



**PLAINVIEW PLANNING COMMISSION MEETING
AGENDA**

Tuesday, July 6, 2021 at 6:00 P.M.

Church of Christ – 205 1st Street NE Plainview, MN 55964

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Consent Agenda**
 - a. Planning Commission Meeting Minutes – June 1, 2021**
- 4. Public Hearings**
 - a. Amendment to City Ordinances to Allow Special District Zoning**
- 5. Updates/Discussion**
 - a. Tom Wiener – Resignation**
 - b. Holly Reeve – Appointment to Planning & Zoning Commission**
- 6. Adjourn**

CITY OF PLAINVIEW PLANNING COMMISSION
JUNE 1, 2021
MEETING MINUTES

The June 1, 2021 meeting for the Plainview Planning Commission was called to order at 6:02 PM by Tom Wiener.

Members present: Tom Wiener, Ben Jacobs, and Jim Walkes.

Members absent: Ann Liebenow-Anttila and Roger Durgin.

It was noted that Council Member Adam Daschner has resigned. Therefore, there are five (5) Commission members until that seat is filled. With three (3) Commission members present there is indeed a quorum.

Staff members present: City Administrator David Todd, City Clerk Carol Kujath, Deputy City Clerk Kayla Hall, Public Works Director Shane Loftus.

Guests in attendance: Brian Malm with Bolton and Menk Engineering, Kenneth Bush with WSE Massey, Craig Britton with Widseth Engineering, Tony Montgomery, Brad Jech, Steve Frein, Marietta Frein, Bill Tointon with WSE Massey, Julie Jurgenson, Cassie Harrington, Steve Sawyer, Aaron Luckstein, Jay Holst and Greg Speedling.

Motion by Jacobs, second by Walkes to approve the agenda. Motion carried.

Motion by Jacobs, second by Walkes to approve the Consent Agenda. Motion carried. The May 4, 2021 minutes were approved without any corrections or amendments.

Pleasant Acres – Preliminary Plat:

Commission Chairman, Tom Wiener opened the public hearing at 6:03 p.m. to hear testimony regarding the proposed Preliminary Plat for the Pleasant Acres located in the southern part of Plainview, south of Highway 42 and between 10th St SW and 4th St SW. The property is zoned R -1 and totals approximately 11.72 acres.

Brian Malm gave a summary of the Preliminary Plat and the staff findings. The request is for approval of a general development plan and preliminary plat for 14 single-family lots and four (4) outlots. The single-family lot sizes will be between 13,300 square feet and 39,000 square feet, with a range of lot widths (street frontage) between 49 feet and 105 feet. Of the overall 11.72 acres, 5.58 acres are proposed as single-family lots. The overall density for the development, without outlots, will be around two homes per acre.

Craig Britton – The development is consistent with the comprehensive plan. There would be payment in-lieu of parkland dedication. Connectivity was discussed as was property limitations. Without MNDOT approval there would not be access to Highway 42 to the north. Storm water treatment will be on the adjacent property to the south. There will need to be a watermain extension to the property. The variance will be applied for in the final plat for the cul-de-sac length.

Bill Tointon – Future PADCO development – there is no public access to the west, it is a private access.

Motion by Jacobs, second by Walkes to close the public hearing. Motion carried.
Public hearing closed at 6:28 pm.

Commission Chairman asked for a motion to recommend approval thereby the commission be of the opinion that preliminary plat does meet the Plainview Comprehensive Plan in accordance with City code 620.4.(a) and (b). and that the site will not cause an undue burden on the City's traffic system. No motion was made. Motion dies on the table.

Motion by Jacobs, second by Weiner to recommend Planning Commission forward the general development plan and preliminary plat to the City Council recommending denial, for the following reasons:

1. That the proposed subdivision design is in conflict with the Land Management Ordinance, specifically sections 622.2, paragraph 1; 622.2, paragraph 5; and 622.4; and/or
2. The design will create an undue burden on the City's traffic system due increased maintenance costs for pavement and snow removal, increased emergency service response time, and access complications for the undeveloped property to the west.

A lengthy discussion followed.

Aye: Jacobs, Walkes, and Weiner

Nay: None

Motion carried unanimously.

Motion by Walkes, second by Jacobs for the developer's engineer to focus on the issues identified in the staff report and come back with an updated proposal that addresses those issues for the planning commission to consider.

Special District Zoning Discussion: Bill Tointon with WSE/Massey Engineering & Surveying is requesting a "Special District" code that would allow mixed-used developments to be built. Brian Malm explained that there would need to be language in the code to allow this as a tool. The planning commission would direct staff to develop code changes that would allow a Special District to be proposed by a developer. Each Special District would be site specific. Questions were answered by staff.

Motion by Jacobs, second by Walkes to allow City staff to develop language for code amendment that would allow creation of a "Special District" for development. Motion carried unanimously.

Open Discussion:

Jacobs – Both proposed ideas (developments) are needed for Plainview. But has concerns of reasonable access to both areas.

Montgomery – Asked if there was ever an application with MNDOT for access off Highway 42.

Weiner – Access was granted with conditions. Had to be at the City's discretion. Needed to be a public road, so was put in the City's Comprehensive Plan.

Motion made by Jacobs to adjourn. Second by Walkes. Motion carried. 7:03 PM.

Planning and Zoning Commissioner

City Clerk

Date



MEMORANDUM

Date: May 30, 2021
To: City of Plainview Planning Commission
From: Harry Davis, AICP
Brian Malm, P.E.
Subject: Special District Code Proposal
City of Plainview

Meeting Date: July 6, 2021

Request:

Applicants: WSE/Massey Engineering & Surveying; Tom Weiner
City Council (in support of reviewing and researching the request)

Request:

The proposal by the applicant is a “Special District” code that would allow mixed-use developments to be built. Some sample language and examples in other cities, all provided by the applicant, are attached to this report.

Background:

This proposal was recently reviewed by Planning Commission and City Council in connection with a concept plan for the “PADCO” property, now known as the Skyview Development, on the south side of Highway 42, between CR 4 and 225th Ave, across Highway 42 from 6th St SW. The concept plan included a mix of residential types, live-work units, and commercial space. Planning Commission and City Council were generally in favor of the proposed development and the latter have asked staff to review the applicant’s proposed Special Districts code, provide any other options or text amendments for consideration, and make a recommendation. Planning Commission reviewed a preliminary version of the code amendment at the June 1st meeting and have recommended staff move forward with the public process of amending the code. An extended background regarding this project is attached to this report.

Public Comment:

No public comment was received at the time of writing this report.

Neighborhood Notification:

The Planning Commission will hold a public hearing on July 6th where this report will be presented to the public. The Planning Commission public hearing notice was published on the city’s website. A public hearing will be held at City Council during their July 13th regular meeting. A notice for the City Council hearing was published on July 1st in the newspaper at least 10 days before the hearing.

2040 Comprehensive Plan:

The Future Land Use Map has a designation for Mixed Use Residential and Commercial in a Planned Development Area. One goal of the comprehensive plan is to create a mixed-use zoning district for the properties near the intersection of 255th Avenue and Highway 42. One of the land use goals in the comprehensive plan is to “encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state, and utility costs”. A sub-goal under the goal

above is to require coordination between growth and utility capacities (sewer, water, etc.). Under the housing goals in the comprehensive plan, there are various goals that address supporting a “variety of housing types and densities”, “encourage a range of housing ... [fitting community] character”, and “maintain and enhance the quality of Plainview’s homes and neighborhoods”.

Staff Findings:

Staff has reviewed the proposed ordinance language and made edits with assistance from the City Attorney to ensure the ordinance, and future developments constructed under said ordinance, will be in-line with comprehensive plan goals. These goals include mixed-use or higher density residential, compact and efficient development patterns, and fitting new developments to the existing community character. The edits also include a clearer list of submittal requirements that accurately and comprehensively describe and depict the proposed development for the benefit of staff, Planning Commission, City Council, and the public.

Recommendation:

Staff recommends the Planning Commission forward staff’s proposed ordinance language to City Council recommending approval.

Attachments:

- Extended Background, Review, and/or Findings
- Ordinance
- Comprehensive Plan Exhibit
 - o Mixed-use Zoning District Goal
- Special Districts Code as Proposed by Applicant
- Examples
 - o Special District Code
 - City of Rochester
 - Olmsted County
 - Rochester Township
 - o Built Projects
 - Oronoco
 - Cedar Woodlands
 - Riverwood Hills
 - Rochester
 - Harvestview II

ORDINANCE NO. 2021-03

AN ORDINANCE AMENDING PLAINVIEW CITY CODE, ADDING SECTION 611.7 RELATING TO THE CREATION OF SPECIAL DISTRICTS

THE CITY COUNCIL OF THE CITY OF PLAINVIEW DOES ORDAIN (new material is underlined; deleted material is lined out; sections which are not proposed to be amended are omitted; sections which are only proposed to be re-numbered are only set forth below as to their number and title):

SECTION 1. Plainview City Code, Section 611.7 is hereby created, to read as follows:

611.7 Special Districts. In order to permit a more flexible means of new land development and redevelopment, the City Plainview finds that regulations are necessary to permit the creation of Special Districts. Such Regulations shall promote the public health, safety and general welfare and shall be substantially in accord with and promote the purpose and policies of the Comprehensive Plan

611.7.1 Purposes. The purpose of Special Districts is to establish modifications to or to supplement existing zoning regulations to accomplish a special public purpose that is supported by the goals and Policies of the Comprehensive Plan, including land uses as found in the future land use plan. Specifically, these purposes and conditions supporting the establishment of a Special District are:

1. Areas may exist where there is a desire and need to establish regulatory authority or the administration of land use control at the city level of government.
2. Areas may exist where substantial public interests require that existing regulations be modified or supplemented to accomplish a special purpose.

611.7.2 Conditions. Application Additionally, to ensure new development constructed under this provision is of high-quality construction, complimentary to existing neighborhood and City character, and compliant with the goals, policies, and future land use map in the Comprehensive Plan, the following conditions must be met by developments proposed under this provision:

1. Provide for the establishment of Special Districts in appropriate settings and situations, to create or maintain a development pattern that complies with the City's Comprehensive Plan.
2. Areas may exist where substantial public interests require that existing regulations be modified or supplemented to accomplish a special purpose.

3. Provide for variations to the strict application of the land use regulations in this Ordinance to improve site design and operation, while incorporating design elements (e.g., construction materials, landscaping, lighting, etc.) that exceed the City's standards to offset the effect of any variations.
4. Provide a more creative and efficient approach to land use within the City, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the City.
5. Preserve and enhance natural features and open spaces for public and private use.
6. Maintain or improve the efficiency of public streets and utilities.
7. Ensure the establishment of appropriate transitions between differing land uses.

611.7.3 Overlay District. The effect of a Special District designation shall be to establish land use regulations within a specific described area, which are unique to that area, and which are adopted by the City of Plainview. The effect of a special district designation shall be as an overlay district.

611.7.4 Underlying Zoning District Regulations. The regulations established in special legislation shall supersede the regulations of the underlying zoning district and other performance standards, when applicable. To the extent they are not inconsistent with the special district regulations, the underlying zoning district requirements and other typical performance standards shall remain in effect.

611.7.5 Procedures for Establishment. A Special District designation shall be established by ordinance in accordance with the following procedure:

1. A Special District application may be submitted by a petition of a landowner, Planning Commission, or City Council.
2. A landowner must have a pre-application meeting with the City's planner, engineer, and other impacted departments, utilities, and jurisdictions prior to submittal.
3. The Planning Commission or City Council shall conduct one public hearing on the Special District application pursuant to Minn. Stat. § 462.357, subd. 3, as may be amended from time to time.
4. Notifications for Special Districts shall be sent to all owners within the area proposed for rezoning and all owners owning land wholly or partially within 350 feet of the exterior boundaries of the area proposed for rezoning.
5. The proposal must be submitted at least 30 days prior to the public hearing.

6. Either before or after the public hearing required under this section, the Planning Commission shall deliver a written report or resolution recommending to the City Council approval or denial of the Special District application. The report or resolution shall make factual findings relevant to the criteria under Sections 611.7.1 and 611.7.2 of this ordinance.
7. The Council shall adopt findings and act upon any application under this section within 60 days from when the City receives a completed application unless an extension is granted by written notice to the applicant.

611.7.6 Application Criteria. petition for establishment of a Special District shall be accompanied by:

1. Two (2) copies of the proposed ordinance language
2. A summary letter or booklet of the intent and effect of the proposed special district, with any information required by the City's planner or engineer.
3. A scaled and clear concept plan showing the exterior of buildings proposed in the development that will not strictly limit future development.
4. A list of proposed permitted and conditional land uses in the proposed special district.
5. Information on the density and intensity of residential units, retail, office, and other land uses.
6. Information regarding parkland dedication or fees in-lieu when this provision is used in conjunction with the subdivision ordinance.
7. Information regarding proposed performance standards as determined by the City Planer or City Engineer, which shall include, but not be limited to, landscaping, buffering, parking, exterior building design, lighting, and drainage.
8. A map indicating the boundary of the district and the boundary of the underlying zoning districts.
9. An application fee as required by ordinance shall accompany the petition.

SECTION 2. That this ordinance shall take effect from and after its passage and publication.

Passed by the City Council of the City of Plainview, Minnesota this ____ day of _____, 2021.

Aaron Luckstein, Mayor

Attest:

Carol Kujath, City Clerk

VOTE: ____ LUCKSTEIN ____ KIEFFER ____ REEVE ____ JACOBS
 ____ HAMMER-BARTLEY

Published:

Date: _____

EXTENDED BACKGROUND, REVIEW, AND/OR FINDINGS

Background:

Introduction:

Staff understands that the request comes from a lack of by-right multi-family land uses in the city's existing range of zoning districts. The existing Transitional zoning district does not provide flexibility to allow phased development and places multi-family as conditional uses. This can be difficult in a situation where a phased development intends to develop multi-family at a later stage, but adjacent property owners and neighborhoods change owners or character. A difference in opinion may jeopardize finishing the final stage of an expensive project due to potential disapproval at Planning Commission or City Council. An immediate result of this would be a vacant property, which may be an eye-sore for the community, and a loss of money and time for a developer.

Staff believes that the city should allow different types of residential development, including multi-family, and facilitate a system that provides certainty for the developer, city, and public. The comprehensive plan does provide some support to the applicant's desire for a zoning district that allows different residential uses, but the plan primarily encourages the creation of a mixed-use zoning district capable of permitting commercial and residential together on one property and in one district. The applicant is proposing a special district code, which is similar in some aspects to a Planned Unit Development (PUD, which is not allowed in Plainview) but as a zoning district (commonly known in other cities and states as a Planned Zoning District, PZD). This approach would give more certainty by-right as a zoning district instead of a conditional use permit (CUP) commonly associated with PUD. This approach also provides a lot of flexibility to the developer, but this flexibility should be paired with requirements for meeting city goals and objectives regarding land use. Some alternatives to a special zoning district include:

- Creating and adopting a Planned Unit Development code and inserting this land use in appropriate zoning districts.
- Creating and adopting a new zoning district that permits multi-family development, perhaps as a part of a mixed-use zoning district.

Staff previously prepared a description of three options for the Planning Commission to discuss and consider:

Planned Unit Developments

PUDs are a specialized zoning designation that allows developers and cities to use unusual or progressive projects that provide benefits to the developer, city, and neighbors. Minnesota allowed jurisdictions to use PUDs since the early 1970s. The original intent was for developers and cities to pair PUDs with special or unique projects that need leeway above what is allowed in existing zoning districts. These special projects usually included a mix of residential, retail, and office, but have included other elements like transit-oriented development.

Typically, PUDs are utilized through the CUP process, where as long as the PUD and CUP requirements (sometimes they are one and the same, sometimes they differ) are met, and the applicant has made a reasonable case that the new development will not be a problem to "health, safety, and welfare", then the city has little to no options to prevent the development. On the other side, if the developer wishes to add more units, change a residential type, add more retail, etc. then they will need to amend the CUP. Amending a CUP sometimes requires the developer to go back to at least one public hearing for approval, which can be just as time consuming and gives the same amount of certainty as the original proposal

process. With the PUD (and any CUP), a record is needed, so the final conditions, plans, minutes, resolution, etc. need to be saved for both the initial construction and any alterations or amendments completed in the future. This has become less of an issue now with digital files, but it still requires city staff to either remember which properties have a CUP, or manage a map/record system to accurately attribute a CUP to a specific property.

In the current climate of development, some cities worry about PUDs being overused. A developer may not be able to build a type of unit or plat a certain-sized lot within the current code, but under PUDs, they can maximize the density of a property or plat lots smaller in width and area than would normally be allowed. While this may not be an issue in some communities, others are starting to look at adopting new zoning districts or new performance standards to keep up with current building trends.

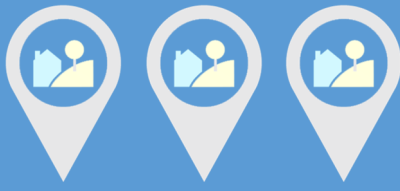
Mixed-Use Zoning District

A zoning district that allows both residential and commercial/office uses is not a new concept in contemporary planning theory. Cities of varying sizes have adopted zoning codes that allow mixed uses. These districts can be as specific or broad as desired, with requirements that are applied only when certain criteria are met. For example, the zoning can require a larger side setback and shorter building height for multi-family when proposed next to single-family. The process for approving developments within the new zoning district, whether it is applying performance standards or subdivision code, is the same as it is within existing zoning districts. When a district is adopted, the language goes directly into the ordinance, so the need for remembering which properties have a special development permit and maintaining a record of such permits is reduced. Although the zoning district may not offer as much flexibility as a developer needs to make a development work, it does provide certainty in the process for the city, applicant, and public.

Special Districts

Special Districts operate similarly to what are known as Planned Zoning Districts (PZDs), where the applicant provides information on how the Special District meets city requirements, a concept plan, and information about setbacks, building heights, uses, and other elements typically found in a zoning district. PZDs are in some ways similar to PUDs. A Special District may also include performance standards for building design, parking lots, landscaping, and restrictions for signs.

The Special District language as proposed by the applicant establishes an overlay district which supersedes the underlying zoning district wherever there is a conflict. When the Special District does not address a situation or requirement, the underlying zoning remains in effect.



Land Use

II. LAND USE

Special Districts Code Proposal

A. Land Use Goals and Objectives

Exhibit - Plainview Comprehensive Plan

1. Goals

- a) Promote redevelopment of property with existing infrastructure and public services.

1. Identify and rehabilitate existing residential, commercial and industrial structures.



- b) Provide for a constructive mix of uses while protecting against incompatible and conflicting land activity impacts.

1. Update the zoning code and map to be consistent with the Land Use Plan, when applicable.
2. Protect the fringe area around the city's industrial uses to avoid potentially incompatible uses such as housing.
3. Research and develop a mixed-use zoning district consisting of compatible residential or commercial land uses with standards that assure neighborhood compatibility to promote small-town living as shown along Highway 42.



- c) Protect historic preservation and natural areas, including wetlands, wildlife habitats, karst features, and groundwater resources.

1. Amend the Subdivision Code and Zoning Ordinance to require a review of the Wabasha county soil survey, and incorporate and incentivize conservation, environmental, and history preservation values when evaluating development proposals and city land use decisions.
2. Design open space corridors, where possible, into new city developments to accommodate natural surface drainage and provide for open space.



- d) Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state, and utility costs.

1. Review the Cluster Development section of the Zoning Ordinance to determine if this section allows for enough flexibility in residential, commercial, and industrial development.
2. Encourage the use of available development capacity in the sewage treatment plant gravity service area and in existing lift station service areas to minimize the number of lift stations and to minimize housing sprawl.
3. Coordinate the pace of city growth with the capacities of the wastewater treatment plant and the city water system by encouraging contiguous growth.



Special Districts Code Proposal

Section ----- SPECIAL DISTRICTS Exhibit - Applicant's Special District Language

In order to permit a more flexible means of new land development and redevelopment, the City Plainview finds that regulations are necessary to permit the creation of Special Districts. Such Regulations shall promote the public health, safety and general welfare and shall be substantially in accord with and promote the purpose and policies of the Comprehensive Plan.

Purposes: The purpose of Special Districts is to establish modifications to or to supplement existing zoning regulations to accomplish a special public purpose that is supported by the goals and Policies of the Comprehensive Plan. Specifically, these purposes and conditions supporting the establishment of a Special District are:

- A. Areas may exist where there is a desire and need to establish regulatory authority for the administration of land use control at the city level of government.
- B. Areas may exist where substantial public interests require that existing regulations be modified or supplemented to accomplish a special purpose.

Effect: The effect of a Special District designation shall be to establish land use regulations within a specific described area, which are unique to that area, and which are adopted by the City of Plainview. The effect of a special district designation shall be as an overlay district. The regulations established in special legislation shall supersede the regulations of the underlying zoning district. To the extent they are not inconsistent with the special district regulations, the underlying zoning district requirements shall remain in effect.

Procedure for Establishment: A Special District designation shall be established by resolution in accordance with the following procedure:

- A. A Special District proposal may be initiated by a petition of a land owner, City Planning and Zoning Commission, or City Council;
- B. The Planning Commission shall conduct a public hearing on the Special District, after giving public notice in accordance Minnesota Statutes;
- C. The City Council of Plainview shall conduct a public hearing in accordance with Minnesota Statutes. The Council shall adopt findings and act upon the proposal within 60 days of the hearing.
- D. Submission Criteria: The petition for establishment of a Special District shall be accompanied by two (2) copies of the proposed ordinance language, a summary

of the intent and effect of the proposed modification, and a map indicating the boundary of the district and the boundary of the underlying zoning districts. An application fee as required by ordinance shall accompany the petition.

Special Districts Code Proposal

Exhibit - City of Rochester Special District Language

62.900 SPECIAL DISTRICTS

In order to permit a more flexible means of new land development and redevelopment, the City of Rochester finds that regulations are necessary to permit the creation of special districts. Such regulations shall promote the public health, safety and general welfare and shall be substantially in accord with and promote the purposes and policies of the Comprehensive Plan.

- 62.901 **Purposes:** The purpose of Special Districts is to establish modifications to or to supplement existing zoning regulations to accomplish a special public purpose that is supported by the goals and policies of the Comprehensive Plan and support pedestrian, bicycle, and transit friendly design. Specifically, these purposes and conditions supporting the establishment of a special district are:
- A. The existence of a special and substantial public interest in protecting the existing physical character of an area or unique geological, ecological, archeological, historic, or other social characteristics of an area; or
 - B. The existence of a special and substantial public interest in protecting areas surrounding an individual building, group of buildings or other man-made features and their environs.
- 62.902 **Effect:** The effect of a special district designation shall be as an overlay district. The regulations established in special district legislation shall supersede the regulations of the underlying zoning district. To the extent they are not inconsistent with the special district regulations, the underlying zoning district requirements shall remain in effect.
- 62.903 **Submission Criteria:** The petition for establishment of a Special District shall be accompanied by two (2) copies of the proposed ordinance language, a summary of the intent and effect of the proposed modification, and a map indicating the boundary of the district and the boundary of the underlying zoning districts. An application fee as required in Paragraph 60.175 shall accompany the petition.
- 62.904 **Procedure:** An application for a Special District shall be processed under the Type III Review Procedure, with a Phase II Hearing Process utilized.
- 62.905 **Notifications:** Notifications for Comprehensive Special Districts shall be sent to all owners within the area proposed for rezoning and all owners owning land wholly or partially within 350 feet of the exterior boundaries of the area proposed for rezoning. For Single Purpose Special Districts, notifications shall be sent to all owners of land within the defined area of the proposed Single Purpose Special District.
- 62.906 **Statement of Intent:** The ordinance establishing a particular Special District shall contain a statement of intent setting forth the nature of the special and substantial public interest involved and the objectives to be promoted by special regulations or procedures within the district. The statement of intent shall also contain a statement ensuring the special district complies with the purposes outlined in Section 62.901.

62.910 COMPREHENSIVE SPECIAL DISTRICT

A comprehensive Special District may be initiated in the following manner:

Section 8.10 SPECIAL DISTRICTS: Exhibit - Olmsted County Special District Language

The purpose of the Special District is to permit the creation of special zoning districts in order to promote the public health, safety, and general welfare by allowing for a more flexible method of administration of land use regulations. The purposes and the conditions creating the desirability of such regulations are determined to be as stated in this section:

- A. Areas may exist where there is a desire and need to establish regulatory authority for the administration of land use control at the township level of government.
- B. Areas may exist where substantial public interests require that existing regulations be modified or supplemented to accomplish a special purpose.
 - 1. **Compliance with Comprehensive Plan:** Special Districts and the regulations established therein shall be in accord with and shall promote the purposes and policies set forth in the Comprehensive Plan.
 - 2. **Effect:** The effect of a special district designation shall be to establish land use regulations within a specific described area, which are unique to that area, and which are adopted by the Olmsted County Board.
 - 3. **Procedure for establishment:** A special district designation shall be established by resolution in accordance with the following procedure:
 - a) A Special District proposal may be initiated by motion of the County Board, the Planning Commission, or a Township;
 - b) The Planning Commission shall conduct a public hearing on the proposed Special District, after giving public notice in accordance with Minnesota Statutes;
 - c) Within 90 days of the public hearing, the Commission shall, by motion, recommend in favor of or against establishment of a Special District, with or without modification;
 - d) The Board shall conduct a public hearing in accordance with Minnesota Statutes. The Board shall adopt findings and act upon the proposal within 60 days of the hearing.

Section 8.11 High Forest Special District (HF - Special District)

The purpose of this special district is to provide for zoning regulations which recognize the administration of High Forest Township zoning regulations and to avoid duplication of land use regulations. Therefore the following agreement shall be the zoning regulations applicable for this zoning district. These regulations shall remain in effect

Exhibit - Rochester Township Special District Language

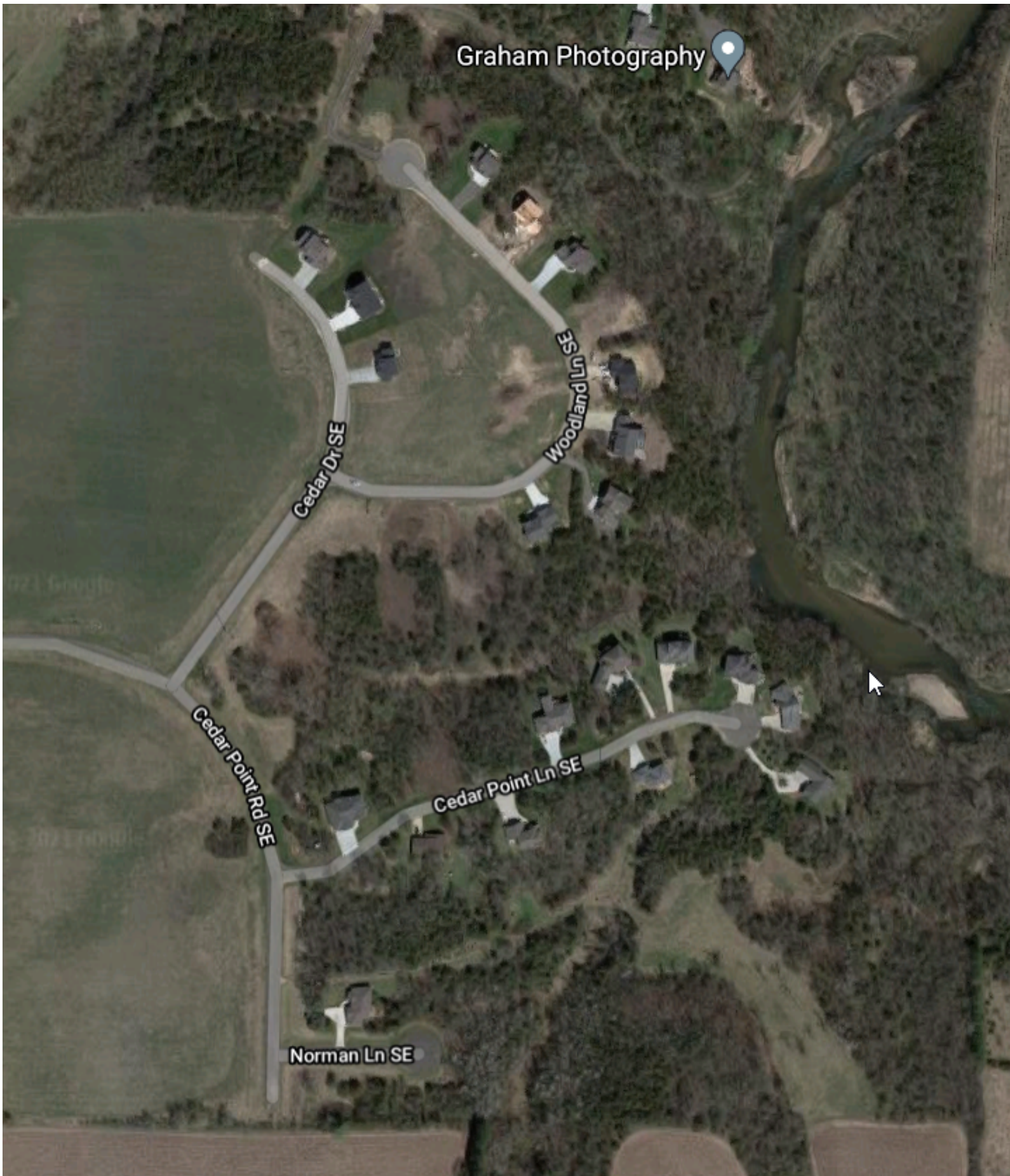
Section 8.10 **SPECIAL DISTRICTS: OTHER THAN RESIDENTIAL-SUBURBAN SUBDIVISION AREAS**

The purpose of the Special District is to permit the creation of special zoning districts in order to promote the public health, safety, and general welfare by allowing for a more flexible method of administration of land use regulations. The purposes and the conditions creating the desirability of such regulations are determined to be as stated in this section:

- A. Areas may exist where substantial public interests require that existing regulations be modified or supplemented to accomplish a special purpose.
 - 1. **Compliance with Rochester Township Land Use Plan:** Special Districts and the regulations established therein shall be in accord with and shall promote the purposes and policies set forth in the Land Use Plan.
 - 2. **Effect:** The effect of a special district designation shall be to establish land use regulations within a specific described area, which are unique to that area, and which are adopted by the Rochester Town Board
 - 3. **Procedure for establishment:** A special district designation shall be established by resolution in accordance with the following procedure:
 - a) A Special District proposal may be initiated by motion of the Town Board, or the Planning and Zoning Commission.
 - b) The Commission shall conduct a public hearing on the proposed Special District, after giving public notice in accordance with Minnesota Statutes;
 - c) Within 90 days of the public hearing, the Commission shall, by motion, recommend in favor of or against establishment of a Special District, with or without modification;
 - d) The Townboard shall conduct a public hearing in accordance with Minnesota Statutes. The Board shall adopt findings and act upon the proposal within 60 days of the hearing.

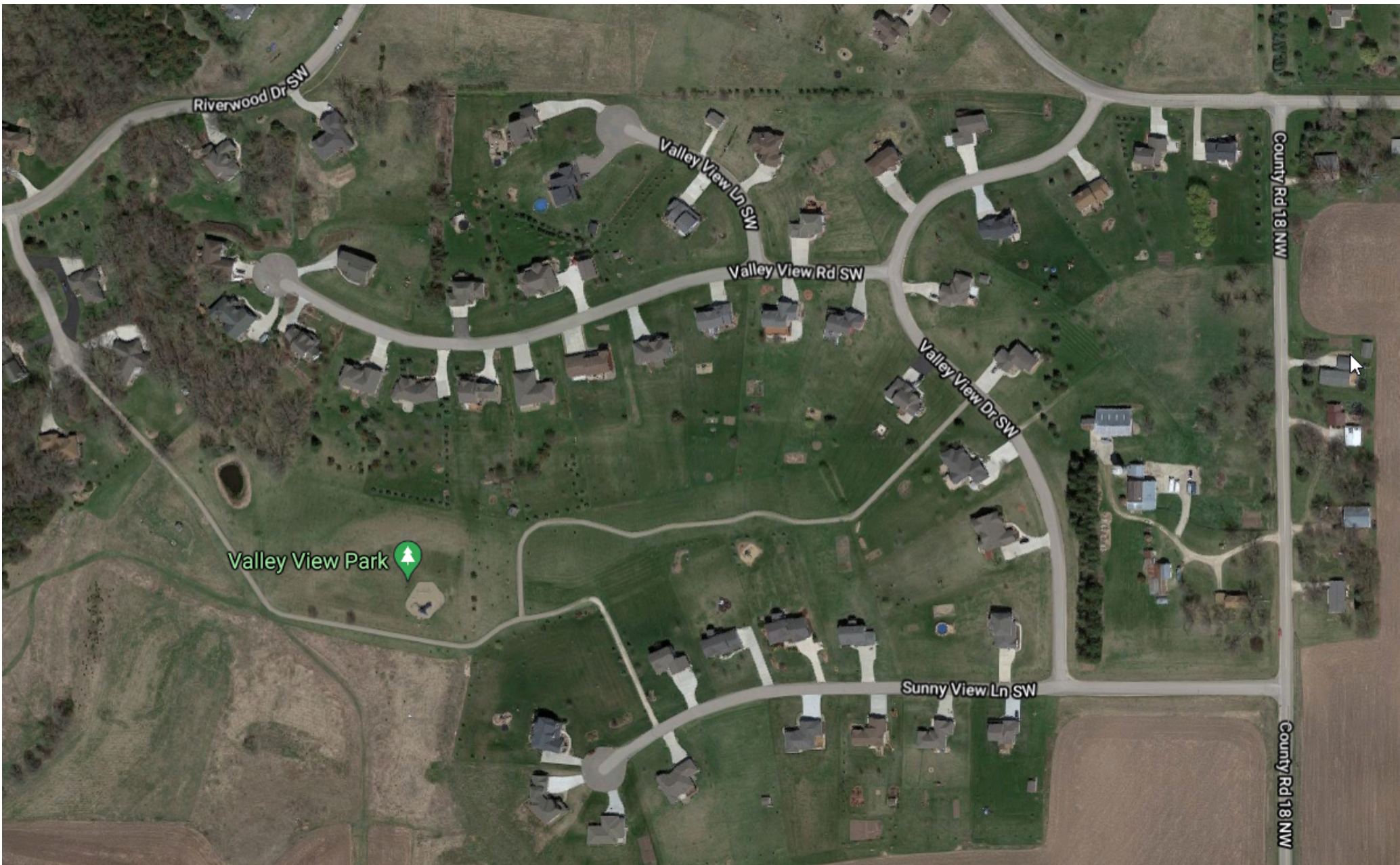
Special Districts Code Proposal

Exhibit - Cedar Woodlands in Oronoco



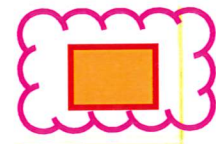
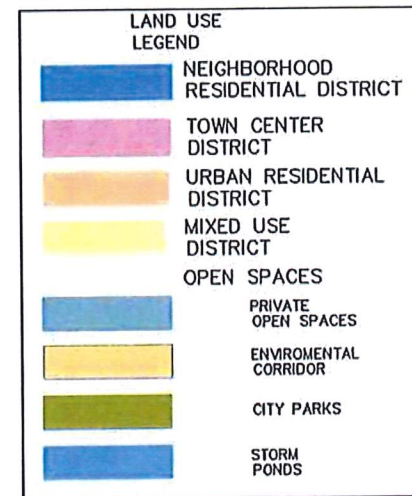
Special Districts Code Proposal

Exhibit - Riverwood Hills in Oronoco

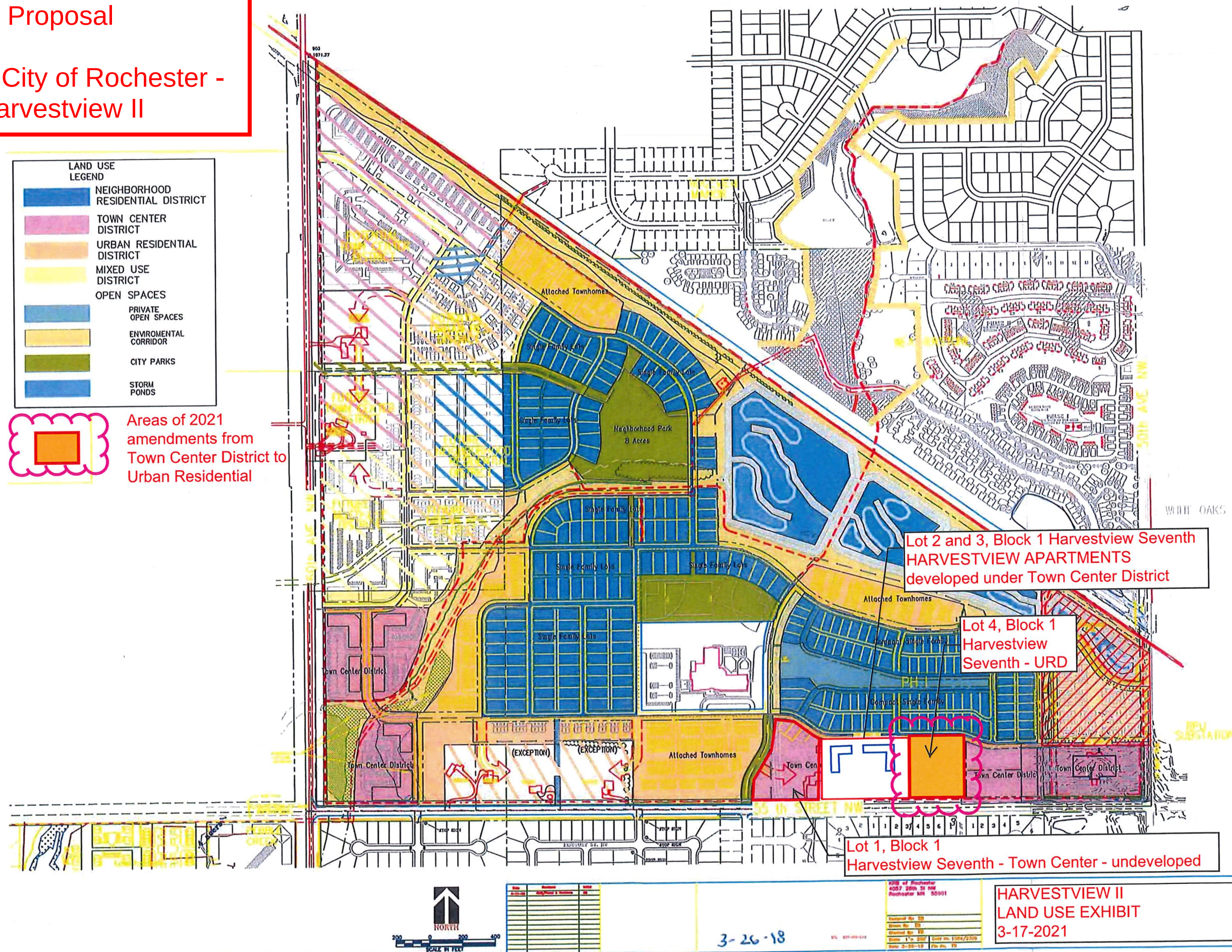


Special Districts Code Proposal

Exhibit - City of Rochester - Harvestview II



Areas of 2021
amendments from
Town Center District to
Urban Residential



ORDINANCE NO. 3691

AN ORDINANCE CREATING AND ENACTING CHAPTER 64Q, AND AMENDING AND REENACTING SECTION 60.327 OF THE ROCHESTER CODE OF ORDINANCES, RELATING TO THE ESTABLISHMENT OF THE HARVESTVIEW II SPECIAL DISTRICT.

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. Chapter 64Q of the Rochester Code of Ordinances is hereby created and enacted to read as follows:

64Q. HARVESTVIEW II SPECIAL DISTRICT

64Q.050. **PURPOSE.** The purpose of this Special District is to provide for zoning regulations that will be administrated in the Harvestview II Special District, as required in Section 62.900 of the Rochester Code of Ordinances (City of Rochester Zoning Ordinance and Land Development Manual). The following is the special regulations of the Harvestview II Special District.

64Q.100. **BOUNDARIES OF THE LAND.** This ordinance shall apply to the following described property located within the City of Rochester, County of Olmsted, State of Minnesota:

That part of Section 7, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Section 7; thence North 89 degrees 44 minutes 40 seconds West, assumed bearing, along the south line thereof, 656.00 feet to the southwest corner of the East Half of the Southeast Quarter of the Southeast Quarter of said Section 7 for the point of beginning; thence North 00 degrees 15 minutes 39 seconds West, along the west line of said East Half of the Southeast Quarter of the Southeast Quarter, 897.87 feet; thence North 74 degrees 13 minutes 55 seconds West, 2049.61 feet to the west line of the East Half of said Section 7; thence North 00 degrees 20 minutes 24 seconds West, along said west line, 1065.54 feet; thence North 40 degrees 49 minutes 14 seconds West, 34.82 feet; thence North 00 degrees 20 minutes 24 seconds West, 45.65 feet; thence North 49 degrees 10 minutes 46 seconds East, 29.72 feet to the west line of the East Half of said Section 7; thence North 00 degrees 20 minutes 24 seconds West, along said west line, 143.04 feet to the southerly line of the Douglas Trail (formerly the WISCONSIN, MINNESOTA & PACIFIC RAILROAD COMPANY); thence North 54 degrees 55 minutes 28 seconds West, along said southerly line,

1601.48 feet to the west line of the East Half of the Northwest Quarter of said Section 7; thence South 00 degrees 14 minutes 09 seconds East, 1021.89 feet to the northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 7; South 00 degrees 14 minutes 09 seconds East, along the east line of the Northwest Quarter of the Southwest Quarter of said Section 7, a distance of 1319.64 feet to the northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 7; thence North 89 degrees 51 minutes 06 seconds West, along the north line of said Quarter Quarter, 1189.15 feet to the northwest corner thereof; thence South 00 degrees 19 minutes 07 seconds East, along the west line thereof, 1318.02 feet to the southwest corner thereof; thence South 89 degrees 46 minutes 23 seconds East, along the south line thereof, 704.24 feet to the west line of the east 483.00 feet of said Quarter Quarter Section; thence North 00 degrees 14 minutes 09 seconds West, along said west line, 396.00 feet; thence South 89 degrees 46 minutes 23 seconds East, 483.02 feet to the west line of the Southeast Quarter of the Southwest Quarter; thence South 89 degrees 46 minutes 23 seconds East, 330.11 feet; thence North 00 degrees 14 minutes 09 seconds West, 19.00 feet; thence South 89 degrees 46 minutes 23 seconds East, 450.00 feet; thence South 00 degrees 14 minutes 09 seconds East, 415.00 feet to the south line of the Southwest Quarter of said Section 7; thence South 89 degrees 46 minutes 23 seconds East, along said south line, 531.78 feet to the southwest corner of the Southeast Quarter of said Section 7; thence South 89 degrees 44 minutes 40 seconds East, along the south line thereof, 370.00 feet; thence North 00 degrees 26 minutes 47 seconds West, 408.03 feet; thence South 89 degrees 44 minutes 40 seconds East, 400.00 feet; thence South 00 degrees 15 minutes 20 seconds West, 110.00 feet; thence North 89 degrees 44 minutes 40 seconds West, 30.00 feet; thence South 00 degrees 15 minutes 20 seconds West, 298.00 feet to the south line of said Southeast Quarter; thence South 89 degrees 44 minutes 40 seconds East along said south line, 1233.00 feet to the point of beginning.

Excepting there from the following described property.

Commencing at the southwest corner of the Southeast Quarter of said Section 7; thence North 00 degrees 20 minutes 24 seconds West, assumed bearing, along the west line of said Southeast Quarter, 568.84 feet for the point of beginning; thence South 90 degrees 00 minutes 00 seconds West, 504.16 feet; thence North 00 degrees 00 minutes 00 seconds East, 553.42 feet; thence North 90 degrees 00 minutes 00 seconds East, 841.27 feet; thence southerly 219.71 feet along a non-tangential curve, concave easterly, central angle of 19 degrees 31 minutes 03 seconds, radius of 645.00 feet and the chord of said curve bears South 09 degrees 45 minutes 31 seconds West, 218.65 feet; thence South 00 degrees 00 minutes 00 seconds East, tangent to said curve, 337.93 feet;

thence South 90 degrees 00 minutes 00 seconds West, 300.04 feet to the point of beginning.

Containing 159.70 acres more or less.

64Q .200. **LEGISLATIVE INTENT AND FINDINGS.** Subdivision 1. Harvestview II provides a compelling alternative to single-use zones by offering a dramatically different mixed-use and environmentally, socially, economically, and aesthetically advanced development design.

Subd. 2. This Special District is established to foster the development of a comprehensively planned, mixed income, pedestrian-oriented neighborhoods. This is accomplished by promoting a variety of land uses, housing types, and densities, and by requiring skillful architectural and landscape design in creating buildings and open spaces. The sites unique location, with the Douglas Trail along the north boundary and adjacent to major streets on the other three sides, makes this an ideal place to create a district that avoids the negative impacts of suburban sprawl with an efficient, compact, mixed-use land plan.

Subd. 3. This type of development is consistent with the goals and policies of the City's Land Use Plan and Housing Plan, which encourages creating mixed-use, and higher density residential neighborhoods (at the intersections of major streets).

64Q.210. **ESTABLISHMENT OF HARVESTVIEW II SPECIAL DISTRICT.** Subdivision 1. Pursuant to Section 62.900 of the Rochester Code of Ordinances, the Rochester Common Council hereby creates a special zoning district to be known as the Harvestview II Special District ("Special District"). The Special District shall be an overlay-zoning district designed to encourage the attractive and innovative development of the Site. As a part of this Special District, the property will be divided into four different districts (see Exhibit B). The regulations and guidelines set forth in this Special District shall prevail over the regulations of the noted underlying zoning district.

Subd. 2. The determination of the need for the creation of this Special District is based upon the following findings or Land Use Principles:

- A. This Special District is established to foster the development of a comprehensively planned, pedestrian-oriented neighborhood. This is accomplished by promoting a variety of land uses, housing types, and densities, and by requiring skillful architectural and landscape design in creating buildings and open spaces. The Site's unique location, adjacent to the Douglas Trail and three major streets, makes this an ideal place to create a neighborhood that avoids the negative impacts of suburban sprawl with an efficient, mixed-use land plan.

- B. The location of Harvestview II fits within the City's Urban Service Area. Harvestview II is located west of 50th Avenue NW (arterial) and north of 55th Street NW (collector) and east of County Road #3 (60th Avenue N.W.) (future expressway). 50th Avenue NW and 55th Street have recently upgraded or are in the process of being upgraded to handle a greater capacity of traffic. A future signal is planned at the intersection of 55th Street and 50th Avenue NW. All perimeter streets will have bicycle/pedestrian trails adjacent to them. The Douglas Trail is also adjacent to the development and is located along its north boundary.
- C. A mix of uses within the development creates opportunities for people to walk and interact. That combined with strong urban and landscape design creates a sense of place. The size and shape of Harvestview II plus the location of the town centers ensures that all destinations are within an easy walk and that the development functions as a mixed-use neighborhood.
- D. A range of housing types serves people with different income levels and housing needs while contributing to the vitality of the streetscape.
- E. Harvestview II provides open space and connections to open space to meet the physical and emotional needs of residents and residents of nearby neighborhoods. The storm water management and the drainage systems are incorporated as amenities and are an integral part of the development.
- F. Harvestview II uses landscaping to accentuate the natural and built environment, establish visual connectivity and community identity and provides environmental and public health benefits.
- G. The quantity, location and design of parking in Harvestview II reinforces the pedestrian-friendly nature of the community and encourages use of alternative modes of transportation while still accommodating vehicular traffic. The higher density is supportive of mass transit.

64Q.220. **UNDERLYING DEVELOPMENT STANDARDS.** Except where otherwise specified, standards for the development of this district will be based upon the following:

- A. Neighborhood Residential District - Section 62.220 – R-1 Low Density Residential District.

- B. Urban Residential District – Section 62.240 – R-3 Medium Density Residential District.
- C. Town Center District – Section 62.300 – B-1 Restricted Commercial District.
- D. Mixed Use District – Section 62.330 – B-5 Residential Commercial District.

64Q.225 **DEFINITIONS**

- A. Zero Lot Line: A lot designed for either one dwelling unit of an attached one-family dwelling unit or a detached one-family dwelling unit with one side yard reduced or eliminated.
- B. Townhouse: An arrangement of single family dwellings separate or joined by common walls on not more than two sides with the uppermost story being a portion of the same dwelling located directly beneath at the grade or first floor level and having exclusive individual ownership and occupant rights of each dwelling unit including but not limited to the land area directly beneath the dwelling.
- C. Rowhouse Style Townhouse: An attached dwelling joined to at least three others in a row by common walls on not more than two sides. Rowhouses are generally urban housing types, usually on their own lots.

64Q.230. **SUBDISTRICT REGULATIONS.** Subdivision 1. There are four subdistricts established in this Special District, including a "neighborhood residential district," an "urban residential district," a "town center district," and a "mixed use district." The following regulations apply within the subdistricts established in this special district.

Subd. 2. The following regulations apply within the area identified as "Neighborhood Residential District" ("NRD") on the Harvestview II General Development Plan. The NRD consists of three land uses: "single-family," "compact single family" and "zero lot line."

- A. Single Family
 - (1) Unless otherwise specified in this special district, the regulations of the R-1 District shall apply within the NRD.
 - (2) Permitted uses shall include all Type I uses permitted in the R-1 District.
 - (3) Lot Development Standards.

- (a) Minimum lot size shall be 50 feet wide by 100 feet deep.
- (b) Five-foot minimum side yard setback.
- (c) Side street yard setback shall be 11'-0".
- (d) The only exemption from the front, and rear setback standards would be eaves and other items as allowed by the Zoning Ordinance and Land Development Manual.
- (e) Lots without alleys or rear-loaded garages, the driveway curb cuts will be no greater than 12' width for a 2 car garage and 16' width for a 3 car garage.
- (f) Fifteen-foot front yard setback. A minimum of 50% of the house shall be built to the front setback. Covered porches and garage sidewalls may be counted in percentage. Garages shall be setback a minimum of 20', unless side-loaded, then the minimum setback is 15'.
- (g) A maximum of 10% of the homes on a block, the garages shall be even with the front of the house and a maximum of 10% of the homes on a block may have garages that protrude beyond the front of the house. The remainder of the garages shall be behind the front of the house a minimum of 5'-0". Garage setbacks of 8'-0" to 12'-0" (or greater) behind the front of the house is preferable. Front flush and front protruding garage style homes shall be interspaced throughout each block and never two in a row.
- (h) Lots that have an alley will not be permitted a curb cut to the public street in their front or side yard
- (i) Street trees of a minimum 1-1/2" caliper size are required at approximate 35' intervals in all grass boulevard areas of public streets.
- (j) Trees and landscaping (shrubs, perennials, groundcover or turf) are required in all street median islands. Median street trees shall be a minimum of 1-1/2" caliper spaced approximately 35' on center or ornamental tree species that shall be a minimum of 1" caliper spaced approximately 15' on center.

B. Compact Single Family & Zero Lot Line

- (1) The "compact single-family" and "Zero Lot line" areas shall conform to R-2 zoning with the following exemptions:

- (a) Unless otherwise specified in this special district, the regulations of the R-2 District shall apply within the NRD.
- (b) Permitted uses shall include all Type I uses permitted in the R-2 District.
- (c) Lot development standards:
 - (1) Minimum lot size shall be 35' wide by 90' deep.
 - (2) Fifteen-foot front yard setback. A minimum of 50% of the house shall be built to the front setback. Covered porches and garage sidewalls may be counted in percentage.
 - (3) A maximum of 10% of the homes on a block, the garages shall be even with the front of the house and a maximum of 10% of the homes on a block may have garages that protrude beyond the front of the house. The remainder of the garages shall be behind the front of the house a minimum of 5'-0". Garage setbacks of 6' to 8' (or greater) behind the front of the house are preferable. Front flush and front protruding garage style homes shall be interspaced throughout each block and never two in a row.
 - (4) Five-foot minimum side yard setback.
 - (5) Side street yard setback shall be 11'-0".
 - (6) Lots without alleys or rear-loaded garages, driveway curb cuts will be no greater than 12' width for a 2 car garage and 16' width for a 3 car garage.
 - (7) Lots that have an alley will not be permitted a curb cut to the public street in their front or side yard.
 - (8) Street trees of a minimum 1-1/2" caliper size are required at approximate 35' intervals in all grass boulevard areas of public streets.
 - (9) Trees and landscaping (shrubs, perennials, groundcover or turf) are required in all street median islands. Median street trees shall be a minimum of 1-1/2" caliper spaced approximately 35' on center or ornamental tree species that shall be a minimum of 1" caliper spaced approximately 15' on center.
- (d) Architectural Standards. A building must incorporate architectural styles, building materials and colors used in surrounding buildings. Blocks within the NRD shall provide for an adequate mix of architectural styles, as

shown with residential character intent images relevant to the block, consistent with the overall architectural standards of the special district.

Subd. 3. Urban Residential District (URD). The following regulations apply within the area identified as "Urban Residential District " on the Harvestview II General Development Plan. The URD consists of three land uses: "Townhomes", "Rowhouse-Style Townhomes" and "Multi-Family". Residential uses shall include rowhouse style townhomes, townhomes, multi-family buildings (apartments or condos) units, and senior housing.

A. Townhomes

- (1) The "Townhome" area shall conform to R-2 zoning with the following modifications:
 - (a) Fifteen-foot front yard setback. A minimum of 50% of the house shall be built to the front setback. Covered porches and garage sidewalks may be counted. Garages shall be setback a minimum of 20', unless side loaded, then the minimum setback is 15'.
 - (b) Five-foot minimum side yard setback.
 - (c) Side street yard setback shall be 11'-0".
 - (d) Front yard setback on private streets shall be measured from face of curb for both "access roadways" and "limited access roadways."
 - (e) Class "A" exposure setback shall be 20'.
 - (f) Lots without alleys or rear-loaded garages, driveway curb cuts will be no greater than 12' width for a 2 car garage and 16' width for a 3 car garage.
 - (g) Lots that have an alley will not be permitted a curb cut to the public street in their front or side yard.
 - (h) Street trees of a minimum 1-1/2" caliper size are required at approximate 35' intervals in all grass boulevard areas of public streets.
 - (i) Trees and landscaping (shrubs, perennials, groundcover or turf) are required in all street median islands. Median street trees shall be a minimum of 1-1/2" caliper spaced approximately 35' on center or ornamental tree species that shall be a minimum of 1" caliper spaced approximately 15' on center.

B. Rowhouse Style Townhomes

- (1) The "Rowhouse Style Townhomes" shall conform to R-3 zoning with the following modifications:

- (a) Front yard setbacks shall be 15'. A minimum of 50% of the buildings shall be built to the front setback.
- (b) Private patios, enclosed with fence/columns are allowed in the front yard setback.
- (c) Side street yard setback shall be 12'-0".
- (d) Class "A" exposure setback shall be 20'.
- (e) Street trees of a minimum 1-1/2" caliper size are required at approximate 35' intervals in all grass boulevard areas of public streets.
- (f) Trees and landscaping (shrubs, perennials, groundcover or turf) are required in all street median islands. Median street trees shall be a minimum of 1-1/2" caliper spaced approximately 35' on center or ornamental tree species that shall be a minimum of 1" caliper spaced approximately 15' on center.

C. Multi-Family

- (1) The "Multi-Family" area shall conform to R-3 zoning with the following modifications:
 - (a) Front yard setback shall be 15'-0". A minimum of 50% of the buildings shall be built to the front setback. Steps, eaves, decks, and fence hedges for courtyards are permitted to encroach within the setback.
 - (b) Rear yard setback shall be 20'-0" minimum.
 - (c) Side yard setback shall be 10'-0" minimum.
 - (d) Side street yard setback shall be 12'-0'.
 - (e) Maximum of five stories.
 - (f) Street trees of a minimum 1-1/2" caliper size are required at approximate 35' intervals in all grass boulevard areas of public streets.
 - (g) Trees and landscaping (shrubs, perennials, groundcover or turf) are required in all street median islands. Median street trees shall be a minimum of 1-1/2" caliper spaced approximately 35' on center or ornamental tree species that shall be a minimum of 1" caliper spaced approximately 15' on center.

Subd. 4. Town Center District. The "Town Center" permitted uses and appearance control standards shall comply with Section 62.310 for the B-1 Zoning District, unless regulated in this Special District.

- A. Site Development Plan and Site Plan Review: A site development plan for uses in the Town Center shall be prepared and submitted

for review in accordance with the standard requirements of the existing Zoning Ordinance and Land Development Manual for the City of Rochester. The City Planning Commission will conduct a site plan review without a public hearing for uses within the Town Center to determine whether the plans are consistent with the overall architectural standards and character of this Special District. Proposed uses in the Town Center shall be reviewed in terms of the extent to which they comply with standards of this district established for architecture, signage, parking and landscaping.

- B. Except for drive-in facilities and convenience retail (with fuel sales), a minimum of 50% of the building front shall be within five feet of the street right of way.
- C. Convenience, retail and drinking and entertainment uses shall be exempt from the hours of operation requirements of the B-1 Zoning District.
- D. Stacking requirements for drive-in facilities shall be reduced to five in-bound and one out-bound space per lane.
- E. Parking shall be on the side or to the rear of the retail uses. Besides on-street parking, no parking in front of the retail uses shall be allowed. On street parking in front or on the side of the lot shall count toward fulfilling the parking requirements.
- F. Except for restaurants, drive-in facilities and convenience retail (with fuel sales), a minimum two-story façade is required.
- G. Office, personal service, and residential uses are also allowed on the upper levels. One off-street parking stall per residential unit is required and must be reserved.
- H. Underground parking and parking structures (maximum five stories) shall be allowed.
- I. Permitted uses shall include the following:
 - (1) All Type I uses permitted in the B-1 District with the exception of the following uses:
 - (a) Manufactured Home Park
 - (b) Sales & Storage Lots
 - (c) Parking Facility (as a principle use)
 - (d) Sand or Gravel Excavation
 - (e) Auto Center
 - (f) Trade Shops

(g) Use of Storage Containers

- (2) Additional uses permitted in the Town Center shall be as follows:
- (a) Residential – condos, and/or apartments at grade, or above retail/commercial.
 - (b) Congregate Housing.
 - (c) Convenience Stores.
 - (d) Day Care facilities.
 - (e) Drinking and Entertainment.
 - (f) Bed and Breakfast.
 - (g) Car washes accessory to a convenience retail use or automotive maintenance service.
 - (h) Veterinary Services.
 - (i) Emergency Services.
 - (j) Temporary uses – art fairs, farmer's market, flea markets, neighborhood gatherings.

J. Limitation on permitted uses:

- (1) Not more than one convenience retail use that includes sales of automotive fuels may be permitted in each Town Center District.
- (2) With the exception of transit accommodation, restaurant uses and grocery stores, individual businesses shall not exceed 20,000 square of floor area on the ground floor.

K. Lot Development Standards

- (1) Facilities for refuse disposal and recycling shall be enclosed by solid fence or walls, and landscaping shall be installed around the perimeter (except in underground parking).
- (2) Utility boxes and water backflow prevention devices shall be located so they are visually unobtrusive and screened with landscaping as allowed.
- (3) Buildings shall be oriented to face the street with entrances and display windows at the street level. Extended awnings, canopies or large umbrellas shall be permitted and located to provide shade. A revocable permit will be required by the City whenever a canopy or awning extends into the public right of way. Restaurants shall be permitted to operate outdoor cafes on sidewalks, including areas within the public right of way and in courtyards provided that pedestrian circulation and access to store entrances are not impaired.
- (4) Bicycle-locking stands are required in each Town Center area. One stand, which holds a minimum of six bicycles,

shall be provided for every 20,000 square feet of gross leaseable space. These stands must harmonize with the architectural of the retail area.

- (5) Street trees are required along the public streets of all mixed-use buildings at a minimum spacing of 35' on center. These trees shall be planted in tree grates or planting beds with a minimum size of 30 square feet and a minimum dimension of 5'-0".
- (6) Over-story trees will be required along all private streets and the rear of the buildings (facing parking lot) at a minimum spacing of 40' intervals. These trees shall be planted in open turf areas or in planting beds with a minimum size of 30 square feet and a minimum dimension of 5'-0".

L. Parking

- (1) Parking requirements for the Town Center District, shall use business center parking standards of the Rochester Zoning Ordinance and Land Development Manual only when the building has multiple uses in it or there is multiple buildings using one parking lot. Otherwise, parking requirements for the use as listed in the B-1 zoning district applies.
- (2) In commercial or office uses, which have shop fronts adjacent to sidewalks and streets, on-street parking directly in front of the lot shall count toward fulfilling the parking requirement.
- (3) Parking lot screening:
 - (a) All parking areas containing more than six spaces (if not screened by the building from public roads and not including angle or perpendicular parking adjacent to public or private roads) must be screened with a hedgerow, or a 36" high berm, or a low wall (42" minimum height). These landscaped areas must be a minimum of 3'-0" wide. Where angle or perpendicular parking is adjacent to these areas, then the minimum width shall be 5'-0". Hedgerows shall be planted at a maximum of 4'-0" on center and shall reach a minimum height of 36" and a maximum height of 6'-0".
 - (b) Parking lots for apartments/multi-family units will not be required to be screened with a hedgerow. A landscaped area of trees and shrubs shall be

provided to draw attention away from the parking area.

(4) Parking Lot Landscaping:

- (a) Parking areas containing more than 15 spaces and containing more than two contiguous or parallel rows of parking shall have internal landscaping within the parking area equal to at least five percent of paved area of the lot (including drive aisles plus driveways).
- (b) Paved areas do not include sidewalks, patios, or other paved areas not associated with vehicle parking or circulation. Planting areas must be distributed throughout the parking areas. They must have a minimum width of at least eight feet and be at least 100 square feet in area.
- (c) Each 100 square feet of required landscape area must contain at least one canopy tree or two understory trees (minimum size for canopy trees in 1-1/2" caliper and minimum size for understory tree is one inch caliper). The landscape islands shall not be used for snow storage and any planting must be maintained in a healthy condition and appearance. These areas may contain external standard lighting fixtures.

M. Signs

- (1) Signs should add interest to the street level environment. They can only unify the overall architectural concept of the building, or provide unique identity for a commercial space within a larger mixed-use structure. Signage shall be appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets. The following sign types satisfy these requirements:
 - (a) Pedestrian-oriented blade and window signs.
 - (b) Marquee signs and signs on over-head weather protection.
 - (c) Appropriately sized neon signs.
- (2) Type B sign standards shall be used with the following modifications:

- (a) Free standing sign – maximum height 15'.
- (b) Projecting sign – maximum area – 20 square feet, maximum height – 12 feet.
- (c) Graphics sign – maximum area of 10% of wall.
- (d) Auxiliary sign – maximum height – 6'.
- (e) Advertising signs (billboards) will be prohibited.
- (f) All wall signage should be uniform in size.

N. Architectural Standards.

(1) Standards for all uses:

- (a) Each building shall avoid long, monotonous-uninterrupted walls or roof planes. The façade of a building should be divided into distinct modules, no longer than 150 feet.
- (b) Mechanical equipment, electrical and communication transformers, cabinets and service areas shall be located out of public view where feasible or screened from public view with fences, walls or landscaping.
- (c) Dwellings and parking shall not occupy more than five floors above ground of any structure.

(2) Standards for Convenience Retail Uses

- (a) Convenience retail uses shall locate automotive fuel service and drive-in service areas away from residences and toward the perimeter streets on the General Development Plan (60th Avenue NW and 55th Street NW).
- (b) Light from lighting fixtures and signage, and sound from sound-producing equipment shall be deflected away from residences. Music from sound producing equipment shall be prohibited on the exterior of the building.
- (c) Foundation landscaping (4' minimum planting bed width) and windows shall be provided along all building sides that are open to view from public streets.
- (d) Perimeter landscaping at least five feet in depth shall be provided along public and private roads between sidewalks and driveway or parking areas. Landscape berming is strongly encouraged.
- (e) Pedestrians must be able to safely access the building from public sidewalks on visually prominent crosswalks within drive areas to the building's front door.

- (3) Standards for Other Uses: Uses shall meet the intent of similar character represented in Exhibit "F" and shall be reviewed in accordance with the standards of this special district in addition to the following standards:
- (a) All sides of the building façade shall be designed to provide architectural and visual interest.
- (1) A minimum of 50% of the building along a street right of way at ground level must be clear or lightly tinted windows, doors, or other treatment that are sufficiently transparent to provide pedestrian views into the building.
 - (2) Awnings, covered walkway, open colonnades, or similar weather protection must be provided by at least 50% of the commercial (retail & service) uses that front the right of way.
 - (3) Doorways, windows and other openings in the façade of a building shall be proportioned to reflect pedestrian scale and movement, and to encourage interest at the street level.
 - (4) Except for drive-in-facilities, a minimum two-story façade is required.
 - (5) Except for drive-in-facilities, a minimum of 50% of the building front shall be within five feet of the right of way.
 - (6) Exterior materials shall include brick, architecturally treated concrete, stone, tile, stucco, stucco-like panels and other cultured stone, and similar high quality architectural materials.
 - (7) Buildings shall be oriented to face the street with entrances and display windows at the street level. Extended awnings, canopies or large umbrellas shall be permitted and located to provide shade. A revocable permit will be required by the City whenever a canopy or awning extends into the public right of way. Restaurants shall be permitted to operate outdoor cafes on sidewalks, including area within the public right of way and in courtyards provided that pedestrian circulation and access to store entrances are not permitted.

Subd. 5. Mixed Use District:

- A. The "Mixed Use District" permitted uses and appearance control standards shall comply with Section 62.330 for the B-5 Zoning District, unless regulated in this Special District.
- B. Site Development Plan and Site Plan Review: A site development plan for uses in the Mixed Use District shall be prepared and submitted for review in accordance with the standard requirements of the existing Zoning Ordinance and Land Development Manual for the City of Rochester. The City Planning Commission will conduct a site plan review without a public hearing for uses within the Mixed Use District to determine whether the plans are consistent with the overall architectural standards and character of this Special District. Proposed uses in the Mixed Use District shall be reviewed in terms of the extent to which they comply with standards of this district established for architecture, signage, parking and landscaping.
- C. A minimum of 50% of the building front shall be within five feet of the street right of way.
- D. Parking shall be on the side or to the rear of the uses. Besides on-street parking, no off-street parking in front of the uses shall be allowed. On street parking in front or on the side of the lot shall count toward fulfilling the parking requirements.
- E. Except for restaurants, a minimum two-story façade is required.
- F. Office and residential uses are also allowed on the upper levels. One off-street parking stall per residential unit is required and must be reserved.
- G. Underground parking and parking structures (maximum five stories) shall be allowed.
- H. Maximum size for a restaurant use is 6,000 square feet.
- I. Alcohol sales are permitted.
- J. The height allowed for a two-story building shall be 35 feet.
- K. Lot Development Standards

- (1) Facilities for refuse disposal and recycling shall be enclosed by solid fence or walls, and landscaping shall be installed around the perimeter (except in underground parking).
- (2) Utility boxes and water backflow prevention devices shall be located so they are visually unobtrusive and screened with landscaping as allowed.
- (3) Buildings shall be oriented to face the street with entrances and display windows at the street level. Extended awnings, canopies or large umbrellas shall be permitted and located to provide shade. A revocable permit will be required by the City whenever a canopy or awning extends into the public right of way. Restaurants shall be permitted to operate outdoor cafes on sidewalks, including areas within the public right of way and in courtyards provided that pedestrian circulation and access to store entrances are not impaired.
- (4) Street trees are required along the public streets of all mixed-use buildings at a minimum spacing of 35' on center. These trees shall be planted in tree grates or planting beds with a minimum size of 30 square feet and a minimum dimension of 5'-0".
- (5) Over-story trees will be required along all private streets and the rear of the buildings (facing parking lot) at a minimum spacing of 40' intervals. These trees shall be planted in open turf areas or in planting beds with a minimum size of 30 square feet and a minimum dimension of 5'-0".

L. Parking requirements for the Mixed Use District shall use standards of the Rochester Zoning Ordinance and Land Development Manual for the use as listed in the B-5 zoning district standards.

- (1) Parking lot screening:
 - (a) All parking areas containing more than six spaces (if not screened by the building from public roads and not including angle or perpendicular parking adjacent to public or private roads) must be screened with a hedgerow, or a 36" high berm, or a low wall (42" minimum height). These landscaped areas must be a minimum of 3'-0" wide. Where

angle or perpendicular parking is adjacent to these areas, then the minimum width shall be 5'-0". Hedgerows shall be planted at a maximum of 4'-0" on center and shall reach a minimum height of 36" and a maximum height of 6'-0".

(2) Parking Lot Landscaping:

- (a) Parking areas containing more than 15 spaces and containing more than two contiguous or parallel rows of parking shall have internal landscaping within the parking area equal to at least five percent of paved area of the lot (including drive aisles plus driveways).
- (b) Paved areas do not include sidewalks, patios, or other paved areas not associated with vehicle parking or circulation. Planting areas must be distributed throughout the parking areas. They must have a minimum width of at least eight feet and be at least 100 square feet in area.
- (c) Each 100 square feet of required landscape area must contain at least one canopy tree or two understory trees (minimum size for canopy trees in 1-1/2" caliper and minimum size for understory tree is one inch caliper). The landscape islands shall not be used for snow storage and any planting must be maintained in a healthy condition and appearance. These areas may contain external standard lighting fixtures.

M. Signs

- (1) Signs should add interest to the street level environment. They can only unify the overall architectural concept of the building, or provide unique identity for a commercial space within a larger mixed-use structure. Signage shall be appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets. The following sign types satisfy these requirements:

- (a) Pedestrian-oriented blade and window signs.
 - (b) Marquee signs and signs on over-head weather protection.
 - (c) Appropriately sized neon signs.
- (2) Type A sign standards shall be used with the following modification:
- (a) Signs can be internally lit.

N. Architectural Standards.

- (1) Standards for all uses:
- (a) Each building shall avoid long, monotonous-uninterrupted walls or roof planes. The façade of a building should be divided into distinct modules, no longer than 150 feet.
 - (b) Mechanical equipment, electrical and communication transformers, cabinets and service areas shall be located out of public view where feasible or screened from public view with fences, walls or landscaping.
 - (c) Dwellings and parking shall not occupy more than five floors above ground of any structure.
 - (d) All sides of the building façade shall be designed to provide architectural and visual interest.
- (1) A minimum of 50% of the building along a street right of way at ground level must be clear or lightly tinted windows, doors, or other treatment that are sufficiently transparent to provide pedestrian views into the building.
 - (2) Awnings, covered walkway, open colonnades, or similar weather protection must be provided by at least 25% of the commercial (retail & service) uses that front the right of way.
 - (3) Doorways, windows and other openings in the façade of a building shall be proportioned to reflect pedestrian scale and movement, and to encourage interest at the street level.

- (4) Exterior materials shall include brick, architecturally treated concrete, stone, tile, stucco, stucco-like panels and other cultured stone, and similar high quality architectural materials.
- (5) Buildings shall be oriented to face the street with entrances and display windows at the street level. Extended awnings, canopies or large umbrellas shall be permitted and located to provide shade. A revocable permit will be required by the City whenever a canopy or awning extends into the public right of way. Restaurants shall be permitted to operate outdoor cafes on sidewalks, including area within the public right of way and in courtyards provided that pedestrian circulation and access to store entrances are not permitted.

64Q.250 GENERAL DEVELOPMENT STANDARDS

Public street section for HarvestView II shall follow the cross-sections shown in Exhibits "D" and "E".

64Q.300. BOUNDARIES

The regulations established herein shall apply to the land described in Section 64.100 and shall be designated "SD" on the zoning map.

64Q.400 EXHIBITS

The following documents shall be submitted with the Special District application and included as exhibits of this Ordinance:

- A. Harvestview II General Development Plan, Exhibit A.
- B. Special District Boundary Plan, Exhibit B
- C. Land Use Plan, Exhibit C.
- D. Neighborhood Street Standards, Exhibit D.
- E. Neighborhood Street Sections, Exhibit E
- F. Character Intent Images, Exhibit F.
- G. Preliminary Storm Water Management Plan, Exhibit G

64Q.500 GENERAL DEVELOPMENT PLAN AND GUIDE FOR DEVELOPMENT

The Harvestview II General Development Plan, following Special District approval and a rezoning of the area to Special District, together with the attached Exhibits A, B, C, D, E & F are, in combination, recognized as the guide for the development of the Special District.

64Q.600. EFFECTS OF REGULATIONS

The General Development Plan and Final Plats together with the conditions and restrictions imposed, if any, shall govern the use and development of the land.

64Q.700. EXTENSION OF SPECIAL DISTRICT

The Special District may be extended by amendment to include the property on the west side. An amendment to the Special District may be initiated by the owner of contiguous undeveloped property or by the City of Rochester. The amendment must support the intent of this Special District. A petition to extend said district shall be accompanied by a General Development Plan application and additional submittals consistent with this Chapter.

64Q. 800. DEVELOPMENT PROCEDURES

Subdivision 1. Except as herein described, development procedures for property within the Special District shall be consistent with the requirements of the Rochester Code of Ordinances. Additional plans and information shall be submitted, as necessary, for development within the Special District, as outlined below. If determined necessary by the Zoning Administrator, additional plans or information necessary for development approvals shall also be submitted.

Subd. 2. Final Plat Application. Final plat applications within the Special District shall include plans and information consistent with the requirements of the Rochester Code of Ordinances and shall be submitted at least three weeks prior to the City Council meeting at which they will be considered. If requested by the Zoning Administrator, additional information needed in order to judge the nature and propriety of the proposal shall also be submitted.

Subd. 3. Zoning Certificate and Building Permit. Applications for building permits and zoning certificates within the Special District shall include submission of a Harvestview II Architectural Review Committee document. This document must verify a review of sitting and plans for compliance with this Special District's intent, as outlined in the covenants submitted with the final plat.

64Q.900. **RESCINDING APPROVAL.**

After six years from the date of approval of the Special District, the Council may, following a public hearing, rescind approval of this Special District upon finding that no progress has been made in the construction of the development.

Section 2. Section 60.327 of the Rochester Code of Ordinance is amended and reenacted to read as follows:

60.237 SPECIAL DISTRICTS: Existing Special Districts approved by Ordinance numbers 3443, 3404, 2726, 2516, 2247, 3385, 3468, 3497, 3503, 3520, 3534, 3604, 3615 and 3691 are recognized as separate zoning districts and the plans and procedures established for each Special District will continue in force. When a Special District Ordinance does not specify the procedure or criteria to amend an approved site development plan, the proposed amendment will be reviewed under Section 64.148. When a Special District Ordinance requires a specific site/development plan review process, but does not specify the criteria by which to review the site/development plan, the development will be reviewed under Section 61.148. When a Special District Ordinance requires a two-phase review, the development will be reviewed under Section 61.146 and either Section 62.708 (1) (for preliminary plans) or Section 62.708 (2) (for final plans).

Section 3. This Ordinance shall become effective on and after the date of its publication.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF
ROCHESTER, MINNESOTA, THIS 7th DAY OF MARCH, 2005.

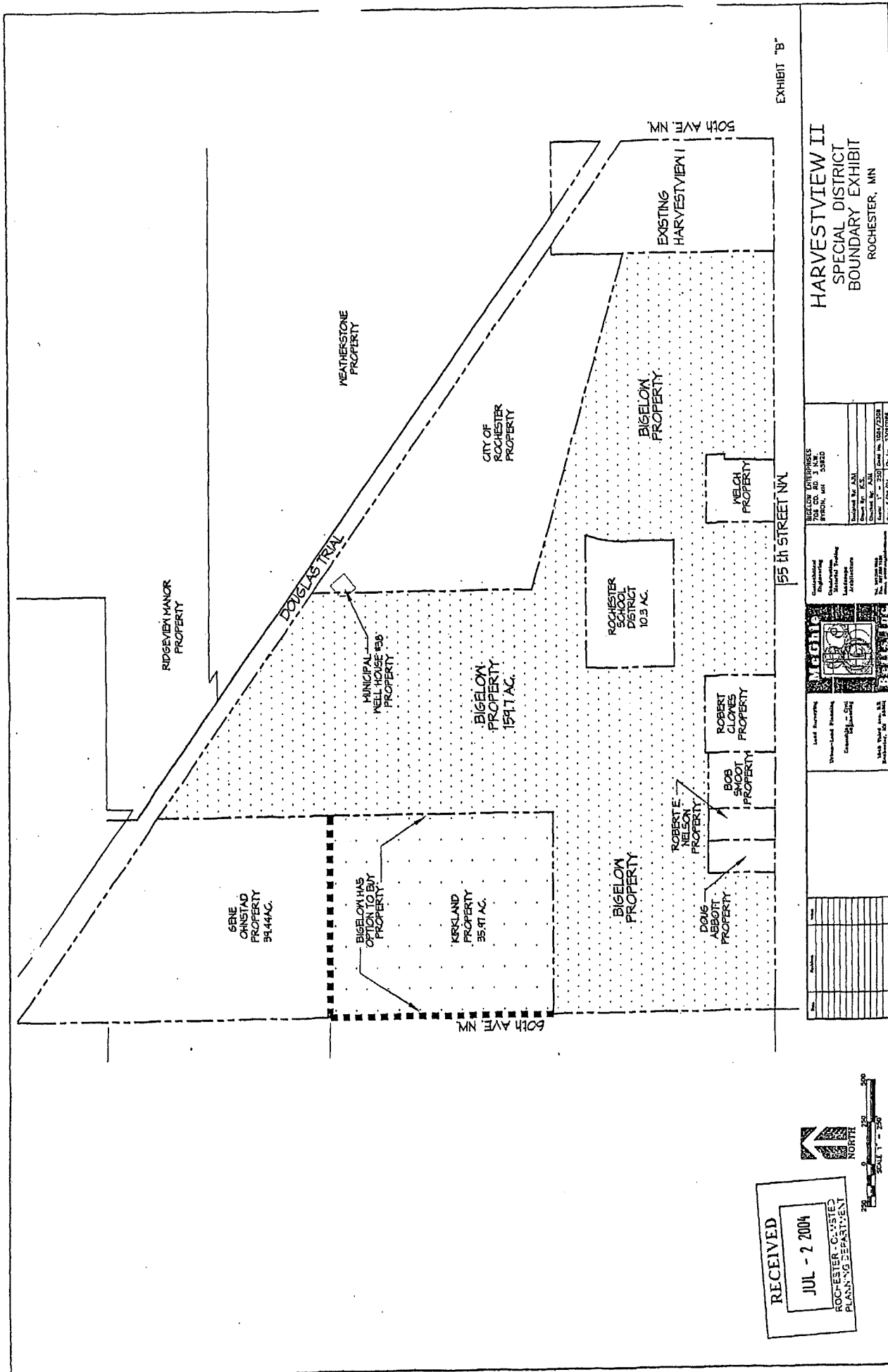
ATTEST: Valori Langseth
Deputy CITY CLERK

Dennis L. Hanson
PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS 8th DAY OF MARCH, 2005.

Walter F. Breda
MAYOR OF SAID CITY

(Seal of the City of
Rochester, Minnesota)
Ord05/66Q.Harvestview11

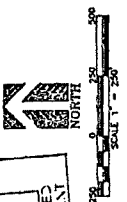


HARVESTVIEW II SPECIAL DISTRICT BOUNDARY EXHIBIT ROCHESTER, MN

BIGELOW OVERSEERS 705 ED. RD. S.W. ROCHESTER, MN 55900	Surveyed by: A.M. Checked by: A.S. Date: 7/2/04	Scale: 1" = 100' (30.48m)
--	---	---------------------------

Land Surveying When-Land Planning Chambers, Inc. 1000 West 1st St. S.E. Rochester, MN 55904	Engineering Surveying Boundary Mapping Construction
---	--

Area Acres Square Feet	Area Acres Square Feet
---	---



RECEIVED
JUL - 2 2004
ROCHESTER, MN
PLANNING DEPARTMENT

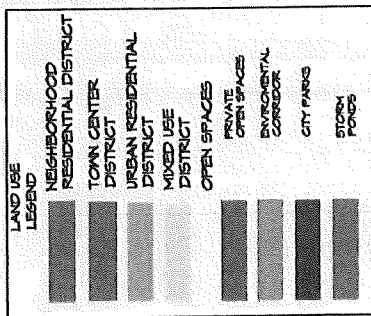
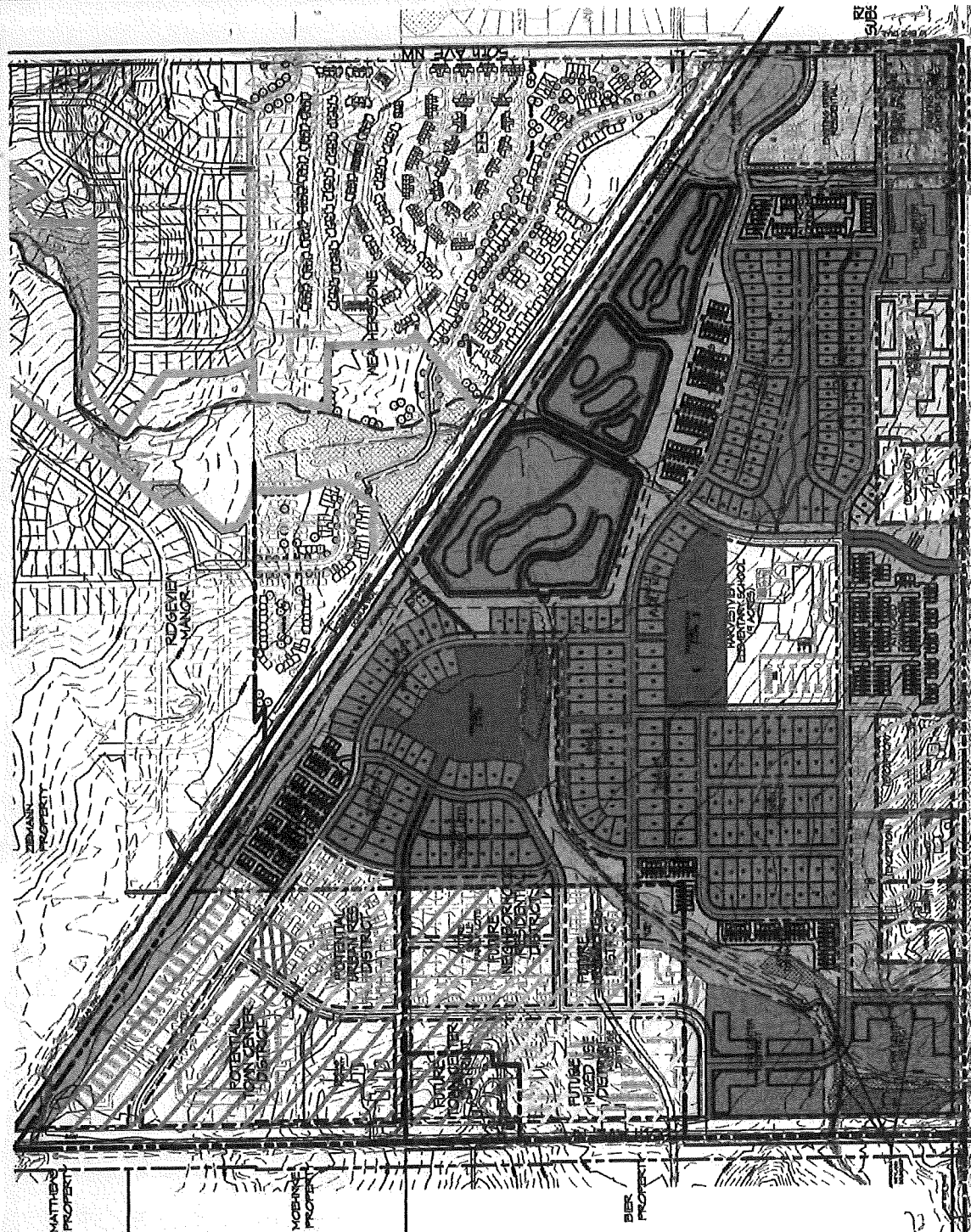


EXHIBIT C

HARVESTVIEW II LAND USE EXHIBIT ROCHESTER, MN

PROJECT INFORMATION
700 CO. RD. 3, S.E.
ROCHESTER, MN 55902
Prepared by: A.M.
Checked by: A.M.
Date: 11/15/94
Scale: 1" = 250'
Sheet No. 1 of 1

McGhie
Consulting Engineers, Inc.
1000 1st Ave. S.E.
St. Paul, MN 55101
Phone: 612-222-1111
Fax: 612-222-1112



Land Services
Urban-Land Planning
Community Development
1000 1st Ave. S.E.
St. Paul, MN 55101
Phone: 612-222-1111
Fax: 612-222-1112

Scale
1" = 250'
0 250 500
Feet

North Arrow
0 250 500
Feet

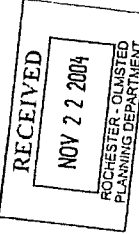
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1" = 250'
0 250 500
Feet

Legend
1" = 250'
0 250 500
Feet

NEIGHBORHOOD STREETS LEGEND

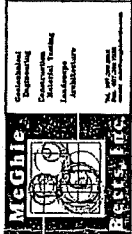
- SECTION A 80' ROW 2-12' STREETS, MEDIAN ISLAND (PARKING 2 SIDES)
- SECTION B 70' ROW 1-12' 4-18' STREET (PARKING 1 SIDE)
- SECTION C 66' ROW 40' ROAD (PARKING 2 SIDES)
- SECTION D 60' ROW 28' ROAD (PARKING 1 SIDE)
- SECTION E 50' ROW 28' ROAD (PARKING 1 SIDE)
- SECTION F 60' ROW 30' ROAD (PARKING 1 SIDE)
- SECTION G 60' ROW 36' ROAD (PARKING 2 SIDES)
- SECTION H 38' ROW 14' ROAD ONEWAY (PARKING 1 SIDE)
- SECTION I 46' ROW 14' ROAD ONEWAY (PARKING 1 SIDE)
- SECTION J 46' ROW 20' ROAD (NO PARKING)
- SECTION K 60' ROW 32' ROAD (ONE SIDE PARKING)
- FUTURE ROAD
- ALLEY 18' ROW 18' ROAD
- FUTURE 10' HIKES/BIKE TRAIL

* INDICATES LOCATIONS OF PROPOSED
CORNER NECKDOWNS AND MID BLOCK
CHOKERS.



HARVESTVIEW II NEIGHBORHOOD STREET STANDARDS ROCHESTER, MN

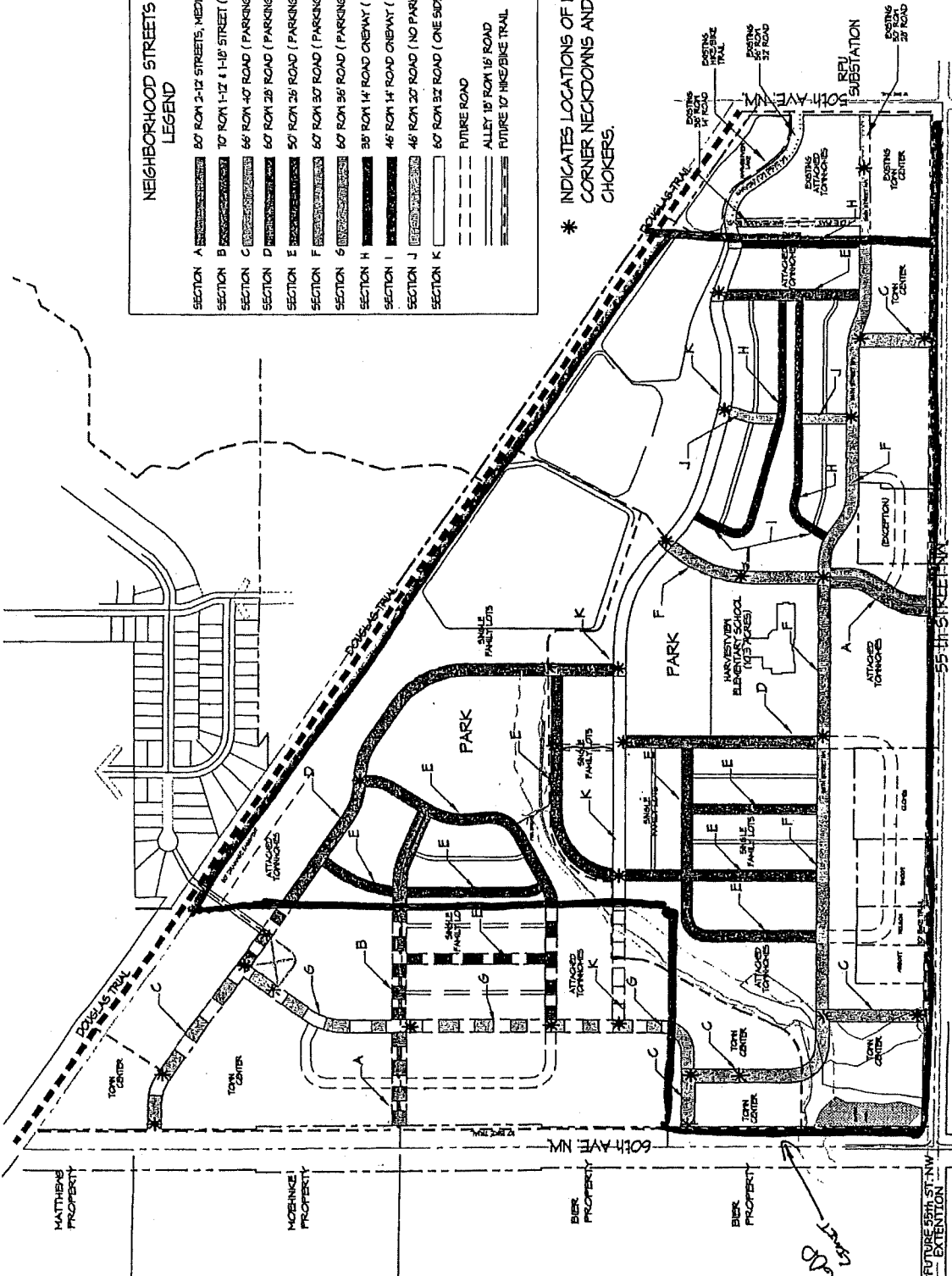
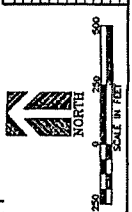
SECTION C-100-000000
NOV 22 2004
ROCHESTER, MN 55901



Land Surveying
Civil Engineering
Planning
Architecture
Interior Design
Landscape Architecture
Environmental Engineering
Geotechnical Engineering
Structural Engineering
Mechanical Engineering
Electrical Engineering
Chemical Engineering
Industrial Engineering
Aerospace Engineering
Marine Engineering
Nuclear Engineering
Petroleum Engineering
Transportation Engineering
Agricultural Engineering
Food Engineering
Textile Engineering
Paper Engineering
Leather Engineering
Glass Engineering
Rubber Engineering
Plastic Engineering
Ceramic Engineering
Metals Engineering
Wood Engineering
Glass Engineering
Rubber Engineering
Plastic Engineering
Ceramic Engineering
Metals Engineering
Wood Engineering

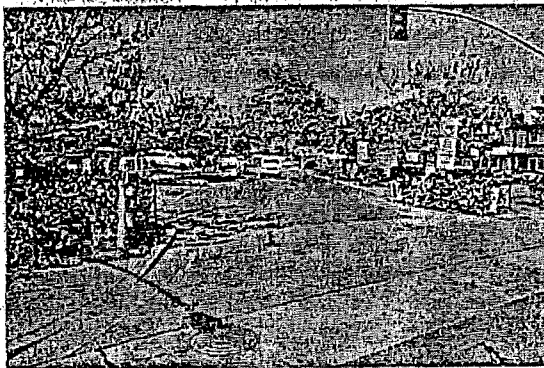
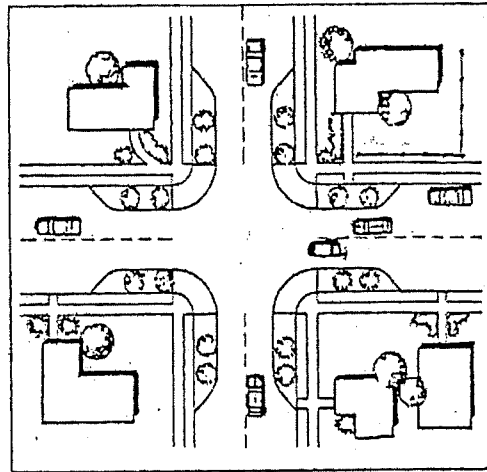
NO.	DATE	DESCRIPTION
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2	11/22/04	Final Design
3	11/22/04	Final Design
4	11/22/04	Final Design
5	11/22/04	Final Design
6	11/22/04	Final Design
7	11/22/04	Final Design
8	11/22/04	Final Design
9	11/22/04	Final Design
10	11/22/04	Final Design

NO.	DATE	DESCRIPTION
1	11/22/04	Final Design
2	11/22/04	Final Design
3	11/22/04	Final Design
4	11/22/04	Final Design
5	11/22/04	Final Design
6	11/22/04	Final Design
7	11/22/04	Final Design
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NECKDOWNS

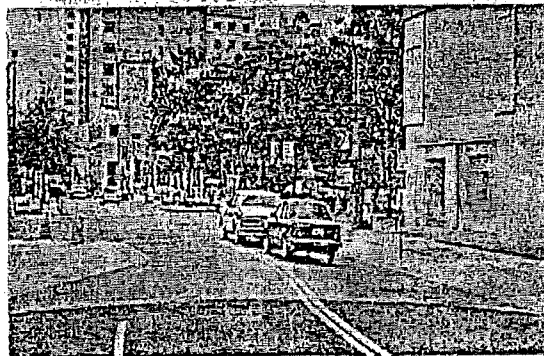
(nubs, bulbouts, knuckles, intersection narrowings, corner bulges, safe crosses)



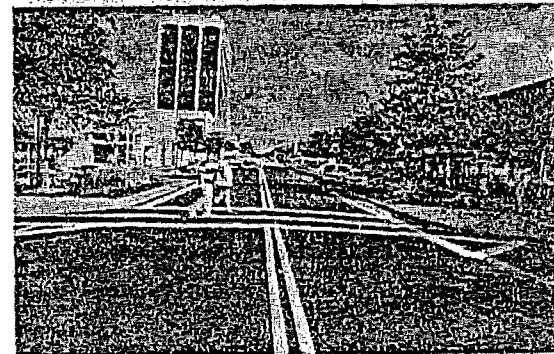
Eugene, OR



Cambridge, MA



Jacksonville, FL



Sarasota, FL

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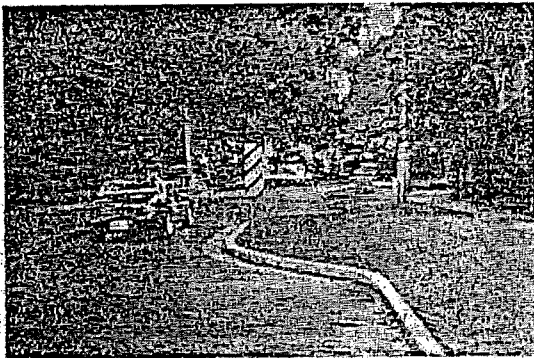
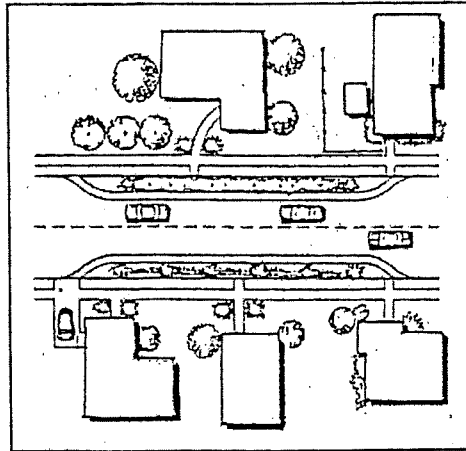
NOV 23 2004

ROCHESTER - OLMSTED
PLANNING DEPARTMENT

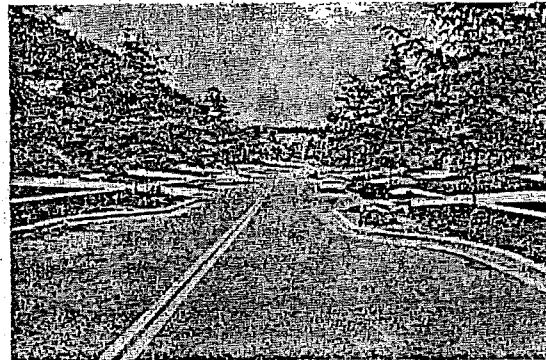
REVISED

CHOKERS

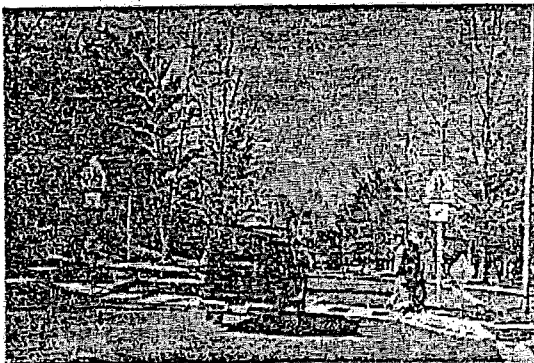
(pinch points, midblock narrowings, midblock yield points, constrictions)



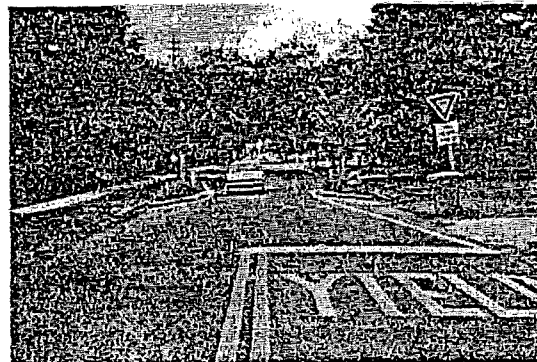
Winter Park, FL



Montgomery County, MD



Howard County, MD



Sarasota, FL

RECEIVED

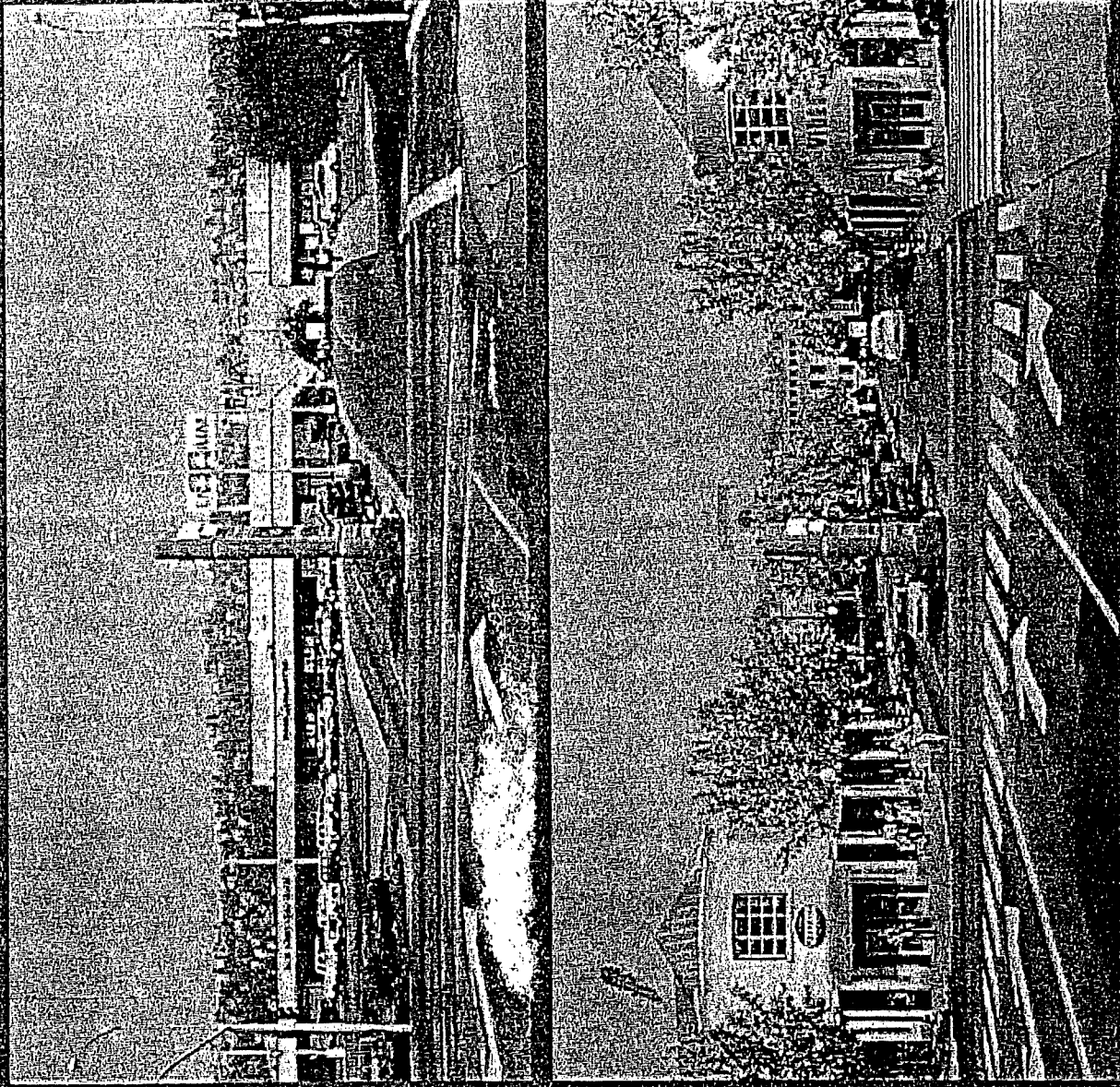
NOV 23 2004

ROCHESTER • OLMSTED
PLANNING DEPARTMENT

TRADITIONAL CENTER LOOK

NEW TOWN CENTER LOOK

Shopping center development options



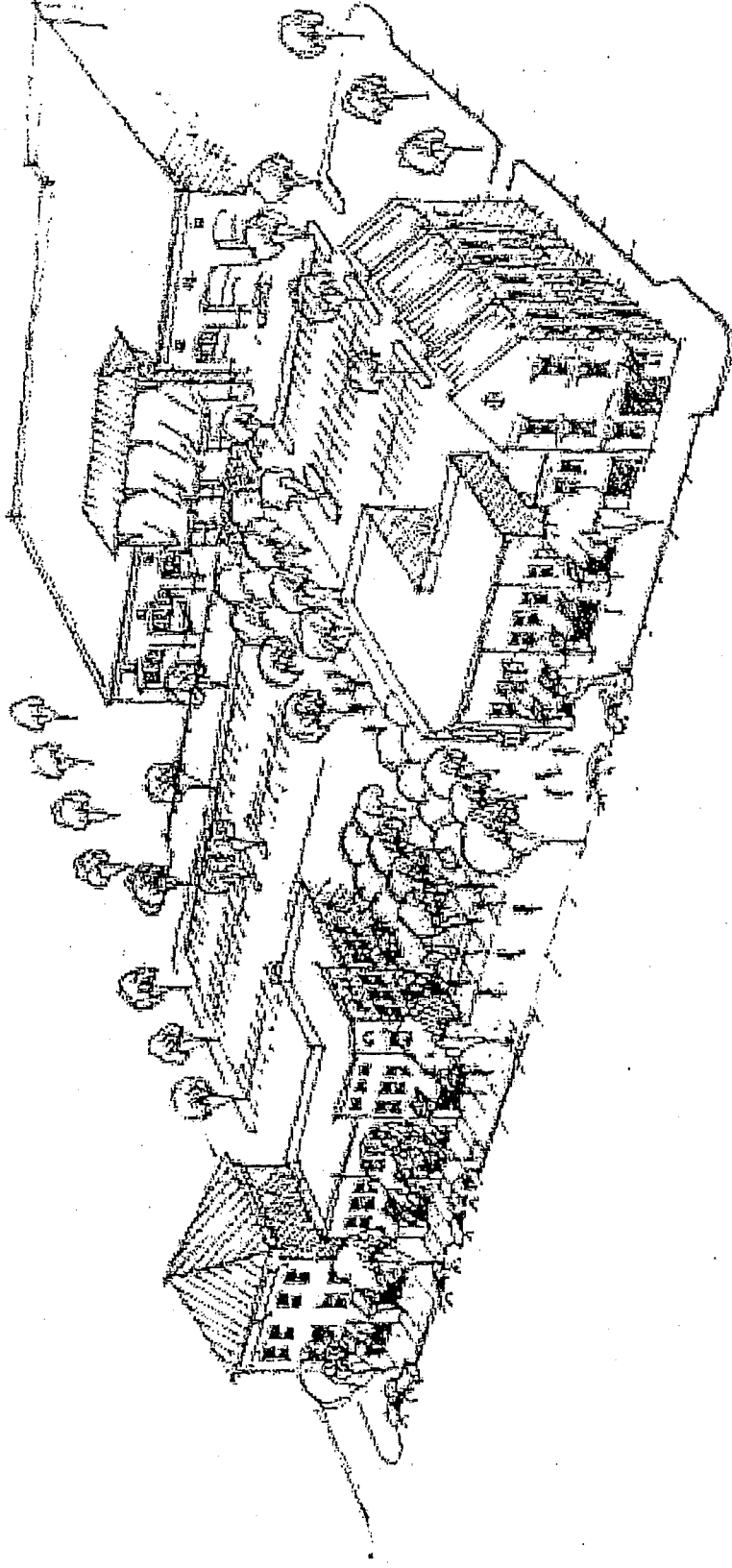
Mixed-use architecture, zebra striped crosswalks, street trees, street lamps

TOWN CENTER CHARACTER INTENT IMAGES

EXHIBIT "F"

Neighborhood Center

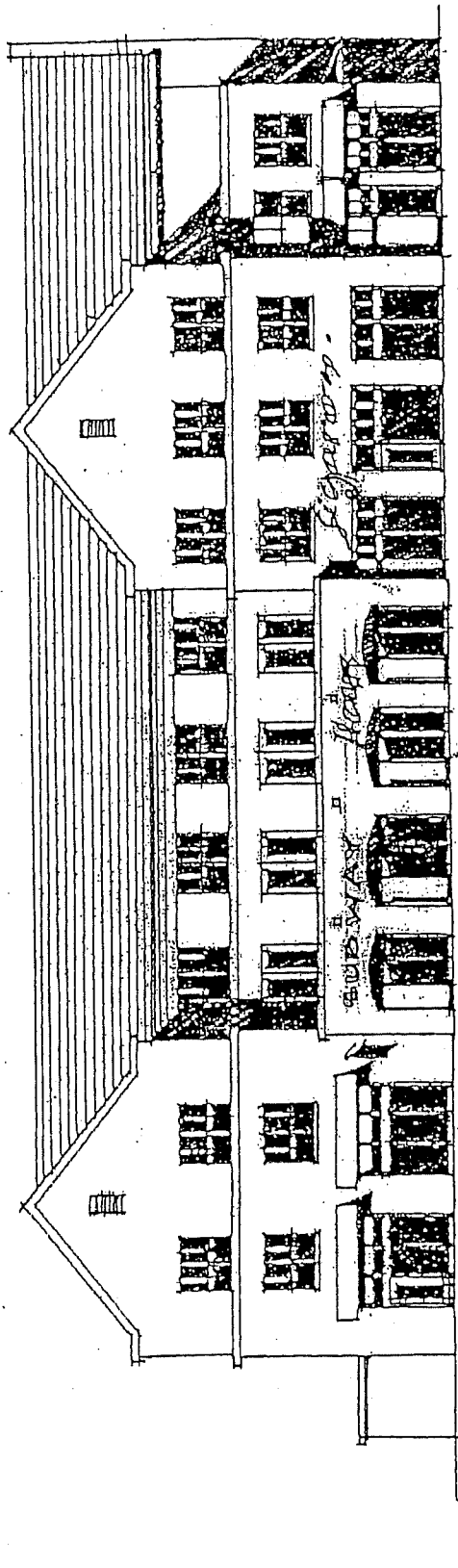
NEIGHBORHOOD CENTER



A conventional shopping center redesigned as a pedestrian-scale neighborhood center

David Malushizky-The Lawrence Group

704.505.1000



Mixed Use

EXHIBIT "F"

TOWN CENTER
VILLAGE CENTER INTENT IMAGES



Fall 2003

Featured Project: **At the Park, Multifamily Housing,** **St. Louis Park, MN**

Products Used:

36,000 Sioux City Charleston Tudor Utilities, 10,000 closures

Contractor:

Weiss Builders, St. Paul, MN

Architect:

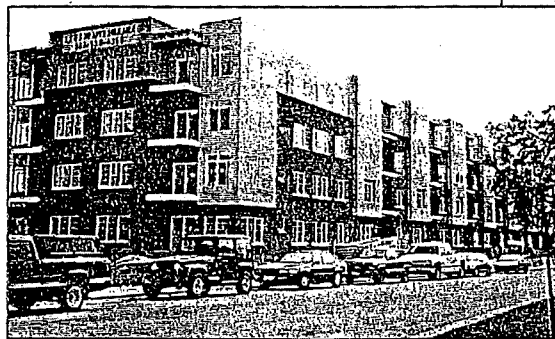
Walsh-Bishop Assoc.,
Minneapolis, MN

Mason Contractor:

Crosstown Masonry, Inc.,
Ham Lake, MN

Brock White Sales Rep.:

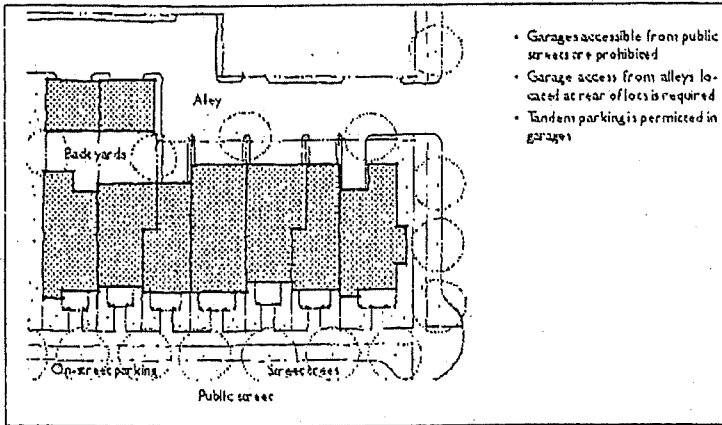
Greg Johnson, Brock White
Company-Eagan



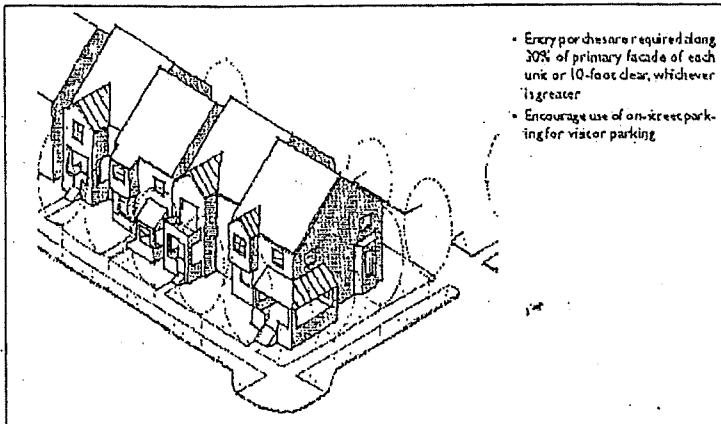
MULTI-FAMILY CHARACTER

EXHIBIT 11

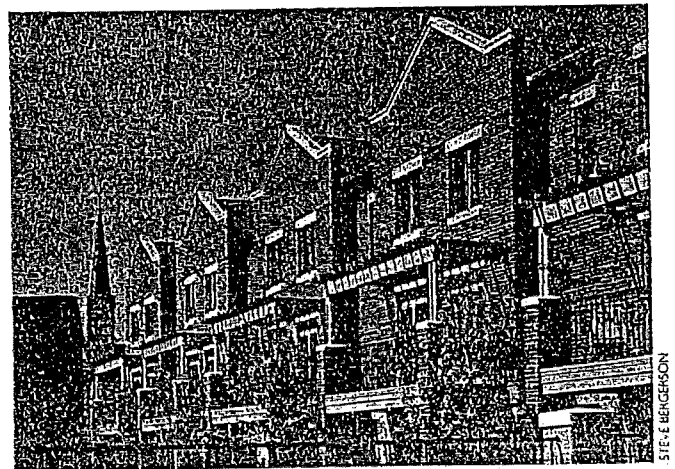
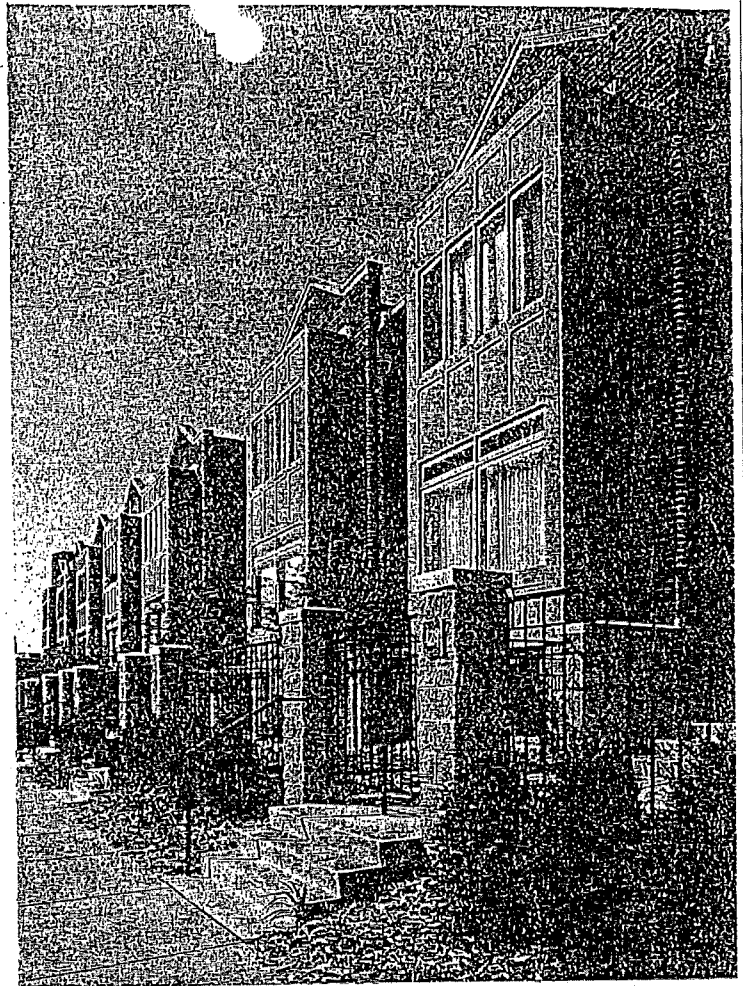
Townhouse/Rowhouse



Plan

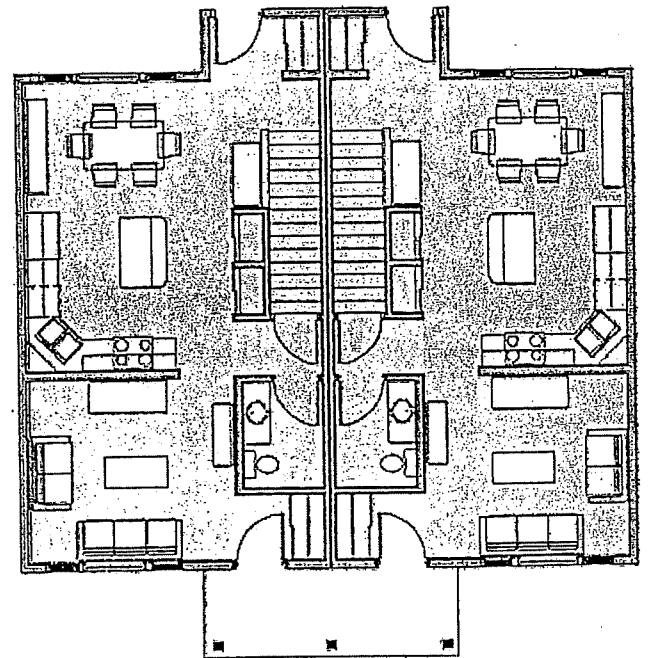
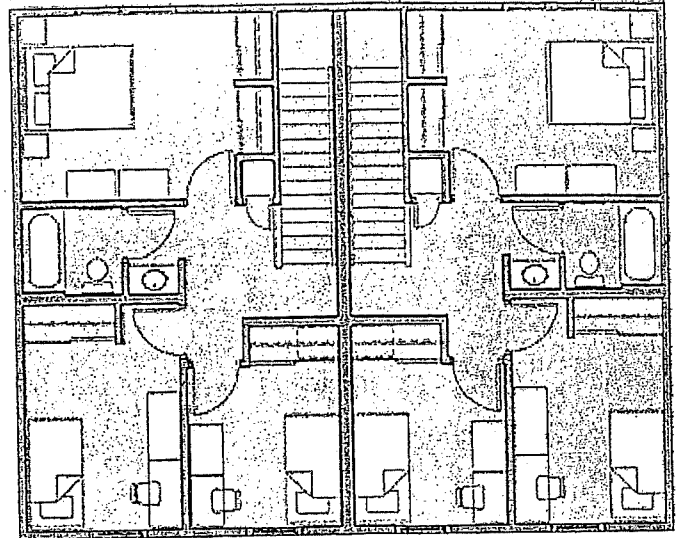
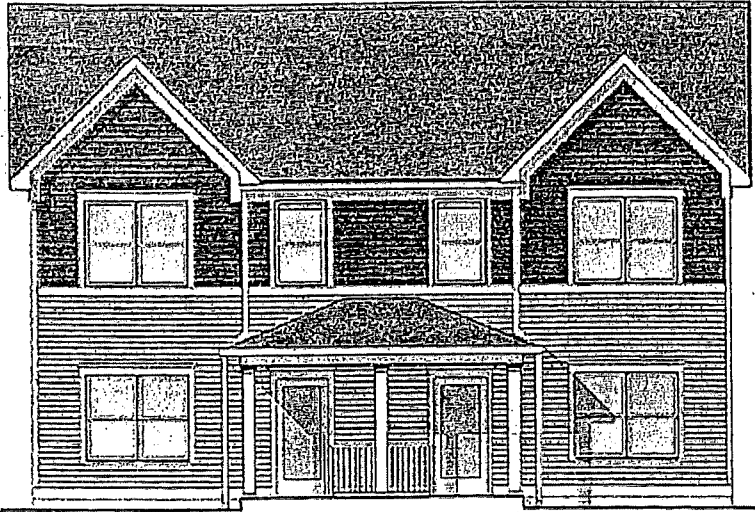


Axonometric



URBAN RESIDENTIAL DISTRICT:
ROWHOUSE TOWNHOME

EXHIBIT "C"

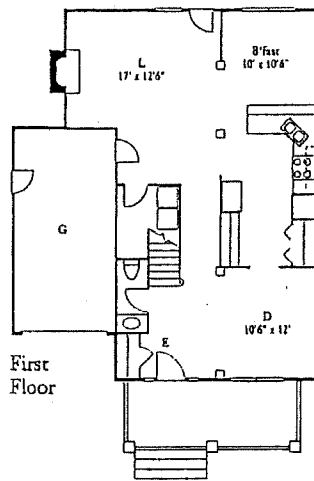
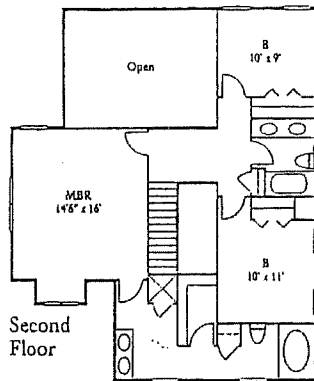


TOWN HOUSE CHARACTER INTENT IMAGES

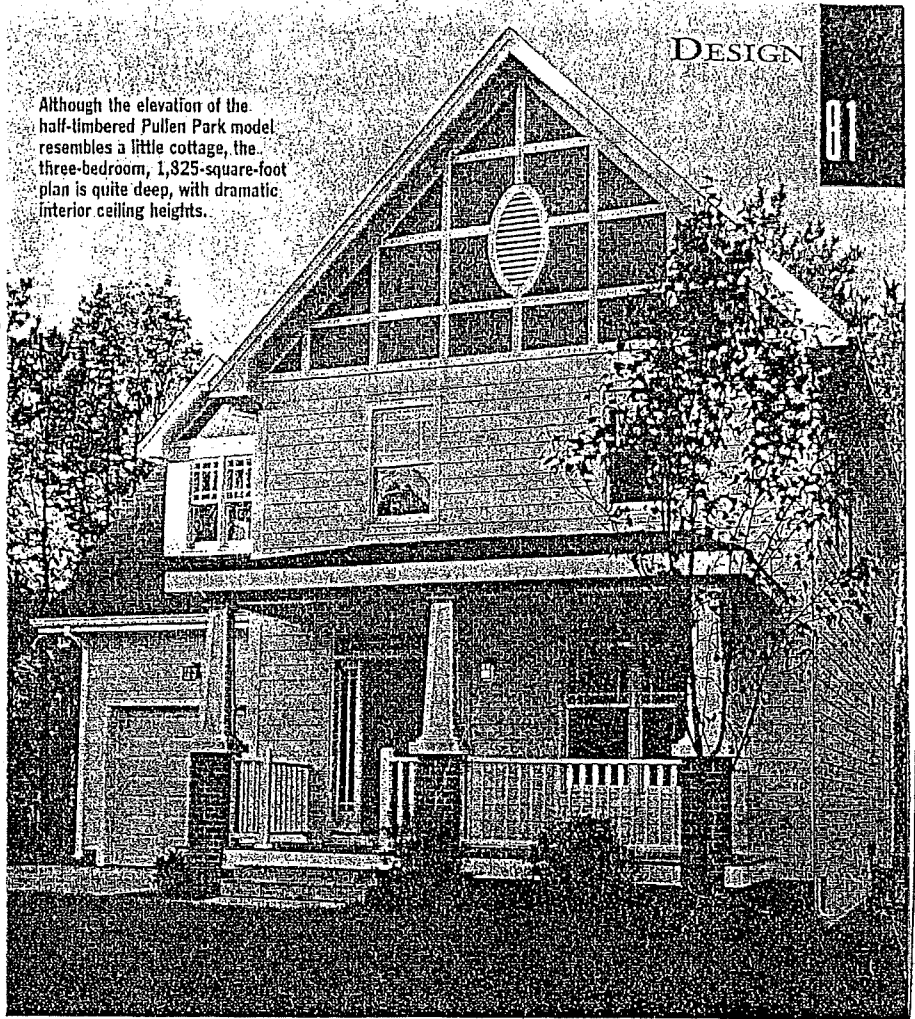
EXHIBIT "F"



Preservation Homes' best seller is the 1,960-square-foot Five Points classic bungalow, named after an old Raleigh, N.C., neighborhood.



Although the elevation of the half-timbered Pullen Park model resembles a little cottage, the three-bedroom, 1,325-square-foot plan is quite deep, with dramatic interior ceiling heights.



DESIGN

81



CLARNDON



65th STREET NW

CONSTRUCTION OF
BIOSWALE AND
SHALLOW MARSH
FOR STORM WATER STORAGE
ON
PROPERTY

MATTHEW
PROPERTY

MOORE
PROPERTY

BIER
PROPERTY

CHRYSE

MAITE C

STORM
STORAGE
PROPERTY 1

SUBSTRATE

NOTE:
BIOTIC (SUBSURFACE DRAINAGE
WITH GRAVEL FLOW) IS NEEDED
IN MOST HOUSING AREAS.

REVISED

NOV 23 2004

ROCHESTER - OLMS
PLANNING DEPARTMENT



MOONIE & BEY, INC.
1175 1st Ave. N.E.
Rochester, MN 55904
Phone: (507) 253-1175
Fax: (507) 253-1176

HARVESTVIEW II
STORM WATER MANAGEMENT PLAN
ROCHESTER, MN

EXHIBIT "G"

ORDINANCE NO. 3771

AN ORDINANCE AMENDING AND REENACTING SECTION 64Q.100, AND SUBDIVISIONS 3, 4 AND 5 OF SECTION 64Q.230 OF THE ROCHESTER CODE OF ORDINANCES, RELATING TO THE HARVESTVIEW II SPECIAL DISTRICT.

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. Section 64Q.100 of the Rochester Code of Ordinances is hereby amended and reenacted to read as follows:

64Q.100. **BOUNDARIES OF THE LAND.** This ordinance shall apply to the following described property located within the City of Rochester, County of Olmsted, State of Minnesota:

That part of Section 7, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Section 7; thence North 89 degrees 44 minutes 40 seconds West, assumed bearing, along the south line thereof, 656.00 feet to the southwest corner of the East Half of the Southeast Quarter of the Southeast Quarter of said Section 7 for the point of beginning; thence North 00 degrees 15 minutes 39 seconds West, along the west line of said East Half of the Southeast Quarter of the Southeast Quarter, 897.87 feet; thence North 74 degrees 13 minutes 55 seconds West, 2049.61 feet to the west line of the East Half of said Section 7; thence North 00 degrees 20 minutes 24 seconds West, along said west line, 1065.54 feet; thence North 40 degrees 49 minutes 14 seconds West, 34.82 feet; thence North 00 degrees 20 minutes 24 seconds West, 45.65 feet; thence North 49 degrees 10 minutes 46 seconds East, 29.72 feet to the west line of the East Half of said Section 7; thence North 00 degrees 20 minutes 24 seconds West, along said west line, 143.04 feet to the southerly line of the Douglas Trail (formerly the WISCONSIN, MINNESOTA & PACIFIC RAILROAD COMPANY); thence North 54 degrees 55 minutes 28 seconds West, along said southerly line, 1601.48 feet to the west line of the East Half of the Northwest Quarter of said Section 7; thence South 00 degrees 14 minutes 09 seconds East, 1021.89 feet to the northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 7; South 00 degrees 14 minutes 09 seconds East, along the east line of the Northwest Quarter of the Southwest Quarter of said Section 7, a distance of 1319.64 feet to the northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 7; thence North 89 degrees 51 minutes 06 seconds West, along the north line of said Quarter Quarter, 1189.15 feet to the northwest

corner thereof; thence South 00 degrees 19 minutes 07 seconds East, along the west line thereof, 1318.02 feet to the southwest corner thereof; thence South 89 degrees 46 minutes 23 seconds East, along the south line thereof, 704.24 feet to the west line of the east 483.00 feet of said Quarter Quarter Section; thence North 00 degrees 14 minutes 09 seconds West, along said west line, 396.00 feet; thence South 89 degrees 46 minutes 23 seconds East, 483.02 feet to the west line of the Southeast Quarter of the Southwest Quarter; thence South 89 degrees 46 minutes 23 seconds East, 330.11 feet; thence North 00 degrees 14 minutes 09 seconds West, 19.00 feet; thence South 89 degrees 46 minutes 23 seconds East, 450.00 feet; thence South 00 degrees 14 minutes 09 seconds East, 415.00 feet to the south line of the Southwest Quarter of said Section 7; thence South 89 degrees 46 minutes 23 seconds East, along said south line, 531.78 feet to the southwest corner of the Southeast Quarter of said Section 7; thence South 89 degrees 44 minutes 40 seconds East, along the south line thereof, 370.00 feet; thence North 00 degrees 26 minutes 47 seconds West, 408.03 feet; thence South 89 degrees 44 minutes 40 seconds East, 400.00 feet; thence South 00 degrees 15 minutes 20 seconds West, 110.00 feet; thence North 89 degrees 44 minutes 40 seconds West, 30.00 feet; thence South 00 degrees 15 minutes 20 seconds West, 298.00 feet to the south line of said Southeast Quarter; thence South 89 degrees 44 minutes 40 seconds East along said south line, 1233.00 feet to the point of beginning.

Excepting there from the following described property.

Commencing at the southwest corner of the Southeast Quarter of said Section 7; thence North 00 degrees 20 minutes 24 seconds West, assumed bearing, along the west line of said Southeast Quarter, 568.84 feet for the point of beginning; thence South 90 degrees 00 minutes 00 seconds West, 504.16 feet; thence North 00 degrees 00 minutes 00 seconds East, 553.42 feet; thence North 90 degrees 00 minutes 00 seconds East, 841.27 feet; thence southerly 219.71 feet along a non-tangential curve, concave easterly, central angle of 19 degrees 31 minutes 03 seconds, radius of 645.00 feet and the chord of said curve bears South 09 degrees 45 minutes 31 seconds West, 218.65 feet; thence South 00 degrees 00 minutes 00 seconds East, tangent to said curve, 337.93 feet; thence South 90 degrees 00 minutes 00 seconds West, 300.04 feet to the point of beginning.

TOGETHER with Lot 1, Block 2, HARVESTVIEW FIRST REPLAT, Rochester, Minnesota.

Containing 163.90 acres more or less.

Section 2. Subdivisions 3, 4 and 5 of Section 64Q .230 of the Rochester Code of Ordinances is hereby amended and reenacted to read as follows:

Subd. 3. Urban Residential District (URD). The following regulations apply within the area identified as "Urban Residential District " on the Harvestview II General Development Plan. The URD consists of three land uses: "Townhomes", "Rowhouse-Style Townhomes" and "Multi-Family". Residential uses shall include rowhouse style townhomes, townhomes, multi-family buildings (apartments or condos) units, and senior housing.

A. Townhomes

(1) The "Townhome" area shall conform to R-2 zoning with the following modifications:

- (a) Fifteen-foot front yard setback. A minimum of 50% of the house shall be built to the front setback. Covered porches and garage sidewalks may be counted. Garages shall be setback a minimum of 20', unless side loaded, then the minimum setback is 15'.
- (b) Five-foot minimum side yard setback.
- (c) Side street yard setback shall be 11'-0".
- (d) Front yard setback on private streets shall be measured from face of curb for both "access roadways" and "limited access roadways."
- (e) Class "A" exposure setback shall be 20'.
- (f) Lots without alleys or rear-loaded garages, driveway curb cuts will be no greater than 12' width for a 2 car garage and 16' width for a 3 car garage.
- (g) Lots that have an alley will not be permitted a curb cut to the public street in their front or side yard.
- (h) Street trees of a minimum 1-1/2" caliper size are required at approximate 35' intervals in all grass boulevard areas of public streets.
- (i) Trees and landscaping (shrubs, perennials, groundcover or turf) are required in all street median islands. Median street trees shall be a minimum of 1-1/2" caliper spaced approximately 35' on center or ornamental tree species that shall be a minimum of 1" caliper spaced approximately 15' on center.

B. Rowhouse Style Townhomes

- (1) The "Rowhouse Style Townhomes" shall conform to R-3 zoning with the following modifications:
 - (a) Front yard setbacks shall be 15'. A minimum of 50% of the buildings shall be built to the front setback.
 - (b) Private patios, enclosed with fence/columns are allowed in the front yard setback.
 - (c) Side street yard setback shall be 12'-0".
 - (d) Class "A" exposure setback shall be 20'.
 - (e) Street trees of a minimum 1-1/2" caliper size are required at approximate 35' intervals in all grass boulevard areas of public streets.
 - (f) Trees and landscaping (shrubs, perennials, groundcover or turf) are required in all street median islands. Median street trees shall be a minimum of 1-1/2" caliper spaced approximately 35' on center or ornamental tree species that shall be a minimum of 1" caliper spaced approximately 15' on center.

C. Multi-Family

- (1) The "Multi-Family" area shall conform to R-3 zoning with the following modifications:
 - (a) Front yard setback shall be 15'-0". A minimum of 50% of the buildings shall be built to the front setback. Steps, eaves, decks, and fence hedges for courtyards are permitted to encroach within the setback.
 - (b) Rear yard setback shall be 20'-0" minimum.
 - (c) Side yard setback shall be 10'-0" minimum.
 - (d) Side street yard setback shall be 12'-0'.
 - (e) Maximum of five stories.
 - (f) Street trees of a minimum 1-1/2" caliper size are required at approximate 35' intervals in all grass boulevard areas of public streets.
 - (g) Trees and landscaping (shrubs, perennials, groundcover or turf) are required in all street median islands. Median street trees shall be a minimum of 1-1/2" caliper spaced approximately 35' on center or ornamental tree

species that shall be a minimum of 1" caliper spaced approximately 16" on center.

Subd. 4. Town Center District. The "Town Center" permitted uses and appearance control standards shall comply with Section 62.310 for the B-1 Zoning District, unless regulated in this Special District.

- A. Site Development Plan and Site Plan Review: A site development plan for uses in the Town Center shall be prepared and submitted for review in accordance with the standard requirements of the existing Zoning Ordinance and Land Development Manual for the City of Rochester. The City Planning Commission will conduct a site plan review without a public hearing for uses within the Town Center to determine whether the plans are consistent with the overall architectural standards and character of this Special District. Proposed uses in the Town Center shall be reviewed in terms of the extent to which they comply with standards of this district established for architecture, signage, parking and landscaping.
- B. Except for drive-in facilities, convenience retail (with fuel sales) and medical facilities, a minimum of 50% of the building's front façade shall be within 11 feet of the street right of way. Where necessary to accommodate spread footings and overhangs, the building setback may be increased only to the extent necessary.
- C. Convenience, retail and drinking and entertainment uses shall be exempt from the hours of operation requirements of the B-1 Zoning District.
- D. Stacking requirements for drive-in facilities shall be reduced to five in-bound and one out-bound space per lane.
- E. Parking shall be on the side or to the rear of the retail uses. Besides on-street parking, no parking in front of the retail uses shall be allowed. On street parking in front or on the side of the lot shall count toward fulfilling the parking requirements.
- F. Except for restaurants, drive-in facilities and convenience retail (with fuel sales), a minimum two-story façade is required.

- G. Office, personal service, and residential uses are also allowed on the upper levels. One off-street parking stall per residential unit is required and must be reserved.
- H. Underground parking and parking structures (maximum five stories) shall be allowed.
- I. Permitted uses shall include the following:
 - (1) All Type I uses permitted in the B-1 District with the exception of the following uses:
 - (a) Manufactured Home Park
 - (b) Sales & Storage Lots
 - (c) Parking Facility (as a principle use)
 - (d) Sand or Gravel Excavation
 - (e) Auto Center
 - (f) Trade Shops
 - (g) Use of Storage Containers
 - (2) Additional uses permitted in the Town Center shall be as follows:
 - (a) Residential – condos, and/or apartments at grade, or above retail/commercial.
 - (b) Congregate Housing.
 - (c) Convenience Stores.
 - (d) Day Care facilities.
 - (e) Drinking and Entertainment.
 - (f) Bed and Breakfast.
 - (g) Car washes accessory to a convenience retail use or automotive maintenance service.
 - (h) Veterinary Services.
 - (i) Emergency Services.
 - (j) Temporary uses – art fairs, farmer's market, flea markets, neighborhood gatherings.
- J. Limitation on permitted uses:
 - (1) Not more than one convenience retail use that includes sales of automotive fuels may be permitted in each Town Center District.
 - (2) With the exception of transient accommodations (hotels), grocery stores and medical facilities, individual businesses shall not exceed 20,000 square of floor area on the ground floor.

K. Lot Development Standards

- (1) Facilities for refuse disposal and recycling shall be enclosed by solid fence or walls, and landscaping shall be installed around the perimeter (except in underground parking).
- (2) Utility boxes and water backflow prevention devices shall be located so they are visually unobtrusive and screened with landscaping as allowed.
- (3) Buildings shall be oriented to face the street with entrances and display windows at the street level. Extended awnings, canopies or large umbrellas shall be permitted and located to provide shade. A revocable permit will be required by the City whenever a canopy or awning extends into the public right of way. Restaurants shall be permitted to operate outdoor cafes on sidewalks, including areas within the public right of way and in courtyards provided that pedestrian circulation and access to store entrances are not impaired.
- (4) Bicycle-locking stands are required in each Town Center area. One stand, which holds a minimum of six bicycles, shall be provided for every 20,000 square feet of gross leaseable space. These stands must harmonize with the architectural of the retail area.
- (5) Street trees are required along the public streets of all mixed-use buildings at a minimum spacing of 35' on center. These trees shall be planted in tree grates or planting beds with a minimum size of 30 square feet and a minimum dimension of 5'-0".
- (6) Over-story trees will be required along all private streets and the rear of the buildings (facing parking lot) at a minimum spacing of 40' intervals. These trees shall be planted in open turf areas or in planting beds with a minimum size of 30 square feet and a minimum dimension of 5'-0".

L. Parking

- (1) Parking requirements for the Town Center District, shall use business center parking standards of the Rochester Zoning Ordinance and Land Development Manual only when the building has multiple uses in it or there are multiple buildings using one parking lot. Otherwise, parking requirements for the use as listed in the B-1 zoning district apply.
- (2) In commercial or office uses, which have shop fronts adjacent to sidewalks and streets, on-street parking directly in front of the lot shall count toward fulfilling the parking requirement.
- (3) Parking lot screening:
 - (a) All parking areas containing more than six spaces (if not screened by the building from public roads and not including angle or perpendicular parking adjacent to public or private roads) must be screened with a hedgerow, or a 36" high berm, or a low wall (42" minimum height). These landscaped areas must be a minimum of 3'-0" wide. Where angle or perpendicular parking is adjacent to these areas, then the minimum width shall be 5'-0". Hedgerows shall be planted at a maximum of 4'-0" on center and shall reach a minimum height of 36" and a maximum height of 6'-0".
 - (b) Parking lots for apartments/multi-family units will not be required to be screened with a hedgerow. A landscaped area of trees and shrubs shall be provided to draw attention away from the parking area.
- (4) Parking Lot Landscaping:
 - (a) Parking areas containing more than 15 spaces and containing more than two contiguous or parallel rows of parking shall have internal landscaping within the parking area equal to at least five percent of paved area of the lot (including drive aisles plus driveways).

- (b) Paved areas do not include sidewalks, patios, or other paved areas not associated with vehicle parking or circulation. Planting areas must be distributed throughout the parking areas. They must have a minimum width of at least eight feet and be at least 100 square feet in area.
- (c) Each 100 square feet of required landscape area must contain at least one canopy tree or two understory trees (minimum size for canopy trees in 1-1/2" caliper and minimum size for understory tree is one inch caliper). The landscape islands shall not be used for snow storage and any planting must be maintained in a healthy condition and appearance. These areas may contain external standard lighting fixtures.

M. Signs

- (1) Signs should add interest to the street level environment. They can only unify the overall architectural concept of the building, or provide unique identity for a commercial space within a larger mixed-use structure. Signage shall be appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets. The following sign types satisfy these requirements:
 - (a) Pedestrian-oriented blade and window signs.
 - (b) Marquee signs and signs on over-head weather protection.
 - (c) Appropriately sized neon signs.
- (2) Type B sign standards shall be used with the following modifications:
 - (a) Free standing sign – maximum height 15'.
 - (b) Projecting sign – maximum area – 20 square feet, maximum height – 12 feet.
 - (c) Graphics sign – maximum area of 10% of wall.
 - (d) Auxiliary sign – maximum height – 6'.

- (e) Advertising signs (billboards) will be prohibited.
- (f) All wall signage should be uniform in size.

N. Architectural Standards.

(1) Standards for all uses:

- (a) Floor Area Ratio (F.A.R.) of 1.0 shall be allowed with a maximum building height of five stories with a landscape area of 20%.
- (b) Each building shall avoid long, monotonous-uninterrupted walls or roof planes. The façade of a building should be divided into distinct modules, no longer than 150 feet.
- (c) Mechanical equipment, electrical and communication transformers, cabinets and service areas shall be located out of public view where feasible or screened from public view with fences, walls or landscaping.
- (d) Dwellings and parking shall not occupy more than five floors above ground of any structure.

(2) Standards for Convenience Retail Uses

- (a) Convenience retail uses shall locate automotive fuel service and drive-in service areas away from residences and toward the perimeter streets on the General Development Plan (60th Avenue NW and 55th Street NW).
- (b) Light from lighting fixtures and signage, and sound from sound-producing equipment shall be deflected away from residences. Music from sound producing equipment shall be prohibited on the exterior of the building.
- (c) Foundation landscaping (4' minimum planting bed width) and windows shall be provided along all building sides that are open to view from public streets.
- (d) Perimeter landscaping at least five feet in depth shall be provided along public and

private roads between sidewalks and driveway or parking areas. Landscape berming is strongly encouraged.

- (e) Pedestrians must be able to safely access the building from public sidewalks on visually prominent crosswalks within drive areas to the building's front door.
- (3) Standards for Other Uses: Uses shall meet the intent of similar character represented in Exhibit "F" and shall be reviewed in accordance with the standards of this special district in addition to the following standards:
- (a) All sides of the building façade shall be designed to provide architectural and visual interest.
 - (1) A minimum of 50% of the building along a street right of way at ground level must be clear or lightly tinted windows, doors, or other treatment that are sufficiently transparent to provide pedestrian views into the building.
 - (2) Awnings, covered walkway, open colonnades, or similar weather protection must be provided by at least 50% of the commercial (retail & service) uses that front the right of way.
 - (3) Doorways, windows and other openings in the façade of a building shall be proportioned to reflect pedestrian scale and movement, and to encourage interest at the street level.
 - (4) Except for drive-in-facilities, a minimum two-story façade is required.
 - (5) Exterior materials shall include brick, architecturally treated concrete, stone, tile, stucco, stucco-like panels and other cultured stone, and similar high quality architectural materials.
 - (6) Buildings shall be oriented to face the street with entrances and display windows at the street level. Extended awnings, canopies or large umbrellas

shall be permitted and located to provide shade. A revocable permit will be required by the City whenever a canopy or awning extends into the public right of way. Restaurants shall be permitted to operate outdoor cafes on sidewalks, including area within the public right of way and in courtyards provided that pedestrian circulation and access to store entrances are not permitted.

Subd. 5. Mixed Use District:

- A. The "Mixed Use District" permitted uses and appearance control standards shall comply with Section 62.330 for the B-5 Zoning District, unless regulated in this Special District.
- B. Site Development Plan and Site Plan Review: A site development plan for uses in the Mixed Use District shall be prepared and submitted for review in accordance with the standard requirements of the existing Zoning Ordinance and Land Development Manual for the City of Rochester. The City Planning Commission will conduct a site plan review without a public hearing for uses within the Mixed Use District to determine whether the plans are consistent with the overall architectural standards and character of this Special District. Proposed uses in the Mixed Use District shall be reviewed in terms of the extent to which they comply with standards of this district established for architecture, signage, parking and landscaping.
- C. A minimum of 50% of the building's front façade shall be within 11 feet of the street right of way. Where necessary to accommodate spread footings and overhangs, the building setback may be increased only to the extent necessary.
- D. Parking shall be on the side or to the rear of the uses. Besides on-street parking, no off-street parking in front of the uses shall be allowed. On street parking in front or on the side of the lot shall count toward fulfilling the parking requirements.

- E. Except for restaurants, a minimum two-story façade is required.
- F. Office and residential uses are also allowed on the upper levels. One off-street parking stall per residential unit is required and must be reserved.
- G. Underground parking and parking structures (maximum five stories) shall be allowed.
- H. Maximum size for a restaurant use is 6,000 square feet.
- I. Alcohol sales are permitted.
- J. The height allowed for a two-story building shall be 35 feet.
- K. Lot Development Standards
 - (1) Facilities for refuse disposal and recycling shall be enclosed by solid fence or walls, and landscaping shall be installed around the perimeter (except in underground parking).
 - (2) Utility boxes and water backflow prevention devices shall be located so they are visually unobtrusive and screened with landscaping as allowed.
 - (3) Buildings shall be oriented to face the street with entrances and display windows at the street level. Extended awnings, canopies or large umbrellas shall be permitted and located to provide shade. A revocable permit will be required by the City whenever a canopy or awning extends into the public right of way. Restaurants shall be permitted to operate outdoor cafes on sidewalks, including areas within the public right of way and in courtyards provided that pedestrian circulation and access to store entrances are not impaired.
 - (4) Street trees are required along the public streets of all mixed-use buildings at a minimum

spacing of 35' on center. These trees shall be planted in tree grates or planting beds with a minimum size of 30 square feet and a minimum dimension of 5'-0".

- (5) Over-story trees will be required along all private streets and the rear of the buildings (facing parking lot) at a minimum spacing of 40' intervals. These trees shall be planted in open turf areas or in planting beds with a minimum size of 30 square feet and a minimum dimension of 5'-0".

L. Parking requirements for the Mixed Use District shall use standards of the Rochester Zoning Ordinance and Land Development Manual for the use as listed in the B-5 zoning district standards.

- (1) Parking lot screening:

- (a) All parking areas containing more than six spaces (if not screened by the building from public roads and not including angle or perpendicular parking adjacent to public or private roads) must be screened with a hedgerow, or a 36" high berm, or a low wall (42" minimum height). These landscaped areas must be a minimum of 3'-0" wide. Where angle or perpendicular parking is adjacent to these areas, then the minimum width shall be 5'-0". Hedgerows shall be planted at a maximum of 4'-0" on center and shall reach a minimum height of 36" and a maximum height of 6'-0".

- (2) Parking Lot Landscaping:

- (a) Parking areas containing more than 15 spaces and containing more than two contiguous or parallel rows of parking shall have internal landscaping within the parking area equal to at least five percent of paved area of the lot (including drive aisles plus driveways).

- (b) Paved areas do not include sidewalks, patios, or other paved areas not associated with vehicle parking or circulation. Planting areas must be distributed throughout the parking areas. They must have a minimum width of at least eight feet and be at least 100 square feet in area.
- (c) Each 100 square feet of required landscape area must contain at least one canopy tree or two understory trees (minimum size for canopy trees in 1-1/2" caliper and minimum size for understory tree is one inch caliper). The landscape islands shall not be used for snow storage and any planting must be maintained in a healthy condition and appearance. These areas may contain external standard lighting fixtures.

M. Signs

- (1) Signs should add interest to the street level environment. They can only unify the overall architectural concept of the building, or provide unique identity for a commercial space within a larger mixed-use structure. Signage shall be appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets. The following sign types satisfy these requirements:
 - (a) Pedestrian-oriented blade and window signs.
 - (b) Marquee signs and signs on over-head weather protection.
 - (c) Appropriately sized neon signs.
- (2) Type A sign standards shall be used with the following modification:
 - (a) Signs can be internally lit.

N. Architectural Standards.

(1) Standards for all uses:

- (a) Each building shall avoid long, monotonous-uninterrupted walls or roof planes. The façade of a building should be divided into distinct modules, no longer than 150 feet.
- (b) Mechanical equipment, electrical and communication transformers, cabinets and service areas shall be located out of public view where feasible or screened from public view with fences, walls or landscaping.
- (c) Dwellings and parking shall not occupy more than five floors above ground of any structure.
- (d) All sides of the building façade shall be designed to provide architectural and visual interest.

(1) A minimum of 50% of the building along a street right of way at ground level must be clear or lightly tinted windows, doors, or other treatment that are sufficiently transparent to provide pedestrian views into the building.

(2) Awnings, covered walkway, open colonnades, or similar weather protection must be provided by at least 25% of the commercial (retail & service) uses that front the right of way.

(3) Doorways, windows and other openings in the façade of a building shall be proportioned to reflect pedestrian scale and

movement, and to encourage interest at the street level.

- (4) Exterior materials shall include brick, architecturally treated concrete, stone, tile, stucco, stucco-like panels and other cultured stone, and similar high quality architectural materials.
- (5) Buildings shall be oriented to face the street with entrances and display windows at the street level. Extended awnings, canopies or large umbrellas shall be permitted and located to provide shade. A revocable permit will be required by the City whenever a canopy or awning extends into the public right of way. Restaurants shall be permitted to operate outdoor cafes on sidewalks, including area within the public right of way and in courtyards provided that pedestrian circulation and access to store entrances are not permitted.

Section 3. . This Ordinance shall become effective on and after the date of its publication.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF
ROCHESTER, MINNESOTA, THIS 5th DAY OF JUNE, 2006.

ATTEST: Tadley K. Spencer
CITY CLERK

Donna L. Hanson
PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS 6th DAY OF JUNE, 2006.

Sever F. Brade
MAYOR OF SAID CITY

(Seal of the City of
Rochester, Minnesota)

Ord05/64Q.100 et seq

ORDINANCE NO. 3901

AN ORDINANCE AMENDING AND REENACTING SECTION 64Q.400 OF THE ROCHESTER CODE OF ORDINANCES, RELATING TO THE EXHIBITS FOR THE HARVESTVIEW II SPECIAL DISTRICT.

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. Section 64Q.400 of the Rochester Code of Ordinances is hereby amended and reenacted to read as follows:

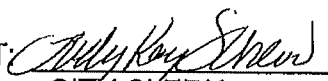
64Q.400 **EXHIBITS**

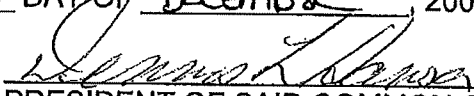
The following documents shall be submitted with the Special District application and included as exhibits of this Ordinance:

- A. Harvestview II General Development Plan, Exhibit A.
- B. Special District Boundary Plan, Exhibit B
- C. Land Use Plan, Exhibit C.
- D. Neighborhood Street Standards, Exhibit D.
- E. Neighborhood Street Sections, Exhibit E
- F. Character Intent Images, Exhibit F.
- G. Preliminary Storm Water Management Plan, Exhibit G

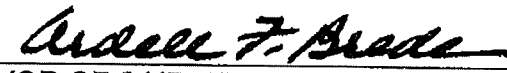
Section 2. This Ordinance shall become effective on and after the date of its publication.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF
ROCHESTER, MINNESOTA, THIS 15th DAY OF DECEMBER, 2008.

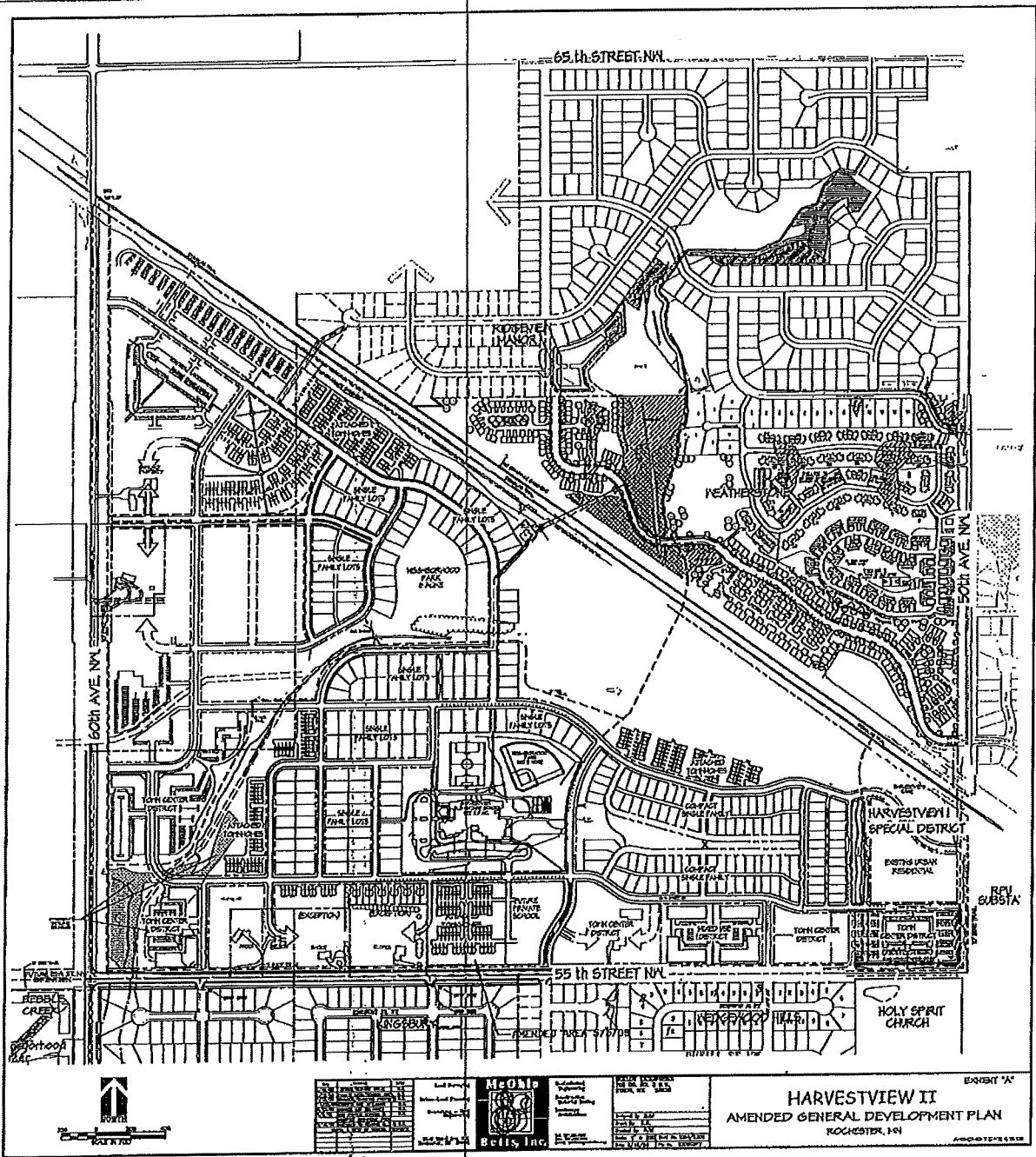
ATTEST: 
CITY CLERK


PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS 16th DAY OF DECEMBER, 2008.


MAYOR OF SAID CITY

(Seal of the City of
Rochester, Minnesota)
Ord05/64Q.400



RECEIVED
 OCT - 1 2008
 ROCHESTER, N.Y. PLANNING DEPARTMENT

RECEIVED
JUL - 2 2004
ROCHESTER-GOVISED
PLANNING DEPARTMENT

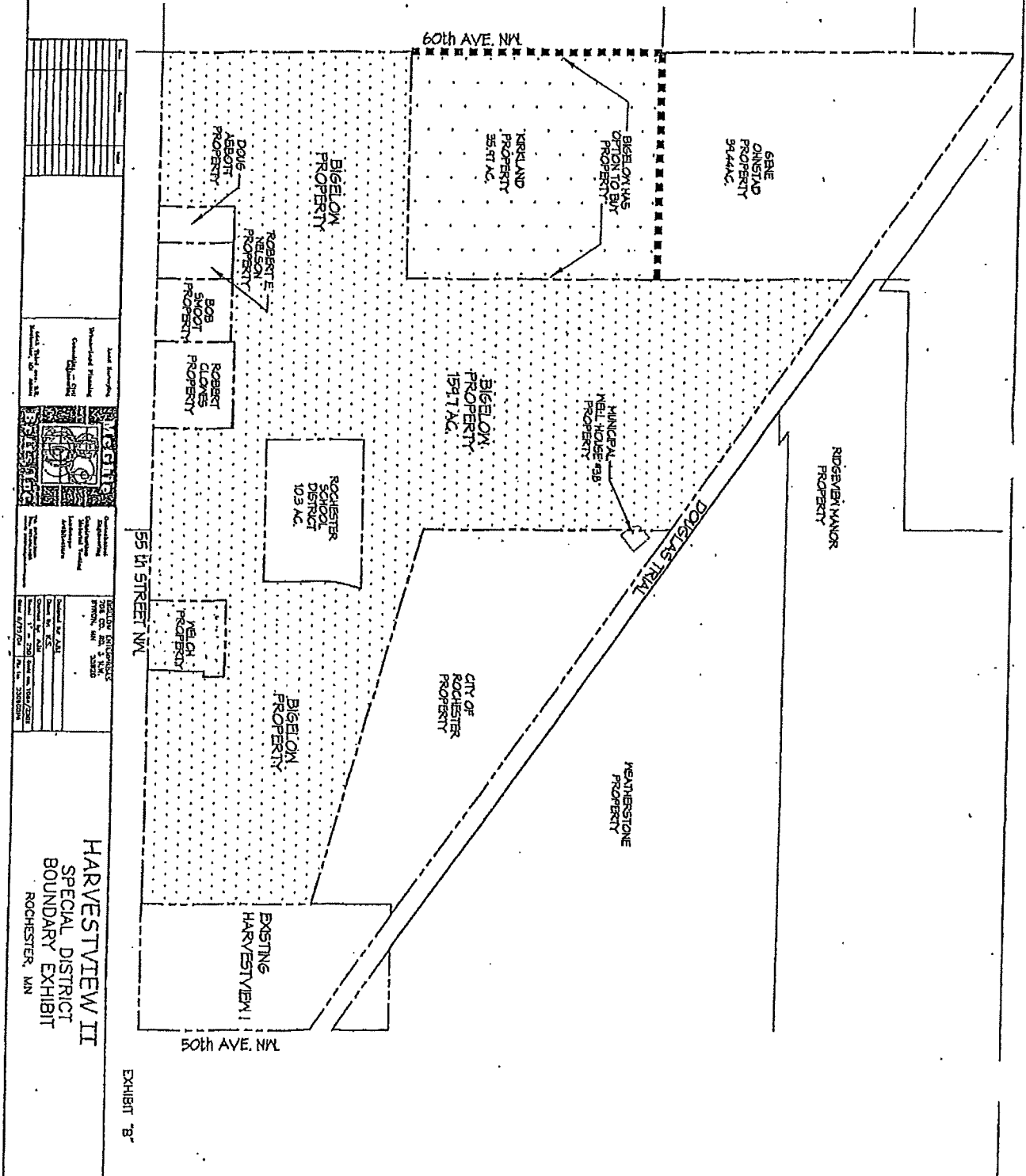
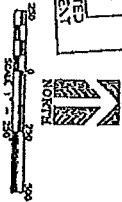
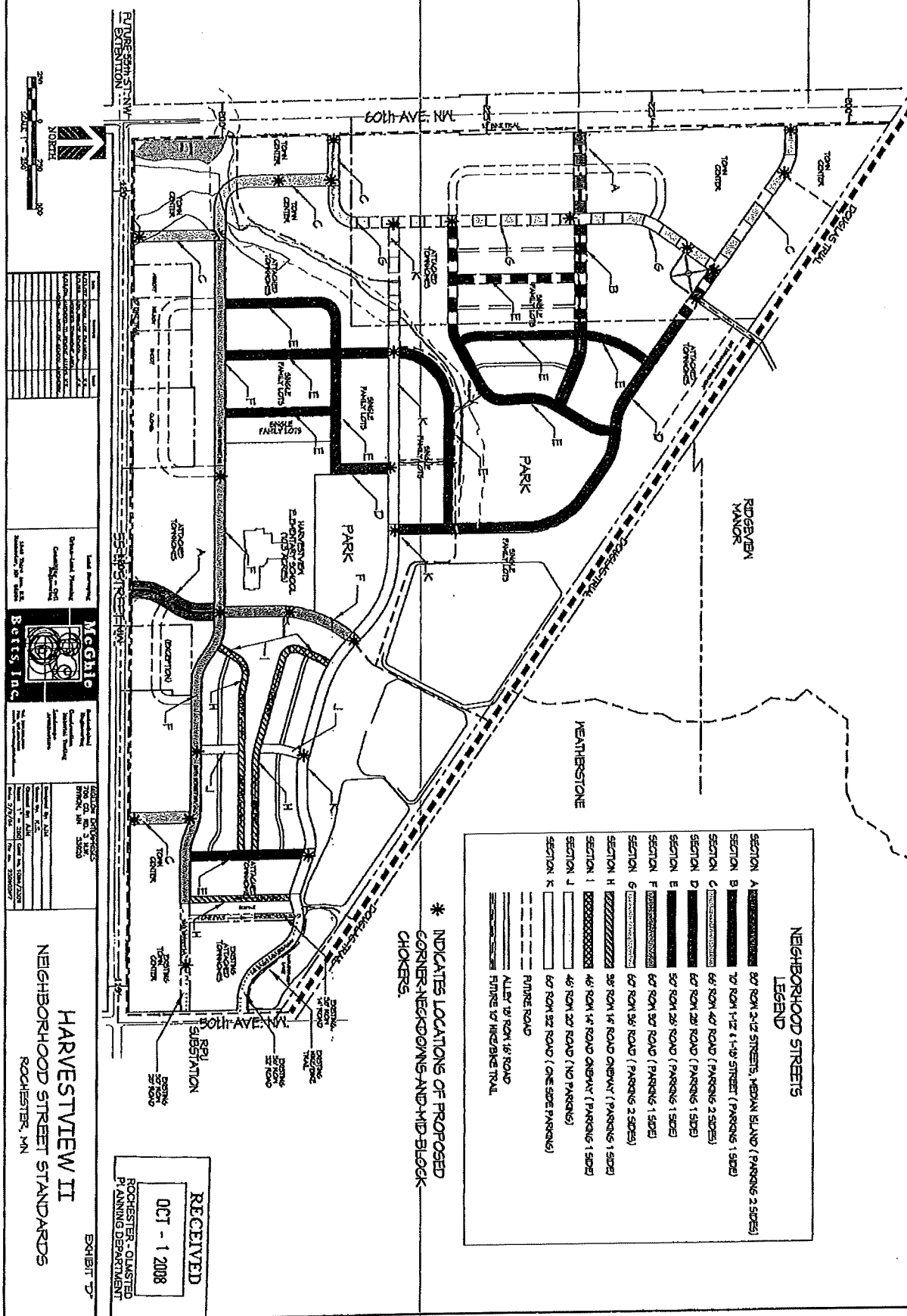
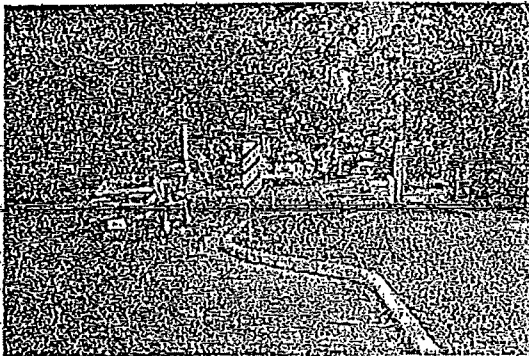
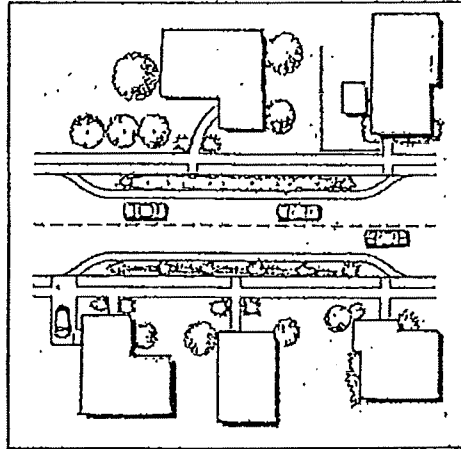


EXHIBIT "B"

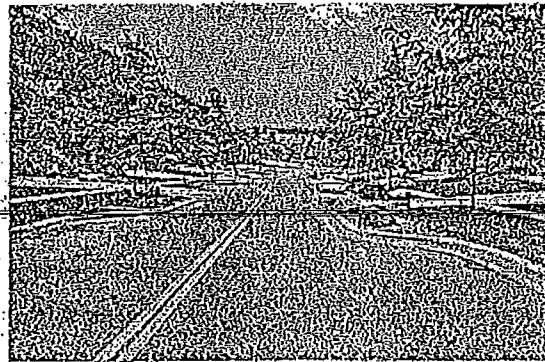


CHOKERS

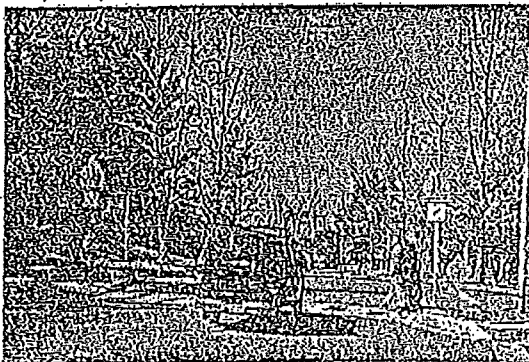
(pinch points, midblock narrowings, midblock yield points, constrictions)



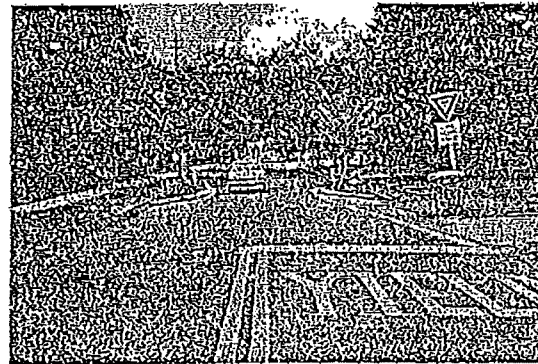
Winter Park, FL



Montgomery County, MD



Howard County, MD



Sarasota, FL

RECEIVED

NOV 23 2004

ROCHESTER - OLMSTED
PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Plainview City Council will conduct a public hearing on July 13, 2021 at 6:00 p.m. in the Church of Christ which is located at 205 1st Street NE in the city of Plainview, MN.

The purpose of this public hearing is to consider an amendment to city ordinances to allow Special Districts. Special Districts will be used to permit mixed-use and higher-density residential development where appropriate and when consistent with the comprehensive plan.

Any comments on this matter can be made at the public hearing or can be forwarded, in writing, to the City Clerk, prior to the hearing. The draft language for this ordinance will be available for review at City Hall.



PLANNING COMMISSION MEMBER APPLICATION

Name: _____ Phone: _____

Address: _____

Email: _____

Place of Employment: _____

Describe any experience you have that has prepared you for being a member of the commission:

What skills and/or abilities do you have that would be helpful for the commission? _____

With what you know about Plainview, what do you see as the most significant issue(s) the commission will have to face in the next two years?

What contribution do you believe you would make in your first year on the commission?

If appointed, are you willing to take the time necessary (one or two days per year) to attend training that would be paid for by the City? (Circle One) Yes No

Can you think of any potential conflicts of interest you would have serving on the commission?

Is there anything else you think we should know that would help us in our decision making?

Signature

Date