



AGENDA
Planning Commission Regular Meeting
Monday, February 26, 2024
5:00 PM
City Council Chambers, City Hall

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. DISCUSSION**
 - a. Zoning Code Update Review and Discussion
- 3. ADJOURNMENT**

Planning Commission Regular Meeting: February 26, 2024
 Tentative City Council Meeting:

AGENDA ITEM: Zoning Code Update Review and Discussion	AGENDA SECTION: DISCUSSION
PREPARED BY: Adam Kienberger, Community Development Director	AGENDA NO. 2.a.
ATTACHMENTS: PC Work Session 2-26-2024	APPROVED BY:
RECOMMENDED ACTION: Review and discuss the proposed changes to the Rosemount Zoning Code as directed by staff and consultant team.	

BACKGROUND

After three joint work sessions with the City Council, staff and consultants from HKGi have prepared a draft set of materials for review and discussion by the Planning Commission. Please review and plan to discuss code update at our work session prior to the regular Planning Commission meeting.

RECOMMENDATION

Review and discuss the proposed changes to the Rosemount Zoning Code as directed by staff and consultant team.

Planning Commission Work Session Memo

To: Rosemount Planning Commission
From: Jeff Miller and Beth Richmond, HKGi
Date: February 15, 2024
Subject: Zoning Code Update

Overview

The Zoning and Subdivision Code update project that was begun in 2023 is drawing to a close. HKGi has prepared a full draft of the updated Code with input from City Staff. Feedback received from the Planning Commission and City Council at joint work sessions in July 2023, October 2023, and February 2024 has also been incorporated.

Please review the updated draft of the Zoning Code using the Konveio link in your email and provide comments online by **February 22, 2024**. The outline of the updated Zoning Code is attached for your reference. While many of the edits made were minor in nature and intended to make the Code more user-friendly, including reorganizing sections and inserting tables, some changes incorporate new text and may benefit from a closer review. These changes were discussed at the joint work sessions and include the following:

- Chapter 3 Agricultural and Residential Districts
 - Uses and dimensional standards are now in a table format
- Chapter 4 Non-Residential Districts
 - Districts were consolidated to reflect existing development patterns and Comprehensive Plan direction
 - MX-2 District was created following direction in the Comprehensive Plan
 - Uses and dimensional standards are now in a table format
- Chapter 6 Use-Specific Standards
 - Existing standards have been reorganized and consolidated in this chapter
 - Standards updated to match uses listed in use tables
- Section 11-7-3 Parking
 - Parking space minimum requirements adjusted for 2024 best practices
- Section 11-7-6 Landscaping
 - Minimum planting requirements adjusted
- Chapter 8 Signage
 - Chapter has been updated for content neutrality

- Changes made to dynamic display regulations
- Chapter 10 Definitions
 - Updated to reflect current terminology and uses

HKGi and Staff will review the comments provided on Konveio before the work session which will be used to help direct the discussion on February 26th.

Updated Structure of the Zoning Code (Title 11)

As a reminder, the new chapter structure of the Zoning Code is:

- Chapter 1 Purpose and Interpretation
- Chapter 2 General Provisions
- Chapter 3 Residential Districts
- Chapter 4 Non-Residential Districts
- Chapter 5 Special/Overlay Districts (shoreland, wetland, MRCCA, floodplain, planned unit development).
- Chapter 6 Use Specific Standards
- Chapter 7 Development Standards (e.g., parking, landscaping, tree preservation, lighting, fencing, architectural design)
- Chapter 8 Signage
- Chapter 9 Development Procedures (e.g., conditional use, variance, planned unit development)
- Chapter 10 Definitions