 feet	30 feet	30 feet
NOTES [1] Luminaires with no cutoff and lights with a total cutoff angle of greater than 90 degrees are only allowed for single family or two-family dwellings, and shall not exceed 1,000 lumens. [2] Luminaires with a total cutoff of light of less than 90 degree shall be designed so that the bare light bulb, lamp, or source is completely shielded from the direct view of an observer standing at the property line at a point five feet above grade.						

■ Traffic Impacts

- Existing Conditions:
 - Vacant land
 - Daily Trips – 0
 - AM/PM peak hour trips - 0
- Proposed Conditions:
 - ITE Use 215 - Single Family Attached
 - Daily trips – 1,543
 - AM/PM peak hour trips –139

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Questions

- Contact Information:
 - Craig Britton
 - 507-206-2125
 - Craig.Britton@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).