

GENERAL DEVELOPMENT PLAN ROCHESTER TECHNOLOGY CAMPUS

Applicant: IRG REALTY ADVISORS

Consultant: SEH

Date: August 14, 2025

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Existing Zoning Districts and Proposed Land Uses
 - Proposed Street Layout and Unit Densities
 - Traffic Impacts
- Environmental Features
- Q&A

The Team - Introduction



Evan
Vlaeminck

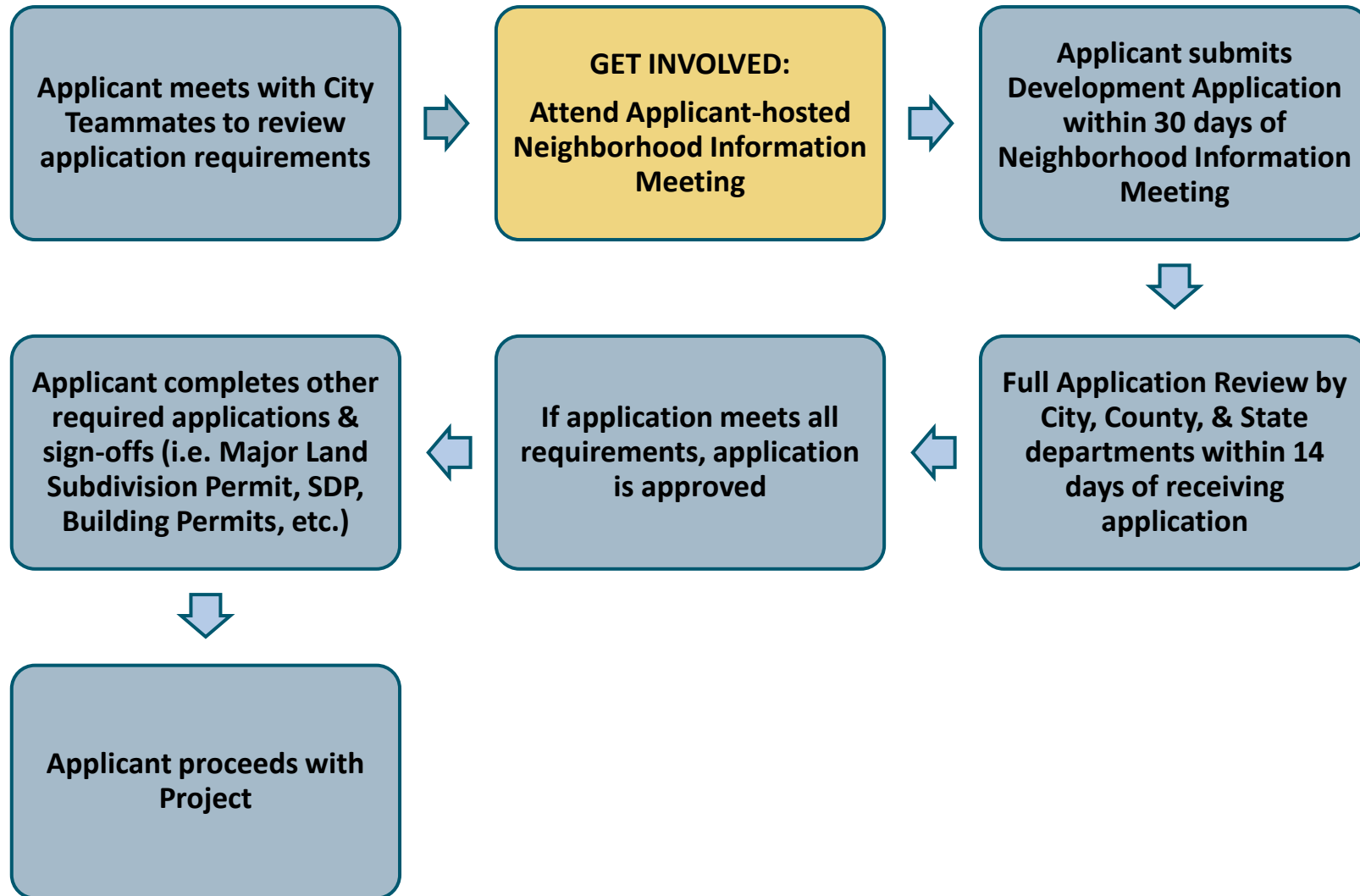


Connor
Burke

About our Project

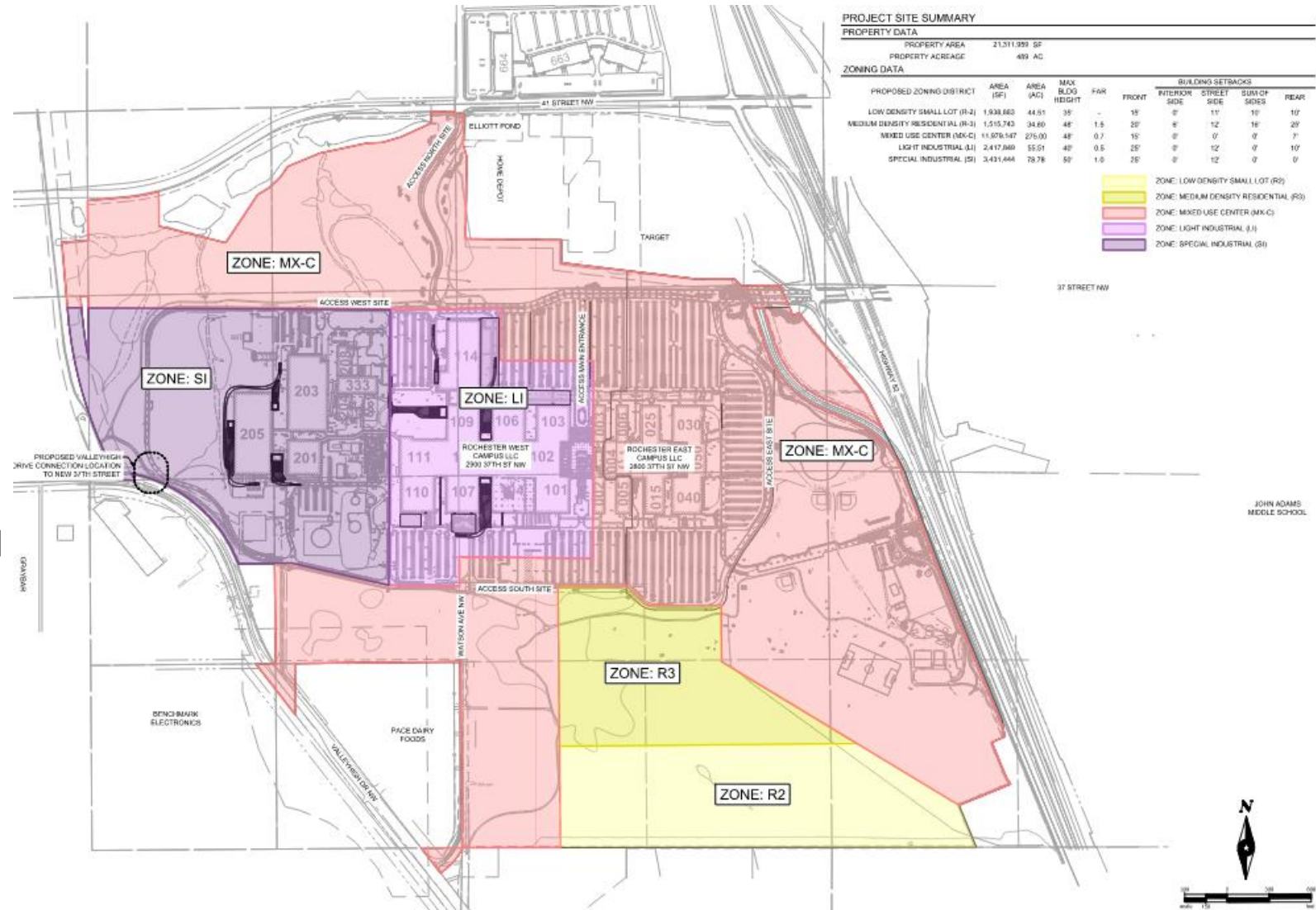
- Current application is for a General Development Plan
- Property Details
 - 490 acres
 - Current Zoning is MX-C, R-2, R-3, LI & SI
 - Proposing housing, hotels, restaurants, retail, commercial, and industrial uses.
- 37th Street Improvements
 - Extending 37th Street from USH 52 to Valleyhigh Dr.

The Application Process



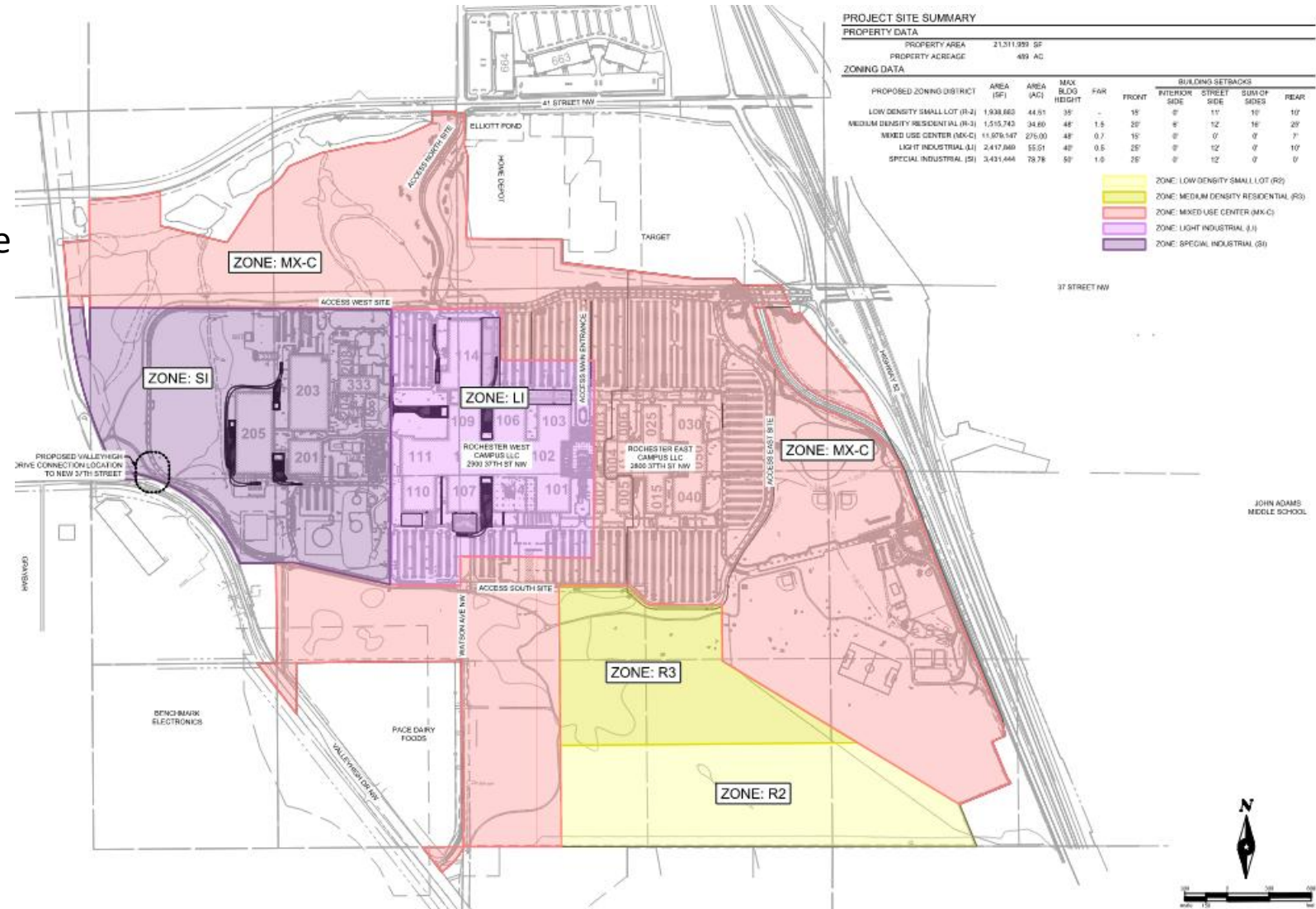
Existing Zoning Districts

- R-2 - Low Density Residential, Small Lot
 - Definition: 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
 - Proposed Uses:
 - Dwelling, Duplex
 - Dwelling, Triplex
 - Dwelling, Fourplex



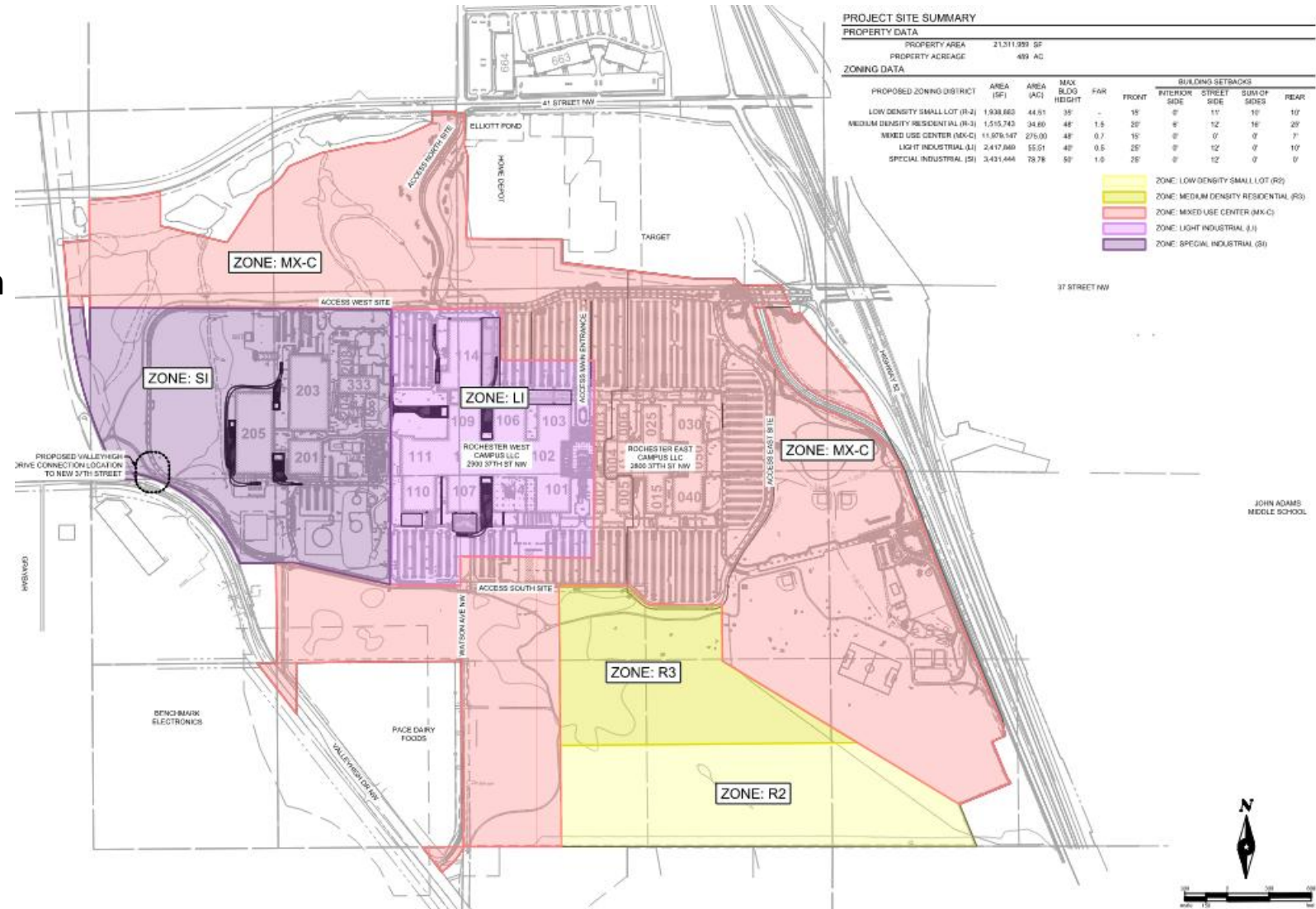
Existing Zoning Districts

- R-3 - Medium Density Residential
 - Definition: The R-3 district is intended to maintain and promote predominantly multifamily residential dwellings. It is appropriate for medium-density areas or existing low-density areas where there is a need to encourage higher-density redevelopment. Certain supportive non-residential uses and civic uses, consistent with the character of the area are permitted.
 - Proposed Uses:
 - Dwelling, Duplex
 - Dwelling, Triplex
 - Dwelling, Fourplex
 - Dwelling, Multifamily



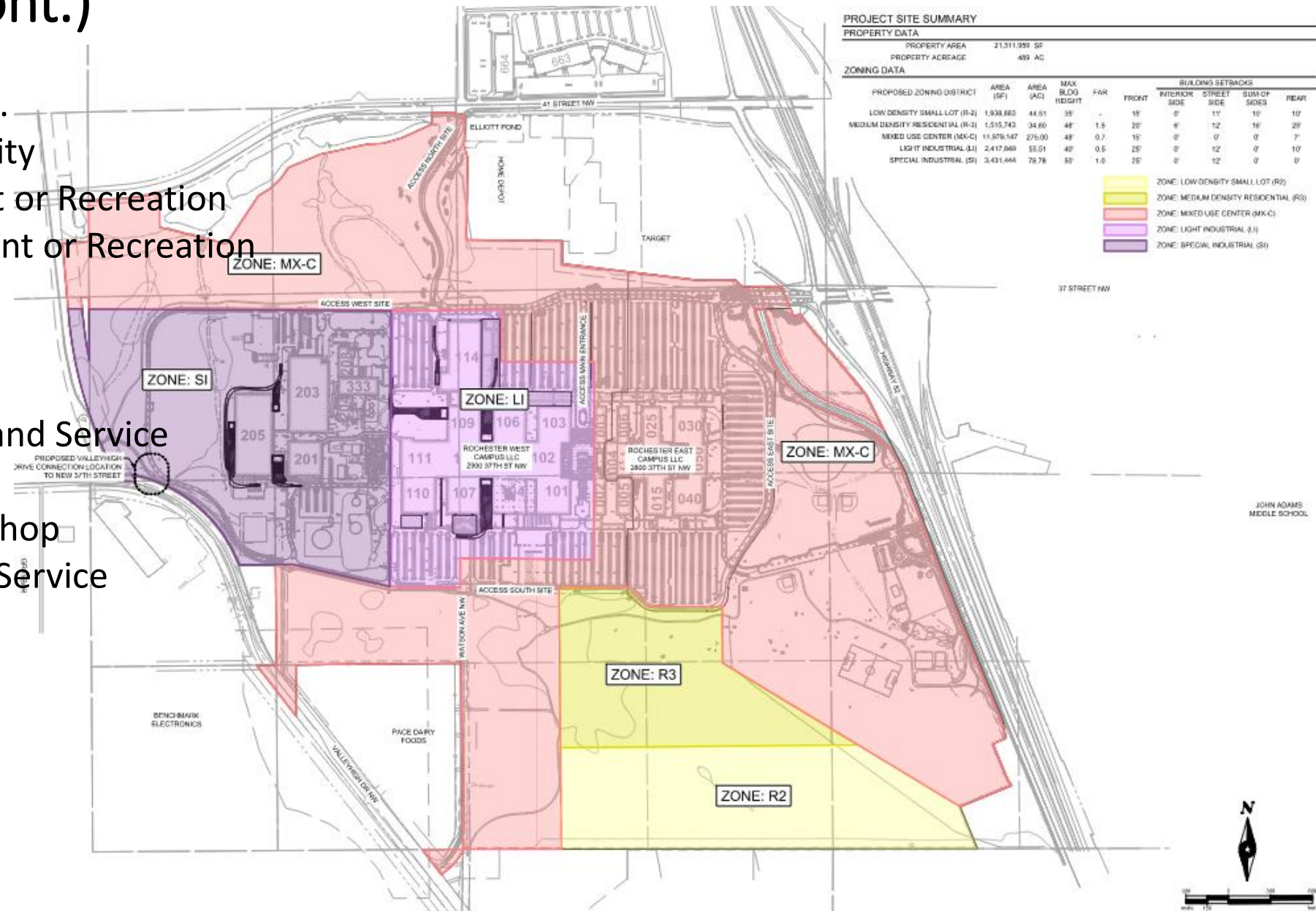
Existing Zoning Districts

- **MX-C - Mixed Use Center**
 - Definition: The MX-C district is intended to provide for pedestrian-friendly areas of medium-density residential development and compatible non-residential uses such as lodging, offices, retail, civic and community, and accessory uses. Development shall be at a walkable scale that is compatible with surrounding residential neighborhoods.
- **Proposed Uses:**
 - Dwelling, Duplex
 - Dwelling, Triplex
 - Dwelling, Fourplex
 - Dwelling, Multifamily



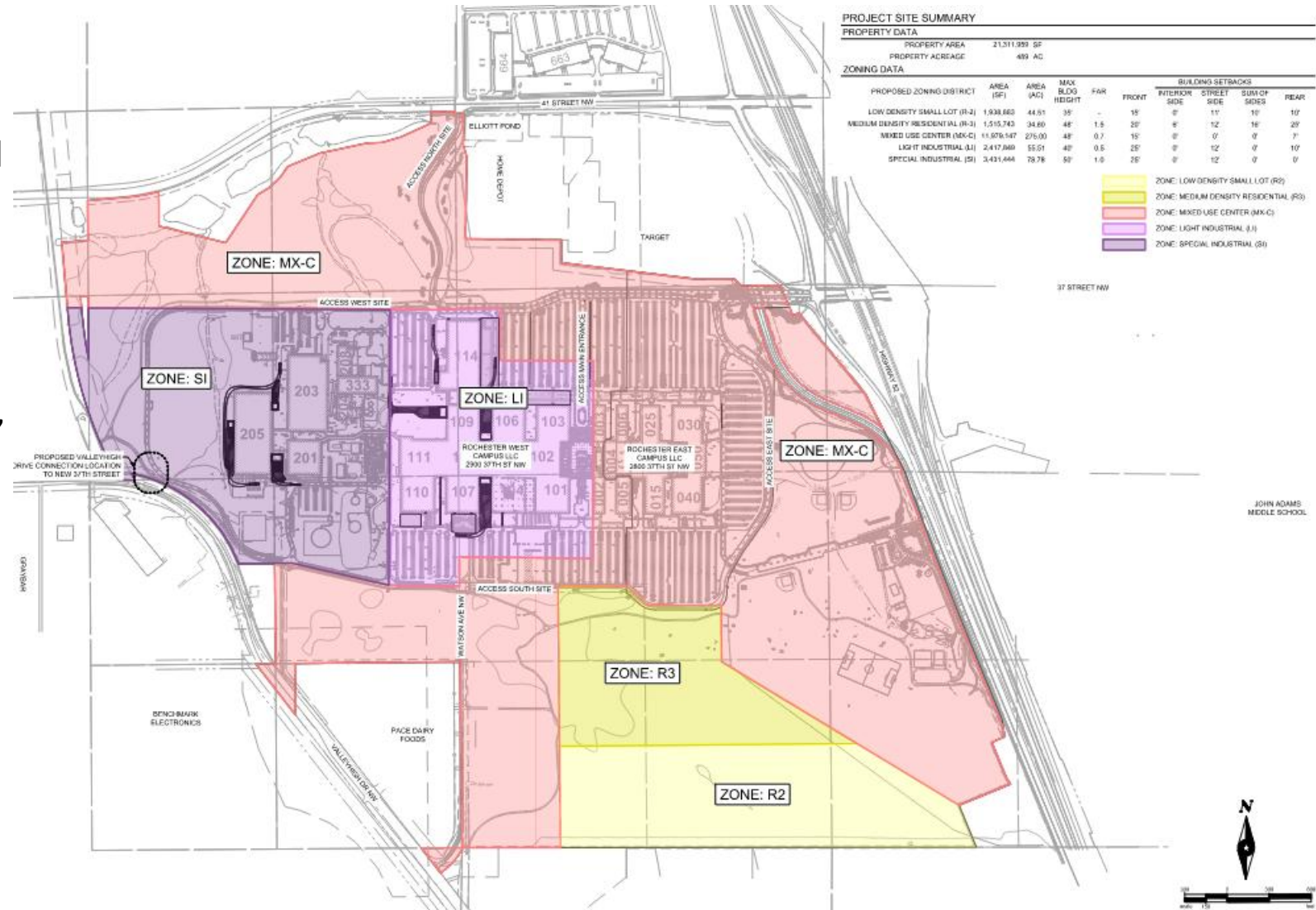
Proposed Uses (Cont.)

- MX-C Proposed Uses cont.
 - Residential Care Facility
 - Indoor Entertainment or Recreation
 - Outdoor Entertainment or Recreation
 - Bar or Tavern
 - Fast Food Restaurant
 - Hotel or Motel
 - Neighborhood Food and Service
 - Standard Restaurant
 - Art Studio and Workshop
 - Business or Personal Service
 - Financial Institution
 - Office
 - Retail, Neighborhood
 - Retail, Small
 - Retail, Medium
 - Retail, Large
 - Fueling Station



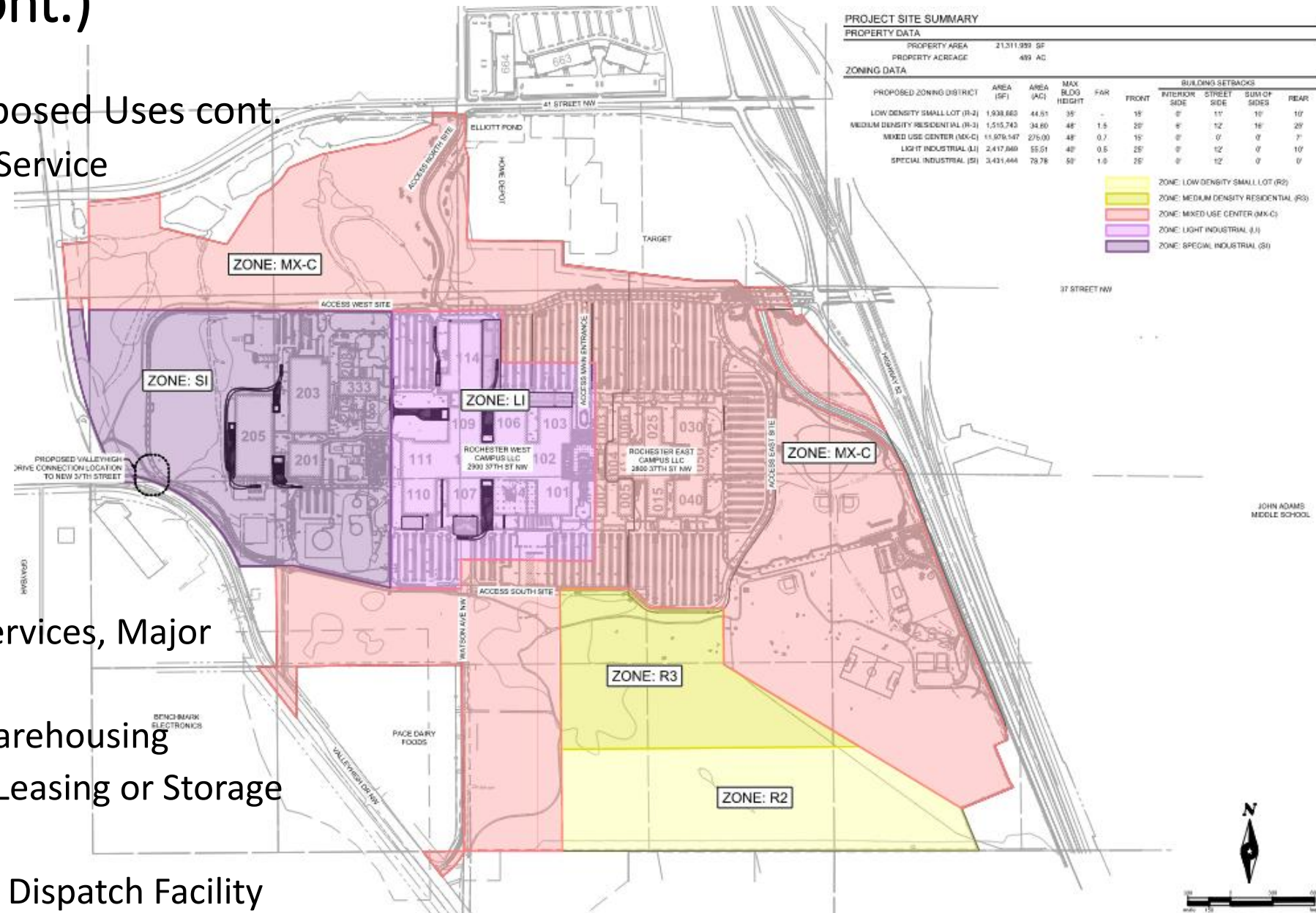
Existing Zoning Districts

- LI – Light Industrial
 - Definition: The LI district provides an area for a mixture of commercial and industrial uses that do not generate significant adverse operational or traffic impacts, that are served by major thoroughfares providing direct access or a local street system with direct access to major thoroughfares, and with an adequate level of buffering, could be located in reasonable proximity to residential areas.
 - Proposed Uses:
 - Agriculture Production
 - Agriculture Retail
 - Veterinary and Animal Services
 - Indoor Entertainment or Recreation
 - Outdoor Entertainment or Recreation
 - Standard Restaurant



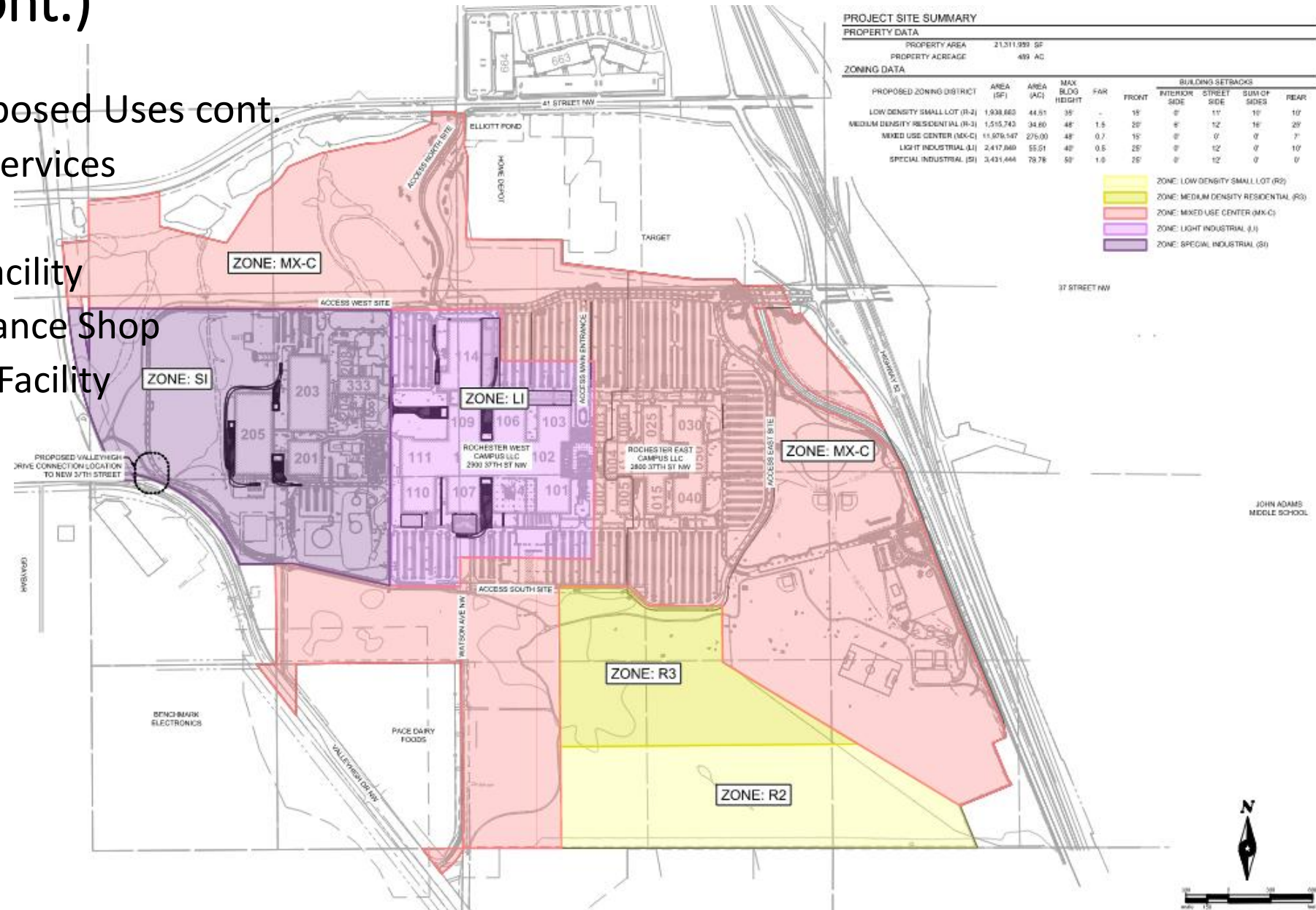
Proposed Uses (Cont.)

- LI – Light Industrial Proposed Uses cont.
 - Business or Personal Service
 - Construction Office
 - Financial Institution
 - Office
 - Research and Testing
 - 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



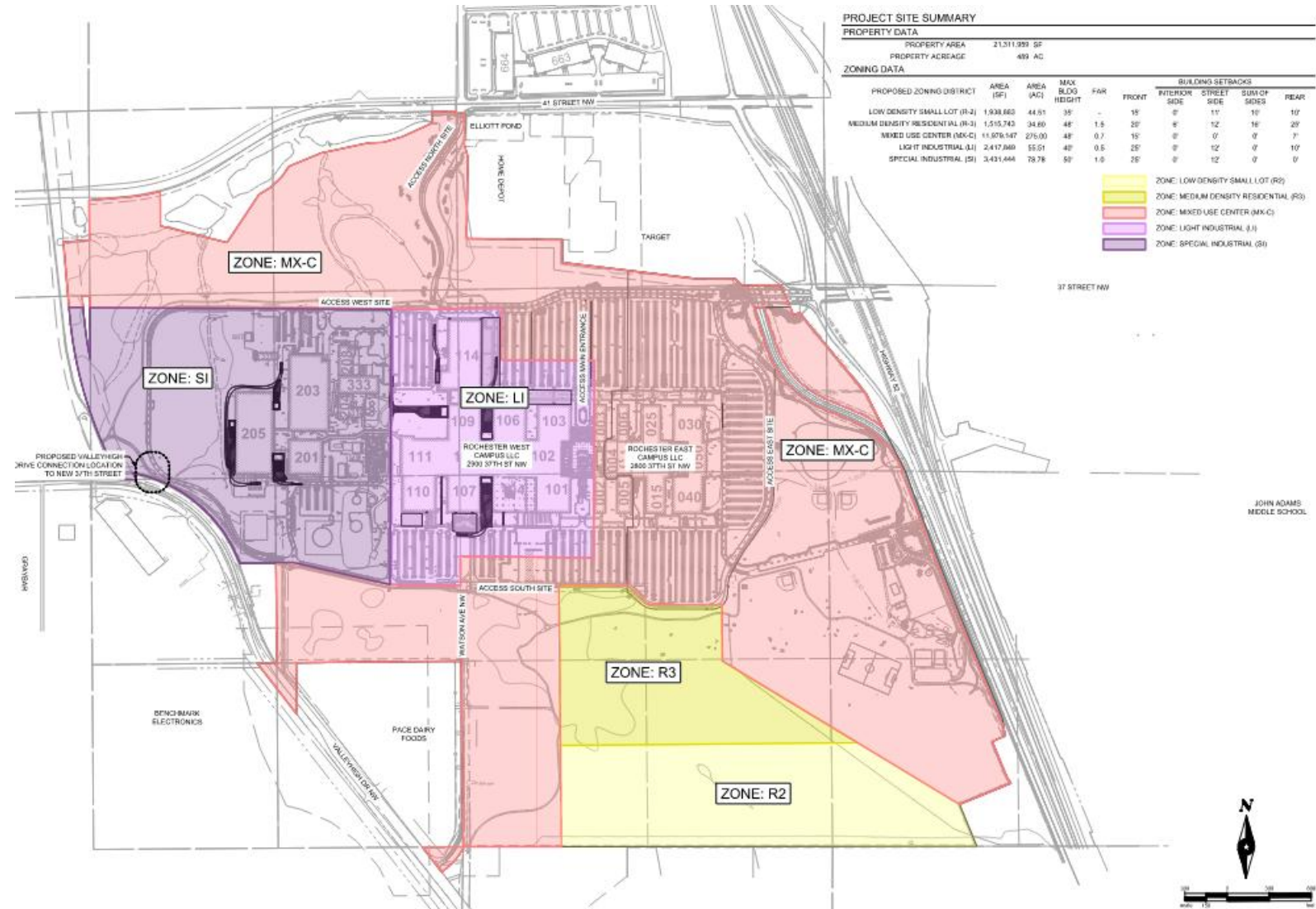
Proposed Uses (Cont.)

- LI – Light Industrial Proposed Uses cont.
 - Heavy Commercial Services
 - Light Industry
 - Recycling Transfer Facility
 - Repair and Maintenance Shop
 - Self Service Storage Facility
 - Wholesale Facility



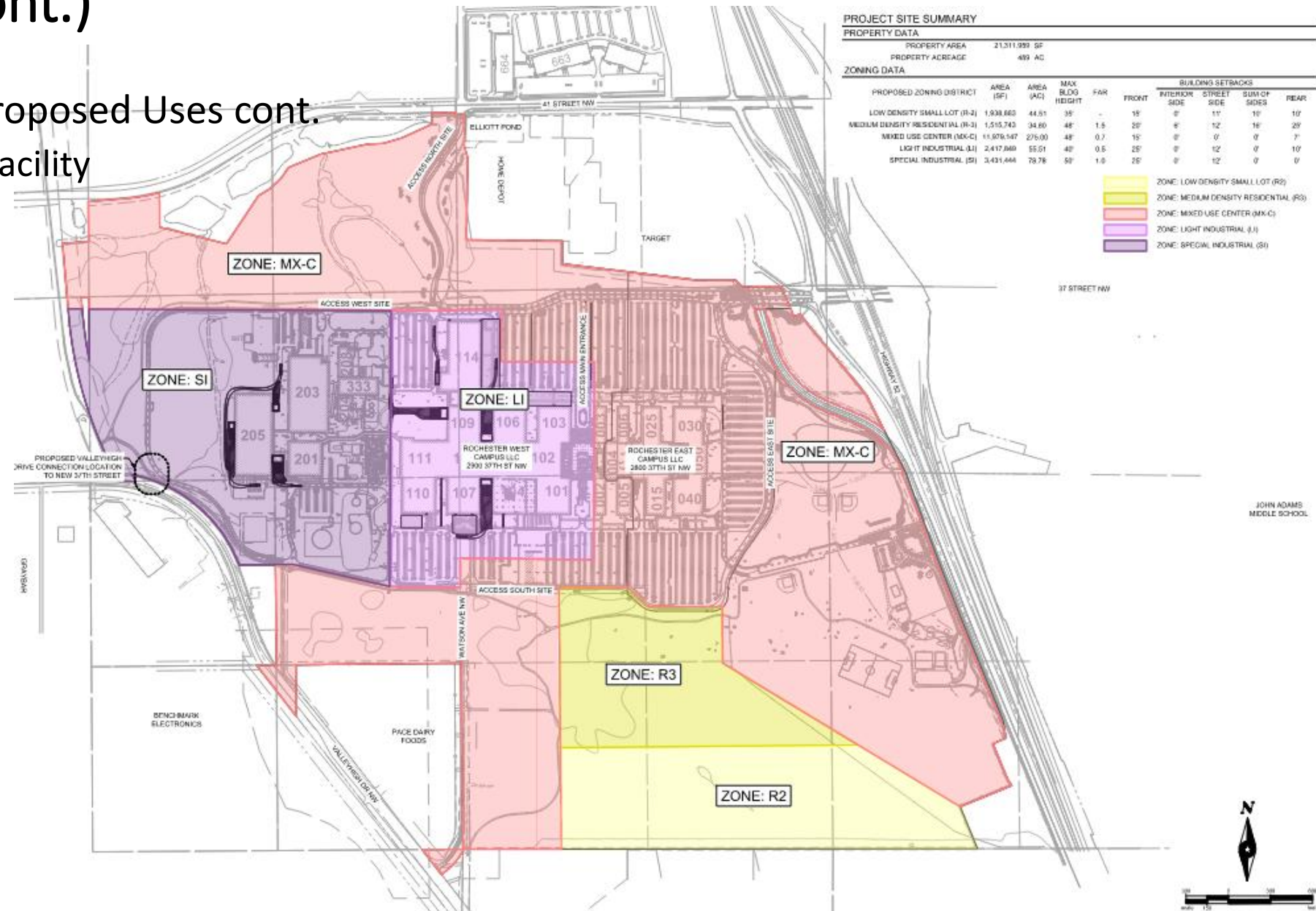
Existing Zoning Districts

- SI – Special Industrial
 - Definition: The SI district is intended to accommodate uses that are potentially incompatible with other districts because of the negative impacts they generate in terms of truck traffic, rail-related activities, late-night operation, or other operational characteristics. It is intended for areas where different levels of infrastructure and transportation improvements can be provided in a cost effective and efficient manner that serve the needs of industrial, transportation, and manufacturing uses.
 - Proposed Uses:
 - Emergency Service
 - Public Facility
 - Agriculture Production
 - Agriculture Retail
 - Veterinary and Animal Services



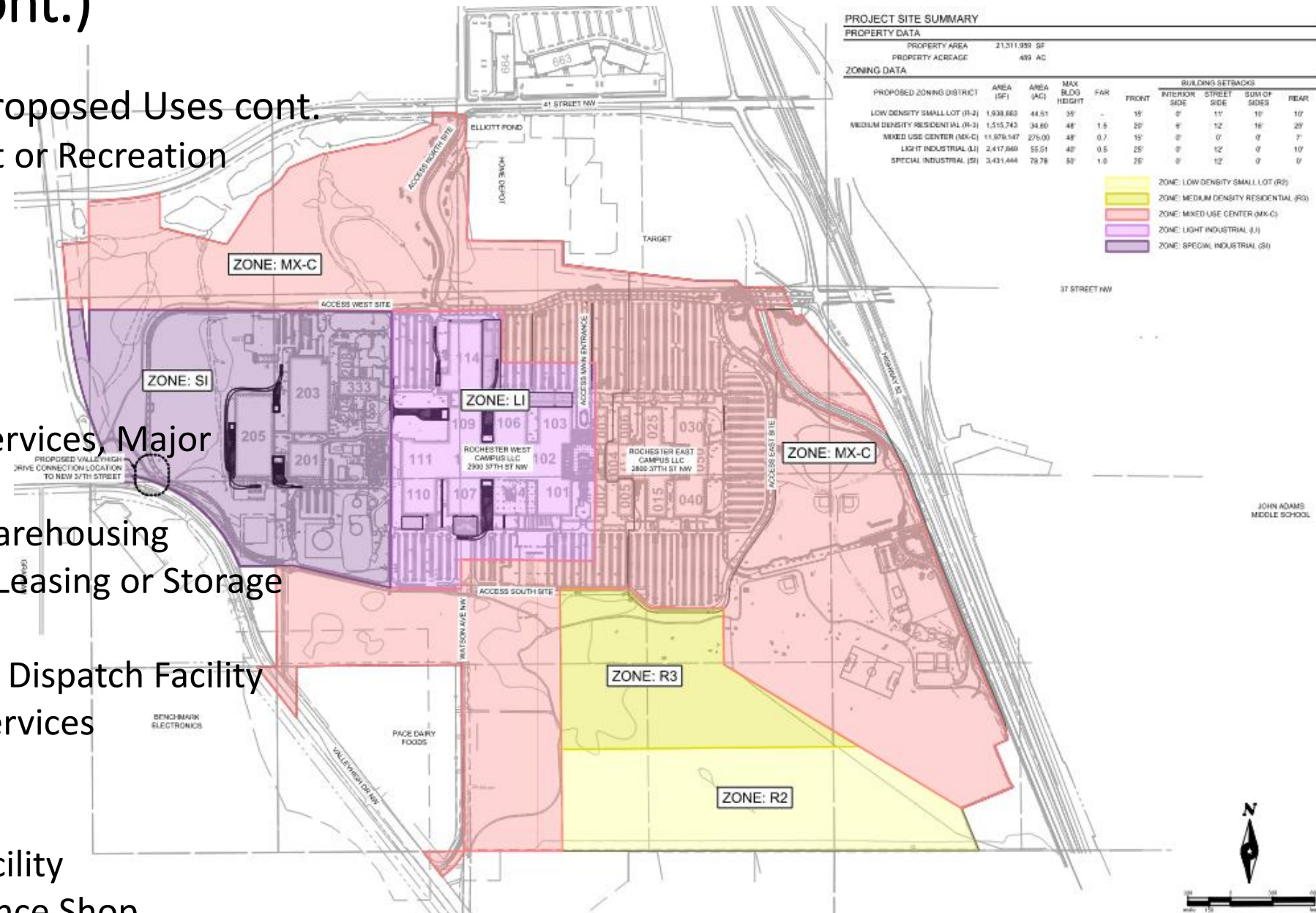
Proposed Uses (Cont.)

- SI – Special Industrial Proposed Uses cont.
 - Self Service Storage Facility
 - Wholesale Facility



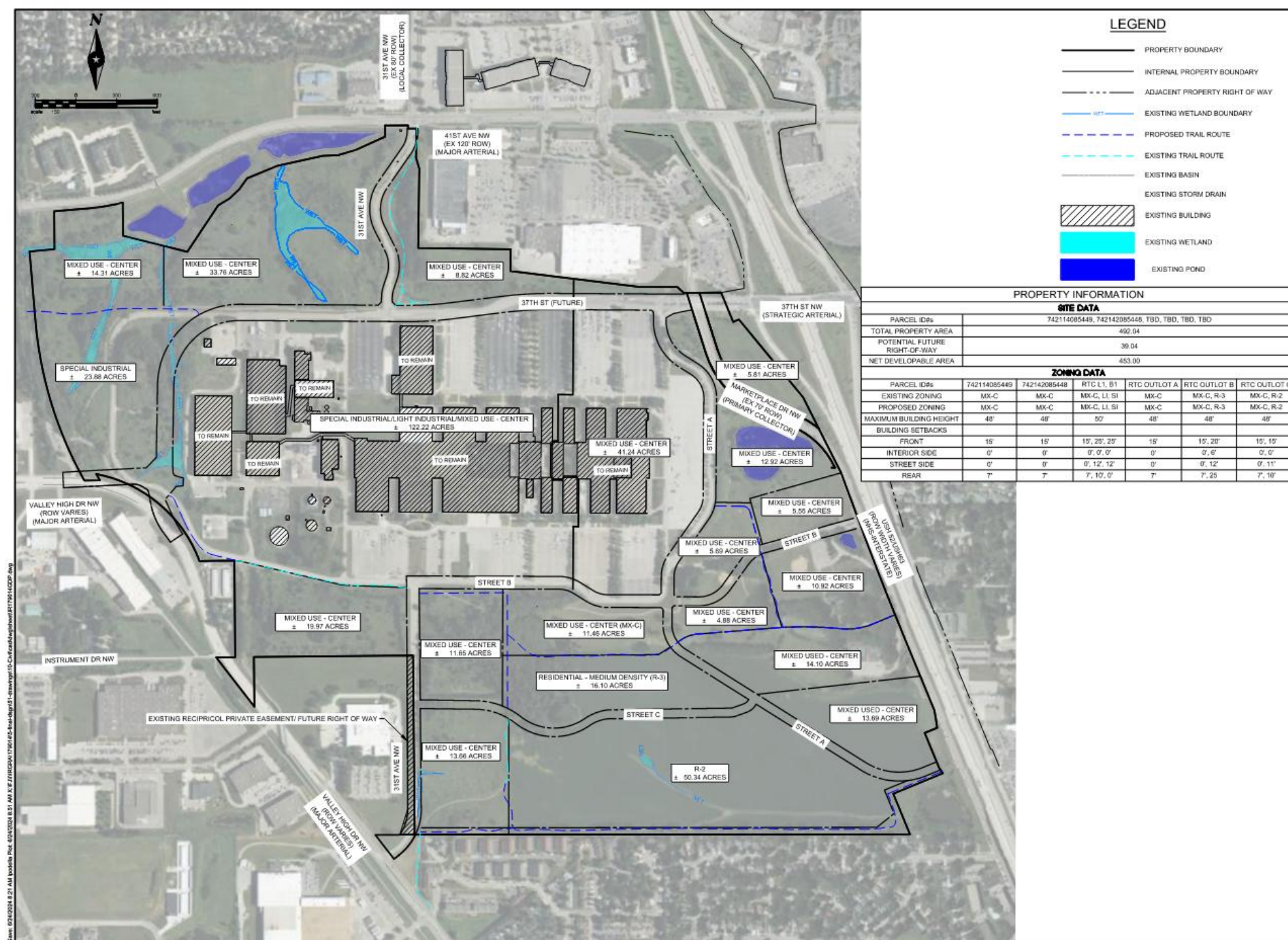
Proposed Uses (Cont.)

- SI – Special Industrial Proposed Uses cont.
 - Indoor Entertainment or Recreation
 - Fast Food Restaurant
 - Standard Restaurant
 - Construction Office
 - Research and Testing
 - Automotive Center
 - Automotive Repair Services, Major
 - Fueling Station
 - Motor Freight and Warehousing
 - Motor Vehicle Sales, Leasing or Storage
 - Parking Lot
 - Public Transportation Dispatch Facility
 - Heavy Commercial Services
 - Heavy Industry
 - Light Industry
 - Recycling Transfer Facility
 - Repair and Maintenance Shop



Preliminary General Development Plan

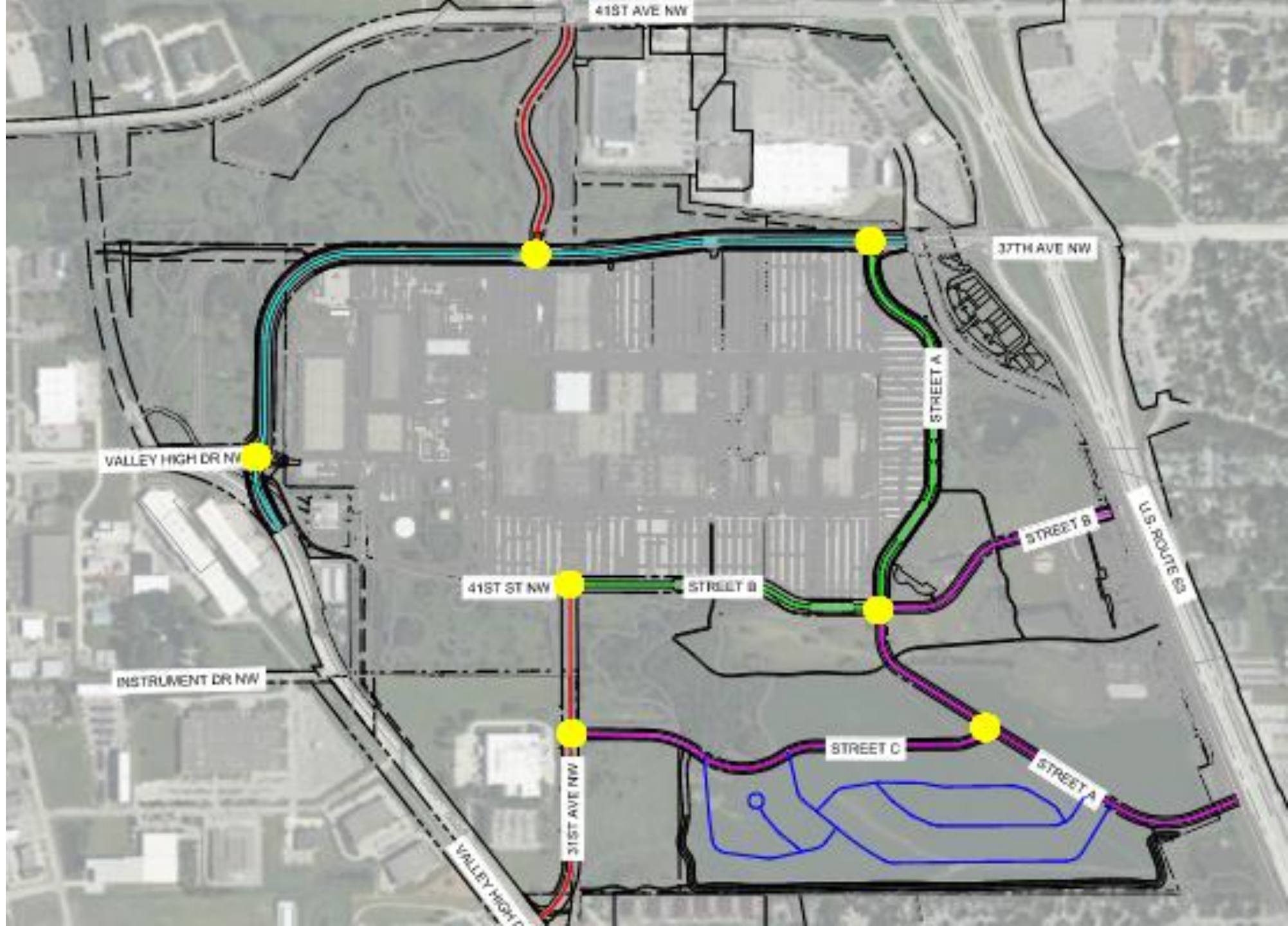
- **Street Widths**
 - Estimate 120' for 37th Street.
 - Median – four lane with bike trails.
 - 60-80' ROW width for remainder of roads.
 - Two drive lanes with parking on both sides.
 - Sidewalks on both sides of the street.



Proposed Street Layout

Proposed Densities

- R-2
 - 6-8 Units per Acre
- R-3 & MX-C
 - Up to 24 units per acre.



Traffic Impacts

Table A1
Rochester Tech Campus Trip Generation, Rochester, MN
ITE Trip Generation Manual, 11th Edition

Area	Description	Land Use	ITE Code	Acreage	KSF of Building	Size	Units	AM			PM			AM Trips			PM Trips			Weekday Rate		Weekday Trips	
								Rate	Directional		Rate	Directional		Total Trips			Total Trips						
									Enter	Exit		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit				
Northwest	1	Multifamily Housing (Low-Rise)	220	8.3		129	Units	0.4	0.24	0.76	0.51	0.63	0.39	52	12	40	66	42	24	6.74	869		
	2	Multifamily Housing (Low-Rise)	220	11.2		134	Units	0.4	0.24	0.76	0.51	0.63	0.39	54	13	41	68	43	25	6.74	903		
	3	Multifamily Housing (Low-Rise)	220	14.9		304	Units	0.4	0.24	0.76	0.51	0.63	0.39	122	29	93	155	98	57	6.74	2,049		
	4	Multifamily Housing (Low-Rise)	220	13.0		156	Units	0.4	0.24	0.76	0.51	0.63	0.39	62	15	47	80	50	30	6.74	1,051		
West	5	Business Park	770	13.6	20	50	KSF	1.35	0.85	0.15	1.22	0.26	0.74	68	58	10	61	16	45	12.44	622		
	19	Light Industrial	110	20.6	325	325	KSF	0.74	0.88	0.12	0.65	0.14	0.86	241	212	29	211	30	181	4.87	1,583		
	20	Light Industrial	110	15.2	325	325	KSF	0.74	0.88	0.12	0.65	0.14	0.86	241	212	29	211	30	181	4.87	1,583		
South	6	Business Park	770	11.5	60.5	60.5	KSF	1.35	0.85	0.15	1.22	0.26	0.74	82	70	12	74	19	55	12.44	752		
	7	Business Park	770	14.4	66.5	66.5	KSF	1.35	0.85	0.15	1.22	0.26	0.74	90	77	13	81	21	60	12.44	827		
	8	Multifamily Housing (Low-Rise)	220	8.6		275	Units	0.4	0.24	0.76	0.51	0.63	0.39	110	26	84	140	88	52	6.74	1,854		
	9	Multifamily Housing (Low-Rise)	220	14.5		464	Units	0.4	0.24	0.76	0.51	0.63	0.39	186	45	141	237	149	88	6.74	3,127		
Southeast	17	Single-family Attached Housing	215	53.5		152	Units	0.48	0.31	0.69	0.57	0.57	0.43	73	23	50	87	50	37	7.20	1,094		
	10	Multifamily Housing (Low-Rise)	220	19.2		614	Units	0.4	0.24	0.76	0.51	0.63	0.39	246	59	187	313	197	116	6.74	4,138		
	18	Multifamily Housing (Low-Rise)	220	7.4		237	Units	0.4	0.24	0.76	0.51	0.63	0.39	95	23	72	121	76	45	6.74	1,597		
	11A	Hotel	310	3.4		152	Units	0.46	0.56	0.44	0.59	0.51	0.49	70	39	31	90	46	44	7.99	1,214		
East	11B	Fine Dining Restaurant	931	1.5	6.73	6.73	KSF	0.73	-	-	7.8	0.67	0.33	5	4	1	52	35	17	83.84	564		
	12A	Hotel	310	3.8		171	Units	0.46	0.56	0.44	0.59	0.51	0.49	79	44	35	101	52	49	7.99	1,366		
	12B	Shopping Plaza (No Supermarket)	821	7.0	55.8	55.8	KSF	1.73	0.62	0.38	5.19	0.49	0.51	97	60	37	290	142	148	67.52	3,768		
	13	Shopping Plaza (No Supermarket)	821	5.5	74.3	74.3	KSF	1.73	0.62	0.38	5.19	0.49	0.51	129	80	49	386	189	197	67.52	5,017		
	14A	Hotel	310	3.8		192	Units	0.46	0.56	0.44	0.59	0.51	0.49	88	49	39	113	58	55	7.99	1,534		
	14B	Fine Dining Restaurant	931	1.5	6.7	6.7	KSF	0.73	-	-	7.8	0.67	0.33	5			52	35	17	83.84	564		
	15	Shopping Plaza (No Supermarket)	821	5.5	51.0	51.0	KSF	1.73	0.62	0.38	5.19	0.49	0.51	88	55	33	264	129	135	67.52	3,441		
	16	Shopping Plaza (No Supermarket)	821	5.5	63.7	63.7	KSF	1.73	0.62	0.38	5.19	0.49	0.51	110	68	42	331	162	169	67.52	4,301		
															2,393	1,273	1,115	3,584	1,757	1,827		43,820	

Tech Campus

Area	Description	Land Use	ITE Code	Acreage	KSF of Building	Size	Units	AM			PM			AM Trips			PM Trips			Weekday Rate	Weekday Trips
								Rate	Directional		Rate	Directional		Total Trips			Total Trips				
									Enter	Exit		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit		
Center	East	Office (General)	710		560.5	560.5	KSF	1.52	0.88	0.12	1.44	0.17	0.83	852	750	102	807	137	670	10.84	6,075
	East	Manufacturing (KSF)	140	13.0	486.9	486.9	KSF	0.68	0.76	0.24	0.74	0.31	0.69	331	252	79	360	112	248	4.75	2,313
	East	Light Industrial	110	14.9	200.6	200.6	KSF	0.74	0.88	0.12	0.65	0.14	0.86	148	130	18	130	18	112	4.87	977
	North	Office (General)	710		40.1	156	KSF	1.52	0.88	0.12	1.44	0.17	0.83	237	209	28	225	38	187	10.84	1,691
	North	Warehousing	150	14.0	357.2	157	KSF	0.17	0.77	0.23	0.18	0.28	0.72	27	21	6	28	8	20	1.71	268
	North	Manufacturing (KSF)	140	15.0	61.5	158	KSF	0.68	0.76	0.24	0.74	0.31	0.69	107	81	26	117	36	81	4.75	751
	North	Light Industrial	110	16.0	52.6	159	KSF	0.74	0.88	0.12	0.65	0.14	0.86	118	104	14	103	14	89	4.87	774
														1,820	1,547	273	1,770	363	1,407		12,849

Existing & Future Environmental Features

- Surface Waters: Stormwater Facilities, Wetlands, and Intermittent Streams
- Flood Plain: Not Present
- Shoreland: Not Present
- Decorah Edge: Not Present
- Bedrock: Shakopee
- Soils: Silt loam

Surface Waters

Legend

-  Project Area
-  Field Delineated Wetlands
-  Public Watercourses
-  Perennial Stream
-  Intermittent Stream



Geological Survey - Bedrock

Legend

 Project Area

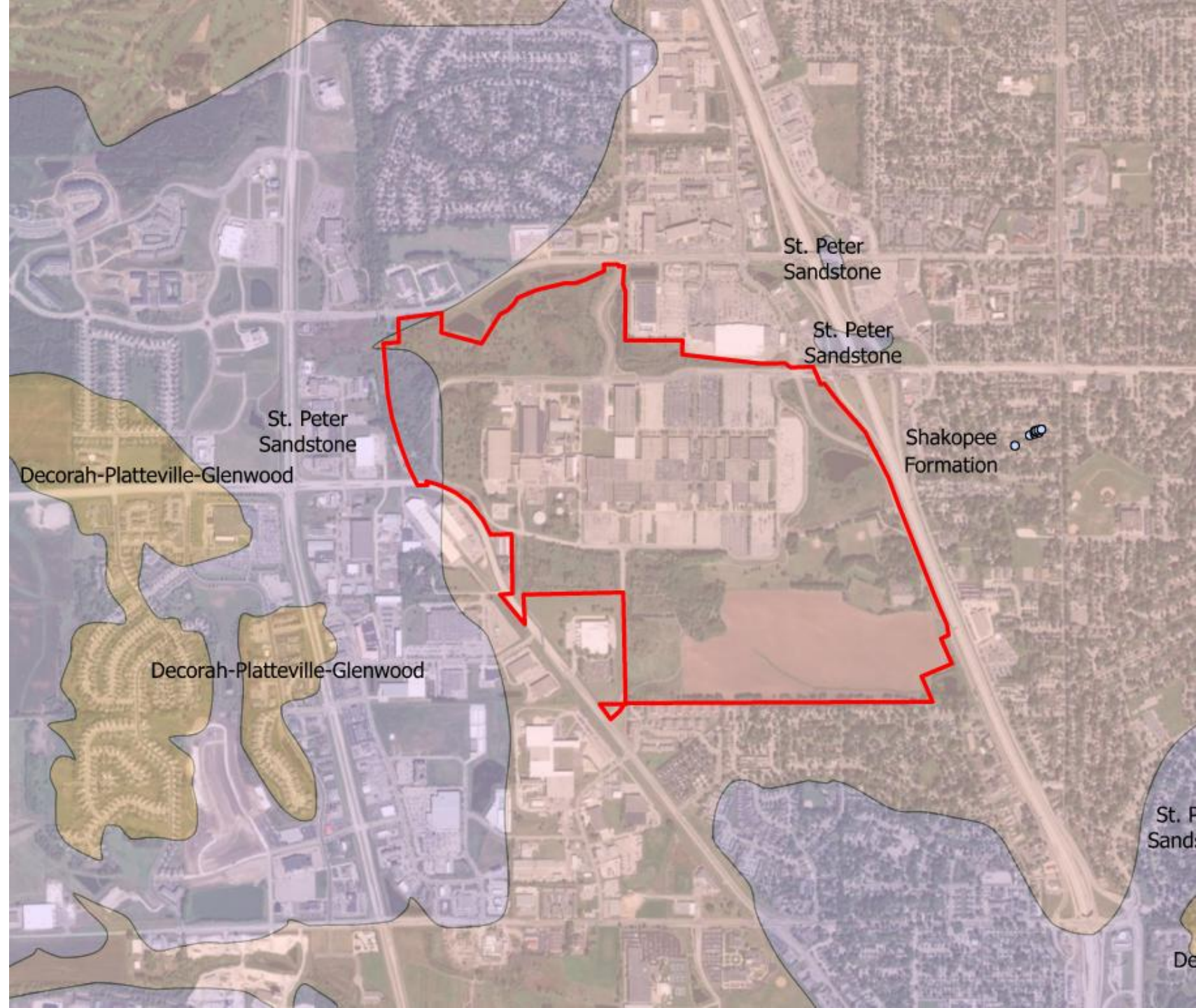
 Karst Features

Bedrock Geology

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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).