



Century Valley 5th Subdivision

Major Land Subdivision

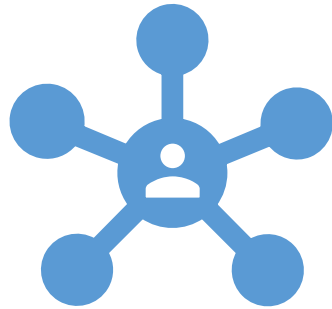
- Bella Terra, LLC
- April 7, 2026
- 5:30 PM



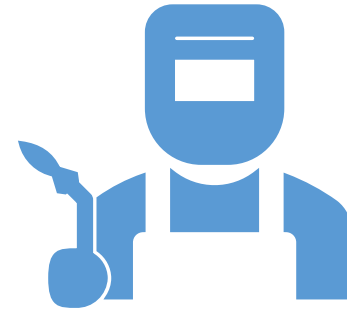
Overview

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

Introduction



Developer: Bella Terra, LLC
– Bob Fleming



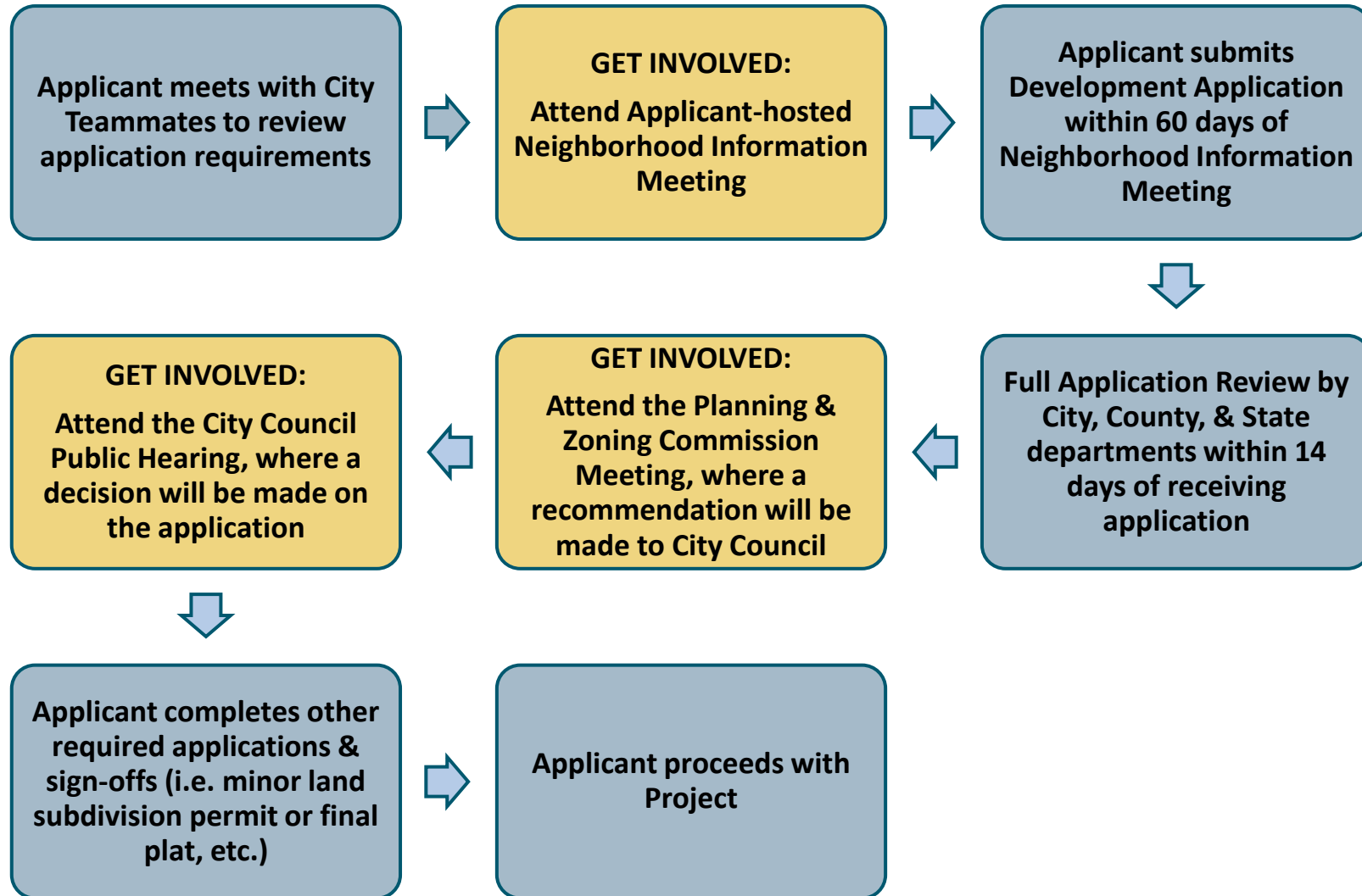
Civil Engineer: SEH, Inc
– Connor Burke



About our Project

- Development of 16 Residential Lots
- Site Grading
- New public streets and sidewalks
- Utilities – Water, Sanitary Sewer, Storm Sewer

The Application Process



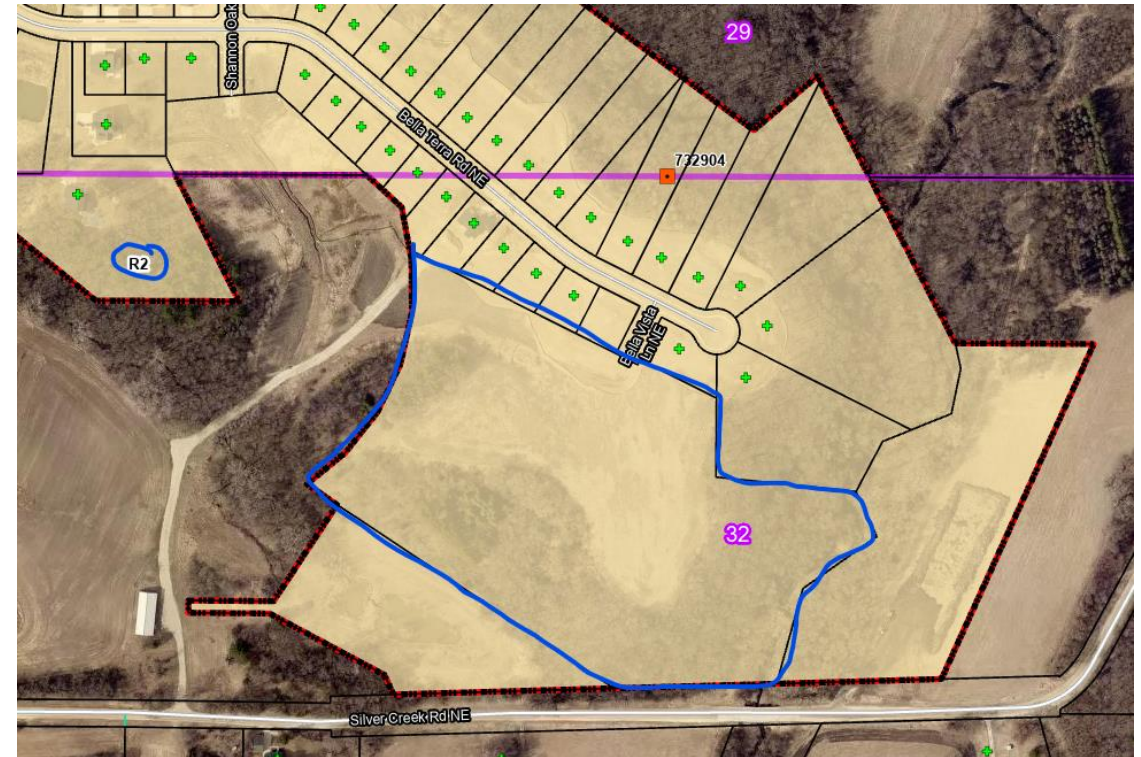
Existing Zoning District

R-2: Low-Density Small Lot

Permitted Uses In R-2:

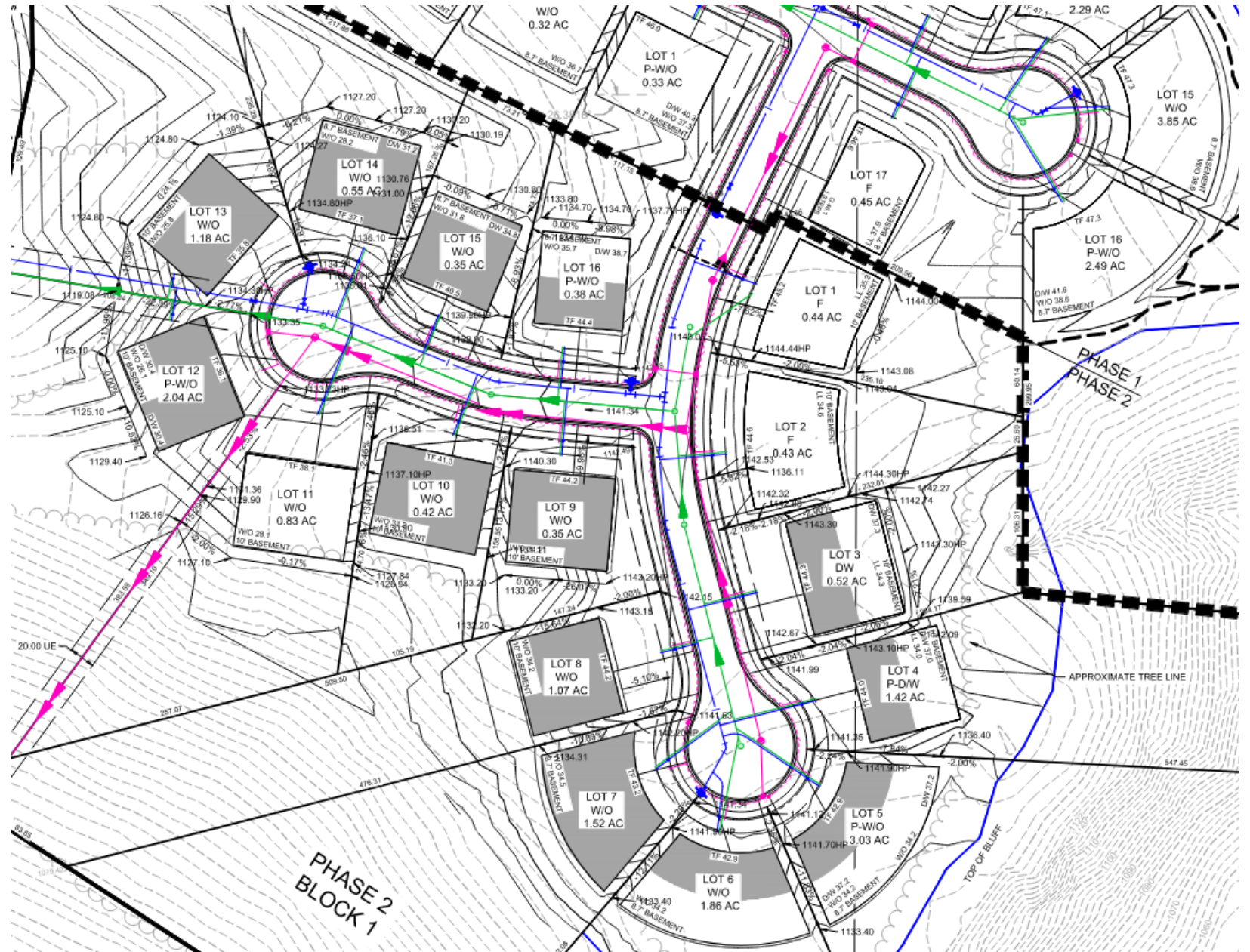
- Residential Uses
 - Household Living
 - Dwelling – Single Family Detached, Twin Home, Attached, Duplex-Same Lot, Triplex, Fourplex, Cottage Development, Manufactured Home Park
 - Group Living
 - Congregate Housing, Medical Stay Dwelling Unit, Nursing Home, Offender Transitional Housing, Residential Care Facility
- Public, Institutional, and Civic Uses
 - Art Gallery, Museum, and Library, Cemetery, Community Center, Community Garden, Day Care Facility, Emergency Service, Funeral Home, Medical Facility, Place of Worship, Public Park, School
- Commercial Uses
 - Agricultural and Animal Uses
 - Agricultural Production
 - Entertainment and Recreation
 - Auditorium or Civic Center
 - Food, Beverage, and Lodging
 - Bed and Breakfast, Neighborhood Food and Service
 - Vehicles and Transportation
 - Parking Lot

Approvals – Our use requires Staff Approval



Proposed Street Layout & Unit Densities

- 32-foot curb and gutter street with cul-de-sacs serving 16 single family homes



The background features decorative curved lines in shades of blue and green, positioned in the top right and bottom left corners.

Future Project Details

One phase of construction for all 16 lots, roads, and utilities.

Traffic Impacts



A Traffic Impact Study was completed in 2022.

Consisted of the entire Century Valley General Development Plan (GDP).
Century Valley Subdivisions 1 through 4



Century Valley 4th Subdivision was planned in 2 Phases

Phase 2 of Century Valley 4th now known as Century Valley 5th (this project).



Traffic Analysis considering Century Valley 4th and 5th Subdivisions

Daily total increase of 415 Average Daily Traffic (ADT)
Peak AM hour (morning) – 31 Vehicles
Peak PM hour (evening) – 41 Vehicles



Future Considerations

Stonehedge Drive anticipated to connect to Silver Creek Road NE and Silver Creek Road NE to be reconstructed to East Circle Drive
A traffic signal is anticipated at the intersection of East Circle Drive and Silver Creek Road NE

Existing & Future Environmental Features

- Adjacent parcel to the subdivision has small wetlands along the edge of Silver Creek and the storm inlet to existing pond.
 - The wetland will not be disturbed by this project.
- Boulevard trees will be installed with the new roadways.
- Silver Creek and the bluffland areas.
 - Protected by City ordinance and cannot be impacted with the exception for required minor tree removal and erosion correction.



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).

