

VOA Site

SEH Inc, CRW Architecture, VOA

April 10, 2023

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Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Current & Proposed Zoning Map
 - Massing Permitted
 - Dimensional Standards
 - Permitted Uses of the Existing & Proposed Zoning Districts
- Traffic Impacts
- Q&A

Introduction

Alex Berlick – SEH, Inc.

Connor Burke – SEH, Inc.

Teresa McCormack – CRW Architecture

Jon Clevanger - VOA

About our Project

- Two multi-family apartment buildings
- One clubhouse/leasing office
- Site pavements and utilities
- Currently zoned R-1 (Mixed Single-Family)
- Need to re-zone to R-3 (Medium Density Residential)

VALLEYHIGH ROAD NW

50TH AVE NW



VOA HOUSING
ROCHESTER, MN

CRV



VOA HOUSING

ROCHESTER, MN

CONCEPT RENDER

JANUARY 2023

CRW



VOA HOUSING
ROCHESTER, MN



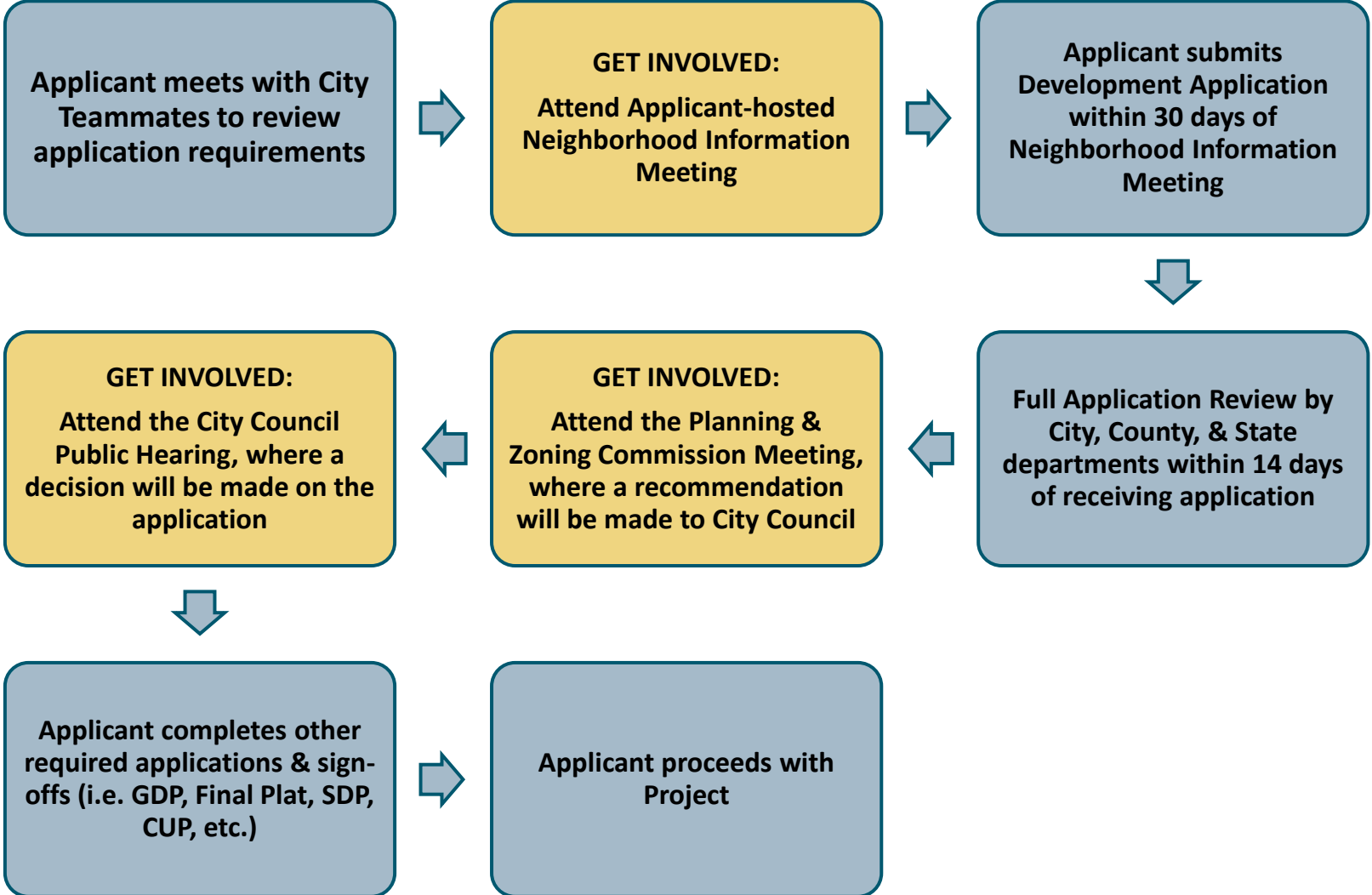


VOA HOUSING



VOA HOUSING

The Application Process



Current & Proposed Zoning Map

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE 83(96) HARN OLMSTED COUNTY COORDINATE SYSTEM

C3 132.07 11559.18 00°29'00" 132.08 889°57'03"W

LINE DATA		
LINE	BEARING	LENGTH
L1	S89°14'08"W	292.73
L2	S01°48'41"E	226.00
L3	N55°47'34"W	218.33
L4	N01°16'41"W	100.00
L5	S89°37'22"W	20.53
L6	S45°03'01"W	175.77
L7	S00°16'34"E	74.42
L8	S89°43'26"W	22.39
L9	S00°06'24"W	357.79

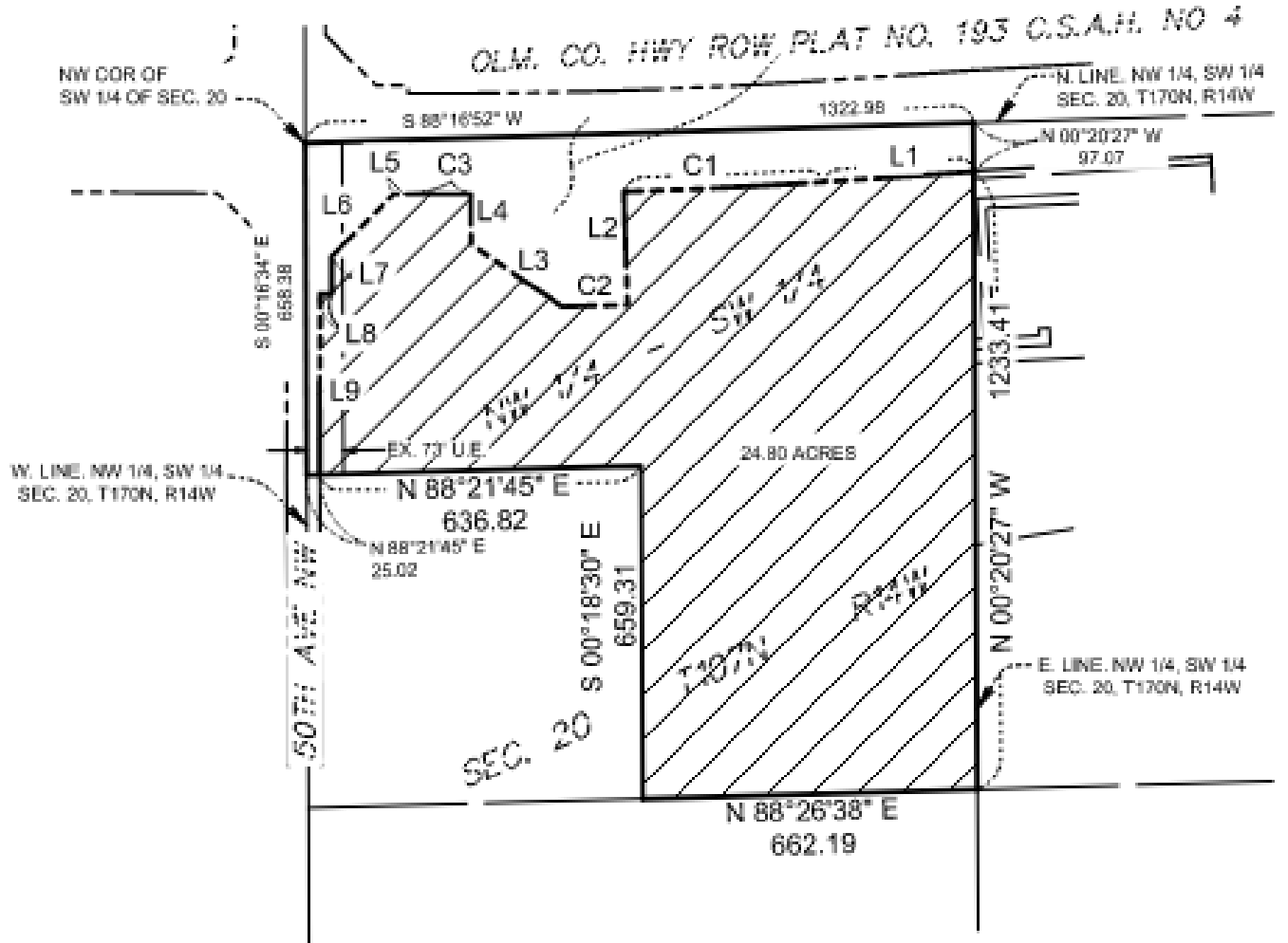
ZONE CHANGE AREA



PAF
SW 1

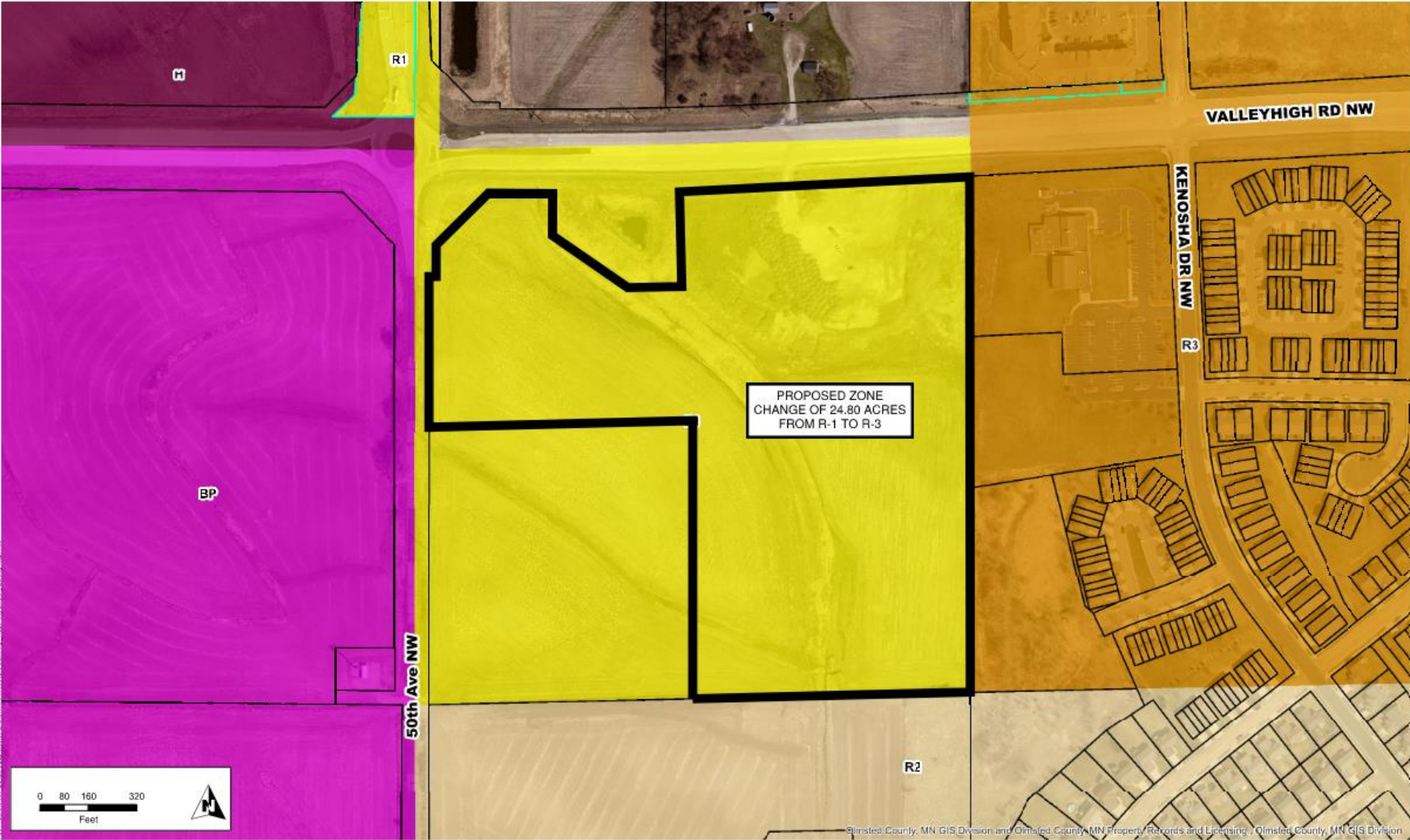


ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE 83(96) HARN OLMSTED COUNTY COORDINATE SYSTEM



DESCRIPTION

Massing Permitted

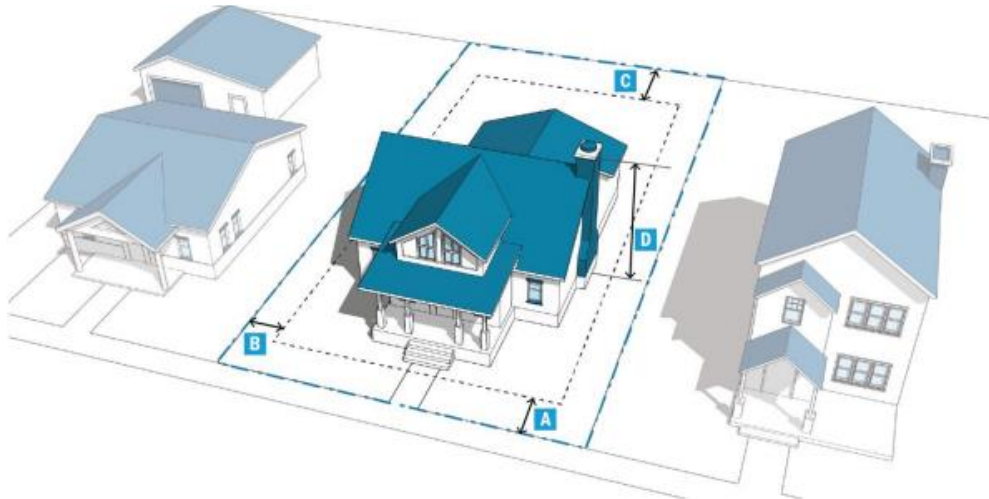


Dimensional Standards

2. Dimensional Standards

Table 200.03-2 R-1 Lot and Building Standards

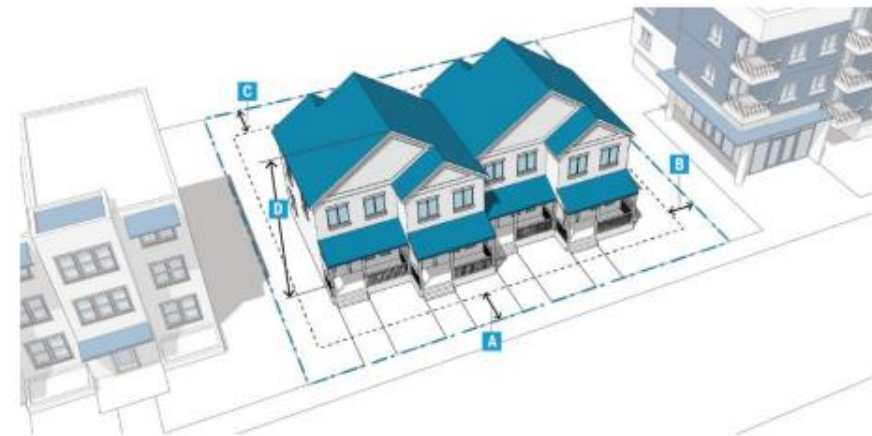
Lot Dimensions (Minimum)		
	Lot Area	5,000 sq. ft.
	Lot Width	60 feet
Building Setbacks (Minimum in feet)		
A	Front	15
B	Interior Side	5
	Street Side	12
	Minimum Sum of Interior Side Yards	12
C	Rear	20
Building/Structure Height (Maximum in feet)		
D	Primary Structure	35
	Accessory Structure	15 [1]
NOTES		
[1] 24 feet for Accessory Dwelling Units.		



2. Dimensional Standards

Table 200.03-5 R-3 Lot and Building Standards

Lot Dimensions (Minimum)		
	Lot Area	3,500 sq. ft.
	Lot Width	30 feet
Building Setbacks (Minimum in feet)		
A	Front	20
B	Interior Side	6
	Street Side	12
	Minimum Sum of Interior Side Yards	16
C	Rear	25
Building/Structure Height (Maximum in feet)		
D	Primary Structure	48
	Accessory Structure	25



Permitted Uses of the Existing & Proposed Zoning Districts

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					
	AG	R-1	R-2	R-2x	R-3	R-4
Residential Uses						
Household Living						
Dwelling, Single-Family Detached	S	S	S	S		
Dwelling, Twin-Home			S	S	S	S
Dwelling, Attached			S	S	S	S
Dwelling, Duplex, Same Lot			S	S	S	S
Dwelling, Triplex			S	S	S	S
Dwelling, Fourplex			S	S	S	S
Dwelling, Multifamily				S*	S*	S*
Dwelling, LiveWork				S	S	S
Dwelling, Cottage Development			S*	S*	S*	S*
Manufactured Home Park			P*	P*	P*	P*
Group Living						
Congregate Housing			S	S	S	S
Dormitory						
Medical Stay Dwelling Unit		S	S	S	S	S
Nursing Home		P*	P*	P	S*	S*

Zoning districts and subdistricts (where applicable)	Residential and Agricultural					
	AG	R-1	R-2	R-2x	R-3	R-4
Offender Transitional Housing		C*	C*	C*	C*	C*
Residential Care Facility		S/ P*	S/ P*	S/ P*	S/ P*	S/ P*
Public, Institutional, and Civic Uses						
Art Gallery, Museum, and Library	P	P	P	P	S	S
Cemetery	P*	P*	P*	P*	P*	P*
College or University						P
Community Center	P*	P*	P*	P*	P*	P*
Community Garden	S*	S*	S*	S*	S*	S*
Correctional Facility						
Day Care Facility	S/ P	S/ P*	S/ P*	S/ P*	S/ P*	S/ P*
Emergency Service	P*	P*	P*	P*	P*	P*
Funeral Home		P	P	P	S*	S*
Medical Facility		P*	P*	P*	P*	P*
Place of Worship	S	S	S	S	S	S
Public Park	S	S	S	S	S	S
School	S*	S*	S*	S*	S*	S*
Social Services	P	P*	P*	P*	P*	S*

Zoning districts and subdistricts (where applicable)	Residential and Agricultural					
	AG	R-1	R-2	R-2x	R-3	R-4
Specialized Education						S
Commercial Uses						
Agricultural and Animal Uses						
Agriculture Production	S	P*	P*	*		
Agriculture Retail	S					
Veterinary and Animal Services	S*			S	S	S
Entertainment and Recreation						
Adult Entertainment						
Auditorium or Civic Center	P	P	P	P	P	P
Campgrounds or RV Park	P*					
Indoor Entertainment or Recreation					P*	P*
Indoor Gun Range						
Outdoor Entertainment or Recreation						P*
Food, Beverage, and Lodging						
Bar or Tavern						
Bed and Breakfast			P*	P*	P*	P*
Fast Food Restaurant						P*
Hotel or Motel						

Zoning districts and subdistricts (where applicable)	Residential and Agricultural					
	AG	R-1	R-2	R-2x	R-3	R-4
Neighborhood Food and Service			P	S	S	S
Standard Restaurant						P*
Office, Business, and Professional Services						
Art Studio and Workshop				V		S
Business or Personal Service				S*	S*	S*
Construction Office						
Financial Institution						
Office				S		P*
Research and Testing						
Retail Sales						
Retail, Neighborhood				S	V	S
Retail, Small				P*	P*	S*
Retail, Medium						
Retail, Large						
Vehicles and Transportation						
Air Transportation						
Automotive Center						
Automotive Repair Services, Major						

Permitted Uses of the Existing & Proposed Zoning Districts (cont'd)

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					
	AG	R-1	R-2	R-2x	R-3	R-4
Fueling Station						
Motor Freight and Warehousing						
Motor Vehicle Sales, Leasing or Storage						
Parking Garage					A*	A*
Parking Lot	A	A*	A*	A*	A*	A*
Public Transportation Dispatch Facility						
Railroad Transportation						
Industrial Uses						
Manufacturing, Processing, and Co						
Artisan Manufacturing						
Heavy Commercial Services						
Heavy Industry						
Light Industry						
Recycling Transfer Facility						
Repair and Maintenance Shop				P*		S*
Storage and, Distribution, and Whol						
Junkyard						

Zoning districts and subdistricts (where applicable)	Residential and Agricultural					
	AG	R-1	R-2	R-2x	R-3	R-4
Self Service Storage Facility						
Wholesale Facility						
Resource and Extraction						
Landfill						
Quarry	C*					
Sand or Gravel Excavation	I*	I*	I*	I*	I*	I*
Utility, Communication, and Energy						
Commercial Wireless Telecommunication Service (CWTS)						
Co-Located on Existing Structure	A*	A*	A*	A*	A*	A*
Freestanding	P*					
Stealth on Existing Structure	A*	A*	A*	A*	A*	A*
Communications Tower						
Geothermal Energy System	P	A*	A*	A*	A*	A*
Solar Collector, Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*
Utility, Major	C*					
Utility, Minor	A	A	A	A	A	A

Zoning districts and subdistricts (where applicable)	Residential and Agricultural					
	AG	R-1	R-2	R-2x	R-3	R-4
Wind Energy Conversion System (WECS), Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*
Accessory Uses and Structures						
Accessory Dwelling Unit	A*	A*	A*	A*	A*	A*
Animal Husbandry	A*	A*	A*	A*	A*	A*
Billboard						
Drive-in Facility						
Electric Vehicle Charging Station	A	A	A	A	A	A
Fuel Tank	A*	A*	A*	A*	A*	A*
Garage	A*	A*	A*	A*	A*	A*
Greenhouse	A	A*	A*	A*	A*	A*
Home Occupation	A*	A*	A*	A*	A*	A*
Outdoor Eating Area				A*	A*	A*
Recreational Vehicle Parking	A*	A*	A*	A*	A*	A*
Recycling Drop Box					A*	A*
Related Service Facility	A*	A*	A*	A*	A*	A*

Zoning districts and subdistricts (where applicable)	Residential and Agricultural					
	AG	R-1	R-2	R-2x	R-3	R-4
Residence for Caretaker or Security Guard						
Residential Management or Sales Office		A*	A*	A*	A*	A*
Swimming Pool or Tennis Court	A	A*	A*	A*	A*	A*
Urban Agriculture	A	A	A	A	A	A
Temporary Uses						
Carnival or Festival	T*	T*	T*	T*	T*	T*
Contractor's Office and Yard	T*	T*	T*	T*	T*	T*
Food Truck	T*	T*	T*	T*	T*	T*
Garage Sale	T*	T*	T*	T*	T*	T*
Seasonal Sales	T*	T*	T*	T*	T*	T*
Storage Container	T*	T*	T*	T*	T*	T*

Traffic Impacts

Zoning	ITE Code Land Use	Size	Average Rate Calculations								
			Weekday Daily			Weekday AM Peak Hr.			Weekday PM Peak Hr.		
			Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Existing R1	210 Single Family Detached Housing	50 Dwelling Units	236	236	472	9	26	35	30	17	47
Proposed R3	220 Multifamily Housing (Low-Rise)	200 Dwelling Units	674	674	1,348	19	61	80	64	38	102
<i>Trip Generation Difference</i>			+438	+438	+876	+10	+35	+45	+34	+21	+55

Based on the above estimates, the total weekday daily traffic generated for the proposed multifamily development is approximately 1,348 trips, with a maximum number of 102 vehicles entering and exiting the site during the weekday PM peak hour. Compared to the existing single-family zoning, the rezoning to multifamily housing is estimated to generate approximately 876 additional new trips per day and a maximum number of 35 additional directional peak hour trips.

Estimated daily, AM peak hour, and PM peak hour traffic volumes are based on the research and methodologies contained in the Institute of *Transportation Engineers (ITE) Trip Generation Manual, 11th Edition*.

Existing & Future Environmental Features

- Property is not inside a floodplain.
- There is currently a pond west of the proposed development.
 - Wetland Delineation Study
 - Locate wetland boundary, if any.

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).