

# REZONING FOR HWY 14 TRADE SHOPS

DIAMOND LAND HOLDINGS LLC

10/15/2024 AT 5PM

HEINTZ CENTER, ROOM H1106

# Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
  - Current & Proposed Zoning Map
  - Massing Permitted
  - Dimensional Standards
  - Permitted Uses of the Existing & Proposed Zoning Districts
- Traffic Impacts
- Q&A

# Introduction

WSE MASSEY – Planning and Engineering

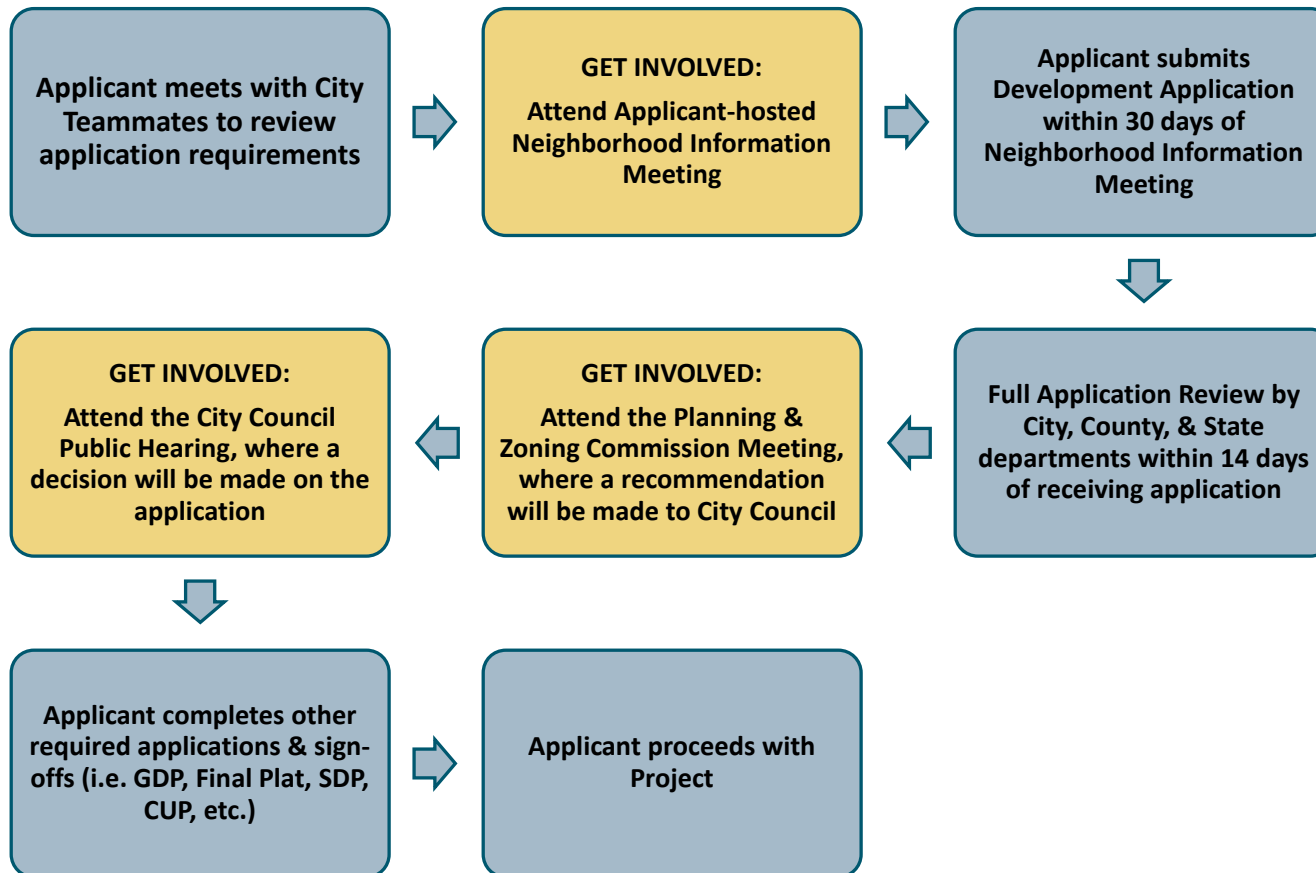
AB Systems – General Contractor

# About our Project

The proposed rezoning is from Mixed Use – Street Oriented to Mixed Use – Center.

The proposed development of the site is a commercial building with multiple tenant spaces for housing trade workers, contractors, etc.

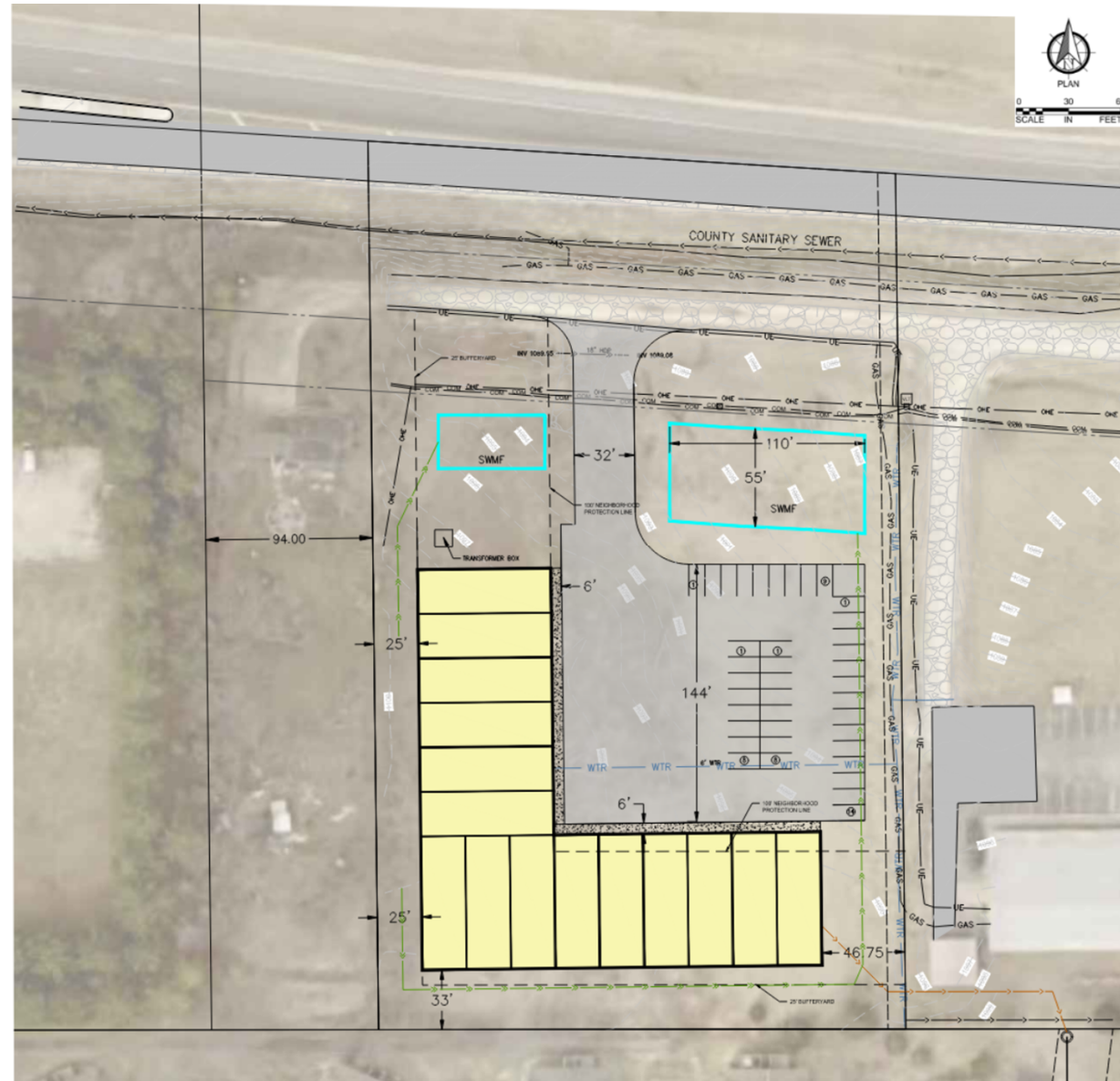
# The Application Process



# Current & Proposed Zoning Map

Description (including scale).

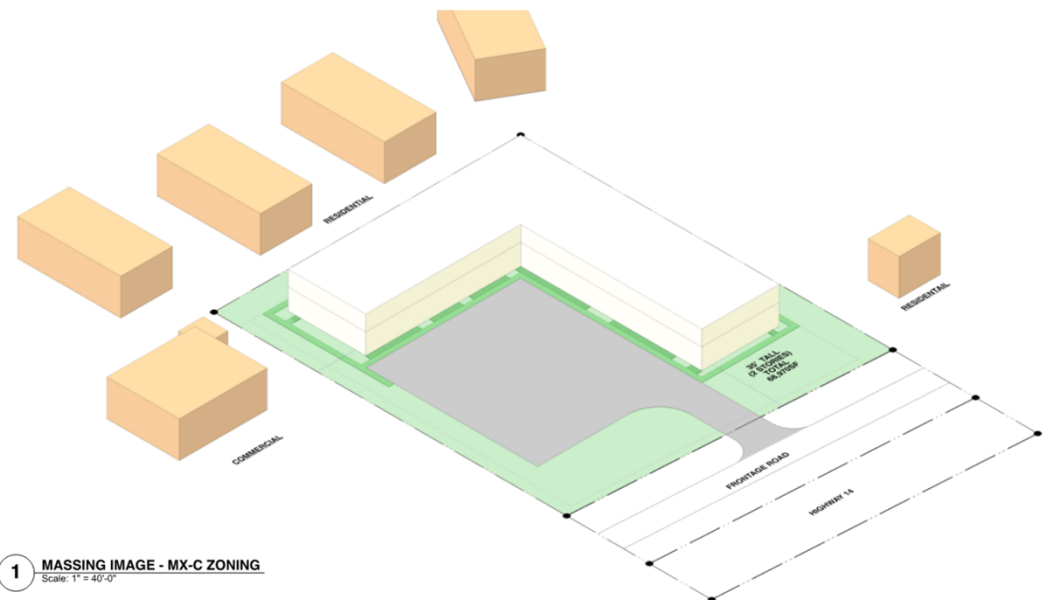
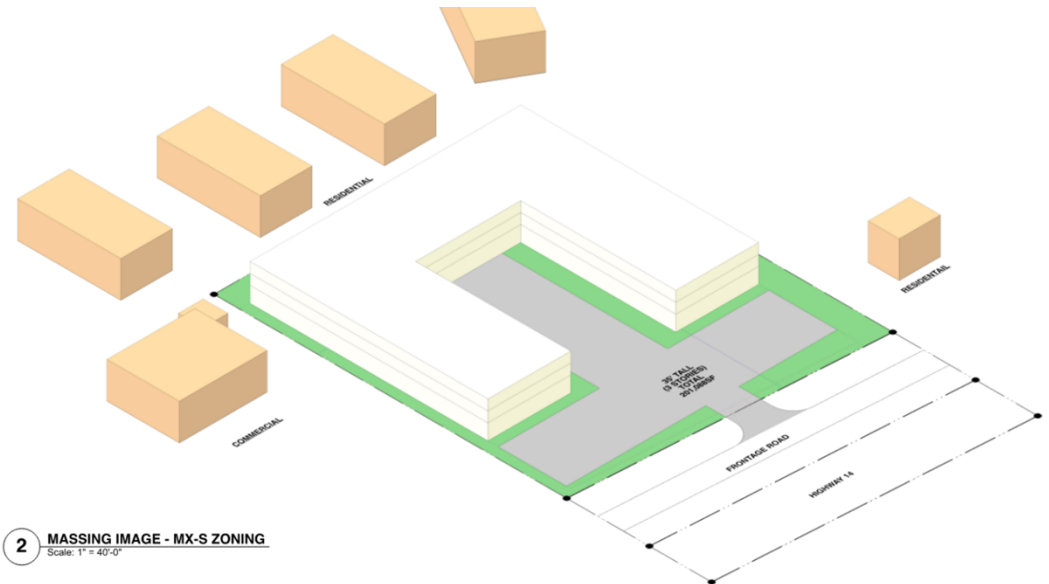
PROPOSED REZONING FROM MX-S TO MX-C		
PARCEL ID: 630432035539		
SITE CAPACITY CALCULATION (MX-S AND MX-C)		
GROSS AREA = 3.34 ACRES/145618 SF		
MX-S NET BUILDABLE AREA = 100,544 SF 2.31 ACRES		
MX-C NET BUILDABLE AREA = 98,532 SF 2.26 ACRES		
DESCRIPTION	MX-S	MX-C
FLOOR AREA RATIO	2.0	.70
LANDSCAPED AREA	15%	20%
BUILDING HEIGHT	36'	48'
MINIMUM LOT SIZE	NA	NA
SETBACKS:		
FRONT	0', MAX 15'	0' MIN
SIDE	0' SUM MIN	0' SUM MIN
REAR	0' MIN	7' MIN
STREET SIDE	7' MIN	0' MIN



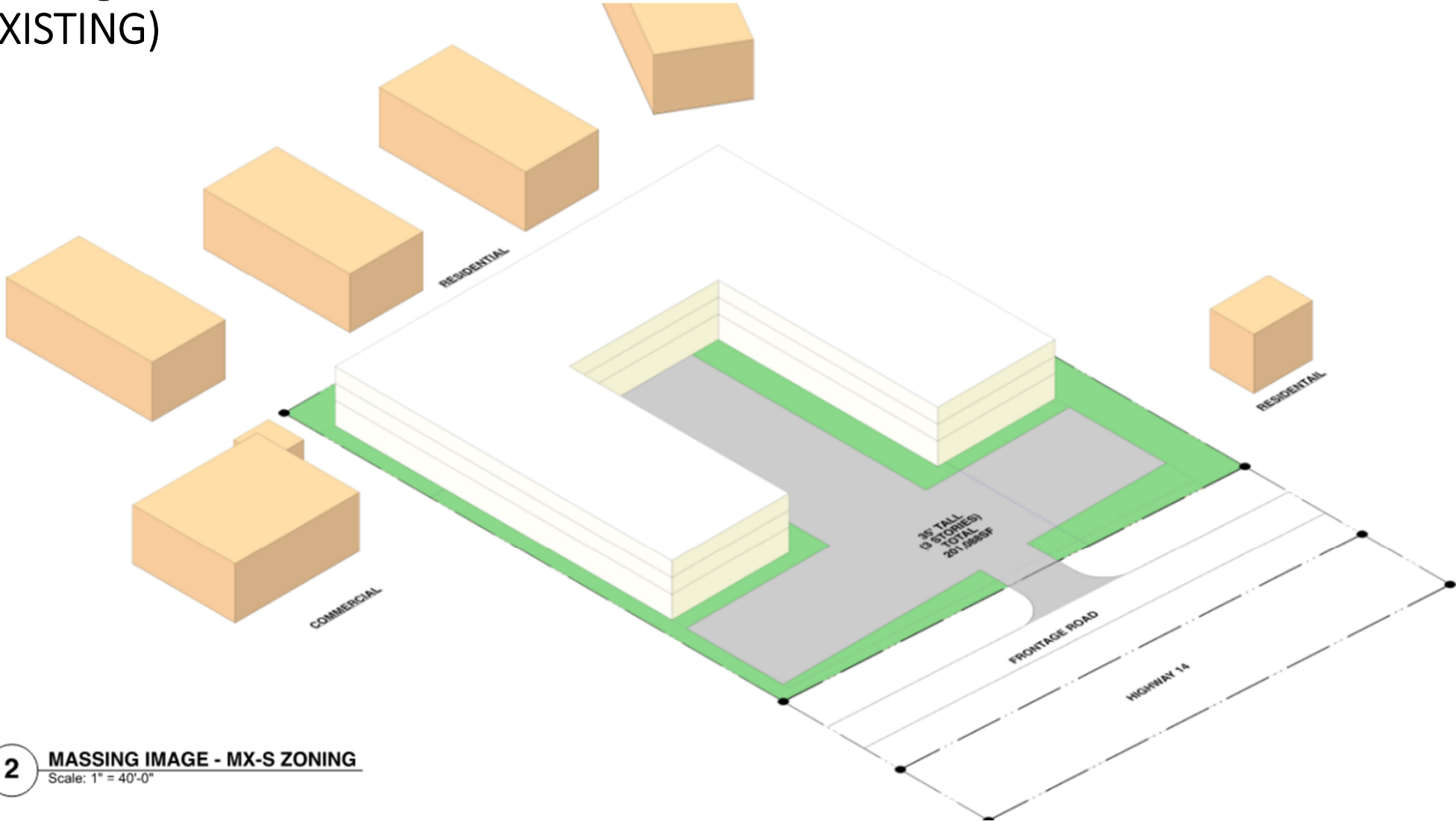
# Massing Permitted

## PROPOSED REZONING FROM MX-S TO MX-C

DESCRIPTION	MX-S	MX-C
FLOOR AREA RATIO	2.0	0.70
FLOOR AREA ALLOWED	201,088SF	68,970SF
LANDSCAPE AREA	15%	20%
LANDSCAPE AREA REQUIRED	15,606SF	20,808SF
BUILDING HEIGHT ALLOWED	36'	48'
BUILDING HEIGHT LIMITED LIMITED TO 35' WITHIN 100' OF ADJACENT RESIDENTIAL		
SETBACKS		
FRONT	0'	0'
SIDE	0'	0'
REAR	0'	7'



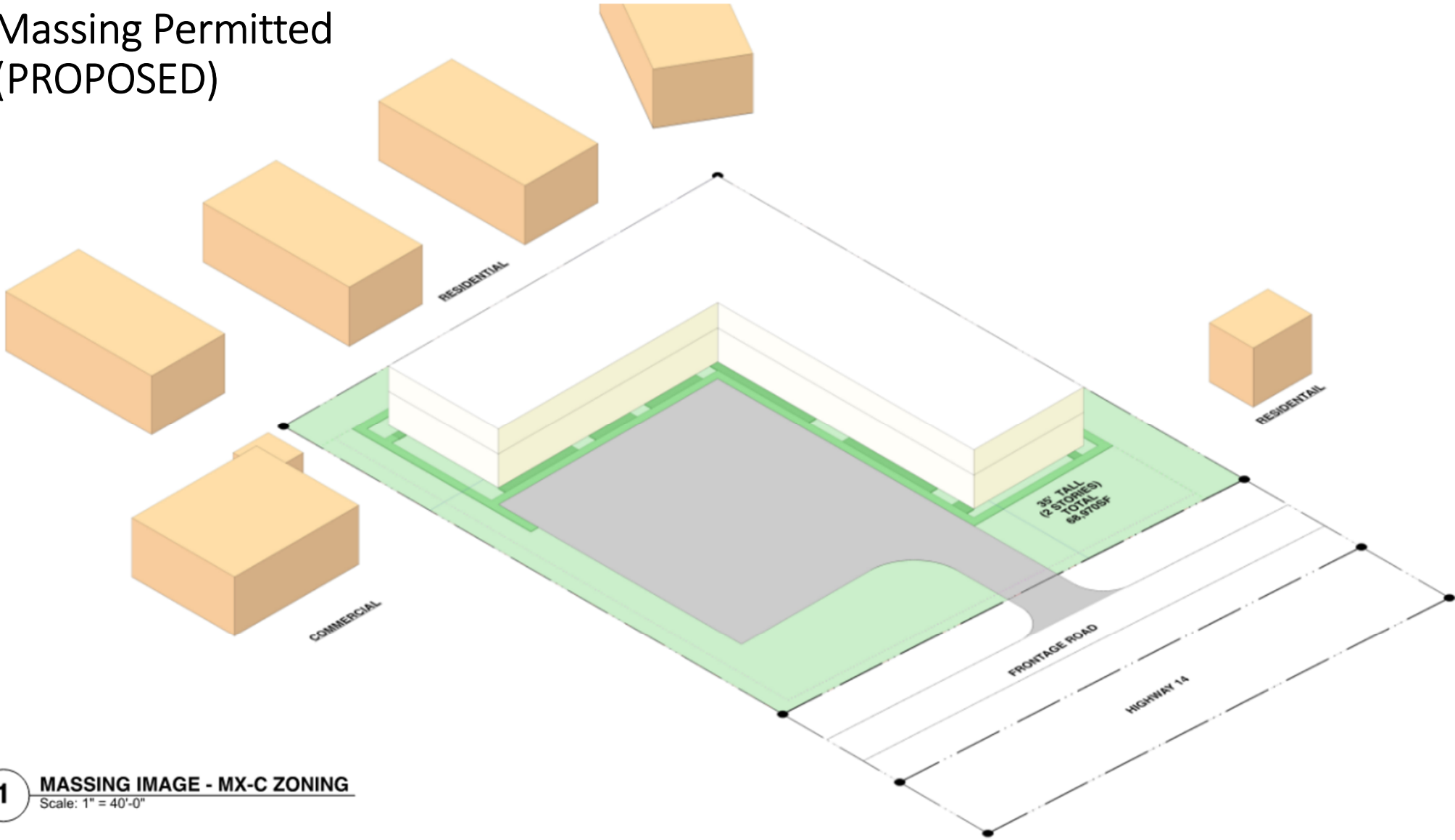
# Massing Permitted (EXISTING)



**2** MASSING IMAGE - MX-S ZONING  
Scale: 1" = 40'-0"



# Massing Permitted (PROPOSED)



**1** MASSING IMAGE - MX-C ZONING  
Scale: 1" = 40'-0"

# Dimensional Standards

## **PROPOSED REZONING FROM MX-S TO MX-C**

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# Permitted Uses of the Existing & Proposed Zoning Districts

S = STAFF APPROVAL  
 P = PLANNING COMMISSION APPROVAL  
 C = CITY COUNCIL APPROVAL  
 V = VACANT USE  
 I = INTERIM USE  
 A = ACCESSORY USE  
 T = TEMPORARY USE  
 BLANK = PROHIBITED  
 \* = USE SPECIFIC STANDARDS APPLY

USE	S	C	USE	S	C	USE	S	C	USE	S	C
Dwelling, Attached	S		Day Care Facility	S*	S*	Bar or Tavern	S	S	Automotive Center	P	P
Dwelling, Multifamily	S*	S*	Emergency Services	P*	S*	Bed and Breakfast	S	S	Automotive Repair Services, Major		P
Dwelling, Live/Work	S	S	Funeral Home	S	S	Fast Food Restaurant	S*	S	Fueling Station	P*	S*
Dwelling, Cottage Development	S	S	Medical Facility	S	S	Hotel or Motel	S	S	Motor Friegt and Warehousing		P
Manufactured Home Park	P*	P*	Place of Worship	S*	S*	Neighborhood Food and Service	S*	S	Motor Vehicle Sales, Leasing or Storage		S
Congregate Housing	S	S	Public Facility	S	S	Standard Restaurant	S*	S*	Parking Lot	A*	S
Medical Stay Dwelling Unit	S	S	Public Park	S	S	Art Studio and Workshop	S	S	Artisan Manufacturing	S	S
Nuring Home	S	S	School	P*	P*	Business or Personal Service	S*	S*	Heavy Commercial Services		S
Offender Transitional Housing	C*	C*	Social Services	S	S	Financial Institution	S	S	Recycling Trasfer Facility		S
Residential Care Facility	S*	S*	Specialized Education	S	S	Office	S*	S	Repair and Maintenance Shop	S*	S*
Art Gallery, Museum, and Library	S	S	Veterinary and Animal Services	S*	S*	Research and Testing		P	Self Service Storage Facility		P*
College or University	P	P	Auditorium or Civic Center	P	P	Retail, Neighborhood	S*	S	Wholesale Facility		S*
Community Center	S*	S*	Indoor Entertainment or Recreation	S*	S	Retail, Small	S*	S	Sand or Gravel Excavation	I*	I*
Community Garden	S*	S*	Outdoor Entertainment or Recreation	P*	S*	Retail, Medium	P	S*			
						Retail, Large		P			

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USE	S	C	USE	S	C	USE	S	C
Co-Located on Existing Structure	A*	A*	Electric Vehicle Charging Station	A	A	Carnival or Festival	T*	T*
Freestanding	P*	P*	Fuel Tank	A*	A*	Contractor's Office and Yard	T*	T*
Stealth on Existing Structure	A*	A*	Garage	A*	A*	Food Truck	T*	T*
Communications Tower	P	P	Greenhouse	A	A	Garage Sale	T*	T*
Geothermal Energy System	A	A	Home Occupation	A*	A*	Seasonal Sales	T*	T*
Solar Collector, Ground- or Building Mounted	A*	A*	Outdoor Eating Area	A*	A*	Storage Container	T*	T*
Utility, Major	C*	C*	Recreational Vehicle Parking	A*	A*			
Utility, Minor	A	A	Recycling Drop Box	A*	A*			
Wind Energy Conversion System (WECS), Ground- or Building-Mounted	A*	A*	Related Service Facility	A*	A*			
Accessory Dwelling Unit	A*	A*	Residential Management or Sales Office	A*	A*			
Animal Husbandry	A*	A*	Swimming Pool or Tennis Court	A	A			
Drive-in Facility	A*	A*	Urban Agriculture	A	A			

# Traffic Impacts

Traffic impacts are not anticipated related to the rezoning of the property. The most intense uses in the current zoning (MX-S) are also allowed in the proposed zoning (MX-C). The maximum floor area allowed is reduced in the proposed zoning district.

# Existing & Future Environmental Features

There are no known environmental features present within the site. All adjacent properties are presently developed as residential or commercial uses.

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).