



**Planning & Zoning Commission Agenda  
Rochester Boards & Commissions - Planning & Zoning Commission  
July 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: 639 208 877#

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. Minutes of July 12, 2023**

Accepting the minutes and video of the July 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. Zoning Map Amendment No. CD2023-006ZC by Olmsted County**

Forwarding a recommendation to Council approving Zoning Map Amendment No. CD2023-006ZC, by Olmsted County, to change the Zoning District designation of an 84-acre site from R-1 (Mixed Single-Family) and R-2 (Single-Family Small Lot) to LI (Light Industrial).

- 7. Other Business**
- 8. Adjournment**



## **REQUEST FOR ACTION**

Minutes of July 12, 2023

**MEETING DATE:**  
July 26, 2023

**ORIGINATING DEPT:**  
Community Development

**AGENDA SECTION:**  
Consent Agenda

**PRESENTER:**  
Chair

### **Action Requested:**

Accepting the minutes and video of the July 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.

### **Priorities & Foundational Principles:**

Quality Services for Quality Living  
Social Equity

### **Prepared By:**

Janelle McGee

### **Attachments:**

[Minutes - July 12, 2023](#)



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

***Attending and Viewing the Meeting***

- 1) [Open Public Comment Period](#)
- 2) [Call to Order/Roll Call](#)

<b>Attendee Name</b>	<b>Status</b>
Margaret R Brimijoin	Present
Ruchi Gupta	Present
Randy R Schubring	Present
Robert A Cline	Present
Alissa T Moe	Present
Aaron D Eberhart	Present
Joanne Crawford	Present
Jeremy C Andrist	Present
Jonathon P Krull	Present

3) [Order of Agenda](#)

Motion to approve the Order of Agenda.

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

4) [Consent Agenda](#)

4.A) Minutes of June 14, 2023

**Official Act:** Accepting the minutes and video of the June 14, 2023, Planning and Zoning meeting as the official record of the Planning and Zoning Commission.

[Cover Page](#) 

[Minutes - June 14, 2023](#) 

Motion to accept the minutes and video of the June 14, 2023, Planning and Zoning meeting as the official record of the Planning and Zoning Commission.

**MOVER:** Joanne Crawford

**SECONDER:** Robert A Cline

**AYES:** Margaret R Brimijoin, Ruchi Gupta, Randy R Schubring, Robert A Cline, Alissa T Moe, Joanne Crawford, Jeremy C Andrist, Jonathon P Krull

**ABSTAIN:** Aaron D Eberhart

**RESULT:** **APPROVED [8 - 0 - 1]**

5) [\*\*Reports and Recommendations\*\*](#)

6) [\*\*Public Hearings\*\*](#)

6.A) Growth Management Map Amendment No. CD2023-003GMMA by Roger Payne (Century Valley Fourth)

**Official Act:** Forwarding a recommendation to Council approving Growth Management Map Amendment No. CD2023-003GMMA by Roger Payne, to amend the Growth Management Map on a 47.94-acre site from "Long Term Urban Expansion" to "Near Term Urban Expansion," located directly north of Silver Creek Rd NE.

[Cover Page](#) 

[CD Memo - CD2023-003GMMA Century Valley](#) 

[Notification Map - CD2023-003GMMA Century Valley](#) 

[Location Map - CD2023-003GMMA Century Valley](#) 

[Exhibit - CD2023-003GMMA Century Valley](#) 

[Narrative - CD2023-003GMMA Century Valley](#) 

[Review Comments - CD2023-003GMMA Century Valley](#) 

Commissioner Schubring indicated there would be one public hearing and presentation to address agenda items 6A and 6B.

Ed Caples gave the staff report. Commissioner Schubring inquired about the public notification guidelines.

Bill Anderson, SEH Consulting spoke representing the Applicant. The Public Hearing was opened.

1. Doris Sneve addressed the commission.

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

A conversation ensued between the Commissioners, Staff, and the Consultant.


Motion to forward a recommendation to Council approving Growth Management Map Amendment No. CD2023-003GMMA by Roger Payne, to amend the Growth Management Map on a 47.94-acre site from "Long Term Urban Expansion" to "Near Term Urban Expansion," located directly north of Silver Creek Rd NE.


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

6.B) Annexation Petition No. CD2023-003ANX by Roger Payne (Century Valley Fourth)

**Official Act:** Forwarding a recommendation to Council approving Annexation by Ordinance No. CD2023-003ANX, by Roger Payne, to incorporate a 47.94-acre site, located directly north of Silver Creek Rd NE, into the City of Rochester.

[Cover Page](#) 

[CD Memo - CD2023-003ANX Century Valley](#) 

[Notification Map - CD2023-003ANX Century Valley](#) 

[Site Location Map - CD2023-003ANX Century Valley](#) 

[Narrative - CD2023-003ANX Century Valley](#) 

[Annexation Exhibit - CD2023-003ANX Century Valley](#) 

[Review Comments - CD2023-003ANX Century Valley](#) 

Motion to forward a recommendation to Council approving Annexation by Ordinance No. CD2023-003ANX, by Roger Payne, to incorporate a 47.94-acre site, located directly north of Silver Creek Rd NE, into the City of Rochester.

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

Presentation and Public Hearing were done with Item 6A.

6.C) [Major Modification No. CD2023-005MOD by McDonald's Corporation](#)

**Official Act:** Approving Major Modification No. CD2023-005MOD by

McDonald's Corporation, to permit an additional five feet of freestanding business sign height at 2180 Wheelock Dr NE, with two conditions.

[Cover Page](#) 

[CD Memo - CD2023-005MOD McDonald's Corporation](#) 

[Notification Map - CD2023-005MOD McDonald's Corporation](#) 

[Location Map - CD2023-005MOD McDonald's Corporation](#) 

[Applicant Exhibits - CD2023-005MOD McDonald's Corporation](#) 

[Review Comments - CD2023-005MOD McDonald's Corporation](#) 

[Public Comment - CD2023-005MOD McDonald's Corporation](#) 

Desmond McGeough presented the staff report.

Jack Burns from Benike Construction spoke representing the Applicant.

The Public Hearing was opened.

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

A conversation ensued between the Commissioners, Staff, and the Consultant.

Motion to approve Major Modification No. CD2023-005MOD by McDonald's Corporation, to permit an additional five feet of freestanding business sign height at 2180 Wheelock Dr NE, with following two conditions.

1. Prior to sign permit approval, a revised site plan shall be submitted with the sign permit application demonstrating, with dimensions, the freestanding sign is located no closer than 13'-2" from the east property line to meet National Electrical Safety Code clearance requirements for spacing from overhead electric lines; and,
2. The freestanding monument sign shall only be illuminated during business hours.

**MOVER:** Aaron D Eberhart

**SECONDER:** Ruchi Gupta

**AYES:** Margaret R Brimijoin, Ruchi Gupta, Randy R Schubring, Alissa T Moe, Aaron D Eberhart, Joanne Crawford, Jeremy C Andrist, Jonathon P Krull

**RECUSE:** Robert A Cline

**RESULT:** **APPROVED [8 - 0 - 1]**

## 7) [Other Business](#)

Desmond McGeough gave the City Council recap.

## 8) [Adjournment](#)

Motion to Adjourn.

**MOVER:** Alissa T Moe

**SECONDER:** Jonathon P Krull

**AYES:** Margaret R Brimijoin, Ruchi Gupta, Randy R Schubring,  
Alissa T Moe, Aaron D Eberhart, Joanne Crawford, Jeremy  
C Andrist, Jonathon P Krull

**ABSENT:** Robert A Cline

**RESULT:** **APPROVED [UNANIMOUS]**



## **REQUEST FOR ACTION**

**Zoning Map Amendment No. CD2023-006ZC by  
Olmsted County**

**MEETING DATE:**

July 26, 2023

**ORIGINATING DEPT:**

Community Development

**AGENDA SECTION:**

Public Hearings

**PRESENTER:**

Elliot Mohler

**Action Requested:**

Forwarding a recommendation to Council approving Zoning Map Amendment No. CD2023-006ZC, by Olmsted County, to change the Zoning District designation of an 84-acre site from R-1 (Mixed Single-Family) and R-2 (Single-Family Small Lot) to LI (Light Industrial).

**Report Narrative:**

The applicant is proposing a zone change on the 84-acre site from R-1 (Mixed Single-Family) and R-2 (Single-Family Small Lot) to LI (Light Industrial).

The site is located at 1188 and 1515 50th St SE (County Rd 157). Approval of the zone change will bring the site's zoning district into conformance with the underlying land use designation. The site was annexed in 2013, and at that time, the City's policy was to annex land and designate the land for low-density residential development. This zone change will correct the Official Zoning Map and make the site's zoning into conformance with the site's Industrial land use. Approval of the zone change will permit the owner more flexibility for the redevelopment of the site.

**Priorities & Foundational Principles:**

Economic Vibrancy & Growth Management

**Policy Considerations & DEI Impact:**

Approval of this zone change would correct the Official Zoning Map.

**Fiscal & Resource Impact:**

All development costs will be the responsibility of the developer and will be outlined in a development agreement and/or City-Owner contract.

**Alternative Action(s):**

No alternative actions are suggested at this time.

**Prepared By:**

Elliot Mohler

**Attachments:**

[Staff Report - CD2023-006ZC Olmsted County PW](#)



Notification Map - CD2023-006ZC Olmsted County PW  
Site Location Map - CD2023-006ZC Olmsted County PW  
Rezone Exhibits - CD2023-006ZC Olmsted County PW  
Applicant Narrative - CD2023-006ZC Olmsted County PW  
UDC Use Regulations Table - CD2023-006ZC Olmsted County PW  
Referral Comments - CD2023-006ZC Olmsted County PW

**ROCHESTER PLANNING COMMISSION**

June 14, 2023

- Prepared by:** Rochester Community Development
- Request:** Zoning Map Amendment CD2023-006ZC by Olmsted County to change the zoning district designation of an approximate 84-acre site from R-1 (Mixed-Single Family) and R-2 (Single-Family Small Lot) to LI (Light Industrial).
- Location:** The site is located at 1188 50<sup>th</sup> St SE and 1515 50<sup>th</sup> St SE.
- Owners:** Olmsted County
- Consultant:** Steve Rabatin, HGA Architects

**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.

The Development Review Team supports the approval of CD2023-006ZC as the proposed zoning district will be consistent with the underlying land use.

**Approval Body:** Rochester City Council

**Development Review Team Recommendation:** Approval

**SUMMARY AND BACKGROUND INFORMATION**

The site is approximately 84-acres in size and are located at 1188 50<sup>th</sup> St SE and 1515 50<sup>th</sup> St SE. The request is to rezone the property from R-1 (Mixed Single-Family) and R-2 (Single-Family Small Lot) to LI (Light Industrial). The property is currently used as the site for Olmsted County Public Works Facilities.

The site was annexed into city limits in two phases. Once in 2008 and again in 2013. At the time of these annexations, the City's policy directed that newly annexed parcels be zoned R-1. Approval of the zoning map amendment would bring into conformance the zoning district and underlying land use on these parcels. The current designated use of "Public Facility" is an allowed use in the LI (Light Industrial) district.

Any allowed use in the LI (Light Industrial) district would be allowed if this request is approved. The applicant currently has a Site Development Plan application (CD2023-024SDP) under review. Approval of the Site Development Plan requires the approval of this zoning map amendment.

Table 300.01-1 Allowed Uses Table is included as an attachment to give examples of allowed uses in the R-1, R-2, and LI districts. R-1 and R-2 are denoted in orange and LI is denoted in red.

“S” = Staff Approval

“P” = Planning Commission Approval

“C” = City Council Approval

“\*\*” = Reference to Additional Regulations

## COMMUNITY DEVELOPMENT REVIEW

<b>Land Use Plan:</b>	The site is guided for Industrial uses.
<b>Adjacent Land:</b>	<p><u>North:</u> The properties to the north are zoned H (Holding).</p> <p><u>East:</u> The properties to the east are zoned H (Holding).</p> <p><u>South:</u> The properties to the south are zoned H (Holding).</p> <p><u>West:</u> The properties to the west are zoned R-2 (City) and A-4 (County).</p>
<b>Public Infrastructure:</b>	Public facilities (roadways, sanitary sewer, water, and storm water management facilities) exist or are planned soon to service the subject properties.

## SITE SUMMARY AND DISTRICT COMPARISON

### Current Zoning (R-1 and R-2)

The R-1 district is intended to maintain and promote areas of low residential density where the emphasis is generally on the development of sing-family dwellings.

The R-2 district is intended to maintain and promote areas with a mixture of residential dwelling types that are overall low-density in nature.

## Proposed (LI)

The LI district provides an area for a mixture of commercial and industrial uses that do not generate significant adverse operational or traffic impacts, that are served by major thoroughfares providing direct access or a local street system with direct access to major thoroughfares, and with an adequate level of buffering, could be located in reasonable proximity to residential areas.

### 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 LI Light Industrial district are appropriate for the subject property and are compatible with the surrounding land use.**

**Surrounding properties are currently undeveloped and are designated as Open Space/Parkland in the Comprehensive Plan (Gamehaven Reservoir). In the event the City sells the properties associated with Gamehaven, the UDC contains zoning regulations such as setbacks, height restrictions, and neighborhood protection standards that would shield future development from the industrial uses of the site.**

- 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.**

**The proposed LI (Light Industrial) zoning district is consistent with the underlying Industrial land use. The proposed use “Public Facility” is an allowed use in the LI (Light Industrial) district.**

**Based on the above description, 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;

**The Comprehensive Plan calls out this area as LI (Light Industrial) as the current and historical use of the property was for Olmsted County’s Public Works Service Center. The R-1 zoning district is in conformance with the City’s policy to annex all land into the City with the R-1 zoning classification. Approval of this zoning map amendment would be more consistent with the underlying land use. Furthermore, expansion of the Public Works Campus cannot move forward without the zoning being consistent with the underlying land use. The newly created “Public Facility” use is an allowed use in the LI district and would best fit the site’s operations.**

- 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 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

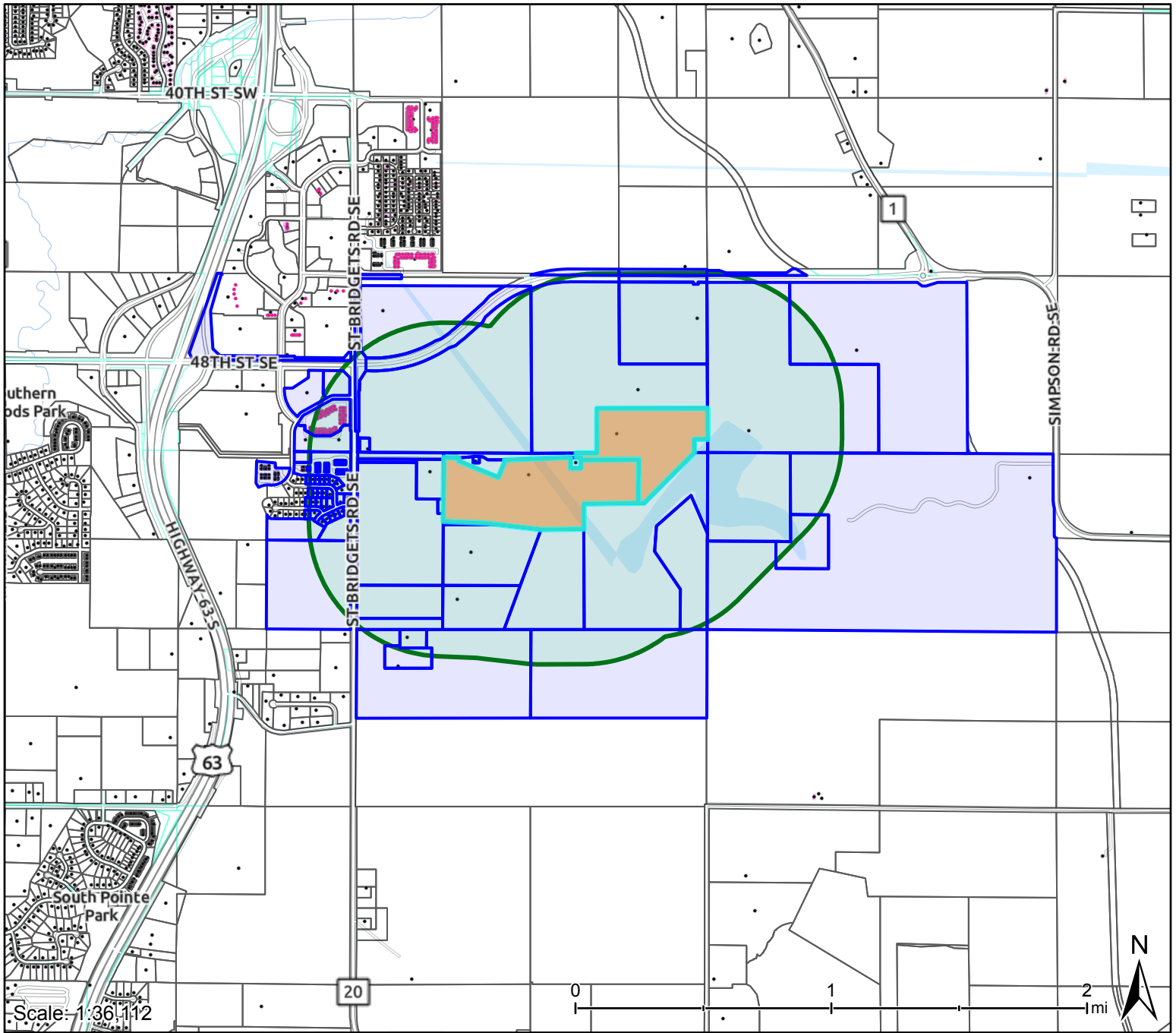
This request was reviewed in accordance with the provisions of Section 60.500.40E.4 for Zone Change Map Amendment. The Development Review Team recommends **approval** of the zone change, as outlined in the Commission & Council Summary above.

## ATTACHMENTS

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

# Zone Change #CD2023-006ZC - Olmsted County

6/30/2023 Olmsted County Geographic Information Systems



**Legend**

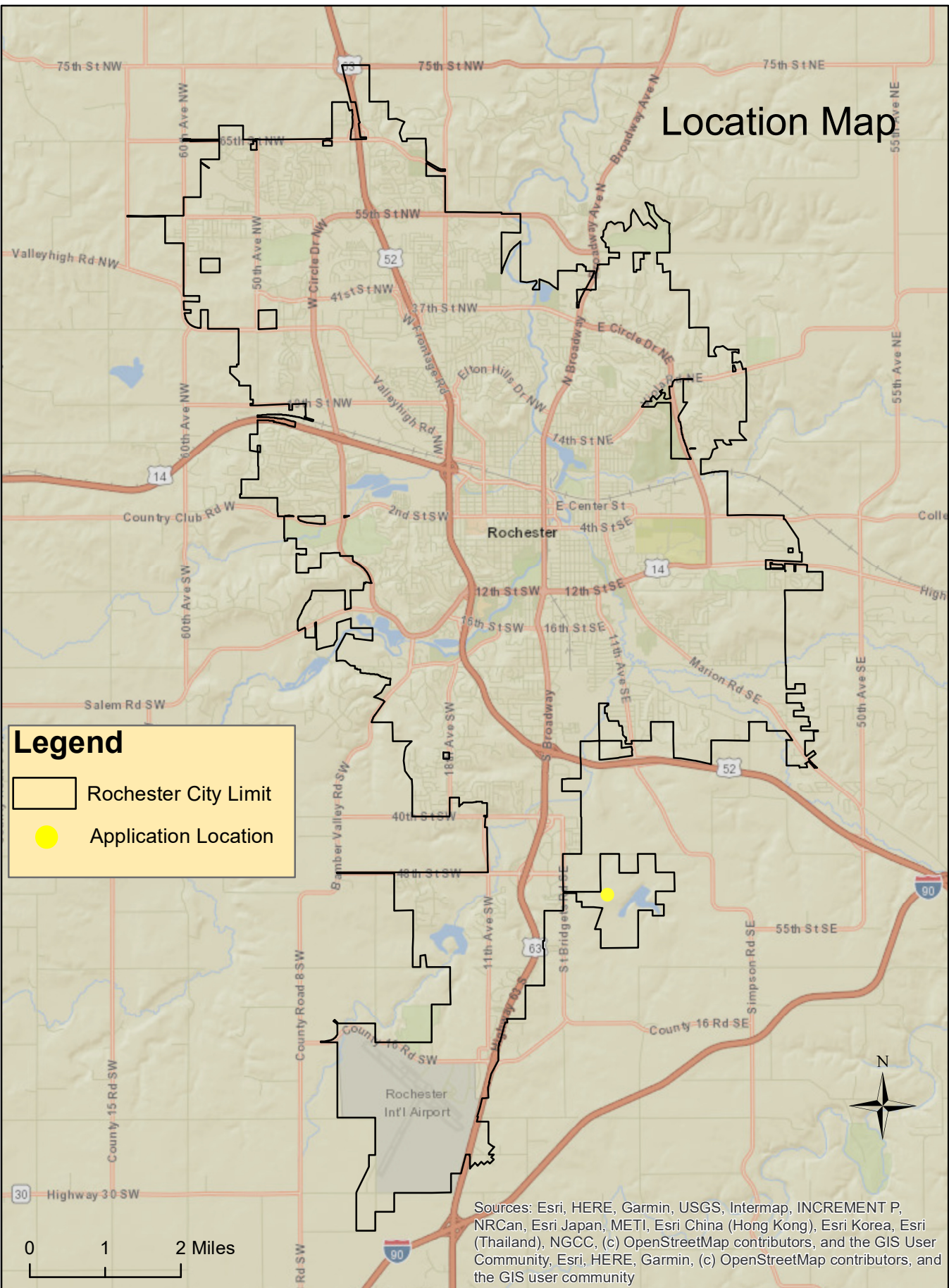
-  **Site**
-  **Parcels**
-  **Notification Area**

Zone Change #CD2023-006ZC, by Olmsted County, to change the Zoning District designation of an approximate 84-acre site from R-1 (Mixed Single-Family) and R-2 (Single-Family Small Lot) to LI (Light Industrial). The site is located at 1188 and 1115 50th St SE (County Rd 157). Ward 1, 2000' Notification Area

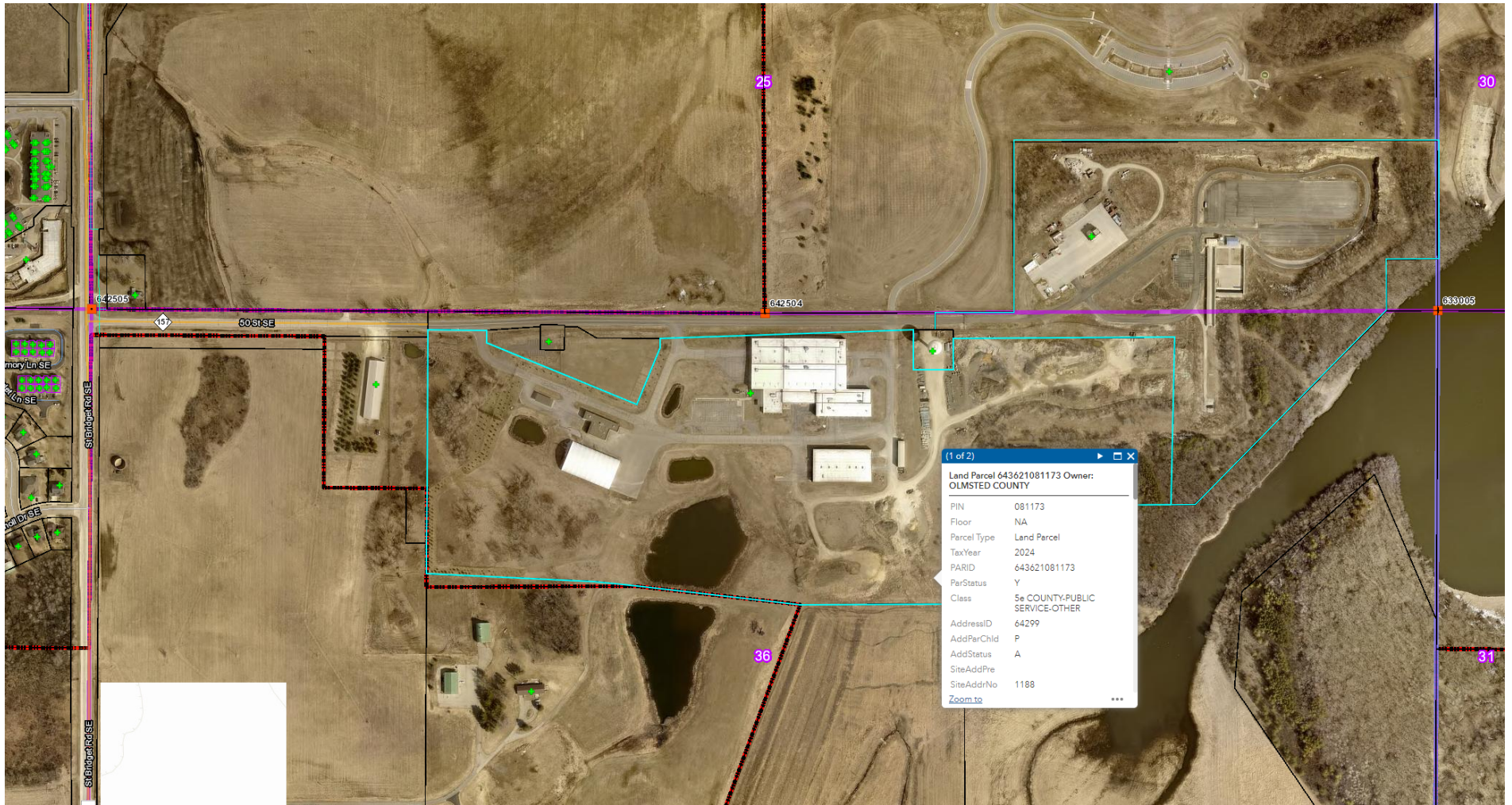


**OLMSTED COUNTY  
MINNESOTA**

# Location Map














Light Industrial proposed zoning

# EXISTING SITE

-  PARCEL LINES
-  COUNTY PROPERTY LINES
-  WATER TOWER (CITY OF ROCHESTER)
-  ACTUAL SETBACKS
-  BUILDING AREAS
-  BUILDING HEIGHT
-  LOT AREA



TOTAL LAND = 4.7M SF  
 TOTAL BUILDINGS = 185,400 SF  
 EXIST. FAR = .039

PROPOSED ZONE LI

Table 200.03-15 LI Lot and Building Standards	
<b>Lot Dimensions (Minimum)</b>	
Lot Area	None
Lot Width	None
<b>Building Setbacks (Minimum in feet)</b>	
A Front	25
B Interior Side	None
Street Side	12
Minimum Sum of Interior Side Yards	None
C Rear	10 [1]
<b>Building/Structure Height (Maximum in feet)</b>	
D Primary Structure	40 [1]
E Accessory Structure	None [2]
<b>NOTES</b>	
[1] Rear Yard may be reduced to 0 feet when abutting a railroad.	
[2] If within 100 feet of an Agricultural and Residential District, then 50 feet maximum height for accessory structures.	

Max FAR = .5  
Min. landscape = 8%

- PARCEL LINES
- COUNTY PROPERTY LINES
- WATER TOWER (CITY OF ROCHESTER)
- ← #' → SETBACKS
- # SF BUILDING AREAS
- #' BUILDING HEIGHT
- # SF LOT AREA

# NEW SITE



TOTAL LAND = 4.7M SF  
TOTAL BUILDINGS = 213,000 SF

NEW FAR = .045

MAX HEIGHT = 37.4' (UNCHANGED)

LANDSCAPING (GREENSPACE)

8% = 376,000 SF.

ACTUAL = 3,300,000 SF

MAX BUILDOUT

FAR of .5 = 2.35m SF

- 376,000 SF greenspace
- 111,500 SF exist. stormwater
- 226,000 SF 50th Street and 25' setback
- = 1,636,500 Buildable area



Olmsted County Facilities and Building Operations  
2122 Campus Drive SE, Suite 200  
Rochester, MN 55904  
PH: 507.328.6722 FX: 507.328.6728

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22 June 2023

City of Rochester Community Development  
4001 West River Parkway NW, Suite 100  
Rochester, MN 55901-7090

Greetings:

This letter is part of the Rezoning Application for 1188 50<sup>th</sup> Street SE, Rochester, MN as required for the proposed expansion of the Olmsted County Public Works facility and new County-owned Public Safety building.

The zoning of this lot is currently R1. The City had it slated to rezone at the end of this year to LI – Light Industrial. Due to the timing of our proposed development, we are undergoing the rezoning application process ahead of the City-initiated rezoning.

The PWSC expansion will provide space for more Public Works staff.

The Public Safety building will provide workspace for Sheriff staff as well as classroom and tactical training space.

The proposed zoning is in accordance with the UDC Application Criteria (60.500.040E.4.a). The proposed zoning is congruent with the existing use of the site.

Respectfully,  
Alex Schrader

Olmsted County Facilities and Building Operations  
2122 Campus Drive SE, Suite 200  
Rochester, MN 55904

**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**

<b>Table 300.01-1 Allowed Uses Table</b>																				
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
<b>Residential Uses</b>																				
<b>Household Living</b>																				
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
<b>Group Living</b>																				
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

<b>Table 300.01-1 Allowed Uses Table</b>																						
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*	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*	S*	S*	Section 60.300.020B.7	
<b>Public, Institutional, and Civic Uses</b>																						
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*	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*	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	S	P	
School	S*	S*	S*	S*	S*	S*	P*	P*	P*	P*	P*	P*			P*						Section 60.300.020C.9	
Social Services	P	P*	P*	P*	P*	P*	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

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	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
Specialized Education					S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
<b>Commercial Uses</b>																				
<b>Agricultural and Animal Uses</b>																				
Agriculture Production	S	P*	P*	*															S	S
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*
<b>Entertainment and Recreation</b>																				
Adult Entertainment									S*		S*	S*	S*	S*					S*	
Auditorium or Civic Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Campgrounds or RV Park	P*								P*											
Indoor Entertainment or Recreation					P*	P*	S*	S*	S	S	S	S	S	S			S	S	S	S
Indoor Gun Range										C*									C*	C*
Outdoor Entertainment or Recreation						P*		P*	S*	S*	P*	P							S*	
<b>Food, Beverage, and Lodging</b>																				
Bar or Tavern							P*	S	S	S*	S	S	S	S	S*	S	S	P	P*	
Bed and Breakfast			P*	P*	P*	P*	S	S	S	S	S									
Fast Food Restaurant						P*	P*	S*	S	S	S	S	S	S	S	S	S	S	S	S
Hotel or Motel							S	S	S	S	S	S	S	S	S	S			P	

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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
<b>Office, Business, and Professional Services</b>																					
Art Studio and Workshop				V		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	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
<b>Retail Sales</b>																					
Retail, Neighborhood				S	V	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		Section 60.300.020D.24
Retail, Medium								P	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
<b>Vehicles and Transportation</b>																					
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	



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	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*						A*				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*	Section 60.300.020D.19		
Parking Lot	A	A*	A*	A*	A*	A*	A*	A*	S	S	S	C*	C*	C*	I	I	I	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			
<b>Industrial Uses</b>																							
<b>Manufacturing, Processing, and Commercial Services</b>																							
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	S	Section 60.300.020E.4		
<b>Storage and, Distribution, and Wholesaling</b>																							
Junkyard																				C*	Section 60.300.020E.2		

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												Corridor	Node	Village								
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
<b>Resource and Extraction</b>																						
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*	C*	C*	C*	Section 60.300.020E.5	
<b>Utility, Communication, and Energy Uses</b>																						
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		
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	

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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
<b>Accessory Uses and Structures</b>																				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*	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*	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*	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

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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*				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	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	Section 60.300.020G.20
<b>Temporary Uses</b>																					
Carnival or Festival	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*	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*	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*	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*	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

# Agency Review Comments

Application No: CD2023-006ZC

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7/14/2023 **County Environmental Resources**

7/10/2023 **County Public Works**

7/11/2023 **Public Works Review**

There are no comments from this agency at this time.

## Cooper, Maribeth

---

**From:** Schnell, Tracy (DOT) <tracy.schnell@state.mn.us>  
**Sent:** Friday, July 14, 2023 1:18 PM  
**To:** Community Development Department  
**Cc:** Wayne, Kurt (He/Him/His) (DOT); Schnell, Tracy (DOT)  
**Subject:** Development Application CD2023-006ZC

[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: CD2023-006ZC
- Description: Zone Change #CD2023-006ZC, by Olmsted County, to change the Zoning District designation of an approximate 84-acre site from R-1 (Mixed Single-Family) and R-2 (Single-Family Small Lot) to LI (Light Industrial). The site is located at 1188 and 1115 50th St SE (County Rd 157).

Thanks,

**Tracy Schnell**

Senior Planner | District 6

**Minnesota Department of Transportation**

2900 48<sup>th</sup> Street NW  
Rochester, MN 55901

**C: 507-259-3852**

[mndot.gov/](http://mndot.gov/)

 **DEPARTMENT OF  
TRANSPORTATION**



---

**From:** Accela\_Mail <accela\_mail@rochestermn.gov>

**Sent:** Friday, June 30, 2023 10:16 AM

**To:** Dombrovski, Dillon <ddombrovski@rochestermn.gov>; Nigbur, Mike <mnigbur@rochestermn.gov>; Haberman, Jeff <JHaberman@rochestermn.gov>; pwservice@olmstedcounty.gov; RPUElecDistrib <EDistribution@rpu.org>; Klamerus, Douglas <DKlamerus@RPU.ORG>; Neubauer, Wade <WNeubauer@RPU.ORG>; Turk, Jon <jturk@rochestermn.gov>; Svenby, Brent <BSvenby@rochestermn.gov>; charlie.reiter@olmstedcounty.gov; muhammad.khan@olmstedcounty.gov; Schnell, Tracy (DOT) <tracy.schnell@state.mn.us>; tony.hill@olmstedcounty.gov; jjmosser@charter.net; jekappers@rochester.k12.mn.us; TDLivingston@minnesotaenergyresources.com; BDWolf@minnesotaenergyresources.com; Paul OSullivan <Paul.OSullivan@minnesotaenergyresources.com>; Lehman, Nicole (DNR) <nicole.lehman@state.mn.us>; skip.langer <skip.langer@olmstedcounty.gov>; scott.bennett@olmstedcounty.gov; don.vankeulen@olmstedcounty.gov; rene@rneighbors.org; amy.j.storm@usps.gov; Osweiler, Todd <TOsweiler@RPU.ORG>; Watkins, Justin (MPCA)

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**Subject:** Development Application CD2023-006ZC is ready for review by 7/14/2023

**This message may be from an external email source.**

Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

Hello,

A development application is ready for review:

- Application Number: CD2023-006ZC
- Description: Zone Change #CD2023-006ZC, by Olmsted County, to change the Zoning District designation of an approximate 84-acre site from R-1 (Mixed Single-Family) and R-2 (Single-Family Small Lot) to LI (Light Industrial). The site is located at 1188 and 1115 50th St SE (County Rd 157).
- Comment Due Date: **7/14/2023**

To determine if your review is needed, please refer to the [Department and Agency Review Document](#). You can view the full referral *with site plans* at the following locations, **based on your security access**:

1. [Planning Referral Extranet Site](#): log-in required
2. [Accela](#): log-in required (view the [Accela instructions](#))
3. [Citizen Access](#): no log-in required
  1. Click on the "City Planning" tab
  2. Search for the Record Number (CD2023-006ZC)
  3. Scroll down to the results screen and click on the Record Number
  4. Click on "Attachments"
  5. Click on the hyperlinked document name

If you have access to Accela, please submit your referral comments in the system. Otherwise, please send your comments via email to [communitydevelopment@rochestermn.gov](mailto:communitydevelopment@rochestermn.gov).

Thank you,

Community Development

**Note:** Please do not reply to this email. If you have any questions, contact our department at [communitydevelopment@rochestermn.gov](mailto:communitydevelopment@rochestermn.gov) or (507)328-2600 during office hours.