

CITY INITIATED ANNEXATION

July 17, 2024





Overview

- > Introductions
- About our Project
- Application Process
- > Exhibits:

Growth Management & Land Use

Requested Zoning Designation

Dimensional Standards

> Q&A

Introductions

Ed Caples – Planning Supervisor

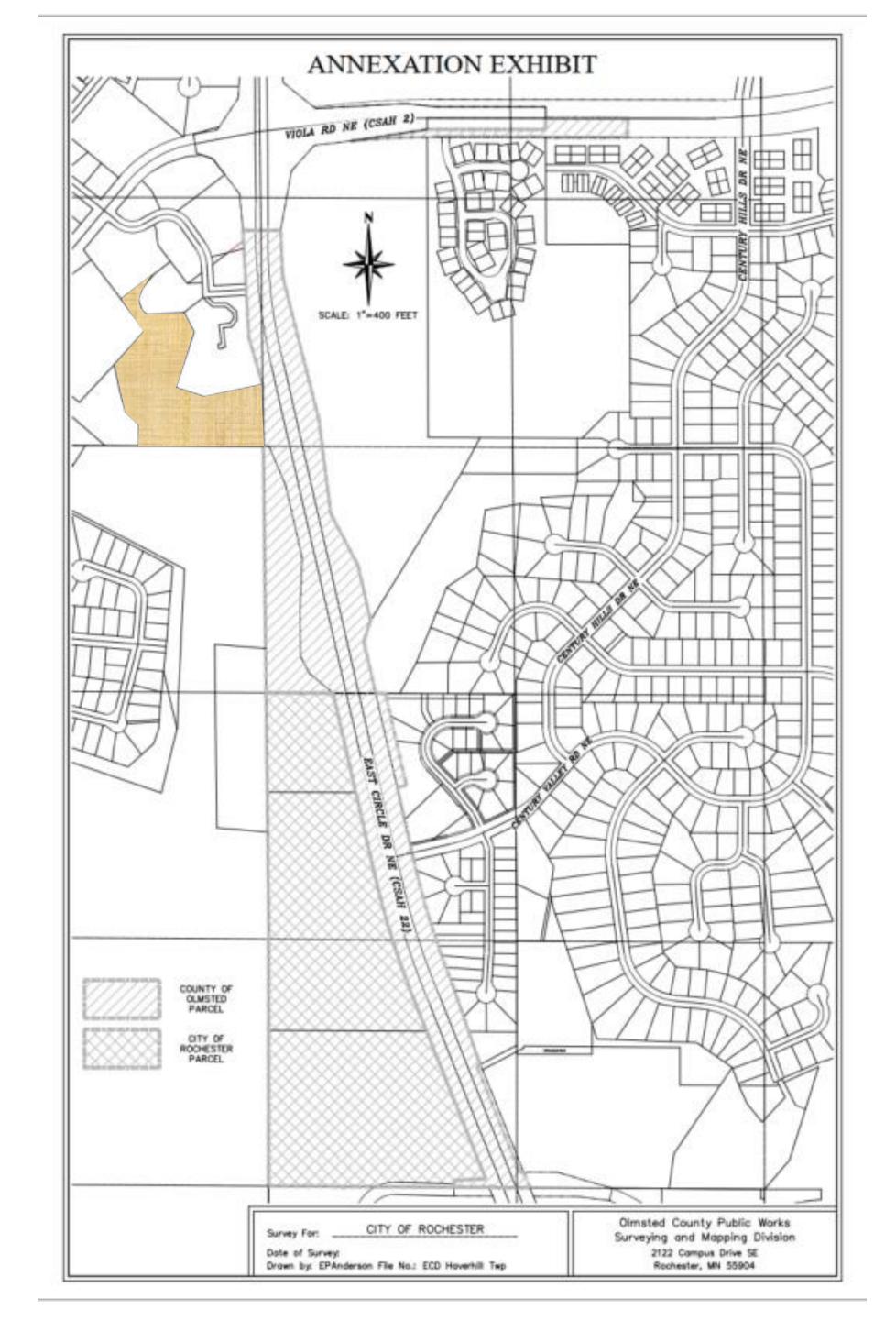
Jase Pater – Planner



201 4th Street SE, Rochester, MN 55904

Our Project

THE ANNEXATION OF
35.94 ACRES OF
COUNTY OWNED
PARCELS AND 49.91
ACRES OF CITY OWNED
PARCELS INTO THE CITY
OF ROCHESTER



The Application Process

Applicant meets with City Teammates to review application requirements



GET INVOLVED:

Attend Applicant-hosted Neighborhood Information Meeting



Applicant submits
Development Application
within 30 days of
Neighborhood
Information Meeting



GET INVOLVED:

Attend the City Council Public Hearing, where a decision will be made on the application



GET INVOLVED:

Attend the Planning & Zoning Commission Meeting, where a recommendation will be made to City Council



Full Application Review by City, County, & State departments within 14 days of receiving application



Applicant completes
other required
applications & sign-offs
(i.e. GDP, Final Plat, SDP,
CUP, etc.)

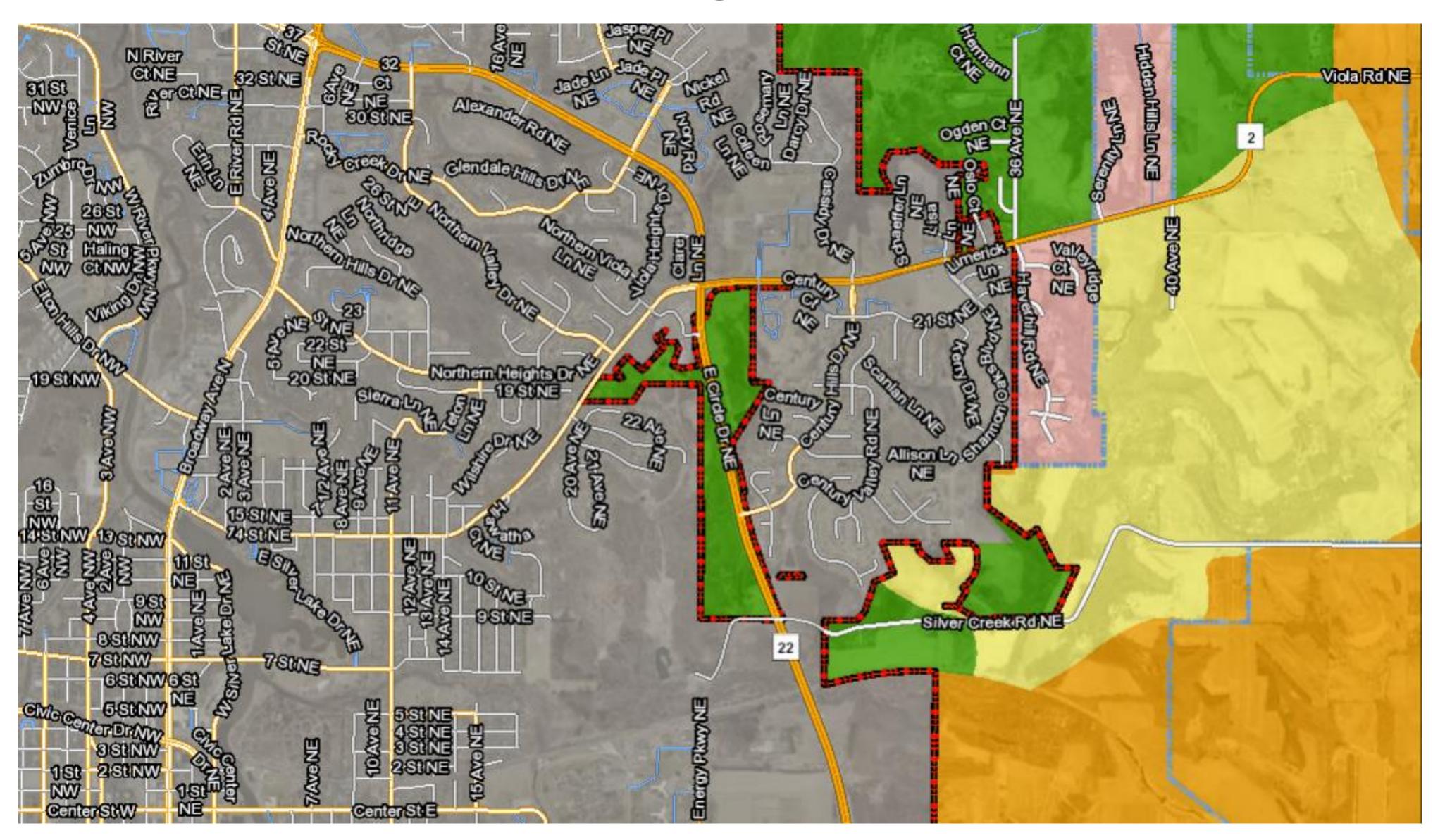


Applicant proceeds with Project

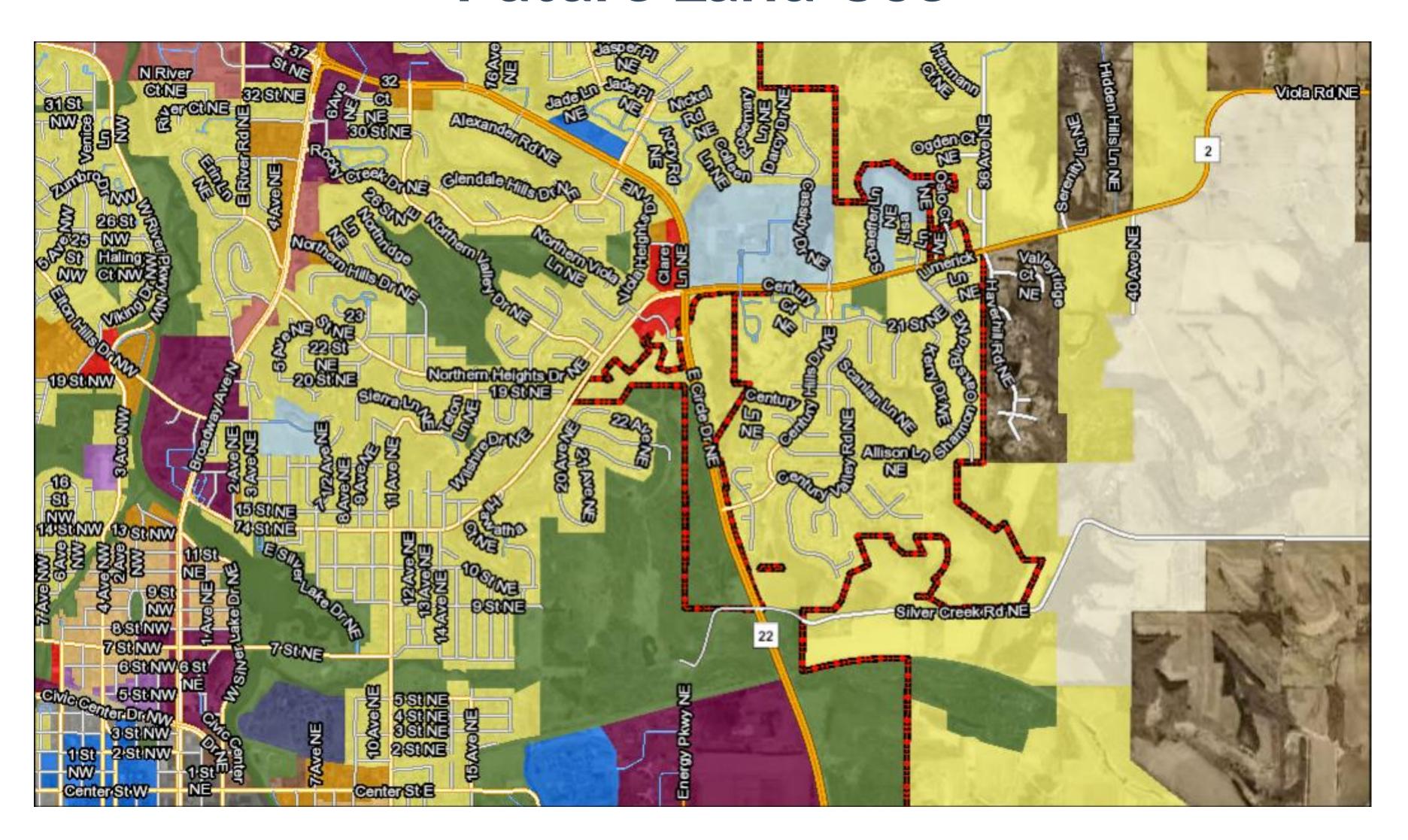


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Growth Management Map



Future Land Use



Zoning

Township Zoning Designation:

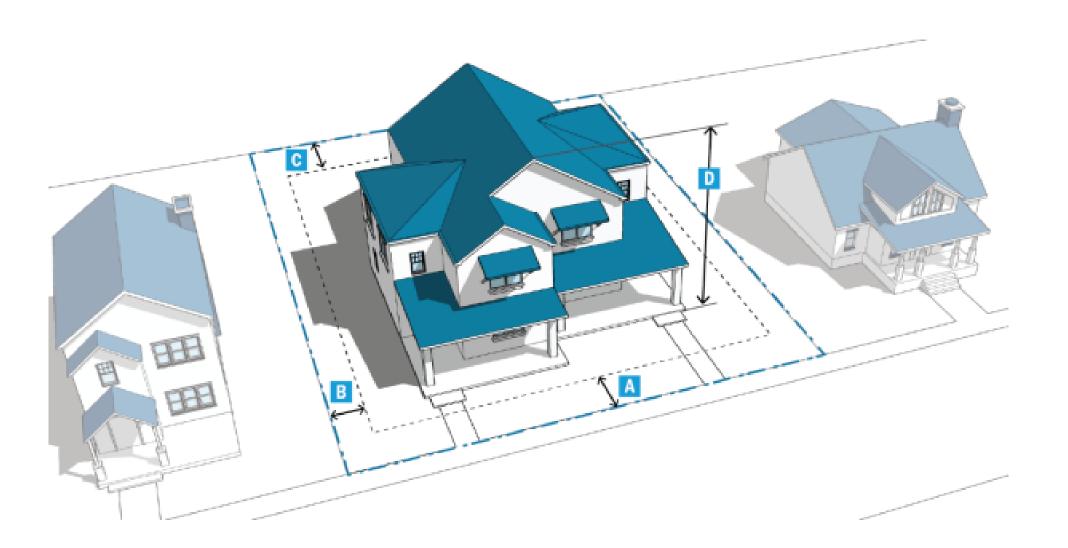
A-4

Proposed City of Rochester Zoning District:

R-2

2. Dimensional Standards

Table 200.03-3 R-2 Lot and Building Standards		
Lot Dimensions (Minimum)		
	Lot Area	3,000 sq. ft.
	Lot Width	30 feet
Building Setbacks (Minimum in feet)		
Α	Front	15
В	Interior Side	0
	Street Side	11
	Minimum Sum of Interior Side Yards	10
С	Rear	10
Building/Structure Height (Maximum in feet)		
D	Primary Structure	35
	Accessory Structure	15 [1]
	NOTES [1] 24 feet for Accessory Dwelling Units.	



Traffic Generation

- No expected increased traffic generation from this proposal.
- No development proposed at this time.

Q/A