

Neighborhood Information Meeting (NIM)

REQUESTED ACTION: Comp Plan Amendment & Rezoning Amendment

SUBJECT PROPERTY: E Center Street/ 6th Avenue/ Mayo Park Drive (detailed on slide 6)

Applicant/ Developer:

Meeting Date:

Meeting Location:

Meeting Time:

Enclave Development LLC

June 25, 2025

125 Elton Hills Drive (125 Live Center)

5:00pm

OVERVIEW

- Introductions
- About our Project
- The Application Process
- Current Zoning (R2X) / Current Comp Plan Designation (Medium Density)
 - *Narrative, Massing Permitted, Dimensional Standards, Permitted Uses*
- Proposed Zoning (R4)/ Proposed Comp Plan Designation (High Density)
 - *Narrative, Massing Permitted, Dimensional Standards, Permitted Uses*
- Traffic Impacts
- Environmental
- Q&A

INTRO



ENCLAVE

DEVELOP • CONSTRUCT • MANAGE

Patrick Brama: 763-412-7609 or patrick.brama@enclavecompanies.com

▶ enclavecompanies.com

Who We Are

As a unified real estate investment firm, Enclave's development, construction and management teams create distinct spaces where partners, team members and communities thrive. By functioning as developer, contractor and property manager, we remain hands-on in owning each phase of an asset's lifecycle. The ability to identify and maximize value at every opportunity is a hallmark of Enclave's success.

150+

Projects Completed
Since 2011

80+

Multifamily/Mixed-Use
Developments

245+

Team Members



Example Project

First & Banks Apartments is under construction in DT Rochester now; located on the former YMCA Site.



▼

Enter Search Criteria

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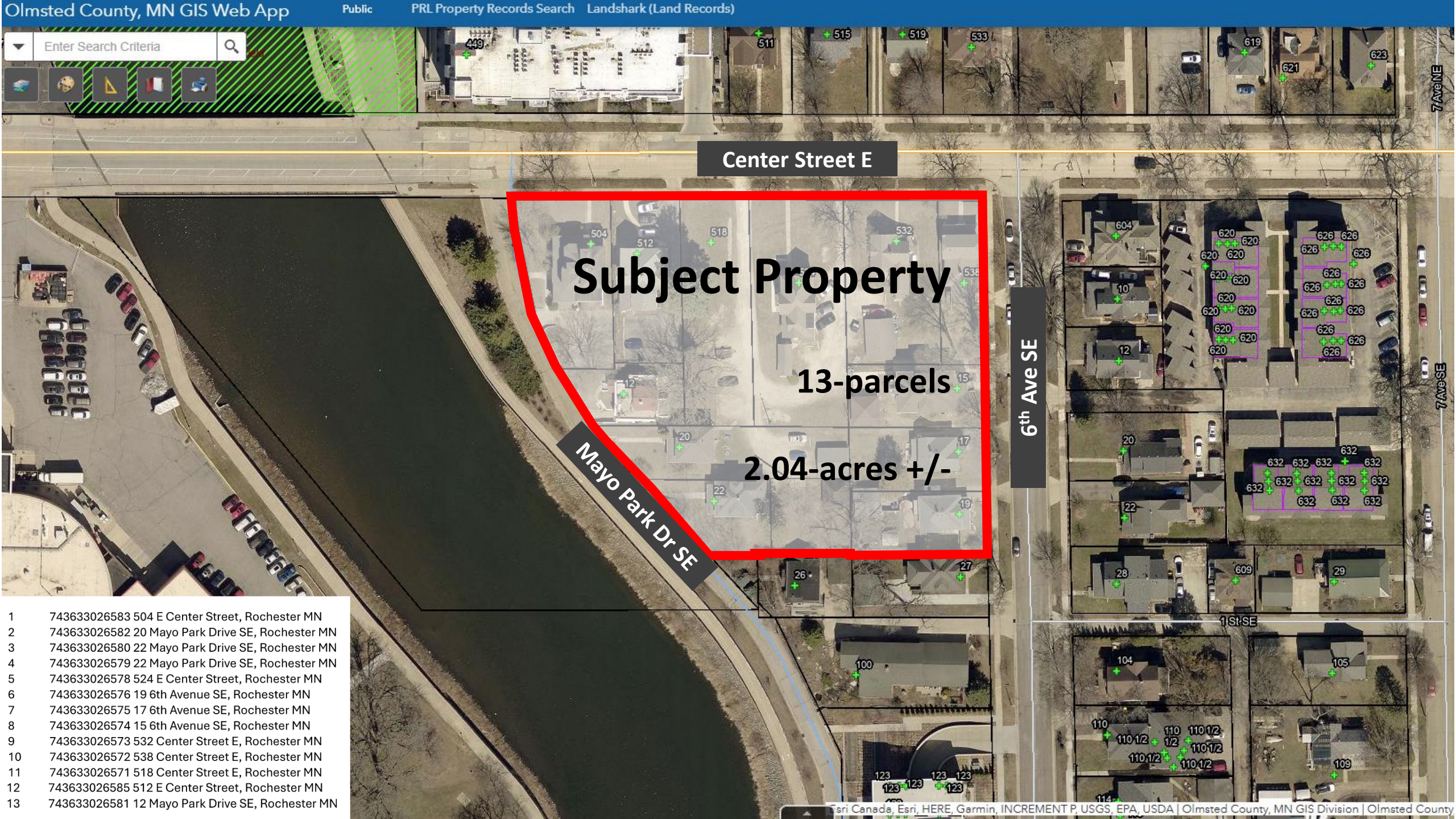
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Subject Property

13-parcels

2.04-acres +/-

Mayo Park Dr SE

Center Street E

6th Ave SE

7th Ave NE

7th Ave SE

- 743633026583 504 E Center Street, Rochester MN
- 743633026582 20 Mayo Park Drive SE, Rochester MN
- 743633026580 22 Mayo Park Drive SE, Rochester MN
- 743633026579 22 Mayo Park Drive SE, Rochester MN
- 743633026578 524 E Center Street, Rochester MN
- 743633026576 19 6th Avenue SE, Rochester MN
- 743633026575 17 6th Avenue SE, Rochester MN
- 743633026574 15 6th Avenue SE, Rochester MN
- 743633026573 532 Center Street E, Rochester MN
- 743633026572 538 Center Street E, Rochester MN
- 743633026571 518 Center Street E, Rochester MN
- 743633026585 512 E Center Street, Rochester MN
- 743633026581 12 Mayo Park Drive SE, Rochester MN

ABOUT
PROJECT

ABOUT OUR PROJECT

Redevelop the subject property into a 4-7 story, market-rate, high-amenity, apartment project. Unit count expected to range between 175-units and 215-units. Look/ feel expected to be somewhat similar to adjacent Riverwalk Apartments. Later slides provide some additional high-level background on this proposed project. Exact site plan, floor plans, renderings, elevations, unit-count TBD.***

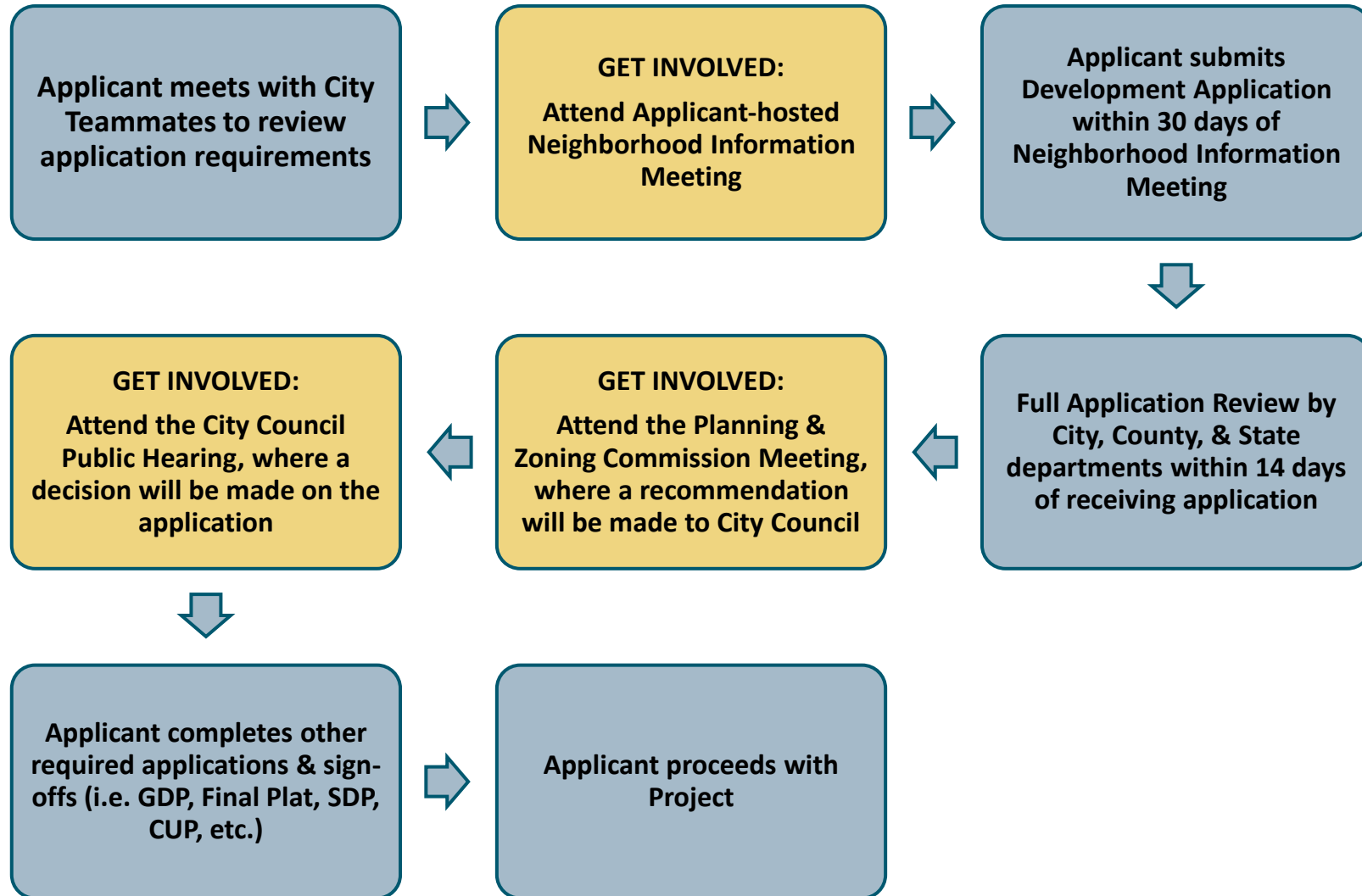
***Exact site plan, floor plans, renderings, elevations, unit-count will proposed/ provided with a subsequent official Site Development Plan (SDP) application—which is not the subject of this meeting. NOTE: the future/ subsequent SDP process will also require a second/ subsequent NIM.

The purpose of this application/ meeting is focused two items:

1. Comprehensive Plan Amendment Request
2. Official Zone Change Request

APPLICATION PROCESS

The Application Process

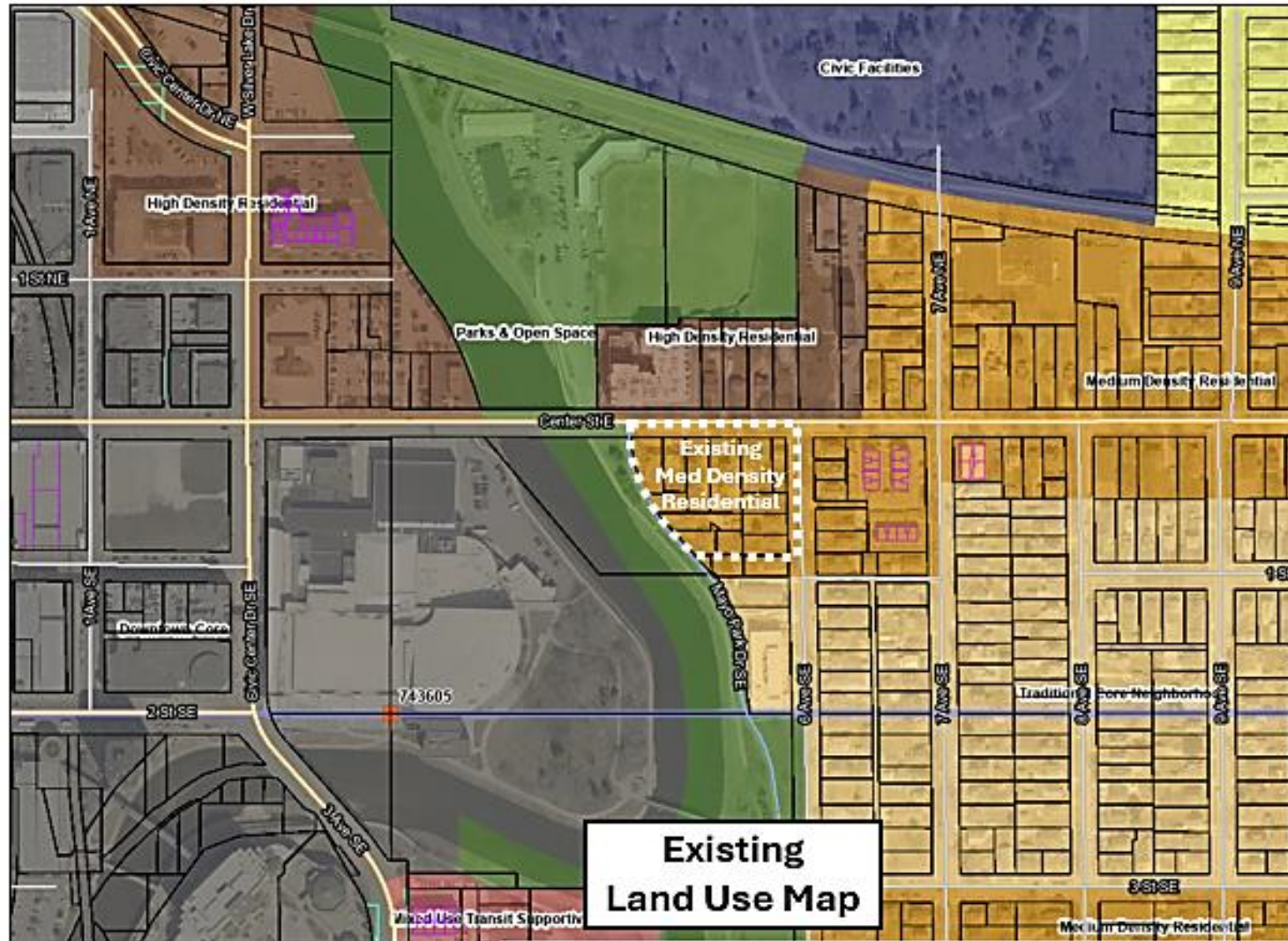


Current

Zoning &

Comp Plan Designation

Current Comp Plan Designation – Medium Density Residential



Current Comp Plan Designation – Medium Density Residential

MEDIUM DENSITY RESIDENTIAL DEVELOPMENT LAND USE DESIGNATION (MDR)

Characteristics

Areas intended for all forms of moderate multi-family residential development & other uses of similar intensity supportive of MDR neighborhoods. Some older single-family neighborhoods are identified as MDR where there may be a need to encourage redevelopment, or apartment buildings or single-family unit conversion to multi-family has occurred

Desired Pattern

MDR is suitable where:

- Gradual transition from low-density residential use to higher intensity use is desired
- Proximity to higher volume roads make lower density less desirable.
- Convenient access to transit, open space is available.
- Convenient multi-modal access for pedestrians and bicyclists to the network of trails & paths is present.

Range of Density/ Intensity

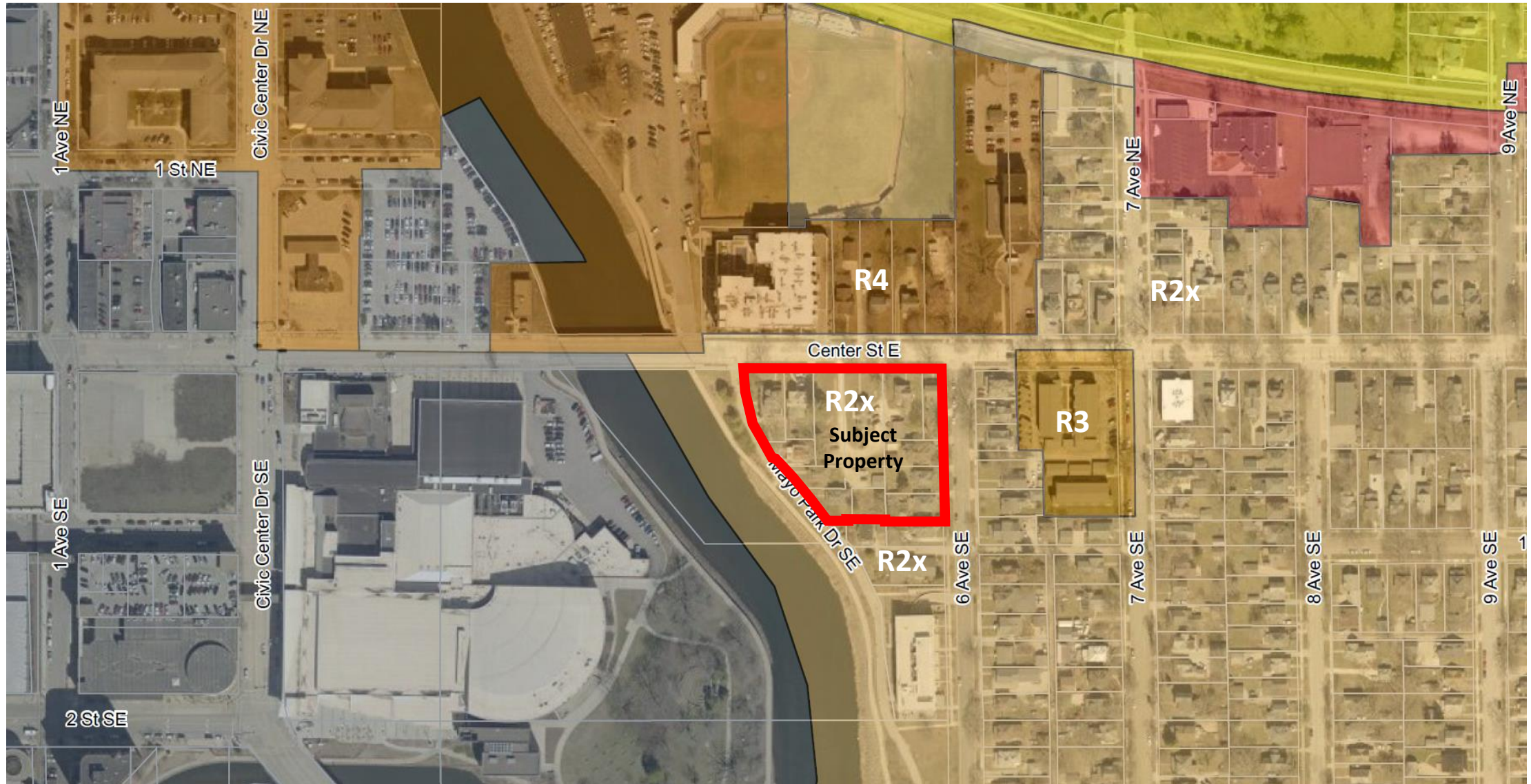
- 20 to 40 units per acre, with density at lower end when abutting low-density residential.

Uses

- Primary uses include
- Townhomes
- Garden apartments
- Condominiums
- Zero-lot line dwellings,
- Suburban style apartment complexes.
- Supporting neighborhood-oriented retail and services.
- Complementary public and institutional uses such as churches, schools and parks

MEDIUM DENSITY RESIDENTIAL DEVELOPMENT AREAS	
Characteristics	Areas intended primarily for all forms of townhome development and apartment buildings and, where appropriate, other uses of similar character and intensity that are supportive of medium density neighborhoods. In some cases, portions of older single-family neighborhoods have been included in the medium density designation where locational characteristics indicate a potential need to encourage redevelopment of the area, and where a significant number of apartment buildings or conversions of single-family units to multi-family use have already occurred.
Desired Pattern	Medium density residential is generally suitable in areas where land is appropriate for residential use but a gradual transition from low density residential use to other higher intensity use is desired or appropriate, or where other site characteristics such as proximity to higher volume roadways make use of the site for lower density residential use undesirable. What will distinguish sites for medium density residential use from sites for non-residential use will be convenient access to public transit, reasonable accessibility to open space areas, the ability to buffer a site from undesirable impacts of non-residential use such as noise, exterior lighting and/or parking, and whether safe and secure multi-modal connectivity for not just cars, but also pedestrians and bicyclists, can be provided to the larger city network of sidewalks, trails, and paths.
Range of Density/ Intensity	Density will vary, but generally will be in the range of 20 to 40 units per acre, with densities at the lower end of the range appropriate for sites abutting low density residential areas. Office and other Service/Retail uses should be scaled so as to provide for comparable per acre vehicular traffic generation and building scale as the primary multi-family residential use.
Mix of Uses	Primary uses include residential multi-family including townhomes, garden apartments, condominiums, zero-lot line dwellings, or suburban style apartment complexes. Student housing and manufactured home parks also fit in this category. Supporting uses include neighborhood-oriented retail and services along major arterial and collector streets abutting the development area. Complementary public and institutional uses such as churches, schools, parks and recreation facilities are also appropriate.
Location	<ul style="list-style-type: none">• Medium-density residential uses are generally most suitable in areas:• Having level to fairly rolling terrain, outside areas that are flood prone, poorly drained, or have steep slopes• In close proximity (½ to 1 mile) to employment centers or high activity/amenity locations such as near parks, recreation areas, and major institutions• Buffered from the incompatible aspects (traffic/light/air/noise pollution) of industrial, commercial, and high activity institutional uses• With neighborhood parks, school parks, or mini parks within ½ mile walking distance• Near neighborhood or community shopping facilities and services
Transportation Considerations	This land use should have reasonably direct access to the major collector or arterial street system; the primary access should not be a local residential street that serves primarily single family dwellings. The primary access street should generally meet the design criteria for a residential collector or non-residential collector street or a lower volume arterial street as classified in the Long Range Transportation Plan. Site locations should be easily accessible to and have access within ¼ mile of the public transit network. The development site should have connectivity to the existing or planned city-wide network of trails and paths.

Current Zoning – R2X Low Density Residential



5/16/2025, 2:09:40 PM

Rochester Zoning

MX-C Mixed Use Center

MX-D Mixed Use Downtown Business

MX-D Mixed Use Downtown Fringe

R-1 Mixed Use Single Family

R-2 Low Density Small Lot

R-2x Low Density Residential Infill

R-3 Medium Density Residential

R-4 High Density Residential

Current Zoning



1:3,639

0 0.03 0.06 0.12 mi
0 0.05 0.1 0.19 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Current Zoning – R2X Low Density Residential

D. R-2x – Low Density Residential Infill

1. Purpose

The R-2x district is intended to maintain and promote areas with a mixture of residential dwelling types of overall low- to medium-density near the downtown core. This district is established to support residential infill and reinvestment that is compatible with the existing characteristics of development. Certain supportive non-residential uses may be provided within the district.

3. Allowed Uses Table																				
Table 300.01-1 Allowed Uses Table																				
S = Staff approval, P = Planning Commission approval, C = City Council approval, V = vacant use, I = Inferm 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-2A	R-3	R-4	MX-S	MX-C	MX-I	MX-G	MX-T	Corridor	Node	Village	Fringe	Medial	Business		BP	L1
Residential Uses																				
Household Living																				
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	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*	S*	S*	S*			Section 60 300.020B
Dwelling, Live/Work												S	S	S	S	S				
Dwelling, Cottage Development		S	S*	S*	S*	S*	S*	S*												Section 60 300.020B
Manufactured Home Park	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			Section 60 300.020B
Group Living																				
Congregate Housing		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			Section 60 300.020B
Dormitory																	P	P	P	Section 60 300.020B
Medical Stay Dwelling Unit		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Nursing Home	P*	P*	P*	P*	S*	P	S*	P	S*	P	S*	P	S*	P	S*	P	S*			Section 60 300.020B

Rochester, Minnesota
Version: November 2024

Zoning districts and subdistricts (where applicable)	Residential and Agricultural				Mixed Use										Non-Residential		Use-Specific Standards		
	AG	R-1	R-2	R-3	R-4	MX-S	MX-N	MX-G	MX-I	Corridor	Node	Village	Fringe	Medical	Business	BP		LJ	SI
Offender Transitional Housing		C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*		Section 60.300.020B
Residential Care Facility	S/I	S/I	S/I	S/I	S/I	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*			Section 60.300.020B
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Public, Institutional, and Civic Uses																			
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														Section 60.300.020C
College or University					P	P	P	P	P	P	P	P	P	P	P	P			
Community Center	P	P	P	P	P	S	S	S	S	S	S	S	S	S	S	S			Section 60.300.020C
Community Garden	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			Section 60.300.020C
Correctional Facility										C							C	C	C
Day Care Facility	S/I	P	P	S/I	P	S/I	P	S/I	P	S	S	S	S	S	S	S	P	P	P
	P	P	P	P	P	P	P	P	P	S	P	P	P	P	P	P	S	S	S
Emergency Service	P	P	P	P	P	P	P	P	P	S	P	P	P	P	P	P	S	S	S
Funeral Home	P	P	P	S	S	S	S	S	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	S			Section 60.300.020C
Place of Worship	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			Section 60.300.020C
Public Facility						S	S	S	S	S	S	S	S	S	S	S			Section 60.300.020C
Public Park	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		P				Section 60.300.020C

Unified Development Code

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																		
		Residential and Agricultural						Mixed Use						Non-Residential			Use-Specific Standards	
Zoning districts and subdistricts (where applicable)		AG P-R-1	P P-R-1	R-R-24	R-R-3	R-R-4	MX-N	MX-C	MX-G	MX-I	Corridor Node	Village	Fringe	MX-O	Medical Business	I-1		I-2
5	Social Services																	Section 60.300 (nonc) 10
6	Specialized Education																	
7	Commercial Uses																	
8	Agricultural and Animal Use																	
9	Agriculture Production	S*	P*	P*														Section 60.300 (nonc) 2
10	Agriculture Retail						S		P							S	S*	
11	Veterinary and Animal Services	S*			S	S	S	S	S	*	S*	S*	S*	S*	S*	S*	S*	Section 60.300 (nonc) 27
12	Entertainment and Recreation																	
13	Adult Entertainment								S*		S*	S*	S*	S*	S*		S*	Section 60.300 (nonc) 1
14	Auditorium or Civic Center	P	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
15	Campgrounds or RV Parks	P*							P*									Section 60.300 (nonc) 8
16	Indoor Entertainment or Recreation			P*	P*	S*	S*	S	S	S	S	S	S	S	S	S	S	Section 60.300 (nonc) 12
17	Indoor Gun Range								C*							C*	C*	Section 60.300 (nonc) 13
18	Outdoor Entertainment or Recreation				P*	P*	S*	S*	S*	S*						S*		Section 60.300 (nonc) 16
19	Food, Beverage, and Lodging																	
20	Bar or Tavern							P*	S	S	S	S	S	S	S	S	P*	Section 60.300 (nonc) 5
21	Bed and Breakfast		P*	P*	P*			P*	S	S	S	S	S	S	S	S		Section 60.300 (nonc) 5
22	Fast Food Restaurant						P*	P*	S*	S*	S*	S*	S*	S*	S*	S*		Section 60.300 (nonc) 6
23	Restaurant						P*	P*	S*	S*	S*	S*	S*	S*	S*	S*		Section 60.300 (nonc) 10

95

Zoning districts and subdistricts (where applicable)	Residential and Agricultural				Mixed Use										Non-Residential			Use-Specific Standards	
	AG	R-1	R-2	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor			MX-D	Business	BP	P		I
											Node	Village	Fringe						
Hotel or Motel																			
Neighborhood Food and Service		*	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 60.300 02D.1	
Standard Restaurant						P*	S	S	S	S	S	S	S	S	S	S	S	Section 60.300 02D.2	
Office, Business, and Professional Services																			
Art Studio and Workshop		V		S	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 60.300 02D.3	
Business or Personal Service			S	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	Section 60.300 02D.3	
Construction Office										P*							S*	Section 60.300 02D.5	
Financial Institution Office						S	S	S	S	S	S	S	S	S	S	S	S		
Research and Testory									P	S	S	S	S	S	P	S	P	Section 60.300 02D.1	
Retail Sales																			
Retail, Neighborhood			S	V	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	Section 60.300 02D.2	
Retail, Small			P	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Section 60.300 02D.2	
Retail, Medium						P	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	Section 60.300 02D.2	
Retail, Large						P	S*	P*	S*	S*	S*	S*	S*	S*	S*	P	S*	Section 60.300 02D.2	
Vehicles and Transportation																			
Air Transportation								C*	C*								P*	Section 60.300 02D.3	
Automotive						P	S						S		S	S	S		

Zoning districts and subdistricts (where applicable)	Residential and Agricultural										Mixed Use										Non-Residential		Use-Specific Standards	
	AG	R-1	R-2	R-2k	R-3	R-4	MX-N	MX-S	MX-G	MX-I	Corridor	Midway	MX-T	Fringe	Metrol	MX-D	Business	BP	J		B			
																			1	2				
Automotive Repair Services, Major											P	S						P	S	S				
Fueling Station								P*	S*	S*			A*					S*	S*	S*		Section 60.300.0200.1		
Motor Freight and Warehousing									P	S*	P							P	S	S*		Section 60.300.0200.1		
Motor Vehicle Sales, Leasing or Storage										S	S*	P						S*	S*	S*		Section 60.300.0200.1		
Parking Garage						A*	A*			A*	S*	C*	C*	S*	C*	C*	C*	A*	A*	A*		Section 60.300.0200.1		
Parking Lot	A	A	A	A	A	A	A	A*	S	S	S	C*	C*	S*	I	I	I	S	S	S		Section 60.300.0200.2		
Public Transportation Dispatch Facility										S	P	P	P	S			P							
Railroad Transportation																	P				S			
Industrial Uses																								
Manufacturing, Processing, and Commercial Services																								
Artisan Manufacturing							S	S	S	S	P	S	S	S	S	S	S							
Heavy Commercial Services								S	S	P								P	S	S				
Heavy Industry																					S*	Section 60.300.0200.1		
Light Industry									P									S	S	S				
Recycling Transfer Facility								S	S	S								P	S	S				
Repair and Maintenance Shop		P*		S*	S*	S*	S*	S*	S*	S*	S*		S*					S	S	S		Section 60.300.0200.4		

[illegible]

Zoning districts and subdistricts (where applicable)	Residential and Agricultural				Mixed Use										Non-Residential			Use-Specific Standards	
	AG	R1	R2	R3	MX-N	MX-S	MX-G	MX-G	Corridor	Node	Village	Fringe	Marital	MX-D	Business	BP	U		RI
Utility, Minor	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		
Wind Energy Conversion System (WECS), Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P*	P*	Section 60.300.020F	
Accessory Uses and Structures																			Section 60.300.020G
Accessory Dwelling Unit	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*			Section 60.300.020G	
Animal Husbandry	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*			Section 60.300.020G	
Billboard								A*									A*	Section 60.300.020G	
Drive-in Facility							A*	A*	A*	A*	A*	A*					A*	Section 60.300.020G	
Electric Vehicle Charging Station	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G	
Fuel Tank	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G	
Garage	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G	
Greenhouse	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		A*	Section 60.300.020G	
Home Occupation	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*			Section 60.300.020G	
Outdoor Eating Area					A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		Section 60.300.020G	
Recreational Vehicle Parking	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		Section 60.300.020G	
Recycling Drop Box					A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G	
Related Service Facility																	A*	Section 60.300.020G	

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		
	AG	R-1	R-2	R-3	R-4	MX-N	MX-S	MX-G	MX-I	Corridor	MX-T	Node	Village	MX-D
														Use-Specific Standards
Residence for Caretaker or Security Guard								A*	A*					Section 60.300.020G.17
Residential Management or Sales Office		A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.18
Swimming Pool or Tennis Court	A	A*	A*	A*	A*	A*	A*	A	A	A	A	A	A	Section 60.300.020G.19
Urban Agriculture	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 60.300.020G.20
Temporary Uses														
Carnival or Festival	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.1
Contractor's Office and Yard	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.2
Food Truck	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.3
Garage Sale	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.4
Seasonal Sales	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.5
Storage Container	T*	T*	T*	T*	T*	T*	T*	A*	A*			A*	A*	Section 60.300.020H.6

Current Zoning – R2X Low Density Residential

Chapter 60.200: Zone Districts

Section 60.200.030 Base Districts

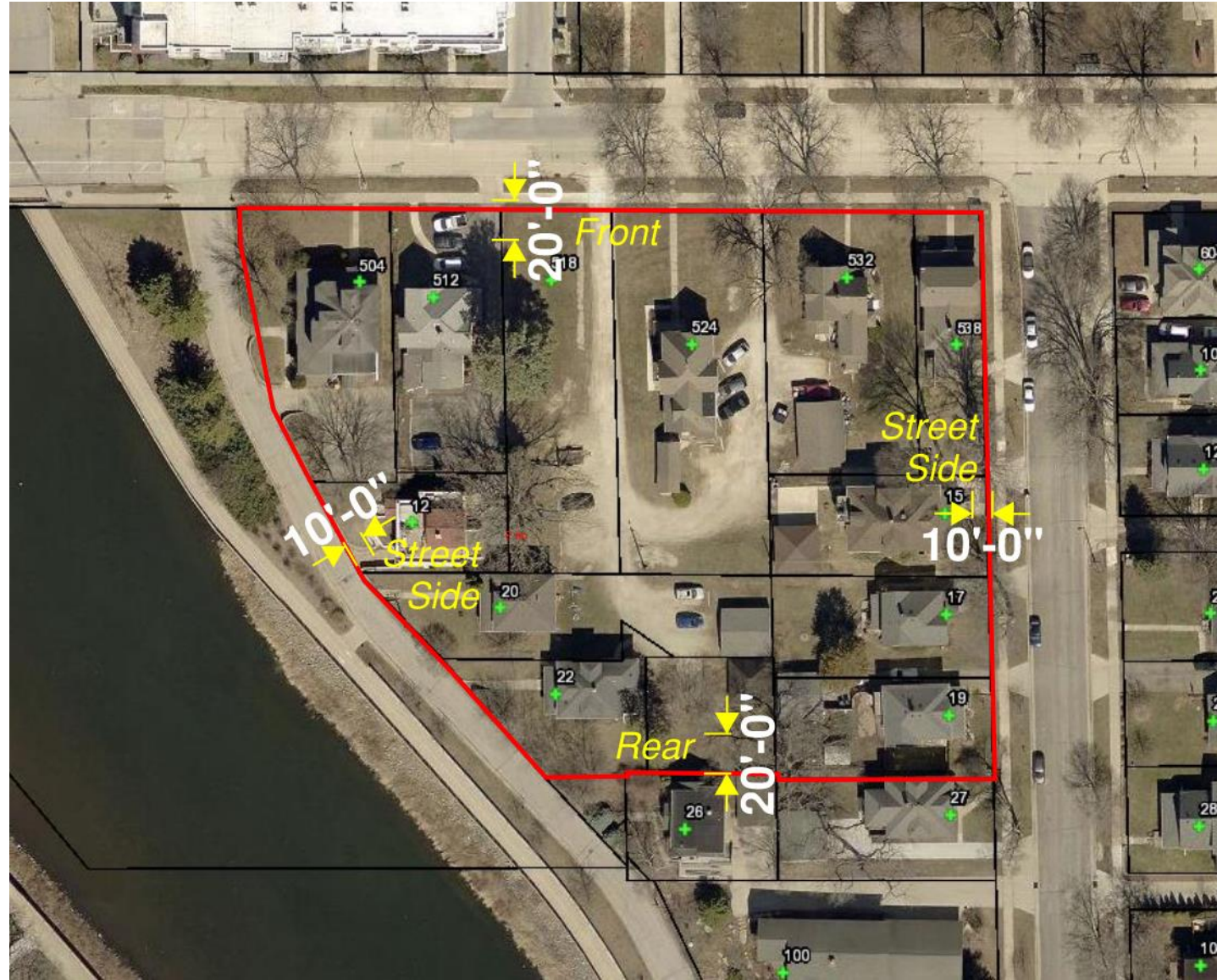
Section 60.200.030D: R-2x – Low Density Residential Infill

2. Dimensional Standards

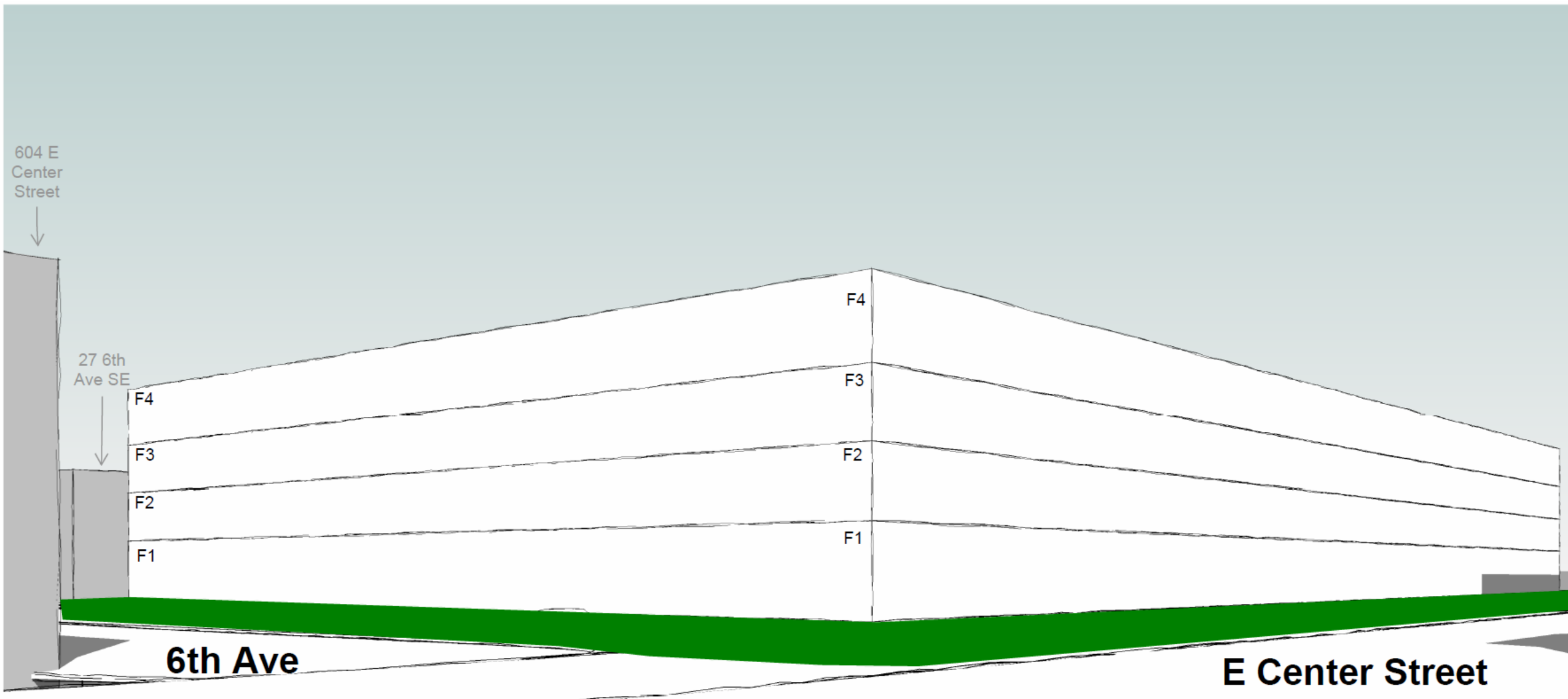
Table 200.03-4 R-2x Lot and Building Standards		
Lot Dimensions (Minimum)		
	Lot Area	2,000 sq. ft.
	Lot Width	30 feet
Building Setbacks (Minimum in feet)		
A	Front	20
B	Interior Side	6
	Street Side	10
	Minimum Sum of Interior Side Yards	12
C	Rear	20
Building/Structure Height (Maximum in feet)		
D	Primary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

Current Zoning – R2X Low Density Residential

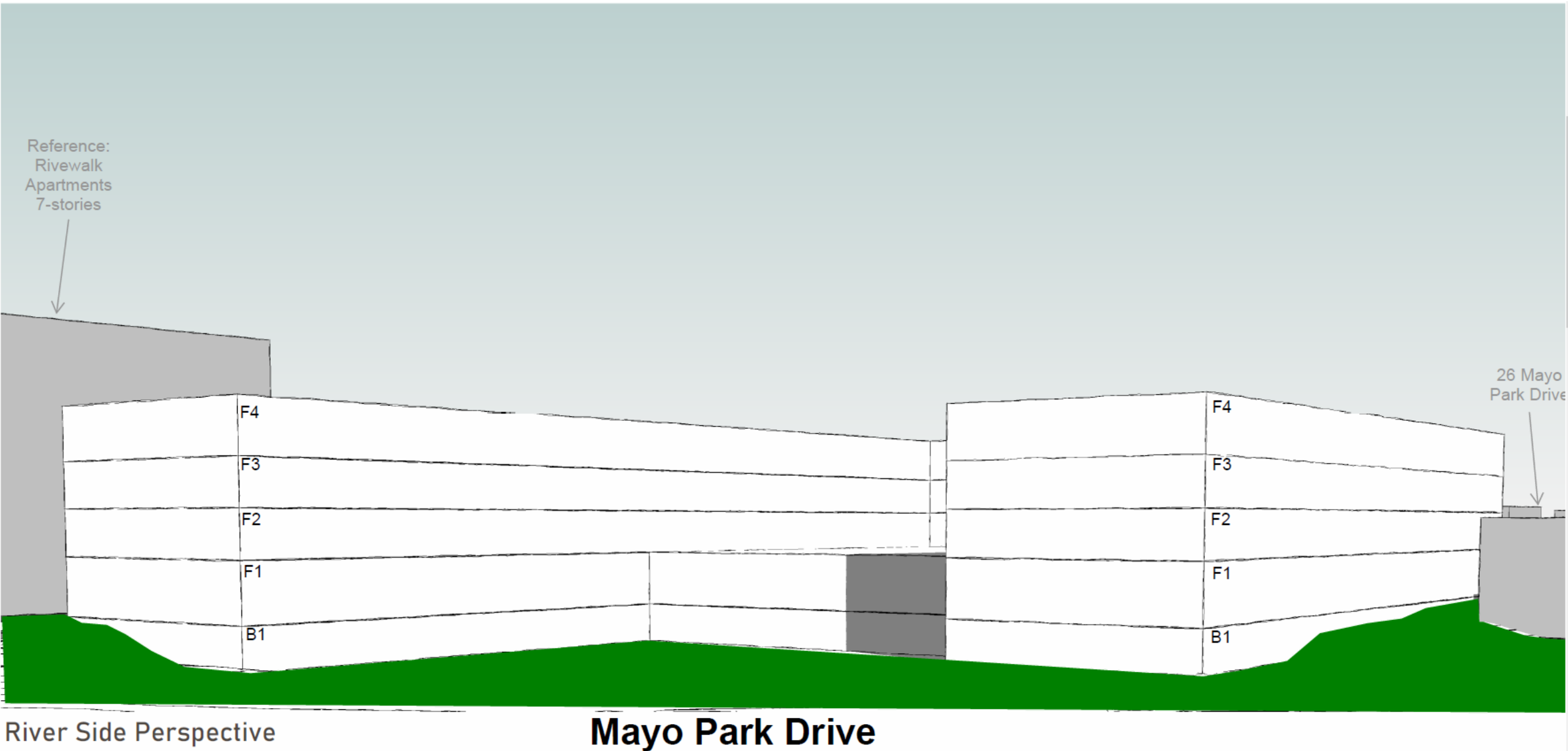
Minimum Setbacks



Current Zoning – R2X Low Density Residential



Current Zoning – R2X Low Density Residential

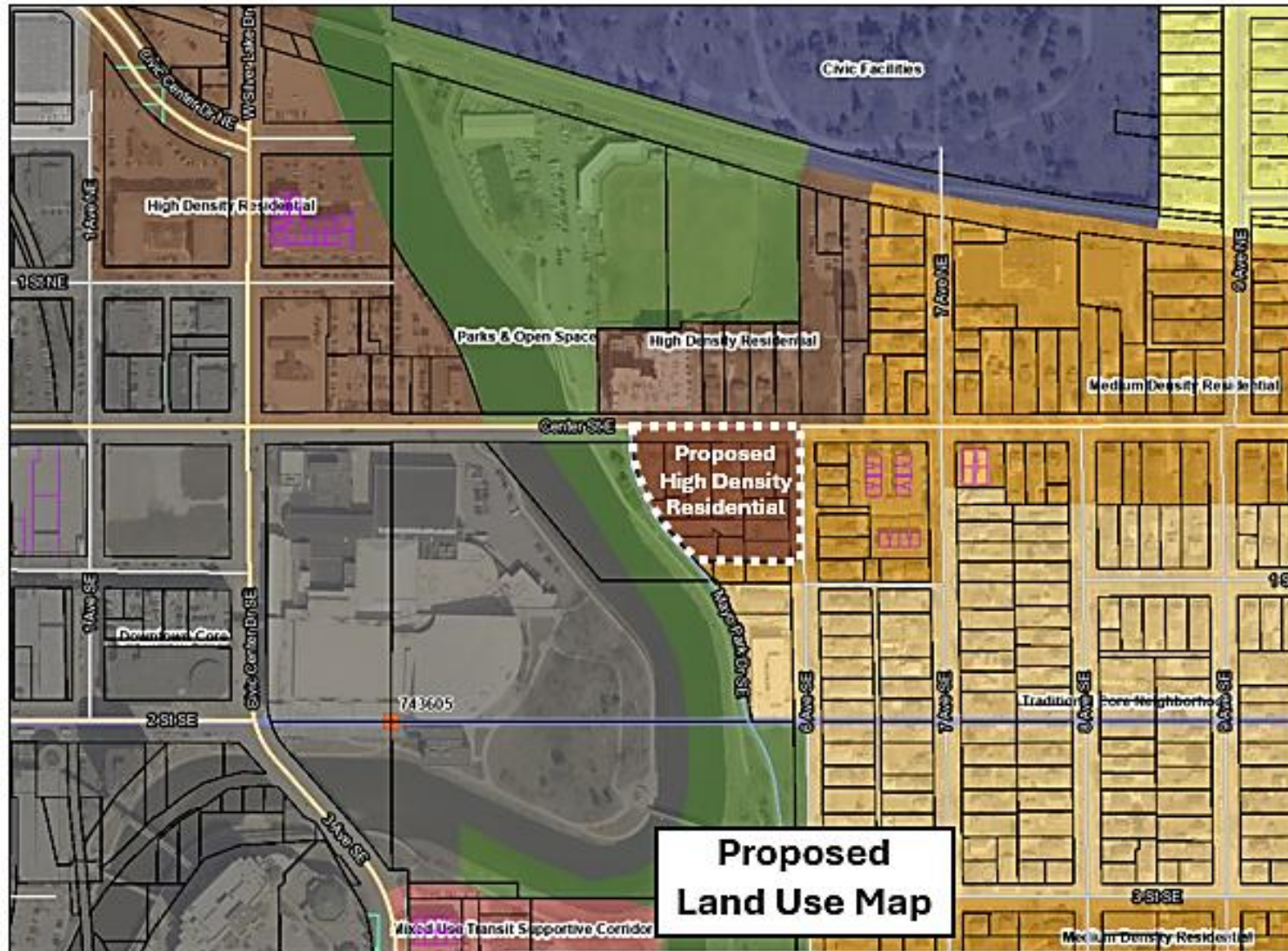


Proposed

Zoning &

Comp Plan Designation

Current Comp Plan Designation – High Density Residential



Proposed Comp Plan Designation – High Density Residential

HIGH DENSITY RESIDENTIAL DEVELOPMENT LAND USE DESIGNATION (HDR)

Characteristics

Areas located near the fringe of the Downtown Core or major Campus Institutions, with residential structures designed with a strong vertical orientation (multi-story). Uses of similar character and intensity, not in conflict with long-term high-density housing, such as smaller business and service uses may be considered suitable.

Desired Pattern

- Found near the Downtown Core, or City Fringe in an urban setting
- Small blocks contributing to a walkable urban environment.
- Consists of development that considers public and private space from shadowing
- Consists of development that accounts for access to natural light, and privacy
- Fits the general context of the site.

Range of Density/ Intensity

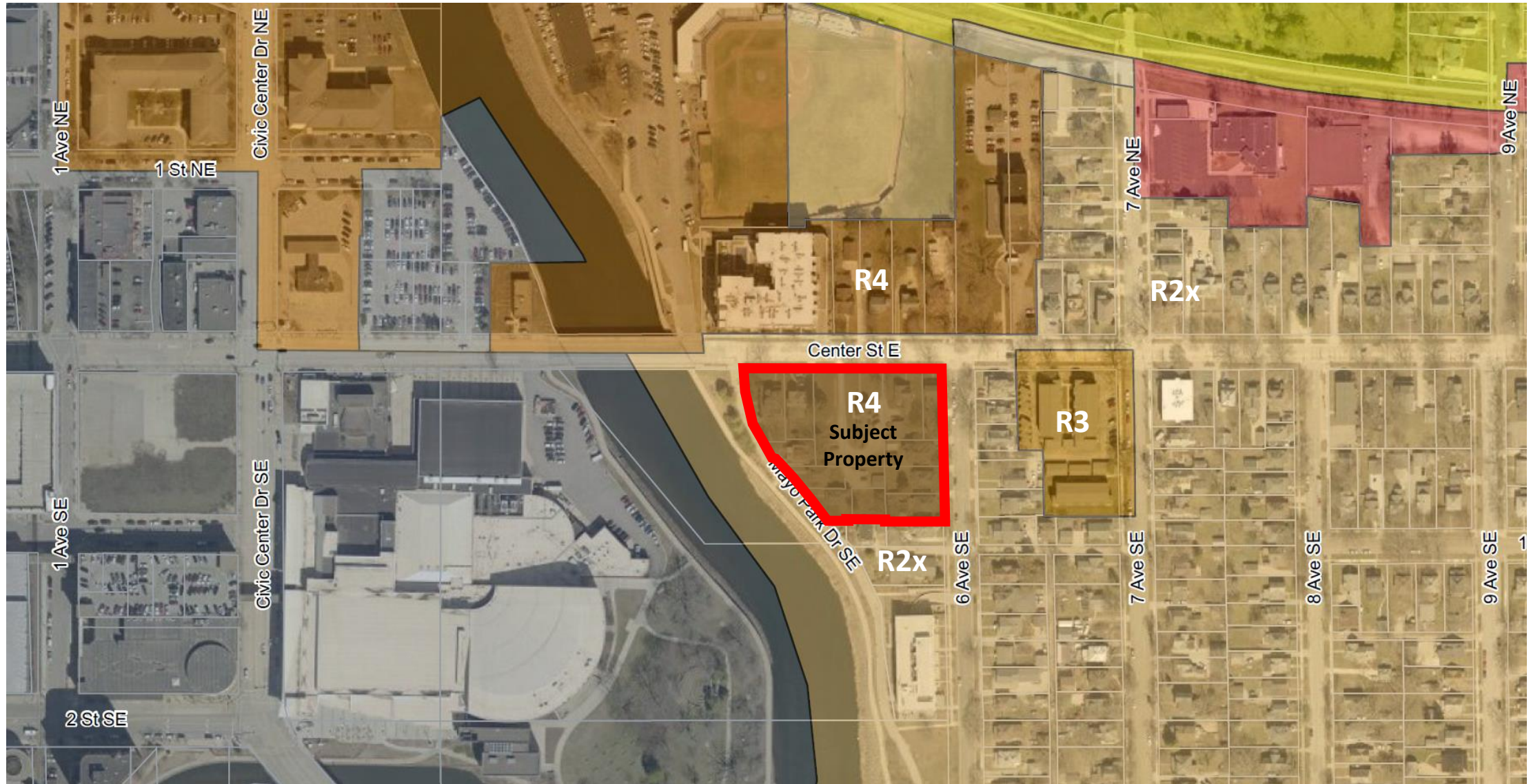
- 40 to 120 units per acre, with higher density on sites within one or two block distance of the downtown core. Ground floor commercial uses is encouraged.

Uses

- Highrise apartments, condominiums, senior housing or hotels
- Life care facilities within walkable distance of downtown employment & services
- Uses supporting community anchors, such as medical or educational institutions.
- Supporting ground floor retail and service and office that constitute small portion of building floor area within vertical, mixed-used development.

HIGH DENSITY RESIDENTIAL DEVELOPMENT AREAS	
Characteristics	Areas typically located near the fringe of the Downtown Development Core or major Campus Institutions, with multi-family residential designed with a strong vertical orientation (multi-story). Uses of similar character and intensity, not in conflict with long-term high-density multi-family residences, such as smaller format business and service uses are also considered suitable for this designation. Areas adjacent to transit oriented centers, or sites adjacent to other regional or community centers intended for markets such as senior housing that generate low levels of vehicular traffic are appropriate if planned at the low end of the recommended density range.
Desired Pattern	High Density residential development will generally be found in areas adjacent to the Downtown Central Development Core or Fringe of the city in a traditional urban setting with relatively small blocks and a grid street system that contributes to a walkable urban environment. In such settings, it is important for buildings to make a positive contribution to the public realm, by minimizing the shadowing of sidewalks as well as public and private spaces, while protecting the quality of life by providing access to
	natural light, views to the sky and privacy, and fitting harmoniously within the context of surrounding buildings.
Range of Density/ Intensity	Density will vary, but will generally be in the range of 40 to 120 units per acre, with higher densities permitted on sites located within a one or two block distance of the downtown development core or downtown medical and educational campus areas. Ground floor commercial street frontage integrated into a residential building is encouraged.
Mix of Uses	Primary uses include high rise apartment buildings and condominiums, hotels, senior housing, or life care facilities providing housing within walkable proximity of downtown employment and services or which support community anchors such as major medical or educational institutions. Supporting uses include ground floor retail and service uses and above ground office uses as part of a vertical mixed used development with no more than a minor portion of the floor area devoted to non-residential uses. Free standing office and service use of a lower intensity nature may be considered, but are not encouraged.
Location	High density uses are most suitable in areas with the following characteristics: <ul style="list-style-type: none"> • Areas where there is demand from households desiring walkable proximity to a diverse urban environment, such as adjacent to major employment centers, the Downtown Urban Core, or major institutional anchors in the community • Not adversely affecting adjoining low-density or traditional downtown neighborhood residential areas • Having convenient access to transit service, open space, and other urban public spaces within ¼ mile walking distance
Transportation Considerations	<ul style="list-style-type: none"> • Having convenient pedestrian access to major employment centers, civic facilities, and high activity commercial and service areas • Having strong connectivity to existing or planned pedestrian and bike infrastructure • Having access to frequent bus service either through proximity to multiple bus routes or location along a Primary Transit Network corridor
Design Considerations	Development should be compatible with the principles of walkable urban development, with architectural elements that add interest at street level, sidewalk widths consistent with adjacent high intensity development areas, appropriate lighting, and streetscaping provided. Building design principles and materials should promote a sense of quality and permanence, with design that contributes to a sense of enclosure and setbacks above a certain height (generally two to four stories) to allow daylight into streets and open

Proposed Zoning – R4 High Density Residential



5/16/2025, 2:09:40 PM

Rochester Zoning

MX-C Mixed Use Center

MX-D Mixed Use Downtown Business

MX-D Mixed Use Downtown Fringe

R-1 Mixed Use Single Family

R-2 Low Density Small Lot

R-2x Low Density Residential Infill

R-3 Medium Density Residential

R-4 High Density Residential

Proposed Zoning



1:3,639

0 0.03 0.06 0.12 mi
0 0.05 0.1 0.19 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Proposed Zoning – R4 High Density Residential

3. Allowed Uses Table

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-3	R-4	MX-N	MX-S	MX-G	MX-D	Corridor Node	MX-T Village	MX-D Fringe	MX-D Medical Business		BP	LJ
Residential Uses																
Household Living																
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		
Dwelling, Duplex, Same Lot		S	S	S	S	S				S	S					
Dwelling, Triplex		S	S	S	S				S	S						
Dwelling, Fourplex		S	S	S	S				S	S						
Dwelling, Multifamily		S		S	S	S	S	S	S	S	S	S	S	S		Section 60.300.0205
Dwelling, Live/Work		S	S	S	S	S	S	S	S	S	S	S	S	S		
Dwelling, Cottage Development		S	S	S	S	S	S	S	S	S	S	S	S	S		Section 60.300.0205
Manufactured Home Park		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		Section 60.300.0205
Group Living																
Congregate Housing		S	S	S	S	S	S	S	S	S	S	S	S	S		Section 60.300.0205
Dormitory													P	P	P	Section 60.300.0205
Medical Stay Dwelling Unit		S	S	S	S	S	S	S	S	S						
Nursing Home		P*	P*	P*	S	P	S	S	S	S	S	S	S	S		Section 60.300.0205

Rochester, Minnesota
Version: November 2024

Table 300.01-1 Allowed Uses Table																			
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Zoning districts and subdistricts (where applicable)	Residential and Agricultural				Mixed Use								Non-Residential		Use-Specific Standards				
	AG	R-1	R-2	R-3	R-4	MX-N	MX-S	MX-G	MX-D	MX-T	Corridor	Village	Fringe	Medical		Business	BP	J	SI
Offender Transitional Housing		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		Section 60.300.020B
Residential Care Facility		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			Section 60.300.020B
		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Public, Institutional, and Civic Uses																			
Art Gallery, Museum, and Library	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Cemetery	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			Section 60.300.020C
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				Section 60.300.020C
Community Garden	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				Section 60.300.020C
Correctional Facility											C								
Day Care Facility	S	S	P	S	P	S	S	S	S	S	S	S	S	S	S	P	P	P	Section 60.300.020C
		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Emergency Service	P	P	P	P	P	P	S	S	S	P	P	P	P	P	P	S	S	S	Section 60.300.020C
Funeral Home	P	P	P	S	S	S	S	S	S	S						S			Section 60.300.020C
Medical Facility	P	P	P	P	P	P	S	S	S	S	S	S	S	S	S	S	S	S	Section 60.300.020C
Place of Worship	P	P	P	S	S	S	S	S	S	S	S	S	S	S	S				Section 60.300.020C
Public Facility							S	S	S	S	S	S	S	S	S	S	S	S	Section 60.300.020C
Public Park	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								Section 60.300.020C

Unified Development Code
95

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Zoning districts and subdistricts (where applicable)	Residential and Agricultural				Mixed Use							Non-Residential		Use-Specific Standards	
	AG	R-1	R-2	R-3	MX-N	MX-S	MX-G	MX-D	MX-T	Node or Village	Fringe or Rural	Business	I		S
Social Services															Section 60.300.020C.10
Specialized Education															
Commercial Uses															
Agricultural and Animal Uses															
Agriculture Production	S	P	P										S	S	Section 60.300.020D.2
Agriculture Retail	S						P						S	S	
Veterinary and Animal Services	S			S	S	S	S	S	S	S	S	S	S	S	Section 60.300.020D.27
Entertainment and Recreation															
Adult Entertainment							S		S	S	S	S	S	S	Section 60.300.020D.1
Auditorium or Civic Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Campgrounds or RV Park	P						P								Section 60.300.020D.8
Indoor Entertainment or Recreation		P	P	S	S	S							S	S	Section 60.300.020D.12
Indoor Gun Range							C	*					C	C	Section 60.300.020D.13
Outdoor Entertainment or Recreation					P	P	S	S	P	*			S	S	Section 60.300.020D.18
Food, Beverage, and Lodging															
Bar or Tavern						S	S	S	S	S	S	S	S	P	Section 60.300.020D.5
Bed and Breakfast		P	P	P		S	S	S	S	S	S	S	S	P	Section 60.300.020D.6
Fast Food Restaurant		P	P	S	S	S	S	S	S	S	S	S	S	S	Section 60.300.020D.10

F. R-4 – High Density Residential

1. Purpose

The R-4 district is intended to maintain and promote multifamily residential dwellings of the highest intensity along with certain supportive commercial and Non-Residential and civic uses of similar intensity.

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Zoning districts and subdistricts (where applicable)	Residential and Agricultural				Mixed Use								Non-Residential		Use-Specific Standards		
	AG	R-1 R-2 R-2a	R-4	MX-N	MX-S	MX-G	MX-D	MX-I	Corridor	Node	Village	Fringe	MX-D	Medical Business BP			
Hotel or Motel					S	S	S	S	S	S	S	S	S	S	P	I	
Neighborhood Food and Service Restaurant	P	S		S	S	S	S	S	S	S	S	S	S	S	S		Section 60.300.020.1
Standard Restaurant	P	S		S	S	S	S	S	S	S	S	S	S	S	S		Section 60.300.020.2
Office, Business, and Professional Services																	
Art Studio and Workshop	V			S	S	S	S	S	S	S	S	S	S	S			Section 60.300.020.4
Business or Personal Service	S	S		S	S	S	S	S	P*					S	S		Section 60.300.020.5
Construction Office															S	S	Section 60.300.020.5
Financial Institution																	
Office	S	P		S	S	S	S	S									Section 60.300.020.1
Research and Testing									P	S	S	S	P	S	S		Section 60.300.020.3
Retail Sales																	
Retail, Neighborhood				S	V	S	S	S	S	S	S	S	S	S			Section 60.300.020.2
Retail, Small	P*	P				S	S	S	S	S	S	S	S	S			Section 60.300.020.2
Retail, Medium						P	S	S	S	S	S	S	S	S			Section 60.300.020.2
Retail, Large						P	S	P*	S	S	S	S	S	S	P	S	Section 60.300.020.2
Vehicles and Transportation																	
Air Transportation									C*	C*					P*	P*	Section 60.300.020.3
Automotive Center						P	P	S				S		S	S	S	

Table 300.01-1 Allowed Uses Table																					
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Zoning districts and subdistricts (where applicable)	Residential and Agricultural				Mixed Use							Non-Residential		Use-Specific Standards							
	AG	R-1	R-2	R-3	R-4	MX-N	MX-S	MX-G	MX-D	Corridor Node	MX-T	Village	Fringe		Medical	MX-O	Business	BP	L	S	
Automotive Repair Services, Major							P	S									S	S			
Fueling Station							P	S	S			A	*				S	S	S	Section 60.300.020D.11	
Motor Freight and Warehousing							P	S	S	P							P	S	S	Section 60.300.020D.14	
Motor Vehicle Sales, Leasing or Storage								S	S	*							S	S	S	Section 60.300.020D.15	
Parking Garage					A	A	*			A	S	C	C	S	C	C	C	A	A	A	Section 60.300.020D.19
Parking Lot	A	A	A	A	A	A	A	S	S	S	C	C	S	C	S	I	I	I	S	S	Section 60.300.020D.20
Public Transportation Dispatch Facility										S	P	P	P	P	P	S	S	S	S		
Railroad Transportation																		S			
Industrial Uses																					
Manufacturing, Processing, and Commercial Services																					
Artisan Manufacturing							S	S	S	S	P	S	S	S	S	S	S				
Heavy Commercial Services								S	S	P							P	S	S		
Heavy Industry																		S		Section 60.300.020E.1	
Light Industry								P									S	S	S		
Recycling Transfer Facility								S	S	S							P	S	S		
Repair and Maintenance Shop	P	*	S	S	S	S	S	S	S	S	S						S	S	S	Section 60.300.020E.4	

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Zoning districts and subdistricts (where applicable)	Residential and Agricultural				Mixed Use							Non-Residential		Use-Specific Standards					
	AG	R-1	R-2	R-3	MX-N	MX-S	MX-G	MX-D	Corridor	Node	Village	Fringe	Medial		MX-O	Business	BP	I	S
Storage and Distribution, and the Loading																			
Junkyard																		C*	Section 60.300.020E.2
Self Service Storage Facility						P*	S*	S*				P*			P*	S*	S*		Section 60.300.020E.6
Wholesale Facility						S*	S*	P							S*	S*	S*		Section 60.300.020E.7
Resource and Extraction																			
Landfill																		C	
Quarry	C*															C*	C*		Section 60.300.020E.3
Sand or Gravel Excavation	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	C*	C*		Section 60.300.020E.5
Utility, Communication, and Energy Uses																			
Commercial Wireless Telecommunication Service (CWTs)	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		Section 60.300.020F.1
Co-located on Existing Structure																			
Freestanding	P*					P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		
Stealth on Existing Structure	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		
Communications Tower							P	P	P	P	P	P	P	P	P	P	S	S	
Geothermal Energy System	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P		
Solar Collector, Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P*	P*	P*		Section 60.300.020F.2
Utility, Major	C*					C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*		Section 60.300.020F.3

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Zoning districts and subdistricts (where applicable)	Residential and Agricultural				Mixed Use							Non-Residential	Use-Specific Standards					
	AG	R-1	R-2	R-3	R-4	MX-N	MX-S	MX-G	MX-D	Corridor	MX-T	Node		Village	Fringe	Midtown	Business	BB
Utility, Minor	A																	
Wind Energy Conversion System (WECS), Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P*	P*	P*
Section 60.300.020F.3																		
Accessory Uses and Structures																		
Section 60.300.020G.1																		
Accessory Dwelling Unit	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*
Section 60.300.020G.5																		
Animal Husbandry	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*
Billboard																	A*	A*
Section 60.300.020G.6																		
Drive-in Facility																	A*	A*
Section 60.300.020G.8																		
Electric Vehicle Charging Station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Fuel Tank	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*
Section 60.300.020G.9																		
Garage	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*
Section 60.300.020G.10																		
Greenhouse	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A	A
Section 60.300.020G.11																		
Home Occupation	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*
Section 60.300.020G.12																		
Outdoor Eating Area	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*
Section 60.300.020G.13																		
Recreational Vehicle Parking	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*
Section 60.300.020G.14																		
Recycling Drop Box	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*
Section 60.300.020G.15																		
Restated Service Facility	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*
Section 60.300.020G.16																		

Proposed Zoning – R4 High Density Residential

Chapter 60.200: Zone Districts

Section 60.200.030 Base Districts

Section 60.200.030F: R-4 – High Density Residential

2. Dimensional Standards

Table 200.03-6 R-4 Lot and Building Standards

Lot Dimensions (Minimum)

	Lot Area	6,000 sq. ft.
	Lot Width	60 feet

Building Setbacks (Minimum in feet)

A	Front	15
B	Interior Side	10
	Street Side	7
	Minimum Sum of Interior Side Yards	None
C	Rear	15

Building/Structure Height (Maximum in feet)

D	Primary Structure	115
	Accessory Structure	25

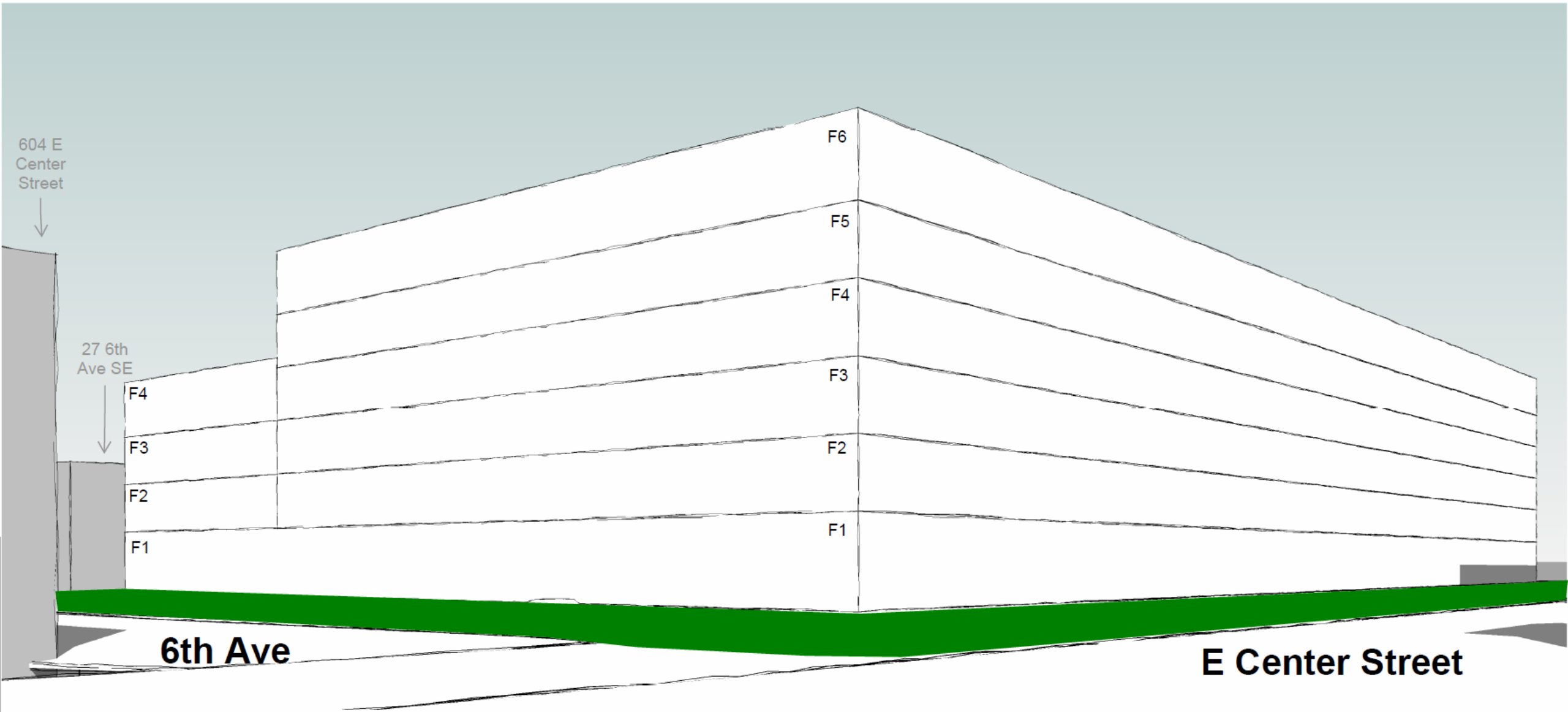
Proposed Zoning – R4 High Density Residential

Minimum Setbacks



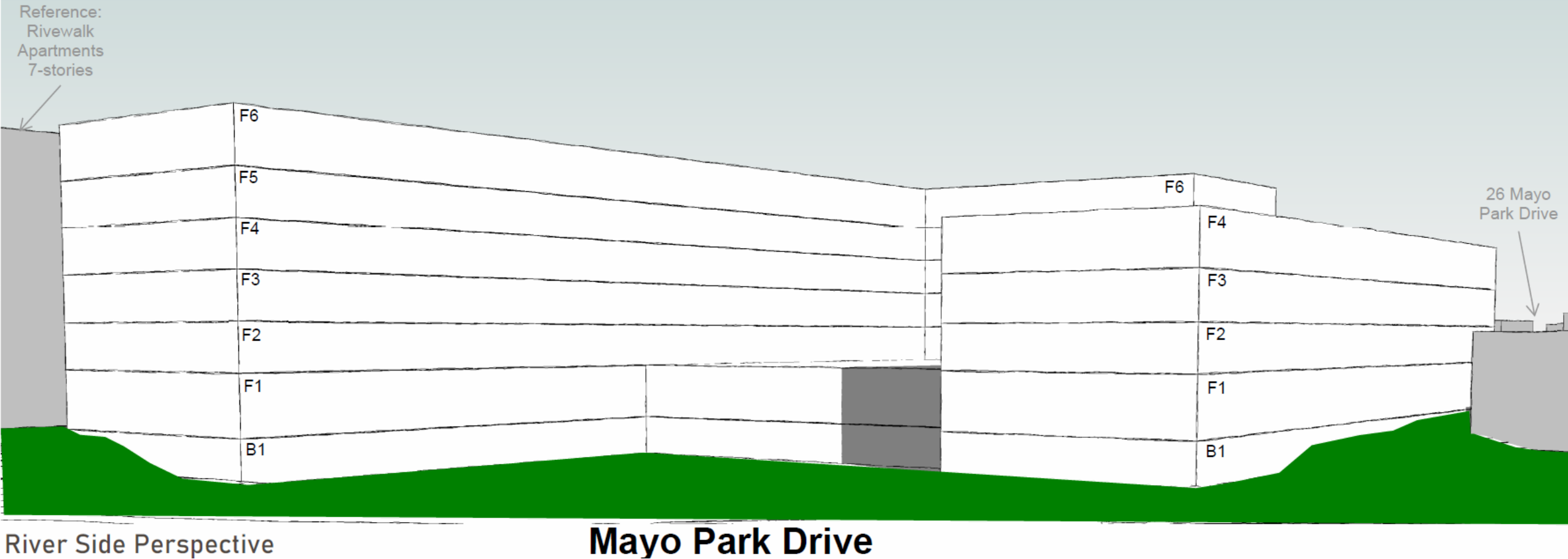
NOTE:
Neighborhood Protection Standards (NPS) apply for subject property, along the southern property line. Requires min building setback increase to 25' and the max building height within 100' be 45' (4-stories).

Proposed Zoning – R4 High Density Residential



Proposed Zoning – R4 High Density Residential

NOTE: Developer Proposing 6-floors. R4 Zoning allows for max 115 feet (9-10 stories)



TRAFFIC

Traffic Impacts

Existing Land Use 210 – Single-Family Detached Housing***

The Daily Trip Ends using the Fitted Curve would be 121 Trip Ends

The Daily Trip Average Rate is 9.43

The Peak Hour Trip Ends using the Fitted Curve is 18 Trip Ends

The Peak hour Average Rate is 0.92

*** Existing actual traffic impact today is higher than presented here--as most of the existing parcels are being used as multi-family rentals.

Proposed Using the 215 unit with Land Use of 221 - Multifamily Housing (Mid-Rise)***

The Daily Trip Ends using the Fitted Curve would be 981 Trip Ends.

The Daily Trip Average Rate is 4.57

The Peak Hour Trip Ends using the Fitted Curve is 87 Trip Ends

The Peak hour Average Rate is 0.39

*** Future traffic impact likely to be less than presented here—as 215-units is the max density the developer anticipates.

ENVIRO

Existing & Future Environmental Features

Developer has reviewed this site, from an initial high-level perspective with a civil engineer, environmental scientist, geotechnical engineer, and City staff. Summary initial/ informal feedback below. Developer will complete in-depth formal geotechnical soils evaluation, formal ESAs, and civil/ storm water engineering upon completion of this rezoning process.

- No known/ expected wetlands on-site
- No known floodplains located on-site
- No known/ expected ground water issues expected.
- No known/ expected “material” soil condition issues expected.



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).