

WEST CENTER STREET APARTMENT – NEIGHBORHOOD INFORMATIONAL MEETING

Zone Change R-2x To R-3

INH properties

November 25, 2025

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Introduction

Applicant – INH Properties, Jim Illies Jr.

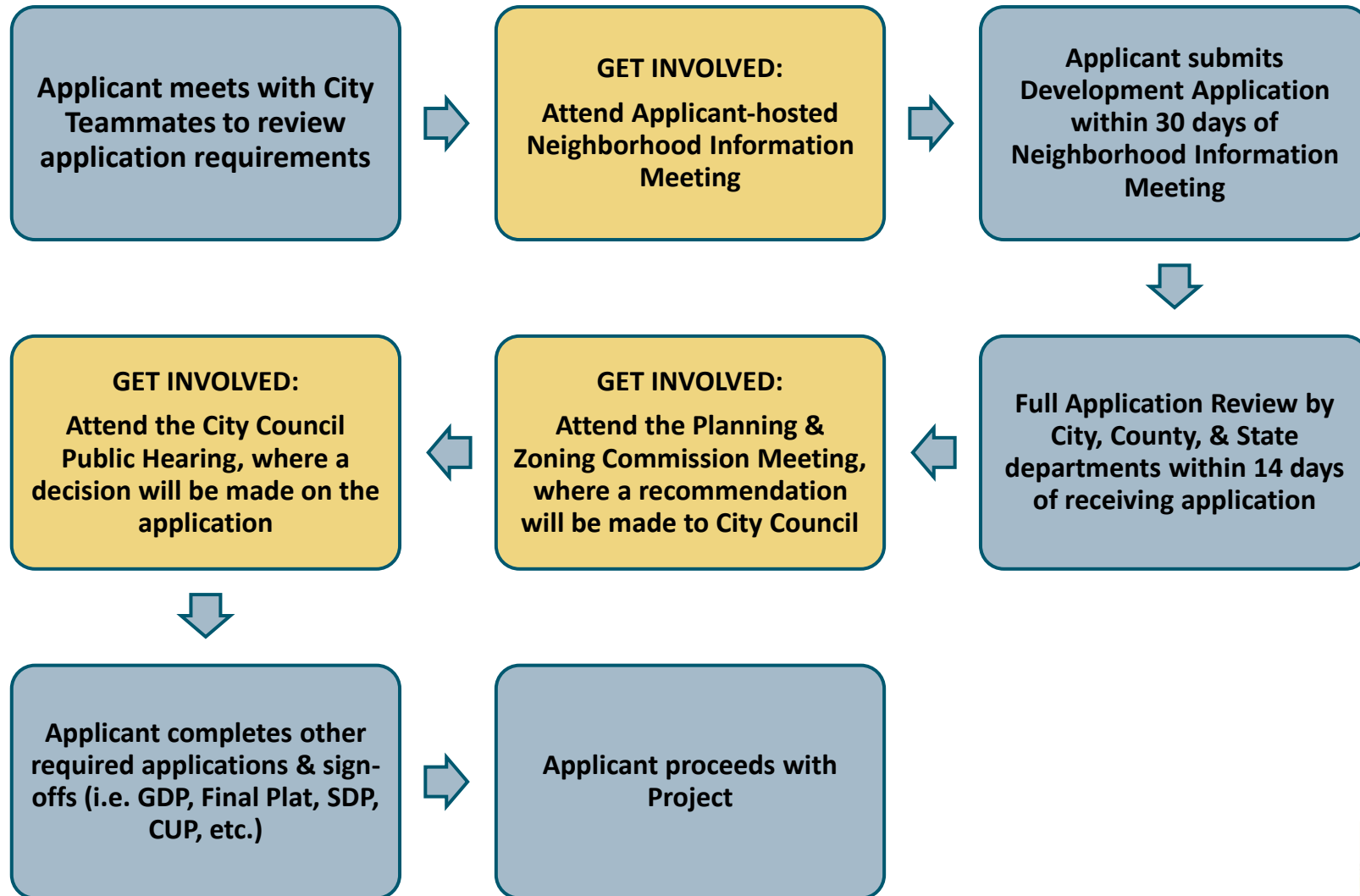
Consultants

- Civil Engineer – WSE Massey Engineering and Surveying, Bill Tointon
- Architect – CRW, Jose Rivas

About our Project

Proposed zone change from R-2x to R-3 to construct a multifamily apartment building.

The Application Process



Current & Proposed Zoning Map

Existing Zoning = R-2x

Proposed Zoning = R-3



Massing Permitted

Description (including both existing zoning district and proposed zoning district).

Table 200.03-4 R-2x Lot and Building Standards		
Lot Dimensions (Minimum)		
	Lot Area	2,000 sq. ft.
	Lot Width	30 feet
Building Setbacks (Minimum in feet)		
A	Front	20
B	Interior Side	6
	Street Side	10
	Minimum Sum of Interior Side Yards	12
C	Rear	20
Building/Structure Height (Maximum in feet)		
D	Primary Structure	45
E	Accessory Structure	15 [1]
NOTES		
[1] 24 feet for Accessory Dwelling Units.		

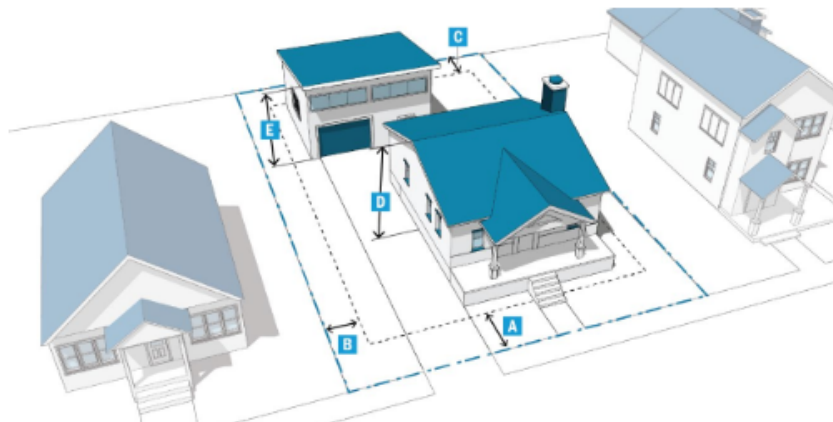


Table 200.03-5 R-3 Lot and Building Standards		
Lot Dimensions (Minimum)		
	Lot Area	3,500 sq. ft.
	Lot Width	30 feet
Building Setbacks (Minimum in feet)		
A	Front	20
B	Interior Side	6
	Street Side	12
	Minimum Sum of Interior Side Yards	16
C	Rear	25
Building/Structure Height (Maximum in feet)		
D	Primary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



Dimensional Standards

Table 400.02-1 Agricultural and Residential Zoning Districts						
	AG	R-1	R-2	R-2x	R-3	R-4
Lot Dimensions (Minimum)						
Lot Area	35 acres	5,000 sq. ft.	3,000 sq. ft.	2,000 sq. ft.	3,500 sq. ft.	6,000 sq. ft.
Lot Width	60 feet	60 feet	30 feet	30 feet	30 feet	60 feet
Building Setbacks (Minimum in feet)						
Front	20	15	15	20	20	15
Street Side [1] [2]	12	12	11	10	12	7
Interior Side [3]	6	5	0	6	6	10
Sum of Interior Sides	16	12	10	12	16	None
Rear, Primary Building/Structure [4]	25	20	10	20	25	15
Rear, Accessory Building/Structure on Corner Lots [5]	6	6	6	6	6	6
Building/Structure Height (Maximum in feet)						
Primary Structure	35	35	35	45	48	115
Accessory Structure	45	15 [6]	15 [6]	15 [6]	25	25
Other Standards						
Maximum Floor Area Ratio	None	None	None	None	1.5	None
Maximum Length of Building Façade Fronting a	None	None	None	80 feet	None	None
Public Right-of-Way						
Minimum Landscape Area	None	50%	40%	40%	35%	25%

NOTES

[1] A lot that has a street side yard within 25 feet of a front yard on an adjacent lot shall be set back 25 feet from the common lot line and the street side yard line.

[2] On any lot where a street side setback abuts a side lot line in any district other than and R-1 or R-2 district, the street side setback within 25 of the abutting side lot line, a setback at least equal to one-half the width to the front yard setback on the abutting lot shall be provided. On any lot where a street side setback abuts a side lot line of a lot in the R-1 or R-2 district, a setback at least equal in width to the front yard required in the adjacent R-1 or R-2 district shall be provided.

[3] Lots on cul-de-sacs must also comply with Section 60.400.040C.3.f, Cul-de-Sacs.

[4] See Section 60.400.020D.5, Existing Small Lots.

[5] Accessory buildings/structures facing a street shall be setback a minimum of 10 feet from the street side lot line, except for garages accessed from the side street, which shall be set back a minimum of 20 feet from the street side lot line.

[6] 24 feet for Accessory Dwelling Units.

Permitted Uses of the Existing & Proposed Zoning Districts

Description (including both existing zoning district and proposed zoning district).

Zoning districts and subdistricts (where applicable)	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	Manufactured Home Park	Congregate Housing	Medical Stay Dwelling Unit	Nursing Home	Offender Transitional Housing	Residential Care Facility	Art Gallery, Museum, and Library	Cemetery	Community Center	Community Garden	Day Care Facility	Emergency Services	Funeral Home	Medical Facility	Place of Worship	Public Park	School	Social Services
R-2X	S	S	S	S	S	S	S*	S	S*	P*	S	S	P	C*	S/P*	P	P*	P*	S*	S/P*	P*	P	P*	S	S	S*	P*
R-3		S	S	S	S	S	S*	S	S*	P*	S	S	S*	C*	S/P*	S	P*	P*	S*	S/P*	P*	S*	P*	S	S	S*	P*

Veterinary and Animal Services	Auditorium or Civic Center	Indoor Entertainment or Recreation	Bed and Breakfast	Neighborhood Food and Service	Business or Personal Service	Office	Retail, Neighborhood	Retail, Small	Parking Garage	Parking Lot	Repair and Maintenance Shop	Sand or Gravel Excavation
S	P		P*	S	S*	S	S	P*		A*	P*	I*
S	P	P*	P*	S	S*		V	P*	A*	A*		I*

Traffic Impacts

Center Street is designated as a Local Collector generating approximately 2,300 trips per day. 11th Ave & 6th Ave Generate approximately 6,300 trips per day.

A traffic study waiver was requested to the City Engineer.

Existing & Future Environmental Features

Site Landscaping to include:

- Trees
- Shrubs
- Bushes
- Minimum 40% landscaped area
- Bufferyard of trees and shrubs



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).