

First Unitarian Universalist Church Annexation

First Unitarian Universalist Church

March 25th, 2024

NOTE: Use this PowerPoint as an example of what should be included in a Neighborhood Information Meeting (NIM) presentation for Rezoning.

Version: 23.001

Overview

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First Unitarian Universalist Church

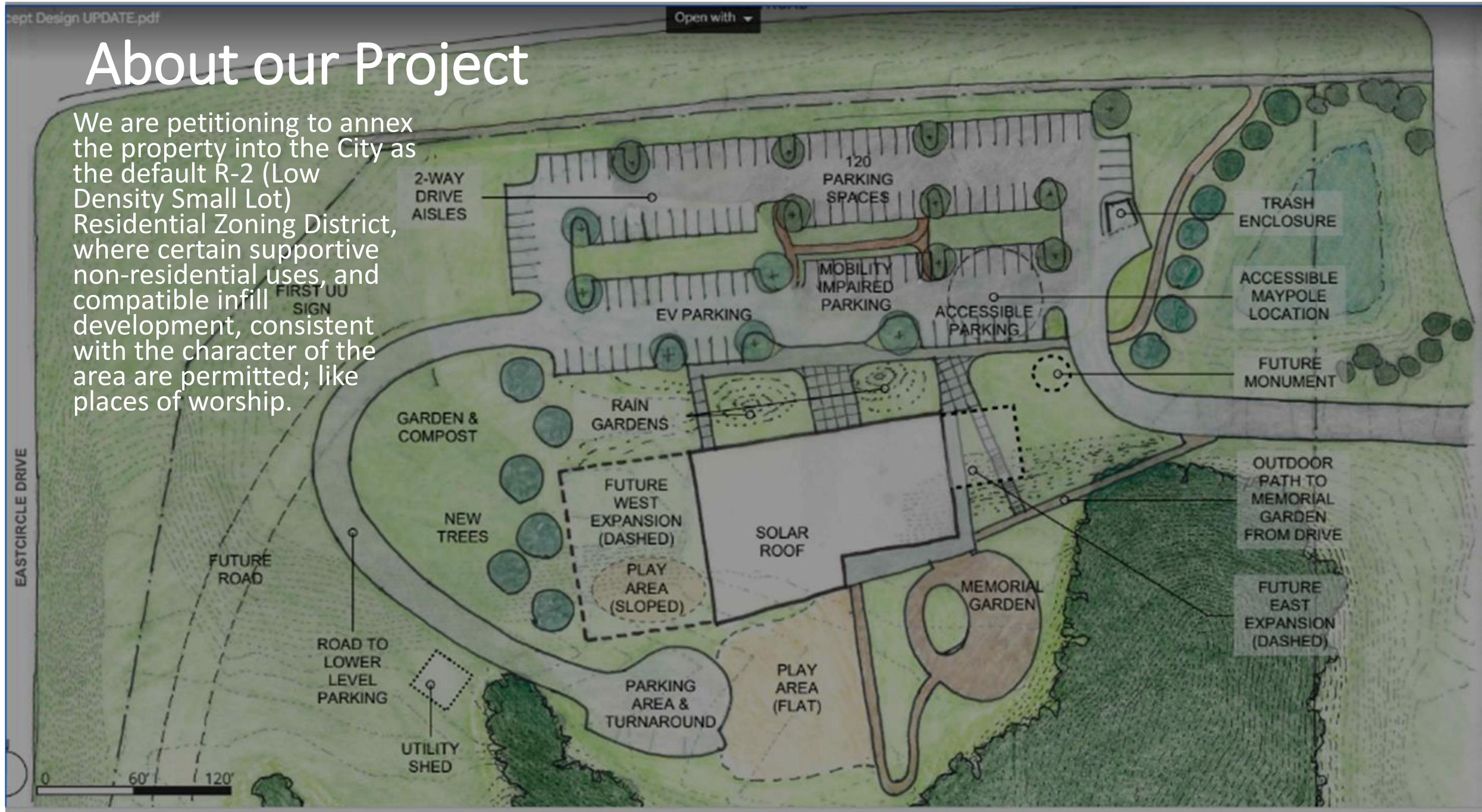
Nurturing spirituality and practicing justice

Introduction

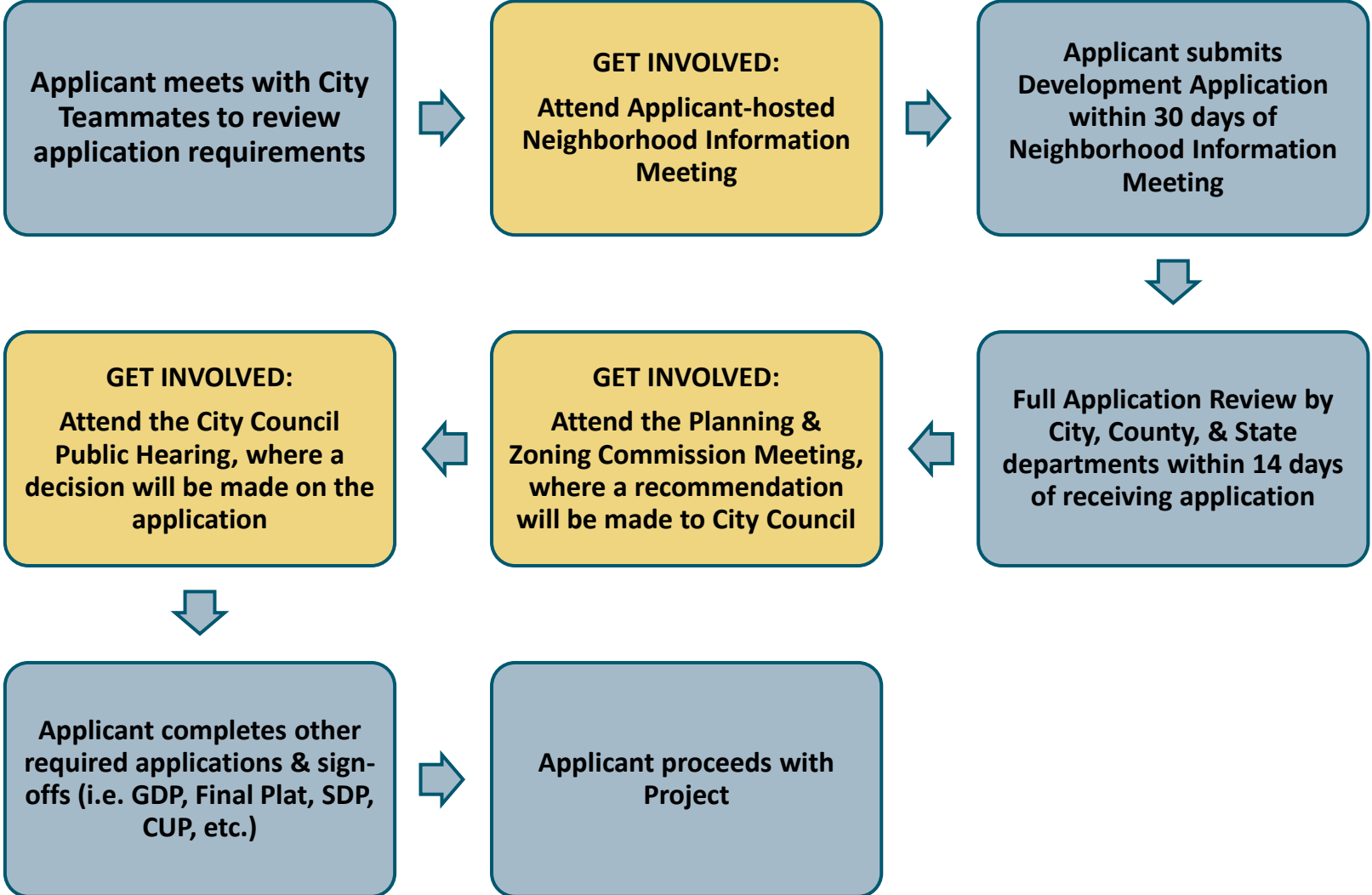
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About our Project

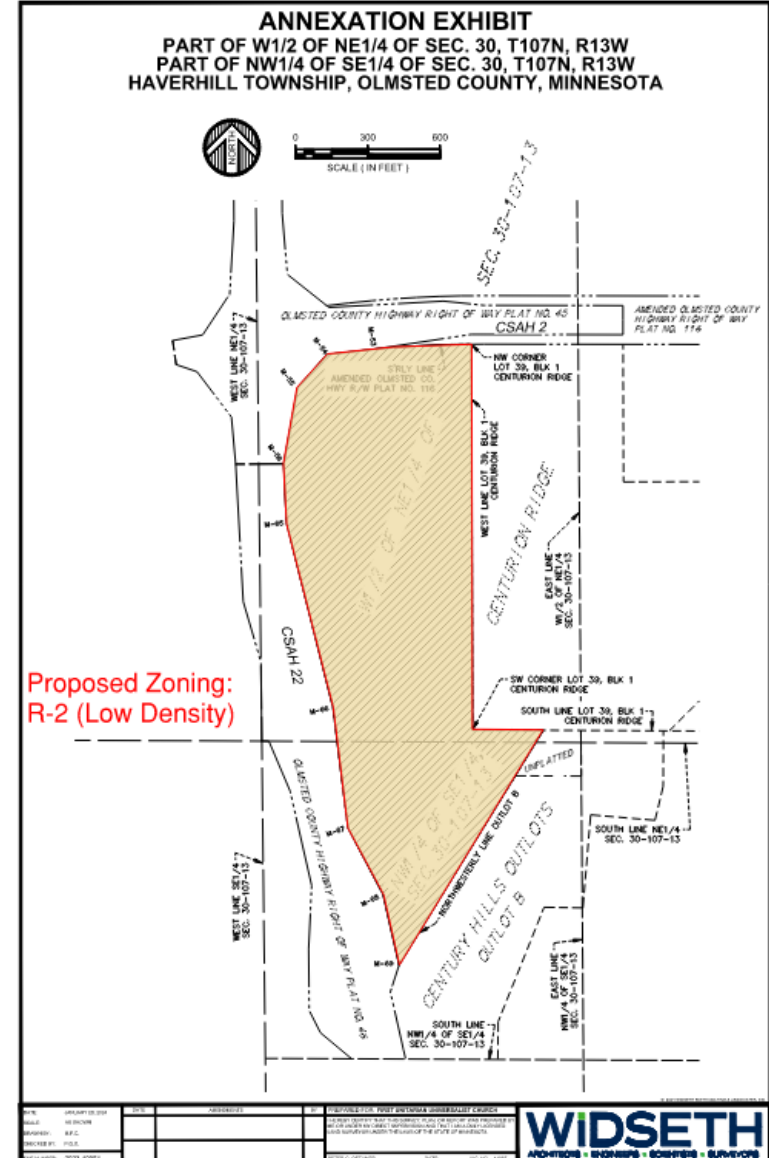
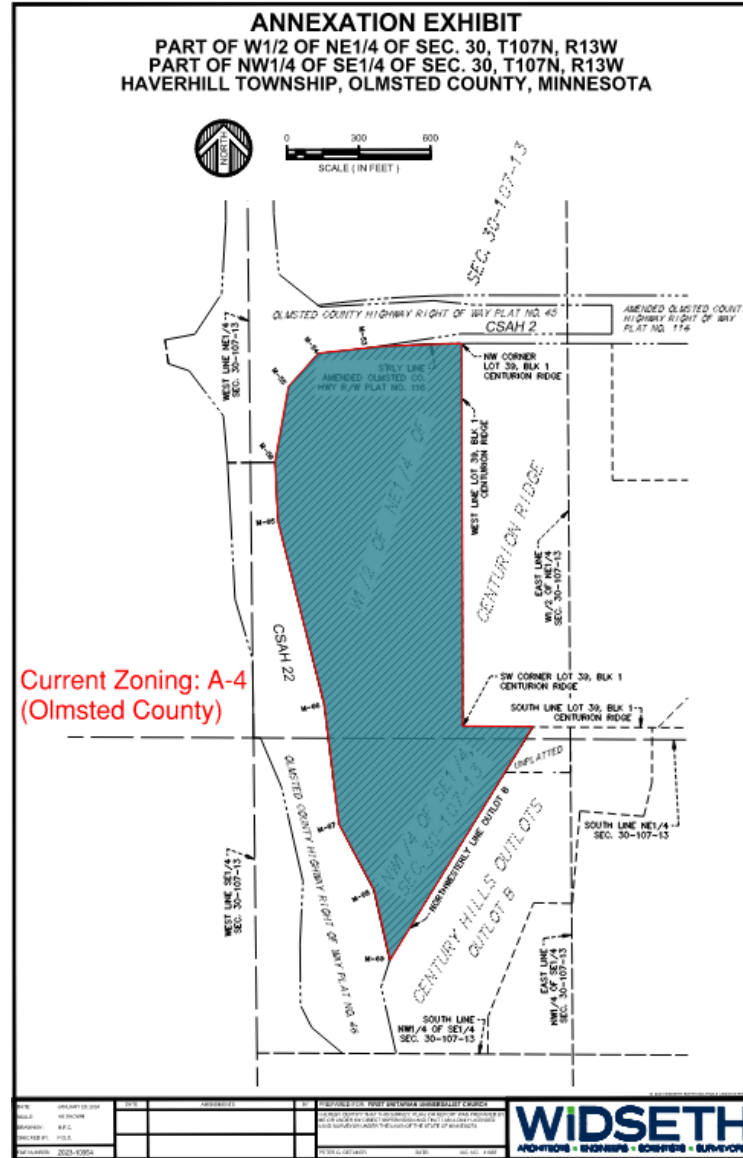
We are petitioning to annex the property into the City as the default R-2 (Low Density Small Lot) Residential Zoning District, where certain supportive non-residential uses, and compatible infill development, consistent with the character of the area are permitted; like places of worship.



The Application Process



Current & Proposed Zoning Map



Dimensional Standards

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

Current Zoning: (A-4) Olmsted County

2. Lot Area Regulations:

a) There shall be a minimum lot size of thirty-five (35) acres per new residential dwelling unit when not served by a public or centralized sewage collection and treatment system, including the abutting public road right-of-way to the centerline. However, if the right-of-way is owned by the road authority in fee simple, then the abutting public right-of-way shall not be included in determining parcel area.

b) When a new lot is proposed to be served by a public or centralized sewage treatment system and is located within an area identified as Urban Service Area in the General Land Use Plan, the minimum lot area shall be determined by a special district established under the provisions of Section 8.10 in accordance with the standards in the General Land Use Plan for interim development.

3. Front Yard Regulations:

a) A minimum front yard depth of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, and county roads.

b) A minimum front yard depth of not less than thirty (30) feet shall be provided on lots adjoining local roads and streets.

4. Side Yard Regulations:

a) A minimum side street yard width of not less than forty-five (45) feet shall be provided on all lots adjoining federal, state, and county roads.

b) A minimum side street yard width of not less than thirty (30) feet shall be provided on all lots adjoining local roads and streets.

c) A minimum interior side yard width of not less than eight (8) feet shall be required.

5. Rear Yard Regulations:

a) A minimum rear yard depth of not less than twenty-five (25) feet shall be provided.

6. Lot Width Regulations:

a) Each lot shall have a minimum width of one hundred fifty (150) feet of frontage along a public road, except when the lot is served by public or centralized sewage collection and treatment system, then sixty (60) feet shall be the minimum lot width along a public road.

Proposed Zoning: (R-2) City of Rochester

1. Agricultural and Residential Zoning Districts

Table 400.02-1 Agricultural and Residential Zoning

	AG	R-1	R-2
Lot Dimensions (Minimum)			
Lot Area	35 acres	5,000 sq. ft.	3,000 sq. ft.
Lot Width	60 feet	60 feet	30 feet
Building Setbacks (Minimum in feet)			
Front	20	15	15
Street Side [1] [2]	12	12	11
Interior Side [3]	6	5	0
Sum of Interior Sides	96	12	10
Rear, Primary Building/Structure [4]	25	20	10
Rear, Accessory Building/Structure on Corner Lots [5]	0	0	0
Building/Structure Height (Maximum in feet)			
Primary Structure	35	35	35
Accessory Structure	45	15 [6]	15 [6]
Other Standards			
Maximum Floor Area Ratio	None	None	None
Maximum Length of Building Facade Fronting a	None	None	None

Table 400.02-1 Agricultural and Residential Zoning

	AG	R-1	R-2
Public Right-of-Way			
Minimum Landscape Area	None	50%	40%

Permitted Uses of the Existing & Proposed Zoning Districts

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

Current Zoning: (A-4) Olmsted County

Section 5.08 A-4 AGRICULTURAL-URBAN EXPANSION DISTRICT:

The intent of the A-4 District is to provide for urban expansion in close proximity to existing incorporated urban centers within Olmsted County, in accordance with the adopted Comprehensive Plan, by conserving land for farming and other open space land uses for a period of time until urban services become available. It is the intent that urban development be deferred in such areas until an orderly transition from farm to urban uses shall be achieved by either the annexation of areas adjacent to the incorporated limits of existent urban centers, or the extension of public or other centralized sewage collection and treatment systems.

A. Permitted Uses:

1. Uses permitted in Section 5.00(A) Permitted Uses, A-1 District as follows: Subdivisions 1 and 5-10.
2. General farming, including the raising of crops, livestock, poultry, dairying, horticulture, apiculture, sod farming, and similar agriculturally related uses; provided that no new animal feedlot shall be established and expanding feedlots shall not exceed 100 animal units.
3. Single family detached dwelling.
4. Public park facilities.
5. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same property.

Proposed Zoning: (R-2) City of Rochester

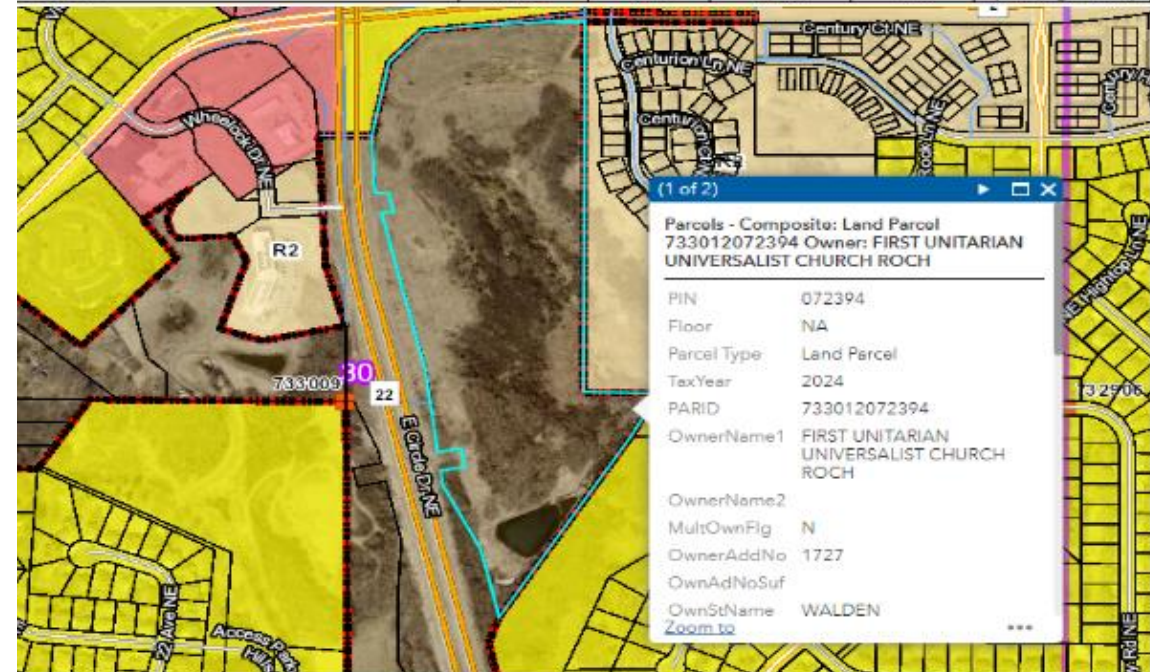
Zoning districts and subdistricts (where applicable)	AG	R-1	R-2	R-2x	R-3	R-4
Residential Uses						
Household Living						
Dwelling, Single-Family Detached	S	S	S	S		
Dwelling, Twin-Home			S	S	S	S
Dwelling, Attached			S	S	S	S
Dwelling, Duplex, Same Lot			S	S	S	S
Dwelling, Triplex			S	S	S	S
Dwelling, Fourplex			S	S	S	S
Dwelling, Multifamily				S*	S*	S*
Dwelling, Live/Work				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)	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 Facility						
Public Park	S	S	S	S	S	S
School	S*	S*	S*	S*	S*	S*

Traffic Impacts

The figures in the table are from the ITE Trip Generation Manual, 11th Addition.

Land Use	Trip Rate (/ Sq Ft)	Total Daily Trips	Trip Rate (/ Sq Ft)	Peak Hourly Trips	Comments
Existing Use:	(/ Sq Ft)		(/ Sq Ft)		ITE Land Use (Average Rate)
Vacant Lot	0	0	0	0	
Proposed Use:					ITE Land Use 560 (Average Rate)
Church	31.46	566	10.36	186	



Existing & Future Environmental Features

Decorah Edge Features exist on the site:

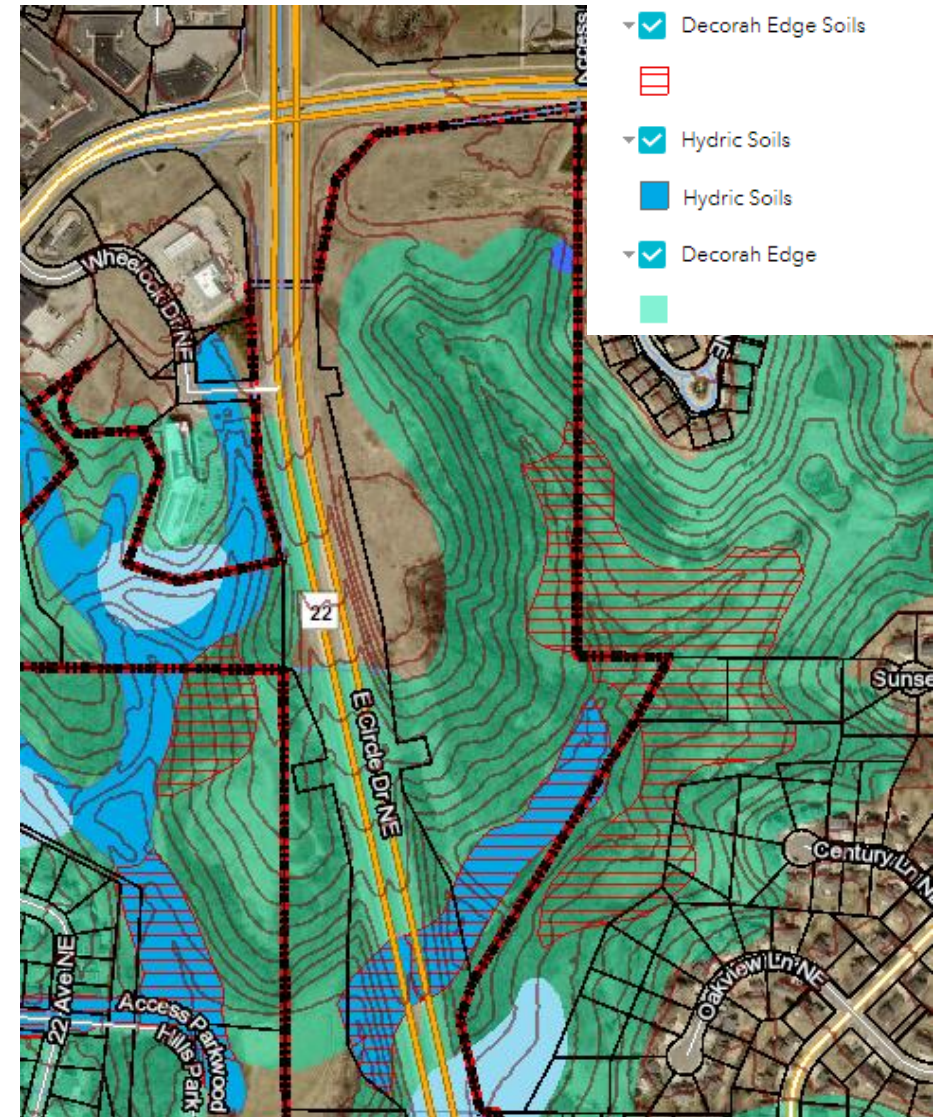
Decorah Edge Soils,

Hydric Soils,

Springs and Seeps, and

steep slopes:

These areas will be preserved where possible and with minimal impact in the areas of development.



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).