

Skyline Flats

MJB Development Corporation

10/01/2024

Rezoning Overview

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Introduction



About MBJ Development Corporation

Since 1987, MBJ Development Corp. has been providing development, management, and consulting services to the real estate industry in the Midwest. Our goal is to build a team to create solutions to the needs of cities, neighbors, and stakeholders and to add valuable and needed housing which parties' benefit.



About Firm Ground Architects & Designers

Firm Ground is an architectural firm that is dedicated to building communities and enhancing the quality of life by working closely with clients to reflect their organization's spirit and aspirations in their architectural designs. The firm, boasting 30 years of experience in architecture, is staffed with a diverse team of professionals including licensed architects, architect associates, project designers, interior designers, and support staff.



About Civil Site Group

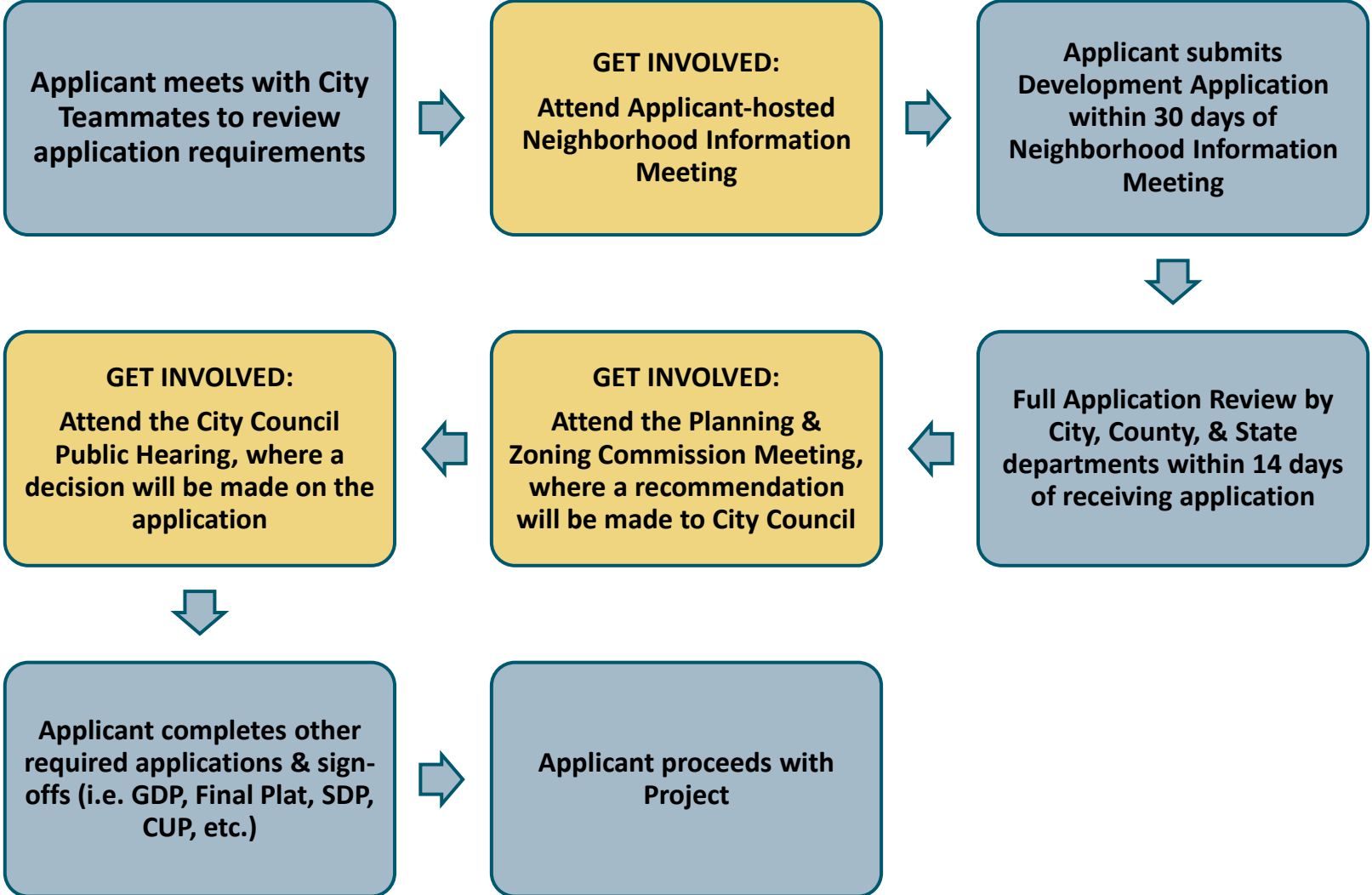
Civil Site Group, PC is a professional design and consulting firm that provides civil engineering, land surveying, landscape architecture, and land planning services. Our focus is on providing creative, cost-effective solutions that enable each project vision to become reality. Since 2011, our firm has been a trusted project partner for many by providing reliable designs made to last and offering unparalleled customer support.

About our Project

The proposed project is a new residential development consisting of market rate housing dwelling units.

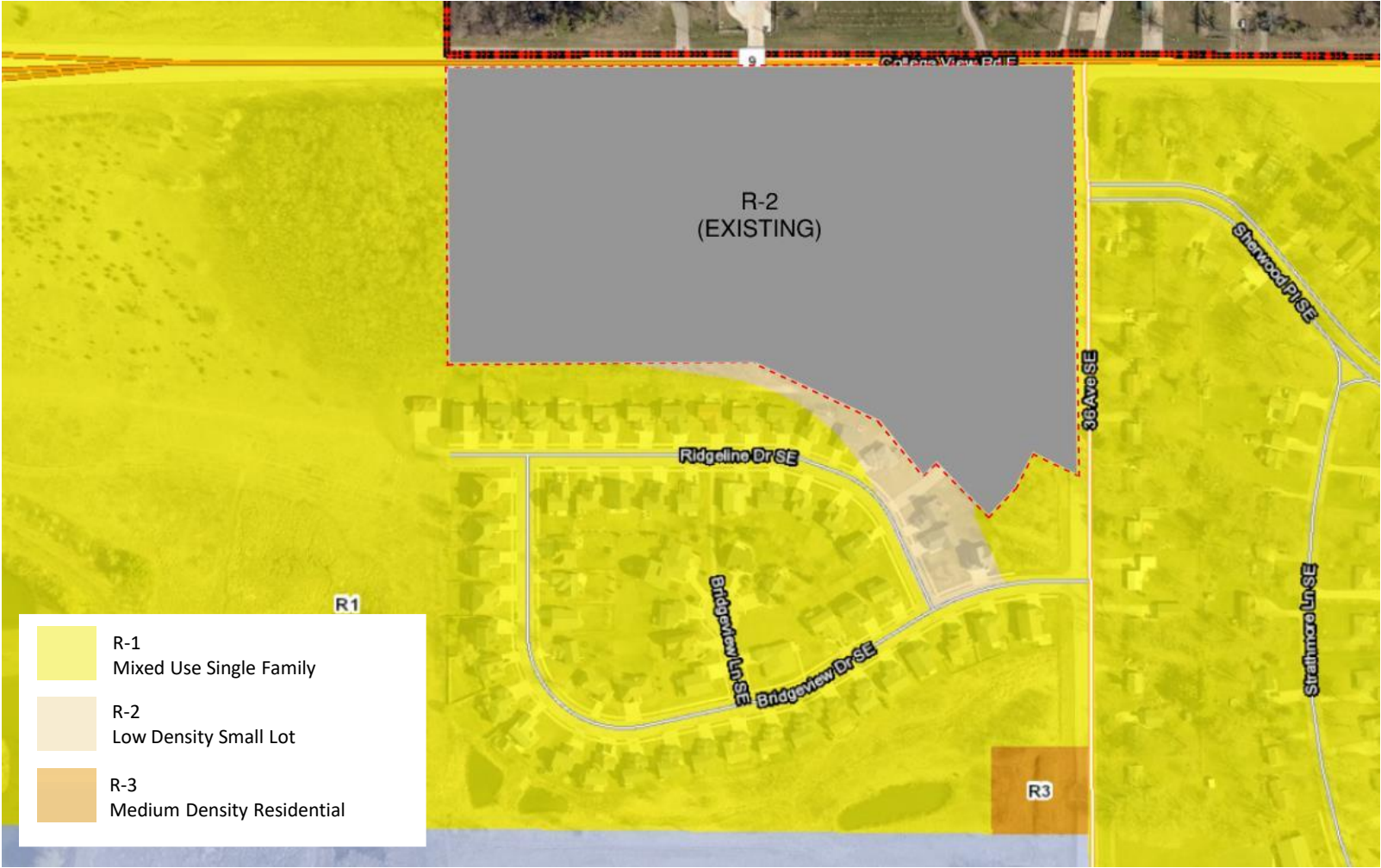
The proposal includes 200 new residences and outdoor amenities including, but not limited to, playground, pool, outdoor terrace, dog exercise area, and landscape improvements. The 200 units will be distributed across two buildings and will be connected by an amenity club that will contain amenities including, but not limited to, fitness room, club room, workshare spaces, and upper-level outdoor terrace.

The Application Process



Current Zoning Map

- Current Zoning is R2



Proposed Zoning Map

- Proposed R-3 Zoning
- The proposed use is a permitted use and meets section 60.300.020B.3
- The proposed use is compatible with adjacent properties



Massing Permitted for Current R2 Zoning

Allowed by zoning:

- 35 ft max. height
- FAR: none
- Max. length: none
- Min. landscaped area: none

Setbacks:

- Front: 15 ft.
- Street side: 11 ft.
- Interior side: none
- Sum of interior sides: none
- Rear: 10 ft.



Massing Permitted for Proposed R3 Zoning

Allowed by zoning:

- 48 ft max. height
- FAR:
- Max. length: none
- Min. landscaped area: none

Setbacks:

- Front: 20 ft.
- Street side: 12 ft.
- Interior side: 6 ft.
- Sum of interior sides: 16 ft.
- Rear: 25 ft.



Dimensional Standards

Existing Dimensional Standards:

- Lot:
 - Area: 3,000 sq. ft.
 - Width: 30 feet

- Setback:
 - Front: 15 ft.
 - Street Side: 11 ft.
 - Interior Side: 0 ft.
 - Rear: 10 ft.

- Height:
 - Primary Structure: 35 ft.
 - Accessory Structure: 15 ft.

- FAR: None

Proposed Dimensional Standards:

- Lot:
 - Area: 3,500 sq. ft.
 - Width: 30 feet

- Setback:
 - Front: 20 ft.
 - Street Side: 12 ft.
 - Interior Side: 6 ft.
 - Rear: 25 ft.

- Height:
 - Primary Structure: 48 ft.
 - Accessory Structure: 25 ft.

- FAR: None

| | AG | R-1 | R-2 | R-2x | R-3 | R-4 |
|---|----------|---------------|---------------|---------------|---------------|---------------|
| Lot Dimensions (Minimum) | | | | | | |
| Lot Area | 35 acres | 5,000 sq. ft. | 3,000 sq. ft. | 2,000 sq. ft. | 3,500 sq. ft. | 6,000 sq. ft. |
| Lot Width | 60 feet | 60 feet | 30 feet | 30 feet | 30 feet | 60 feet |
| Building Setbacks (Minimum in feet) | | | | | | |
| Front | 20 | 15 | 15 | 20 | 20 | 15 |
| Street Side [1] [2] | 12 | 12 | 11 | 10 | 12 | 7 |
| Interior Side [3] | 6 | 5 | 0 | 6 | 6 | 10 |
| Sum of Interior Sides | 16 | 12 | 10 | 12 | 16 | None |
| Rear, Primary Building/Structure [4] | 25 | 20 | 10 | 20 | 25 | 15 |
| Rear, Accessory Building/Structure on Corner Lots [5] | 6 | 6 | 6 | 6 | 6 | 6 |
| Building/Structure Height (Maximum in feet) | | | | | | |
| Primary Structure | 35 | 35 | 35 | 45 | 48 | 115 |
| Accessory Structure | 45 | 15 [6] | 15 [6] | 15 [6] | 25 | 25 |
| Other Standards | | | | | | |
| Maximum Floor Area Ratio | None | None | None | None | 1.5 | None |
| Maximum Length of Building Façade Fronting a | None | None | None | 80 feet | None | None |

| | AG | R-1 | R-2 | R-2x | R-3 | R-4 |
|---|------|-----|-----|------|-----|-----|
| Public Right-of-Way | | | | | | |
| Minimum Landscape Area | None | 50% | 40% | 40% | 35% | 25% |
| NOTES | | | | | | |
| [1] A lot that has a street side yard within 25 feet of a front yard on an adjacent lot shall be set back 25 feet from the common lot line and the street side yard line. | | | | | | |
| [2] On any lot where a street side setback abuts a side lot line in any district other than and R-1 or R-2 district, the street side setback within 25 of the abutting side lot line, a setback at least equal to one-half the width to the front yard setback on the abutting lot shall be provided. On any lot where a street side setback abuts a side lot line of a lot in the R-1 or R-2 district, a setback at least equal in width to the front yard required in the adjacent R-1 or R-2 district shall be provided. | | | | | | |
| [3] Lots on cul-de-sacs must also comply with Section 60.400.040C.3.f, Cul-de-Sacs. | | | | | | |
| [4] See Section 60.400.020D.5, Existing Small Lots. | | | | | | |
| [5] Accessory buildings/structures facing a street shall be setback a minimum of 10 feet from the street side lot line, except for garages accessed from the side street, which shall be set back a minimum of 20 feet from the street side lot line. | | | | | | |
| [6] 24 feet for Accessory Dwelling Units. | | | | | | |

Permitted Uses of the Existing & Proposed Zoning Districts

Existing R-2 Allowed Uses:

- Residential Uses:
 - Household Living: All uses allowed except Multifamily, and Live/Work
 - Group Living: All uses allowed except Dormitory

Proposed R-3 Allowed Uses:

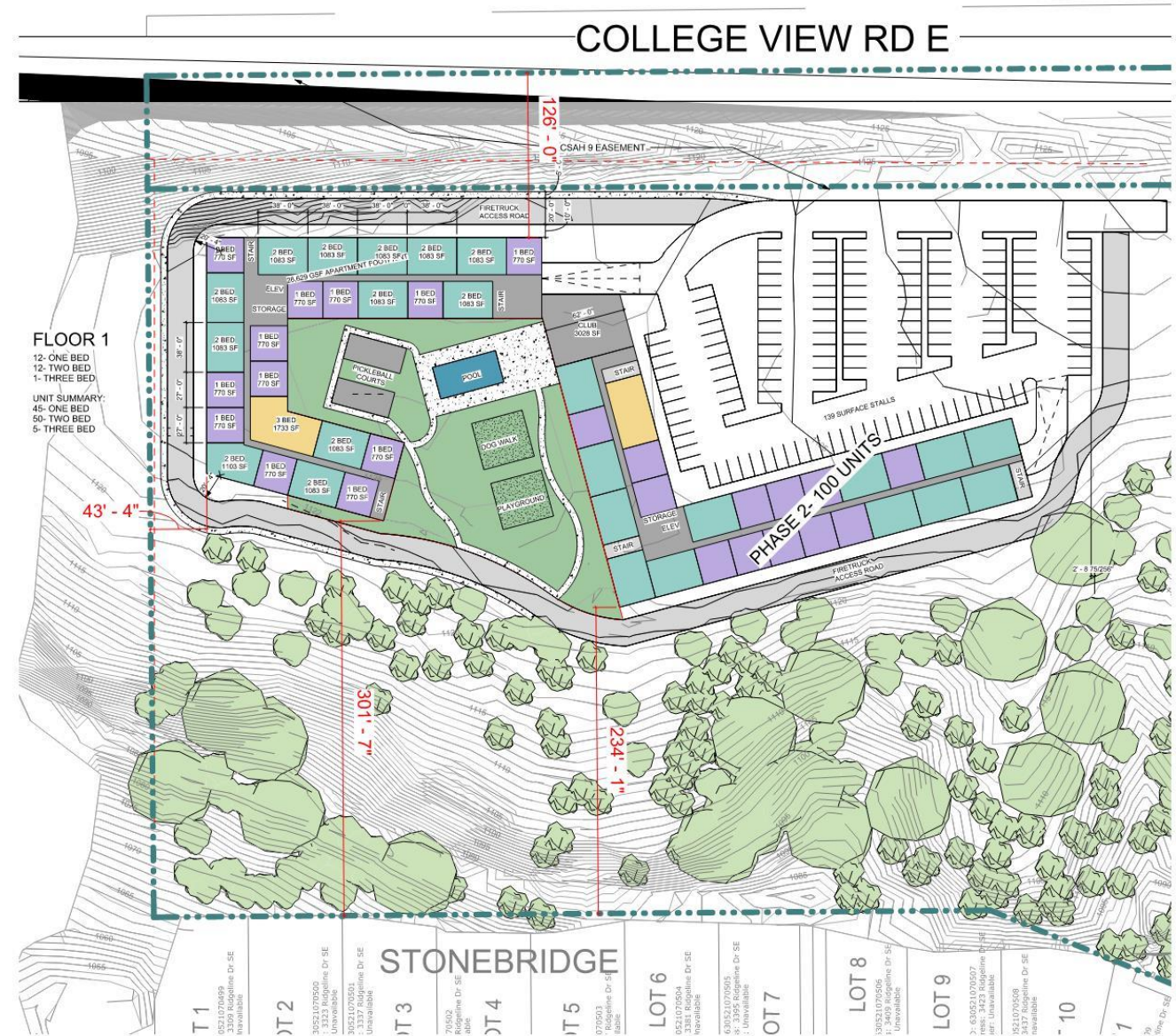
- Residential Uses:
 - Household Living: All uses allowed, will meet use specific standards of section 60.300.020B.3
 - Group Living: All uses allowed except Dormitory

| 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-C | MX-G | MX-I | MX-T | | | MX-D | | | | | BP | LI | SI |
| | | | | | | | | | | | | Corridor | Node | Village | Fringe | Medial | Business | | | | | |
| 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* | | | Section 60.300.020B.3 | | | |
| Dwelling, Live/Work | | | | S | S | S | S | S | S | S | S | S | S | S | | | | | | | | |
| Dwelling, Cottage Development | | | | S* | S* | S* | S* | S* | S | S | | S | S | S | | | | | Section 60.300.020B.2 | | | |
| Manufactured Home Park | | | | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | P* | | | Section 60.300.020B.4 | | | |
| Group Living | | | | | | | | | | | | | | | | | | | | | | |
| Congregate Housing | | | | 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 | | | | | | | | | |
| Nursing Home | | | | P* | P* | P | S* | S* | P | S | S | S | S | S | S | S | | | Section 60.300.020B.5 | | | |

Site Plan

Site Plan Details

- Lot Dimensions: 1,247' x 555'- 850'
- Min. Landscaped Area:
- Proposed Setbacks:
 - North: 126'
 - South: 234'-1" – 301'-7"
 - East: 574'
 - West: 43'-4"
- Building Height: 45' residential, 11' parking level
- Clubhouse: Approximately 25'
- FAR: Max 1- Proposed approx. 0.5
- Parking: 192 covered, 139 surface = 331 total



Landscape Plan

Landscape Plan designed by the civil engineer will meet regulations and the standards of the UDC.

Building Elevations

Building elevations and exterior materials will meet regulations and the standards of the UDC.

Photometric Plan

Photometric plan will meet regulations and the standards of the UDC.

Traffic Impacts

The following provides a summary of the study, traffic operations and recommendations:

- AM and PM peak hour traffic operations were analyzed for the years 2025 and 2035 conditions without and with the Proposed Project.
- The Proposed Project will generate 93 trips (22 entering and 71 exiting) during the morning traffic peak hour, 103 trips (62 entering and 41 exiting) during the evening traffic peak hour and 1,208 daily trips.
- Results of the traffic analysis for the years 2025 and 2035 without the Proposed Project indicate acceptable operations with minimal vehicle delay and back-ups at adjacent intersections.
- Results of the traffic analysis for the years 2025 and 2035 with the Proposed Project indicate acceptable operations with minimal vehicle delay and back-ups.

*Conclusions drawn from Traffic Study Summary performed by S2 Traffic Solutions,
engineer Vernon Swing; July 2023*

Existing & Future Environmental Features

The Design team is working with the Olmsted County LGU to conform to all DNR, county, and city regulations regarding any wetland delineation, flood plain, and the Decorah Edge Overlay.

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).