



Rezoning (Annexation)- Seneca Property

Presentation by Bolton & Menk
on behalf of the City of Rochester
April 15, 2025, 6:00-7:00 PM

Overview

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

Introduction

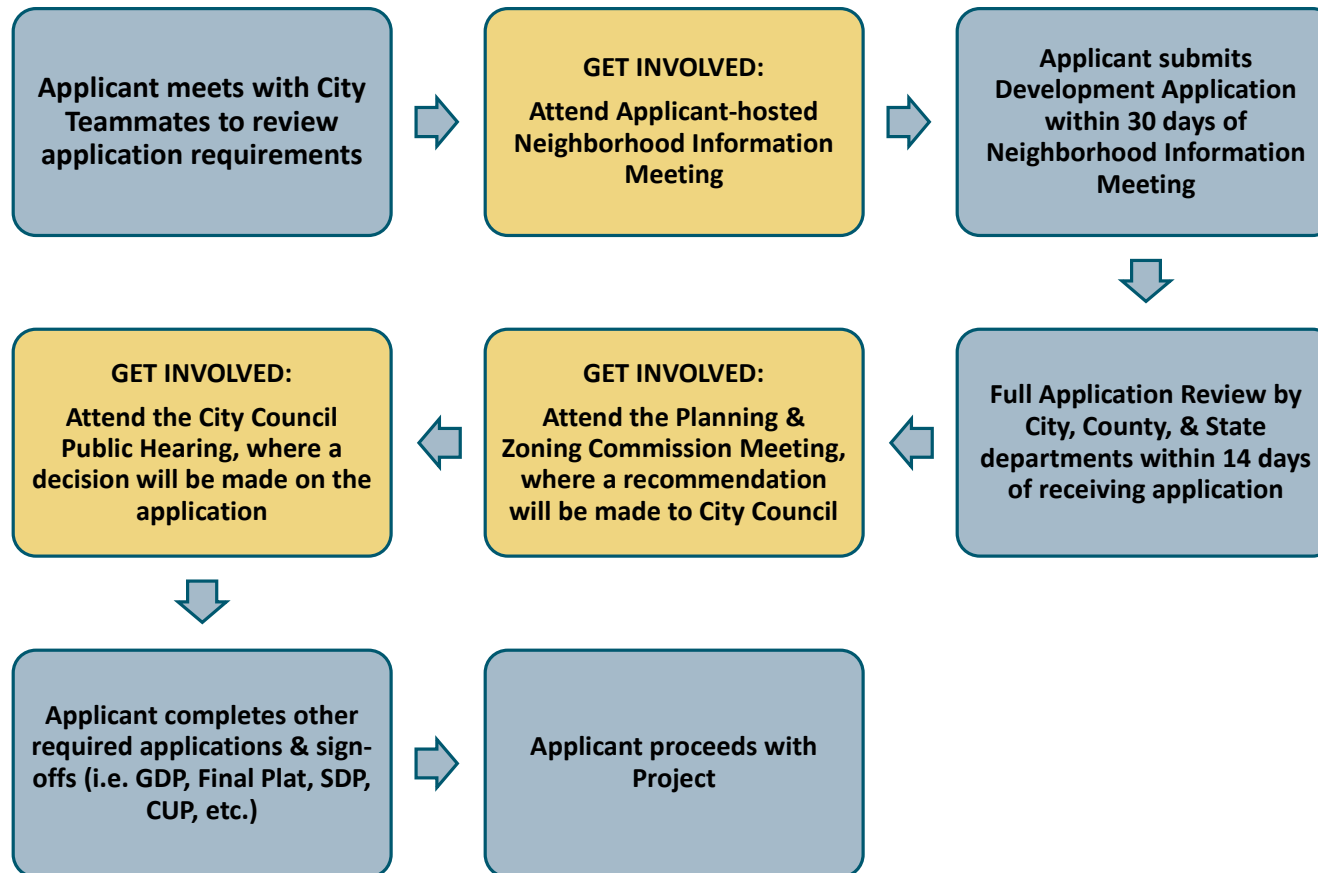
Jay Pomeroy, RLA,

- Principal Landscape Architect

About our Project

- The City of Rochester is proposing the annexation and rezoning of 158.21 acres of City-owned land (formerly the 'Seneca Property') located approximately 1,200 feet west of Saint Bridgets Road SE, north of 45th/48th Street SE and south of 40th Street SE (extended) into the City of Rochester.
- This lot is currently zoned A4 – Agricultural Urban Expansion District within Olmsted County Jurisdiction.
- The proposed rezoning of the property within the City of Rochester is to:
 - R-3 - Residential for the large majority of the property and for the Medium Density Residential for the northwest quadrant of the property
 - MX-G – Mixed Use General for the southern quadrant of the property

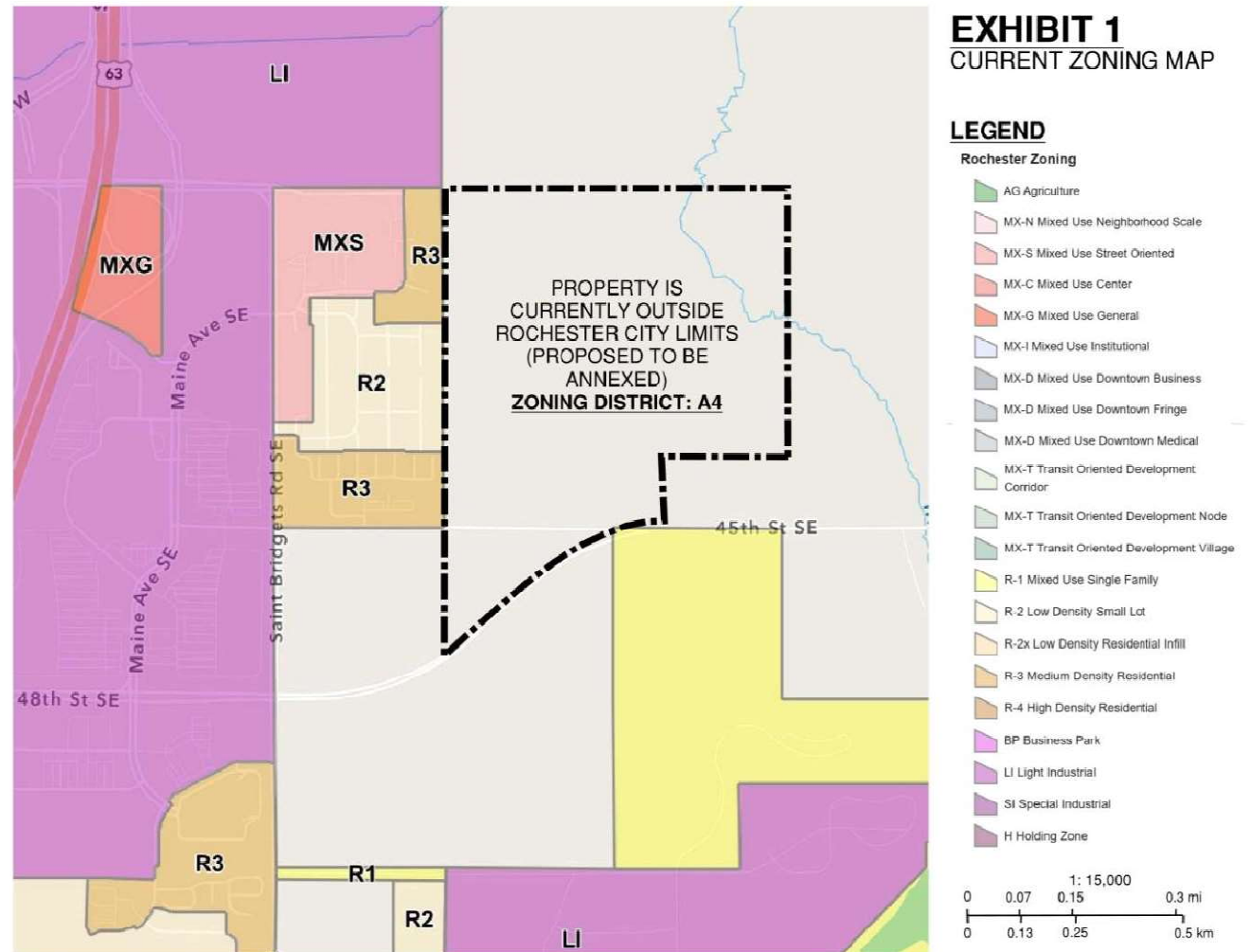
The Application Process



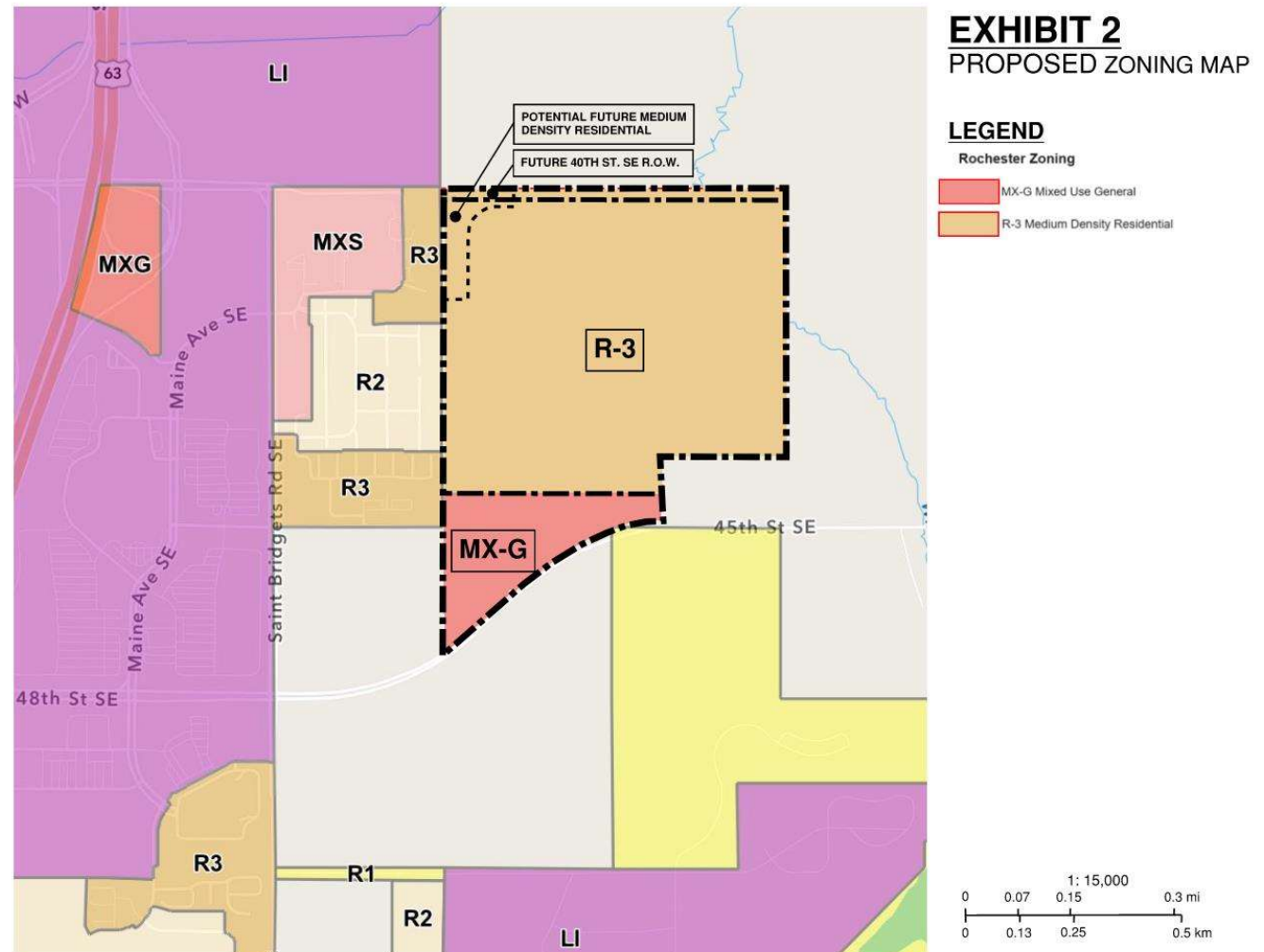
Location Map



Current Zoning Map



Proposed Zoning Map



Massing Permitted

Existing Zoning: A4

- Maximum Height:
 - 35 foot maximum height for residential buildings
 - No height limit for agricultural buildings
 - 55 foot maximum height for public or semi-public buildings, churches, cathedrals, temples or schools. Setback is increased by 1 foot for reach foot of height exceeding 35 feet.
- Maximum Floor Area Ratio:
 - No listed maximum Floor Area Ratio
 - Limit of one farmstead dwelling

Proposed Zoning: R-3

- Lot Dimensions (Minimum)
 - Lot Area - 3,500 sq. ft.
 - Lot Width - 30 feet
- Building Setbacks (Minimum in feet)
 - Front – 20 feet
 - Street Side – 12 feet
 - Interior Side – 6 feet
 - Sum of Interior Sides – 16 feet
 - Rear, Primary Building/Structure – 25 feet
 - Rear, Accessory Building/Structure on Corner Lots – 6 feet
- Building/Structure Height (Maximum in feet)
 - Primary Structure – 48 feet
 - Accessory Structure - 25 feet
- Other Standards
 - Maximum Floor Area Ratio - 1.5
 - No listed maximum Length of Building Façade Fronting a
 - Minimum Landscape Area - 35%

Massing Permitted

Existing Zoning: A4

- Maximum Height:
 - 35 foot maximum height for residential buildings
 - No height limit for agricultural buildings
 - 55 foot maximum height for public or semi-public buildings, churches, cathedrals, temples or schools. Setback is increased by 1 foot for reach foot of height exceeding 35 feet.
- Maximum Floor Area Ratio:
 - No listed maximum Floor Area Ratio
 - Limit of one farmstead dwelling

Proposed Zoning: MX-G

- Lot Dimensions (Minimum):
 - Lot Area - None
 - Lot Width - None
- Building Setbacks (Minimum/Maximum, in feet):
 - Front – 15 feet
 - Street Side – 7 feet
 - Interior Side - None
 - Sum of Interior Sides - None
 - Rear - None
- Building/Structure Height (Maximum in feet)
 - Primary Structure – 60 feet
 - Accessory Structure – 25 feet
- Other Standards
 - No listed Maximum Building Length
 - Maximum Floor Area Ratio - 1.0
 - Minimum Landscape Area - 15%

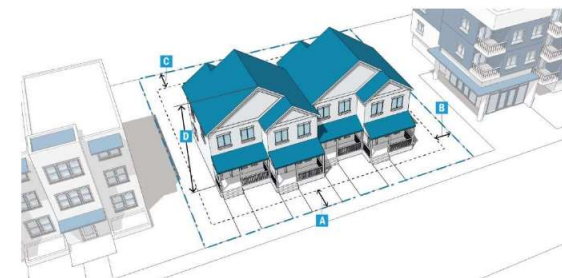
Dimensional Standards

Existing Zoning: A4

- Minimum Lot Area: None
- Minimum Lot Width: 60 feet
- Front Yard Building Setback: 30 Feet
- Street Side Yard Building Setback: 30 Feet
- Interior Side Yard Building Setback: 8
- Minimum Landscape Area: None

Proposed Zoning: R-3

Table 200.03-5 R-3 Lot and Building Standards		
Lot Dimensions (Minimum)		
	Lot Area	3,500 sq. ft.
	Lot Width	30 feet
Building Setbacks (Minimum in feet)		
A	Front	20
B	Interior Side	6
	Street Side	12
	Minimum Sum of Interior Side Yards	16
C	Rear	25
Building/Structure Height (Maximum in feet)		
D	Primary Structure	48
	Accessory Structure	25



3. Additional District Standards

No commercial use shall have a gross floor area greater than 2,500 square feet, or 50 percent of the gross floor area of the ground floor of a multifamily dwelling building in which it is located, whichever is greater.

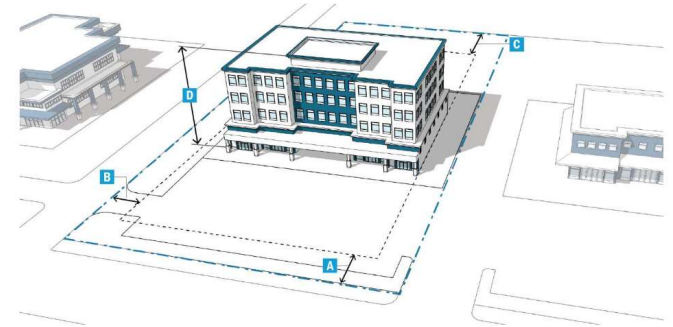
Dimensional Standards

Existing Zoning: A4

- Minimum Lot Area: None
- Minimum Lot Width: 60 feet
- Front Yard Building Setback: 30 Feet
- Street Side Yard Building Setback: 30 Feet
- Interior Side Yard Building Setback: 8
- Minimum Landscape Area: None

Proposed Zoning: MX-G

Table 200.03-10 MX-G Lot and Building Standards		
Lot Dimensions (Minimum)		
	Lot Area	None
	Lot Width	None
Building Setbacks (Minimum in feet)		
A	Front	15
B	Interior Side	None
	Street Side	7
	Minimum Sum of Interior Side Yards	None
C	Rear	None
Building/Structure Height (Maximum in feet)		
D	Primary Structure	60
	Accessory Structure	25



3. Additional District Standards

- Industrial uses shall not occupy the ground floor street frontage of any building;
- No more than 50 percent of the gross floor area of any building shall be occupied by mechanical equipment or machinery engaged in manufacturing, finishing, or assembling activities (including space occupied by the machine operators); and
- Retail, wholesale, or office activities that are part of the business operation are permitted uses in that area of the building occupying the street level frontage.

Permitted Uses of the Existing & Proposed Zoning Districts

Existing Zoning: A4

- Farm Dwelling
- Non-Farm Dwelling
- Farmstead Dwelling
- Farm Drainage Systems
- Railroad Right-Of-Ways (Excluding freight yards and buildings)
- One Seasonal Roadside Stand
- Forest and Game Management Areas
- Home Business
- General Farming, including raising of crops, livestock, poultry, dairying, horticulture, apiculture, sod farming and similar uses (excluding new feedlots)
- Single Family detached dwelling
- Public Park Facilities
- Accessory Structures and Uses “customarily incidental to above uses”

Proposed Zoning: R-3

- Dwelling, Single-Family Detached
- Dwelling, Twin-Home
- Dwelling, Attached
- Dwelling, Duplex, Same Lot
- Dwelling, Triplex
- Dwelling, Fourplex
- Dwelling, Multifamily
- Dwelling, Live/Work
- Dwelling, Cottage Development
- Congregate Housing
- Medical Stay Dwelling Unit
- Nursing Home
- Residential Care Facility
- Art Gallery, Museum, and
- Library
- Community Garden
- Day Care Facility
- Funeral Home
- Place of Worship
- Public Park
- School
- Veterinary and Animal Service
- Neighborhood Food and Service
- Business or Personal Service

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Proposed Zoning: MX-G

- Dwelling, Multifamily
- Congregate Housing
- Medical Stay Dwelling Unit
- Nursing Home
- Residential Care Facility
- Art Gallery, Museum, and Library
- Community Center
- Community Garden
- Day Care Facility
- Emergency Service
- Funeral Home
- Medical Facility
- Place of Worship
- Public Facility
- Public Park
- Social Services
- Specialized Education
- Veterinary and Animal Services
- Adult Entertainment
- Indoor Entertainment or Recreation
- Outdoor Entertainment or Recreation
- Bar or Tavern
- Bed and Breakfast
- Fast Food Restaurant
- Hotel or Motel
- Neighborhood Food and Service
- Standard Restaurant
- Art Studio and Workshop
- Business or Personal Service
- Financial Institution
- Office
- Research and Testing
- Retail, Neighborhood
- Retail, Small
- Retail, Medium
- Retail, Large
- Automotive Center
- Automotive Repair Services, Major
- Fueling Station
- Motor Freight and Warehousing
- Motor Vehicle Sales, Leasing or Storage
- Parking Lot
- Public Transportation Dispatch Facility
- Artisan Manufacturing
- Heavy Commercial Services
- Heavy Industry
- Recycling Transfer Facility
- Repair and Maintenance Shop
- Self Service
- Storage Facility
- Wholesale Facility

Traffic Impacts

A Traffic Impact Analysis will be conducted to study the capacity of the surrounding existing intersections and roadways to support the proposed future development.

Improvements which may be needed:

- Construct the remaining half of 45th Street SE from St. Bridget easterly to the property.
- New turn lanes at St. Bridget Road and County Road 47 into the site.
- Potential traffic signal at t. Bridget Road and 45th Street SE.

Next Steps

Working Group engagement along with other public meetings

Future meetings with Planning Commission and City Council

Concept Plan Development

Final Design and Construction timing

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).