



Planning & Zoning Commission Agenda
Rochester Boards & Commissions - Planning & Zoning Commission
April 26, 2023
6:00 p.m.

Attending and Viewing the Meeting

HYBRID Meeting: In-person at Council/Board Chambers of the Government Center, 151 4th Street SE, Rochester, MN, or via MS Teams.

[Click here to join the meeting](#)

Call in audio only number: 347-352-4853 Conference ID: 166 276 931#
A recording is made available after the meeting on the [City's website](#).

- 1. Open Public Comment Period**
- 2. Call to Order/Roll Call**
- 3. Order of Agenda**
- 4. Consent Agenda**

4.A. Draft Minutes of April 12, 2023

Accepting the minutes and video of the April 12, 2023, Planning and Zoning meeting as the official record of the Planning and Zoning Commission.

- 5. Reports and Recommendations**
- 6. Public Hearings**

6.A. Land Use Plan Amendment No. CD2023-001CPA by Meier Companies

Forwarding a recommendation for approval of Land Use Plan Amendment No. CD2023-001CPA by Meier Companies, to change the Land Use Map on a 5.13 acre site from zoning district designation of a 74-acre site from BP Business Park to R-2 Low-Density Small Lot and R-3 Medium Density Residential.

6.B. Zoning Map Amendment No. CD2023-003ZC by West 80 Properties LLC

Forwarding a recommendation for approval of Zoning Map Amendment No. CD2023-003ZC by West 80 Properties LLC, to change the zoning district designation of a 74-acre site from BP Business Park to R-2 Low-Density Small Lot and R-3 Medium Density Residential.

- 7. Other Business**
- 8. Adjourn**



REQUEST FOR ACTION

Draft Minutes of April 12, 2023

MEETING DATE:

April 26, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Consent Agenda

PRESENTER:

Chair

Action Requested:

Accepting the minutes and video of the April 12, 2023, Planning and Zoning meeting as the official record of the Planning and Zoning Commission.

Report Narrative:

The minutes are the official record of the Planning and Zoning Commission.

Prepared By:

Maribeth Cooper

Attachments:

[April 12, 2023 Planning and Zoning Minutes](#)



**CITY OF ROCHESTER, MINNESOTA
Planning & Zoning Commission MINUTES**

Attending and Viewing the Meeting

- 1) ***Open Public Comment Period***
- 2) ***Call to Order/Roll Call***

Attendee Name	Status
Margaret R Brimijoin	Present
Ruchi Gupta	Present
Randy R Schubring	Present
Aaron D Eberhart	Present
Joanne Crawford	Present
Jeremy C Andrist	Present
Robert A Cline	Absent
Alissa T Moe	Absent

3) ***Order of Agenda***

3) Order of Agenda

MOVER: Aaron D Eberhart
SECONDER: Ruchi Gupta
AYES: Margaret R Brimijoin, Ruchi Gupta, Randy R Schubring, Aaron D Eberhart, Joanne Crawford, Jeremy C Andrist
ABSENT: Robert A Cline, Alissa T Moe
RESULT: **APPROVED [UNANIMOUS]**

4) ***Consent Agenda***

4.A) Draft Minutes of March 22, 2023

Official Act: Accepting the minutes and video of the March 22, 2023, Planning and Zoning meeting as the official record of the Planning and Zoning Commission.

[Cover Page](#)

4) Consent Agenda

MOVER: Aaron D Eberhart
SECONDER: Joanne Crawford
AYES: Margaret R Brimijoin, Ruchi Gupta, Randy R Schubring, Aaron D Eberhart, Joanne Crawford, Jeremy C Andrist
ABSENT: Robert A Cline, Alissa T Moe
RESULT: **APPROVED [UNANIMOUS]**

5) ***Reports and Recommendations***

6) ***Public Hearings***

6.A) [Vacation Petition CD2023-003VAC by Enclave](#)

Official Act: Forwarding a recommendation for approval of Vacation Petition CD2023-003VAC by Enclave to vacate a portion of the right-of-way easement for 1st Ave SW and a portion of an easement located on Lots 1 and 2, Block 107, Willson's Addition to Rochester near the site located at 709 1st St SW.

Elliot Mohler presented the staff report.
Craig Britton from Widseth spoke representing the applicant.
The Public Hearing was opened.
Having no persons wishing to speak, the public hearing was closed.
Conversation ensued between the commissioners and the consultant.

[Cover Page](#) 

[Staff Report CD2023-003VAC](#) 

[Notification Map CD2023-003VAC](#) 

[Site Location Map CD2023-003VAC](#) 

[Alleyway Easement Exhibit CD2023-003VAC](#) 

[Right-of-Way Exhibit CD2023-003VAC](#) 

[Exhibits with Land Denoted CD2023-003VAC](#) 

[Referral Comments CD2023-003VAC](#) 

Forwarding a recommendation for approval of Vacation Petition CD2023-003VAC by Enclave to vacate a portion of the right-of-way easement for 1st Ave SW and a portion of an easement located on Lots 1 and 2, Block 107, Willson's Addition to Rochester near the site located at 709 1st St SW with the condition to preserve the three boulevard trees based on the public interest.

MOVER: Randy R Schubring
SECONDER: None
RESULT: **The motion failed due to the lack of a second**

Forwarding a recommendation for approval of Vacation Petition CD2023-003VAC by Enclave to vacate a portion of the right-of-way easement for 1st Ave SW and a portion of an easement located on Lots 1 and 2, Block 107, Willson's Addition to Rochester near the site located at 709 1st St SW.

Discussion ensued between commissioners.

MOVER: Aaron D Eberhart
SECONDER: Jeremy C Andrist
AYES: Margaret R Brimijoin, Ruchi Gupta, Randy R Schubring, Aaron D Eberhart, Joanne Crawford, Jeremy C Andrist
ABSENT: Robert A Cline, Alissa T Moe
RESULT: **APPROVED [UNANIMOUS]**

6.B) [Conditional Use Permit CD2023-003CUP by Tiffany Prow](#)

Official Act: Approving Conditional Use Permit CD2023-003CUP for the establishment of a 2,600-square-foot birthing center (Medical Facility) in the R-1 District located at 1134 6th St SW based on city teammates' findings of fact and conditions for approval.

Elliot Mohler presented the staff report.

Tiffany Prow, applicant presented on the item.

The Public Hearing was opened.

Having no persons wishing to speak, the public hearing was closed.

Discussion ensued between the commissioners and the applicant.

[Cover Page](#) 

[Staff Report CD2023-003CUP](#) 

[Notification Map CD2023-003CUP](#) 

[Site Location Map CD2023-003CUP](#) 

[Applicant Narrative CD2023-003CUP](#) 

[Site Plan CD2023-003CUP](#) 

[Neighborhood Comments CD2023-003CUP](#) 

[Referral Comments CD2023-003CUP](#) 

Approving Conditional Use Permit CD2023-003CUP for the establishment of a 2,600-square-foot birthing center (Medical Facility) in the R-1 District located at 1134 6th St SW based on city teammates' findings of fact and conditions for approval.

MOVER: Aaron D Eberhart
SECONDER: Ruchi Gupta
AYES: Margaret R Brimijoin, Ruchi Gupta, Randy R Schubring, Aaron D Eberhart, Joanne Crawford, Jeremy C Andrist
ABSENT: Robert A Cline, Alissa T Moe
RESULT: **APPROVED [UNANIMOUS]**

7) **Other Business**

Official Act: Allison Sosa updated the Commissioners on the continuance of Scenic Oaks West applications.

8) **Adjourn**

8) Adjourn

MOVER: Joanne Crawford
SECONDER: Aaron D Eberhart
AYES: Margaret R Brimijoin, Ruchi Gupta, Randy R Schubring,
Aaron D Eberhart, Joanne Crawford, Jeremy C Andrist
ABSENT: Robert A Cline, Alissa T Moe
RESULT: **APPROVED [UNANIMOUS]**



Kelly K. Geistler
City Clerk

If you need assistance finding information about an item on this agenda,
please contact the City Clerk's Office at (507) 328-2900 or email
cityclerk@rochestermn.gov.



REQUEST FOR ACTION

Land Use Plan Amendment No. CD2023-001CPA by
Meier Companies

MEETING DATE:

April 26, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Public Hearings

PRESENTER:

Desmond McGeough

Action Requested:

Forwarding a recommendation for approval of Land Use Plan Amendment No. CD2023-001CPA by Meier Companies, to change the Land Use Map on a 5.13 acre site from zoning district designation of a 74-acre site from BP Business Park to R-2 Low-Density Small Lot and R-3 Medium Density Residential.

Report Narrative:

Proposed Land Use Plan Amendment to change the Comprehensive Plan Land Use Designation on a 5.13-acre site, located south of 65th St NW and west of 37th Ave NW, from Low-Density Residential (LDR) to Medium-Density Residential (MDR).

The Community Development Team supports the proposed Land Use Plan Amendment because the site is relatively small in size and will not have a negative impact on the City's Primary Transit Network; the site provides a gradient transition between the low intensity single family residential neighborhood to the west and higher intensity commercial development to the east; and the site is in close proximity to a future park and ride facility, existing/future commercial business, existing park and trail systems, Highway 52, and two public schools.

Prepared By:

Desmond McGeough

Attachments:

[Community Development Memo CD2023-001CPA - Blossom Villas](#)

[Notification Map CD2023-001CPA - Blossom Villas](#)

[Location Map CD2023-001CPA - Blossom Villas](#)

[Land Use Exhibit CD2023-001CPA - Blossom Villas](#)

[Applicant Narrative CD2023-001CPA - Blossom Villas](#)

[Review comments CD2023-001CPA - Blossom Villas](#)

ROCHESTER PLANNING COMMISSION

April 26, 2023

- Prepared by:** Rochester Community Development
- Request:** Land Use Plan Amendment #CD2023-001CPA. The applicant requests a Land Use Plan Amendment to change the Comprehensive Plan Land Use Designation on a 5.13-acre site from Low-Density Residential (LDR) to Medium-Density Residential (MDR).
- Location:** The subject site is located south of 65th Street NW and west of 37th Ave NW (PIN #081108)
- Property Owners:** Meier Companies, Paul Meier
- Consultant:** WSE Massey Engineering,

COMMISSION AND COUNCIL SUMMARY

Application Type: Land Use Plan Amendment (LUPA)

What is Considered: A Small Scale Land Use Map Amendment application, 10 acres or less, is a change to the land use map that may be initiated by the property owner(s). Section 4 of the P2S Comprehensive Plan provides the applicable criteria to be considered by the Commission and Council when evaluating a land use amendment.

Consideration shall be provided to issues such as whether a proposed change addresses an unanticipated shortages of a particular land use, Land Use and Transportation Integration strategies, utility and transit infrastructure costs of the potential change, urban development suitability of the property when considering natural features and constraints, and impact to the existing land supply under the current designation. Site development considerations such as architecture, site layout, building orientation, site landscaping, open space, site parking, screening and the aesthetic character are not criteria considered in review of a Land Use Plan Amendment application.

In summary, Community Development supports the proposed amendment, based on the following:

- **Current demand:** Amendment provides opportunity for additional senior housing, which is presently needed in the City.
- **Amendment size:** Five acres is a relatively minor change to the overall City land use composition and is not anticipated to negatively influence the Primary Transit Network.

- **Transitional use:** Provides a gradient transition between low intensity single-family neighborhoods and higher intensity commercial and multi-family land uses east of the site.
- **Location:** The site is well situated for the MDR land use classification due to close proximity to nearby amenities:
 - North side park and ride facility.
 - Existing/future commercial business in walking distance.
 - North Park & Summit Pointe Park.
 - Douglas Regional Trail.
 - Dakota Middle School & Overland Elementary School.
 - Regional highway accessibility (Highway 52).

Development Review Team Recommendation: Approval.

SUMMARY AND BACKGROUND INFORMATION

The subject site is 5.13 acres, located at the southwest corner of 65th Street NW, and 37th Avenue NW. The applicant requests a change of Comprehensive Plan land use classification from Low Density Residential (LDR) to Medium Density Residential (MDR). The property is currently located outside the City of Rochester Incorporated limits and surrounded by the City on all four sides. Subject to approval, the applicant notes they will seek annexation of the property and request a change of zone to the R-3 (medium density residential) zoning district.

Medium density residential is generally considered suitable where land is appropriate for residential use but a gradual transition from low density residential use to other higher intensity use is desired or appropriate, or where other site characteristics such as proximity to higher volume roadways make use of the site for lower density residential use undesirable. Characteristics desired of Medium Residential sites would include; convenient access to public transit, reasonable access to open space and schools; ability to be utilized as a buffering agent between differing levels of intensity, and, connectivity to multimodal transportation opportunities through a network of sidewalks, trails, and paths.

Expected densities of Medium Density Residential property generally varies between 20 to 40 units per acre, with density at the lower end appropriate for sites abutting LDR properties. The only suitable zoning designation falling into the MDR classification is R-3 (Medium Density Residential), which generally accommodates multi-family housing units. The developer notes it is their intent to build a market rate general occupancy or senior (55+) multifamily community, with no greater than 100 units. A development of 100 units will generate a density of 20 units per acre, which is consistent the comprehensive plan direction for density at the low end of the range.

COMMUNITY DEVELOPMENT REVIEW

Land Use Plan:	This property is currently designated as “Low Density Residential” on the Rochester Land Use Plan.
Zoning District:	This property is currently zoned A4 Agriculture (Olmsted County)
Adjacent Land:	<p><u>North:</u> Zoned A4 Agriculture (Olmsted County) and is in agricultural production. The subject property is located in “Urban Reserve Development Beyond 2050” Growth Management classification.</p> <p><u>East:</u> Zoned R-3. Subject area is currently undeveloped with 188 unit multi-family apartment project in review.</p> <p><u>South:</u> Zoned R-1(Mixed Single Family), having existing single- family homes.</p> <p><u>West:</u> Zoned R-2 (Low Density – Small Lot), having existing single-family homes</p>
Roadway & Access:	It is anticipated that the property will not be permitted to take direct access to 65 th St NW on the north side. Access the property will be from the future extension of 37 th Ave NW on the east side, Freedom Dr. NW on the west side or perhaps from both public streets. Specific access location will be reviewed at the site plan stage of development.
Public Infrastructure:	Presently, public facilities (Public Roadways, Sanitary Sewer, Water, and Storm Water Management Facilities) exist to service the site. However, gravity sanitary sewer capacity is limited to serve the property and will be reviewed in detail during the site design stage of development. Any sewer lift-station design and discharge must meet Public Works standards and discharge limits.
Grading & Drainage:	An approved stormwater management plan and an approved grading and drainage plan will be required prior to the approval of any development application.
Flood Plain Wetlands & Decorah Edge:	There are no wetlands, Decorah Edge or Hydric Soils located on the property. The property is within Flood Zone D, however, there are no known flooding issues with the

site. It is possible that development will need to provide flood insurance if it cannot be demonstrated that the site is not in a flood plain.

LAND USE PLAN AMEDMENT REVIEW

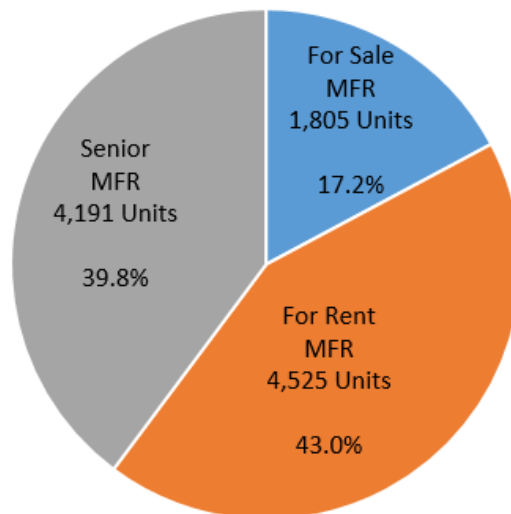
A Small Scale Land Use Map Amendment is any change to the future land use map that involves land areas 10 acres or less. A Small Scale Land Use Map Amendment may be initiated by petition of the property owner(s) or by agents of the property owners via written consent.

All Land Use Map amendments shall be evaluated for consistency with the following criteria (staff findings in **BOLD**)

1. The proposed amendment will address an unanticipated shortage of land designated and available for a proposed type of land use as evidenced by a detailed and objective market analysis commissioned by the City with costs covered by the applicant.

The applicant’s narrative addresses an unanticipated shortage of MDR designated property, citing the 2020 Comprehensive Housing Needs Analysis for Olmsted County, prepared by Maxfiled Research & Consulting. The report addresses the need for both multifamily rental housing and senior housing, with the need for approximately 4,191 of senior multi-family units in the City of Rochester Submarket. Recent development in the city has provided market rate and affordable units, but there has not been any Senior Housing (55+ or 65+) proposed in the last few years creating pent-up demand. The following graph provides a summary of multi-housing needs for Rochester Submarket as identified by the study. There is a combined need of 8,716 multifamily rental units and 1,805 for-purchase multi-family units, totaling the need for 10,521 units by 2030.

City of Rochester Submarket - Multi-family Residential Demand
2020-2030



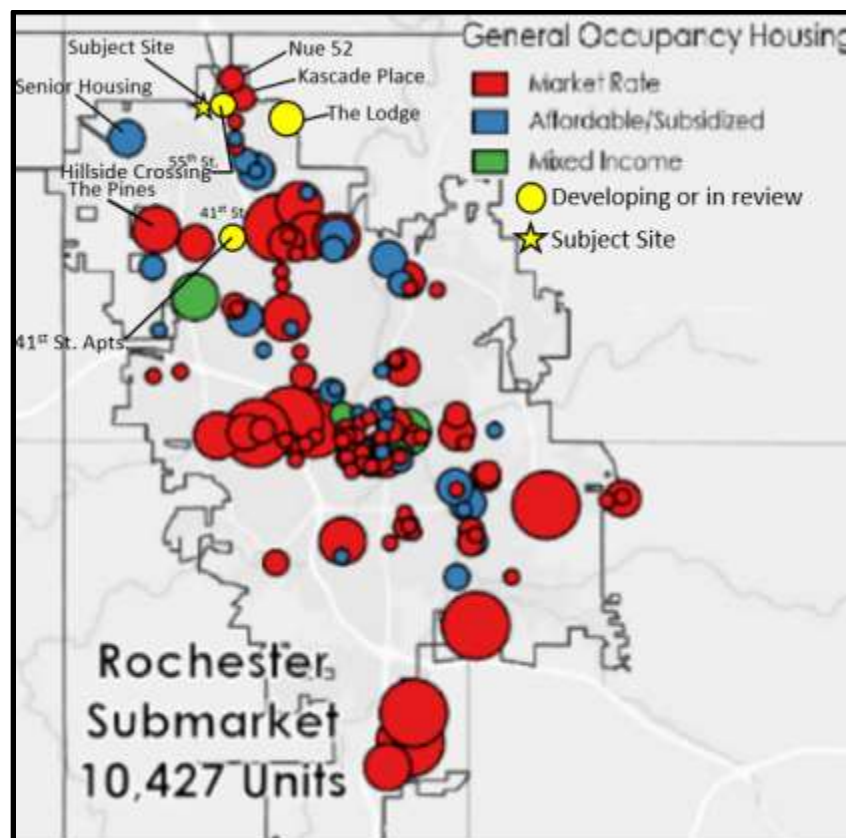
Total Unit Demand = 10,521 Units

(Source – 2020 Maxfiled Housing Study)

Rochester has 186 acres of vacant serviceable Medium Density Residential and 2 acres of serviceable High Density Residential land inventory, and over 20 acres of vacant Mixed-Use Transit Zoned property. However, under the Unified Development Code (UDC), all Mixed Use zoning districts may also be utilized for multi-family housing needs. The total serviceable mixed-use zoned acreage (MXN, MXS, MXC, MXG and MXI), which is vacant or ripe for redevelopment, has not been weighed in the present amount of acreage available for multifamily units. Additionally, the 4,100 expected units for South Zumbro Riverfront redevelopment area and West 2nd Street TOD Node have not been counted in the pipeline of units since they are unlikely to be developed before 2030. However, even if some of those units are constructed and some development occurs on the mixed use zoned land, there still appears to be a moderate need for additional multi-family housing land use inventory, whether it be general occupancy rental units or senior housing.

Northwest Rochester market rate multi-family housing needs

The closest existing competitive market rate apartment developments to this site include: The Pines development, approximately 2 miles southwest, Cascade Place, which is approximately half-mile to the east, Nue 52 development located half mile northeast, The Lodge on Overland, located about 2/3 of a mile to the east and Hillside Crossing, which is currently under City review, is on the east side of the site. In addition to the five developments identified above, there is a cluster of smaller apartment sites along the east side of Highway 52 and north of 41st St. NW.



(Source – Olmsted County 2018 Maxfiled Study)

2. The proposed amendment is consistent with the goals and strategies of the Integrated Land Use and Transportation Framework

The subject site provides opportunities to capitalize on of existing major transportation facilities and infrastructure, which strengthens it's suitability for medium density residential development rather than low density residential development.

The P2S Comprehensive Plan contemplates a permanent northwest park and ride site relocated at the far north end of the City on Highway 52. A permanent facility site has recently been identified, located southwest of the Highway 52 and 75th Avenue interchange. The future park and ride facility is located one mile to the north of the property. This amendment will allow more residents to drive or bike to the facility and then commute directly downtown via convenient express transit service. Additionally, this site is strategically located a very short distance from Highway 52. Increasing density potential along a major arterial corridor with nearby freeway access capitalizes on previous transportation investments in the City.

The P2S plan envisions a community with walkable neighborhoods, a variety of housing options, and transportation choices. The Comprehensive Plan calls for Medium Density Residential districts to be located within one-half to one mile of amenities such as parks, educational institutions, and employment centers.

As previously noted, this site is located on a median-divided 4-Lane Primary Arterial corridor with nearby access to Highway 52. Large businesses and employment areas are located within a mile, two parks, a regional trail, and new elementary and middle schools are just over a mile from the site.

3. The impact of and cost to municipal or regional utility agencies and on existing road and transit infrastructure as a result of the proposed land use change have been considered.

The site is completely surrounded by the City of Rochester and located in the Near Term urban expansion area. While this site appears to be on the fringe of the city, it can generally be considered infill site as one of two parcels on the south side of 65th St NW remaining to be developed. The site is surrounded by existing and proposed development on the south, east and west. North of 65th Street is property located within the "Urban Expansion Beyond 2050" growth management area.

Infill development spurs investment in existing public facilities, which has a positive impact on the viability of the City's infrastructure and surrounding developments and is in line with the City's goal of fiscal sustainability. As noted above, the subject site also provides good opportunity to capitalize on of existing major transportation facilities and infrastructure investment

4. An assessment of natural features on the proposed site has found that that site is suitable for urban development.

According to the P2S Comprehensive Plan, areas intended for medium density residential should have level to fairly rolling terrain, outside areas that are flood prone, poorly drained, or have steep slopes. This site is not likely located within a flood plain (Zone D) or Decorah Edge area, nor does the site contain steep slopes. There are no significant natural impediments present that would prevent the development of the site with medium density residential development.

5. The proposed redesignation will not adversely affect the supply of land designated for the type of land use the area in question is currently planned for.

The subject amendment only removes 5 acres from the LDR land use classification. Under the current LDR designation, the property would be brought into the City under an R-2 (Low Density – Small Lot) zoning district. The most intensive use under the R-2 zone is 4-plex units, which could yield approximately 32 dwelling units at most. Conversely, the amendment will provide needed land use inventory for either general occupancy or multi-family or senior housing units.

6. The fiscal impact of the proposed amendment is judged to have a positive net benefit to the community.

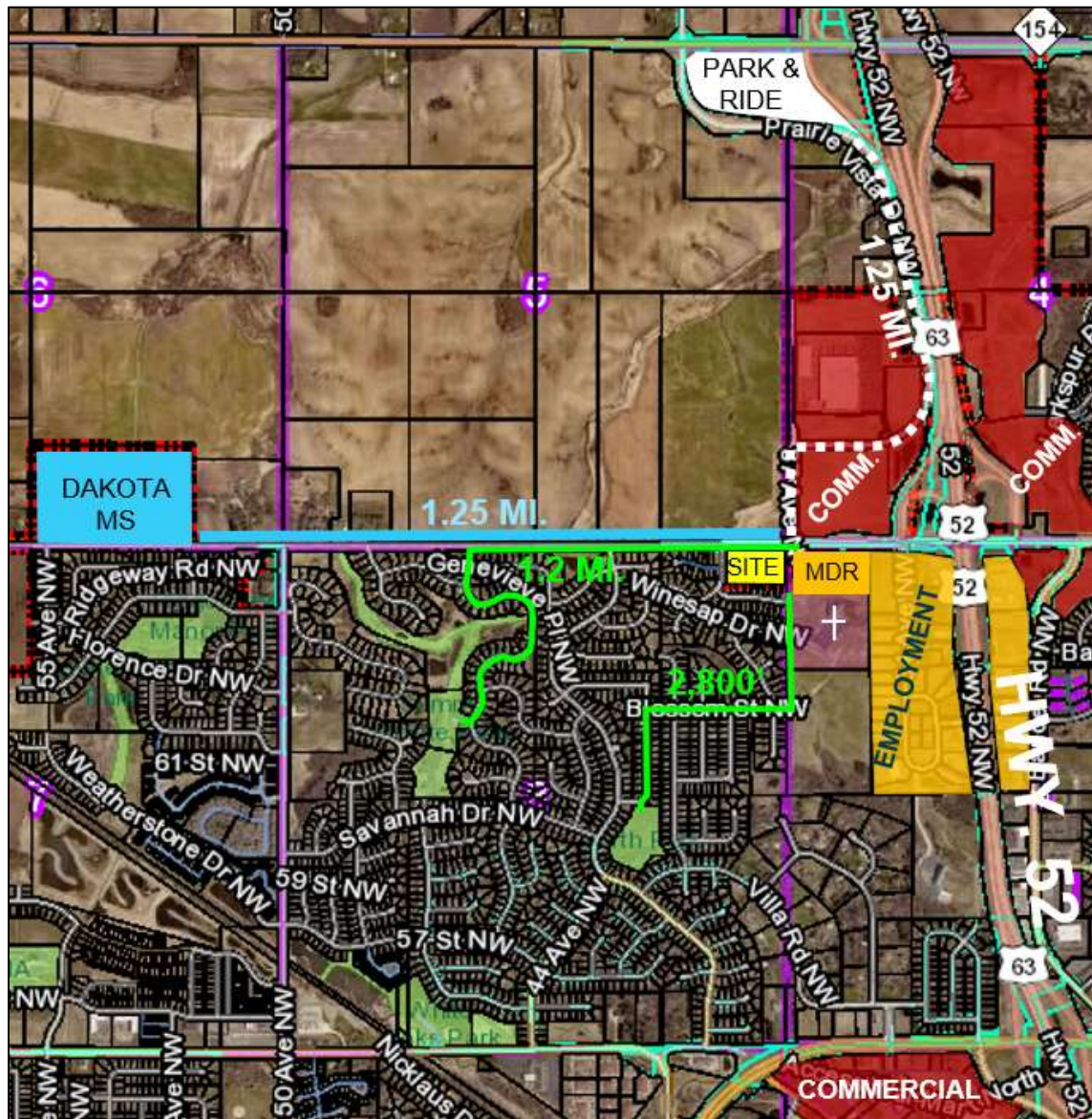
The amendment would allow diversity in housing styles and density in an area that only offers single family residential opportunities at the present time. The proposed change benefits the community by providing jobs to the local market, increased tax base, and establishing more population in this area to support local commercial businesses. A change of land use designation to Medium Density Residential will allow for more timely development of site and better utilization of existing utility resources.

7. The proposed Land Use Map amendment is consistent with and help further Vision, Principles and Goals of the P2S 2040 Comprehensive Plan, and not compromise the direction of the plan to create an integrated land use and transportation vision or compromise the strategies identified in the plan to implement the Primary Transit Network. Characteristics of uses in the proposed land use plan category as described in Tables 2-6 through 2-10 are compatible with surrounding land use classifications; and the locational characteristics and transportation features of the site are consistent with the locational and transportation factors described in Tables 2-6 through 2-10 for the proposed land use.

The map amendment will not compromise the direction of the plan to create an integrated land use and transportation vision. Conversely, increased density at

this location will help support future transit service due to the close proximity to the future park and ride site.

There are benefits of the site being reclassified as Medium Density Residential related to the integrated transportation and land use vision. There will be larger concentration of people to utilize the park and ride site, a large amount commercial development is within short walking distance, and there is reasonable access to open space and trail amenities.



8. Where the proposed amendment involves the redesignation of land currently in a Non-Residential Area (Commercial & Business Development, Industrial Development, Small Employment Development) to a category of Residential Development or otherwise considered for Residential land uses, the following considerations should apply:

This proposed change involves an Amendment of the Land Use Plan designation from one residential designation (LDR) to a higher density residential designation (MDR). This criterion is not applicable to this proposed amendment.

9. The proposed amendment is consistent with community goals and policies as expressed in other adopted plans of the city.

Integrate Land Use and Transportation:

The site is located on 65th Street NW, a median-divided 4-Lane Primary Arterial corridor connecting to Highway 52. Along 65th Street NW there are many businesses and employment options. The site is in close proximity to parks, a regional multi-use trail, schools, park and ride service to downtown and future transit routes. These attributes combined with the result of increased density at this location fulfill the City's goal of integrating land use and transportation.

Fiscal Responsibility:

Infill development spurs investment in existing public facilities which has a positive impact on the viability of the City's infrastructure and surrounding developments and is in line with the City's goal of fiscal sustainability.

Expand Housing Diversity:

The Comprehensive Plan calls for communities with walkable neighborhoods, a variety of housing options, and transportation choices. The proposed amendment will allow for the construction of multi-family buildings, which will increase the diversity of housing choices in the area. The predominant land use of the area is currently single family housing, though there was s 2022 Land Use Map Amendment for Medium Density Residential on the east side to 37th Ave NW. This amendment will provide a reasonably small addition to the multi-family residential housing opportunities in the area.

STAFF RECOMMENDATION

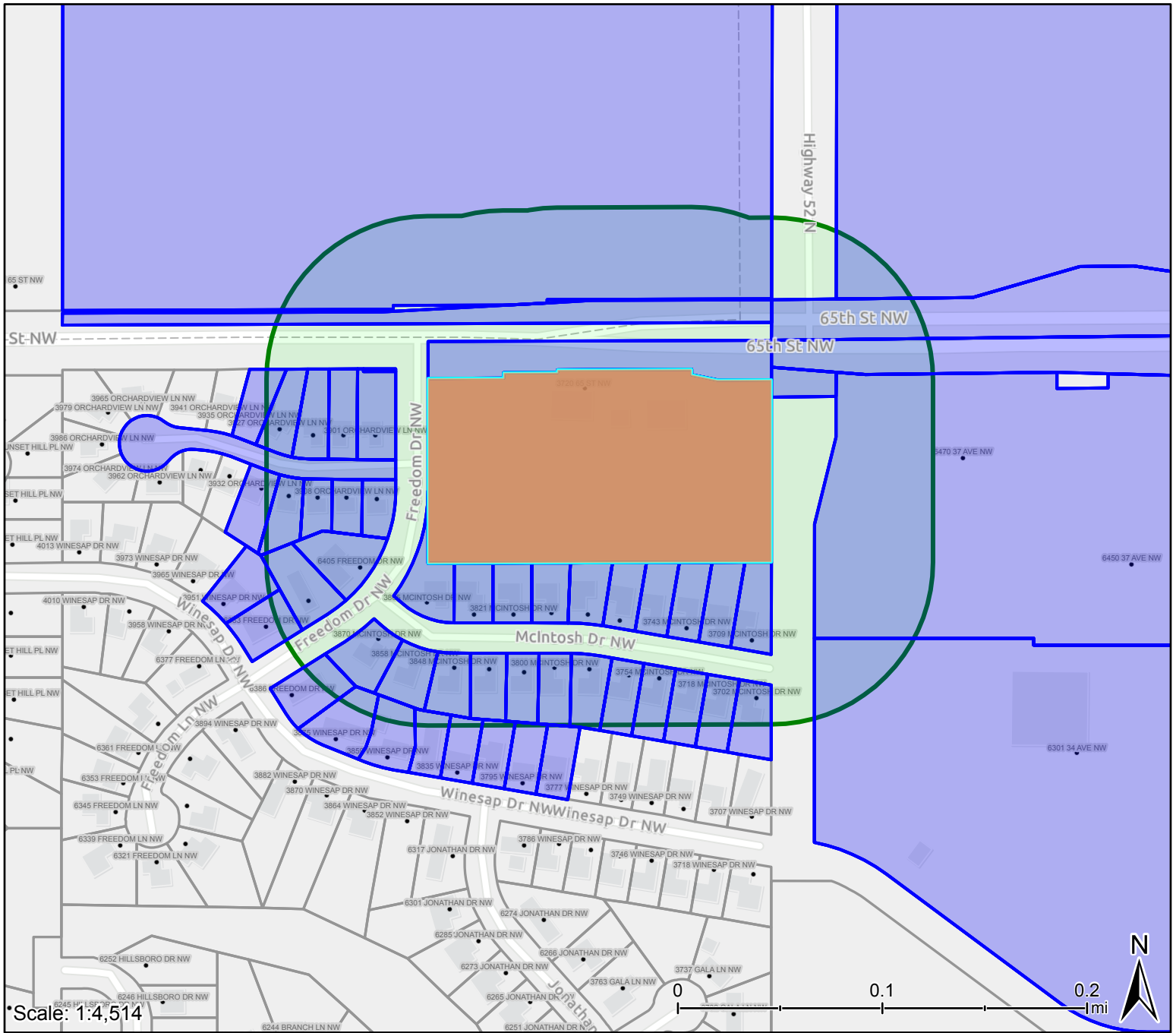
Community Development has reviewed this request in accordance with the P2S Comprehensive Plan Criteria for Land Use Plan Map Amendment and recommends the Planning Commission forward a recommendation of approval to the City Council on the amendment from Low Density Residential (LDR) to Medium Density Residential (MDR).

ATTACHMENTS

1. Notification map
2. Site vicinity map
3. Land Use Plan Amendment Exhibit
4. Applicant Narrative
5. Referral Agency Comments

CD2023-001CPA Meier Companies - Ward 2

3/27/2023 Olmsted County Geographic Information Systems



Legend

- Site**
- Parcels**
- Notification Area**

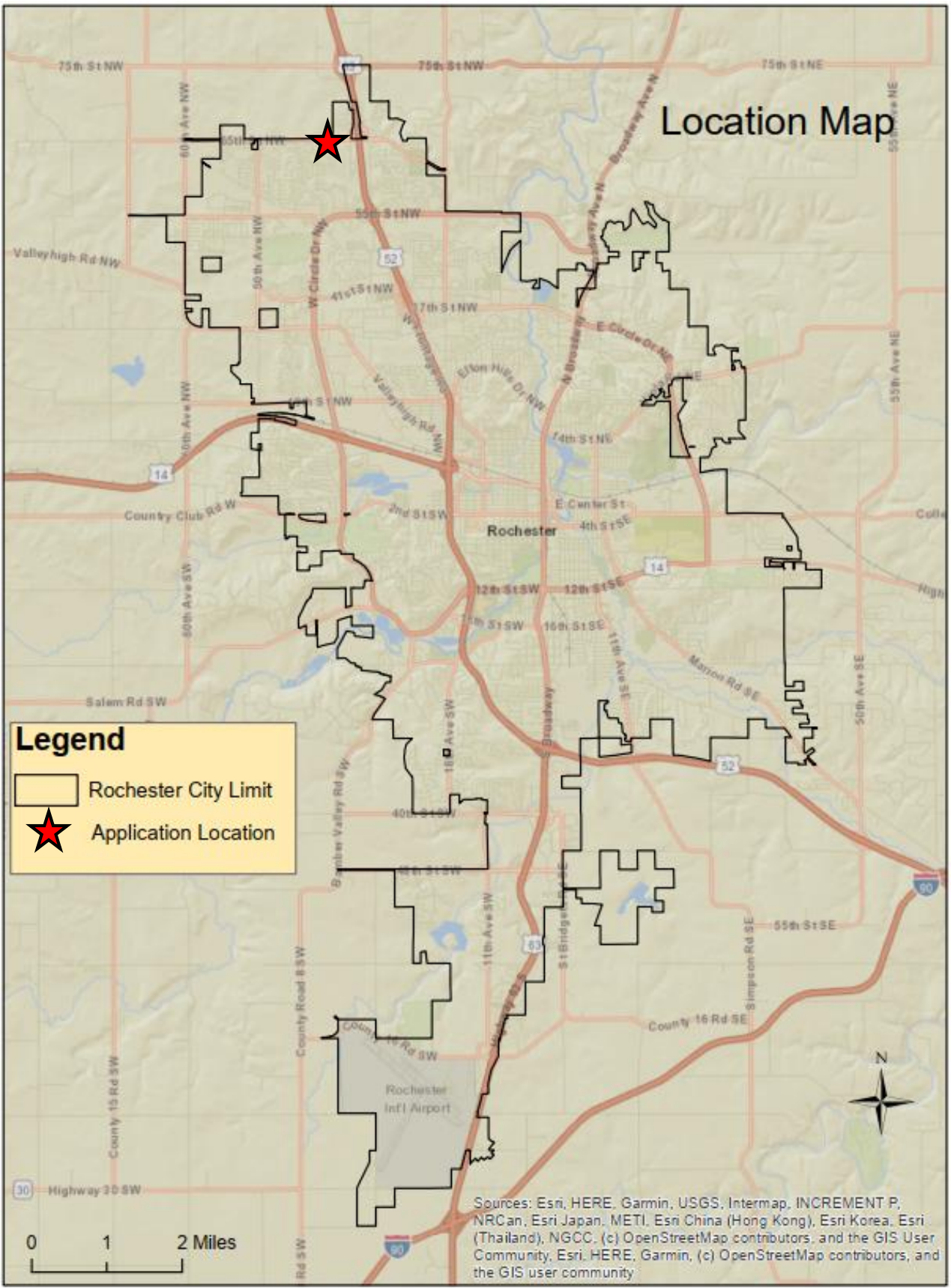
Land Use Plan Amendment #CD2023-001CPA, by Meier Companies, to change the Comprehensive Plan Land Use designation of 5.13 acres of land from Low Density Residential (LDR) to Medium Density Residential (MDR). The parcel is located on the southeast corner of Freedom Dr. NW and 65th St. NW.

**OLMSTED COUNTY
MINNESOTA**







Location Map

Legend

-  Rochester City Limit
-  Application Location



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

-  Parcel Boundary
-  2021 Parcels
- Rochester P2S Future Land Use**
-  Low Density Residential
-  Medium Density Residential
-  Commercial & Business Development
-  Urban Reserve

Urban Expansion
Beyond 2050

Highway 52 N

Commercial &
Business
Development

65th St NW

65th St NW

Freedom Dr NW

MEIER COMPANIES LLC
PIN: 081108
5.13 ac.
**PROPOSED MEDIUM
DENSITY RESIDENTIAL**

Medium Density
Residential

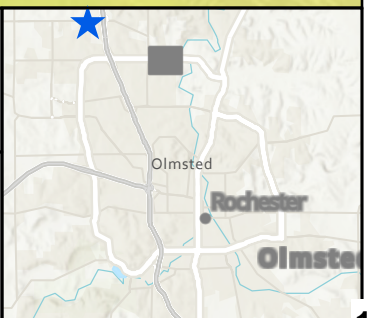
McIntosh Dr NW

Winesap Dr NW

Winesap Dr NW

LAND USE EXHIBIT

Blossom Villas LUPA
3720 65th St NW
Rochester, Minnesota

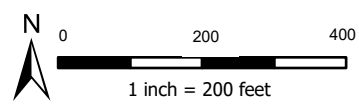


Service Layer: Esri, NASA, NGA, USGS, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Coordinate System: NAD 1983 HARN Adj MN Olmsted Feet

KASSON OFFICE
P.O. BOX 100
33 B VETERANS
MEMORIAL HIGHWAY
KASSON, MN 55944

PLAINVIEW OFFICE
320 WEST BROADWAY
SUITE 3
PLAINVIEW, MN 55964

ROCHESTER OFFICE
1765 RESTORATION
ROAD SOUTHWEST
ROCHESTER, MN 55902





Re: 65th Street Project on 5 acres NW

Market Review

3/2/2023

In consideration of building and developing a new project in the Rochester market for either a senior housing or general market rate. In the updated Maxfield Study for Rochester we looked at the real estate market to forecast our professional review. In my review, we focused on 3 key metrics for developing and building a new product into the market. These three key components were the cost ratio, location, and adsorption.

Cost Ratio – In summary of our research we understand the increase in building costs, and the rental rates for a long-term project create a rent rate that we feel is achievable.

Location - The site selection offers access to public services with ease of access for the tenants. With the modifications to 65th street and the growth ring for the city makes this a prime location. In addition to the R-1 neighbors to the south the building would provide a nice buffer to the increased use of 65th street and the commercial sites to the north of 65th street.

Absorption - Networking with local management companies and owners we obtained information for the following:

1. Current projects vacancy rates continue to be overall low
2. Under-construction projects “Lease up phase” offer fast growth
3. Pipeline projects planned seem to fall within the growth and demand without over saturating a sector of rentals.

Overall, I concur with the Maxfield study and our networking to support a new project for this site for the 2023-2025 building.

Paul Meier
Meier Companies, Inc.
507-696-8899
Paul@Meiercompanies.com
6113 Rome Circle NW
Rochester MN 55901

Project Narrative: Blossom Development by Meier Companies – March 15, 2023

I. Introduction

Blossom Development being proposed by Meier Companies is located along 65th Street NW and adjacent to Freedom Drive NW on the west side of the project. The property does extend easterly to the planned southerly extension of 37th Avenue NW.

Exhibit A is a site map of the 5.13-acre parcel that shows the property boundaries of the proposed development.

The property is currently outside the corporate limits of the City of Rochester but within the planned Urban Service Area and zoned as A-4. The land use is listed as low density residential. **Exhibits B-1 and B-2** illustrate the land use and current zoning of the property.

The current request is to change the land use from Low Density Residential to Medium Density Residential and the site is currently in the Rochester Subsequently Growth Plan as near-Term Expansions (Refer to Exhibit E) a request will be made to annex the property and request a zone change to the R-3 category.

The request to change the land use to medium density residential and the zoning to R-3 zoning district will be consistent with the proposed medium density/R-3 District recently approved on the Church property immediately to the east of Blossom Development.

II. Project Summary:

A proposal by Meier Companies to develop approximately 5.13 acres for a multifamily and/or 55+ housing project is in the process of being designed. The Land Use Plan Amendment is the first step in the development process.

The site is located in an area that is surrounded by existing developments or those zoned medium density city development and will be in the construction stage in 2023. This parcel can be defined as an **Infill Area**.

Preliminary concept plans have been developed for Multifamily Housing/ Senior Housing (55+) that can accommodate up to 100 units with underground parking, overflow and visitor surface parking, site amenities, and open space with a single public roadway connecting Freedom Drive NW to the new 37th Avenue NW extension. Construction of 37th Avenue NW is planned for construction in 2023 according to City Public Works Department.

Utilities, such as, public sanitary sewer, watermain, and electrical service is available according to the city participants in the October 18, 2022, pre-development meeting. In addition, the upgrading of 65th Street NW as a Major Arterial is planned for construction in 2023.

Meier Companies engaged WSE Massey Engineering to perform a Feasibility Study for Multifamily and/or Senior housing development and the results of the Study indicates the project is feasible for development.

III. Land Use Plan Amendment:

A. General Discussion:

As previously stated, the request is a land use plan amendment to change the land use from low density to medium density for a multifamily or 55+ Senior Development. There are several supportive statements in the **Comprehensive Plan 2040** for medium density land use in this area.

This project lies within the Urban Expansion Area of the Comprehensive Plan 2040 (**Plan**) and states on page 149 of the **Plan: Development in the Urban Expansion Area: "Lands outside of the current municipal limits within the Urban Expansion are considered prime areas for future greenfield urban development, subject to annexation, completion of a feasibility studies regarding the availability of sanitary sewer and water services, and agreement on how electrical service will be supplied to the area."**

As previously noted, a pre-development meeting was conducted on October 18, 2022. The information provided by the various city departments in attendance, such as, city public works and Rochester Public Utilities Water and Electrical Service, confirmed the ability to serve this property with the necessary public utilities. The sanitary sewer to serve the site will be a gravity connection to the sewer in Freedom Drive NW.

This property will be served by the sanitary sewer from the Kings Run Sewer District. The **Plan** states on page 153/154 of the Rochester Comprehensive Plan 2040: **"It would be most cost effective to promote growth in the Kings Run and Hadley Sewershed Districts in the near term."** This statement relates to the availability of sewer capacity in the Kings Run Sewer to serve this site.

The **Plan** also notes on page 168 under Medium Density Residential that the Density/Intensity of development should range from 20-40 units per acre. It goes on to say: "...densities at the lower end of the range are appropriate for sites abutting low density residential areas.

Blossom Housing Development, as planned, will have a density of 20 units per acre. It abuts low density residential development on the southerly border. The density of the project will be consistent with the statement of the **Plan** for development bordering low density residential development.

In the Implementation portion of the **Plan** under **Infill and Redevelopment Program** it states... "increased emphasis on infill and redevelopment ..." should be the focus or the "reuse of underutilized lands." The project is currently a tract greater than 5 acres that has

one single family home on the parcel which is a highly underutilized condition based on its proximity to major roads, utility services, and commercial supportive services. **Exhibit C** is a graphic representation of proximity to employment centers and commercial developments.

The Comprehensive Plan 2040 provides support throughout the **Plan** for medium density residential land use on this property.

B. Market Analysis:

Maxfield Research & Consulting group completed a “Comprehensive Housing Needs Analysis for Olmsted County, Minnesota in 2020.

1. Senior (55+) Housing

The report has been relied upon for many projects since it was published on November 18, 2020, and continues to be the backbone support for those developers seeking to provide a product that has a high demand in and around Olmsted County.

The Maxfield report addresses the need for multifamily rental and Senior Housing. The chart for Senior Housing Demand to 2030 is listed on page 328 and indicates a need for 5410 Senior Housing units by 2030. That number is further divided between Active Adult at 3423 and Service Enhanced at 1987. **Exhibit D is the chart from Maxfield report.**

Current multifamily style housing products in Olmsted County have concentrated on market rate and some affordable but not as much Senior Housing (55+ or 65+) so there still is a pent-up demand for this type of housing, and a need to meet the market rate multi-family housing demand.

Maxfield supports the need for both market rate rental and Senior housing in the Key Findings of the plan. This is documented by finding #7 where it states: “The senior housing market is well-poised considering the COVID-19 pandemic that has had a major impact on many senior housing development projects across the country. Age-restricted senior properties maintain exceptionally low vacancy rates indicating pent-up demand for new senior housing product. Demand is highest for both market rate and affordable active adults and independent service options.” **(refer to Exhibit E).**

The report goes on to say: “The 65-74 age cohort is estimated to have the greatest percentage growth increasing by 3517 people (+24%) from 2020-2025. The growth in this age cohort can be primarily attributed to the baby boom generation aging into their young senior years.” **(refer to Exhibit F)**

The report does analyze the senior housing market. It states: “ Maxfield Research surveyed 35 senior housing facilities located in Olmsted County Market Area with a total

of 1410 units. Combined, overall vacancy for senior projects is 3.5%. Generally, healthy senior housing vacancy rates range from 5% to 7% depending on service level. This vacancy rate indicated a pent-up demand; especially during the COVID-19 pandemic where most senior housing properties are experiencing higher vacancy rates.” **Refer to Exhibit G)**

2. Market Rate Multifamily (rental) Housing

The Maxfield report addresses the demand for rental housing in the Olmsted County Market Area. On page 299 of the report, it states: “the propensity to rent ranges from 6% to 34% for non-seniors and 7% to 23% for seniors based on sub-markets”.

As previously stated, the request is a land use plan amendment to change the land use from low density to medium density for a multifamily/ Senior housing study. There are several supportive statements in the **Comprehensive Plan 2040**.

This project lies within the Urban Expansion Area of the Comprehensive Plan 2040 **(Plan)** and states on page 149 of the **Plan: Development in the Urban Expansion are considered prime areas for future greenfield urban development, subject to annexation, completion of a feasibility studies regarding the availability of sanitary sewer and water services, and agreement on how electrical services will be supplied to the area.”**

As previously noted, a pre-development meeting was conducted on October 18, 2022. The information provided by the various city departments in attendance, such as, city public works and Rochester Public Utilities Water and Electrical Services, there was confirmation of the ability to serve this property with the necessary public utilities. The Sanitary Sewer to serve the site will be a gravity connection to the sewer in Freedom Drive NW.

The property will be served by the sanitary sewer from the Kings Run Sewer District. The Plan states on page 153/154: **“It would be most cost effective to promote growth in the Kings Run and Hadley Sewershed District in the near term.”**

The Study goes on to say: “ Combining the demand from household growth plus turnover results in total demand in the Market Area for 3,942 rental units between 2020 and 2030.”

A table in the Maxfield report on page 219 illustrates the Projected General Occupancy Demand for 2020 to 2023. This table is included in the narrative as **Exhibit H. Exhibit I** is

page 319 of the Maxfield Report that summarizes the General Occupancy of Rochester and the Market Area by Sub-Market.



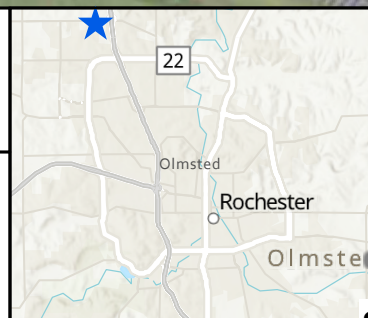
 Parcel Boundary
 2021 Parcels



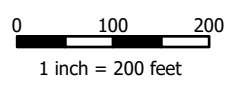
EXHIBIT A: SITE MAP





Blossom Villas LUPA
 3720 65th St NW
 Rochester, Minnesota



Service Layer: Esri, NASA, NGA, USGS, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
 Coordinate System: NAD 1983 HARN Adj MN Olmsted Feet

KASSON OFFICE P.O. BOX 100 33 B VETERANS MEMORIAL HIGHWAY KASSON, MN 55944	PLAINVIEW OFFICE 320 WEST BROADWAY SUITE 3 PLAINVIEW, MN 55964	ROCHESTER OFFICE 1765 RESTORATION ROAD SOUTHWEST ROCHESTER, MN 55902
---	--	--



	Parcel Boundary
	2021 Parcels
Roch_LUP	
Landuse	
	Low Density Residential
	Commercial

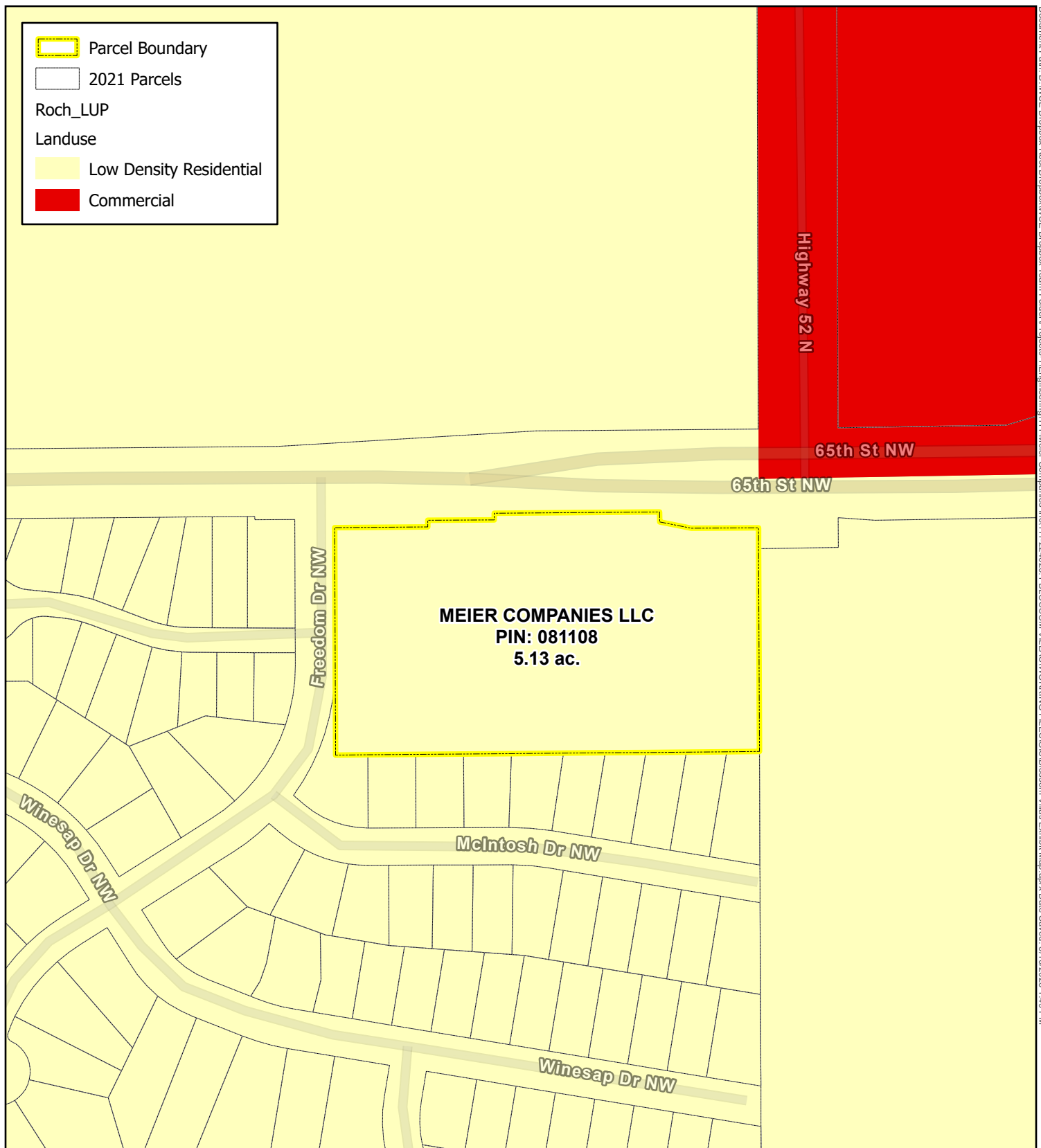
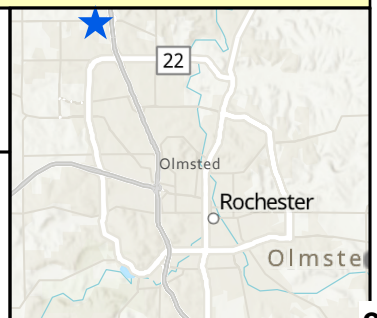


EXHIBIT B-1: LAND USE MAP

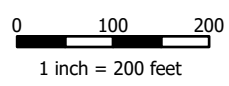
Blossom Villas LUPA
 3720 65th St NW
 Rochester, Minnesota





Service Layer: Esri, NASA, NGA, USGS, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

Coordinate System: NAD 1983 HARN Adj MN Olmsted Feet

KASSON OFFICE P.O. BOX 100 33 B VETERANS MEMORIAL HIGHWAY KASSON, MN 55944	PLAINVIEW OFFICE 320 WEST BROADWAY SUITE 3 PLAINVIEW, MN 55964	ROCHESTER OFFICE 1765 RESTORATION ROAD SOUTHWEST ROCHESTER, MN 55902
---	--	--



 Parcel Boundary
 2021 Parcels

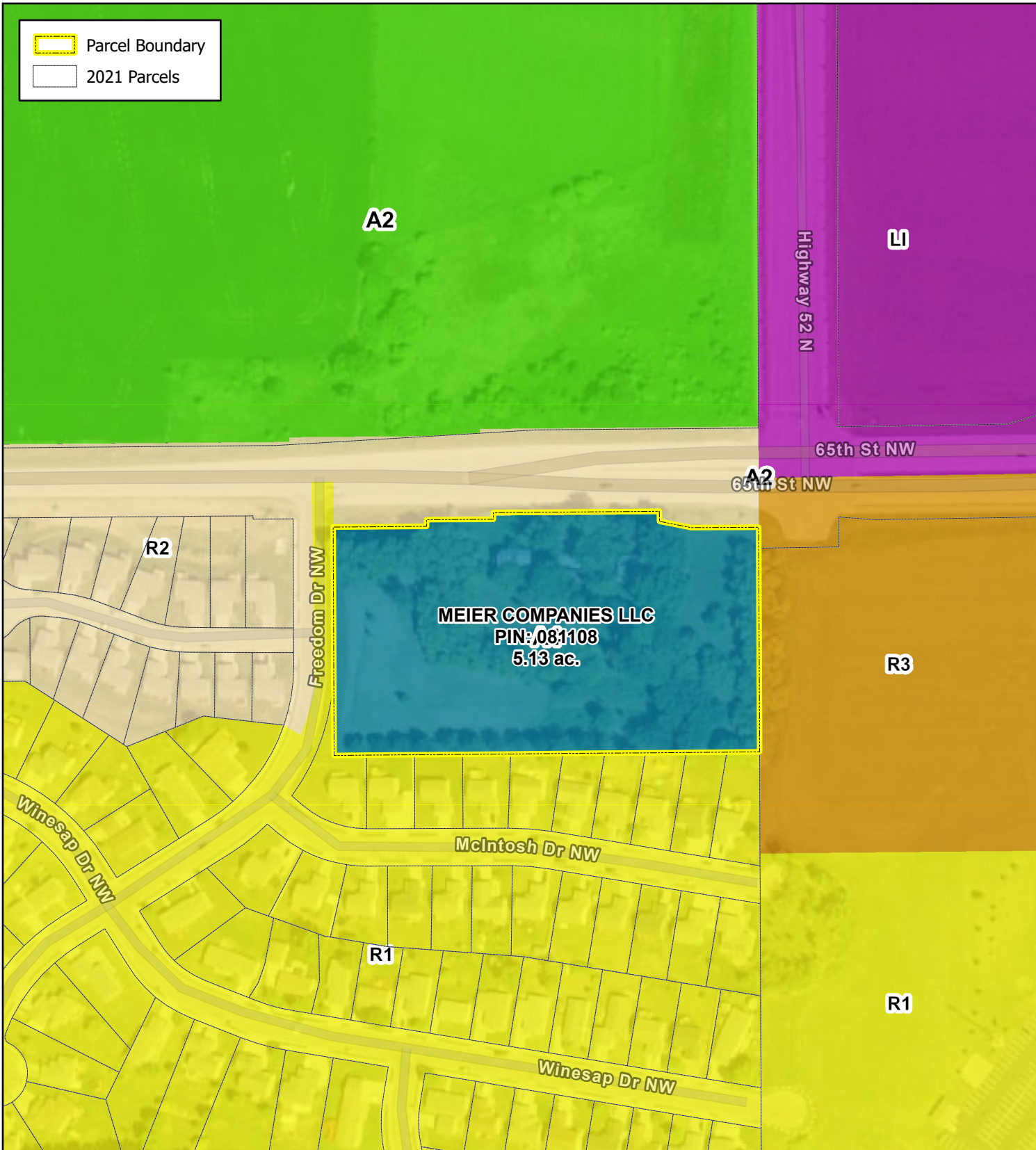
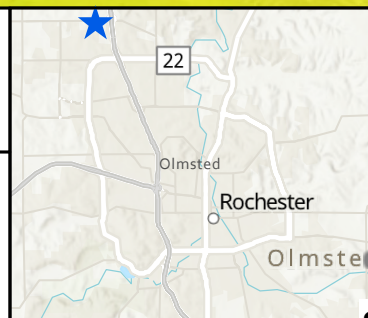


EXHIBIT B-2: ZONING MAP

Blossom Villas LUPA
3720 65th St NW
Rochester, Minnesota



Service Layer: Esri, CGLAR, USGS, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, Olmsted County, MN GIS
Division
Coordinate System: NAD 1983 HARN Adj MN Olmsted Feet




KASSON OFFICE
P.O. BOX 100
33 B VETERANS
MEMORIAL HIGHWAY
KASSON, MN 55944

PLAINVIEW OFFICE
320 WEST BROADWAY
SUITE 3
PLAINVIEW, MN 55964

ROCHESTER OFFICE
1765 RESTORATION
ROAD SOUTHWEST
ROCHESTER, MN 55902



0 100 200
1 inch = 200 feet

 Parcel Boundary
 2021 Parcels
 POI

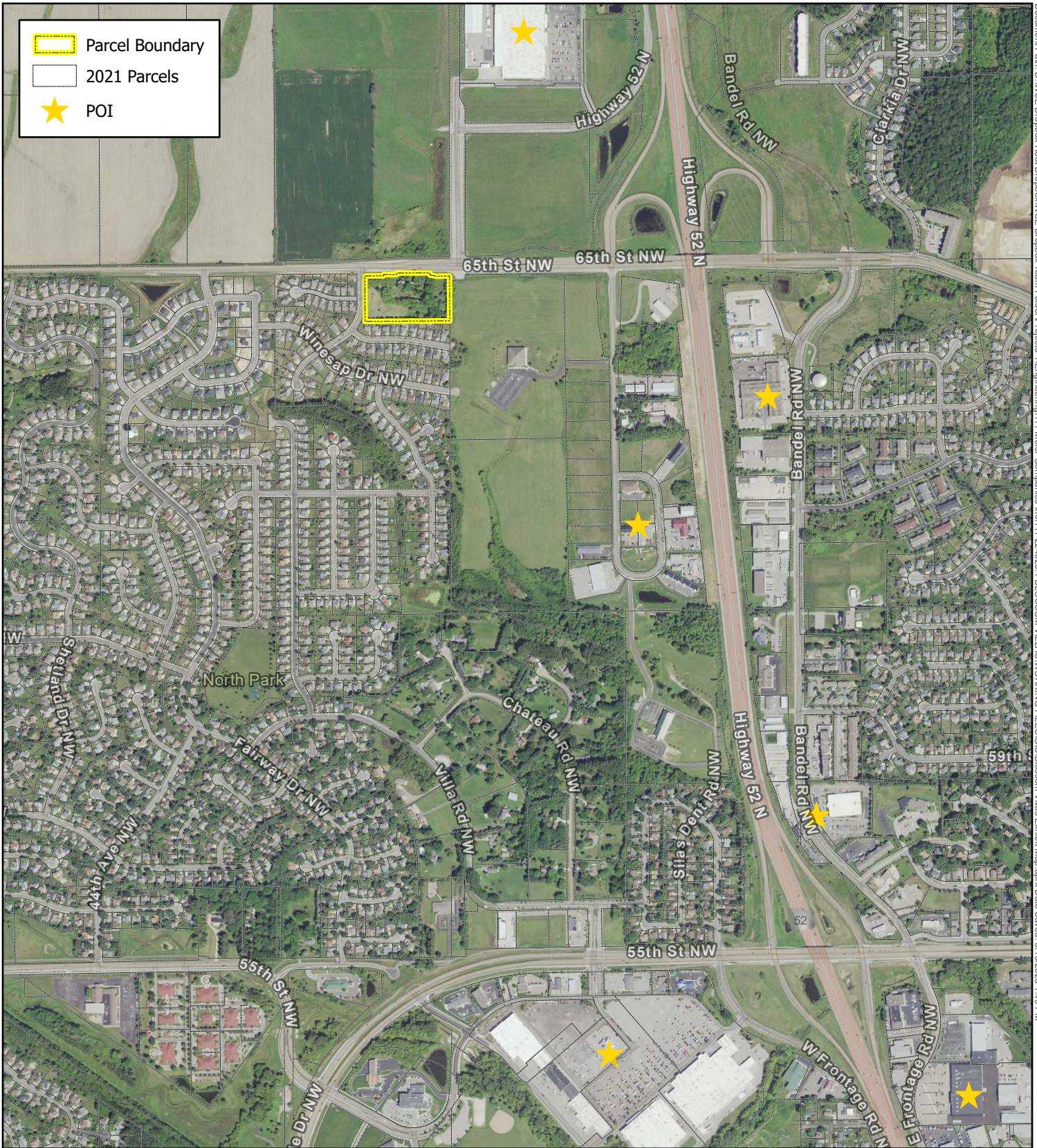
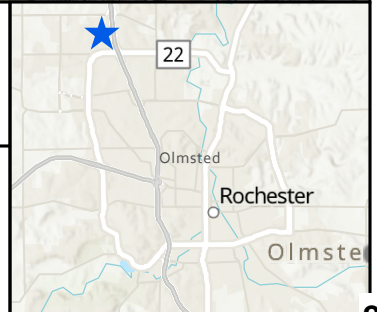


EXHIBIT C: PROXIMITY MAP

Blossom Villas LUPA
 3720 65th St NW
 Rochester, Minnesota



Service Layer: Esri, NASA, NGA, USGS, Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

Coordinate System: NAD 1983 HARN Adj MN Olmsted Feet

KASSON OFFICE
 P.O. BOX 100
 33 B VETERANS
 MEMORIAL HIGHWAY
 KASSON, MN 55944

PLAINVIEW OFFICE
 320 WEST BROADWAY
 SUITE 3
 PLAINVIEW, MN 55964

ROCHESTER OFFICE
 1765 RESTORATION
 ROAD SOUTHWEST
 ROCHESTER, MN 55902

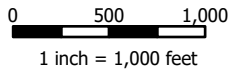


EXHIBIT D

RECOMMENDATIONS AND CONCLUSIONS

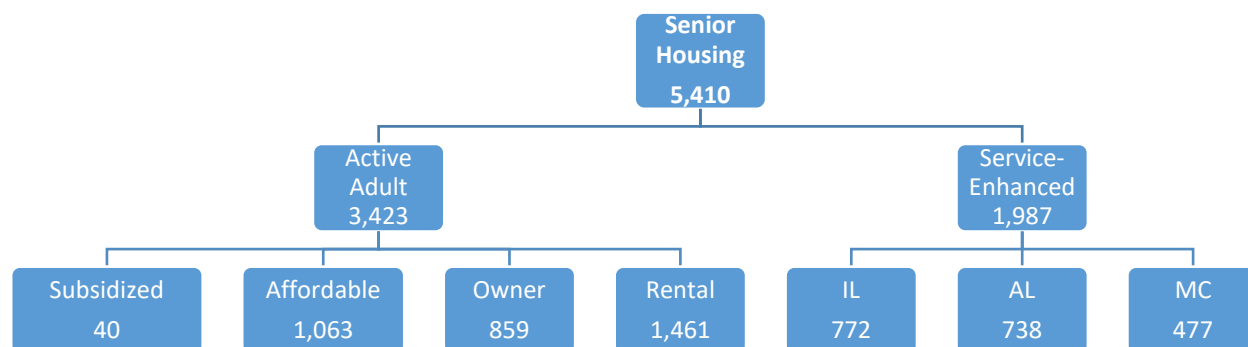
Finally, because of the number of NOAH units and most new affordable projects coming in at 60% AMI; we strongly recommend promoting housing products to the lower incomes between the 30% and 50% AMI income brackets.

Senior Housing

As illustrated in Table HD-9, demand exists for all service levels of senior housing in Olmsted County this decade. In fact, senior housing demand accounts for 29% of all housing units in the county through 2030, making up over 5,400 units. However, demand is highest in the short-term for more active adult and independent living products (both market rate and affordable). Demand is lower for assisted living and memory care due in-part to the existing senior developments that are serving these markets already.

Development of additional senior housing is recommended in order to provide housing opportunity to these aging residents in their stages of later life. The development of additional senior housing serves a two-fold purpose in meeting the housing needs in Olmsted County: older adult and senior residents are able to relocate to new age-restricted housing in Olmsted County, and existing homes and rental units that were occupied by seniors become available to other new households. Hence, development of additional senior housing does not mean the housing needs of younger households are neglected; it simply means that a greater percentage of housing need is satisfied by housing unit turnover. The types of housing products needed to accommodate the aging population base are discussed individually in the following section.

2030 Senior Demand



- Active Adult Senior Cooperative – At present there are four existing senior cooperatives in Olmsted County (all are located in the City of Rochester) that have a total of 276 units and a 1.1% vacancy factor. Maxfield Research projected demand for about 860 active adult ownership units through 2030. Although senior ownership demand is spread across all the submarkets, new for-sale senior developments could likely only be constructed in those submarkets with the highest demand as the project would attract residents from other neighboring communities. Maxfield Research recommends a cooperative development(s) with a mix of two- and three-bedroom units with share costs starting around \$150,000.

EXHIBIT E

KEY FINDINGS

This section highlights the key findings from the Comprehensive Housing Needs Assessment completed for Olmsted County. Calculations of projected housing demand are provided through 2030 and recommendations for housing products to meet demand over the short-term are found in the *Conclusions and Recommendations* section of the report.

Key Findings

1. Despite the COVID-19 pandemic, most housing product types have not seen a significant change in demand to-date. Most rental properties have maintained strong rent collections; however due to the increase in supply and the pandemic landlords are incentivizing tenants to renew and are keeping rents in check. Property managers are also offering concessions to prospective tenants to sign new leases. At the same time senior housing vacancy rates have stayed well below equilibrium contrary to most markets across Minnesota and United States that are experiencing a swell of vacancies and move-outs.
2. Population growth this past decade exceeded last decade (+23,638 persons); although the number of new households was slightly lower than last decade (+8,083 households). Projections for this decade estimate higher growth rates for both population and households. Olmsted County growth is exceptionally higher than the Southeast Minnesota region and State of Minnesota.
3. The aging baby boomer generation (ages 56 to 74 in 2020) is impacting the composition of Olmsted County's population. Younger seniors (ages 65 to 74) have exceptionally high growth rates over the next five years (+22%). This shift will result in demand for alternative housing products; both for-sale and rental housing types. At the same time, there is strong growth in the older Millennial generation (+10%) that will be seeking home ownership opportunities.
4. Olmsted County is a major job importer as the ratio of employed residents to jobs is 1.16; higher than Twin Cities Metro Area ratio of 1.04. Because Rochester is the employment hub in Southeastern Minnesota, there is a positive inflow of about 21,000 workers in the Olmsted County Market Area. Furthermore, the average wage in the Olmsted County is nearly as high as the Metro Area (\$52,416 vs. \$55,952) yet housing costs in Olmsted County are more affordable when compared to the Metro Area.
5. Housing costs in Olmsted County have historically been lower than the Twin Cities Metro Area, together with strong household incomes and wages, residents in Olmsted County have historically received more housing value for their dollar than the Twin Cities. However, over the past five years the pricing spread has diminished as housing costs in Rochester and Olmsted County have been creeping closer to housing costs in the Twin Cities. Housing cost appreciation is contributed to several factors; including: DMC investment from out-of-state real estate investors, high land costs in Downtown

EXHIBIT E

KEY FINDINGS

Rochester, supply constraints from the for-sale market compared to the previous decade, lack of production builders, and regulatory fees. Collectively, the aforementioned factors together with challenges in land, labor, and materials has contributed to rising housing costs.

6. The overall rental vacancy rate in the Olmsted County Market Area is 4.4% (excluding properties in initial lease up). Rental vacancy rates are extremely low among affordable rental housing (2.8%) and subsidized rental housing (1.2%) products. Due to the strong velocity of new construction market rate apartments, the vacancy rate has risen to about 5% for stabilized properties. A review of over 8,400 market rate units found about 71% of units were NOAH (Naturally Occurring Affordable Housing) units affordable to household earning 60% or less of AMI. Emphasis should be on preserving these units as they are the bulk of the affordable housing supply in the Olmsted County Market Area.
7. The senior housing market is well-poised considering the COVID-19 pandemic that has had a major impact on many senior housing developments across the country. Age-restricted senior properties maintain exceptionally low vacancy rates indicating pent-up demand for new senior housing product. Demand is highest for both market rate and affordable active adult and independent service options.
8. After the Great Recession and hitting rock bottom in 2010, single-family housing values have risen 56% from a median resales price of \$161,600 in 2010 to \$252,000 in 2019. Over the past five years, the resales price in the Olmsted County Market Area has experienced 35% growth compared to 16% from 2010 to 2015. However, inventory is at an all-time low and it's a very competitive market for buyers seeking entry-level product under \$300,000.
9. Although housing demand has not been significantly impacted by COVID-19, the pandemic is having direct and indirect effects on the housing market. As employees have transitioned to working from home, there is greater emphasis on spending more time at home and an importance on healthy living and cleanliness. This has resulted in housing with more dedicated spaces for home offices, flex space, schooling, fitness room, etc. while incorporating more natural light, outdoor spaces, and access to the outdoors (patios, decks, etc.). Home buyers are also trading location for more square footage and affordability by locating further from their place of employment. There is also a preference toward new construction and the new home market has been strong in 2020 and builders have not kept the pace with demand.
10. The new construction market continues to face hurdles in producing homes priced under \$300,000 as builders are unable to pencil-out this price point given today's development and regulatory costs. Therefore, new construction caters to move-up and executive buyers; while entry-level homes are serviced by the existing housing stock or new townhome construction. New construction production has not kept with demand as it

EXHIBIT E

KEY FINDINGS

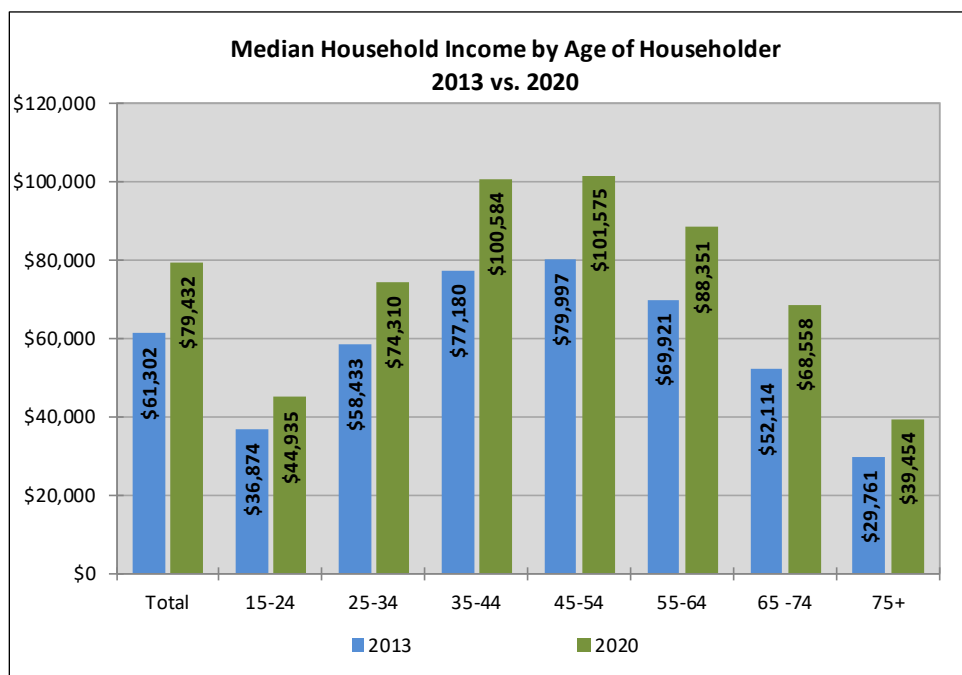
is significantly lower than last decade prior to the Great Recession. Finally, the finished developed lot inventory is dwindling, and new lots need to be platted to meet future demand.

EXHIBIT F

EXECUTIVE SUMMARY

Demographic Analysis

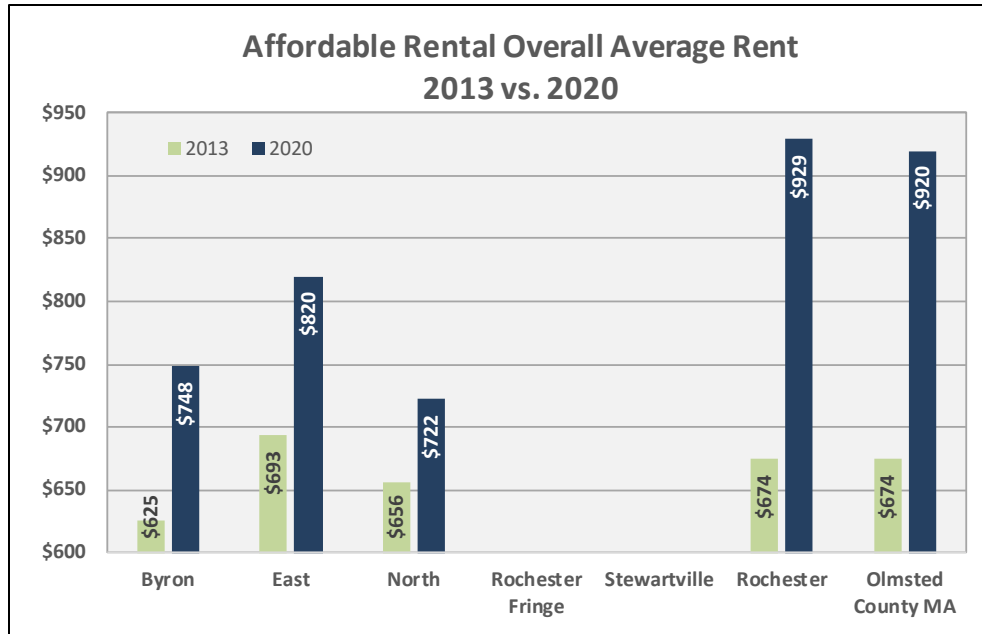
- The strongest percentage growth occurred between 1990 and 2000. Olmsted County’s population grew by 17,807 people (16.5%) and continues through the 2010 as the population gained another 21,068 people (16%). Growth for the County is projected to remain strong as the population is projected to increase by 23,638 (15.5%) by 2020.
- The majority of the growth in Olmsted County can be attributed to the growth in the City of Rochester. Approximately 81% of all population growth in the Olmsted County Market Area occurred in the City of Rochester between 2010 and 2020.
- Olmsted County is estimated to experience continued strong growth during this decade. Maxfield Research projects that Olmsted County will grow by 27,400 persons (16.4%) and by about 11,597 households (17.6%) between 2020 and 2030.
- The 65 to 74 age cohort is estimated to have the greatest percentage growth increasing by 3,517 people (+24%) from 2020 to 2025. The growth in this age cohort can be primarily attributed to the baby boom generation aging into their young senior years.
- In 2020, the median household income in the Olmsted County Market Area was estimated to be \$79,432 and is projected to climb 13% to \$89,785 by 2025. The Olmsted County Analysis Area’s median income is on par with the Twin Cities Metro Area’s 2020 median income of \$81,390. The 2020 Olmsted County income is 30% higher when compared to 2013.



2013: \$61,302 | 2020: \$79,432

EXHIBIT G

EXECUTIVE SUMMARY



- Affordable rents in Olmsted County have increased 37% since 2013, 4.6% annually. As with market rate development, the new affordable projects built in Rochester have been constructed mainly at 60% AMI which has driven up the overall average rent for affordable products.

Senior Housing Market Analysis

- Maxfield Research surveyed 35 senior housing facilities located in the Olmsted County Market Area with a total of 1,410 units. Combined, the overall vacancy for senior projects is 3.5%. Generally, healthy senior housing vacancy rates range from 5% to 7% depending on service level. This vacancy rate indicated pent-up demand; especially during the COVID-19 pandemic where most senior housing properties are experiencing higher vacancy rates.
- There is a total of 893 units within fourteen affordable/subsidized senior projects. As of 2nd Quarter 2020, there were 10 units vacant (1.1% vacancy rate), indicating pent-up demand for affordable/subsidized senior rental units. Market equilibrium is typically at 3% or income-restricted senior housing products.
- Olmsted County Market Area has a total of 13 assisted living facilities with 594 units and a vacancy rate of 5.4%. However, *St. Charles Assisted Living* has twelve out of the thirty-two total vacancies. Excluding *St. Charles Assisted Living*, the vacancy rate is 3.4%. Equilibrium for assisted living is considered 7%; indicating a tight assisted living market in the Olmsted County Market Area.

EXHIBIT H

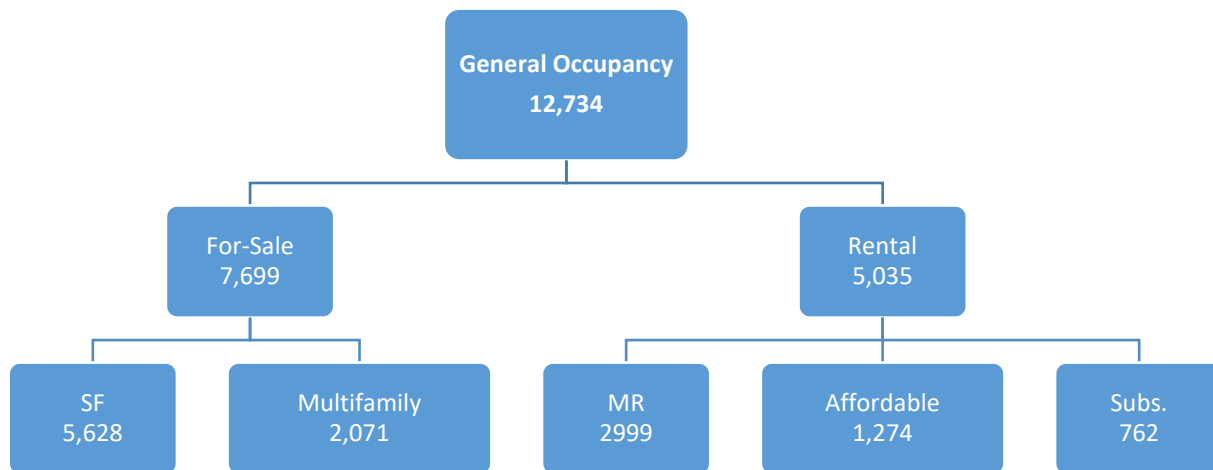
RECOMMENDATIONS AND CONCLUSIONS

Introduction

Based on the finding of our analysis and demand calculations, Tables DMD-8 and DMD-9 provides a summary of housing demand county and submarket through 2030. Demand exists in the Olmsted County Analysis Area for a variety of product types. The following section summarizes housing concepts and housing types that will be demanded from various target markets. It is important to note that not all housing types will be supportable in all communities and that the demand illustrated in Tables DMD-8 and DMD-9 may not directly coincide with housing development due to a variety of factors (i.e. economies of scale, infrastructure capacity, land availability, crossover demand in adjacent submarket, etc.).

Based on the findings of our analysis and demand calculations, Table CR-1 provides a summary of the recommended development concepts by product type for Olmsted County. It is important to note that these proposed concepts are intended to act as a development guide to most effectively meet the housing needs of existing and future households in Olmsted County. The recommended development types do not directly coincide with total demand as illustrated in Tables DMD-8 and DMD-9.

Olmsted County Projected General Occupancy Demand, 2020 – 2030



Olmsted County Projected Senior Demand, 2020 – 2030

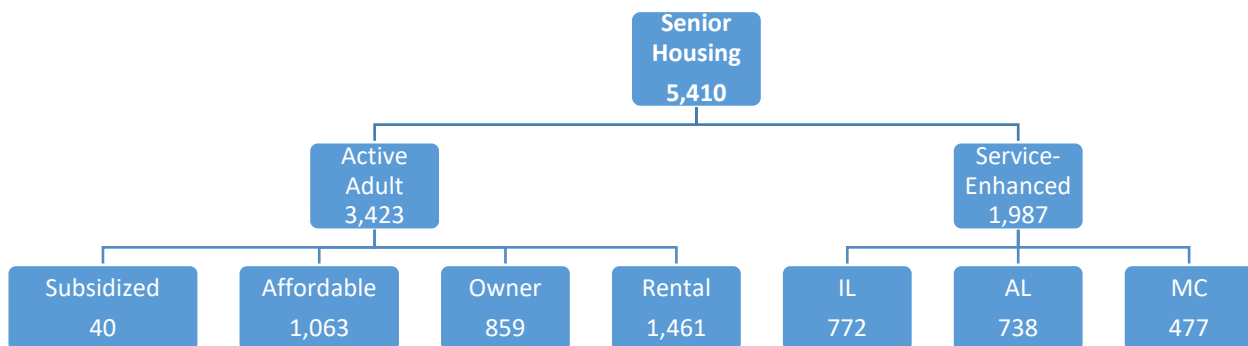
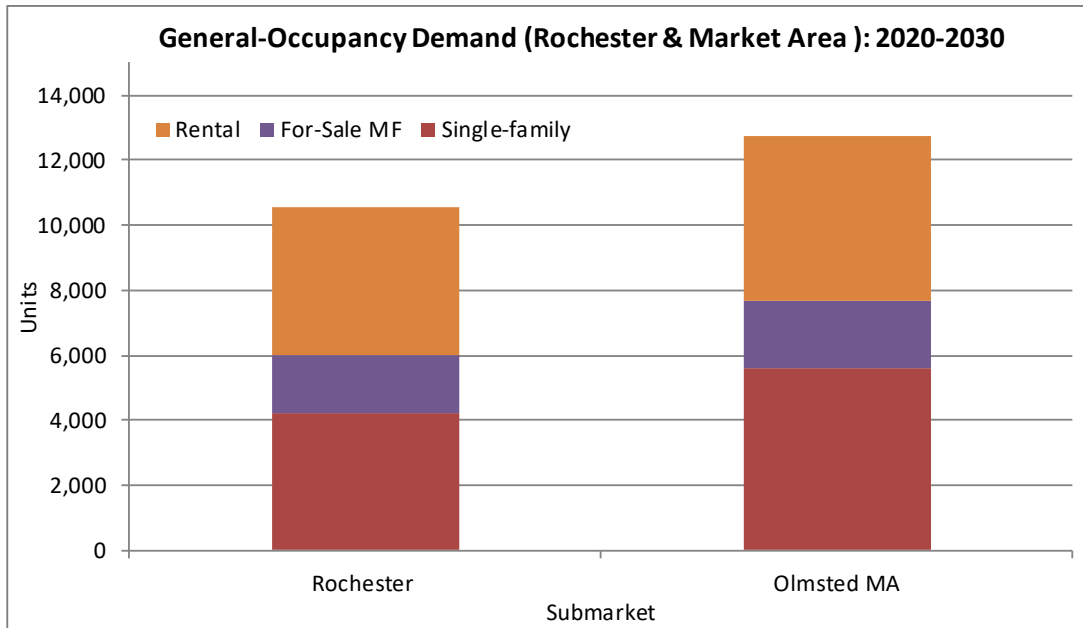
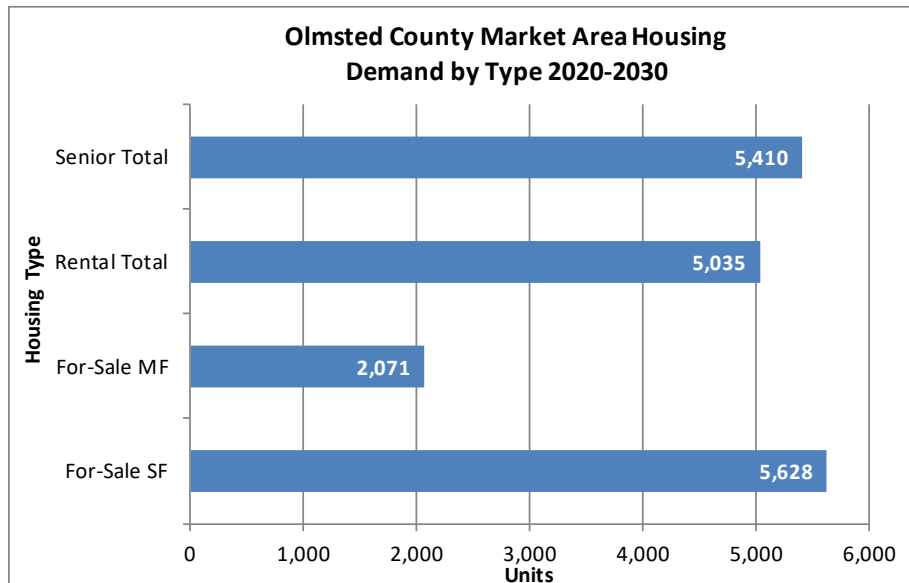


EXHIBIT I

HOUSING DEMAND ANALYSIS



Vacancy rates for senior housing vary by submarket, but overall Olmsted County Market Area senior housing projects are performing well with a vacancy rate of only 1.5% for independent living and 4.2% for service based (assisted living/memory care) housing. As such, additional senior development will be needed to meet the projected growth in the senior population over this decade. In the short-term, there is only senior project planned that will absorb some active adult ownership demand (see Table P-1).



Specific Criteria Application to Future Land Use Map Amendments

All Future Land Use Map amendments shall be evaluated for consistency with the following criteria:

1. The proposed amendment will address an unanticipated shortage of land designated and available for a proposed type of land use as evidenced by a detailed and objective market analysis commissioned by the City with costs covered by the applicant.

The request for the land use amendment to Medium Density Residential will provide additional land needed to meet the future demand for multifamily and 55+ Senior Housing projects to the year 2030.

The Maxfield Report indicates the need for over 5400 Senior Housing units and approximately 3900 Multifamily units by the year 2030. The current vacant land inventory designated for both Senior and Multifamily units is not sufficient to satisfy the projected demand for units.

The Maxfield report which was prepared in November of 2020 did allow for Senior and Multifamily projects in process in Olmsted County at the time of the report.

The Zoning Map for the City of Rochester indicates there are approximately 28 vacant R-3 zoned parcels that could be available for Multi-family or Senior Housing. The approximate gross acreage of these parcels are 195 ac.

2. The proposed amendment is consistent with the goals and strategies of the integrated Land Use and Transportation Framework.

The project meets the strategies of the integrated Land Use and Transportation Framework. 65th Street NW is slated for a major upgrade in 2023. Vehicular traffic from the project will be directed to 65th Street NW by 37th Avenue NW/ Freedom Drive NW, which functions as a Major Regional Arterial road.

Bus routes will be established to serve this development and the existing surrounding developments.

3. The impact of and cost to municipal or regional utility agencies and on existing road and transit infrastructure as a result of the proposed land use change have been considered.

There will not be any public money expended to install the infrastructure for the project. It will be privately funded.

The reconstruction of the 65th Street NW is planned for 2023 and is funded by several governmental agencies. The upgrading of 65th Street will serve a large area of existing and future development. 37th Avenue NW is also a planned improvement in 2023.

4. An assessment of natural features on the proposed site has found that that site is suitable for urban development.

The site assessment of natural features does find a small area of potential jurisdictional wetlands which will need to be field delineated. However, the area of suspected jurisdictional wetlands is less than 3500 square feet which is approximately 0.12% of the total Site. The Site is suitable for urban development.

5. The proposed redesignation will not adversely affect the supply of land designated for the type of land use the area in question is currently planned for.

The current land use of the Site is low density residential. In accordance with the existing Land Use Plan, there are sufficient areas for low density development in all quadrants of the City. The change of land use to Medium Density will not adversely affect the amount of inventory of low density residential for the City.

6. The fiscal impact of the proposed amendment is judged to have a positive net benefit to the community.

Currently the Site contains one single family dwelling. The Site is under- utilized at one unit per 5+ acres of land. A change in land use to Medium Density will have a minimum density of 20 units per acre.

The proposed project will have a significant fiscal impact with increased tax revenue from a non-homestead tax base for a single family home to a multifamily project.

7. The proposed Future Land Use map amendment is consistent with and will help further the Vision, Principles and Goals of the P25 2040 Comprehensive Plan and
 - a. Will not compromise the direction of the plan to create an integrated land use and transportation vision

The proposed multifamily/senior housing project is consistent with the goals of the P25 2040 Comprehensive Plan by locating the medium density project next to a major roadway 65th Street NW, which is designated as a Major Regional Arterial Road and a density that is consistent with the target density pattern of the P25 2040 Plan. The characteristics of Medium Density Areas in the Plan is best summarized on page 168 which states: "Medium Density Residential is generally suitable in areas where land is appropriate for residential use but a gradual transition from low density residential use to other higher intensity use is desired or appropriate, or where other site characteristics such as proximity to higher volume roadways make use of the site or lower density residential use undesirable."

The site will be served by the Kings Run Sewer District which has capacity available to accommodate this project.

- b. Will not compromise the strategies identified in the plan to implement the Primary Transit Network or the anticipated phasing of the PTN identified in the plan

The project is not located on a Primary Transit Network and will not impede the implementation of the PTN.

- c. The development characteristics of uses in the proposed land use plan category as described in Tables 2-6 through 2-10 are compatible with surrounding land use classifications.

The project as proposed will act as a buffer between the low density to the south of the Site and 65th Street NW (an Arterial Street). The project abuts a medium density residential project to the east and lies opposite an Industrial land use to the north of the Site.

- d. The locational characteristics and transportation features of the site are consistent with the locational and transportation factors described in Tables 2-6 through 2-10 for the proposed land use.

65th Street NW is classified as a Regional Arterial roadway and the new 37th Avenue NW which is planned to be constructed to serve the multifamily project to the east of the Blossom Development in 2023 is classified as a local road. Connections from the internal roadway system of the project will be to Freedom Drive NW and 37th Avenue NW. These two roadways connect directly to 65th Street NW which is a Regional Arterial Road that is being reconstructed to accommodate more traffic.

A pedestrian path is being constructed with the upgrade of 65th Street NW along the north property line of the Blossom Development. Internal sidewalks are proposed to connect to the new pedestrian system.

- 8. Where the proposed amendment involves the redesignation of land currently in a Non-Residential Area (Commercial & Business Development, Industrial Development, Small Employment Development) to a category of Residential Development or otherwise considered for Residential land uses, the following considerations should apply:
 - a. The proposed residential site provides safe and convenient access to a minimum of 12 to 14-hour transit service within a ¼ mile walking distance to and access point of such service.

Transit Services will be provided once the project is constructed.

- b. Connection to the network of non-motorized transportation infrastructure including access to pedestrian facilities and safe access to the city's network of off-road trails and paths is available.

The project will have a pedestrian connection to the planned pedestrian path along the south side of 65th Street NW when upgraded.

- c. Access to passive or active public park space meeting the service standards of the City Park Plan is available.

The nearest public parks are Summit Point and North Park which are both located less than 0.5 miles from the project site.

- d. The site provides adequate space to develop appropriate buffering between residential development and the adjacent non-residential use which predominates in the area.

There is sufficient distance from the planned structures on the site to the non-residential area to the north to provide adequate buffer areas.

- e. The site will not be impacted by the externalities from non-residential uses that predominate in the area such as noise or exterior lighting.

65th Street NW has a right of way width that will act as a natural buffer from the development. The non-residential development to the north of 65th Street is approximately 1,500 feet from the north line of Blossom Development. When the vacant non-residential property north of 65th Street NW develops, it will have to meet the code for lighting standards and noise levels.

- f. The site provides adequate space to meet parking needs and will not create residential on-street parking demands on any non-residential business street.

Parking for the Blossom Development includes underground garage space and surface parking as well. The total number of parking spaces that will be provided exceeds the requirement of the codes.

- g. The character of the traffic on streets providing access to the site do not involve high volumes of truck traffic or peak hour commuter traffic that may compromise the travel safety of residents.

Almost all of the surrounding land uses of the site are residential in nature and will not create a demand for truck traffic except for express mail/package deliveries and moving vans.

There will be higher traffic volumes including truck traffic during peak hours on 65th Street NW. The internal road system planned to serve the project will not directly connect to 65th Street NW

- h. Existing business development in the area will not be impacted by residential intrusion into the area.

The existing business development lies north of 65th Street NW, and will not be impacted by more residential development. Three sides of the project site are currently in development for residential uses.

- i. The site is adjacent to a residential neighborhood, or land planned for residential development, or is of sufficient size to be a complete neighborhood with amenities serving households with parks, access to schools, and other features typical of a neighborhood.





The Site is located in an area of concentrated residential uses. Amenities will be constructed on-site for the residents of the development.

- j. Will not result in a small pocket of residentially developed land, or isolated residential development that is not part of a larger neighborhood or area planned for residential neighborhood development.

The project lies in an area of high concentration of residential developed land that is a part of a much larger residential neighborhood. Three sides of the property adjoin residential uses.

- 9. The proposed amendment is consistent with community goals and policies as expressed in other adopted plans of the city.

The proposed amendment is consistent with the goals and policies of the Comprehensive Plan adopted by the City of Rochester.

-  Parcel Boundary
-  2021 Parcels
-  Parks- Public
-  1/2 Mile Radius

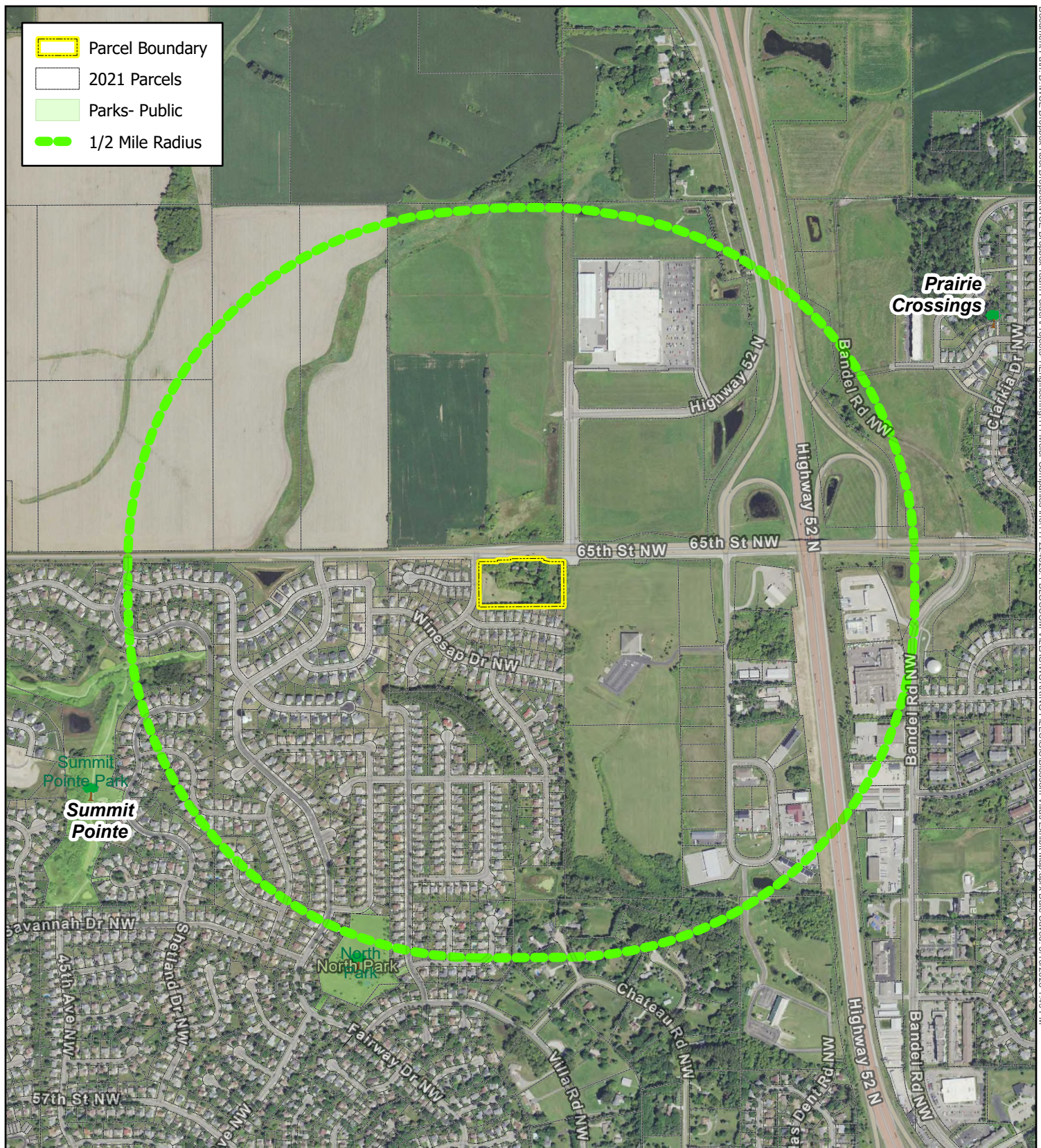
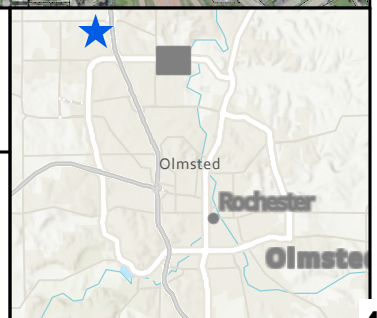


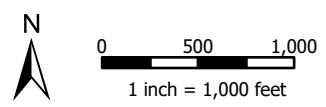
EXHIBIT J: PARK PROXIMITY MAP

Blossom Villas LUPA
 3720 65th St NW
 Rochester, Minnesota




WSE+MASSEY
 Engineering & Surveying

<small>Service Layer: Esri, NASA, NGA, USGS, Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS Coordinate System: NAD 1983 HARN Adj MN Olmsted Feet</small>		
KASSON OFFICE P.O. BOX 100 33 B VETERANS MEMORIAL HIGHWAY KASSON, MN 55944	PLAINVIEW OFFICE 320 WEST BROADWAY SUITE 3 PLAINVIEW, MN 55964	ROCHESTER OFFICE 1765 RESTORATION ROAD SOUTHWEST ROCHESTER, MN 55902



Agency Review Comments

Application No: CD2023-001CPA

3/28/2023 **Building Plan Review**

4/13/2023 **County Environmental Resources**

3/28/2023 **County GIS/E911**

There are no comments at this time from the E911 Addressing Division Staff.

4/11/2023 **County Long Range Planning**

Property is in the Zone D on the FEMA DFIRM. The Zone D is an area of unknown flood risk. There are no known flood risks in the vicinity of the property but the applicant should be aware they may be required to carry flood insurance if they cannot prove they are not in a floodplain.

4/18/2023 **County Public Works**

3/31/2023 **Fire Review**

This property is within the 4 minute response area of the RFD. It also has an ISO 3 rating. There are no additional comments from this agency at this time.

3/30/2023 **LGU**

No Hydric or Decorah soils are noted on site. There is a well and septic that need to be abandoned during for the demolition permit.

4/3/2023 **Park and Rec Review**

See attached comment in Accela software.

4/10/2023 **Public Works Review**

See attached comment in Accela software.

4/4/2023 **RPU Electric Review**

There are no comments from this agency at this time.

3/29/2023 **RPU Water Review**

There are no comments from this agency at this time.

TO: Community Development
4001 West River Parkway NW, Suite 100
Rochester, MN 55901-7090

FROM: Mark E. Baker

RE: Meier Companies Comprehensive Plan Land Use Amendment
(PIN 81108)

DATE: 4/7/23

Rochester Public Works has reviewed the application for annexation CD2023-001CPA by Meier Companies for to change the designation of 5.13 acres of land from Low Density Residential to Medium Density Residential. The following are Public Works' comments for this application:

1. Gravity sanitary sewer capacity is limited to fully serve the property. Owner/Developer should discuss the proposed use discharge rates of the property with Public Works prior to development. Any station design and discharge must meet Public Works standards and discharge limits.

Sent to Planning Department via Accela only.



**ROCHESTER PARK AND RECREATION
DEPARTMENT
REFERRAL COMMENTS FORM**

DATE: April 3, 2023
TO: Community Development Department
RE: Meier Companies Blossom Villas
 CD2023-001CPA

Acreage of plat.....	-
Number of dwelling units.....	-
Density factor.....	-
Dedication	-
Fair market value of land.....	-

PARK DEDICATION REQUIREMENTS

- Should subdivision occur on this parcel as part of the eventual project parkland dedication requirements will be in effect.

From: Schnell, Tracy (DOT) <tracy.schnell@state.mn.us>
Sent: Thursday, March 30, 2023 10:06 AM
To: Community Development Department
Cc: Wayne, Kurt (DOT); Schnell, Tracy (DOT)
Subject: Development Application CD2023-001CPA

[EXTERNAL SENDER]: Do not open links/attachments if uncertain about the sender and never give out your user id and password.

This proposal appears to have no significant impact on MnDOT roadways and is acceptable to MnDOT.

- Application Number: CD2023-001CPA
- Description: Land Use Plan Amendment #CD2023-002CPA, by Meier Companies, to change the Comprehensive Plan Land Use designation of 5.13 acres of land from Low Density Residential (LDR) to Medium Density Residential (MDR). The parcel is located on the southeast corner of Freedom Dr. NW and 65th St. NW.

Thanks,

Tracy Schnell
Senior Planner | District 6

Minnesota Department of Transportation
2900 48th Street NW
Rochester, MN 55901
C: 507-259-3852
mndot.gov/

 **DEPARTMENT OF
TRANSPORTATION**





REQUEST FOR ACTION

Zoning Map Amendment No. CD2023-003ZC by West 80 Properties LLC

MEETING DATE:

April 26, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Public Hearings

PRESENTER:

Elliot Mohler

Action Requested:

Forwarding a recommendation for approval of Zoning Map Amendment No. CD2023-003ZC by West 80 Properties LLC, to change the zoning district designation of a 74-acre site from BP Business Park to R-2 Low-Density Small Lot and R-3 Medium Density Residential.

Report Narrative:

The subject properties are approximately 74 acres in size and are located at the southwest corner of Valleyhigh Rd NW and 50th Ave NW. The request is to amend the official zoning map to change the property from BP (Business Park) to approximately 43 acres of R-2 (Low-Density Small Lot), and 30 acres of R-3 (Medium Density Residential).

The subject properties were part of a recent city-initiated Land Use Plan Amendment to redesignate approximately 950 acres as part of a future planned sewer expansion. The northern 30 acres of the site were redesignated to Medium Density Residential and the southern 43 acres of the site were redesignated as Low Density Residential. In addition to the sewer expansion, Valleyhigh Road NW is a future primary transit corridor in the Comprehensive Plan. At the time of the city-initiated Land Use Plan Amendment, Community Development recommended guiding future development along the Valleyhigh Road NW corridor towards mixed-use and transit-supportive land uses. This remains the position of Community Development and the Development Review Team.

Prepared By:

Elliot Mohler

Attachments:

[Staff Report CD2023-003ZC - West 80](#)

[Notification Map CD2023-003ZC - West 80](#)

[Site Location Map CD2023-003ZC - West 80](#)

[Zone Change Exhibit CD2023-003ZC - West 80](#)

[UDC Use Regulations Table CD2023-003ZC - West 80](#)

[Applicant Narrative CD2023-003ZC - West 80](#)

Applicant Massing Exhibit CD2023-003ZC - West 80

Referral Comments CD2023-003ZC

ROCHESTER PLANNING COMMISSION

April 26, 2023

- Prepared by:** Rochester Community Development
- Request:** Zoning Map Amendment CD2023-003ZC by West 80 Properties LLC, to change the Zoning District designation of a 74-acre site from BP Business Park to R-2 Low-Density Small Lot and R-3 Medium Density Residential.
- Location:** The subject properties are located at the southwest corner of the intersection of Valleyhigh Rd NW and 50th Ave NW (PINs 084952, 031069)
- Owners:** West 80 Properties LLC
- Consultant:** Alliant Engineering / Seth Loken

COMMISSION AND COUNCIL SUMMARY

Application Type: Zoning Map Amendment

What is Considered: During the Zoning Map Amendment review, the Planning and Zoning Commission and City Council evaluate whether the criteria established in Section 60.500.040E.4 are satisfied. These criteria cover areas such as consistency with the Comprehensive Plan and compatibility with surrounding development and future development.

Site development issues such as architecture, site layout, building orientation, site landscaping, open space, site parking, screening and the aesthetic character of the development are not criteria for consideration of a Zoning Map Amendment application.

Approval Body: Rochester City Council

Development Review Team Recommendation: Approval

SUMMARY AND BACKGROUND INFORMATION

The subject properties are approximately 74 acres in size and are located at the southwest corner of Valleyhigh Rd NW and 50th Ave NW. The request is to amend the official zoning map to change the property from BP Business Park to approximately 43 acres of R-2 Low-Density Small Lot (south) and 30 acres of R-3 Medium Density Residential (north).

The subject properties were part of a city-initiated Land Use Plan Amendment to redesignate approximately 950 acres as part of a future planned sewer expansion. The northern 30 acres of the site were redesignated to Medium Density Residential and the southern 43 acres of the site were redesignated as Low Density Residential. In addition

to the sewer expansion, Valleyhigh Road NW is a future primary transit corridor in the Comprehensive Plan. At the time of the city-initiated Land Use Plan Amendment, Community Development recommended guiding future development along the Valleyhigh Road NW corridor towards mixed use and transit supportive land uses. This remains the position of Community Development and the Development Review Team overall.

It should be noted that any allowable use within the R-2 Single-Family Small Lot and R-3 Medium Density Residential Districts can be developed on the subject properties if the Zone Change is approved. Future development of the site will require additional development applications such as a General Development Plan, Preliminary Plat, Final Plat, and Site Development Plan.

Table 300.01-1 Allowed Uses Table is included as an attachment to give examples of allowed uses in the BP, R-2, and R-3 districts. BP is outlined in purple, R-2 is outlined in orange, and R-3 is outlined in red.

“S” = Staff Approval

“P” = Planning Commission Approval

“C” = City Council Approval

“*” = Reference to Additional Regulations

COMMUNITY DEVELOPMENT REVIEW

Land Use Plan:	The northern 30 acres of the site are designated as Medium Density Residential and the southern 43 acres of the site are designated as Low Density Residential.
Adjacent Land:	<p><u>North:</u> The properties to the north of the subject properties are zoned H (Hold) but are guided as Transit Oriented Development.</p> <p><u>East:</u> The properties to the east of the subject properties are zoned R-1 Mixed Single-Family and R-2 Single-Family Small Lot.</p> <p><u>South:</u> The properties to the south of the subject properties are zoned R-1 Mixed Single-Family residential.</p> <p><u>West:</u> The properties to the west of the subject property are unincorporated and are zoned A-2. These parcels were also part of the city initiated LUPA and are guided for a mix of Low Density Residential and Mixed-Use Transit Oriented.</p>

These properties are currently used as Solar Farms.

Public Infrastructure: Public facilities (roadways, sanitary sewer, water, and storm water management facilities) exist or are planned soon to service the subject properties. Development will not be permitted until the Development Review Team has determined that all existing public facilities remain adequate for future proposed development.

Hydric Soils: There is a small patch of hydric soils between both parcels which will need to be reviewed by the Technical Evaluation Panel. The applicant should contact the Local Government Unit – Olmsted County.

SITE SUMMARY AND DISTRICT COMPARISON

Current Zoning (BP Business Park)

In general, the BP Business Park District is intended to accommodate business park development with high levels of landscaping, a general park-level and individual site level maximum rate of trip generation, restrictions on outside storage, signs, and lighting, and requirements for connectivity with the intent that such development will be compatible with and connect to adjacent residential development.

Proposed (R2 Single-Family Small Lot, R3 Medium Density)

The R-2 and R-3 districts would facilitate a diverse housing area along the Valleyhigh Rd NW corridor, including apartment style development and single-family housing. The R-2 and R-3 districts better match the intent of the underlying land use designations as well as the purpose of the city-initiated Land Use Plan Amendment and Comprehensive Plan.

This Zone Change furthers the following priorities set forth by the Comprehensive Plan:

Expand Housing Diversity

The site is proposed to include both medium density residential and low-density residential options for future residents. General occupancy rental housing is compatible with the medium density residential district and would help expand housing options within this area of the city.

Integration of Transit and Land Use

Valleyhigh Rd NW is included in the future extension of the Primary Transit Network. Those uses surrounding this area should be guided for mixed use and higher density residential that facilitates transit-oriented development along this corridor.

ZONE CHANGE MAP AMENDMENT REVIEW

Under the provisions of Section 60.500.40E of the Unified Development Code, the Planning Commission shall recommend for approval and the Council shall approve an application requesting an amendment to the zoning map if the amendment satisfies the following criteria (staff suggested findings are in **bold**):

60.500.040E.4 Criteria for Rezoning Approval

1. The amendment must satisfy all of the following criteria:
 - a. The permitted uses allowed within the proposed zoning district will be appropriate on the subject property and compatible with adjacent properties and the neighborhood; and

The permitted uses allowed in the proposed R-2 and R-3 residential districts are appropriate for the subject properties and are compatible with the surrounding land uses and future vision for the Primary Transit Network.

- b. The proposed amendment does not involve spot zoning.

Per the League of Minnesota Cities, spot zoning is characterized by the rezoning of a small parcel of land that:

- **Has no supporting rational basis that relates to promoting public welfare; or**
- **Establishes a use classification inconsistent with surrounding uses and creates an island of nonconforming use within a larger zoned district; or**
- **Dramatically reduces the value for uses specified in the zoning ordinance of either the rezoned plot or abutting property.**

Based on the above definition, this zone change cannot be classified as spot zoning.

2. In addition to the requirements in Section 60.500.040E.4.a.1, the amendment must satisfy at least one of the following criteria:
 - a. The area, as presently zoned, is inconsistent with the policies and goals of the Comprehensive Plan;

BP Business Park is not consistent with the underlying land use designations of Low Density Residential and Medium Density Residential. Community Development recommends the zoning be changed to match the underlying land use.

- b. The area was originally zoned erroneously due to a technical or administrative error;

- c. While both the present and proposed zoning districts are consistent with the Comprehensive Plan, the proposed district better aligns with the policies and goals of the Comprehensive Plan or other adopted City plans or policies, as determined by City Council;
- d. The area has changed or is changing to such a degree that it is in the public interest to rezone to encourage development or redevelopment of the area consistent with the policies and goals of the Comprehensive Plan; or

The area was included in a city-initiated Land Use Plan Amendment to redesignate the area to better align with the City's Primary Transit Network and to prepare for future sewer expansion projects. It is the Development Review Team's position that this area is better guided for mixed-use transit oriented along Valleyhigh Rd NW and lower density residential south along 50th Ave NW.

- e. The area includes lands identified as Decorah Edge and the amendment would provide for beneficial development that maintains typical urban density while preserving habitat and protecting processes that maintain groundwater and quantity.
- f. The area includes lands identified on adopted City plans as an important natural or historic resource, and the amendment would provide for beneficial development that would protect those resources.

STAFF RECOMMENDATION

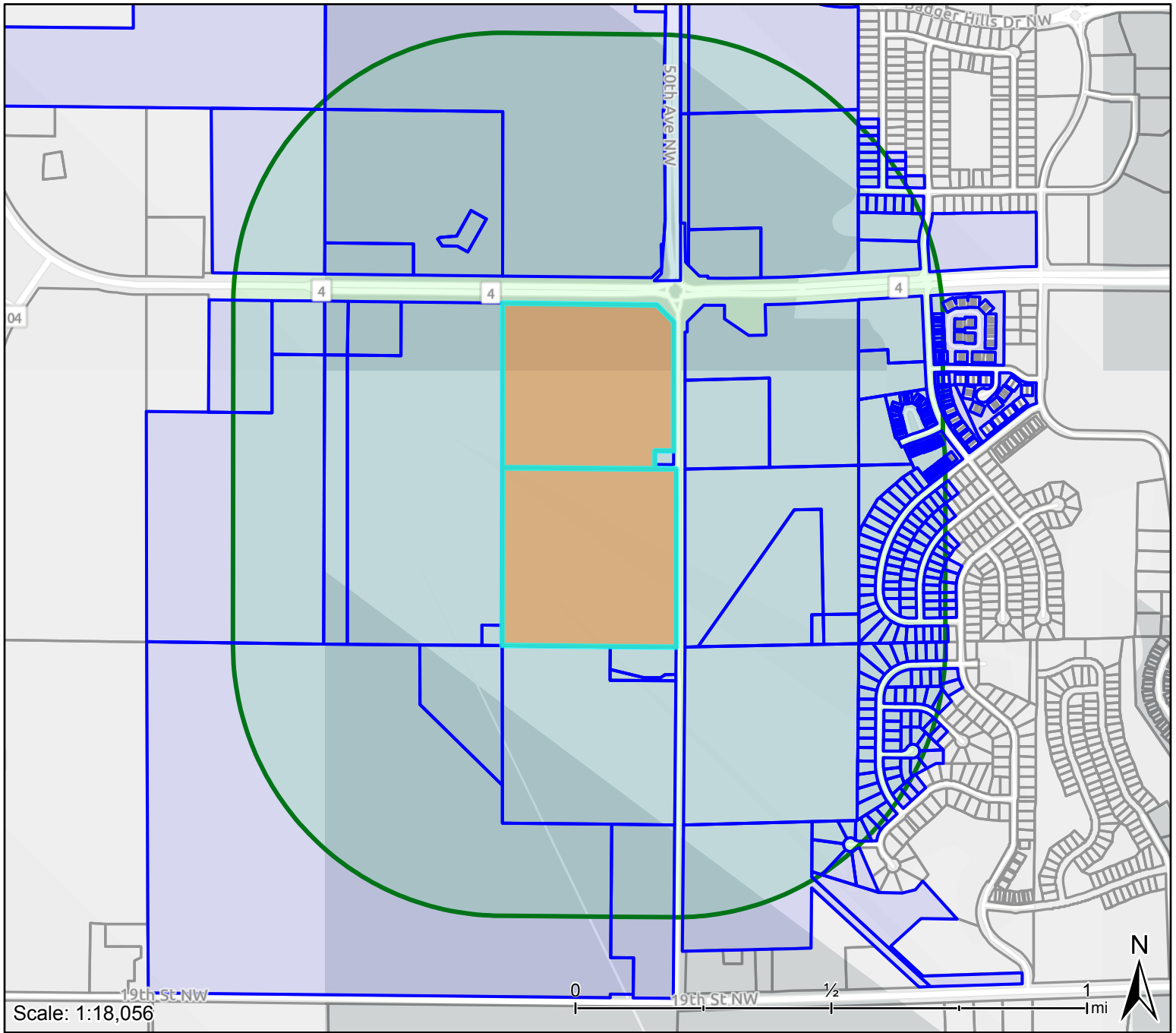
This request was reviewed in accordance with the provisions of Section 60.500.40E.4 for Zone Change Map Amendment. The Development Review Team recommends **approval** of the zone change, as outlined in the Commission & Council Summary above.

ATTACHMENTS

1. Notification Map
2. Site Location Map
3. Zone Change Map Amendment Exhibit
4. UDC Use Regulations Table
5. Applicant Narrative
6. Applicant Massing Exhibit
7. Referral Comments

CD2023-003ZC West 80 Properties, LLC

3/30/2023 Olmsted County Geographic Information Systems

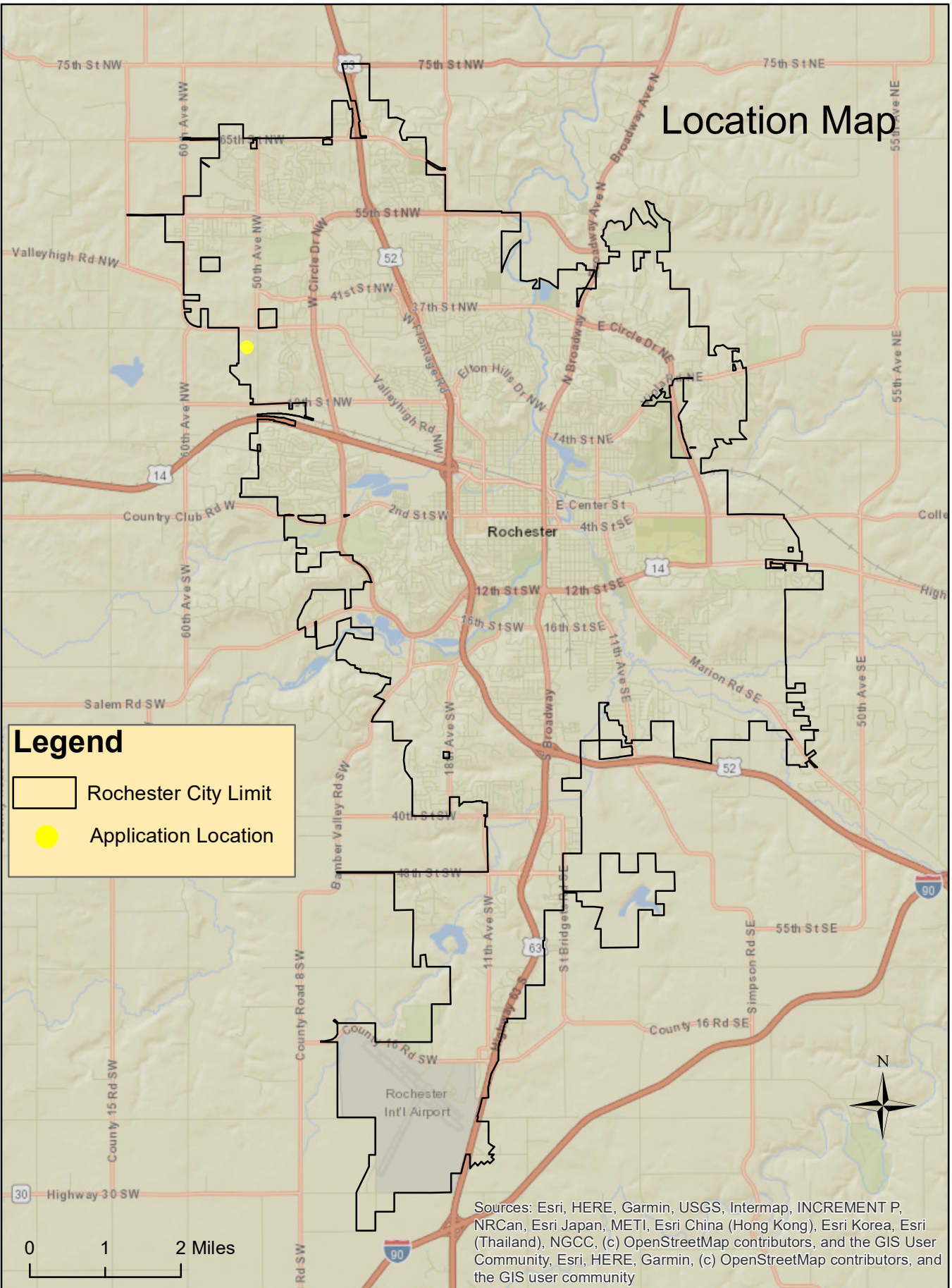


Zone Change #CD2023-003ZC, by West 80 Properties LLC, to change the Zoning District designation of a 74-acre site from BP Business Park to R-2 Low-Density Small Lot and R-3 Medium Density Residential. The property is located at the southwest corner of the intersection of Valleyhigh Rd. NW and 50th Ave. NW. Ward 3, PINs: 084952 & 031069, 2000ft Notification Area



OLMSTED COUNTY
MINNESOTA

Location Map



COUNTY HWY 4

VALLEYHIGH RD NW

R3 ZONING=30 ACRES

WEST 30 PARTNERS LLC

742032075
KUEHL LLC

50TH AVE NW

R2 ZONING=44 ACRES

741944031069
WEST 30 PARTNERS LLC

742033075
FADGER
DEVELOPMENT

50TH AVE NW

12" SDR 26 PVC SAN. SEWER

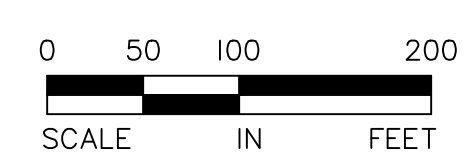
LEGEND:

R2 ZONING 

R3 ZONING 

x:\2022\220018 - valleyhigh business park\concepts\valleyhigh rd - res concept.dwg

VALLEYHIGH ROAD/50TH AVE NW -REZONE ROCHESTER, MN



DATE: 12-28-22
DRAWN BY: SIL
SCALE: 1"=100'



Chapter 60.300: Use Regulations

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

2. All uses required by any local, state, or federal government to have an approval, license, or permit to operate are required to have that local, state, or federal approval, license, or permit at the time the use is established.

3. Allowed Uses Table

Table 300.01-1 Allowed Uses Table																					
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																					
Zoning districts and subdistricts (where applicable)	Residential and Agricultural					Mixed Use										Non-Residential			Use-Specific Standards		
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	Business	BP		LI	SI
Residential Uses																					
Household Living																					
Dwelling, Single-Family Detached	S	S	S	S																	
Dwelling, Twin-Home			S	S	S	S	S														
Dwelling, Attached			S	S	S	S	S	S			S	S	S	S	S	S					
Dwelling, Duplex, Same Lot			S	S	S	S	S			S	S										
Dwelling, Triplex			S	S	S	S	S			S	S										
Dwelling, Fourplex			S	S	S	S	S			S	S										
Dwelling, Multifamily			S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*				Section 60.300.020B.3	
Dwelling, Live/Work			S	S	S	S	S	S		S	S	S	S	S							
Dwelling, Cottage Development			S*	S*	S*	S*	S	S			S	S	S							Section 60.300.020B.2	
Manufactured Home Park			P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				Section 60.300.020B.4	
Group Living																					
Congregate Housing			S	S	S	S	S	S	S	S	S	S	S	S	S	S				Section 60.300.020B.1	
Dormitory															P	P	P			Section 60.300.020B.1	
Medical Stay Dwelling Unit			S	S	S	S	S	S	S	S	S	S	S								
Nursing Home			P*	P*	P	S*	S*	P	S	S	S	S	S	S	S	S				Section 60.300.020B.5	

Chapter 60.300: Use Regulations

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

Table 300.01-1 Allowed Uses Table																						
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																						
Zoning districts and subdistricts (where applicable)	Residential and Agricultural						Mixed Use										Non-Residential			Use-Specific Standards		
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	Business	BP	LI		SI	
Offender Transitional Housing		C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*		Section 60.300.020B.6	
Residential Care Facility		S/ P*	S/ P*	S/ P*	S/ P*	S/ P*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*			Section 60.300.020B.7	
Public, Institutional, and Civic Uses																						
Art Gallery, Museum, and Library	P	P	P	P	S	S	S	S	S	S	S	S	S	S	S	S	S					
Cemetery	P*	P*	P*	P*	P*	P*															Section 60.300.020C.1	
College or University						P		P	P	P	P	P	P	P	P	P	P					
Community Center	P*	P*	P*	P*	P*	P*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*				Section 60.300.020C.2	
Community Garden	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*				Section 60.300.020C.3	
Correctional Facility											C							C	C	C		
Day Care Facility	S/ P	S/ P*	S/ P*	S/ P*	S/ P*	S/ P*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	P*	P*	P*	Section 60.300.020C.4
Emergency Service	P*	P*	P*	P*	P*	P*	P*	P*	S*	S*	S*	P*	P*	P*	P*	P*	P*	S*	S*	S*	Section 60.300.020C.5	
Funeral Home		P	P	P	S*	S*	S	S	S	S	S									S	Section 60.300.020C.6	
Medical Facility		P*	P*	P*	P*	P*	S*	S	S	S	S	S	S	S	S	S	S				Section 60.300.020C.7	
Place of Worship	S	S	S	S	S	S	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*				Section 60.300.020C.8	
Public Park	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P		
School	S*	S*	S*	S*	S*	S*	P*	P*	P*	P*	P*				P*						Section 60.300.020C.9	
Social Services	P	P*	P*	P*	P*	S*	S	S	S	S	S	S	S	S	S	S	S				Section 60.300.020C.10	

Chapter 60.300: Use Regulations

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

Table 300.01-1 Allowed Uses Table																							
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																							
Zoning districts and subdistricts (where applicable)	Residential and Agricultural					Mixed Use										Non-Residential			Use-Specific Standards				
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	Business	BP		LI	SI		
Specialized Education						S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Commercial Uses																							
Agricultural and Animal Uses																							
Agriculture Production	S	P*	P*	*																S	S	Section 60.300.020D.2	
Agriculture Retail	S						S			P										S	S		
Veterinary and Animal Services	S*			S	S	S	S*	S*	S*	S*		S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	Section 60.300.020D.27
Entertainment and Recreation																							
Adult Entertainment										S*		S*	S*	S*	S*		S*			S*		Section 60.300.020D.1	
Auditorium or Civic Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Campgrounds or RV Park	P*									P*												Section 60.300.020D.8	
Indoor Entertainment or Recreation						P*	P*	S*	S*	S	S	S	S	S	S		S	S	S	S	S	Section 60.300.020D.12	
Indoor Gun Range										C*										C*	C*	Section 60.300.020D.13	
Outdoor Entertainment or Recreation							P*		P*	S*	S*	P*	P							S*		Section 60.300.020D.18	
Food, Beverage, and Lodging																							
Bar or Tavern							P*	S	S	S*	S	S	S	S	S*	S	S	S	P	P*		Section 60.300.020D.5	
Bed and Breakfast			P*	P*	P*	P*	S	S	S	S	S											Section 60.300.020D.6	
Fast Food Restaurant						P*	P*	S*	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 60.300.020D.9	
Hotel or Motel							S	S	S	S	S	S	S	S	S	S	S			P			

Chapter 60.300: Use Regulations

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

Table 300.01-1 Allowed Uses Table																					
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																					
Zoning districts and subdistricts (where applicable)	Residential and Agricultural						Mixed Use									Non-Residential		Use-Specific Standards			
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	MX-T			MX-D						
												Corridor	Node	Village	Fringe	Medial	Business		BP	LI	SI
Neighborhood Food and Service			P	S	S	S	S*	S*	S	S	S	S	S	S	S	S	S				Section 60.300.020D.16
Standard Restaurant						P*	S	S*	S*	S*	S*	S*	S*	S*	S*	S	S*	S	S*	S*	Section 60.300.020D.22
Office, Business, and Professional Services																					
Art Studio and Workshop				V	S	S	S	S	S	S	S	S	S	S	S	S	S				Section 60.300.020D.4
Business or Personal Service			S*	S*	S*	S*	S*	S	S*	S*	S	S	S	S	S	S	S	S	S		Section 60.300.020D.7
Construction Office									P*									S*	S*		Section 60.300.020D.9
Financial Institution						S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Office			S		P*	S*	S*	S	S	S	S	S	S	S	S	S	S	S	S		Section 60.300.020D.17
Research and Testing								P	S	S	S	S	S	P*	S	P	S	S	S		Section 60.300.020D.21
Retail Sales																					
Retail, Neighborhood			S	V	S	S*	S*	S	S	S	S	S	S	S	S	S	S				Section 60.300.020D.23
Retail, Small			P*	P*	S*		S*	S	S	S	S	S	S	S	S	S	S		S		Section 60.300.020D.24
Retail, Medium							P	S*	S	S	S	S	S	S		S		S			Section 60.300.020D.25
Retail, Large							P	S*	P*	S*	S*	S*	S*		S*	P	S*				Section 60.300.020D.26
Vehicles and Transportation																					
Air Transportation									C*	C*									P*	P*	Section 60.300.020D.3
Automotive Center							P	P	S					S				S	S	S	
Automotive Repair Services, Major							P	S										P	S	S	

Chapter 60.300: Use Regulations

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

Table 300.01-1 Allowed Uses Table																									
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																									
Zoning districts and subdistricts (where applicable)	Residential and Agricultural						Mixed Use									Non-Residential			Use-Specific Standards						
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	MX-T			MX-D			BP		LI	SI				
												Corridor	Node	Village	Fringe	Medial	Business								
Fueling Station								P*	S*	S*										S	S*	S*	Section 60.300.020D.11		
Motor Freight and Warehousing									P	S*	P										P	S*	S*	Section 60.300.020D.14	
Motor Vehicle Sales, Leasing or Storage									S	S*											S*	S*	S	Section 60.300.020D.15	
Parking Garage					A*	A*				A*	S*	C*	C*	C*	C*	C*	C*	A*	A*	A*	A*	A*	A*	Section 60.300.020D.19	
Parking Lot	A	A*	A*	A*	A*	A*	A*	A*	A*	S	S	S	C*	C*	C*	I	I	I	S	S	S	S	S	S	Section 60.300.020D.20
Public Transportation Dispatch Facility										S	P	P	P	S			P	P	S	S	S				
Railroad Transportation																					S				
Industrial Uses																									
Manufacturing, Processing, and Commercial Services																									
Artisan Manufacturing							S	S	S	S	P	S	S	S	S	S	S								
Heavy Commercial Services									S	S	P								P	S	S				
Heavy Industry																					S*				Section 60.300.020E.1
Light Industry										P									S	S	S				
Recycling Transfer Facility									S	S	S								P	S	S				
Repair and Maintenance Shop				P*		S*	S*	S*	S*	S*	S*	S*	S*	S*					S	S	S				Section 60.300.020E.4
Storage and, Distribution, and Wholesaling																									
Junkyard																					C*				Section 60.300.020E.2

Chapter 60.300: Use Regulations

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

Table 300.01-1 Allowed Uses Table																						
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																						
Zoning districts and subdistricts (where applicable)	Residential and Agricultural					Mixed Use										Non-Residential			Use-Specific Standards			
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	MX-T			MX-D			BP		LI	SI	
												Corridor	Node	Village	Fringe	Medial	Business					
Self Service Storage Facility									P*	S*	S								P*	S*	S	Section 60.300.020E.6
Wholesale Facility									S*	S*	P								S*	S*	S*	Section 60.300.020E.7
Resource and Extraction																						
Landfill																					C	
Quarry	C*																			C*	C*	Section 60.300.020E.3
Sand or Gravel Excavation	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	C*	C*	C*	Section 60.300.020E.5
Utility, Communication, and Energy Uses																						
Commercial Wireless Telecommunication Service (CWTS)																						Section 60.300.020F.1
Co-Located on Existing Structure	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	
Freestanding	P*						P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Stealth on Existing Structure	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	
Communications Tower								P	P	P	P	P	P	P	S	P	P	S	S	S	S	
Geothermal Energy System	P	A*	A*	A*	A*	A*	A	A	A	A	A	A	A	A	A	A	A	A	A	P	P	
Solar Collector, Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P*	P*	P*	Section 60.300.020F.2
Utility, Major	C*						C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	Section 60.300.020F.3
Utility, Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

Chapter 60.300: Use Regulations

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

Table 300.01-1 Allowed Uses Table

S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply

Zoning districts and subdistricts (where applicable)	Residential and Agricultural					Mixed Use										Non-Residential			Use-Specific Standards			
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	Business	BP		LI	SI	
Wind Energy Conversion System (WECS), Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P*	P*	P*	Section 60.300.020F.3	
Accessory Uses and Structures																			Section 60.300.020G.1			
Accessory Dwelling Unit	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.5	
Animal Husbandry	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.6	
Billboard									A*											A*	Section 60.300.020G.7	
Drive-in Facility								A*	A*	A*	A*	A*	A*					A*	A*	A*	Section 60.300.020G.8	
Electric Vehicle Charging Station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Fuel Tank	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		Section 60.300.020G.9
Garage	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.10	
Greenhouse	A	A*	A*	A*	A*	A*	A	A	A	A								A	A	A	Section 60.300.020G.11	
Home Occupation	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.12	
Outdoor Eating Area				A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*			Section 60.300.020G.13	
Recreational Vehicle Parking	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*								A*	A*	A*	Section 60.300.020G.14	
Recycling Drop Box					A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.15	
Related Service Facility	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.16	

Chapter 60.300: Use Regulations

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

Table 300.01-1 Allowed Uses Table																						
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																						
Zoning districts and subdistricts (where applicable)	Residential and Agricultural					Mixed Use										Non-Residential			Use-Specific Standards			
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	MX-T			MX-D			BP		LI	SI	
												Corridor	Node	Village	Fringe	Medial	Business					
Residence for Caretaker or Security Guard									A*	A*									A*	A*	A*	Section 60.300.020G.17
Residential Management or Sales Office		A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.18
Swimming Pool or Tennis Court	A	A*	A*	A*	A*	A*	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 60.300.020G.19
Urban Agriculture	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 60.300.020G.20
Temporary Uses																						
Carnival or Festival	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.1
Contractor's Office and Yard	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.2
Food Truck	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.3
Garage Sale	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.4
Seasonal Sales	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.5
Storage Container	T*	T*	T*	T*	T*	T*	T*	T*	A*	A*								A*	A*	A*	Section 60.300.020H.6	



Valleyhigh Development Rezone Amendment Narrative

TO: City of Rochester Community Development Department

From: Seth Loken P.E. Alliant Engineering

CC: Jeff Brown, Collin Nash, Mike Zirbes (North Rock Real Estate)
Ian Peterson (Integrate Properties)

Rezoning Request

The proposed application makes request for rezoning of two parcels (PINs: 741941084952, 741944031069) at the intersection of Valleyhigh Road and 50th Ave NW from Business Park (BP) to 30 acres of Medium Density Residential (R-3) and the remaining 44 acres to be Low Density Small Lot (R-2). The proposed zoning is consistent with the recently City Council adopted Land Use Plan Amendment (City Initiated Land Use Plan Amendment No. CD2022-002LUPA) from November 2nd, 2022. The LUPA designates these two parcels for Medium Density Residential (MDR) and Low Density Residential (LDR). Per the UDC (Unified Development Code) a Rezoning (Official Zoning Map Amendment) requires an application that demonstrates the following criteria:

- A. The permitted uses allowed within the proposed zoning district will be appropriate on the subject property and compatible with adjacent properties and the neighborhood;
and
- B. The proposed amendment does not involve spot zoning.

The permitted uses allowed within the proposed zoning districts of 30 acres of R-3 and 44 acres of R-2 are consistent with the City Council adopted LUPA designating these two parcels for Medium Density Residential and Low Density Residential. See included exhibit for location of R-2 and R-3 rezoning.

The proposed amendment does not involve spot zoning as it mirrors the adopted LUPA which results in neighboring properties being designated primarily for Low Density Residential and Medium Density Residential.

Additionally the application must meet one of following criteria:

- A. The area, as presently zoned, is inconsistent with the policies and goals of the Comprehensive Plan;

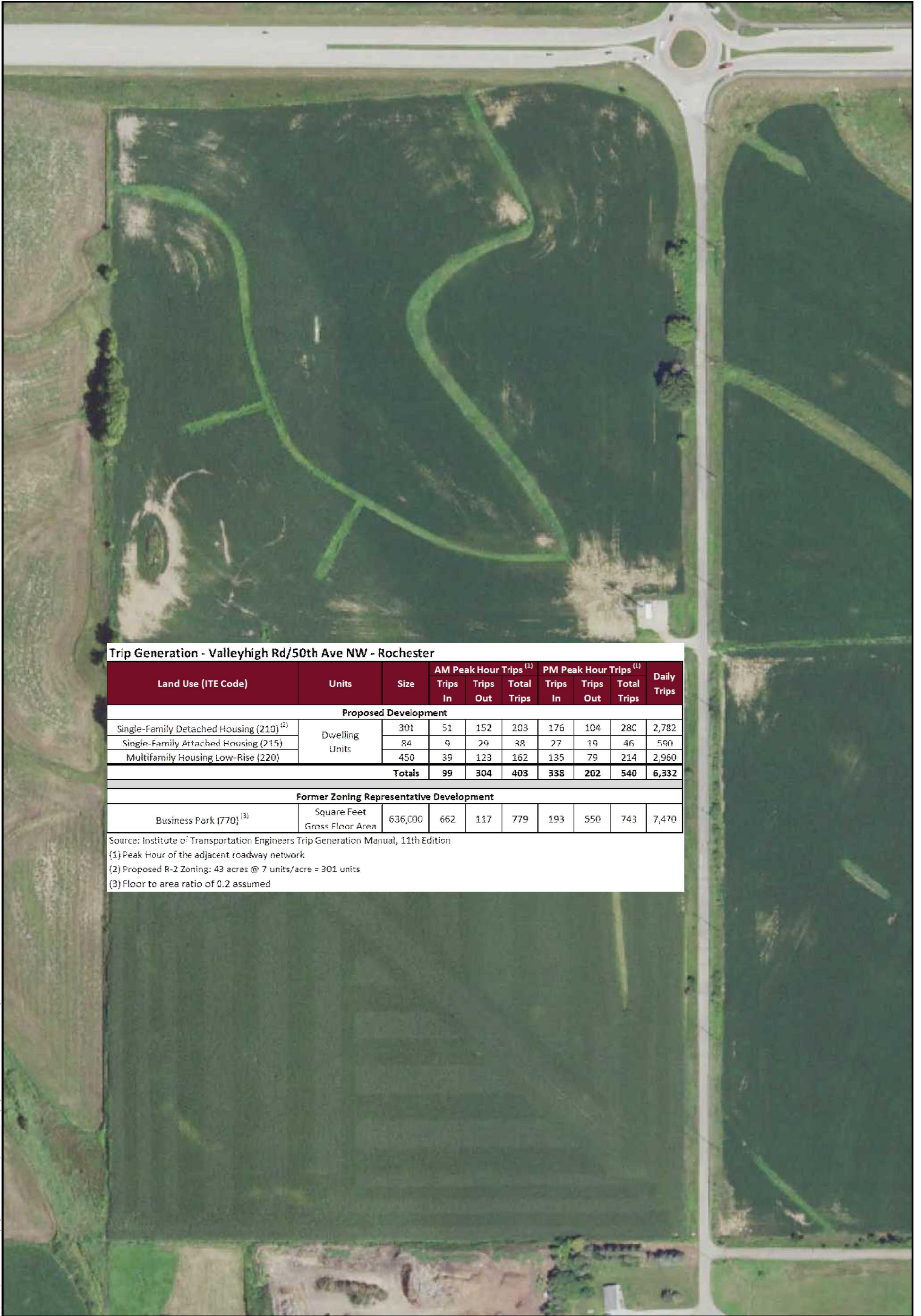
- B. The area was originally zoned erroneously due to a technical or administrative error;
- C. While both the present and proposed zoning districts are consistent with the Comprehensive Plan, the proposed district better aligns with the policies and goals of the Comprehensive Plan or other adopted City plans or policies, as determined by City Council;
- D. The area has changed or is changing to such a degree that it is in the public interest to rezone to encourage development or redevelopment of the area consistent with the policies and goals of the Comprehensive Plan; or
- E. The area includes lands identified as Decorah Edge and the amendment would provide for beneficial development that maintains typical urban density while preserving habitat and protecting processes that maintain groundwater quality and quantity.
- F. The area includes lands identified on adopted City plans as an important natural or historic resource, and the amendment would provide for beneficial development that would protect those resources.

The rezoning request meets the criteria of bullet A as the recently adopted LUPA results in the current zoning Business Park being inconsistent with the Comprehensive Plan. The rezoning of the two parcels to be R-2 and R-3 is more consistent with policies and goals of the adopted LUPA.

Conclusion

The applicant (West 80 Properties, LLC) concludes an approval of the Rezoning Request for the two parcels will allow for a medium and low density residential development consistent with the recently adopted Land Use Plan Amendment.

x:\2022\220018 - valleyhigh business park\exhibits\valleyhigh rd - rezone exhibits.dwg



Trip Generation - Valleyhigh Rd/50th Ave NW - Rochester

Land Use (ITE Code)	Units	Size	AM Peak Hour Trips ⁽¹⁾			PM Peak Hour Trips ⁽¹⁾			Daily Trips
			Trips In	Trips Out	Total Trips	Trips In	Trips Out	Total Trips	
Proposed Development									
Single-Family Detached Housing (210) ⁽²⁾	Dwelling Units	301	51	152	203	176	104	280	2,782
Single-Family Attached Housing (215)		84	9	29	38	27	19	46	590
Multifamily Housing Low-Rise (220)		450	39	123	162	135	79	214	2,960
Totals			99	304	403	338	202	540	6,332
Former Zoning Representative Development									
Business Park (770) ⁽³⁾	Square Feet Gross Floor Area	636,000	662	117	779	193	550	743	7,470

Source: Institute of Transportation Engineers Trip Generation Manual, 11th Edition

(1) Peak Hour of the adjacent roadway network

(2) Proposed R-2 Zoning: 43 acres @ 7 units/acre = 301 units

(3) Floor to area ratio of 0.2 assumed

**VALLEYHIGH ROAD/50TH AVE NW -
TRIP GENERATION/MASSING EXHIBIT ROCHESTER, MN**



DATE: 2-2-23
DRAWN BY: SIL
SCALE: 1"=100'



Agency Review Comments

Application No: CD2023-003ZC

4/13/2023 **County Environmental Resources**

4/17/2023 **County Long Range Planning**

Agency did not submit comments. Closed By Script

4/17/2023 **County Property Records**

Agency did not submit comments. Closed By Script

4/17/2023 **County Public Works**

Agency did not submit comments. Closed By Script

4/17/2023 **DNR**

Agency did not submit comments. Closed By Script

3/30/2023 **LGU**

There are no wetlands or Decorah on this parcel. There is a well and a septic on the site. The well will need to be sealed and the Septic will need to be abandoned. The septic abandonment form must be submitted to Olmsted County Planning when the system is abandoned. The well and septic abandonment do impact this application but will be part of the demolition permit.

4/10/2023 **Public Works Review**

See attached comment in Accela software.

From: Hansen Monica <monica.hansen@olmstedcounty.gov>
Sent: Friday, April 14, 2023 2:54 PM
To: Community Development Department
Subject: CD2023-003ZC

[EXTERNAL SENDER]: Do not open links/attachments if uncertain about the sender and never give out your user id and password.

Please add comments to CD2023-003ZC from Olmsted County Public Works

Any proposed access onto CSAH 4 will need a permit and meet the Olmsted County Access Management Ordinance.

Monica Hansen

Olmsted County - Administrative Assistant 2
Public Works & Environmental Resources
1188 50th Street, S.E., Rochester, MN 55904
General 507.328.7070 | Direct 507.328.7002
monica.hansen@olmstedcounty.gov

Mailing Address

2122 Campus Drive, S.E., Suite 200 Rochester, MN 55904



Follow us on [Facebook](#), [Twitter](#), or [Instagram](#)

From: Schnell, Tracy (DOT) <tracy.schnell@state.mn.us>
Sent: Thursday, March 30, 2023 10:45 AM
To: Community Development Department
Cc: Wayne, Kurt (DOT); Schnell, Tracy (DOT)
Subject: Development Application CD2023-003ZC

[EXTERNAL SENDER]: Do not open links/attachments if uncertain about the sender and never give out your user id and password.

This proposal appears to have no significant impact on MnDOT roadways and is acceptable to MnDOT.

- Application Number: CD2023-003ZC
- Description: Zone Change #CD2023-003ZC, by West 80 Properties LLC, to change the Zoning District designation of a 74-acre site from BP Business Park to R-2 Low-Density Small Lot and R-3 Medium Density Residential. The property is located at the southwest corner of the intersection of Valleyhigh Rd. NW and 50th Ave. NW.

Thanks,

Tracy Schnell
Senior Planner | District 6

Minnesota Department of Transportation

2900 48th Street NW
Rochester, MN 55901

C: 507-259-3852

mndot.gov/

 **DEPARTMENT OF
TRANSPORTATION**

