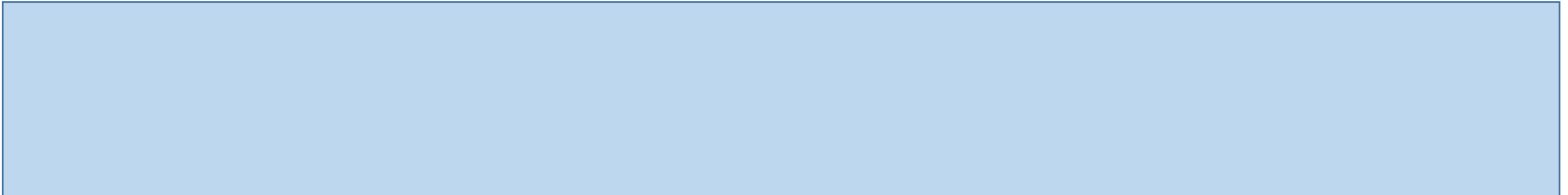


West 80 Partners, LLC

Jeffrey Brown

West 80 Partners, LLC

March 28, 2023



Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
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Introduction

Jeff Brown – West 80 Partners / North Rock Real Estate

Collin Nash – West 80 Partners / North Rock Real Estate

Mike Zirbes – West 80 Partners / North Rock Real Estate

Ian Peterson – West 80 Partners / Integrate Properties

Mark Rausch, PE – Alliant Engineering

Seth Loken, PE – Alliant Engineering

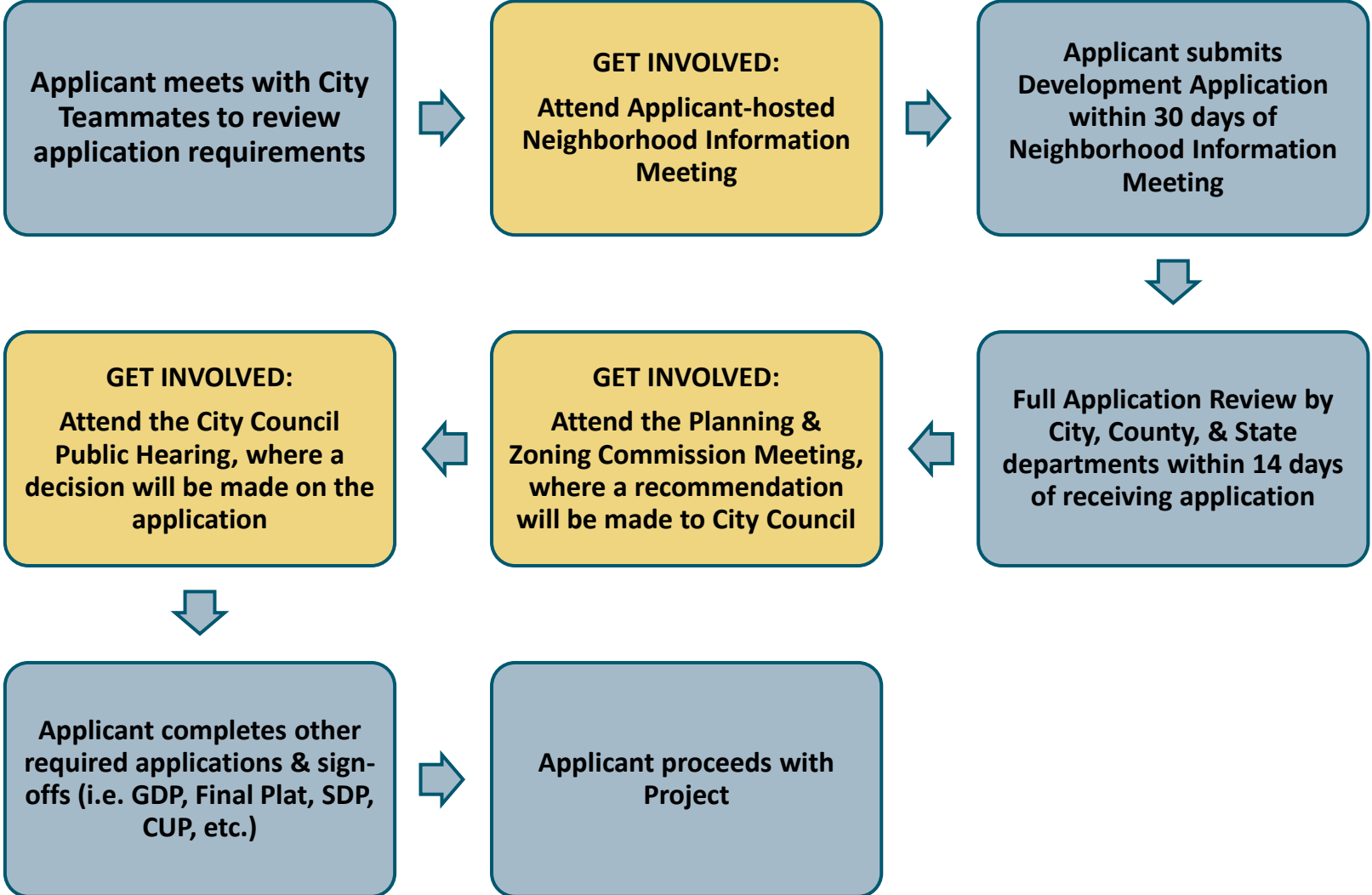
About our Project

The proposed application makes request for rezoning of two parcels (PINs: 741941084952, 741944031069) at the SW intersection of Valleyhigh Road and 50th Ave NW from Business Park (BP) to 30 acres of Medium Density Residential (R-3) and the remaining 43 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).

The Application Process



Current & Proposed Zoning Map

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).



Massing Permitted

Description (including both existing zoning district and proposed zoning district).

Add Exhibit/Pictures

Dimensional Standards

Existing Zoning: BP Business Park

Table 400.02-3 Non-Residential Zoning Districts			
	M-3 BP	M-1 LI	M-2 SI
Lot Dimensions (Minimum)			
Lot Area	5 acres [1]	None	None
Lot Width	None	None	None
Building Setbacks (Minimum in feet)			
Front	25	25	25
Street Side [2]	12	12	12
Interior Side	None	None	None
Sum of Interior Sides	None	None	None
Rear	10 [3]	10	None
Building/Structure Height (Maximum in feet)			
Primary Structure	None [4]	40 [5]	50 [5]
Accessory Structure	None	None [6]	None [7]
Other Standards			
Maximum Floor Area Ratio	0.5	0.5	1
Minimum Landscape Area	15%	8%	5%

Industrial Zoning Districts

Dimensional Standards

Proposed Zoning: R2 (43 Acres) & R3 (30 Acres)

Table 400.02-1 Agricultural and Residential Zoning Districts						
	AG	R-1	R-2	R-2x	R-3	R-4
Lot Dimensions (Minimum)						
Lot Area	35 acres	5,000 sq. ft.	3,000 sq. ft.	2,000 sq. ft.	3,500 sq. ft.	6,000 sq. ft.
Lot Width	60 feet	60 feet	40 feet	35 feet	30 feet	60 feet
Building Setbacks (Minimum in feet)						
Front	20	15	15	20	20	15
Street Side [1] [2]	12.5	12.5	11	12.5	12.5	7.5
Interior Side [3]	6	5	3	6	6	10
Sum of Interior Sides	16	12	10	16	16	None
Rear, Primary Building/Structure [4]	25	20	10	20	25	8
Rear, Accessory Building/Structure on Corner Lots [5]	6	6	6	6	6	6
Building/Structure Height (Maximum in feet)						
Primary Structure	35	35	35	45	48	60
Accessory Structure	45	15 [6]	15 [6]	15 [6]	25	25
Other Standards						
Maximum Floor Area Ratio	None	None	None	None	0.7	2
Maximum Length of Building Façade Fronting a Public Right-of-Way	None	None	None	100 feet	None	None
Minimum Landscape Area	None	50%	40%	40%	35%	35%

Agricultural and Residential Zoning Districts

Permitted Uses of the Existing & Proposed Zoning Districts

Existing Zoning: BP Business Park

Permitted Uses:

Warehousing

Distribution Center

Artisan Manufacturing

Heavy Commercial Services

Heavy Industrial

Light Industrial

Recycling Transfer Facility

Repair & Maintenance Shop



Permitted Uses of the Existing & Proposed Zoning Districts

Proposed Zoning: R3 (30 acres)

Permitted Uses:

Multifamily Dwellings

Townhomes

Garden Apartments

Condominiums

Suburban Style Apartments



Permitted Uses of the Existing & Proposed Zoning Districts

Proposed Zoning: R2 (43 acres)

Permitted Uses:

Single Family Detached Homes

Single Family Attached Homes

Townhomes

Duplexes



Traffic Impacts

Existing Condition: Zoned Business Park (BP)

Expected development capacity as high as FAR = 0.5 or 1,590,000 SFT of Business Park

ADT = 17,601

Proposed Condition:

30 Acres of R3 expected development capacity of 600 units = 4,522 ADT

43 Acres of R2 expected development capacity of 385 units = 3,488 ADT

TOTAL PROPOSED = 8,010 ADT

Existing & Future Environmental Features

A **Wetland Delineation** of the property is scheduled for the 2023 “growing season”. One potential area of hydric soils identified.

A **Geotechnical Investigation** of the property is scheduled for Spring 2023.

Flood Plain is not anticipated to have an impact.

Q&A

Still have Questions?

Contact the City of Rochester's Community Development Department with any questions about this application type via email communitydevelopment@rochestermn.gov or phone (507-328-2600).