

CINEMAGIC THEATRE
OFFICIAL ZONING MAP
AMENDMENT

Neighborhood Informational Meeting
April 30, 2024

Overview

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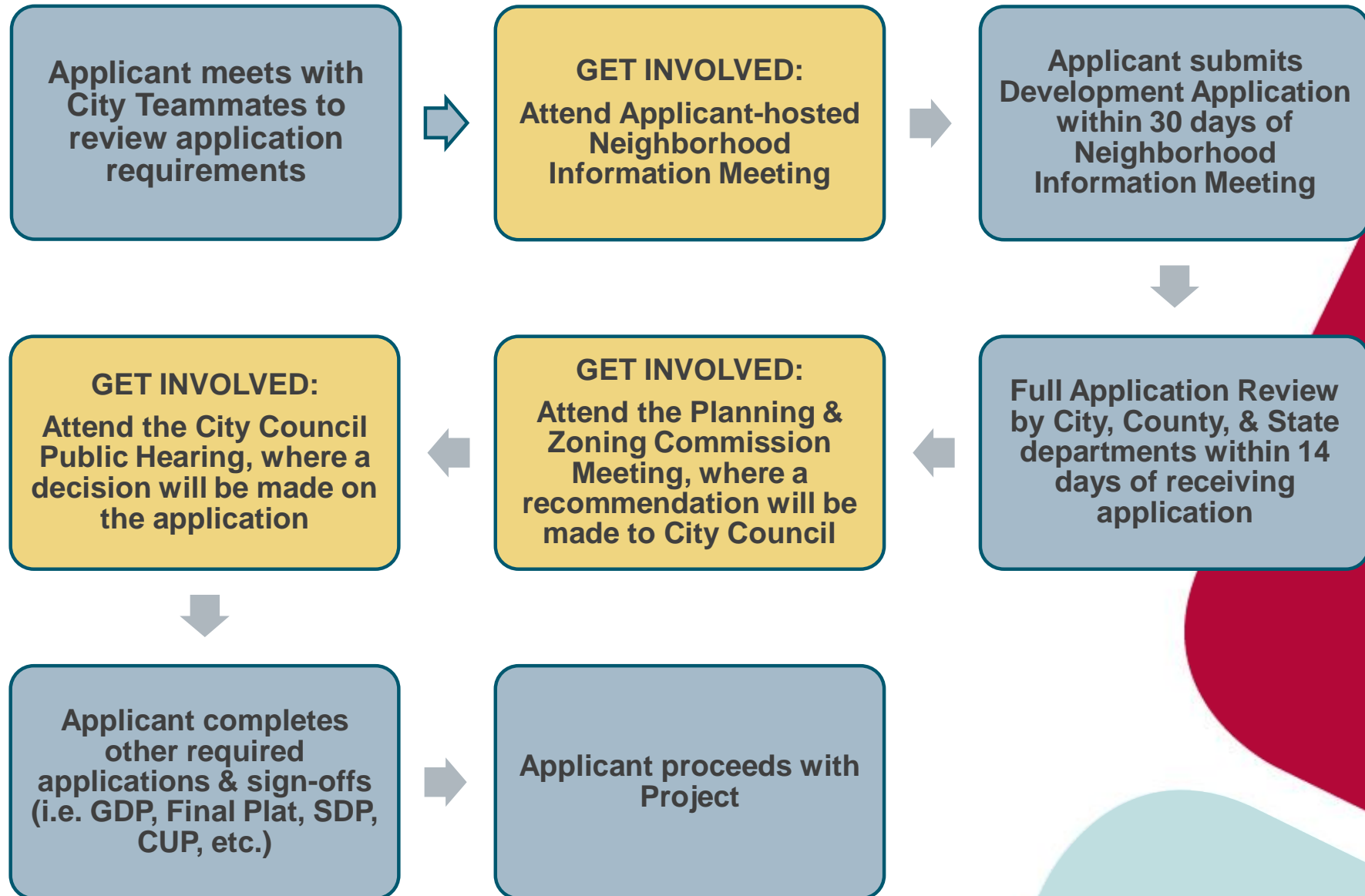
Introductions

- Owner – Arnett Enterprises
- Broker – Hamilton Real Estate
- Consultant – Kimley-Horn

About the Project

- ***The Owner is seeking to modify the underlying zoning for the site from its existing Light Industrial (LI) designation to Mixed-Use Center (MX-C) that provides more flexibility and is more consistent with adjacent development.***

The Application Process



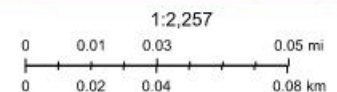
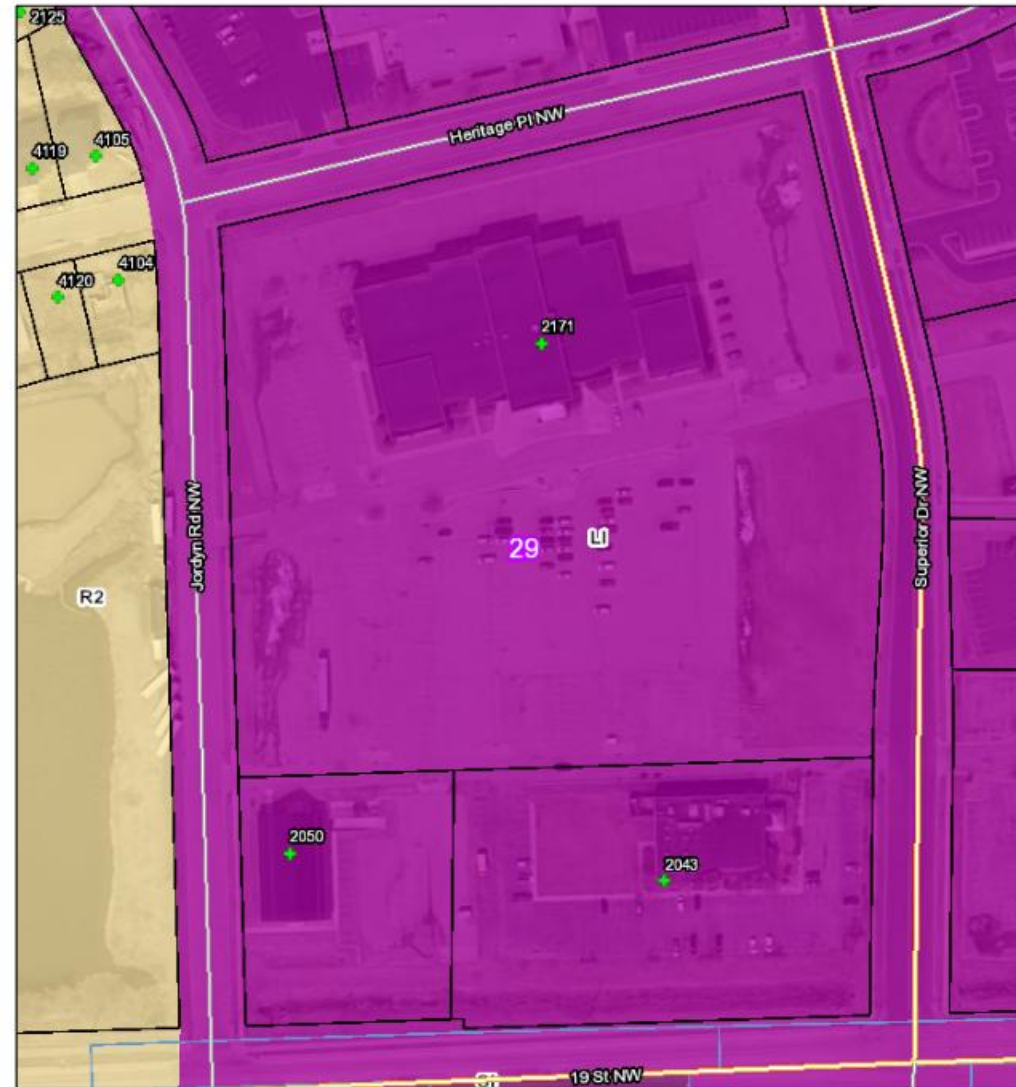
Existing Zoning

- **Light Industrial (LI)**

Per Section 60.200.030.O.1 of the Unified Development Code (UDC):

The LI district provides an area for a mixture of commercial and industrial uses that do not generate adverse operational or traffic impacts, that are served by major thoroughfares providing direct access or a local street system with direct access to major thoroughfares, and with an adequate level of buffering, could be located in reasonable proximity to residential areas

Existing Zoning



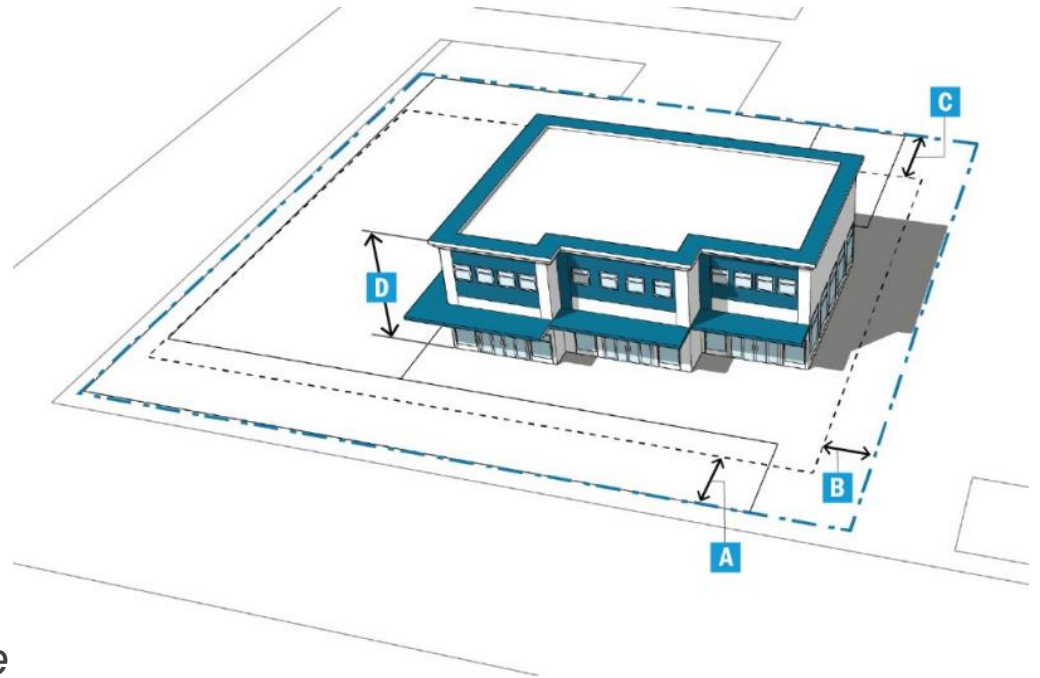
Requested Zoning

- **Mixed Use Center (MX-C)**

Per Section 60.200.030.I.1 of the Unified Development Code (UDC):

The MX-C district is intended to provide for pedestrian-friendly areas of medium density residential development and compatible non-residential uses such as lodging, offices, retail, civic and community, and accessory uses.

Development shall be at a walkable scale that is compatible with surrounding residential neighborhoods.



Dimensional Standards Comparison

LIGHT INDUSTRIAL

Table 200.03-15 LI Lot and Building Standards		
Lot Dimensions (Minimum)		
	Lot Area	None
	Lot Width	None
Building Setbacks (Minimum in feet)		
A	Front	25
B	Interior Side	None
	Street Side	12
	Minimum Sum of Interior Side Yards	None
C	Rear	10 [1]
Building/Structure Height (Maximum in feet)		
D	Primary Structure	40 [1]
E	Accessory Structure	None [2]
NOTES [1] Rear Yard may be reduced to 0 feet when abutting a railroad. [2] If within 100 feet of an Agricultural and Residential District, then 50 feet maximum height for accessory structures.		

MIXED-USE CENTER

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]
NOTES [1] 24 feet for Accessory Dwelling Units.		



Permitted Uses

Light Industrial

- Emergency Service
- Funeral Home
- Public Facility
- Public Park
- Specialized Education
- **Agricultural Production**
- **Agricultural Retail**
- Veterinary and Animal Services
- **Adult Entertainment**
- Indoor Entertainment or Recreation
- Outdoor Entertainment or Recreation
- Fast Food Restaurant
- Standard Restaurant
- Business or Personal Service
- **Construction Office**
- Financial Institution
- Office
- Research and Testing
- Retail (S, M, L)
- **Automotive Center**
- **Automotive Repair Services**
- Fueling Station
- **Motor Freight and Warehousing**
- Motor Vehicle Sales, Leasing or Storage
- Parking Lot
- **Public Transportation Dispatch Facility**
- Heavy Commercial Sales
- **Light Industry**
- Recycling Transfer Facility
- Repair and Maintenance Shop
- **Self Service Storage Facility**
- Wholesale Facility
- **Communications Tower**

Mixed-Use Center

- Dwelling, Multi-Family
- Dwelling, Live/Work
- Dwelling, Cottage Development
- Congregate Housing
- Medical Stay Dwelling Unit
- Nursing Home
- Residential Care Facility
- Art Gallery, Museum, and Library
- Community Center
- Community Garden
- Day Care Facility
- Emergency Service
- Funeral Home
- **Medical Facility**
- **Place of Worship**
- Public Facility
- Public Park
- Social Services
- Specialized Education
- Veterinary and Animal Services
- Indoor Entertainment or Recreation
- Outdoor Entertainment or Recreation
- **Bar or Tavern**
- **Bed and Breakfast**
- Fast Food Restaurant
- **Hotel / Motel**
- **Neighborhood Food and Service**
- Standard Restaurant
- **Art Studio and Workshop**
- Business or Personal Service
- Financial Institution
- Office
- Research and Testing
- **Retail (Neighborhood)**
- Retail (S, M)
- Fueling Station
- Motor Vehicle Sales, Leasing or Storage
- Parking Lot
- **Artisan Manufacturing**
- Heavy Commercial Sales
- Recycling Transfer Facility
- Repair and Maintenance Shop
- Wholesale Facility

Traffic

- More intense traffic generators are permissible in LI than in MX-C, therefore, traffic impacts as a result of rezoning are not anticipated

Codes allowed by Light Industrial Zoning:

Indoor Entertainment/Recreation: 3.58 (Peak Hour)

Fast Food Restaurant – 467.48 (Daily), 33.03 (Peak Hour)

Sit-Down Restaurant – 107.2 (Daily), 9.05 (Peak Hour)

Office – 10.84 (Daily), 1.52 (Peak Hour)

Mixed Zoning codes not allowed by LI (per 1000 ft floor area unless noted):

Church – 7.6 (Daily), 0.49 (Peak Hour)

Hospital – 10.77 (Daily), 0.86 (Peak Hour)

Clinic – 37.6 (Daily), 3.69 (Peak Hour)

Multifamily Low-Rise Housing (Per Unit) – 6.74 (Daily), 0.51 (Peak Hour)

Single Family Attached Housing (Per Unit) – 7.20 (Daily), 0.57 (Peak Hour)

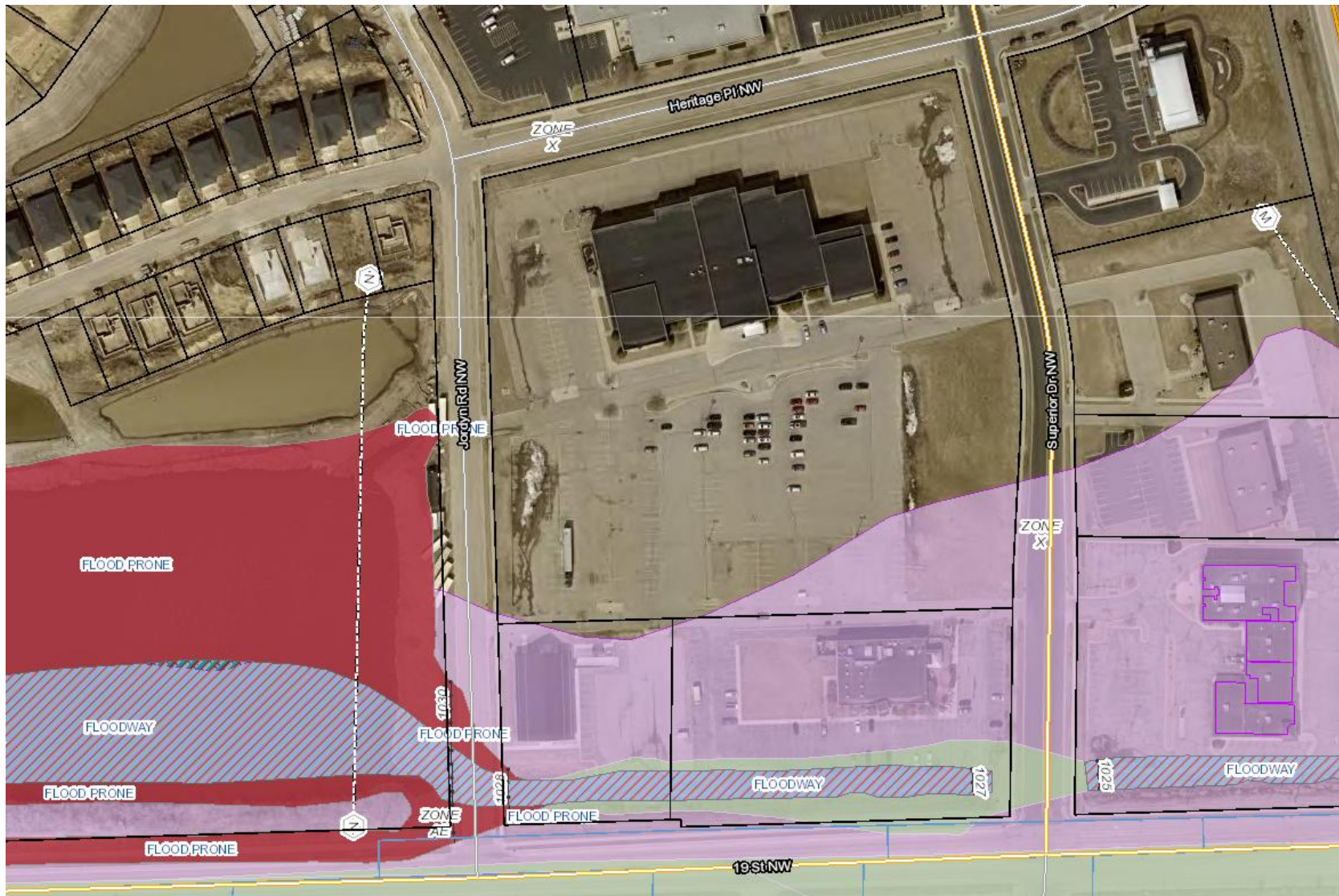
Congregate Care Facility – 2.21 (Daily), 0.18 (Peak Hour)

Hotel (Per Room) – 7.99 (Daily), 0.59 (Peak Hour)

Community Center – 28.82 (Daily), 2.50 (Peak Hour)

Existing & Future Environmental Features

- A portion of the Site is classified as Flood Prone per Olmsted County



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