

Neighborhood Information Meeting

GRAHAM ACRES

D.R. Horton, Inc. - Minnesota

April 2, 2026

- Introductions
- About the Project
- Application Process
- Exhibits:
 - Land Use
 - Site Plan
 - Home Plans
- Existing & Future Environmental/Site Features
- Traffic Impacts
- Q&A

Introduction

GRAHAM ACRES

Builder:

DR HORTON, Inc. – Minnesota

- Mike Suel – Land Development Manager – msuel@drhorton.com
- Deb Ridgeway – Land Acq Project Manager – dridgeway@drhorton.com

Developer:

Integrate Properties, LLC

- Ian Peterson – President – ian@integrateproperties.com

Engineer:

Alliant Engineering

- Dave Nash & Jordyn Pinnello

About the Project

GRAHAM ACRES

Site Summary

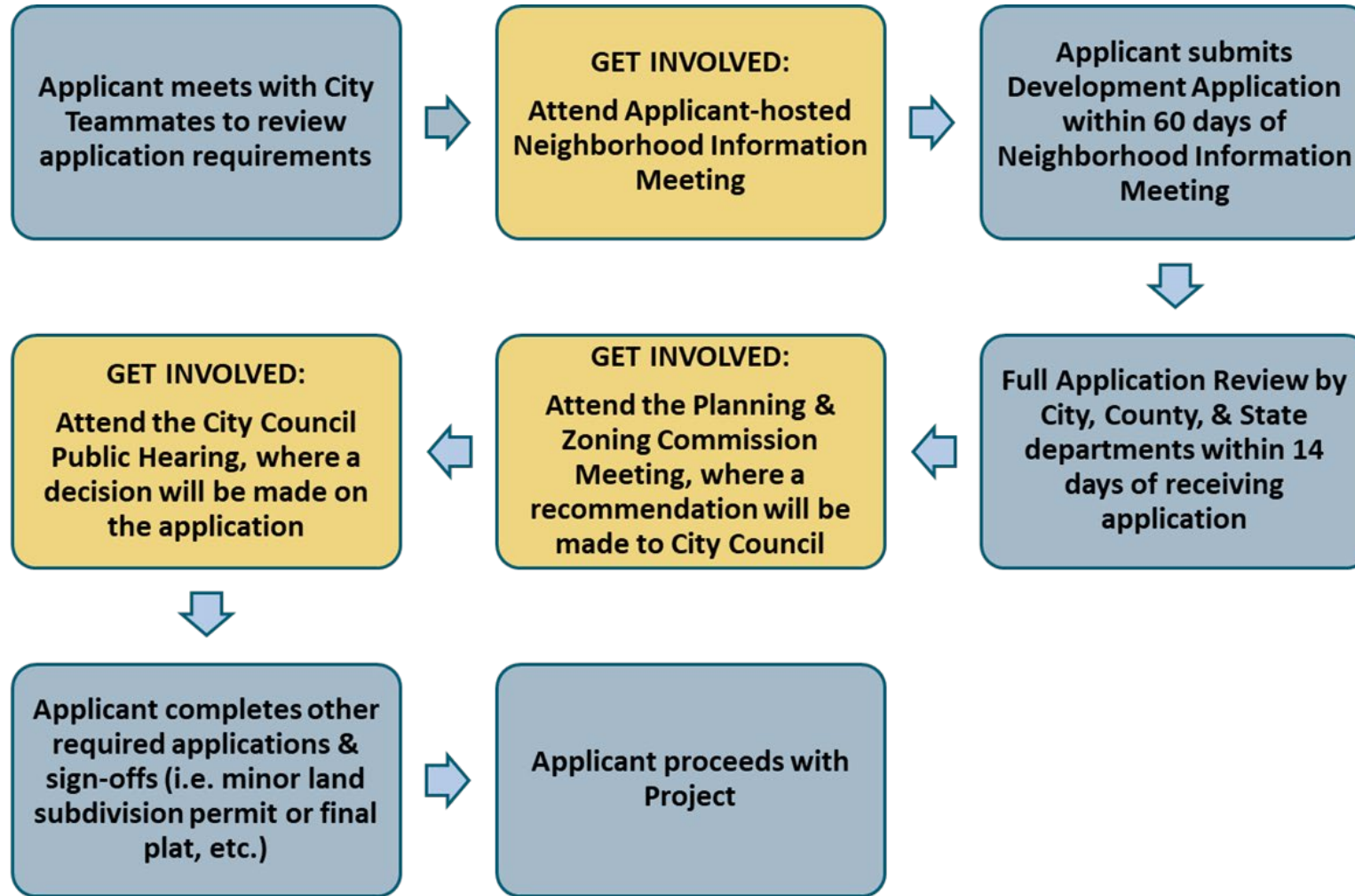
- 185 Acres
- 8.9 Acre Public Park
- 580 Total Lots
 - 177 Tradition Lots (65'W)
 - 245 Select Lots (50'W)
 - 158 Cottage Lots (40'W)

Requested Actions

- EAW — Envir'l Assesment Worksheet
- Annexation
- Rezoning to R-2 — Low Density Residential
- Major Land Subdivision Permit - Preliminary Plat
- Minor Land Subdivision Permit - Final Plat

Application Process

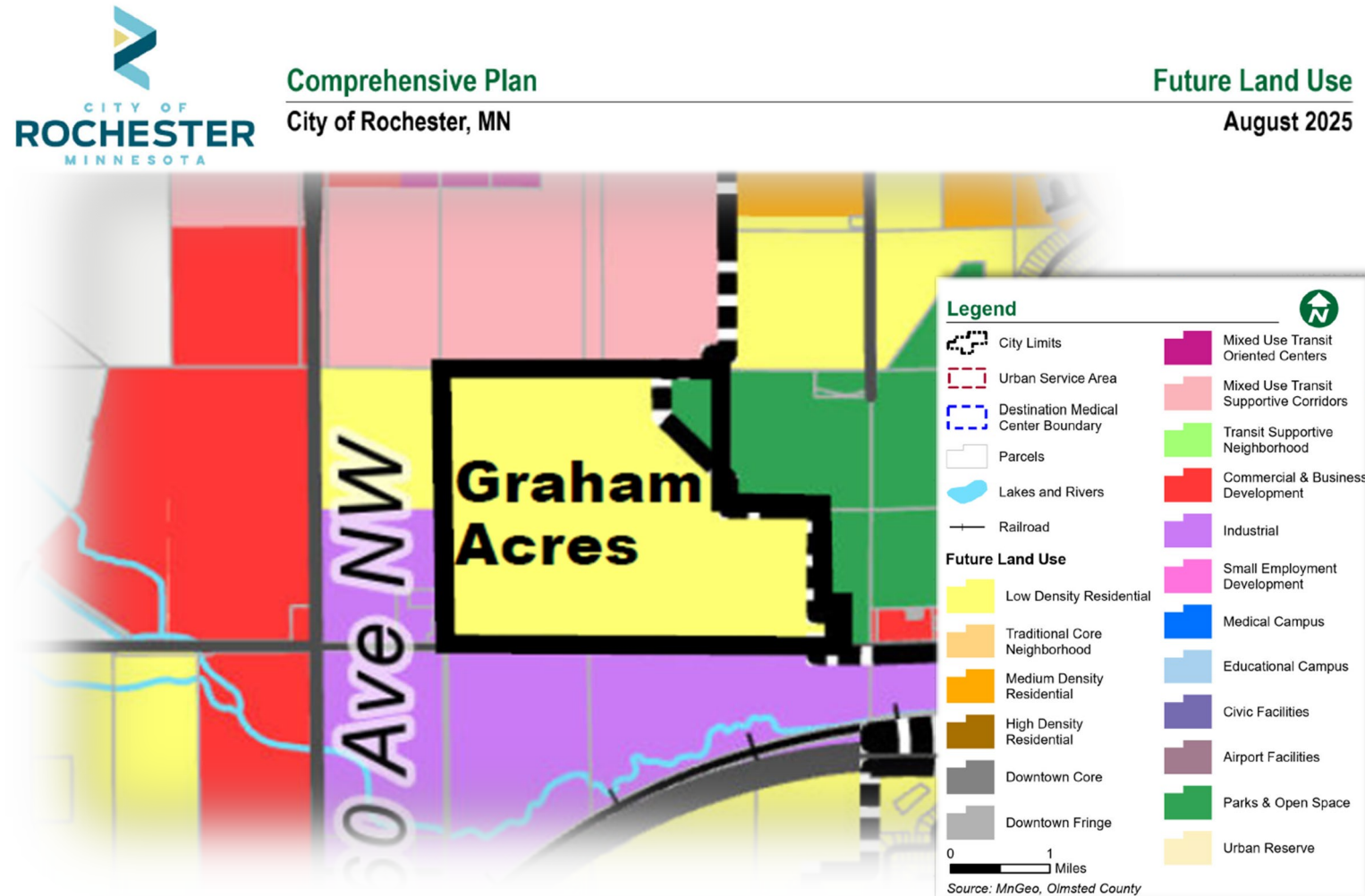
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Land Use

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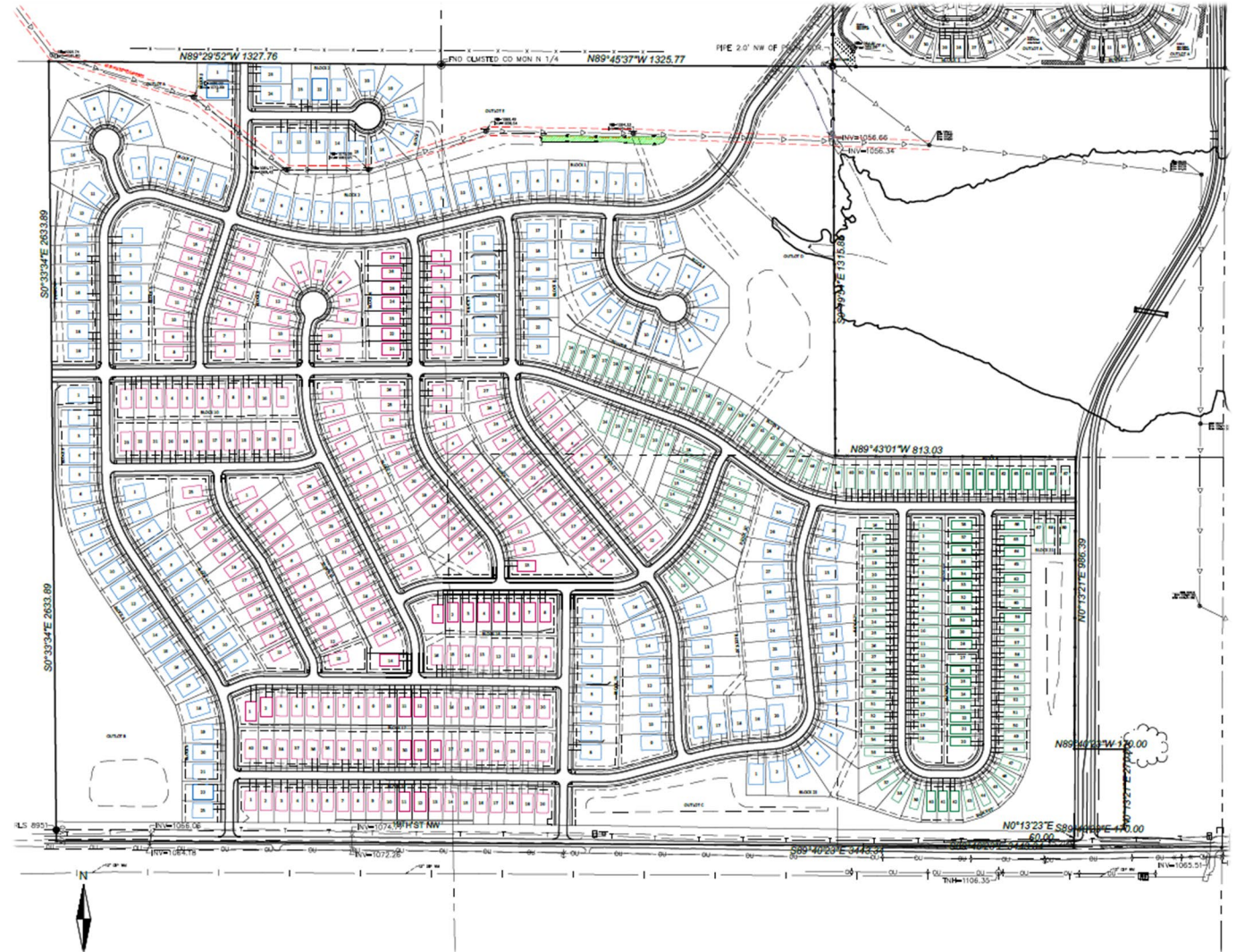
- Currently in Cascade Township
- Agricultural Use
- Future Land Use (Aug 2025)
 - Low Density Residential (R-2)
 - Park & Open Space



Site Plan

GRAHAM ACRES

- 185 acres; 580 Homesites
- 3.1 units per acre
- 3 Series of Homes
 - Tradition (65'W) - 177
 - Select (50'W) - 245
 - Cottage (40'W) - 158



Tradition Homes

GRAHAM ACRES

65' Wide Lots

2,000 to 3,000 SF

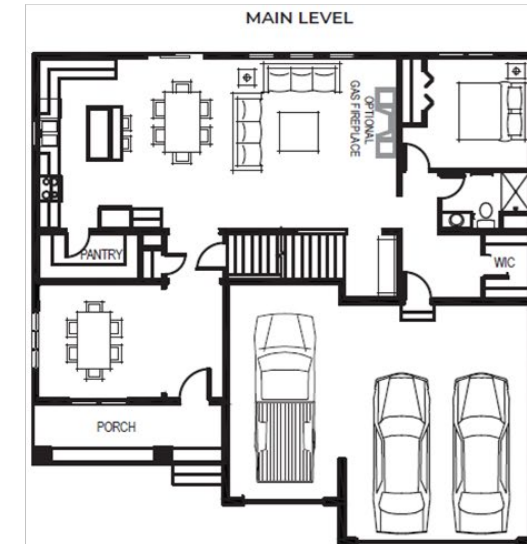
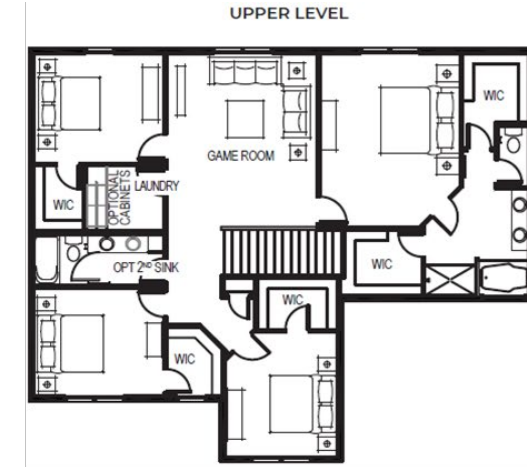


Tradition Homes

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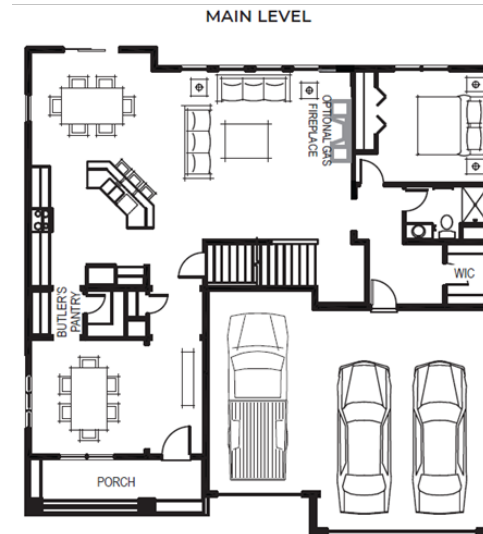
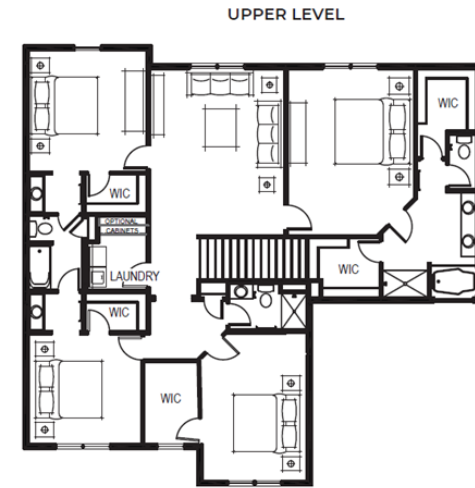


Tradition Homes

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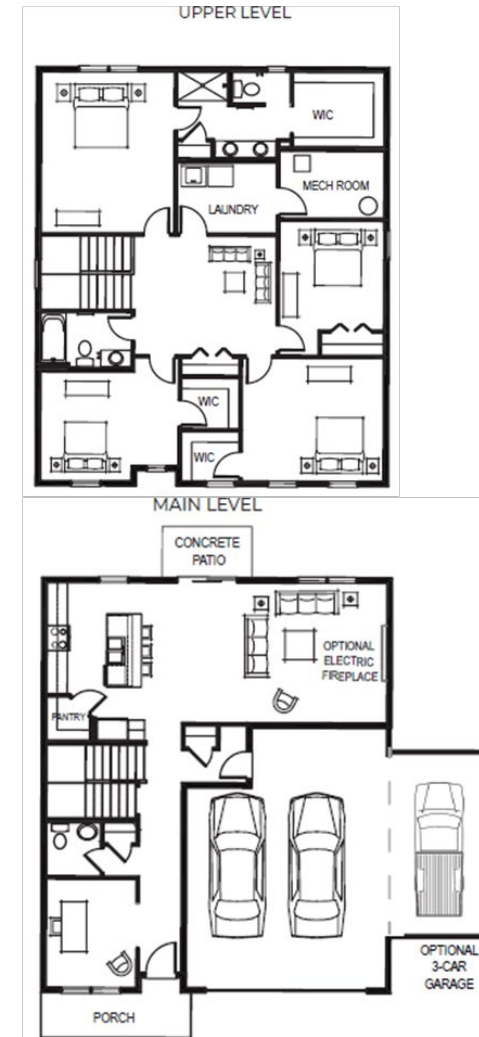


Select Homes

GRAHAM ACRES

50' Wide Lots

1,500 to 2,600 SF

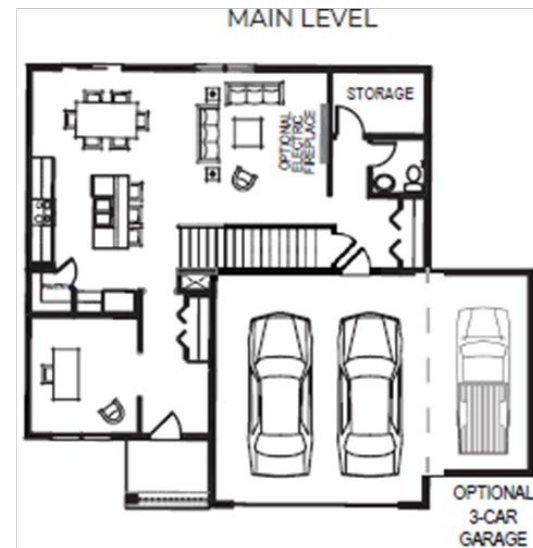
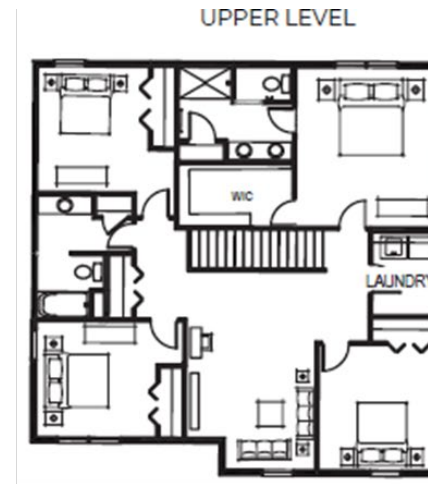


Select Homes

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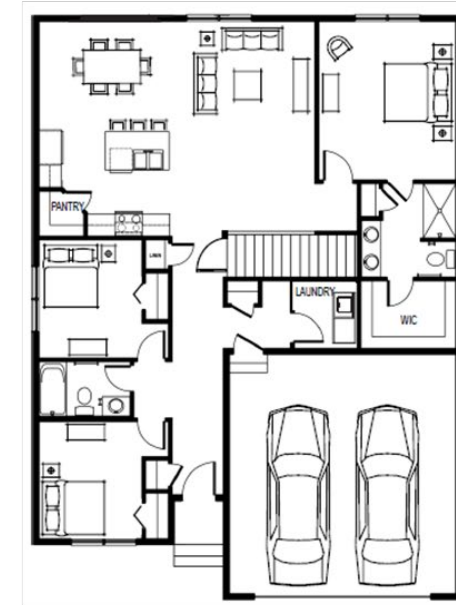


Select Homes

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50' Wide Lots

1,500 to 2,600 SF



Cottage Homes

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40' Wide Lots

1,500 to 1,800 SF

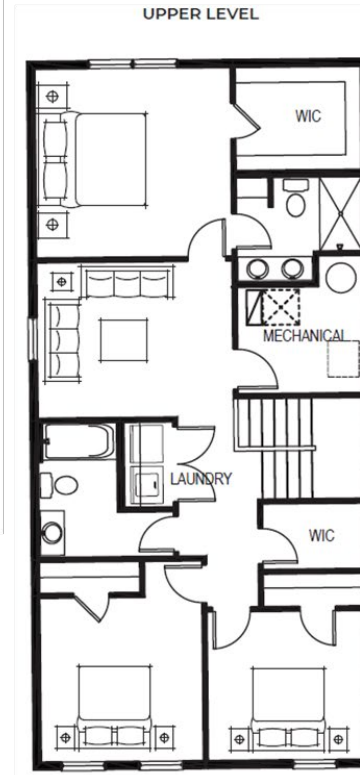
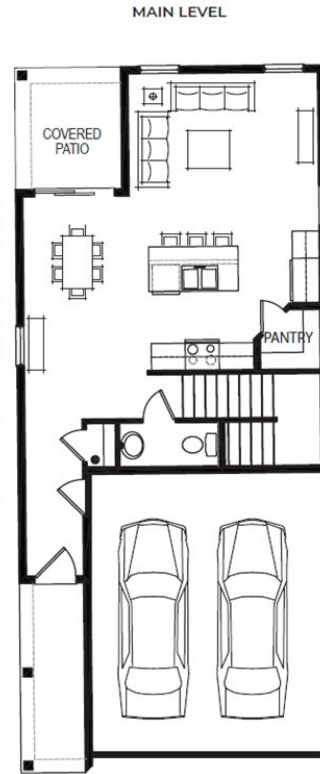


Cottage Homes

GRAHAM ACRES

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1,500 to 1,800 SF

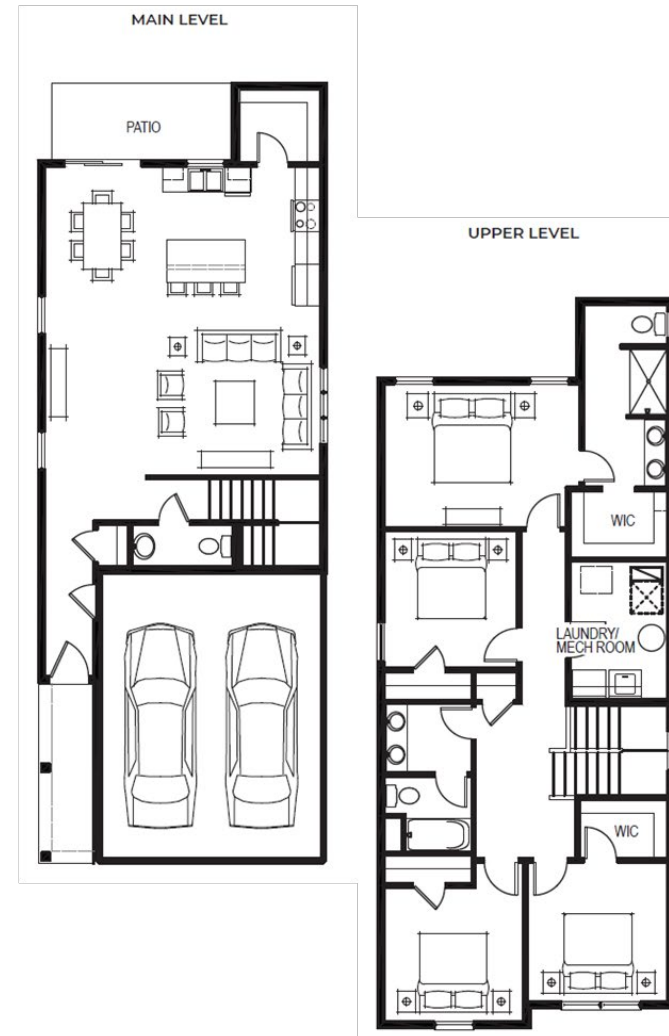


Cottage Homes

GRAHAM ACRES

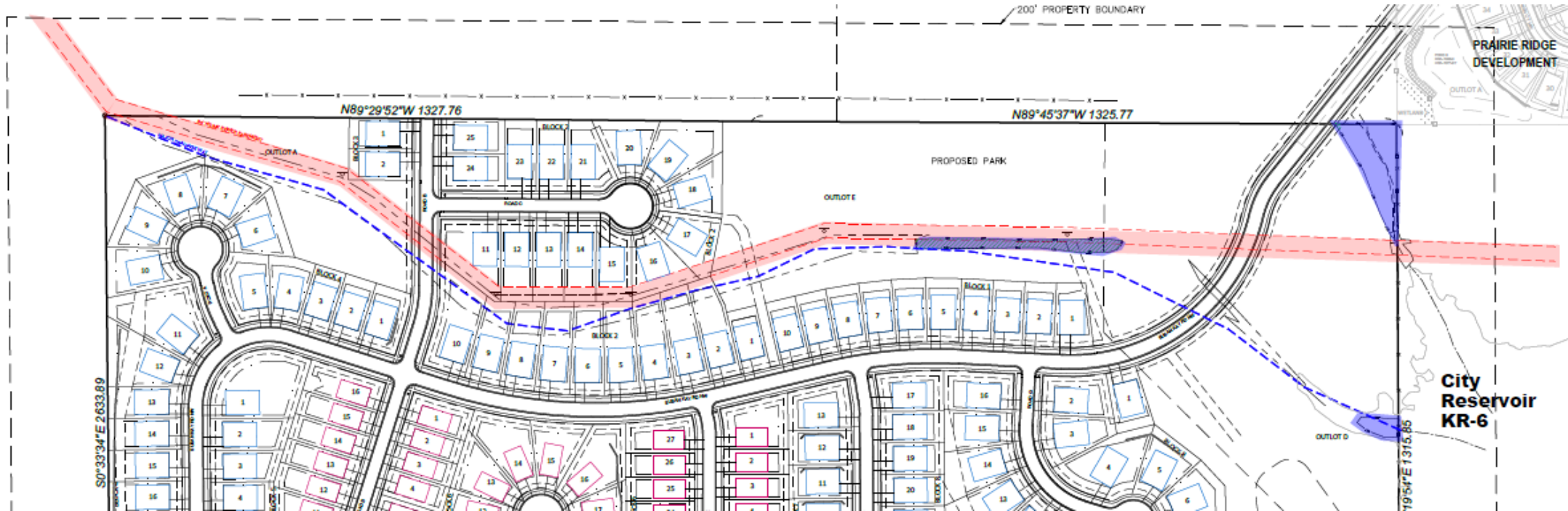
40' Wide Lots

1,500 to 1,800 SF



Site Features (Existing)

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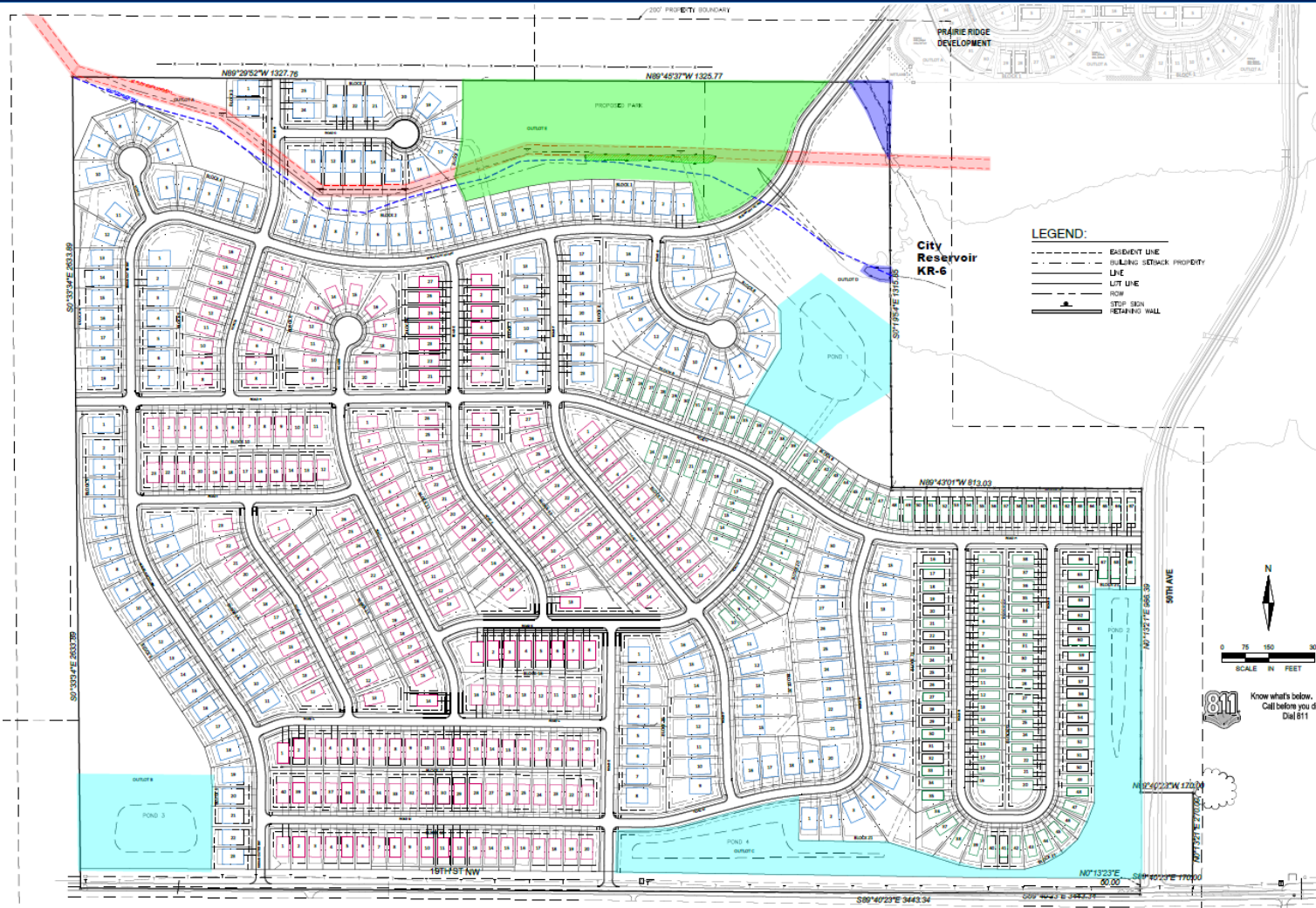
----- Major Drainage Way

Sanitary Sewer

Wetlands

Site Features (Future)

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----- Major Drainage Way

Sanitary Sewer

Wetlands

Ponds

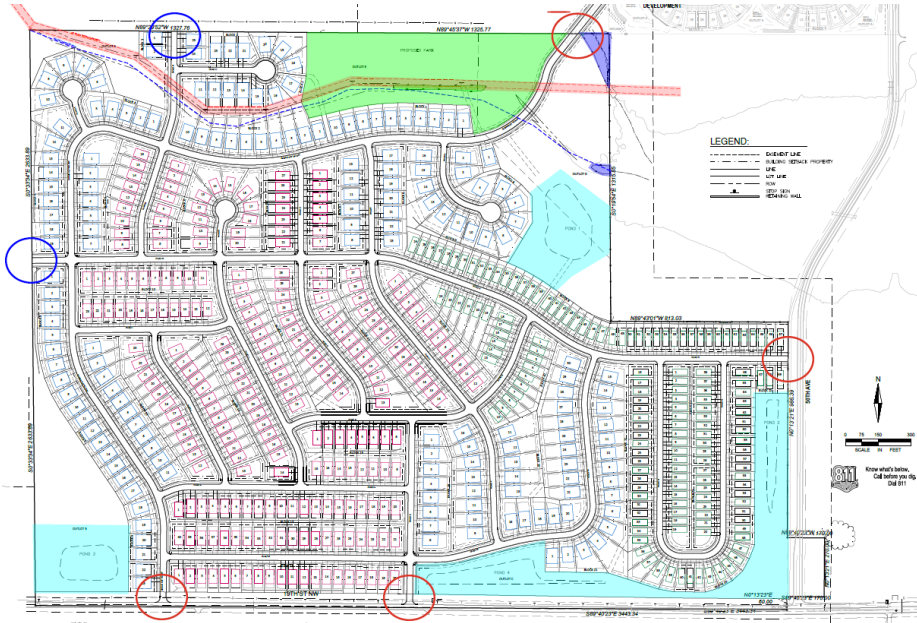
Park (8.9 acres)

Connectivity - Trails & Sidewalks

Traffic

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- Access:
 - 4 access points
 - 2 stubs for future connections
- 50th Ave Improvements planned for 2027 by City of Rochester



- **Total Estimated Traffic:** 5,272 trips per day
- Majority of trips are estimated to use 19th Street NW, east of the neighborhood.
- Traffic Study being completed for EAW



Questions

Q & A

Still have Questions?

CITY CONTACT

City of Rochester

Community Development Department
communitydevelopment@rochestermn.gov
(507) 328-2600

Thank you!!!

BUILDER

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