



Planning & Zoning Commission Agenda
Rochester Boards & Commissions - Planning & Zoning Commission
November 8, 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: 31760138#
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 October 11, 2023

Accepting the minutes and video of the October 11, 2023, Planning and Zoning meeting as the official record of the Planning and Zoning Commission.

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

6.A. Zone Change No. CD2023-009ZC by the City of Rochester

Forwarding a recommendation to Council approving City Initiated Zone Change No. CD2023-009ZC for the rezoning of parcels near the downtown core, where the rezoning to R-2x will further the goals of the comprehensive plan as well as reinforce equity through zoning.

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



REQUEST FOR ACTION

Minutes of October 11, 2023

MEETING DATE:
November 8, 2023

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Consent Agenda

PRESENTER:
Chair

Action Requested:

Accepting the minutes and video of the October 11, 2023, Planning and Zoning meeting as the official record of the Planning and Zoning Commission.

Report Narrative:

Accepting the minutes and video of the October 11, 2023, Planning and Zoning meeting as the official record of the Planning and Zoning Commission.

Prepared By:

Maribeth Cooper

Attachments:

[Meeting Minutes - October 11, 2023](#)



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

1) [Open Public Comment Period](#)

The following persons spoke:

1. Barry Skolnick

Hearing no other persons who wished to speak, the Open Public Comment period was closed.

2) [Call to Order/Roll Call](#)

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

3) [Order of Agenda](#)

Desmond McGeough noted that staff would like to start with the Public Hearing Section and then follow with the Reports and Recommendation Section.

Motion to approve the Order of Agenda with discussing items in the Public Hearing section followed by items in the Reports and Recommendations section.

MOVER: Joanne Crawford

SECONDER: Jonathon P Krull

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

ABSENT: Ruchi Gupta, Randy R Schubring, Robert A Cline

RESULT: **APPROVED [UNANIMOUS]**

4) [Consent Agenda](#)

4.A) Minutes of September 27, 2023

Official Act: Accepting the minutes and video of the September 27, 2023, Planning and Zoning meeting as the official record of the Planning and Zoning Commission.

[Cover Page](#) 

[CPZC Draft Minutes 2023-09-27](#) 

Motion to approve the minutes and video of the September 27, 2023, Planning and Zoning meeting as the official record of the Planning and Zoning Commission.

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

5) **Reports and Recommendations**

5.A) Conditional Use Permit Amendment No. CD2023-003CUP-A by DM Companies (CityWalk)

Official Act: Recommending approval of Conditional Use Permit Amendment #CD2023-003CUP-A, for the development of a twelve-story, 361-dwelling unit multi-family building, on a total of 0.76 acres with six conditions, located at the southwest corner of the 2nd St SW and 6th Ave SW intersection.

[Cover Page](#) 

[CD Memo - CityWalk 2023-029CUPA](#) 

[Notification Map - CityWalk CD2021-003CUPA](#) 

[Location Map - CityWalk CD2021-003CUPA](#) 

[Site Plan - CityWalk CD2021-003CUPA](#) 

[Applicant's Exhibits - CityWalk CD2021-003CUPA](#) 

[Applicant's Narrative - CityWalk CD2021-003CUPA](#) 

[Review Comments - CityWalk CD2021-003CUPA](#) 

Motion to forward a recommendation of approval to City Council of Conditional Use Permit Amendment #CD2023-003CUP-A, for the development of a twelve-story, 361-dwelling unit multi-family building, on a total of 0.76 acres with six conditions, located at the southwest corner of the 2nd St SW and 6th Ave SW intersection.

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

6) Public Hearings

6.A) Major Modification No. CD2023-010MOD by DM Companies (CityWalk)

Official Act: Approving Major Modification No. CD2023-010MOD, to permit ten additional feet in height for a multifamily building (CityWalk), proposed at the southwest corner of the 2nd St SW and 6th Ave SW intersection.

[Cover Page](#) 

Desmond McGeough gave the staff report.

Logan Tjossem, with Widseth Engineering and Architecture, representing the applicant, gave a presentation.

Representatives from DM Companies and MDG Architecture were present to answer any questions.

The applicant answered Commissioners questions.

The Public Hearing was opened.

The following persons spoke:

1. Barry Skolnick
2. John Kruesel
3. Don Hanson

The Public Hearing was closed.

Motion to approve Major Modification No. CD2023-010MOD, to permit ten additional feet in height for a multifamily building (CityWalk), proposed at the southwest corner of the 2nd St SW and 6th Ave SW intersection.

Commissioner Crawford spoke to the application and the comments heard during the public comment period.

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

7) *Other Business*

Desmond McGeough and Allison Sosa gave a brief report of the planning applications that were heard at the October 2, 2023 City Council.

Commissioner Brimijoin asked staff about air quality.

Commissioner Crawford asked staff about environmental assessments.

8) **Adjournment**

Motion to Adjourn

MOVER: Jonathon P Krull

SECONDER: Alissa T Moe

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

ABSENT: Ruchi Gupta, Randy R Schubring, Robert A Cline

RESULT: **APPROVED [UNANIMOUS]**



REQUEST FOR ACTION

Zone Change No. CD2023-009ZC by the City of Rochester

MEETING DATE:

November 8, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Public Hearings

PRESENTER:

Ryan Yetzer

Action Requested:

Forwarding a recommendation to Council approving City Initiated Zone Change No. CD2023-009ZC for the rezoning of parcels near the downtown core, where the rezoning to R-2x will further the goals of the comprehensive plan as well as reinforce equity through zoning.

Report Narrative:

This item is based on the direction given by the Council during the October 2, 2023, Council Meeting. During the meeting, the Council approved City Initiated Zone Change No. CD2023-008ZC with the Planning Commission's recommendation to remove the proposed R-2x zoning district from the amended zoning map. Following this motion, the Council voted 5-1-1 directing City teammates to develop an alternative version of the parcels to be rezoned R-2x with a reduction in the size of the R-2x area in Historic SW and Folwell neighborhoods.

Based on this directive, Community Development has prepared an amended R-2x rezoning map. This proposal reduces the size of the proposed R-2x in the Folwell and Historic SW neighborhoods.

Priorities & Foundational Principles:

Economic Vibrancy & Growth Management

Policy Considerations & DEI Impact:

This Zoning Amendment achieves the Comprehensive Plan Core Principles of expanding housing diversity, integrating transit and land use, and emphasizing fiscal sustainability.

Prior Legislative Actions & Community Engagement:

May 17, 2023: Zoning Map Update Open House
 May 18, 2023: Zoning Map Update Open House
 August 11, 2023: Open House postcards sent
 August 22, 2023: Zoning Map Update Open House
 August 24, 2023: Zoning Map Update Open House
 September 13, 2023: Planning Commission - CD2023-008ZC Public Hearing
 October 2, 2023: Council Meeting - CD2023-008ZC Public Hearing
 October 28, 2023: Public hearing notice published in the newspaper

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:

Edward Caples

Attachments:

[CD Memo - CD2023-009ZC City Initiated Zone Change](#)

[September 13, 2023 PZC Memo - CD2023-009ZC City Initiated Zone Change](#)

[Rezoning Exhibit - CD2023-009ZC City Initiated Zone Change](#)

[Enlarged Rezoning Exhibit - CD2023-009ZC City Initiated Zone Change](#)

[Public Comment - CD2023-009ZC City Initiated Zone Change](#)

ROCHESTER PLANNING COMMISSION

November 8, 2023

Request: City Initiated Zone Change No. CD2023-009ZC for the rezoning of parcels near the downtown core, where the rezoning to R-2x will further the goals of the comprehensive plan as well as reinforce equity through zoning.

To: City Planning and Zoning Commission

From: Community Development Team

PLANNING COMMISSION 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 development are not criteria for consideration of a Zoning Map Amendment application.

Approval Body: Rochester City Council

Development Review Team Recommendation: Based on the long-term development vision for the City of Rochester, staff recommends approval of the zoning map update.

SUMMARY AND BACKGROUND INFORMATION

On September 13, 2023, the Planning Commission held a public hearing on the City Initiated Zone Change No. CD2023-008ZC. Parcels recommended for change of zoning district were related to three correlating zoning map update objectives:

1. Updating of zoning districts where the Comprehensive Plan Land Use Classification and Zoning Map Designation were inconsistent with one another.
2. Reassessment of zoning designations for properties located within the Transit Oriented Development (TOD) Zoning District.
3. Assessment of properties west of the downtown core to apply the R-2x zoning designation.

After the public hearing, where individuals spoke about concerns surrounding traffic, historic preservation, and property values, the Commission recommended approval of CD2023-008ZC excluding the proposed R-2x boundary.

On October 2, 2023, the Rochester City Council held a public hearing on the proposed Zone Change. Similar concerns surrounding traffic, historic preservation, and property values were voiced by community members as it relates to the proposed R-2x boundary.

Following the public hearing, the City Council voted 6-0-1 to adopt Zone Change No. CD2023-008ZC with the Planning Commission's recommendation to remove the proposed R-2x zoning district from the amended zoning map. Following that motion, the City Council voted 5-1-1 directing City teammates to develop an alternate version of the parcels to be rezoned R-2x with a reduction in the size of the R-2x area in Historic SW and Folwell neighborhoods.

Community Development has prepared an amended R-2x rezoning map exhibit which reduces the size of the R-2x rezoning in the Folwell and Historic Southwest areas to reflect the directive of the City Council. The revised proposed R-2x boundary can be viewed electronically at the web page provided below:

<https://experience.arcgis.com/experience/5e38c187dad1435e87e1b8dfabc5cd3f/>

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 proposal are appropriate for the subject properties and are compatible with the surrounding land uses.

- 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;
The proposed rezoning will bring properties into conformity with the Comprehensive Plan by applying zoning districts that better align with the underlying land use as laid out in the Community Development Memo above.
 - 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;
While certain zoning designations are consistent with the underlying Land Use, the proposed zoning districts better align with the goals and policies of the Comprehensive Plan as described in the Community Development Memo above.
 - 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 Rezoning was reviewed in accordance with the provisions of Section 60.500.40E.4 for Zone Change Map Amendment

The Community Development Team recommends approval, as outlined in the Planning Commission Summary above.

ATTACHMENTS

1. September 13, 2023 CD2023-008ZC PZC CD Memo
2. Rezoning Exhibit
3. Enlarged Rezoning Exhibit
4. Public Comments

Rochester Planning and Zoning Commission**September 13, 2023**

Request: City Initiated Zone Change #CD2023-008ZC for the rezoning of parcels throughout the City where the underlying land use is not consistent with the zoning, where the rezoning to MX-T will further the goals of the comprehensive plan, and where the rezoning to R-2X will further the goals of the comprehensive plan as well as reinforce equity through zoning.

To: City Planning and Zoning Commission

From: Community Development Team

PLANNING COMMISSION 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 development are not criteria for consideration of a Zoning Map Amendment application.

Approval Body: Rochester City Council

Development Review Team Recommendation: Based on the long-term development vision for the City of Rochester, staff recommends approval of the zoning map update.

Background

The zoning map update is a culmination of nearly a decade long planning initiative headlined by the Comprehensive Plan adoption and Unified Development Code implementation. The Comprehensive Plan, approved and adopted in 2018, is a Plan that guides growth, development and public investment in and around the City of Rochester. The Unified Development Code, approved in 2022 and implemented in 2023, was a complete update of the zoning ordinance, which brought the City's development standards into the 21st Century.

The Comprehensive Plan, which predates the aforementioned Unified Development Code, provides a vision of integrated approaches to land use, transportation systems, and public infrastructure. This vision, which relied on a variety of planning practices was not achievable when utilizing the previous zoning ordinance which relied on archaic planning practices. Therefore, following the adoption of the Comprehensive Plan, City

teammates began laying the groundwork for an update to the zoning ordinance. In the interim, Community Development Teammates began preparation of the TOD and R-2x zoning districts to help aid the goals and vision of the Comprehensive Plan.

The modernization of the zoning ordinance culminated in the adoption and implementation of the Unified Development Code (UDC). The UDC provides a user-friendly document that is consistent with best planning practices. More importantly as it relates to this project, it introduced development standards (parking requirements, 360-degree architecture, and mixed-use zoning districts) that carries out the goals and vision of the Comprehensive Plan.

The zoning map update reviewed parcels under three criteria. First, the zoning district assigned to a parcel is inconsistent with the underlying land use. Additionally, council directed CD teammates to review the R-2x and MX-T zoning districts. Parcels outside of these criteria, were not included in this review.

ANALYSIS

General Analysis

Prior to the adoption of the Unified Development Code, Community Development teammates were aware of the necessity to update the zoning map. However, Community Development was intentional in the separation of an update to the zoning ordinance and the zoning map. The separation of these two planning documents allows for a more thorough discussion surrounding the information they provide. With that being said, this zoning map update can be viewed as an extension of the planning work previously completed.

As such, a majority of these parcels under review can be viewed as part of the greater Unified Development Code implementation. Additionally, through this process, City Council directed Community Development Teammates to review the equity of the R-2x zoning boundary designation in the southwest, and examine the MX-T boundary.

The Comprehensive Plan contains seven foundational principles that influence and shape the 21 goals of the City, as well as the City Council's strategic priorities. This zone change is supported by 21 Goals of the Comprehensive Plan, and moves the City closer toward achieving those goals.

An interactive map displaying the proposed zone changes can be found here: <https://experience.arcgis.com/experience/5e38c187dad1435e87e1b8dfabc5cd3f/>

Criteria One: Zoning/Land Use Inconsistency

Using a Geographic Information System (GIS) Query and a Zoning/Land Use Matrix, roughly 6,000 parcels were flagged. In theory, these parcels had a zoning district (Unified Development Code) that did not align with the underlying Land Use (Comprehensive Plan). Community Development then reviewed each parcel to confirm that the parcel should indeed be recommended. The existing use, future redevelopment potential, City's

strategic initiatives, and general locality of the parcel were evaluated to make such a recommendation. Based on this criteria, 2,276 parcels are proposed for a zone change.

Criteria Two: Review of R-2x

In 2019, the City of Rochester embarked on the implementation of the R-2x zoning district. The areas of Rochester that were designated for the new zoning district were located near the downtown, developed in a grid street pattern, and most consequentially, were areas where it was believed the value of the land would soon outstrip the value of the structure.

As designated by the City Council, social equity is a foundational principle of the City. With that in mind, our team has spent time reviewing the historical context of these neighborhoods. By in large, from their inception, these neighborhoods were unified under racial covenants that systematically intended to keep individuals out. Additionally, these areas were reverse red-lined which indicted to the Federal Housing Authority that certain areas could support loans. Commonly, these maps created by the Home Owners' Loan Corporation on behalf of the FHA, had an explicit racial component.

The idea that zoning boundaries should take into account property values is fundamentally flawed. Rather, zoning boundaries should advance the Council and City's strategic initiatives. More broadly, the R-2x Zoning District should be more equitably placed throughout the City's four quadrants. With all this in mind, the Community Development team is recommending to rezone 484 parcels to R-2x, which will achieve an equitable usage of the R2x zoning designation.

Criteria Three: Examination of Transit Oriented Development (TOD)

Based on council directive, Community Development teammates examined the current boundary of the MX-T zoning district. In 2019 when the TOD was implemented, TOD was the only zoning designation that aligned with the Mixed-Use Transit Supportive Land Use designation. Now that the UDC is implemented, we are able to utilize the MX-S zoning district, which aligns with the underlying Land Use for these properties.

Under its review, Community Development believes that certain portions of MX-T along Broadway are not prepared for true transit-oriented style development. These areas comprise of those parcels north of the Elton Hills Drive MX-T Node and South of 16th Street. Parcels along this corridor are likely a building life cycle away from TOD style redevelopment.

The proposed zone change to MX-S is a zoning district that supports the Council and City's vision for transit oriented development. This rezoning will allow for the prioritization of other areas more prepared for an urban style transit supportive development. With all this in mind, the Community Development team is recommending to rezone 217 parcels from MX-T to MX-S.

Engagement

The zoning map update is a culmination of nearly a decade long planning initiative headlined by the Comprehensive Plan adoption and Unified Development Code implementation, but also including the creation of the TOD and R-2x zoning districts. A very brief summary of the engagement efforts associated with the aforementioned projects is provided below.

- Comprehensive Plan (2014-2018)
 - 7,000 individual ideas
 - Countless stakeholder and partner events
- TOD and R2x (2018-2019)
 - 15 Community Engagement events
 - 7 Stakeholder events
- UDC (2020-2022)
 - 80,000 people reached through social media
 - 1,150 people reached at public events
 - 10,000 people reach through radio adds
 - 50 plus unique engagement events

For the zoning map project specifically, Community Development Teammates have made an intentional effort to inform and engage the public and various stakeholder groups throughout this process, including 5 open houses. In May, three open house style engagement events were held for the public to ask any questions and provide comments surrounding this proposal. Additionally, postcards were sent to each property owner potentially affected by the rezoning. These postcards were sent prior to the second round of open house engagement sessions held on August 22nd and 24th.

Attached please review the list of comments/questions that have been submitted through the engagement process.

ZONE CHANGE MAP AMENDMENT REVIEW

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The permitted uses allowed in the proposal are appropriate for the subject properties and are compatible with the surrounding land uses.

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- **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**
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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;

The proposed rezoning will bring properties into conformity with the Comprehensive Plan by applying zoning districts that better align with the underlying land use as laid out in the Community Development Memo above.

- 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;

While certain zoning designations are consistent with the underlying Land Use, the proposed zoning districts better align with the goals and policies of the Comprehensive Plan as described in the Community Development Memo above.

- 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 Rezoning was reviewed in accordance with the provisions of Section 60.500.40E.4 for Zone Change Map Amendment

The Community Development Team recommends approval, as outlined in the Planning Commission Summary above.

ATTACHMENTS

1. Rezoning Exhibit
2. Public Comments

Updated CD Recommendation





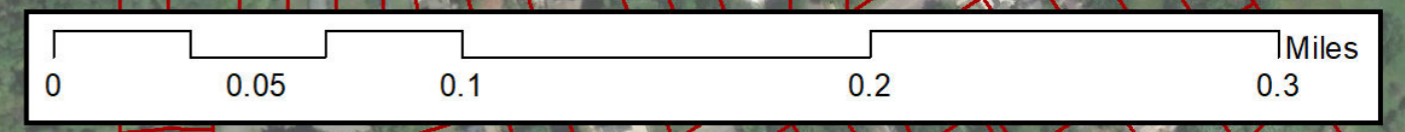
Updated CD Recommendation



Map Legend

Proposed Zone

-  R-2x Low Density Residential Infill
-  Parcel Boundary



October 12, 2023

Rochester City Council:

As a resident of the Rochester Pill Hill District, residing at 1301 7th St. SW, I am writing to express my strongest objection to the proposed zoning change in the Pill Hill District from Single Family R-1 to R-2x. I respectfully object to the proposal, which will drastically change the complexion of this historic neighborhood and very likely fail to achieve the goal of equitable housing.

I perceive that this rezoning will upend our important historic heritage and neighborhood by the gradual erosion of homes holding historical significance to both Rochester and Mayo Clinic's 140 year history. No other neighborhood in Rochester holds the strength of what makes Rochester and its history what it is today and in the future.

Respectfully,

Jill Swanson Zietlow

From: Camilleri, Michael, M.D., DSc <camilleri.michael@mayo.edu>
Sent: Sunday, August 27, 2023 12:07 PM
To: Community Development Department; Norton, Kim
Cc: Carlson, Brooke; Keane, Patrick; Bransford, Mark; Wahl, Norman; Kirkpatrick, Kelly Rae; palmerward5@gmail.com; Dennis, Molly
Subject: Request to the Zoning Commission regarding zoning change to R2x for 4th Street SW, Rochester, MN 55902

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

August 27, 2023.

To the Zoning Commission:

As residents of 932, 4th Street SW, Rochester, MN 55902 for over 36 years, we are writing to express our strongest objection to the proposed zoning change on 4th Street SW from residential to R2x, with primarily apartment buildings and condos, with up to 18 units per building.

We respectfully object to the proposal which will drastically change this historic neighborhood with landmark and historic homes by such apartment buildings and condos.

Our home, like several others in the neighborhood, is on the national historic register:





We perceive that there is little to value to the city for doing this rezoning on 4th Street SW which will destroy our important historic heritage and neighborhoods. Rather, we would request that the City reconsider this decision and carefully balance preservation of our landmark structures and neighborhoods versus development of the residential area with properties (as shown below in the examples provided) that are well-suited for ***other*** neighborhoods in Rochester.



Respectfully submitted,

Michael and Josephine Camilleri

From: Jennifer Higgins <jhcastlerock@icloud.com>
Sent: Friday, August 25, 2023 1:14 PM
To: Community Development Department
Subject: Rezoning of Historic SW

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

I am against the rezoning in the SW Historic. We live here because we want to live in a neighborhood, and its historic importance should be important to Rochester, too, so it's not only a medical city!!!

Sent from my iPhone

From: Rizza, Stacey A., M.D. <Rizza.Stacey@mayo.edu>
Sent: Monday, August 28, 2023 10:54 AM
To: Community Development Department
Subject: Rezoning Historic Southwest

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

To Whom it May Concern,

I am writing to express my strong disapproval of rezoning the Historic Southwest neighborhood from an R1 to an R2x zone. I am a long-term resident of Rochester, I grew up in the Historic Southwest neighborhood, and now have lived there for almost 20 years since returning to Rochester in 2004. Over my lifetime, I have watched Rochester blossom into the remarkable city it has become and I thank the Rochester leadership for helping making this happen. However, as we continue to grow we must do so thoughtfully and in a manner that does not ruin our history, culture, and community, without which the city will flounder in the long term.

Rezoning the Historic Southwest neighborhood will alter, and ultimately destroy, this historic part of Rochester. It will lead to the replacement of historic homes on the national registry with apartment buildings and other multiunit facilities which will fundamentally change the city's heritage that includes the Foundation House, the Damon House, the Phoebe Walters home, and many other historic homes built by internationally recognized architects, such as Ellerbe.

Fortunately, there is plenty of space for Rochester to expand externally without having to irrevocably alter and ruin our core. As such, I ask that you represent me, my neighbors, and the future residents of Rochester by preventing Historic Southwest from being rezoned from R1 to R2x.

With appreciation,

Stacey Rizza

Stacey Rizza, MD, FIDSA

Executive Medical Director, International Practice and Asia Pacific
Professor of Medicine, Division of Infectious Diseases

Mayo Clinic, Rochester, Minnesota
507-255-8464 | @DrStaceyRizza

From: Rizza, Robert A., M.D. <rizza.robert@mayo.edu>
Sent: Monday, August 28, 2023 4:47 PM
To: Community Development Department
Subject: Vote against rezoning the Historic Southwest neighborhood

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

Dear Members of the Rochester City Council,

I am writing to strongly oppose the proposal to rezone the Historic Southwest neighborhood from an R1 to R2x. My wife Emily and I have lived in the Historic Southwest neighborhood since 1979. In addition to being a warm and beautiful neighborhood, it is the reason that Emily and I, as well as many of my colleagues at Mayo, still live in Rochester.

I have been very fortunate to have had a successful clinical and research career at Mayo. Because of this, I have received numerous job offers at other prestigious institutions all of which would pay me considerably more than I was being paid at Mayo. However, I turned them all down for both personal and professional reasons. The professional reasons centered on Mayo's unique values and work environment. The personal reason was very simple: none could provide my family with the convenience, beauty and tranquility that a home in the Historic Southwest neighborhood did and does.

I can assure you that I am not alone in this sentiment. Initially as Chair of the Division Endocrinology, Diabetes, Nutrition and Metabolism and subsequently as Executive Dean for Research of Mayo I have been involved in recruiting many physicians and scientists to Rochester. Mayo offers a wonderful environment, but Rochester repeatedly made the difference for successful recruitments. Time and again, the candidates who chose to move to Rochester, singled out the value they placed on Rochester as a safe and fostering place to raise their children and the uniqueness of having a neighborhood as beautiful and peaceful as the Historic Southwest so close to their new offices at the Mayo Clinic.

Mayo cannot succeed unless it is a destination medical center. Rochester will not thrive if Mayo does not succeed. Neither will happen if we are unable to recruit the brightest and best to Mayo and Rochester. Therefore, do not destroy one of the main attractions for both young and old professionals who are considering moving to Rochester.

Do not rezone the Historic Southwest from a welcoming and safe single housing neighborhood (R1) to the typical multiuse, multiunit neighborhood that surrounds virtually all of our competitors.

There is a large amount undeveloped land close by Rochester. Keep our uniqueness. Build on strength rather than undermine one of Rochester's jewels. Vote against rezoning the Historic Southwest neighborhood from a R1 to a R2x zone.

Sincerely,

Robert A Rizza, MD

From: City of Rochester <donotreply@granicus.com>
Sent: Friday, August 25, 2023 3:54 PM
To: Community Development Department
Subject: lroadas@yahoo.com

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

Message submitted from the <Rochester, MN> website.

Site Visitor Name: Linda
Site Visitor Email: lroadas@yahoo.com

Restore vs Destroy.

Why do you have to have zonings that are not equal in part?

That is discrimination against that part of town or favoritism for another.

Start at the center of Rochester, MN which would be Broadway and Center street and work your way out.

There are properties that are foreclosed and there are empty lots or empty buildings every where.

Why cant it be one thing at a time for zoning?

I thought of Hawaii and there fire and the first thing the Mayor said was that they would restore the city the way the people of the city want, not destroy it. Please stop destruction and help restore Rochester, MN. There are humans that live in Rochester, MN that are working hard to make a living doing all the dirty jobs nobody wants, two or three jobs and can barely make ends meet because everything goes up except there pay check. Then on top of that they may get injured working and get raked for the coals because they have no insurance. Not all the humans in Rochester work for the DMC/Mayo. There is a lot of history in Rochester, MN that is going unnoticed. Rochester use to be a community that worked together to help others. Now it seems to be more greed then care. It makes me sad to see so much being destroyed by people, all because of money.

From: Thomas Strauss <twstrauss1050@gmail.com>
Sent: Wednesday, August 30, 2023 2:32 PM
To: Community Development Department
Subject: Zoning map change for; 2821 26th Street NW

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

My name is Tom Strauss; I am the managing partner for The Strauss Group, LLC. The above is a 10 plex property, that is R-3 Multi Family zoning which is currently a conforming use. Your plan is to change it to R-2 Low Density which would make us a legal nonconforming use. I do not understand; to me it complicates things greatly; especially having to explain the complications of rebuilding to a potential seller. We have sold our other properties and may eventually want to do the same with this. To the best of my knowledge we have had no complaints about our current status of our property from any of the neighbors and are complying with you on our rental requirements. In turn, we are fine with changes you want to do to the neighboring zoning. I just don't see any reason to change us; and would appreciate very much if you would leave us at R-3. Thank you.

Tom

From: Khosla, Sundeep, M.D. <khosla.sundeep@mayo.edu>
Sent: Friday, August 18, 2023 8:15 AM
To: Community Development Department
Cc: Nita Khosla (NitaKhosla@edinarealty.com)
Subject: Proposed re-zoning of 3rd Street SW

Follow Up Flag: Follow up
Flag Status: Flagged

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To the Zoning Commission:

As residents of 815 3rd Street SW for over 35 years, we are writing to express our strongest objection to the proposed zoning change on 3rd Street SW from residential to MXT-COR (Mixed Use Transit-Oriented Dev. Corridor). We understand this change is precipitated by Mayo's request for a transit zone along 2nd Street.

Our objections are as follows:

1. We can understand converting both sides of 2nd Street SW into mixed or commercial use. But this makes no sense for 3rd Street SW. We are well removed from the proposed transit zone and in a highly residential, low density neighborhood that includes many important historic Rochester landmarks and homes. These include the Foundation House (e.g., this re-zoning would potentially allow a gas station or grocery store across from the back yard of the Foundation House), the Damon House, the Phoebe Walters House, and many historic private residences that are on the national historic register, including ours:





2. Located where we are, there is little to value to the city for doing this rezoning on 3rd Street SW. There will be few commercial opportunities in this residential area, and it will be vehemently opposed by all residents. To what end for the city? The city should consider the consequences of this very carefully and not do this just because it has the power to do so.
3. Finally, we understand the need to expand the commercial footprint of the city. However, this should not involve using a sledgehammer that destroys our important historic heritage and neighborhoods. We would request that the City reconsider this decision and carefully balance commercial development versus preservation of our landmark structures and neighborhoods.

Thank you for your consideration.

Sundeep and Nita Khosla
815 3rd Street SW
Rochester, MN 55902

From: City of Rochester <donotreply@granicus.com>
Sent: Tuesday, August 22, 2023 1:31 PM
To: Community Development Department
Subject: 2023 Zoning proposal

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

Message submitted from the <Rochester, MN> website.

Site Visitor Name: Linda Wagner
Site Visitor Email: will2815@gmail.com

I live in the Crimson Ridge area south of Overland Drive and west of 18th avenue Northwest. I don't believe this fully developed area should be re-zoned to R-3 when it is now completely populated with R-2 housing. It would be unacceptable to knock down almost new housing to replace it with R-3, and there is no undeveloped land. The roads in this neighborhood were not built to support that level of traffic.

From: City of Rochester <donotreply@granicus.com>
Sent: Tuesday, August 22, 2023 1:41 PM
To: Community Development Department
Subject: 2023 Zoning proposal

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

Message submitted from the <Rochester, MN> website.

Site Visitor Name: Louis Wagner
Site Visitor Email: lrwagner51320@gmail.com

I live in the Crimson Ridge development north of 55thSt NW and West of 18th Avenue. I do not believe this residential neighborhood should be re-zoned from R2 to R3.

From: Yastravel@yahoo.com
Sent: Wednesday, September 13, 2023 8:59 PM
To: Community Development Department
Subject: Re-zoning to R-2X

Follow Up Flag: Follow up
Flag Status: Flagged

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

City Council letter

Members of the Rochester City Council,

My family and I have been living at our beautiful, historic home located at 432 10th Ave SW for nearly 20 years. This house's history, commissioned by Dr. Desjardins to be designed by Professor Mann at the University of Minnesota's Department of Architecture, spoke to us. My husband and I toured many homes in various neighborhoods, but nothing could compare to the homes in the Pill Hill neighborhood. Rochester residents can feel tremendous pride displaying these elegant houses to visitors and outsiders.

As such, I am writing to express my OUTRAGE & STRONGEST OBJECTION to the proposed zoning change of Pill Hill District from a Single Family R-1 to R-2X. Multi-family buildings close to downtown can charge premium rent & will not achieve equitable & affordable housing for the community. Do not destroy the historic, irreplaceable properties in Rochester so that developers (focused on investment rather than equity & diversity) can make money.

Respectfully,

Yuri & Conor Loftus

From: Sosa, Allison
Sent: Monday, September 18, 2023 2:29 PM
To: Community Development Department
Subject: FW: Support for proposed Zone Change CD2023-008ZC

From: Matthew Lehrman <malehrman@gmail.com>
Sent: Thursday, September 14, 2023 12:35 PM
To: McGeough, Desmond <DMcGeough@rochestermn.gov>; Sosa, Allison <ASosa@rochestermn.gov>
Subject: Support for proposed Zone Change CD2023-008ZC

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

Good afternoon,

I write to express my strong support for the proposed [Zone Change CD2023-008ZC](#). I've also expressed my support to each of the members of the Planning and Zoning Commission.

I believe these zoning changes will improve the quality of life in Rochester. Increased density is essential for economic vitality, public health and environmental protection. Higher density will support the type of neighborhood amenities that enable our community to access many of the benefits of walkable communities, as described in the recent report "[Cities Alive: Towards a Walking World](#)."

Thank you for your consideration, I appreciate your work on this important matter.

Matt Lehrman
615 8th Avenue SW

From: Christine Formea <cformea@gmail.com>
Sent: Friday, September 22, 2023 2:33 PM
To: Community Development Department; Norton, Kim; Carlson, Brooke; Keane, Patrick; Bransford, Mark; Wahl, Norman; Kirkpatrick, Kelly Rae; Dennis, Molly; palmerward5@gmail.com
Cc: cformea@gmail.com
Subject: Opposition to rezoning in Pill Hill

Follow Up Flag: Follow up
Flag Status: Flagged

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

Rochester City Council:

As a resident of Pill Hill District, residing at 1122 6th St SW, I am writing to express my strongest objection to the proposed zoning change in the Pill Hill District from Single Family R-1 to R-2X. I respectfully object to the proposal, which will drastically change the complexion of this historic neighborhood and is very likely fail to achieve the goal of equitable housing.

My home is within the Pill Hill District with many homes in the neighborhood that are listed on the National Historic Register. I believe that this rezoning will upend our important historic heritage and neighborhood by the gradual erosion of homes holding historical significance to both Rochester and Mayo Clinic's 140 year history.

Finally, increasing urbanization around St. Marys will result in a large, urban medical center environment, which I have personally lived near and experienced in 25 years of healthcare. In my experience, these urbanized areas lack neighborhoods of caring homeowners and residents and result in crowding, high traffic, parking problems, lack of green space, and loss of community cohesion. Protecting our neighborhoods, green spaces, and community space is important for Rochester to continue providing a healing environment for our patients.

Respectfully,

Christine Formea