

# Westbury Bigelow Homes Neighborhood Informational Meeting

Date: November 6, 2024

6:30 PM Gibbs Elementary School

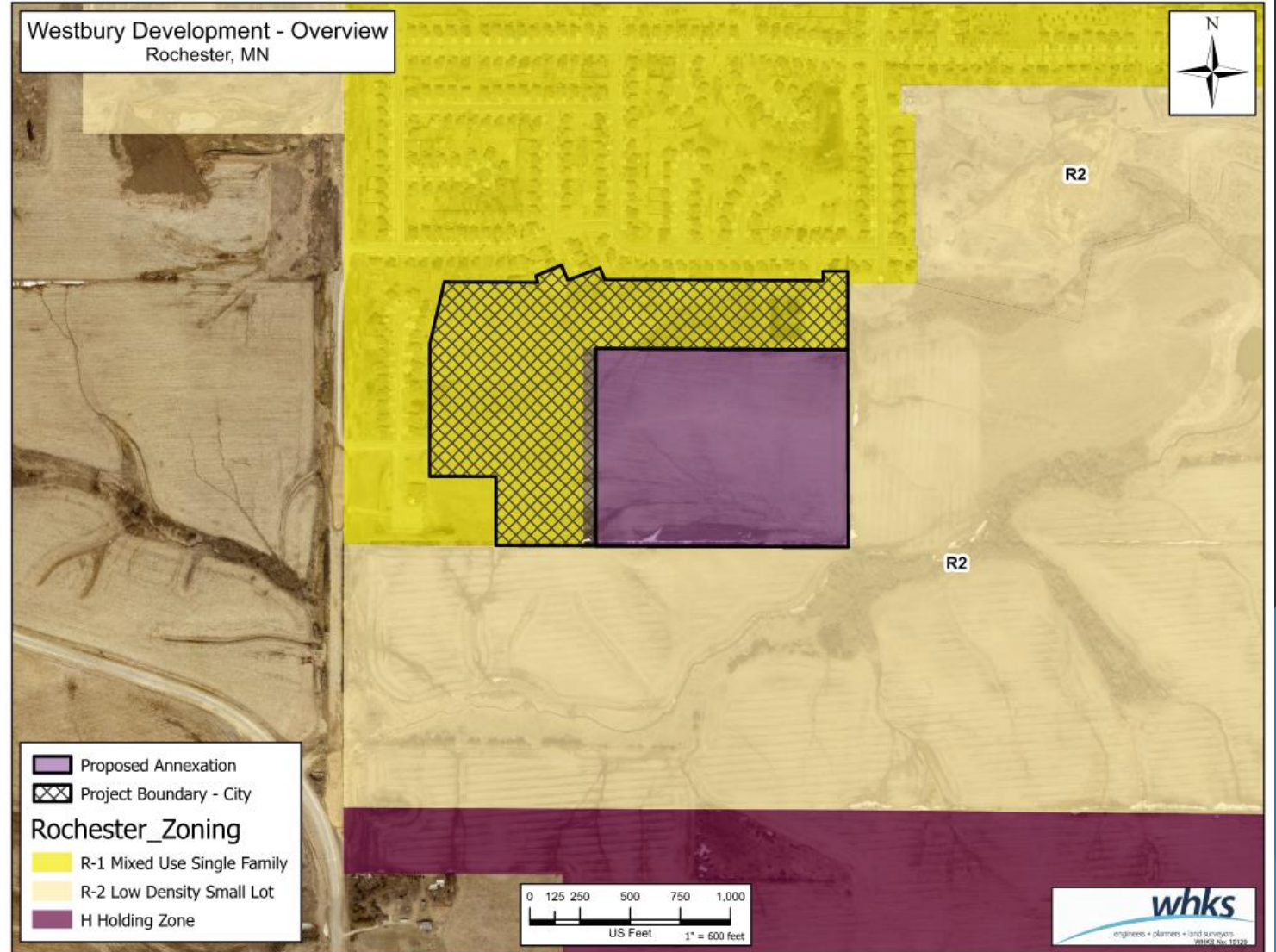
Presenter: Kyle Skov, P.E.

***whks***

engineers + planners + land surveyors

# Overview

- ▶ Introductions
- ▶ About our Project
- ▶ The Application Process
- ▶ Exhibits:
  - ▶ Growth Management & Future Land Use Zoning Map
  - ▶ Requested Zoning Designation
  - ▶ Dimensional Standards
  - ▶ Permitted Uses of Proposed Zoning Districts
- ▶ Existing & Future Environmental Features
- ▶ Q&A



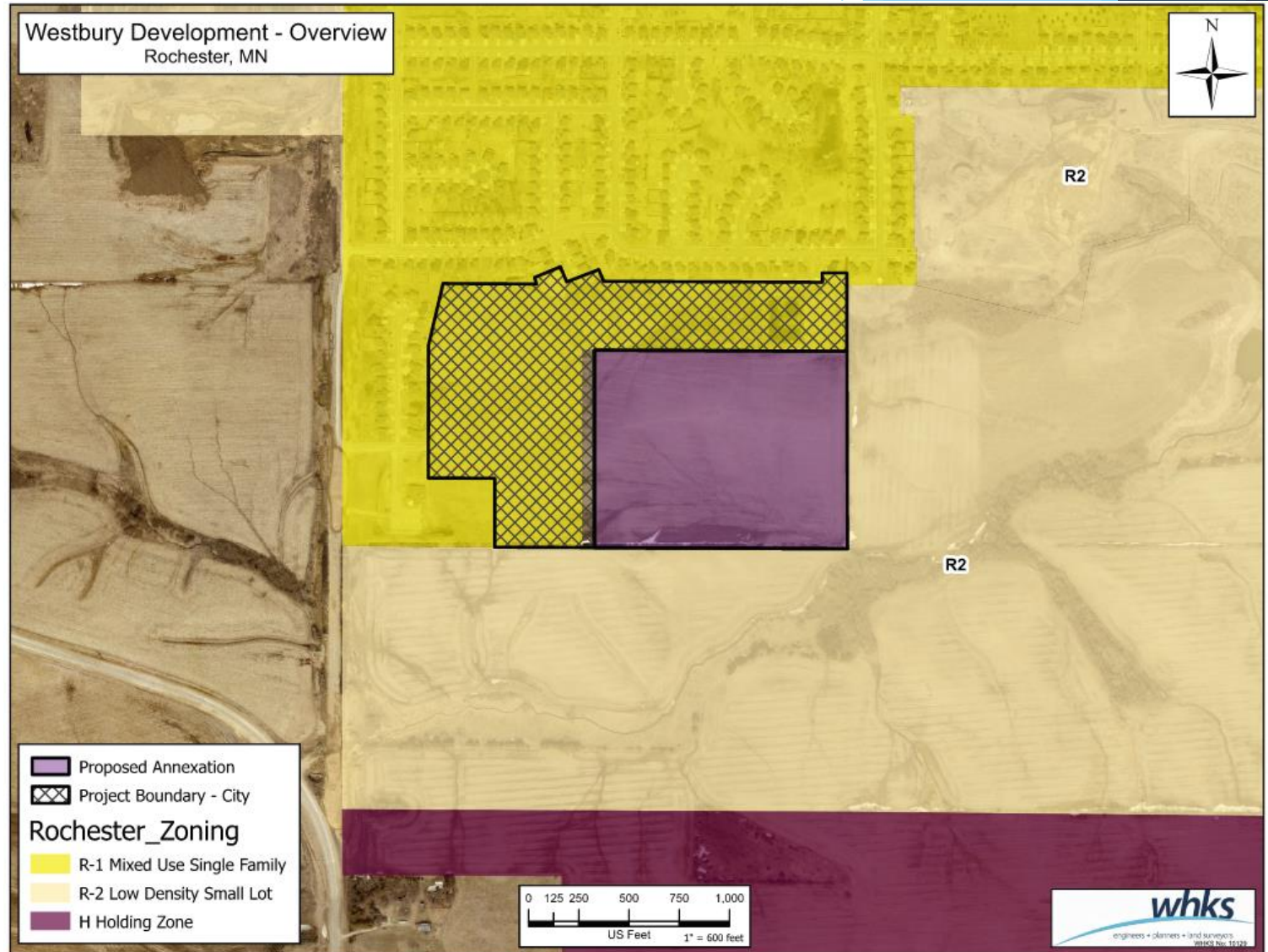
# Introductions

- ▶ Tony Bigelow, Bigelow Homes, Inc.
- ▶ Kyle Skov, WHKS & Co.
- ▶ Jesse Preston, WHKS & Co.

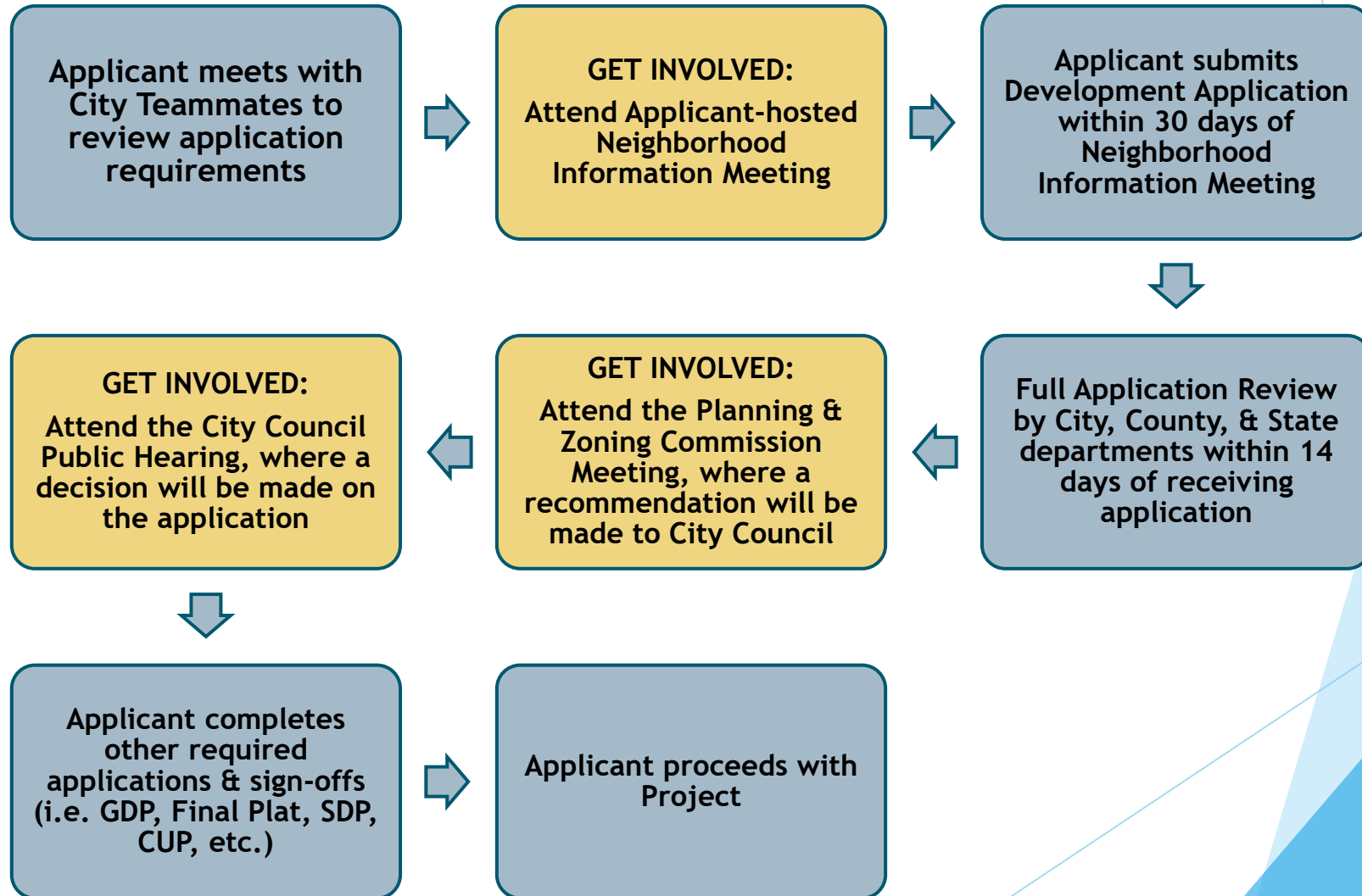


# About our Project

- ▶ Located south of Kingsbury 7<sup>th</sup> Subdivision and east of Kingsbury 8th
- ▶ Site is 60.89 acres
- ▶ Annexation of 28.84 acres
- ▶ Rezoning to R-2 from R-1 for area that is in City Limits already
- ▶ Proposed to be zoned R-2 Low Density for newly annexed portion
- ▶ Site is Currently Vacant
- ▶ Annexation and Zone change application

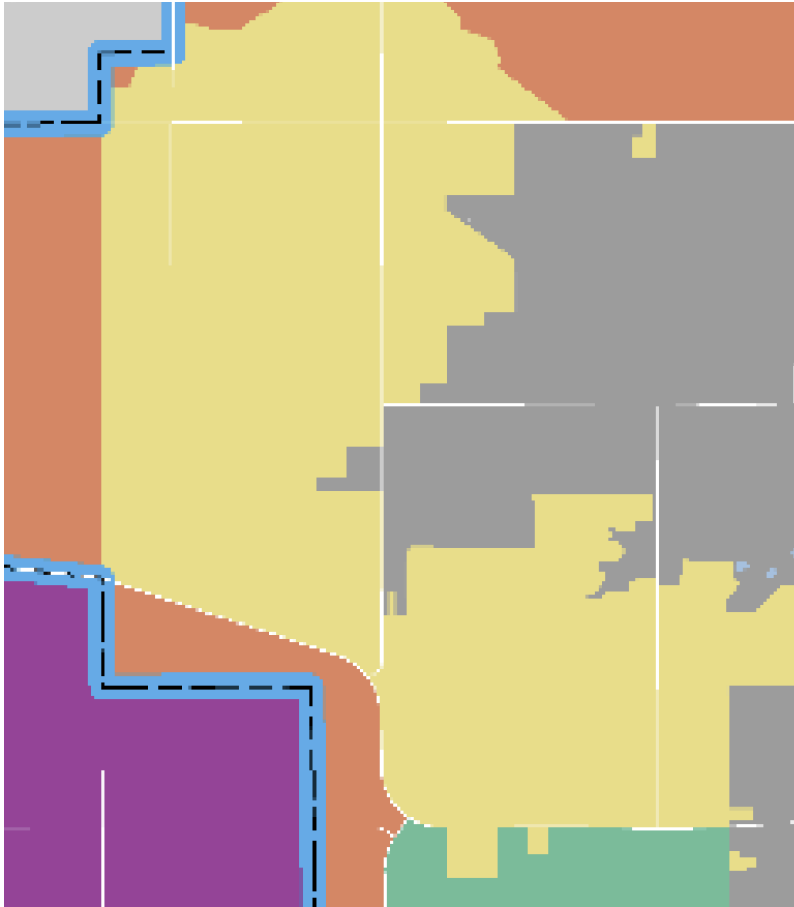


# The Application Process

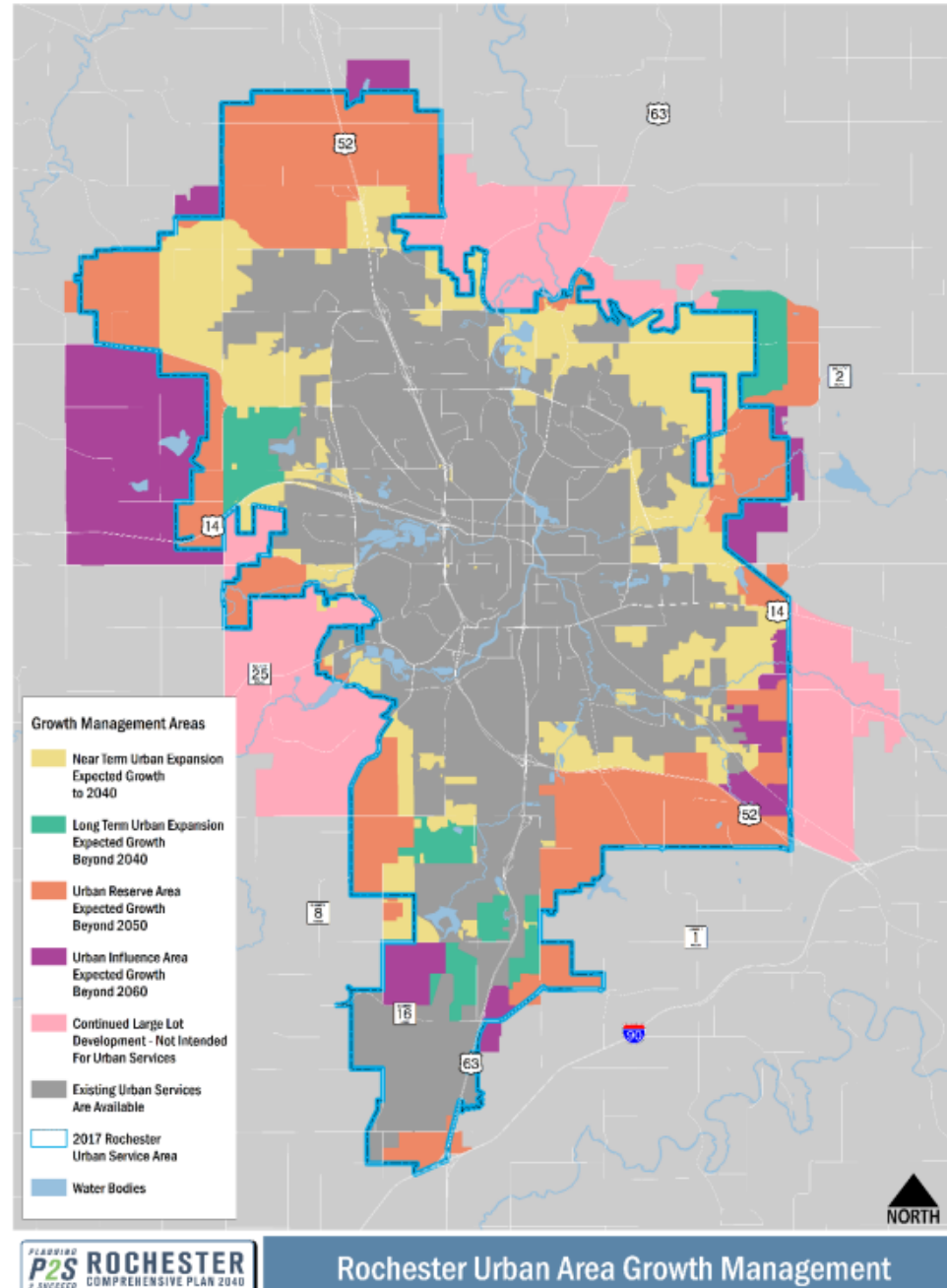


# Growth Management Map

## Near Term Urban Expansion

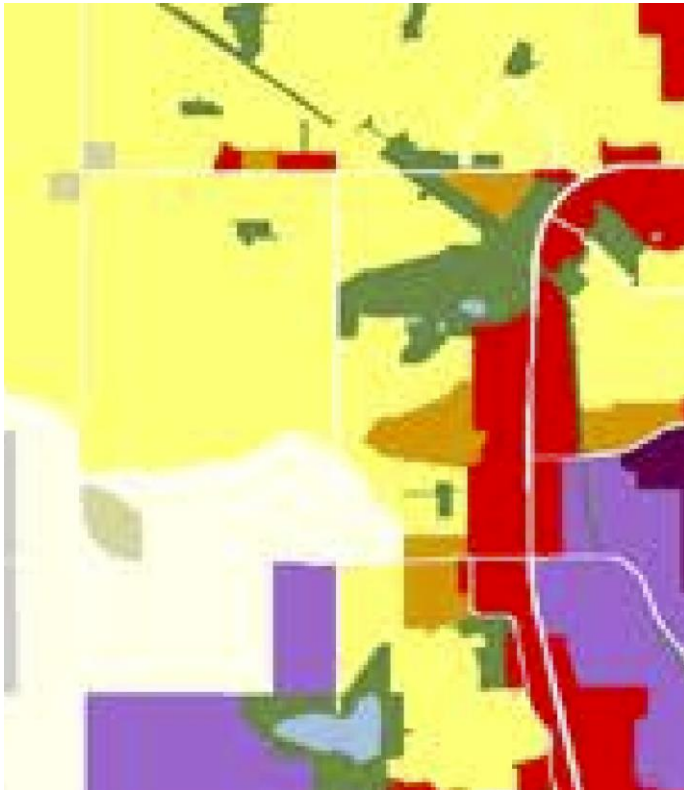


whks

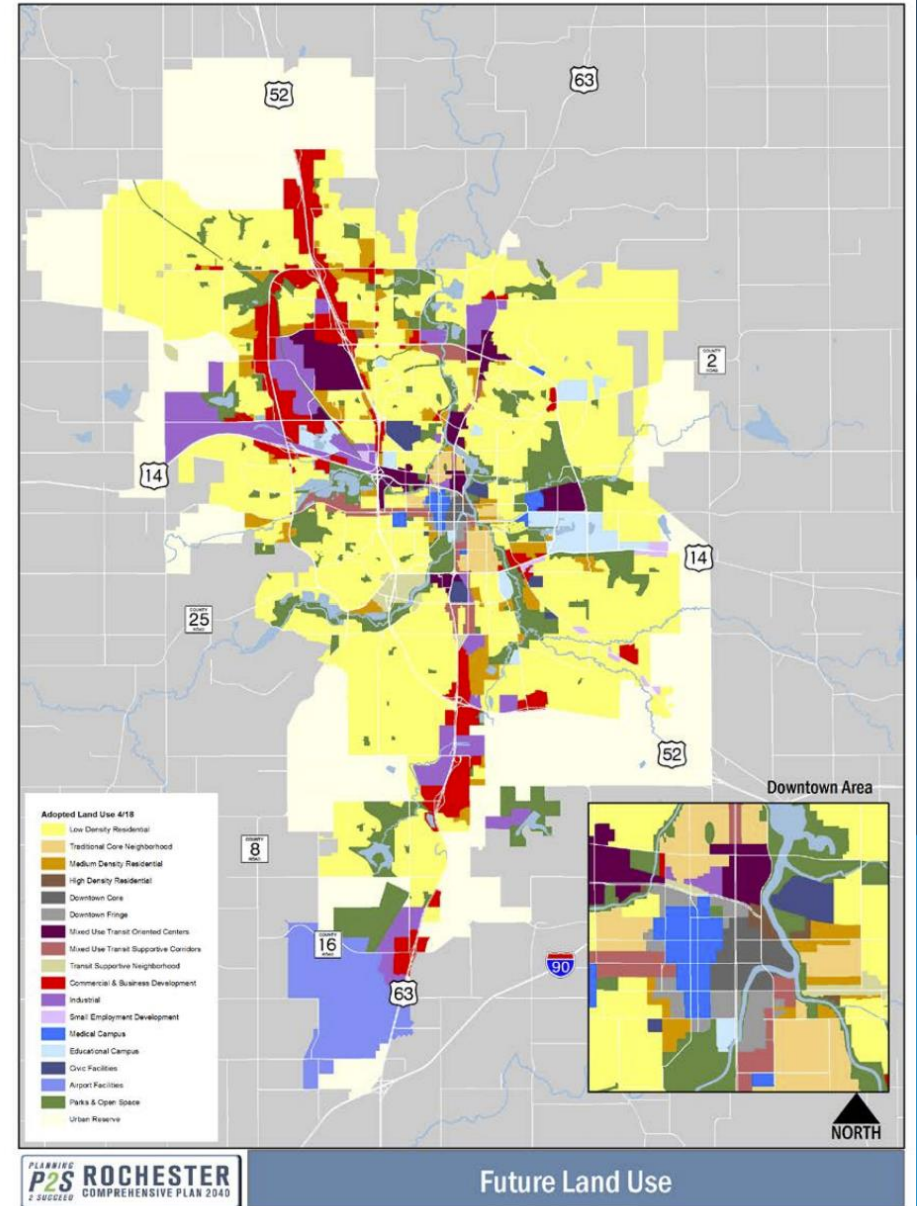


# Future Land Use Map

Low Density Residential Proposed



whks



# Requested R-2 Zoning

The R-2 district is intended to maintain and promote areas with a mixture of residential dwelling types that are of an overall low-density or are undergoing a conversion from predominantly single-family detached dwellings to duplexes and other attached dwellings. Certain supportive non-residential uses, and compatible infill development, consistent with the character of the area are permitted.





# Dimensional Standards

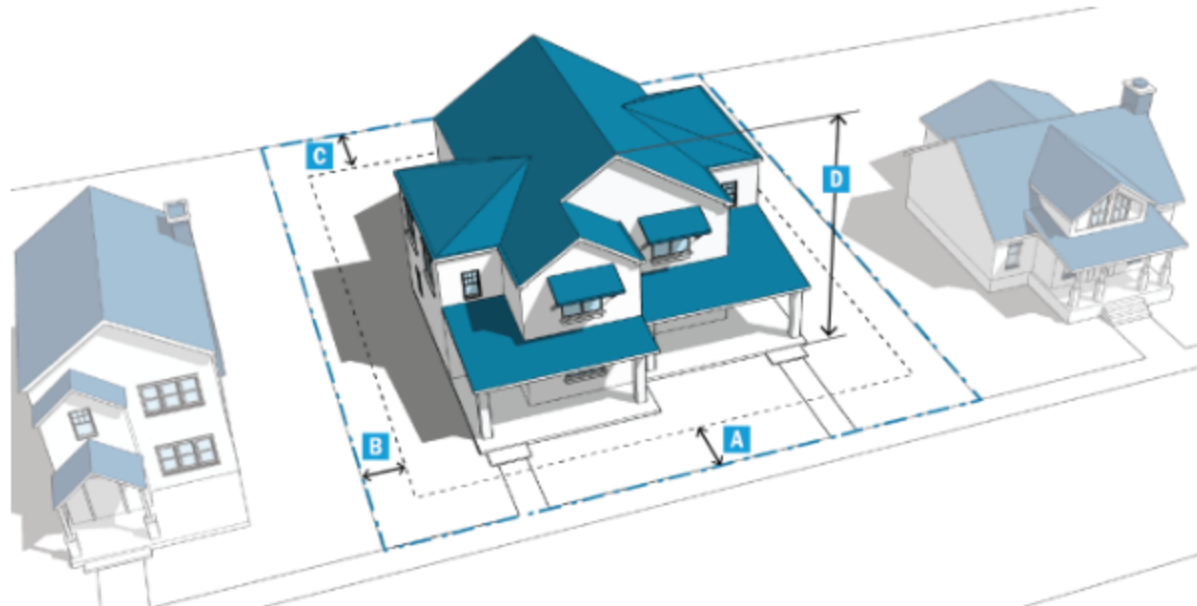
Existing Zoning for area already within City Limits is R-1 Mixed Single-Family

- Lot area 5,000 square feet
- Lot width 60'
- Setback
  - Front 15', Interior Side 5', Street Side 12', Rear 20'.
  - Structure Height 35, accessory 15

Proposed Zoning R-2

## 2. Dimensional Standards

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



# Permitted Uses of the Existing & Proposed Zoning Districts

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		Business	BP	LI	SI
<b>Residential Uses</b>																					
<b>Household Living</b>																					
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					
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*	P*					Section 60.300.020B.4
<b>Group Living</b>																					
Congregate Housing			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					Section 60.300.020B.5

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		Business	BP	LI	SI
Offender Transitional Housing		C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*		Section 60.300.020B.6
Residential Care Facility		S/P*	S/P*	S/P*	S/P*	S/P*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*				Section 60.300.020B.7
<b>Public, Institutional, and Civic Uses</b>																					
Art Gallery, Museum, and Library		P	P	P	P	S	S	S	S	S	S	S	S	S	S	S	S				
Cemetery		P*	P*	P*	P*	P*	P*														Section 60.300.020C.1
College or University						P		P	P	P	P	P	P	P	P	P	P				
Community Center		P*	P*	P*	P*	P*	P*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*				Section 60.300.020C.2
Community Garden																					Section 60.300.020C.3
Correctional Facility																			C	C	C
Day Care Facility		S/P	S/P*	S/P*	S/P*	S/P*	S/P*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	P*	P*	P*
Emergency Service		P*	P*	P*	P*	P*	P*	P*	S*	S*	S*	S*	S*	P*	P*	P*	P*	P*	S*	S*	S*
Funeral Home			P	P	P	S*	S*	S	S	S	S	S								S	
Medical Facility			P*	P*	P*	P*	P*	S*	S	S	S	S	S	S	S	S	S				Section 60.300.020C.7
Place of Worship		S	S	S	S	S	S	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*				Section 60.300.020C.8
Public Facility								S	S	S	S	S	S	S	S	S	S	S	S	S	
Public Park		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P
School		S*	S*	S*	S*	S*	S*	P*	P*	P*	P*	P*	P*			P*					Section 60.300.020C.9

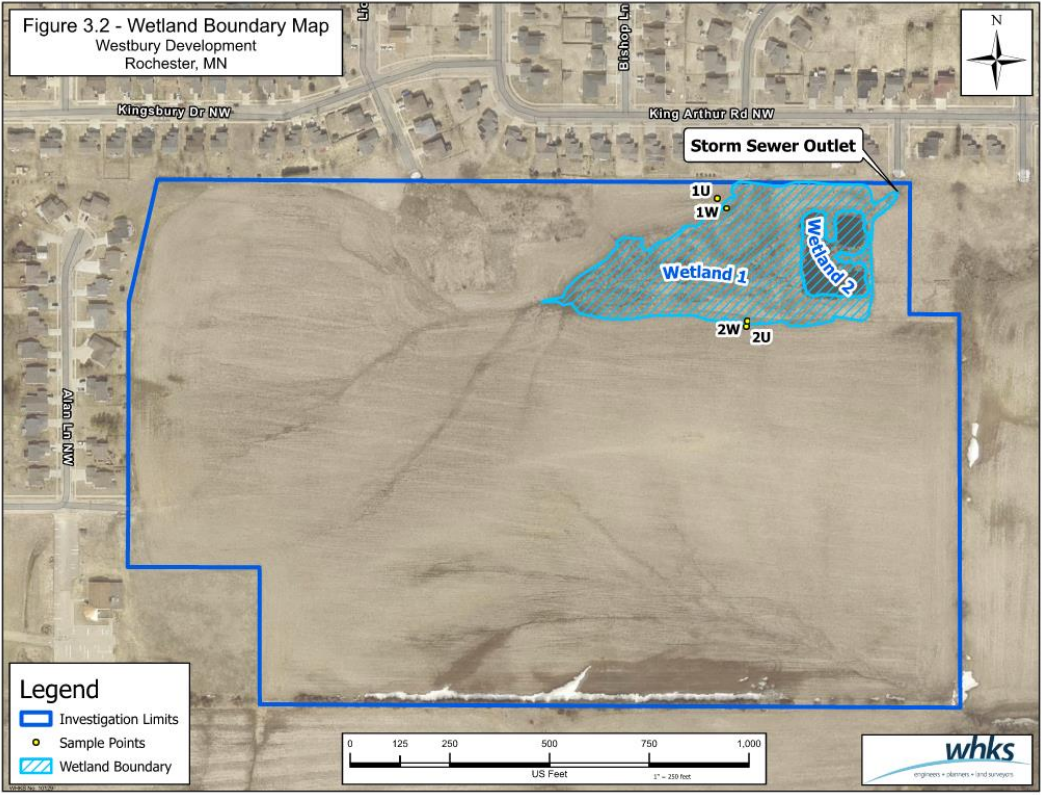


# Existing & Future Environmental Features

FEMA Flood Map



# Wetland Boundary Map





# Questions and Answers

# 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).