

CREEKVIEW MEADOWS FOURTH

- Developer – Creekview Meadows, LLC
- Consultant – WSE Massey Engineering and Surveying
- April 7th, 2026

Overview

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 - Future Project Details
- Traffic Impacts
- Existing & Future Environmental Features
- Q&A

Introduction

Civil Engineering & Planning Consultant

- WSE Massey Engineering & Surveying
 - Ryan Schoenfelder
 - Bill Tointon

Owner/Developer

- Creekview Meadows, LLC
 - Randy Reynolds, Owner

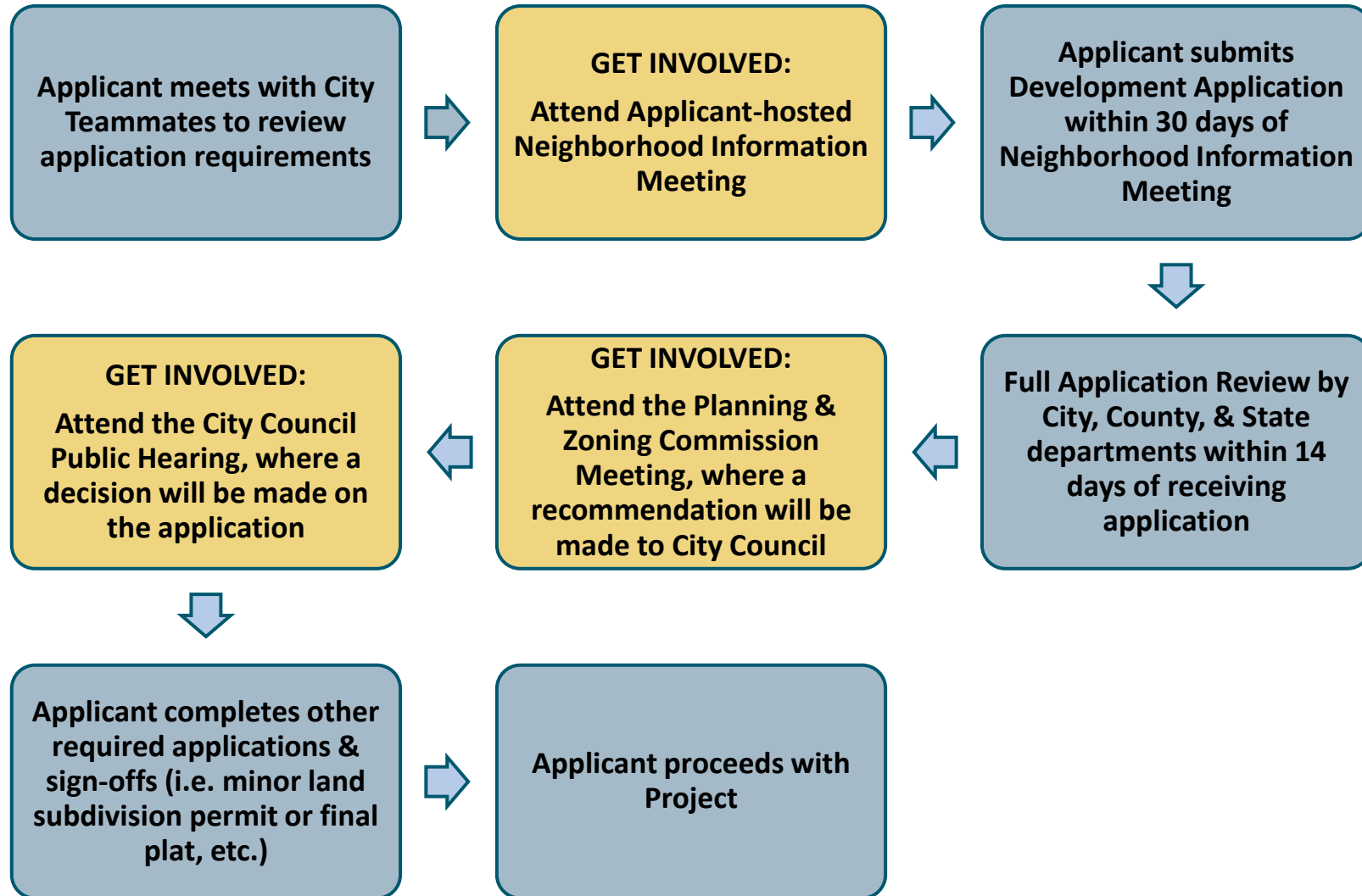
About our Project

15 lot subdivision on 7 acres.

Single Family Homes, 2 & 3 car garages, 0.2-0.43 ac lots, on a public road.



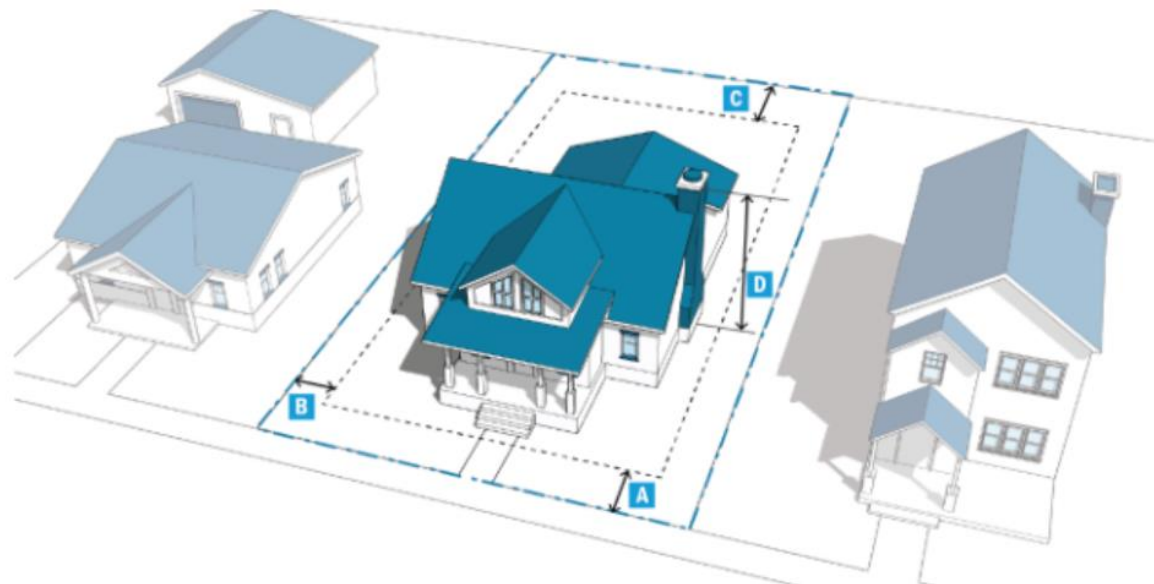
The Application Process



Existing Zoning District

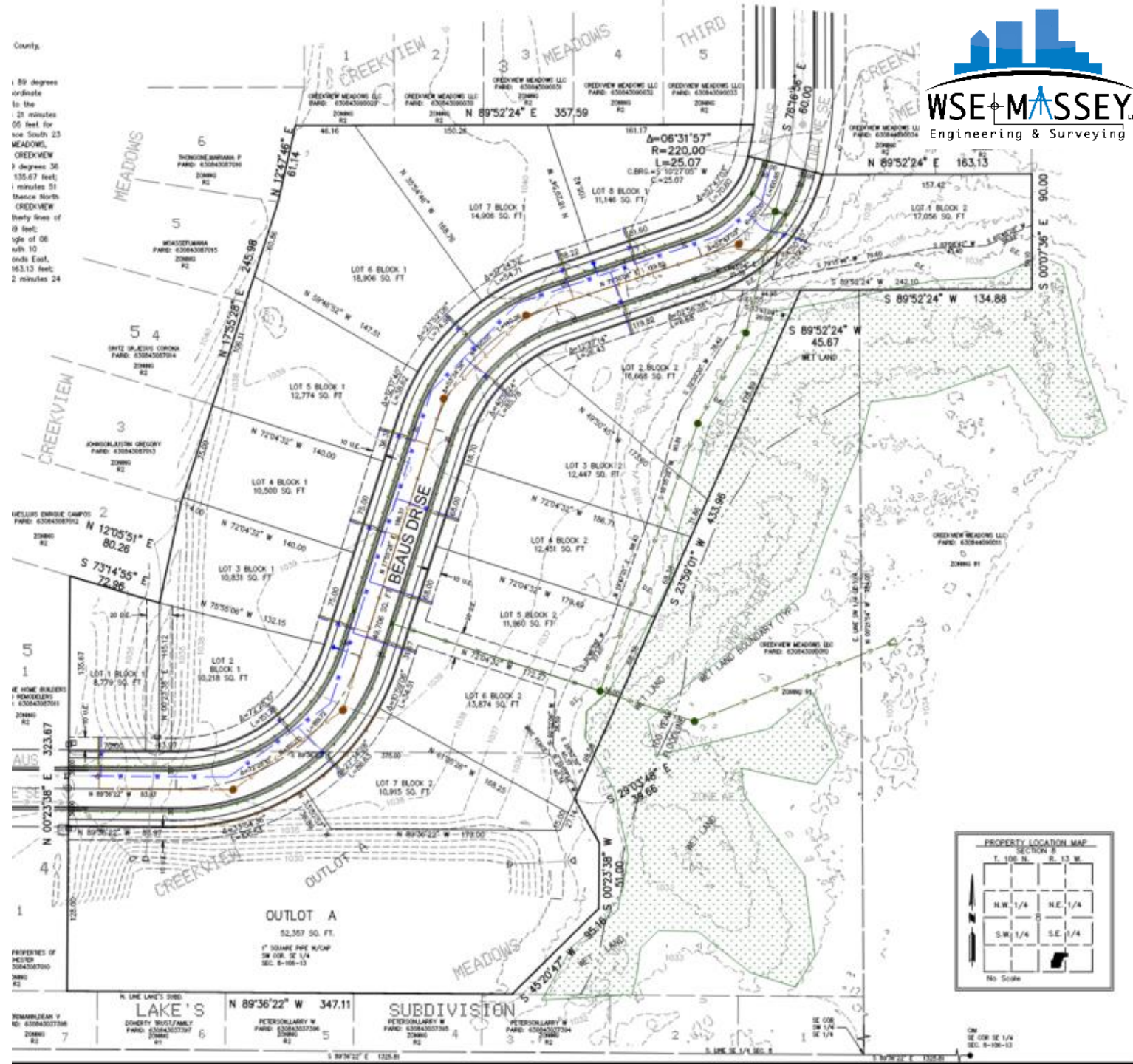
- R-1 zoning will remain
- Single Family Residential

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.		



Proposed Street Layout & Unit Densities

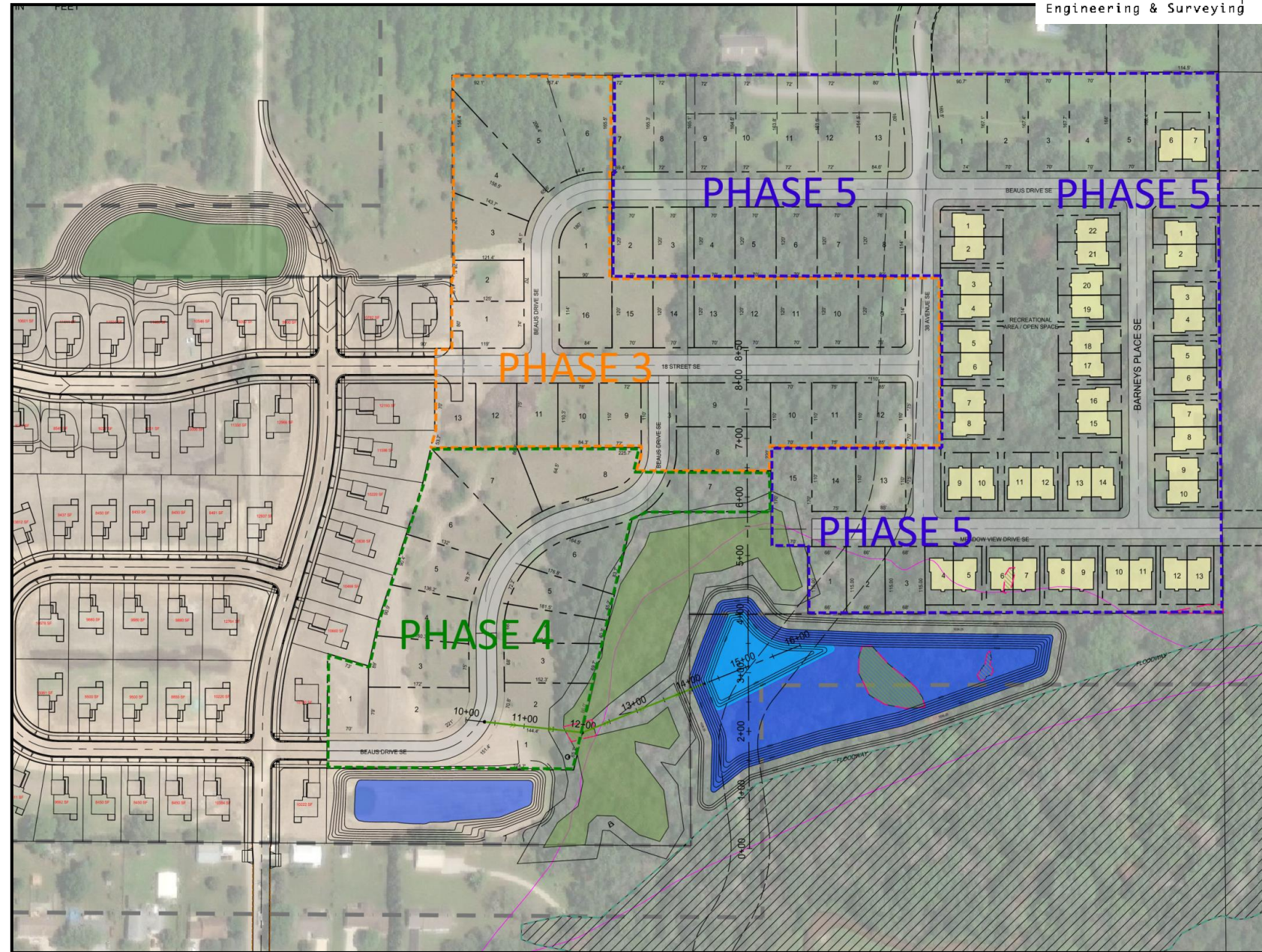
- 15 Single Family lots
- Public streets with 60' right-of-way, sidewalks, and boulevard trees
- Lot size varies 0.2-0.43 acres
- Same style of homes as phase 1, 2, and 3.
- Density of 2.2 lots/ac is consistent with the previous Creekview Meadows phases.



Future Project Details

This is phase 4 of a 5 phase development. Future development includes detached single family homes and townhomes.

Stormwater treatment pond will be partially constructed with this phase.



Traffic Impacts

A traffic study was completed and approved prior to the first phase of the Creekview Meadows Development.

Existing

- 0 daily trips

Proposed full build

- 129 daily trips (8.6 trips per day per home)

Net increase = 129 additional trips

Existing & Future Environmental Features

- Wetlands are present on the property. The wetlands are being avoided to the maximum extent feasible. Wetland replacement plan approved.
- Boulevard Trees along the road (every 50').



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).