

**Westwood**

ZONING REPORT  
**Sample Document**

Rochester, MN  
May 31, 2018



Prepared For:



5/31/2018

Mr. Wes Wood  
Client Name  
1234 Celebrity Lane  
Minnetonka, MN 55343

via email: wes.wood@fake.com

Re: Zoning Report for address  
City of Rochester, Olmsted County, MN, PID 1234567890  
Project No. R0018452.00

Dear Mr. Wood,

Westwood Professional Services (Westwood) has completed a Zoning Report for the Subject Property located at 5678 Counting Lane, Rochester, MN 55901. It is approximately 60 acres in size and is currently a residence/retail space/empty lot/etc.

This report is based upon data collected on:

If you have any questions or wish to discuss any particular aspect of the project, please feel free to call me at Westwood PM Phone Number. We look forward to being of continued service to you.

Sincerely,

**Westwood Professional Services, Inc.**

Nate Carlson, PS, CFedS  
Survey Leader, Land Division

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## 1. 1.0 EXECUTIVE SUMMARY

Westwood Professional Services performed this zoning report using information gathered on May 25-28, 2018 and June 5-9, 2018. The Subject Property consists of three parcels within the Central Development Core (CDC). The zoning for the westernmost parcel, PIN 017928, is Medical Area (CDC-MED). This parcel is located above 1<sup>st</sup> Avenue and the building does not extend to the ground in this parcel. The zoning for parcel PIN 017927 and PIN 017926 is Central Business District Area (CDC-CBD). The building is within the Destination Medical Center Parking Overlay Zoning District (DMC-POZ). In the previous Downtown Parking Overlay District (DPOZ), the subject property was not required to provide additional parking and is not subject to parking requirements of the DMC-POZ unless expansion of the building is proposed.

The current site use as office is a permitted use and according to a zoning compliance letter dated 1/11/2018, no zoning violations were found. A certificate of occupancy was issued in 2010 and is attached to this report.

## 2.0 ADJACENT PROPERTY ZONING

Property to the north:		Zoning Type
Property to the east:		Zoning Type
Property to the south:		Zoning Type
Property to the west:		Zoning Type

## 3.0 CERTIFICATES OF OCCUPANCY

Are the Certificates Attached?	Yes/Not Requested/No, because...
Does the absence of a CO indicate an enforcement action?	
Additional Comments	

## 4.0 SETBACKS

Front yard?	20 feet from lot line/60 feet from centerline
Side yard?	15 feet from lot line
Rear yard?	5 feet from lot line

## Property Identifier – Zoning Report

Was a survey provided?	Yes/No
Does the property appear to conform to the setbacks?	Yes/No

### 5.0 HEIGHT

Maximum allowable building height?	20 feet from lot line/60 feet from centerline
Was a survey provided?	Yes/No
Does the property appear to conform to the allowable building height?	Yes/No

### 6.0 LOT SIZE

Minimum lot area	None/10,000 square feet
Minimum lot width	None/75 feet
Minimum lot depth	None/100 feet
Was a survey provided?	Yes/No
Does the property appear to conform to the minimum lot size requirements?	Yes/No

### 7.0 COVERAGE

Maximum lot coverage	None/XX%
Was a survey provided?	Yes/No
Does the property appear to conform to the maximum lot coverage?	Yes/No with calculation

### 8.0 FLOOR AREA RATIO

Maximum Floor Area Ratio?	None/Not Requested/XX.X
Was a survey provided?	Yes/No

Does the property appear to conform to the floor area ratio?	Yes/No with calculation
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## 9.0 PARKING

Parking Formula?	None/Not Requested/1:500 sq. ft FA
Was a survey provided?	Yes/No
Required spaces?	NA/XX.XX
Does the property appear to conform to the parking formula?	Yes/No with calculation

## 10.0 RESOURCES

This Sources include the City of Rochester Zoning Ordinance and Land Development Manual (revised July 2017), the Citizen Access Portal located on the planning and zoning website, and Olmsted County Property Records Interactive GIS mapping. Planners at the Rochester/Olmsted County Planning Department were consulted and a zoning compliance letter was requested on 1/5/2018 to confirm the zoning and parking requirements for PIN 017928. A zoning compliance letter was received on 1/11/2018.



## 11.0 ZONING LETTER



### ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100, Rochester, MN 55904-4744

[www.co.olmsted.mn.us/planning](http://www.co.olmsted.mn.us/planning)

COUNTY OF  
*Olmsted*

Phone 507 328-7100 • Fax 507 328-7958



January 11, 2018

Westwood Professional Services  
Attn: Kristin Krueger  
7699 Anagram Drive  
Eden Prairie, MN 55344

**Re: Zoning Compliance Letter**

Parcel ID: 743543017928

Dear Ms. Krueger,

This letter is in reference to your request for zoning information applicable to the above referenced property in the City of Rochester, MN. The City of Rochester Zoning Ordinance and Land Development Manual provides the basis for the comments included in this letter.

The land in your request for a zoning compliance letter, identified as Parcel ID 743543017928, is located within the **Central Development Core – Medical (CDC-Medical) District**. The intent of this district is to provide for the highest intensity of commercial, residential and medical/institutional development within the City of Rochester, resulting in a mixture of uses that are mutually supporting and which will optimize in-place public facilities and contribute to the creation of a sound tax base for the downtown area. It is the intent of those areas within the Central Development Core designated as "medical" on the Land Use Plan to preserve and enhance the area primarily for medical facilities and major public and quasi-public uses, along with related supporting facilities and uses. The current office use is a permitted land use within this zoning district.

The property is also located within the Destination Medical Center Parking Overlay Zoning District (DMC-POZ). This overlay district does not require additional parking for existing buildings if expansion of an existing building is not proposed. The building located on the subject parcel also occupies two other parcels that are zoned CDC-CBD. Because development in this zoning district was not required to provide required parking under the previous Downtown Parking Overlay Zoning District (DPOZ), there are no required parking spaces for this building under current zoning requirements. According to the legal description of the parcel, the parcel does not extend to the ground. The parcel is located above the public street, and parking spaces located along 1<sup>st</sup> Avenue underneath the existing building are not part of the subject parcel.

There are no unsatisfied planning/zoning violations for this property. All previously approved building plans and any building permits and any copies of the Certificate of Occupancy would be on file at the City of Rochester Building Safety Department (507-328-2600).

This letter confirms the general status of this property under the City of Rochester Zoning Ordinance and Land Development Manual; the property was (and is currently) subject to the provisions contained therein. The Zoning Ordinance is available at:  
[http://www.rochestermn.gov/departments/planning\\_zoning/landdevman.asp](http://www.rochestermn.gov/departments/planning_zoning/landdevman.asp).

If you have any questions about this response to your request, please call this office at (507) 328-7109.

Sincerely,

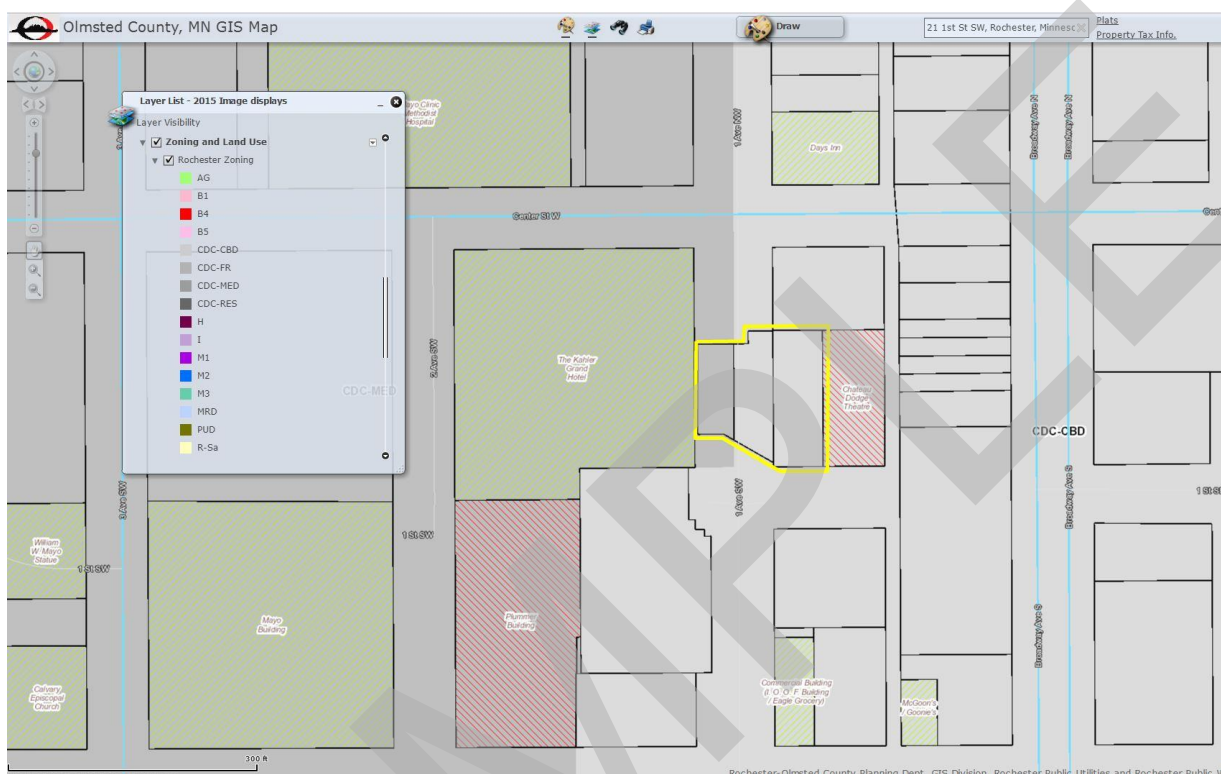


Greg Johnson  
Senior Planner  
Rochester-Olmsted Planning Department  
Phone: (507) 328-7109

Cc: Judy Hermanson - Judy.Hermanson@ryancompanies.com

## 12.0 PROPERTY PORTION OF THE ZONING MAP

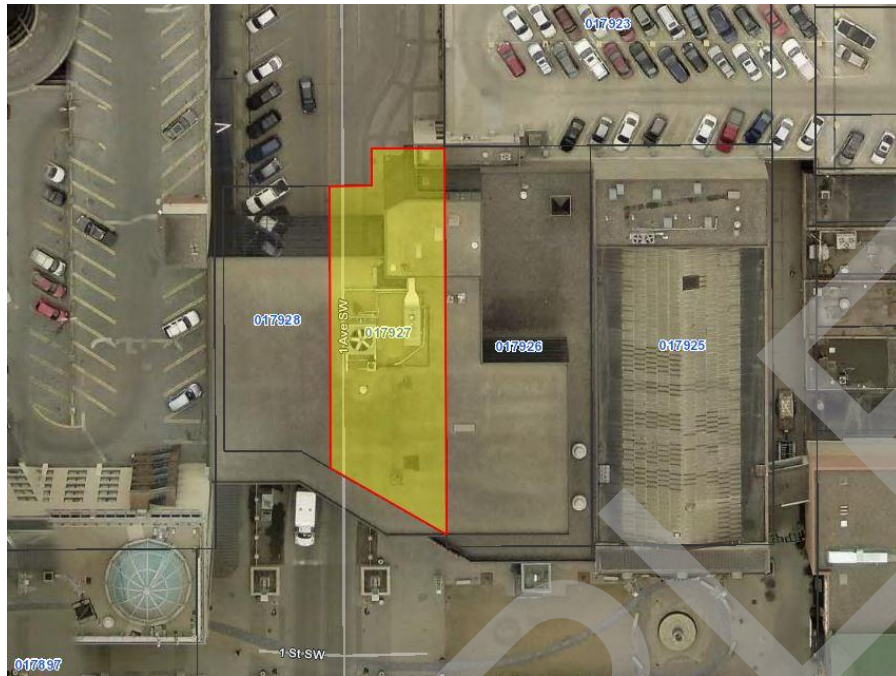
On the zoning map below, crosshatched buildings are Potential or Registered Historic Landmarks. Green crosshatch represents a Potential Historic Landmark. Red crosshatch represents a Registered Historic Landmark.



The following property maps below include parcel identification numbers and are provided for reference alongside the zoning map above.







## 13.0 ZONING CODE PAGES



# City of Rochester

## CERTIFICATE OF OCCUPANCY

Building Safety Department  
2122 Campus Dr SE  
Suite 300  
Rochester MN, 55904-4744  
Phone: (507) 328-2600  
Fax: (507) 328-2601  
[www.rochestermn.gov](http://www.rochestermn.gov)

**Issue Date:** 10/29/2010  
**Permit Number:** R10-0206CB  
**Site Address:** 21 SW 1 ST  
ROCHESTER, MN 55902  
**Project Name:** Wells Fargo Building  
**Project Number:** 7R100350  
**Description of Work:** Relocation of Patient Education Staff 6th floor (Wells Fargo Building - Mayo Project 7R100350)  
**Occupancy Classification:** B  
**Type of Construction:** I-A  
**Type of Automatic Sprinkler System:** NFPA 13 (Throughout)  
**Building Code:** 2007 Minnesota State Building Code  
**Owner:** Mayo Clinic  
200 1 St SW  
ROCHESTER, MN 55905

*The building permit records indicate that the building or described portion thereof has been inspected for compliance with the requirements of the applicable building codes for the group and division of occupancy and the use for which the proposed occupancy is classified.*

**Randy Johnson**  
Building Official

#### **14.0 PARKING SPACE CODE**

62.410 Central Development Core – Central Business District Area

62.430 Central Development Core – Medical Area

62.450 Detailed Use Regulations; Central Development Core

SAMPLE

**15.0 CERTIFICATE OF OCCUPANCY**

Insert copy of Certificate of Occupancy.

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