1304 Valleyhigh Drive Improvements

Short Elliott Hendrickson, Inc. (SEH)
Friday, February 3, 2023
5:00 PM

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Site Overview
 - Existing Conditions & Removal Plan
 - Site Plan
 - Elevations Plan
- Traffic Impacts
- Q&A

Introduction

- Dan Horsch, PE (MN & NC)
- Civil Engineer/Project Manager at SEH Rochester office
- 9 years of experience

About our Project

- Change of Use triggered SDP approval process
- Sidewalk replacement
- Re-striping parking, including 2 accessible parking stalls
- Designed to meet ADA standards

The Application Process

Applicant meets with City Teammates to review application requirements



GET INVOLVED:

Attend Applicant-hosted Neighborhood Information Meeting



Applicant submits
Development
Application within 30
days of Neighborhood
Information Meeting



Applicant completes other required applications & sign-offs (i.e. building permit, grading permit, etc.)



If application meets all requirements, application is approved



Full Application Review by City, County, & State departments within 14 days of receiving application



Applicant proceeds with Project

Site Overview

1304 Valleyhigh Dr NW

Site - 0.58 Acres

Zoning - Light Industrial (LI)

Usage – Indoor Recreation

Parking – 34 stalls required (includes on-site and off-site)



Existing Conditions & Removals Plan

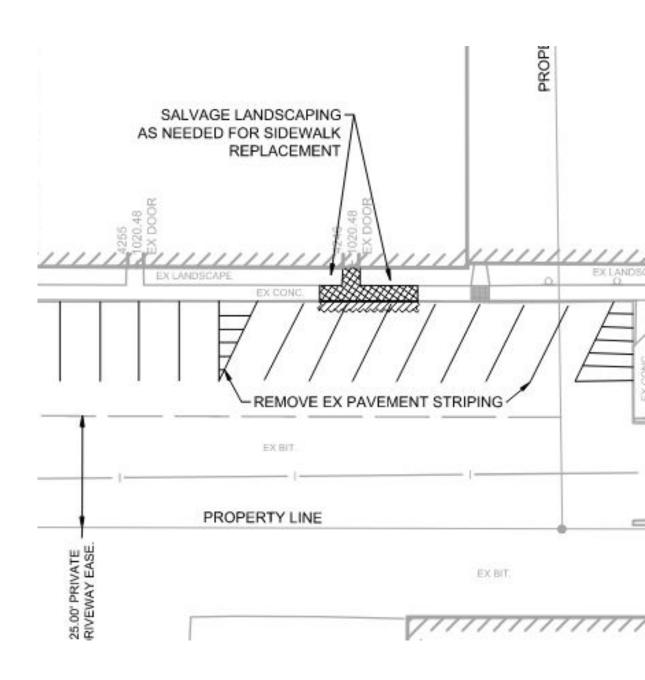
REMOVALS

CONCRETE SIDEWALK REMOVAL ±80 SF

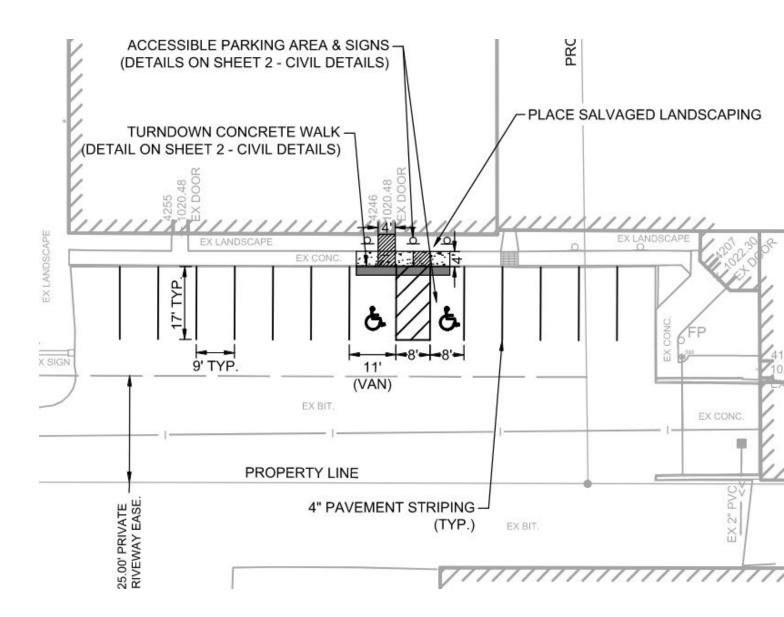
SAWCUT ±26 LF

BITUMINOUS PAVEMENT REMOVAL

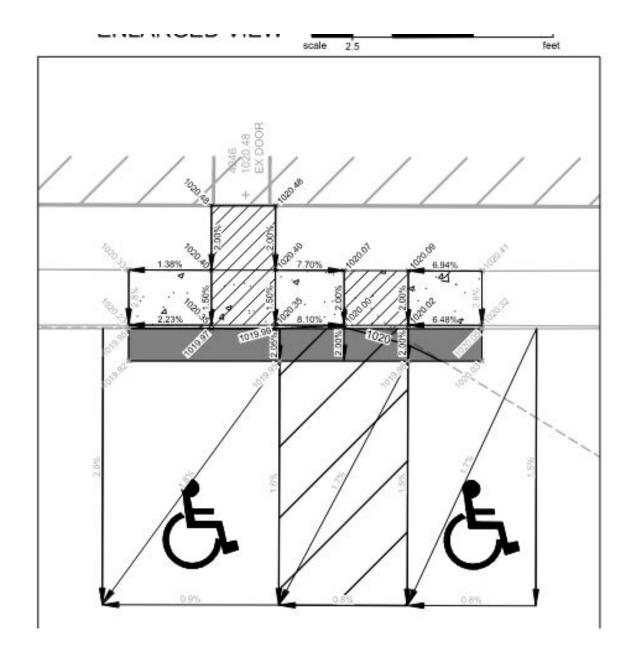
±44 SF



Site Plan



Elevations Plan



Traffic Impacts

- A traffic impact study waiver is being applied for.
- Not anticipated to be needed.

Q&A

Still have Questions?

Contact the City of Rochester's Community Development Department with any questions about this application type via email communitydevelopment@rochestermn.gov or phone (507-328-2600).