

DANIELSON FARM ZONING & ANNEXATION NIM

DANIELSON FARM

WSE MASSEY ENGINEERING & SURVEYING

ANTHONY PROPERTIES

JANUARY 30

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

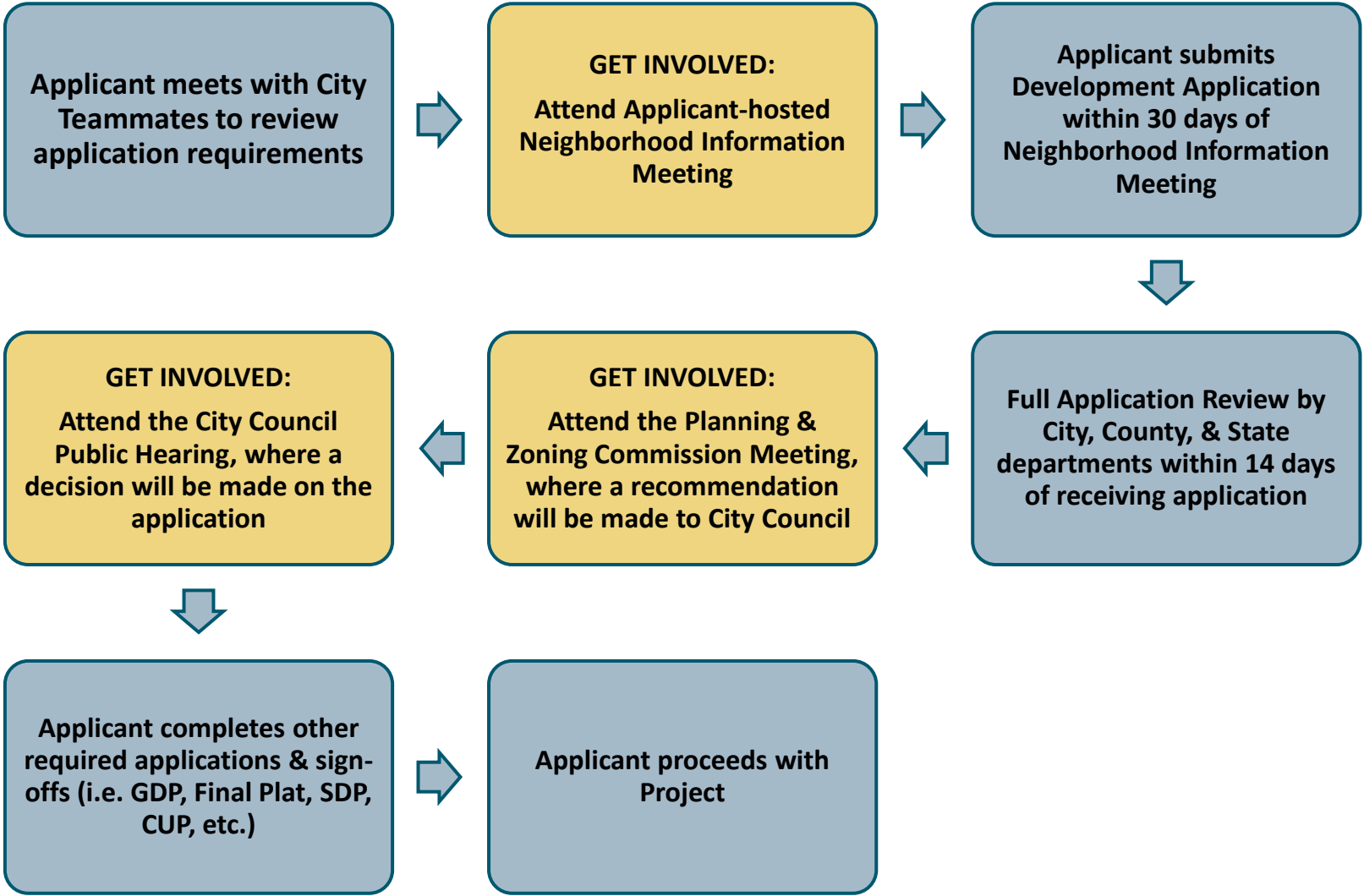
Owner – Anthony Properties, Justin Todd

Consultant – WSE Massey Engineering, Bill Tointon & Ryan Schoenfelder

About our Project

- Rezoning request from “A4” (County) to “R-3” & “MX-C” (City)
- Annexation
- Land Use determines zoning when annexed into the city
- Land Use was approved from Low Density to Medium Density & Commercial

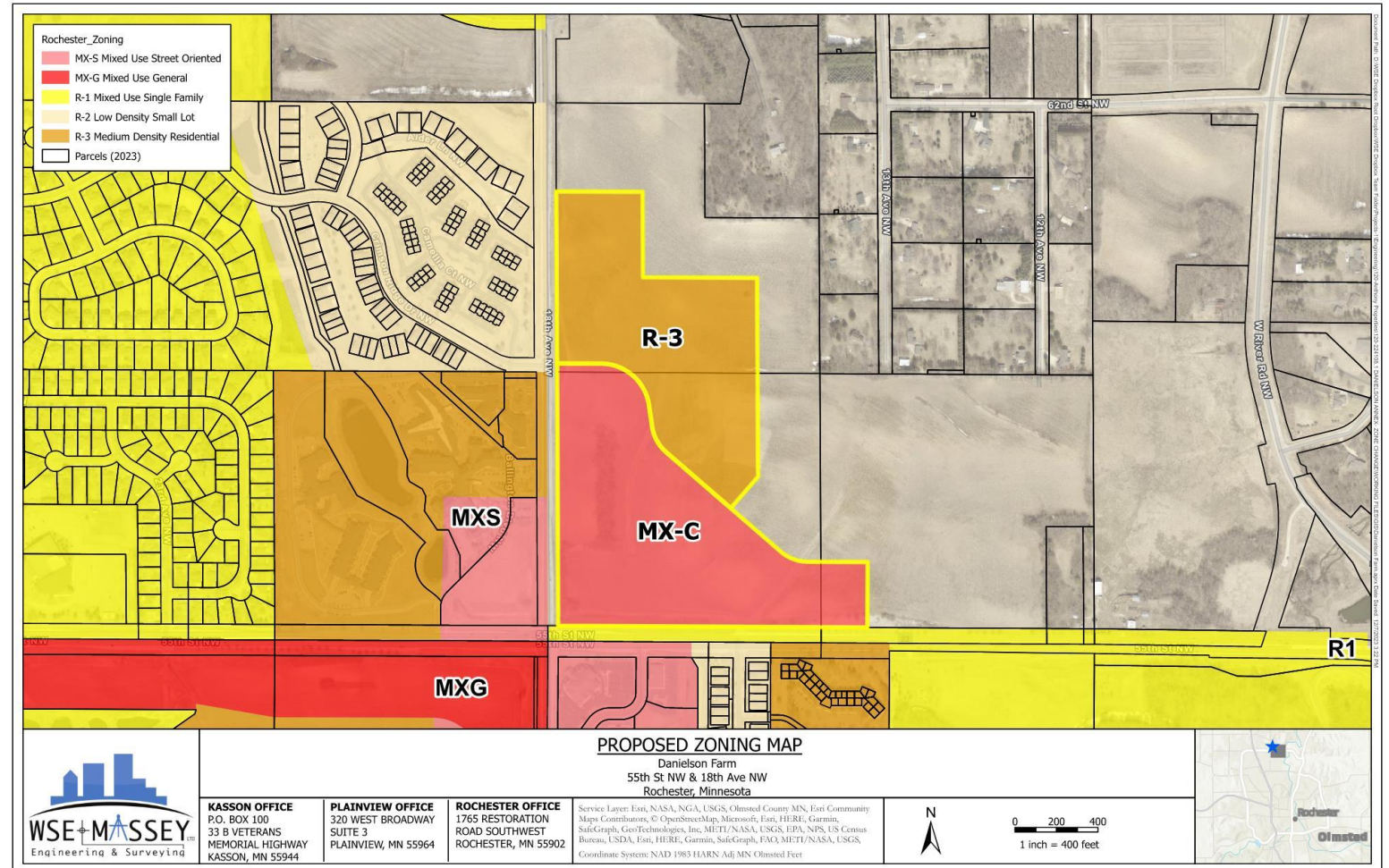
The Application Process



Proposed Zoning Map

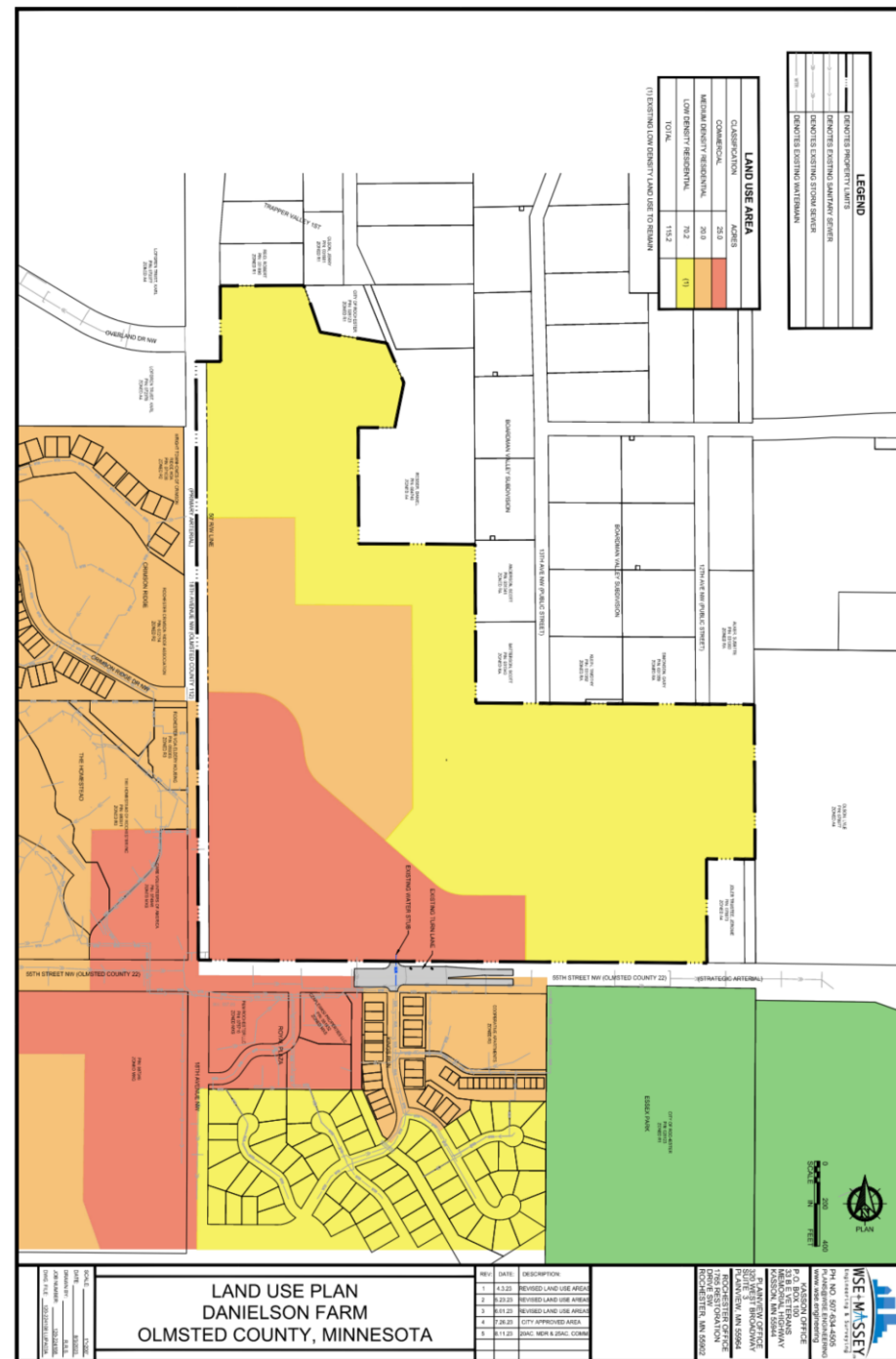
Proposed zoning map shown.

- Proposed Zoning = R-3, MX-C
- Consistent with city approved land use plan amendment



Existing Land Use Map

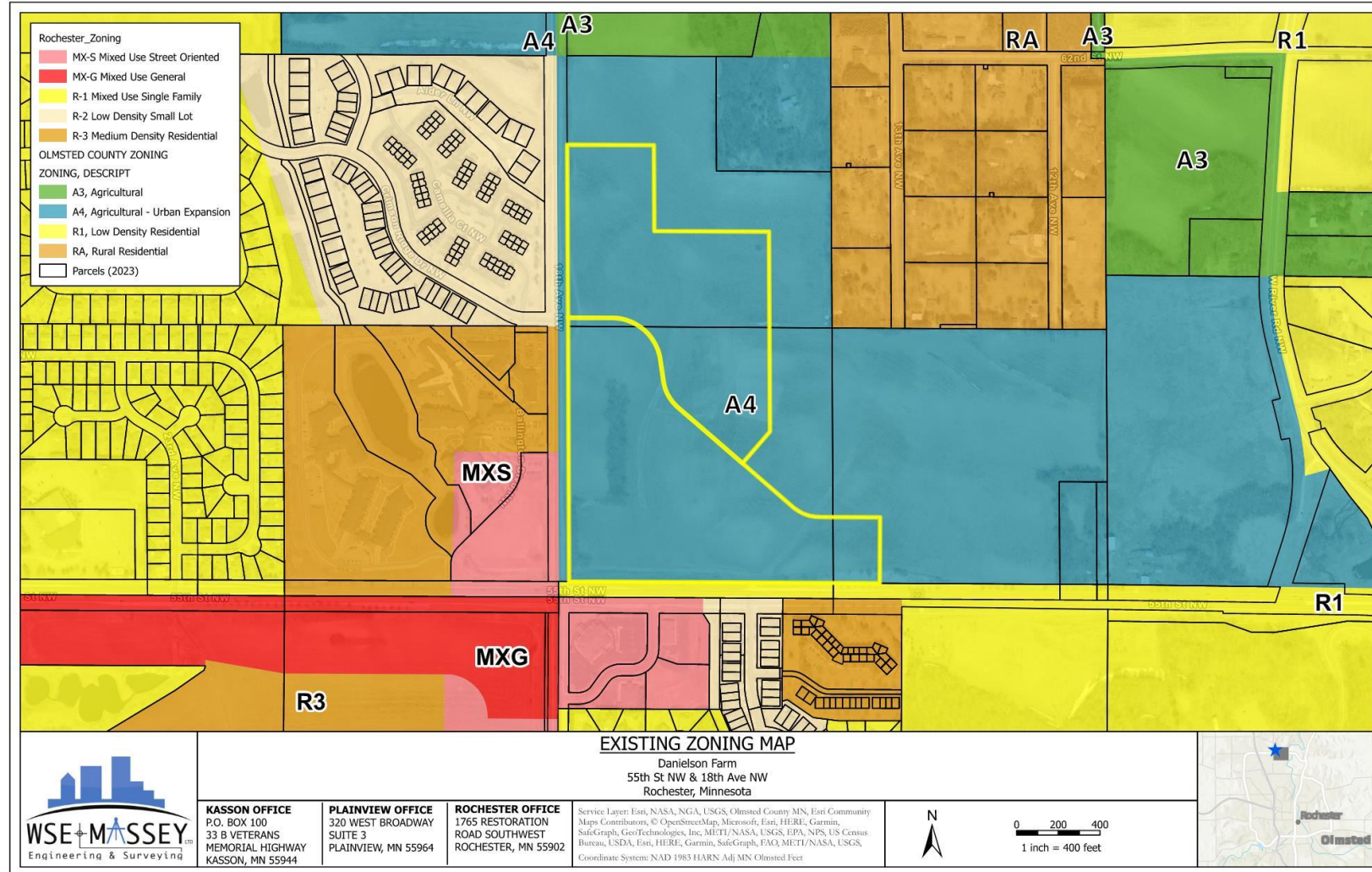
City Council approved land use change from Low Density Residential to 20 acres medium density residential & 25 acres commercial in 2023.



Existing Zoning Map

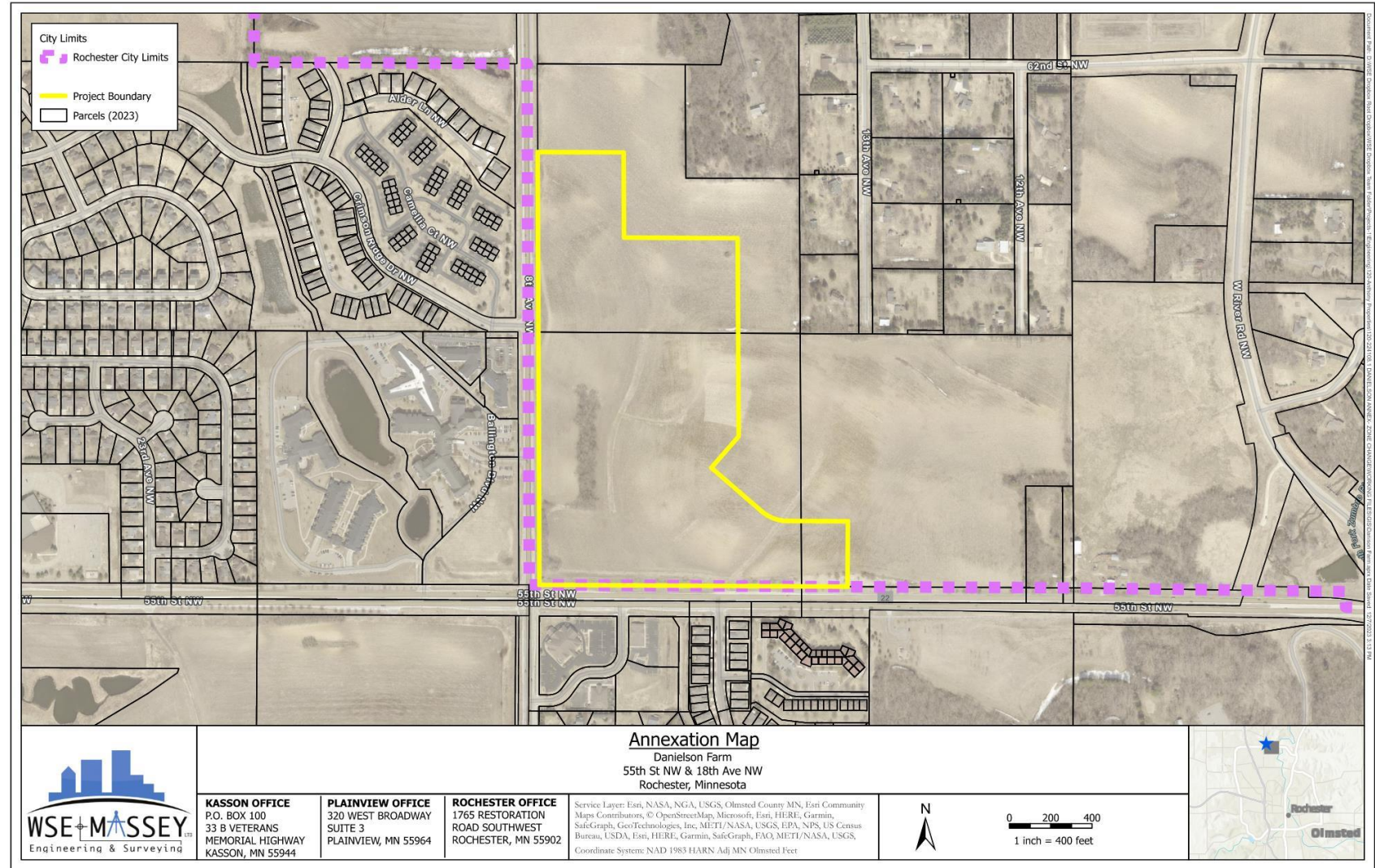
Existing zoning map shown.

Existing Zoning = A4 (County)



Annexation Map

Proposed 45 acre annexation into the city of Rochester



Massing Permitted

R-3

- 48' Height (maximum)
- 1.5 Floor area ratio (FAR)

Neighborhood protection

- 35' Height (maximum) within 100' of residential zoning district

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

MX-C

- 48' Height (maximum)
- 0.7 Floor area ratio (FAR)

Table 200.03-9 MX-C Lot and Building Standards		
Lot Dimensions (Minimum)		
	Lot Area	None
	Lot Width	None
Building Setbacks (Minimum in feet)		
A	Front	15
B	Interior Side	None
	Street Side	None
	Minimum Sum of Interior Side Yards	None
C	Rear	7
Building/Structure Height (Maximum in feet)		
D	Primary Structure	48
	Accessory Structure	15 [1]

Permitted Uses of the Existing & Proposed Zoning Districts

Proposed R-3 & MX-C Zoning uses shown.

Table 300.01-1 Allowed Uses Table
 S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply

Zoning districts and subdistricts (where applicable)	Residential and Agricultural					Mixed Use										Non-Residential			Use-Specific Standards	
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	MX-D	Business	BP		LI
Residential Uses																				
Household Living																				
Dwelling, Single-Family Detached	S	S	S	S																
Dwelling, Twin-Home		S	S	S	S	S														
Dwelling, Attached		S	S	S	S	S	S			S	S	S	S	S	S					
Dwelling, Duplex, Same Lot		S	S	S	S	S				S	S									
Dwelling, Triplex		S	S	S	S	S				S	S									
Dwelling, Fourplex		S	S	S	S	S				S	S									
Dwelling, Multifamily			S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*				Section 60.300.020B.3
Dwelling, Live/Work			S	S	S	S	S			S	S	S	S							Section 60.300.020B.2
Dwelling, Cottage Development		S*	S*	S*	S*	S*	S	S		S	S	S								Section 60.300.020B.4
Manufactured Home Park		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				Section 60.300.020B.5
Group Living																				
Congregate Housing			S	S	S	S	S	S	S	S	S	S	S	S	S	S				Section 60.300.020B.1
Dormitory															P	P	P			Section 60.300.020B.1
Medical Stay Dwelling Unit		S	S	S	S	S	S	S	S	S	S	S	S							
Nursing Home		P*	P*	P*	S*	S*	P	S	S	S	S	S	S	S	S	S				Section 60.300.020B.5

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Offender Transitional Housing		C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*		Section 60.300.020B.6
Residential Care Facility		S/	S/	S/	S/	S/	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*				Section 60.300.020B.7
Public, Institutional, and Civic Uses																					
Art Gallery, Museum, and Library		P	P	P	P	S	S	S	S	S	S	S	S	S	S	S					
Cemetery		P*	P*	P*	P*	P*															Section 60.300.020C.1
College or University						P	P	P	P	P	P	P	P	P	P						
Community Center		P*	P*	P*	P*	P*	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*					Section 60.300.020C.3
Correctional Facility										C								C	C	C	
Day Care Facility		S/	S/	S/	S/	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*	S*	S*	S*	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	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					Section 60.300.020C.7
Place of Worship		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	P	
School		S*	S*	S*	S*	S*	P*	P*	P*	P*				P*							Section 60.300.020C.9
Social Services		P	P*	P*	P*	S*	S	S	S	S	S	S	S	S	S						Section 60.300.020C.10

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	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	MX-D	Business	BP		LI	SI
Specialized Education						S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Commercial Uses																					
Agricultural and Animal Uses																					
Agriculture Production		S	P*	P*	*														S	S	Section 60.300.020D.2
Agriculture Retail		S						S		P									S	S	
Veterinary and Animal Services		S*			S	S	S	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	Section 60.300.020D.27
Entertainment and Recreation																					
Adult Entertainment										S*	S*	S*	S*	S*	S*	S*			S*	S*	Section 60.300.020D.1
Auditorium or Civic Center		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Campgrounds or RV Park		P*								P*											Section 60.300.020D.8
Indoor Entertainment or Recreation					P*	P*	S*	S*	S	S	S	S	S	S	S		S	S	S	S	Section 60.300.020D.12
Indoor Gun Range																	C*			C*	Section 60.300.020D.13
Outdoor Entertainment or Recreation						P*	P*	S*	S*	P*	P									S*	Section 60.300.020D.18
Food, Beverage, and Lodging																					
Bar or Tavern								P*	S	S	S*	S	S	S	S	S	S	P	P*		Section 60.300.020D.5
Bed and Breakfast			P*	P*	P*	S	S	S	S	S											Section 60.300.020D.6
Fast Food Restaurant						P*	P*	S*	S	S	S	S	S	S	S	S	S	S	S	S	Section 60.300.020D.9
Hotel or Motel								S	S	S	S	S	S	S	S	S				P	

Permitted Uses of the Existing & Proposed Zoning Districts

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Neighborhood Food and Service			P	S	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*	Section 60.300.020D.22
Office, Business, and Professional Services																					
Art Studio and Workshop			V	S	S	S	S	S	S	S	S	S	S	S	S	S	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*	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	S	S	
Office			S	P*	S*	S*	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	S	Section 60.300.020D.21
Retail Sales																					
Retail, Neighborhood			S	V	S	S*	S*	S	S	S	S	S	S	S	S	S	S				Section 60.300.020D.23
Retail, Small			P*	P*	S*	S*	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 60.300.020D.24
Retail, Medium							P	S*	S	S	S	S	S	S	S	S	S	S	S	S	Section 60.300.020D.25
Retail, Large							P	S*	P*	S*	S*	S*	S*	S*	S*	S*	S*	P	S*		Section 60.300.020D.26
Vehicles and Transportation																					
Air Transportation									C*	C*								P*	P*		Section 60.300.020D.3
Automotive Center							P	P	S			S						S	S	S	
Automotive Repair Services, Major							P	S										P	S	S	

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Fueling Station																		P*	S*	S*	Section 60.300.020D.11	
Motor Freight and Warehousing																			P	S*	P	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*	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	S		
Railroad Transportation																				S		
Industrial Uses																						
Manufacturing, Processing, and Commercial Services																						
Artisan Manufacturing							S	S	S	S	P	S	S	S	S	S	S					
Heavy Commercial Services								S	S	P									P	S	S	
Heavy Industry																				S*	Section 60.300.020E.1	
Light Industry									P										S	S	S	
Recycling Transfer Facility								S	S	S									P	S	S	
Repair and Maintenance Shop					P*	S*	S*	S*	S*	S*	S*	S*	S*	S*					S	S	S	Section 60.300.020E.4
Storage and, Distribution, and Wholesaling																						
Junkyard																				C*	Section 60.300.020E.2	

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Self Service Storage Facility																		P*	S*	S	Section 60.300.020E.6		
Wholesale Facility																		S*	S*	P	Section 60.300.020E.7		
Resource and Extraction																							
Landfill																					C		
Quarry	C*																			C*	C*	Section 60.300.020E.3	
Sand or Gravel Excavation	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	C*	C*		Section 60.300.020E.5	
Utility, Communication, and Energy Uses																							
Commercial Wireless Telecommunications 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*		
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	P	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	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*	A*	A*	P*	P*	Section 60.300.020F.2
Utility, Major	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		

Permitted Uses of the Existing & Proposed Zoning Districts

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Wind Energy Conversion System (WECS), Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P*	P*	P*	Section 60.300.020F.3	
Accessory Uses and Structures																					Section 60.300.020G.1	
Accessory Dwelling Unit	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.5	
Animal Husbandry	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.6	
Billboard									A*											A*	Section 60.300.020G.7	
Drive-in Facility									A*	A*	A*	A*	A*	A*					A*	A*	A*	Section 60.300.020G.8
Electric Vehicle Charging Station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Fuel Tank	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.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*				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
Temporary Uses																					
Carnival or Festival	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	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

Traffic Impacts

- A traffic study has been completed and submitted to the City
- Access points
 - 3 to 18th Ave
 - 1 to 55th St

Existing & Future Environmental Features

An Environmental Assessment Worksheet (EAW) will be completed and submitted to the state and city that identifies environmental impact prior to the GDP. There were no wetlands or decorah shale identified on the property.

Future development must meet landscaping requirements and include boulevard trees along the road with internal plantings.

An approximate 8 acre park will be dedicated with future development of this property.

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).