

Hadley Valley

Craig Johnson/Farmland, LLC



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

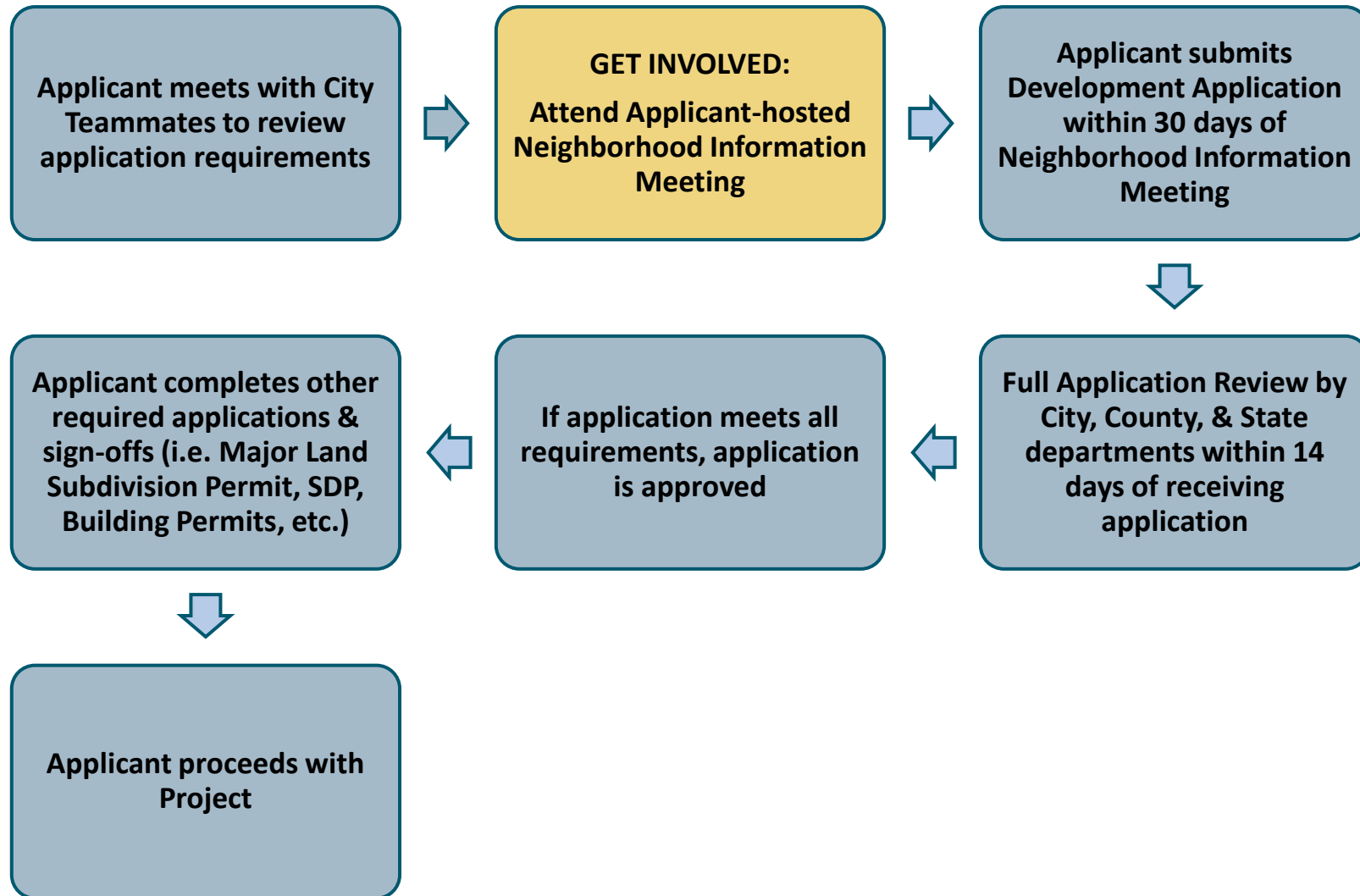
Farmland, LLC - Developer

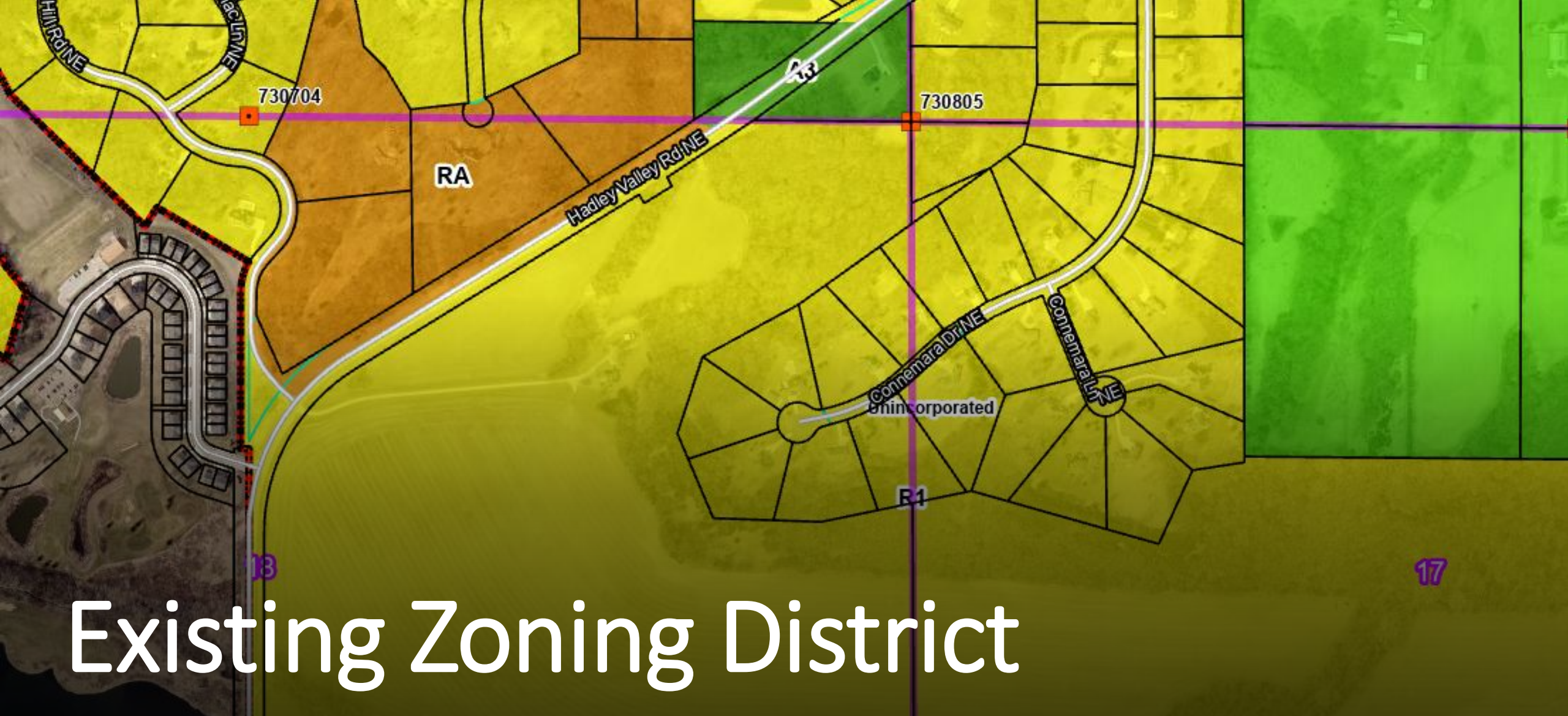
Widseth – Adam Pleschourt, Engineer

About our Project

- The Hadley Valley residential subdivision (project) will consist of 177 detached, single-family lots and 28 fourplex lots on 183 acres. Additionally, public roads, dedicated parkland areas and stormwater treatment basins are proposed as part of the development.
- The primary purpose of the proposed project is to create new residential development that addresses regional housing demand within Olmsted County, particularly in proximity to the City of Rochester. The project is anticipated to provide a mix of housing opportunities to accommodate anticipated population growth, including workers and families connected to Rochester's major employment centers such as the Mayo Clinic, educational institutions, and related service industries. By offering housing near the city, the project is expected to reduce pressures for dispersed rural residential development and provide a more efficient land use pattern compared to scattered single-lot development.

The Application Process

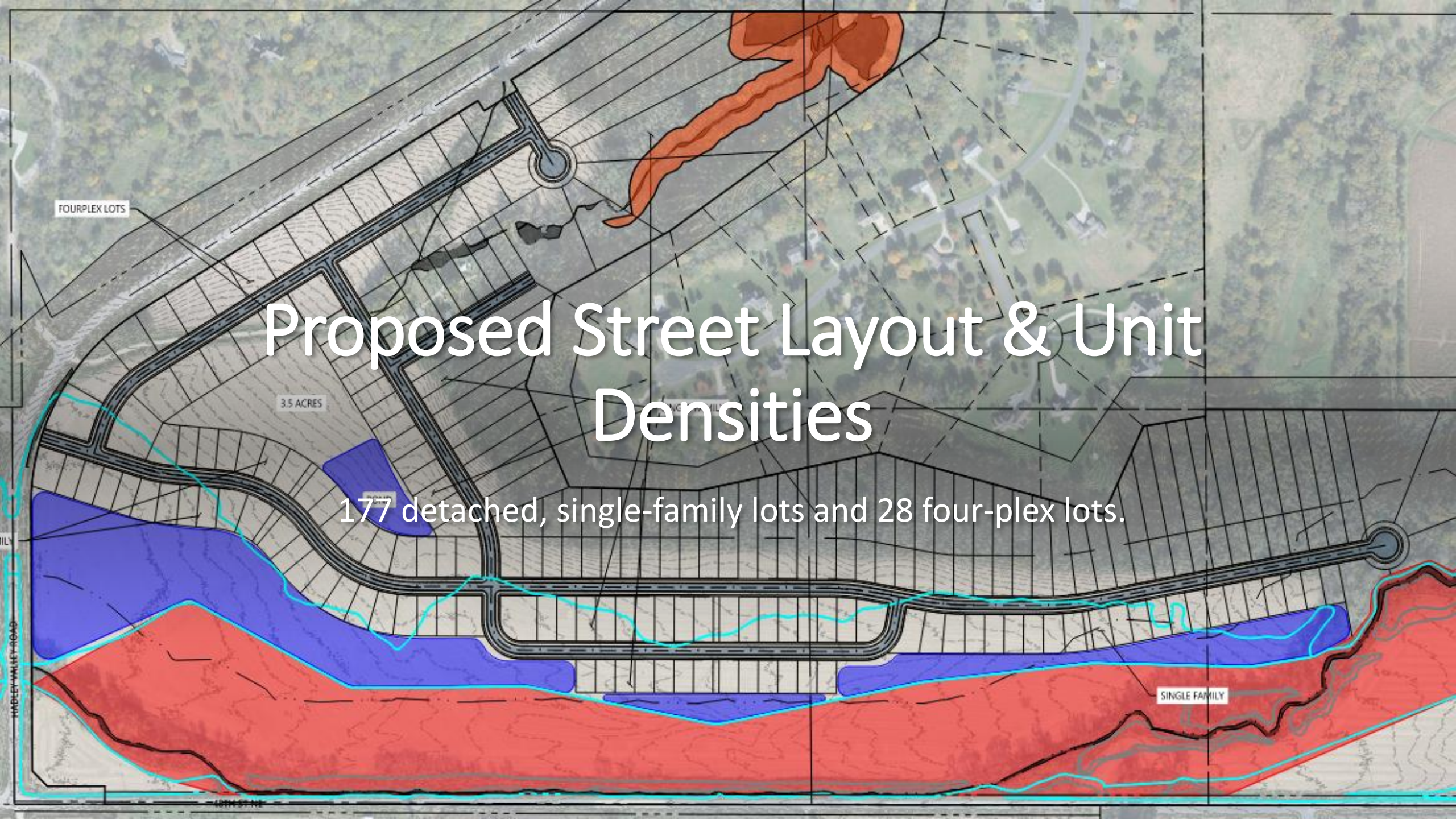




Existing Zoning District

County Zoning: R-1; [Here is the link to the permitted uses.](#)

Upon Annexation: R-2; [Here is the link to the City permitted uses.](#)

An aerial photograph of a residential development site. A proposed street layout is overlaid in black lines, showing a network of roads and cul-de-sacs. The site is divided into colored zones: a large red area at the bottom, a blue area in the middle-left, and an orange area at the top. A cyan line follows the boundary of the red and blue areas. Text labels are scattered across the map: 'FOURPLEX LOTS' in the top left, '3.5 ACRES' in the middle left, '177' in a small box in the middle left, 'SINGLE FAMILY' in a small box in the bottom right, and 'HARLEY VALLEY ROAD' along the left edge. The background shows an aerial view of trees and existing structures.

Proposed Street Layout & Unit Densities

177 detached, single-family lots and 28 four-plex lots.

Traffic Impacts

Calculations using the ITE TripGen Web-based App. Using Trip Generation Manual, 11th Edition.

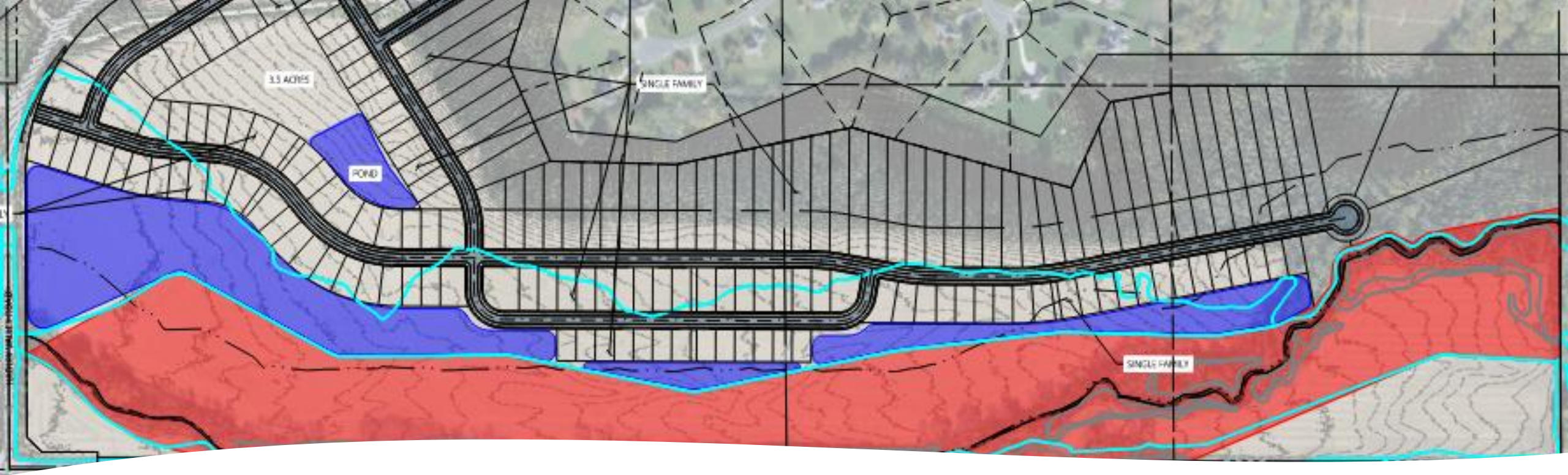
For the Single-Family lots:

- Daily Trip Ends = 1,678 Trip Ends with Average Rate = 9.48. This occurs on a Saturday. The Weekday total is 1669.
- Peak Hour Trip Ends = 175 Trip Ends using Average Rate with Average Rate = 0.99. This occurs on a Weekday.

For the Fourplex lots:

- Daily Trip Ends = 755 Trip Ends with Average Rate = 6.74. This occurs on Weekday.
- Peak Hour Trip Ends = 64 Trip Ends using Average Rate with Average Rate = 0.57. This occurs on a Weekday.

Using the largest number of trip ends for daily trip end calculations for the Single-Family lots (1678 (Saturday vs 1669 (Weekday)) adding the daily trip ends, $1,678 + 755 = 2,433$ Trip Ends with the Peak Hour Trip Ends = $175 + 64 = 239$ Peak Hour Trip Ends.



Existing & Future Environmental Features

- The project area is currently zoned by Olmsted County as agricultural land. The southern portion of the project area that runs along 48th St NE, which is anticipated to be dedicated parkland and stormwater treatment areas, is a floodplain. The FEMA floodplain map shows Regulatory Floodway, 1% Annual Chance Flood Hazard, and 0.2% Annual Chance Flood Hazard zones within the southern portion of the project area. FEMA Floodway Zone AE designates areas at high risk of flooding, specifically where the 1% annual chance flood (100-year flood) is likely to occur.
- The unnamed creek (M-034-068) that runs along the southwestern portion of the project area is a public watercourse and would be subject to shoreland regulations. The shoreland boundary in this case would be defined as the landward side of the floodplain, which is the area where the low-lying, flat land adjacent to the waterway ends and the upland area begins. There are no known wild and scenic rivers, critical areas, or agricultural preserves within or adjacent to the project area.

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).