



REQUEST FOR ACTION

Zone Change CD2023-008ZC by the City of Rochester

MEETING DATE:

October 2, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Public Hearings

PRESENTER:

Ryan Yetzer

Action Requested:

Approving City Initiated Zone Change No. CD2023-008ZC with either:

1. The Planning Commission's recommendation to remove the proposed R2x zoning district from the amended Zoning Map, and directing the City Attorney to prepare an ordinance for first reading, or
2. The Community Development Team's recommendation, for the rezoning of parcels throughout the City which furthers the goals of the comprehensive plan, and directing the City Attorney to prepare an ordinance for first reading.

Report Narrative:

The Community Development Team proposes the zoning resignation of various parcels throughout the City as the final step in the Comprehensive Plan and Unified Development Code project that began in 2014. Prior to the adoption of the Unified Development Code, Community Development teammates were aware of the necessity to update the zoning map, but were deliberate in the separation of an update to the zoning ordinance and the zoning map. The separation of these two planning documents allows for an intentional discussion surrounding the zoning map and this zoning map update can be viewed as an extension of the planning work previously completed.

Community Development proposes the rezoning of parcels throughout the City where the underlying land use is inconsistent with the zoning and where Council requested re-examining the TOD and R-2X boundaries that were established in 2019. The Community Development proposed Rezoning Map is attached as "Rezoning Map - Community Development Recommendation".

On September 13, 2023, the Planning Commission voted unanimously to recommend approval of the Zoning Map Amendment as proposed by the Community Development Team, excluding the proposed changes to the R-2x district. The Planning Commission's recommendation was based on the comments provided during the public hearing by neighbors and property owners located within the proposed R2x zoning district, which included concerns about traffic, increased density, and historic preservation. If the proposed R2x district is removed from the zoning map amendment, the parcels will retain their existing zoning district designation. The Planning Commission's proposed Rezoning Map is attached as "Rezoning Map - Planning and Zoning Commission".

Priorities & Foundational Principles:

Economic Vibrancy & Growth Management

Policy Considerations & DEI Impact:

This Zoning Amendment achieves the Comprehensive Plan Core Principles of expanding housing diversity, integrating transit and land use, and emphasizing fiscal sustainability.

Prior Legislative Actions & Community Engagement:

May 17, 2023: Zoning Map Update Open House

May 18, 2023: Zoning Map Update Open House

August 11, 2023: Open House postcards & public notice sent

August 22, 2023: Zoning Map Update Open House

August 24, 2023: Zoning Map Update Open House

September 2, 2023: Public hearing notice published in the newspaper

[September 13, 2023](#): Planning Commission - Public Hearing

Fiscal & Resource Impact:

All development costs will be the responsibility of the developer and will be outlined in a development agreement and/or city-owner contract.

Alternative Action(s):

The Common Council may direct City teammates to develop a modified option with a reduction in the size of R2X area, and continue the public hearing to provide the opportunity for noticing and public input on the alternative option.

The Common Council could specify a reduced amount of R2X in a specified location by identifying the area to be removed and/or retained.

Alternative Motion - Approving City Initiated Zone Change No. CD2023-008ZC, with the Community Development Team's recommendation, for the rezoning of parcels throughout the City which furthers the goals of the comprehensive plan, with the exception of *[identify the area to be excluded]* and directing the City Attorney to prepare an ordinance for first reading.

Prepared By:

Allison Sosa

Attachments:

[CD Memo - CD2023-008ZC City Initiated Zone Change](#)

[Public Comments - CD2023-008ZC City Initiated Zone Change](#)

[Rezoning Map - Planning Commission Recommendation](#)

[Rezoning Map - Community Development Recommendation](#)