



STARK ENTERPRISES/ DANIELSON FARM'S

DATE OF MEETING: 10/22/2024

ANNEXATION AND REZONING OVERVIEW

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Annexation Map
 - Requested Zoning Designation
 - Permitted Uses of Proposed Zoning Districts
 - Concept Plan
- Existing and Future Environmental Features
- Q&A

INTRODUCTION

WHO WE ARE



STARK ENTERPRISES

Stark Enterprises

headquartered in Cleveland, Ohio, is a premier multi-facade real estate development company with extensive expertise across acquisition, development, leasing, property management, construction, architectural design, landscape architecture, and marketing.

Stark Enterprises was founded in 1978 by Bob Stark when he purchased a single-story retail location in Mayfield Heights, Ohio, while completing his J.D. at Case Western Reserve University. This first investment laid the groundwork for what would become Stark Enterprises.

Stark Enterprises combines new urbanist design with sustainability and economic practicality to create cutting-edge, mixed-use properties. Our unique competitive advantage lies in our ability to handle every aspect

of the development process in-house, from acquisition and development to leasing, property management, construction, architectural design, landscape architecture, and marketing. This ensures seamless connectivity between each stage.

With over 40 years of experience, our nearly \$2 billion portfolio includes diverse environments such as retail, entertainment, office, residential, hotel, and student housing, totaling around 9 million square feet. Currently managing over \$1 billion in development projects, we focus on long-term investment and have earned a reputation for creating some of the nation's most beautiful and well-maintained properties.

"The experience of The Community Core is one of splendor, honor, and pure enjoyment."

- Bob Stark | Stark Enterprises
President & Chairman

DEVELOPED IN
8
STATES



40
YEARS
OF EXPERIENCE



\$2
BILLION
PORTFOLIO



9
MILLION
SQ. FEET
DEVELOPED



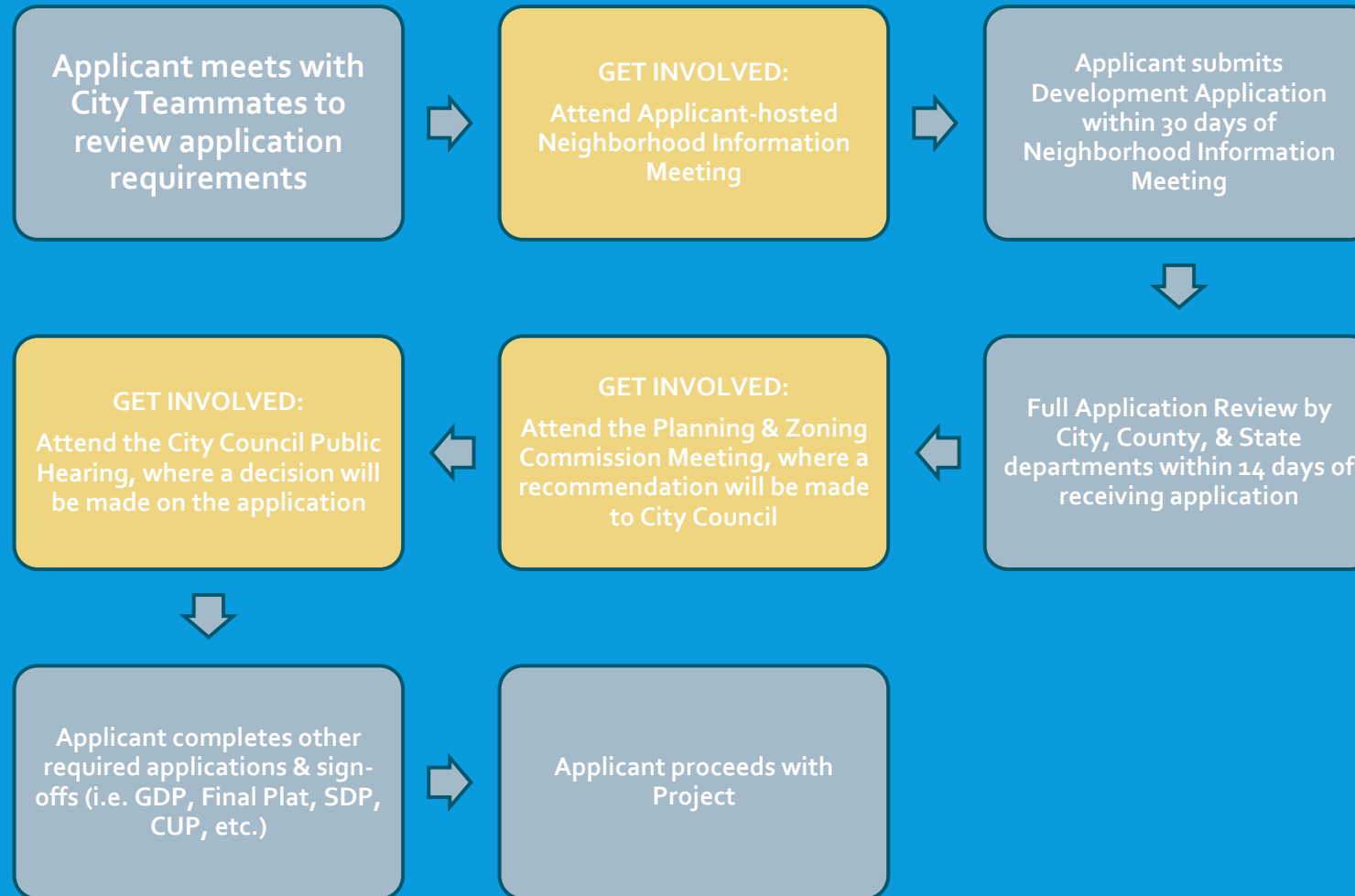
OVER
\$1 BIL
UNDER
DEVELOPMENT



ABOUT OUR PROJECT

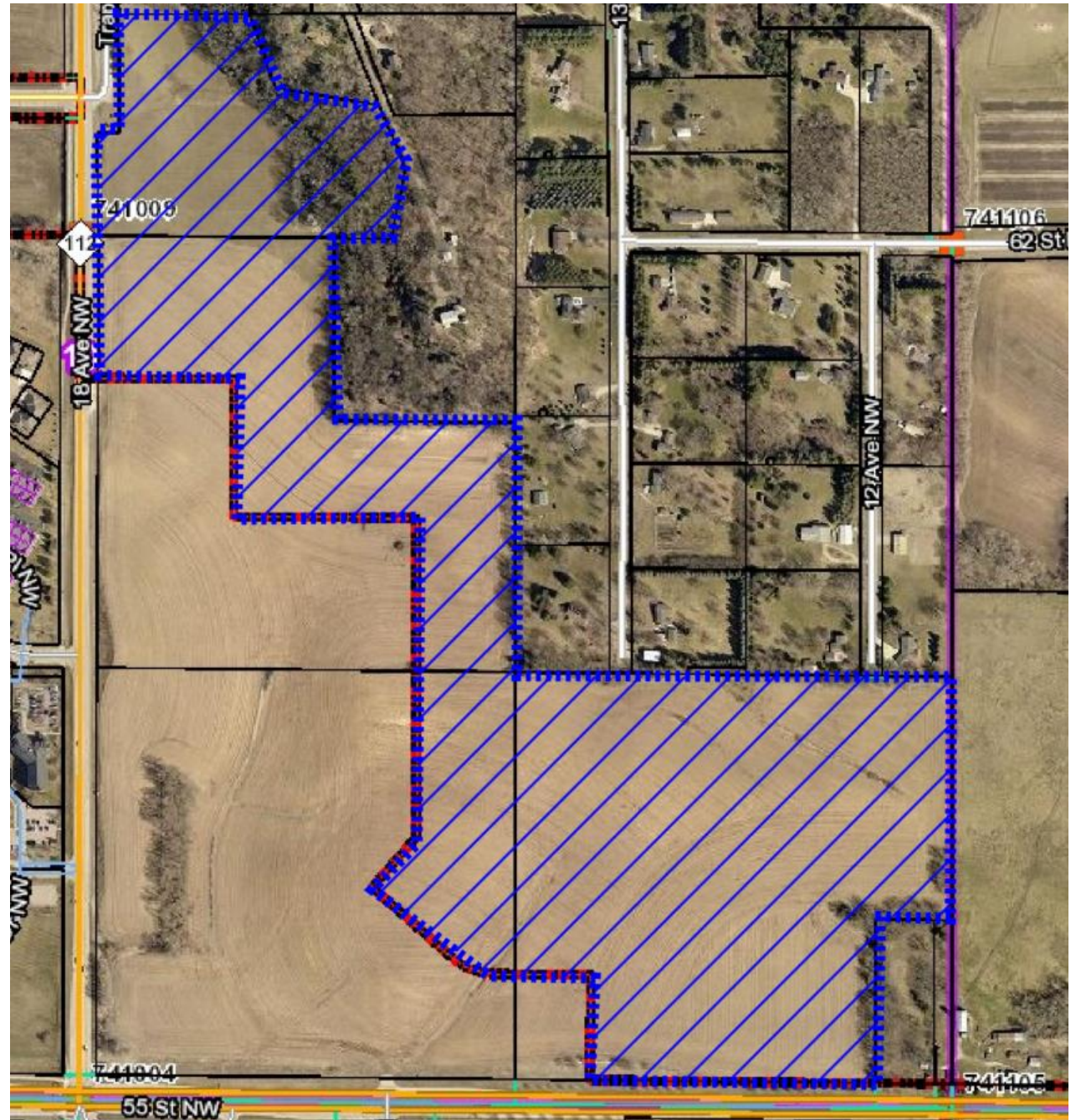
- The proposed project located at the intersection of 55th Street and 18th Avenue will consist of a mixture of approximately 330 ranch and townhouse style apartment units featuring one, two, and three bedrooms. Amenities such as a clubhouse, fitness center, pool, dog park, playground, and sports courts will be offered.
- The project will be annexed into the City of Rochester with an R-2 designation and will remain R-2 allowing up to 4/units per building.

THE APPLICATION PROCESS



ANNEXATION MAP

- Approximately 67.52 acres of Olmsted County land would be annexed into the City Of Rochester.
- Consisting of parcels 741013084739, 741042084738, 741043057185, and 741044057182



CURRENT AND PROPOSED ZONING

Township Zoning Designation: A-4

Proposed City of Rochester Zoning Designation: R-2

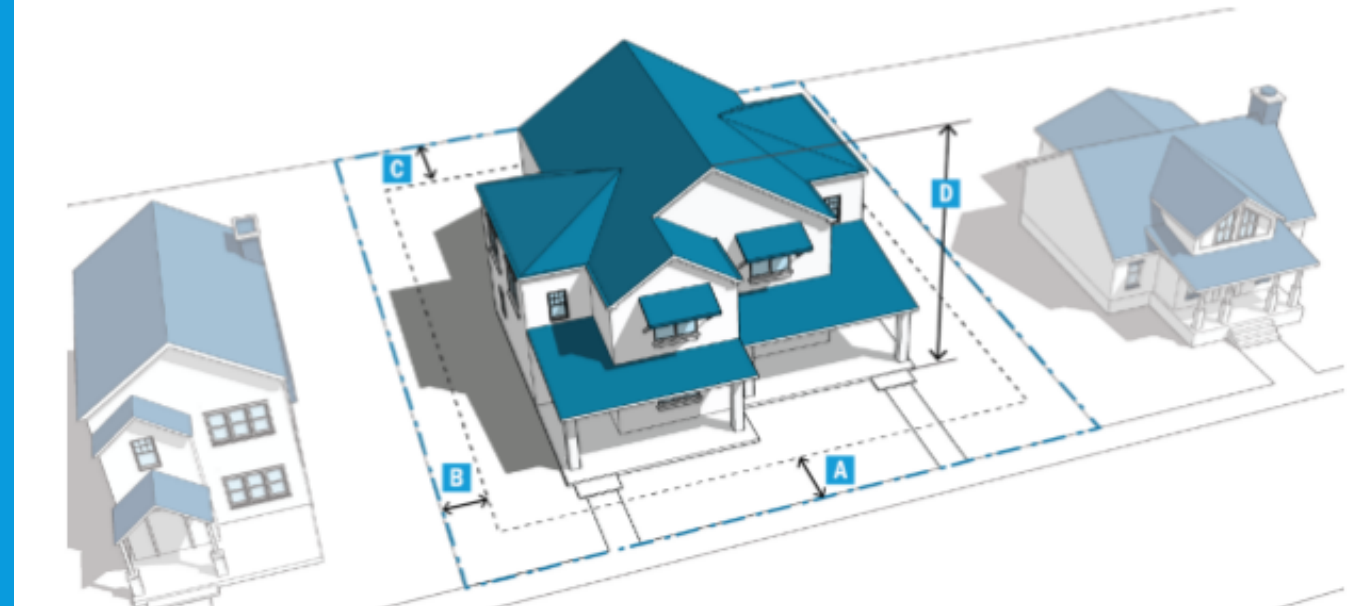
Massing Permitted for Proposed R-2 Zoning

- 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

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)		
A	Front	15
B	Interior Side	0
	Street Side	11
	Minimum Sum of Interior Side Yards	10
C	Rear	10
Building/Structure Height (Maximum in feet)		
D	Primary Structure	35
	Accessory Structure	15 [1]
NOTES		
[1] 24 feet for Accessory Dwelling Units.		



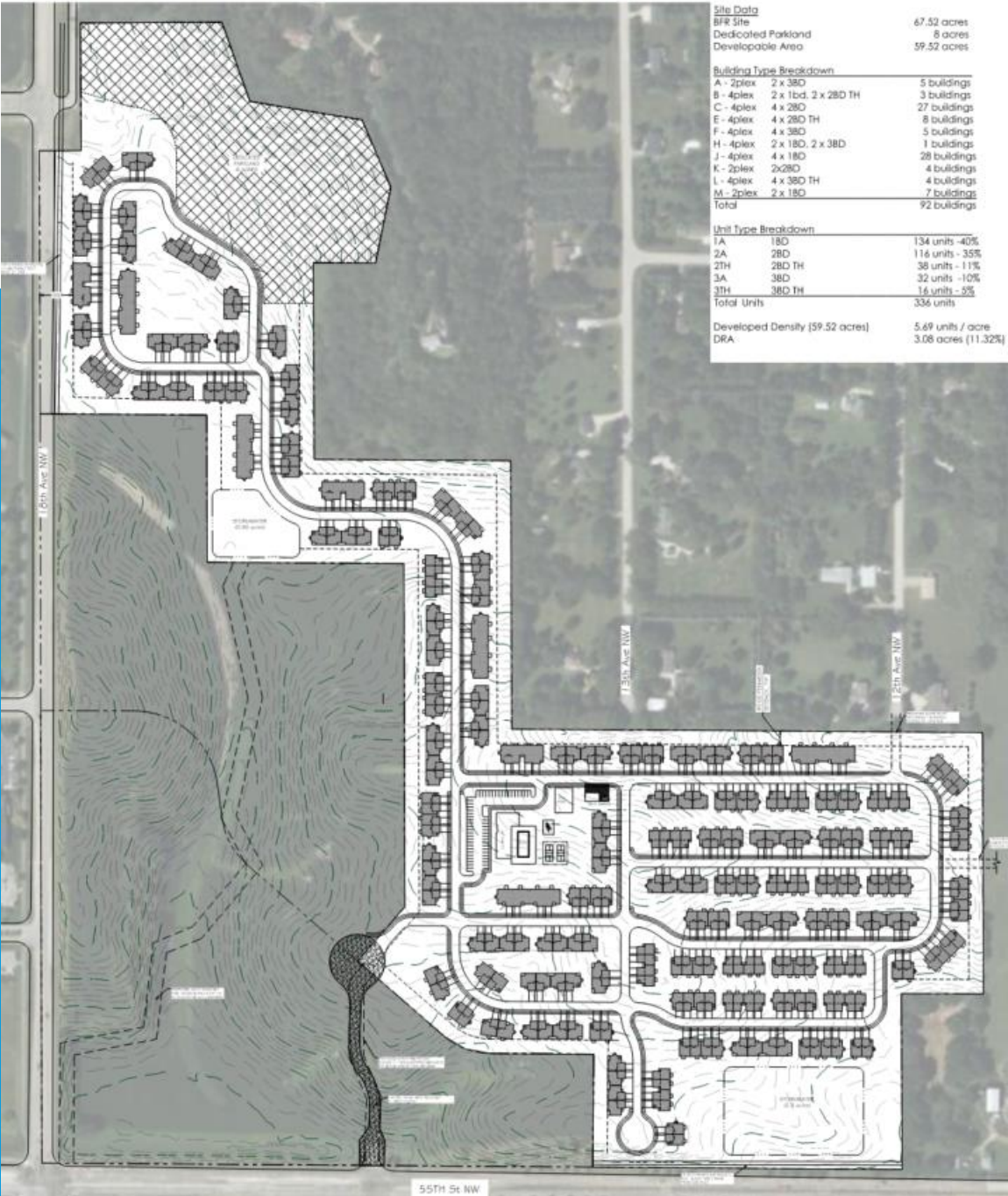
PERMITTED USES OF PROPOSED ZONING DISTRICT

Proposed R-2 Allowed Uses:

- Residential Uses:
 - Household Living: All uses allowed except multifamily and Live/Work
 - Group Living: All uses allowed except Dormitory
- Our project will consist of duplex and fourplex buildings.

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	Corridor	Node	Village	Fringe	Medial	MX-D		Business	BP	LI	SI
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	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*	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									Section 60.300.020B.2
Manufactured Home Park			P*	P*	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	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	S	S									
Nursing Home		P*	P*	P	S*	S*	P	S	S	S	S	S	S	S	S	S	S					Section 60.300.020B.5

CONCEPT PLAN



BUILDING ELEVATIONS

Building elevations and exterior materials will meet regulations and standards of the UDC. Please see sample buildings below.

- Two Car Attached Garages
- Garage Storage Space*
- Private Driveway
- Covered Private Front Porch
- Private Back Patio
- 9' Ceilings
- Contemporary Shaker Style Cabinets
- Granite Countertops
- Stainless Steel Kitchen Appliances
- Oversized Pantries
- Modern Style Color Palette
- Generous Walk-in Closets
- High-Speed Internet & Cable
- Tubs & Walk-in Showers*
- Washer and Dryer in each Home



AMENITIES

- Amenities such as a clubhouse, fitness center, pool, dog park, playground, and sports courts will be offered.



Pool Deck

- Resort Style Pool with Lap Lanes
- Cabanas, Shaded Soft Seating, & Lounge Chairs
- Poolside Grill, Entertaining Area, & Fire Pits



Sport Courts

- Pickleball & Basketball Court



Dog Park

- Double Gated Access, Leash-Free
- Agility Course & Benches



Playground

- Multiple slides with Sun Shade

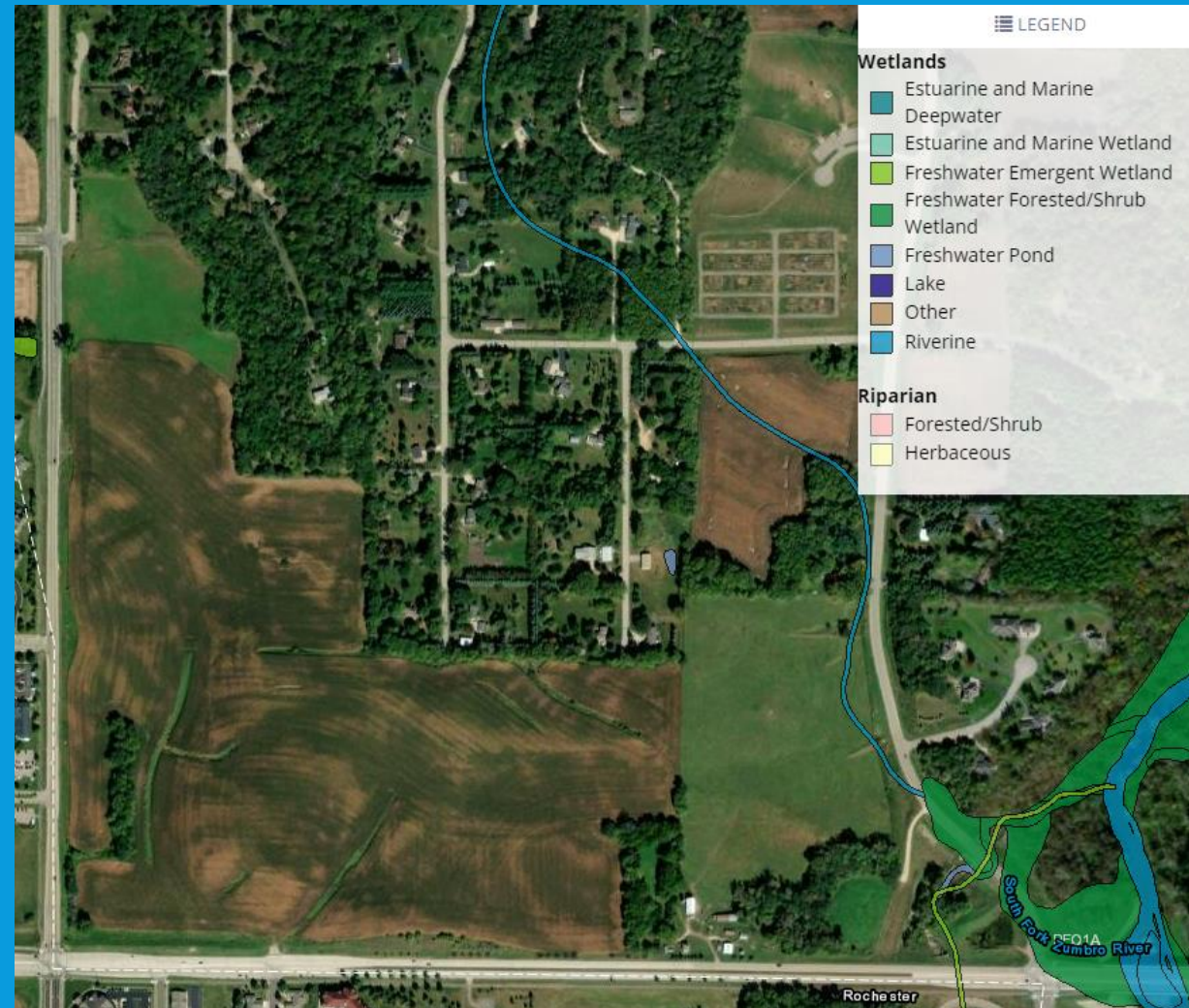


Fitness Center

- 24/7 Access

EXISTING & FUTURE ENVIRONMENTAL FEATURES

- Environmental features currently being evaluated.
 - Minimal impacts expected



LANDSCAPE PLAN

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

TRAFFIC IMPACTS

Traffic study currently being performed and evaluated.



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).