

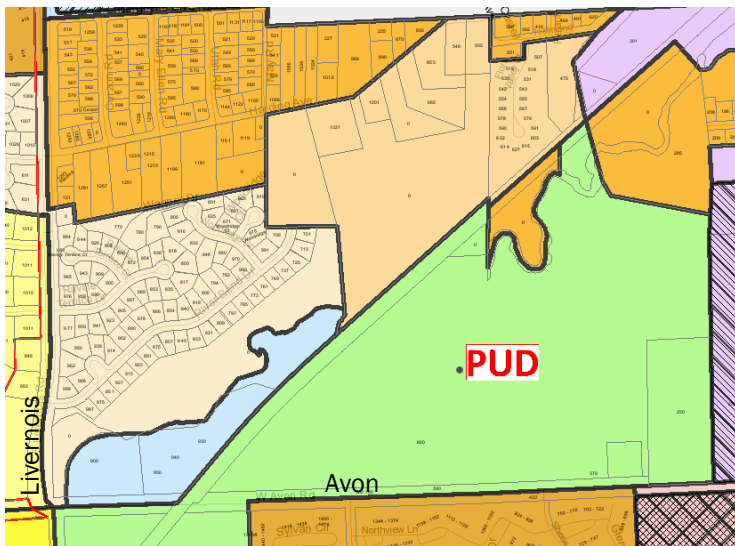


Planning and Economic Development

Sara Roediger, AICP, Director

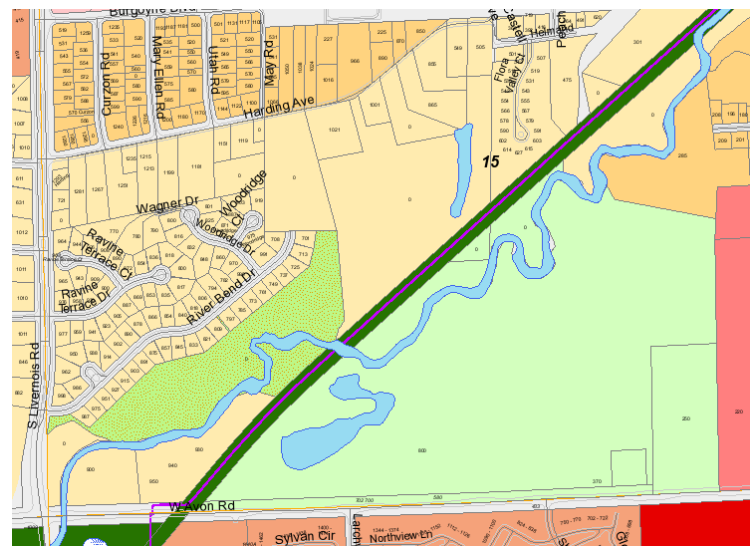
From: Kristen Kapelanski
 To: Planning Commission
 Date: November 1, 2018
 Re: Rochester College Townhomes

The City was recently approached about the development of 7.9 acres currently part of the Rochester College Planned Unit Development, which would need to be amended in order to allow for the proposed development. Pulte Homes, the applicant, would like to construct 72 for-sale two-story attached residential units, which could not be accommodated under the current PUD. The applicant has not submitted formal plans to the City staff for review and is only looking to obtain initial feedback from the Planning Commission on the potential for such a project and the next steps moving forward. Additional information and an optional site layout is attached.



Zoning Map

- R-1 One-Family Residential
- R-3 One-Family Residential
- R-4 One-Family Residential
- O-1 Office Business
- I Industrial
- SP Special Purpose
- B-3 Shopping Center Business
- FB-2 Flex Business Overlay
- FB-3 Flex Business Overlay



Future Land Use Map

- Residential 3
- Residential 4
- Multiple Family
- Special Purpose
- Business/Flexible Use 2
- Business/Flexible Use 3
- Private Recreation/Open Space