

PRAIRIE OAKS - NEIGHBORHOOD INFORMATIONAL MEETING

RIDGELINE HOMES

10/28/2025

Overview

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

Introduction

Owner & Applicant – Oak Grove RST

- David Friedline, Ridgeline Homes

Engineer – WSE Massey Engineering and Surveying

- Bill Tointon, Director of Land Development
- Ryan Schoenfelder, Engineer and Planner



About our Project

Residential Development Project

- 15 Acres
- 38 Homes

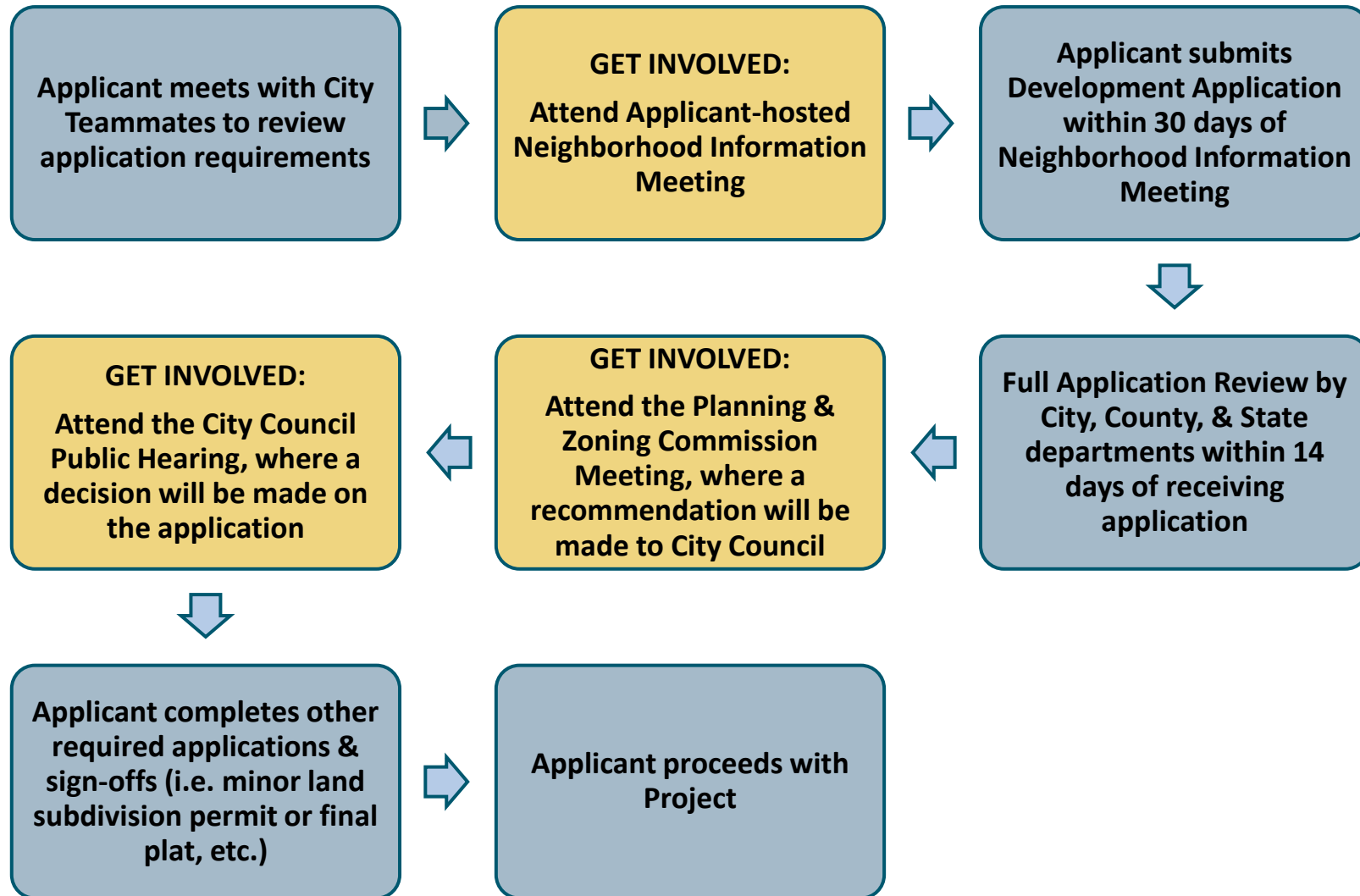
Permitting process includes:

1. General Development Plan
2. Zone Change*
3. Preliminary Plat*
4. Construction Plans
5. Final Plat*

*Denotes public hearings at City Council



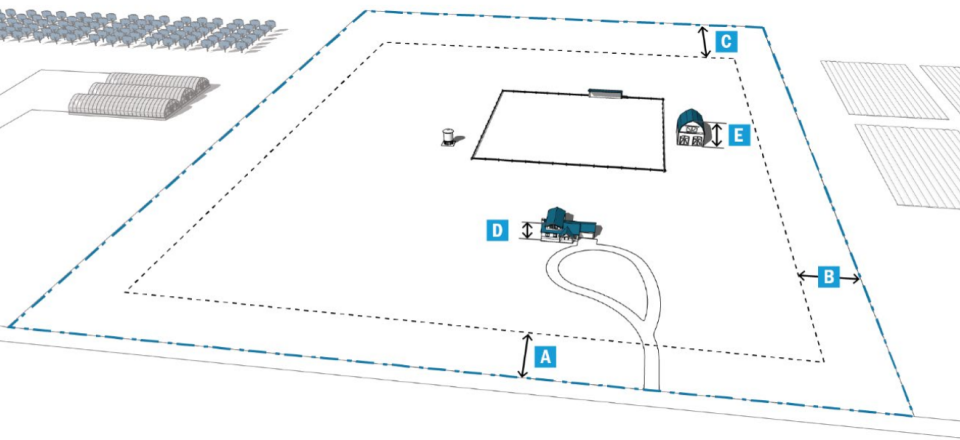
The Application Process



Existing Zoning District

AG - Agricultural

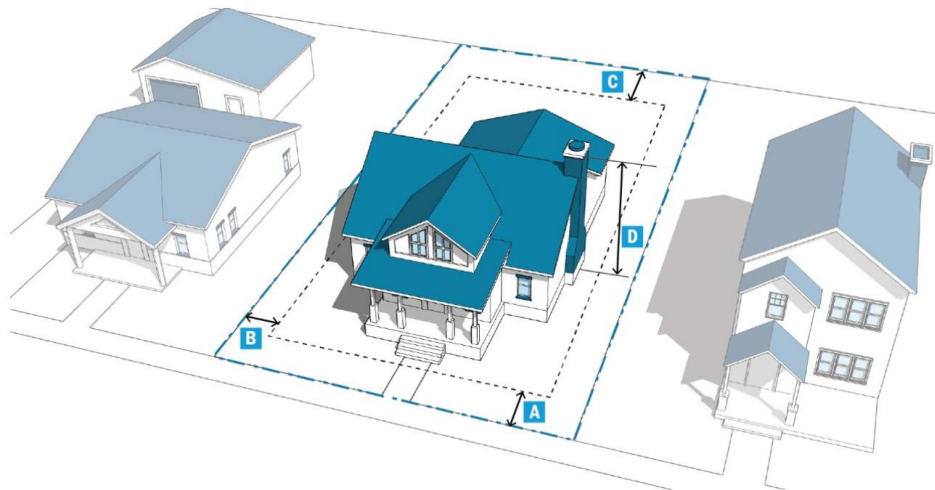
Table 200.03-1 AG Lot and Building Standards		
Lot Dimensions (Minimum)		
	Lot Area	35 Acres
	Lot Width	60 feet
Building Setbacks (Minimum in feet)		
A	Front	20
B	Interior Side	6
	Street Side	12
	Minimum Sum of Interior Side Yards	16
C	Rear	25
Building/Structure Height (Maximum in feet)		
D	Primary Structure	35
E	Accessory Structure	45



Proposed Zoning District

R1- Low Density Residential

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



Comparison

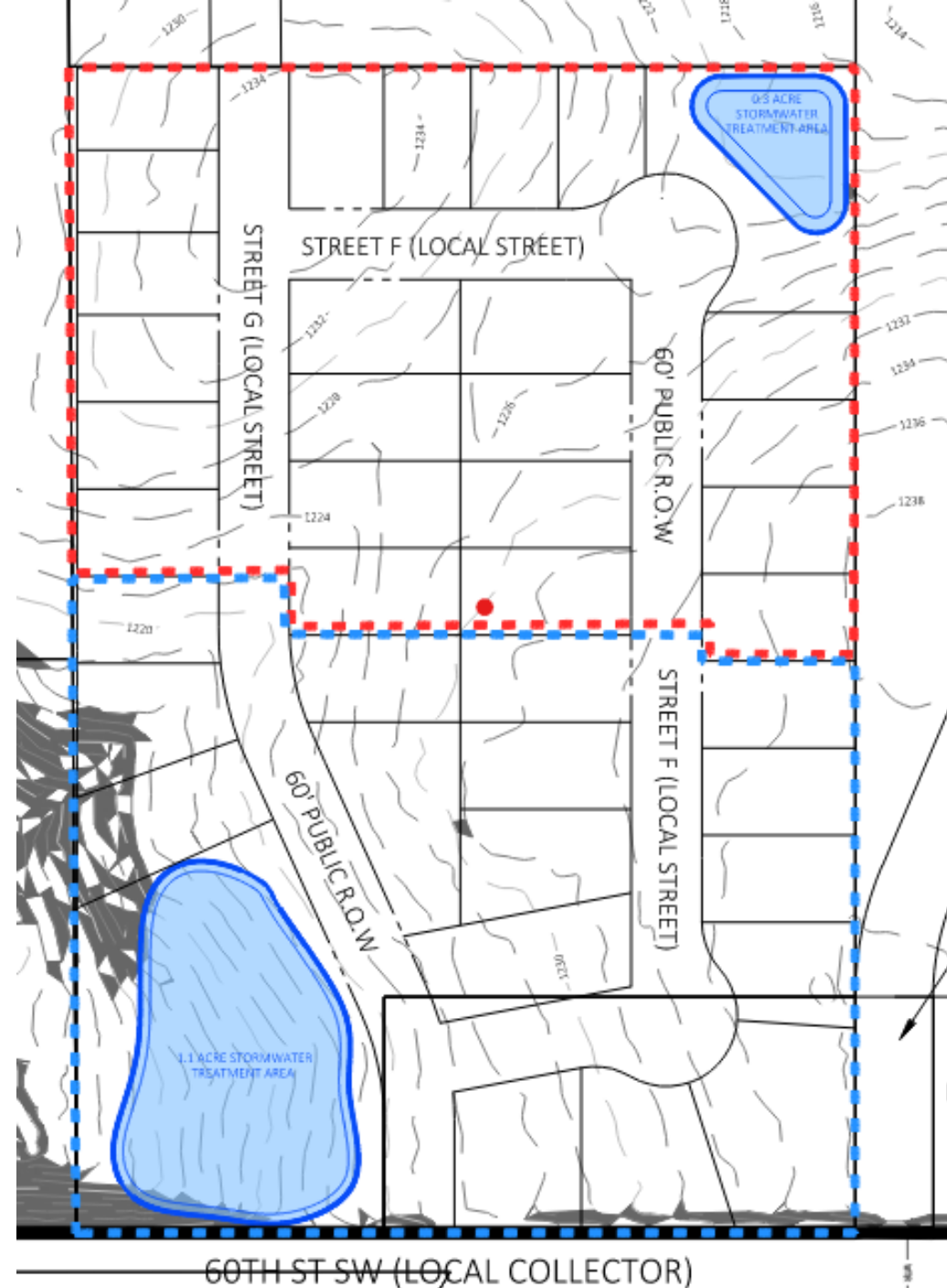
	AG	R-1
Lot Dimensions (Minimum)		
Lot Area	35 acres	5,000 sq. ft.
Lot Width	60 feet	60 feet
Building Setbacks (Minimum in feet)		
Front	20	15
Street Side [1] [2]	12	12
Interior Side [3]	6	5
Sum of Interior Sides	16	12
Rear, Primary Building/Structure [4]	25	20
Rear, Accessory Building/Structure on Corner Lots [5]	6	6
Building/Structure Height (Maximum in feet)		
Primary Structure	35	35
Accessory Structure	45	15 [6]

Use Category	Zoning districts and subdistricts (where applicable)	AG	R-1
Residential uses	Dwelling, Single-family Detached	S	S
Residential uses	Medical Stay Dwelling Unit		S
Residential uses	Nursing Home		P*
Residential uses	Offender Transitional Housing		C*
Residential uses	Residential Care Facility		S/ P*
Residential uses	Art Gallery, Museum, and Library	P	P
Residential uses	Cemetery	P*	P*
Residential uses	Community Center	P*	P*
Residential uses	Community Garden	S*	S*
Residential uses	Day Care Facility	S/ P*	S/ P*
Residential uses	Emergency Services	P*	P*
Residential uses	Funeral Home		P
Residential uses	Medical Facility		P*
Residential uses	Place of Worship	S	S
Residential uses	Public Park	S	S
Residential uses	School	S*	S*
Residential uses	Social Services	P	P*

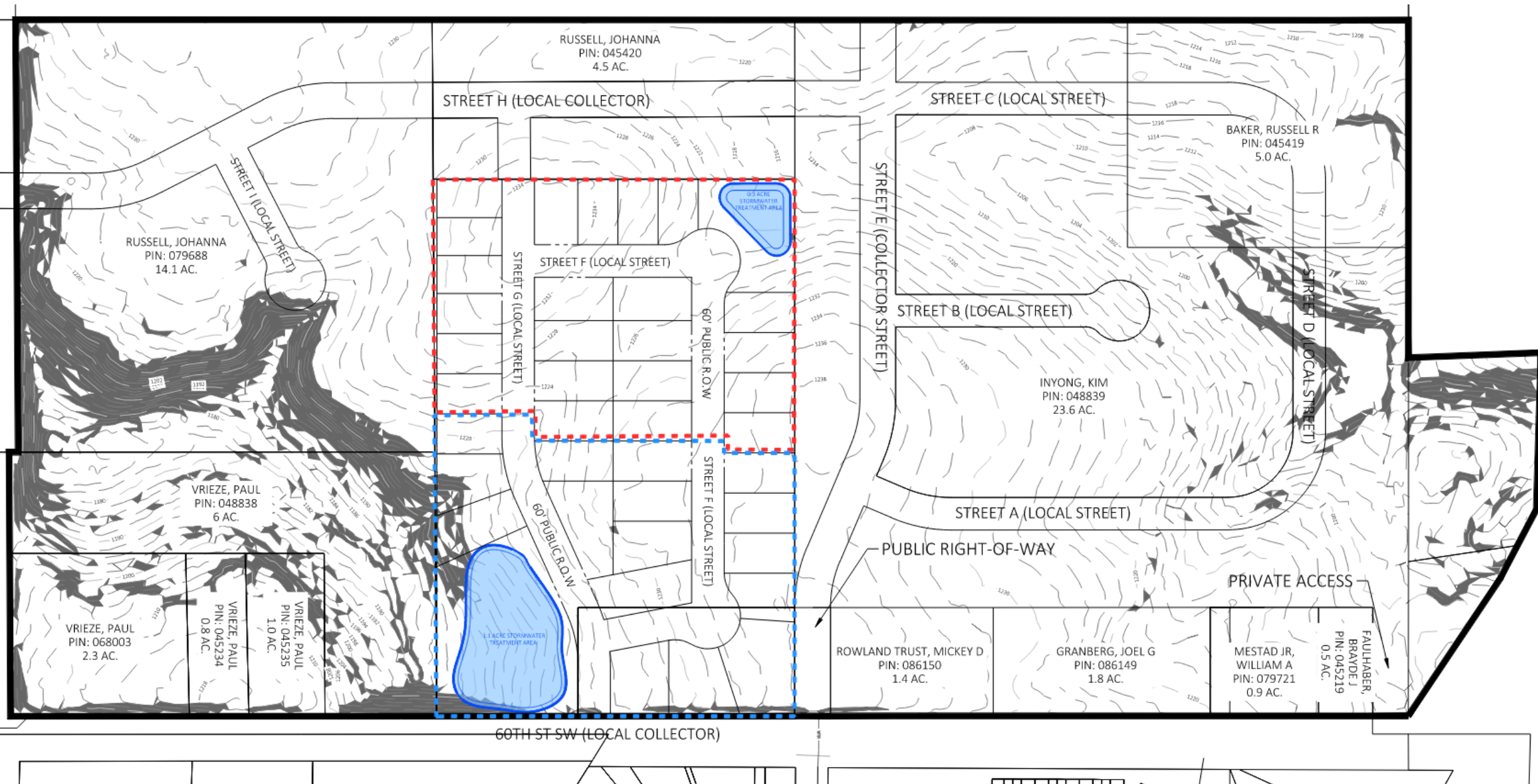
Proposed Street Layout & Unit Densities

Project Features

- Public Streets
- On-site stormwater treatment
- Density = 2.5 units/ac.
- Lots sizes = 80' Frontage & 0.2 acres.



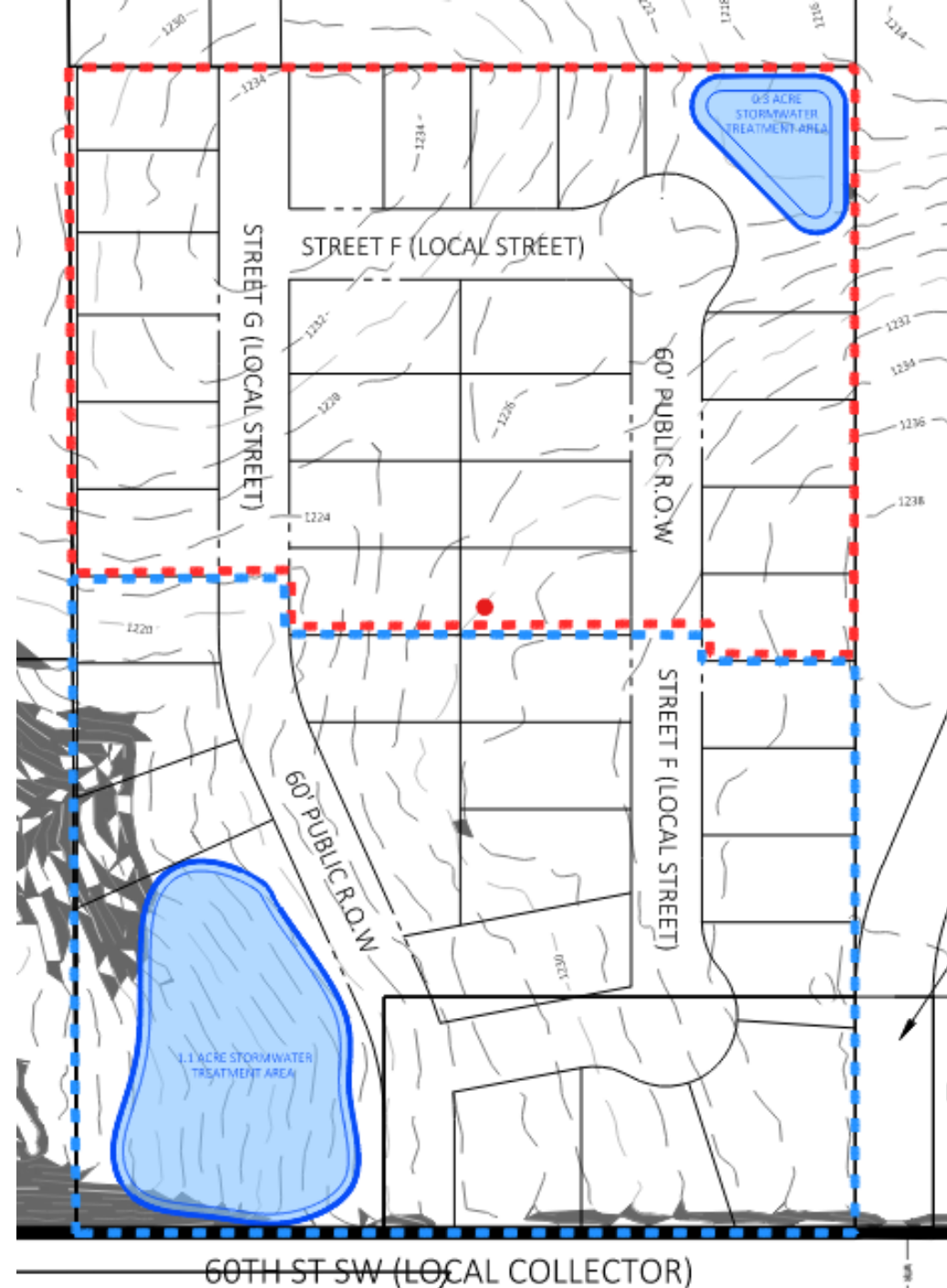
11TH AVE SW (PRIMARY COLLECTOR)



Future Project Details (if known)

Project will be broken in phases.

- PHASE 1- 16 LOTS
- PHASE 2- 22 LOTS



Traffic Impacts

A traffic study determination is made by the city engineer. A waiver was requested for being below the analysis threshold.

Estimated Trip Generation

38 Homes * 9.4 Trips per day = 357 trips per day to 60th St SW.

Existing & Future Environmental Features

No wetlands or sensitive soils have been found on the site. Boulevard trees will be planted along the road in the subdivision.



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).