

# GENERAL DEVELOPMENT PLAN ROCHESTER TECHNOLOGY CAMPUS

Applicant: IRG REALTY ADVISORS

Consultant: SEH

Date: 6/25/24

# Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
  - Existing Zoning District
  - Proposed Street Layout and Unit Densities
- Traffic Impacts
- Existing & Future Environmental Features
- Q&A

## The Team - Introduction



Evan  
Vlaeminck

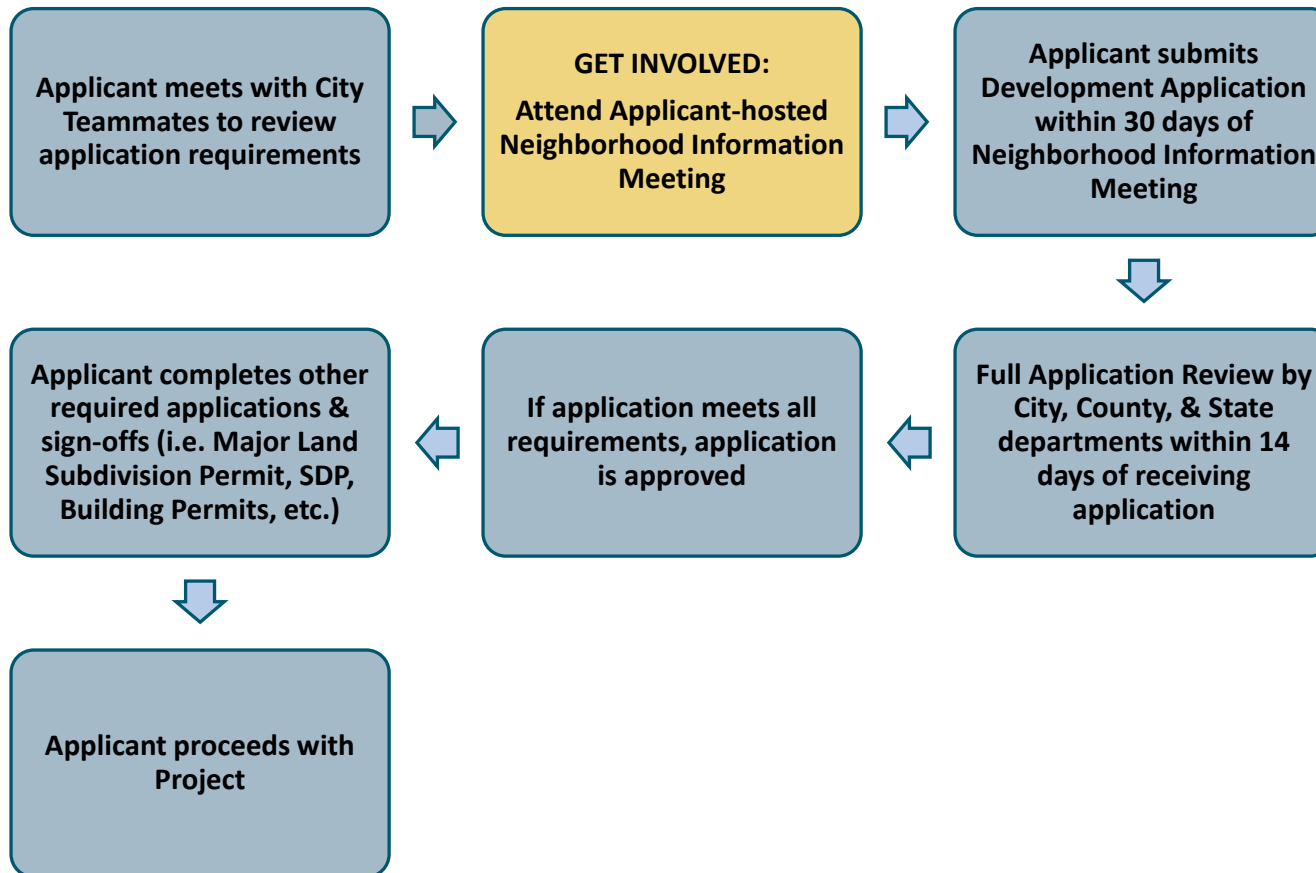


Alexander  
Berlick

# About our Project

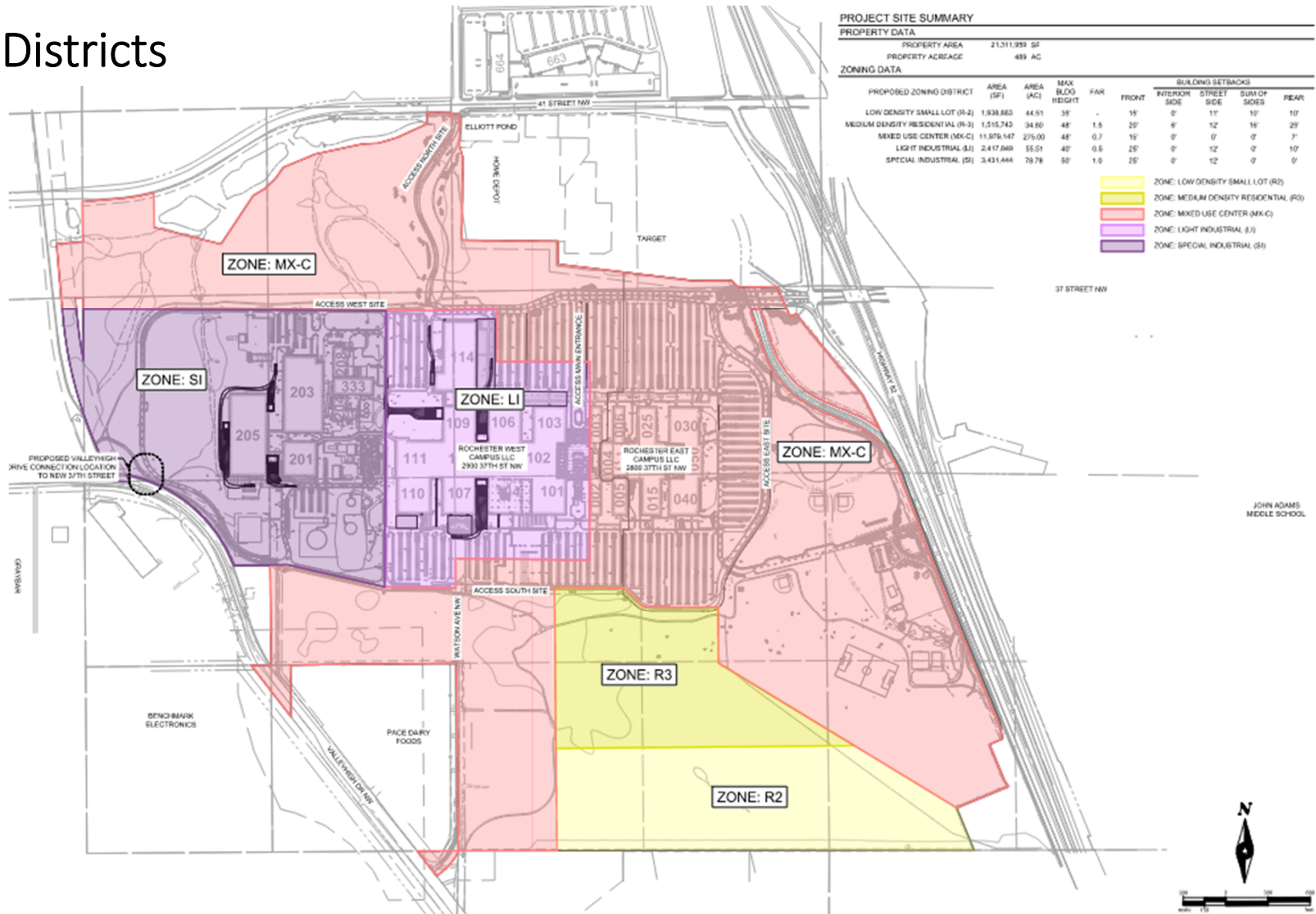
- Current application is for a General Development Plan
- Property Details
  - 490 acres
  - Current Zoning is MX-C, R-2, R-3, LI & SI
  - Proposing housing, hotels, restaurants, retail, commercial, and industrial uses.
- 37<sup>th</sup> Street Improvements
  - Extending 37<sup>th</sup> Street from USH 52 to Valleyhigh Dr.

# The Application Process



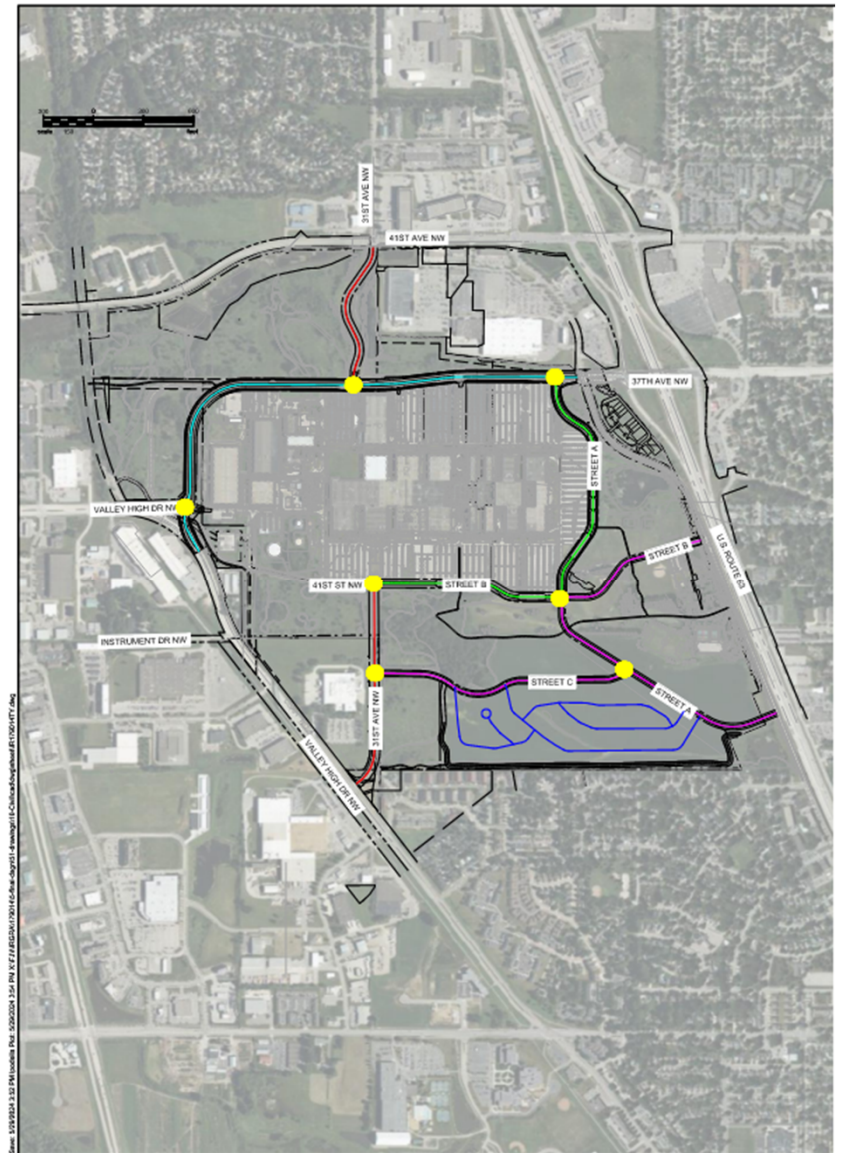
# Existing Zoning Districts

- R-2 (44.51 AC)
- R-3 (34.80 AC)
- MX-C (275.00 AC)
- LI (55.51 AC)
- SI (78.78 AC)



# Proposed Street Layout & Unit Densities

Description.



# Traffic Impacts

Details on Preliminary Trip Generation Analysis/how much additional traffic could be generated.



# Existing & Future Environmental Features

Description (i.e. wetlands, soils, groundwater conditions, floodplains, etc.).

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](mailto:communitydevelopment@rochestermn.gov) or phone (507-328-2600).