

ORDINANCE NO. _____

AN ORDINANCE CREATING SECTION 60.200.040G OF CHAPTER 60.200 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCHESTER, MINNESOTA AS IT RELATES TO MEDICAL OVERLAY DISTRICT AND REPEALING ORDINANCES 2726, 3534, 3669, AND 4052.

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. Section 60.200.040G of Chapter 60.200 of the Unified Development Code of the City of Rochester is hereby created and enacted to read as follows:

60.200.040G. MEDICAL OVERLY DISTRICT

Medical Overlay District

1. Purpose

In a desire to effectively and efficiently achieve community goals, to assist and encourage the development of medical institutional land uses utilizing a campus development framework important to the continued growth and vitality of the City, and to enable the City and the presently established medical institutional campus to effectively plan for future public capital and private investment, the City Council hereby creates an overlay district to be known as the Medical Overlay District. This determination is based upon the following:

- a. The existing land use patterns of the specific area described herein have been shaped in large part by the developments of the Mayo Clinic, Mayo Clinic Hospitals: Methodist Campus and St. Marys Campus. The structures erected by these institutions created an arrangement of buildings with similar uses and interconnected relationships unique to this City.
- b. The physical Medical Campus, its acreage, square feet, its Employee Distribution, Campus Parking and Vehicular Circulation, Materials Handling

and Distribution, Subways and Service Docks, Utility Infrastructure, Urban Green Space and Potential Project are set forth in the Five-Year Plan Update which is regularly submitted to the City and approved by the City Council

- c. It is the intent of this ordinance to assist and encourage the development of medical institutional land uses in a campus setting, by creating an overlay zoning approach. These zoning approaches are applicable to institutions which have multiblock common ownership of lands and thereby have developed a campus support system of parking, loading and materials handling, decentralized support facilities reducing campus congestion, and an interconnecting system of above and below ground corridors. The Medical Overlay District has these unique qualities, which define a campus style and development approach and, therefore, a campus style zoning approach is reasonable and needed.

2. Applicability

The Medical Overlay District established by this ordinance shall be an overlay zoning district with unique development standards and procedures applicable to development of land within the district boundaries. Any construction or development that occurs within said boundaries, which are stated in the Five-Year Plan update, including leased properties, shall be subject to this ordinance. Unless otherwise specified, all other standards and requirements of the Rochester Unified Development Code remain in effect.

The regulations set forth herein shall not apply to any zoning action on property that is not identified for previous or future development within the Five-Year Plan. For such properties not identified, the underlying zoning districts and regulations remain in effect as they appear on the official Rochester Zoning Map.

At least every five years, an applicant shall provide a written and graphic detail on the status of all planning documents and the anticipated development in the following

five-year period as outlined in subdivision four of this overlay.

An amendment to the Medical Overlay District boundaries located within the five-year plan will require a zoning map amendment and the Rezoning procedures laid out in Section 60.500.040E.

3. Identification and Description of Lands

Medical Overlay Sub-Districts. The regulations established hereinafter for this overlay will be uniquely applied in defined Sub-Districts within the boundaries of the Medical Overlay District. The Overlay will be divided into the following subdistrict areas:

- a. Primary Medical-Institutional Central Subdistrict. (Map);
- b. Primary Medical-Institutional West Subdistrict (Map);
- c. Medical Support Campus. (Map); and,
- d. Medical Transition Area lying adjacent to the two Primary Medical Institutional Subdistricts (Map);

Zoning Map. The boundary of the foregoing Medical Overlay Districts described herein be identified on the Official Zoning Map as "MOD".

Each of the four subdistricts described shall be identified on the Official Zoning Map. The Primary Medical Institutional Central area shall be identified by the letters "PC", the Primary Medical Institutional West as "PW", the Medical Support Campus as "MC", and the Medical Transitional areas as "MT-W" (west) and "MT-E" (east).

4. Medical Overlay District Planning Documentation; Five-Year Plan

Five-Year Planning Documents. An applicant shall make a presentation of the Five-Year Plan to the Rochester Planning and Zoning Commission and the Rochester City Council. The purpose of the Plan shall be to inform the city of projects which may have an impact on capital improvement programming and infrastructure needs. The plan

containing the following information shall be adopted by resolution of the City Council.

- a. An introduction and statement of mission and purpose and how the Five-Year Plan is consistent with the City's adopted Comprehensive Plan;
- b. Medical Overlay District definitions, and boundaries including proposed land use areas and delineating campus boundaries;
- c. A list and map of properties currently owned by Mayo and existing land uses within one of the four permitted land use categories of Patient Care; Education; Research, or Support Services;
- d. A map of new primary or accessory buildings proposed to be constructed, including, but not limited to properties inside of the district, all parking areas, and buildings used/leased by Mayo, but not owned by Mayo with status of approval;
- e. A map and capacities of current and proposed motor vehicle and bicycle facilities and Mayo-operated circulator bus routes in relation to existing and proposed Rochester Public Transit lines and employee travel mode split information regarding the facilities, if known;
- f. A projection of future demands for parking and loading facilities based on new and expanded facilities being proposed, if known;
- g. A statement of percent employment growth on a subdistrict basis over the previous 5 years;
- h. A map of proposed pedestrian and bicycle connection routes to and through proposed buildings, parking facilities, and open spaces, if known;
- i. A map of current amounts and locations of open space and public gathering spaces and the total percent of both on a subdistrict basis;
- j. Map illustrating existing and future helicopter landing locations and fleet size;
- k. Summary of construction projects currently being considered over the next 5 years with individual project status identified, if known.

5. Public Notification Requirements

Five-Year plan updates shall be officially adopted by the City Council by resolution after review and recommendation by the City Planning and Zoning Commission. The

Council shall approve the Five-Year Plan update unless it makes a finding that the update is inconsistent with the City's Comprehensive Plan or subsequent planning documents. Consideration of the Five-Year Plan shall be made in the form of a public hearing before both the Rochester Planning and Zoning Commission and the Rochester City Council with published notice of the meetings to comply with the Public Hearing Notice Requirements in the Unified Development Code.

6. Permitted Land Uses

The principal and accessory land uses identified and approved in the Five-Year Plan which are uses related to servicing the Medical Campus are permitted by right in the Medical Overlay District.

Permitted and accessory land uses which reflect the operation and mission of which reflect the operation and mission of the Medical Campus including uses that are considered:

- Patient Care

- Education

- Research

- Support Services including but not limited to:

 - Medical support uses including offices, warehousing, maintenance, utilities,

 - Parking ramps and lots

 - Commercial retail or service uses or hospitality services

 - Senior housing without medical care

 - Daycare

 - Gym and Fitness Facilities

7. Setbacks – Lot Coverage - Landscaping

In the Medical Support Campus Subdistrict, a setback of 100 feet from the right-of-way line of the Douglas Trail shall be required along the exterior property line. Within this setback, a Level 2 bufferyard in conformance with the Unified

Development Code is required. Additionally, only pedestrian ways, bikeways, landscaping, and drainage facilities are permitted within the required setback.

In the Primary Medical-Institutional Central Subdistrict, landscaping will be reviewed and approved on a district-wide basis, with the minimum landscape standard of 10% for the entire district. The minimum landscape coverage of all structures in the Primary Medical Institutional West Subdistrict shall be 50 percent. Landscaping for all other Subdistricts will meet MX-D Minimum Landscape Areas as found on Table 400.02-2 Mixed Use Zoning Districts.

The Five-Year Plan will delineate areas of landscaping and open space. Sub-district landscaping will be confirmed on a per-project basis.

8. Building and Site Design

To the maximum extent practicable, as determined by the Community Development Director or their assigned representative, the properties shall meet the Building and Pedestrian Design requirements and the Site-Specific Standards of the Unified Development Code for new construction and additions, modifications, expansions, or renovations to existing structures.

There shall be no maximum height for principal or accessory building or structures in the Primary Medical Institutional - Central Subdistrict. In the Primary Medical Institutional - West Subdistrict the maximum height for principal or accessory buildings shall be 210 feet and for parking ramps the maximum height shall be 66 feet as measured to the top of the uppermost parking floor of the parking structure.

In the Support Campus Subdistrict, a parking structure shall not exceed four levels of exposed parking or 50 feet in height on the east side of the property. Other structures regardless of their distance from the east property line, shall not exceed five exposed levels or 75 feet in height.

9. Parking, Loading, and Traffic Studies

The number of off-street parking and loading spaces required for any new building expansion in the Medical Institutional Campus shall be determined by the goals and standards of the approved Five-Year Plan. The Five-Year plan shall address measures to minimize the vehicular transportation impacts of the development on parking and roadway infrastructure. In order to accomplish this, identifying the parking and loading needs of patients, staff, and employees and how this demand will be met for each development within the overlay district is required.

Institutions utilizing the Medical Overlay District will coordinate with the City to participate in traffic studies as reasonably necessary to study the impacts of development within the MOD.

10. Hours of Operation

Any permitted use within the Medical Overlay District that is involved with continuous primary medical care, provision of emergency medical attention, medical research, laboratory analysis or integral administration of such activities may take place at any time during the day or night.

Accessory uses shall have operational hours consistent with the Unified Development Code underlying zoning regulations. Medical uses, medically-adjacent uses, or support facilities are not subject to restricted hours and can operate on a 24-hour basis, as needed.

11. Signage

Wayfinding signage, defined as signage directing people to a specific location, shall be exempt from the requirements of the UDC. This includes any sign displaying the address or name of the building excluding logos or graphics. The lighting of all signs within this section shall abide by the underlying zoning district

permitted lighting section of the General Sign Standards in the Unified Development Code.

For all structures over five stories, an additional 25 square feet per wall sign and structures over Eight stories, an additional 70 square feet per wall sign may be applied to the maximum sign area. The structure must be located within the Central Subdistrict and designated in the Five-Year plan.

Alternatively, a sign plan for a property or specific project, may be submitted to the city for review and approval by the Community Development Director or their assigned representative in recognition of unique signage needs. The sign plan will function as the sign ordinance for that site upon approval by the Community Development Director.

12. Helipad – Helicopter Accessory Use

Helicopter access must be used for emergency and medical transportation only. All helipads must be located within the Medical Overlay District boundaries.

13. Stormwater Ponding Requirements

In recognition of the need to provide stormwater management for all proposed development within the Medical Overlay District, the provisions of City Code of Ordinances, Chapter 6-4. – Stormwater Discharges, Section 6-4-12. – Stormwater Management Criteria for Permanent Facilities and Best Management Practices (BMPs) shall govern. When stormwater management best management practices (BMPs) cannot be reasonably implemented within the provisions of the ordinance, Mayo may make a payment to the City in lieu of providing stormwater management facilities. The payment value must include but not be limited to the cost of engineering and design, construction plan preparation, land acquisition, construction, and administration. Where the water quality benefits of a project exceed requirements within the Medical

Overlay District, the project cost may be negotiated with the City and/or the excess benefits applied to future projects.

14. Telecommunications and Wireless Standards

Installation of the Telecommunications and wireless equipment will comply with the UDC 60.300.020F and associated definitions.

15. Permit Administration

The Community Development Director or their assigned representative shall act upon all applicable applications as described in MN Statute 15.99 within sixty (60) days.

All uses identified for a specific site shall be approved via a Site Development Plan when identified on the Five-Year plan for that specific location. Uses not identified within the Five-Year plan or uses not identified for the specific location shall follow the underlying zoning district and the Unified Development Codes standards and procedures.

To the maximum extent practicable, lands within the MOD and identified on the Five-Year Plan shall comply with the Lot Consolidation standard found in Section 60.500.060C.3C except for the following circumstance: A building identified in the Five-Year Plan spans two or more separately platted lots or parcels where at least one of the lots or parcels is owned by a third-party or separate landowner(s) other than the owner of the building, provided the respective property owners agree to the development, the City shall not require replatting of the parcels into one single lot or a single parcel as a condition of approval.

When requesting flexibility from the Building and Site Design UDC regulations the applicant shall prepare a formal request, for the desired flexibility and submit to the Community Development Director for consideration and determination. The

Community Development Director or their assigned representative shall review the request within one week of submittal and provide a formal acceptance or denial of the request. The request shall contain information including, but not limited to:

- Specific Code Section to receive flexibility
- Documentation to support the need to deviate from the code which may include options considered to comply with the specific code section

16. Appeal of Decision or Action of the Community Development Director

Appeals regarding any portion of this ordinance or any determination by the Community Development Director or the assignee shall be heard by the Zoning Board of Appeals consistent with 60.500.030F

Appeals of an action of the Zoning Board of Appeals may be made to the City Council by notifying the City Clerk in writing of the intent to appeal. Appeals of an action by the City Council shall be made to the District Court by filing a complaint with the Court within thirty (30) days of the date of action or decision by the City Council.

17. Rescinding Approval

The Rochester City Council may without liability rescind the provisions of this Medical Overlay District and return the properties to their underlying zoning district at the time of adoption. Rescinding this overlay zoning district shall follow the procedures set forth in Section 60.500.040D UDC Text Amendment.

Section 2. Ordinance No's. 2726, 3534, 3669 and 4052 are hereby repealed.

Section 3. This ordinance shall be effective as of the date of its publication.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF
ROCHESTER, MINNESOTA, THIS _____ DAY OF _____, 2024.

PRESIDENT OF SAID COMMON COUNCIL

ATTEST: _____
CITY CLERK

APPROVED THIS _____ DAY OF _____, 2024.

MAYOR OF SAID CITY

(Seal of the City of
Rochester, Minnesota)