# 3<sup>rd</sup> Avenue SE Cold Storage Building

Neighborhood Information Meeting March 7, 2023

# WIDSETH

# Agenda

- Introductions
- Project Overview
- The Application Process
- Exhibits
  - Building plans
  - Site Plan
  - Landscape Plan
  - Photometric Plan
- Traffic Impacts
- Questions





### Project Overview

- Located at 1842 3<sup>rd</sup> Avenue SE –
   north of the intersection of 3<sup>rd</sup> Ave
   SE and 19<sup>th</sup> Street SE
- Site is in the SI (Special Industrial)
   zoning district
- Parcel is 0.81 acres
- Current Use: Exterior Storage
- Proposed Use: Heavy Commercial Services
- Proposed building will be 5,000-sf, with five overhead doors, and will be a pre-fabricated metal building





#### 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



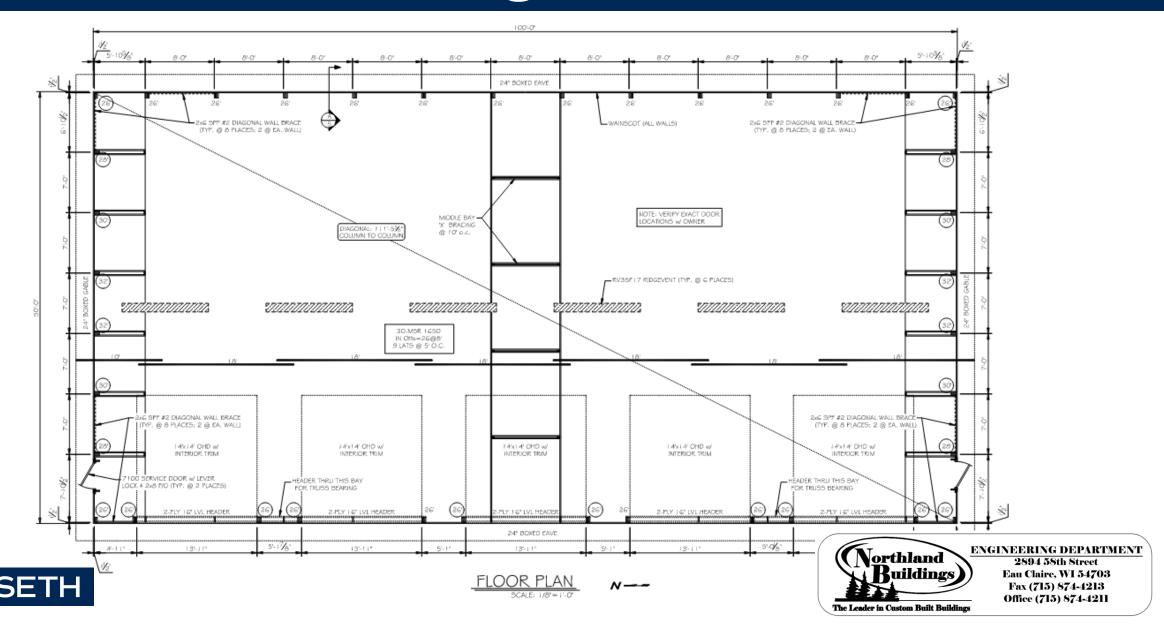
Full Application Review by City, County, & State departments within 14 days of receiving application



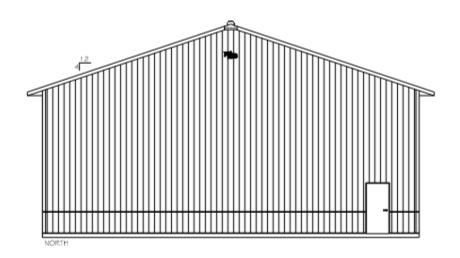
Applicant proceeds with Project

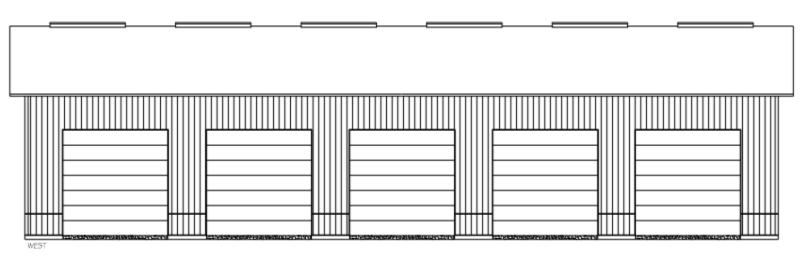


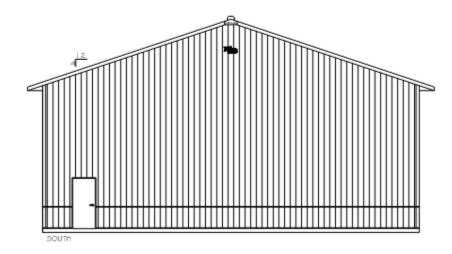
## Building Floor Plan

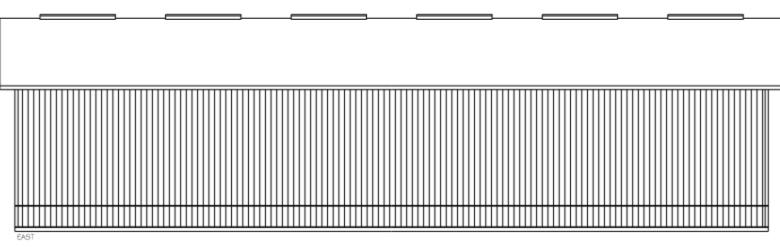


# Building Elevations











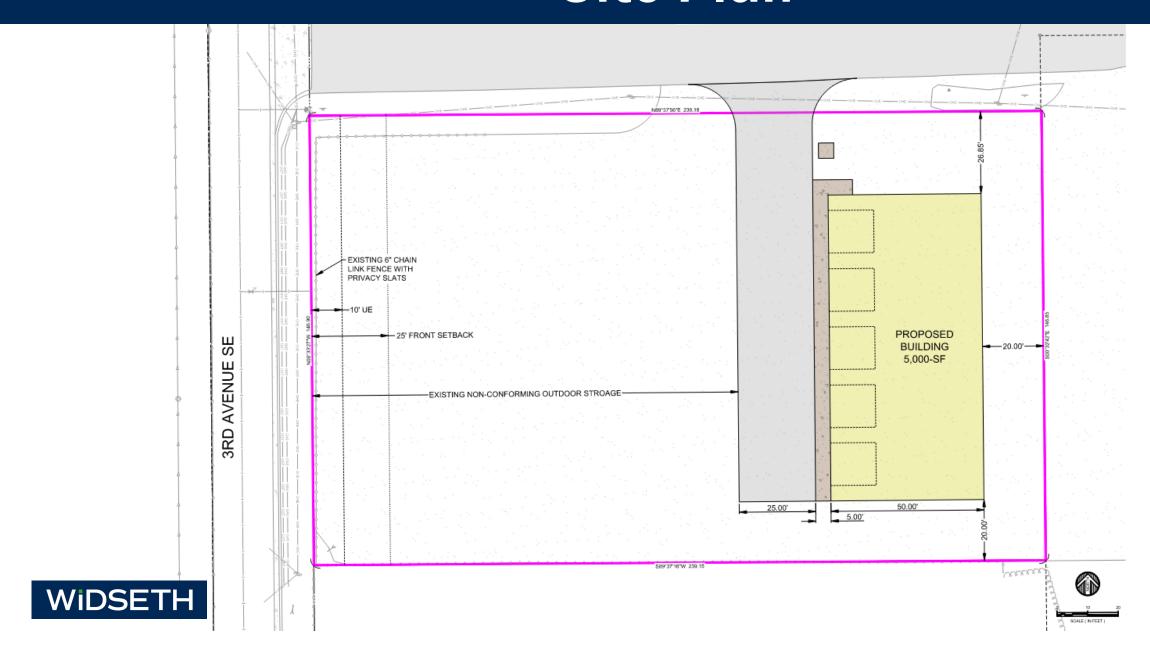


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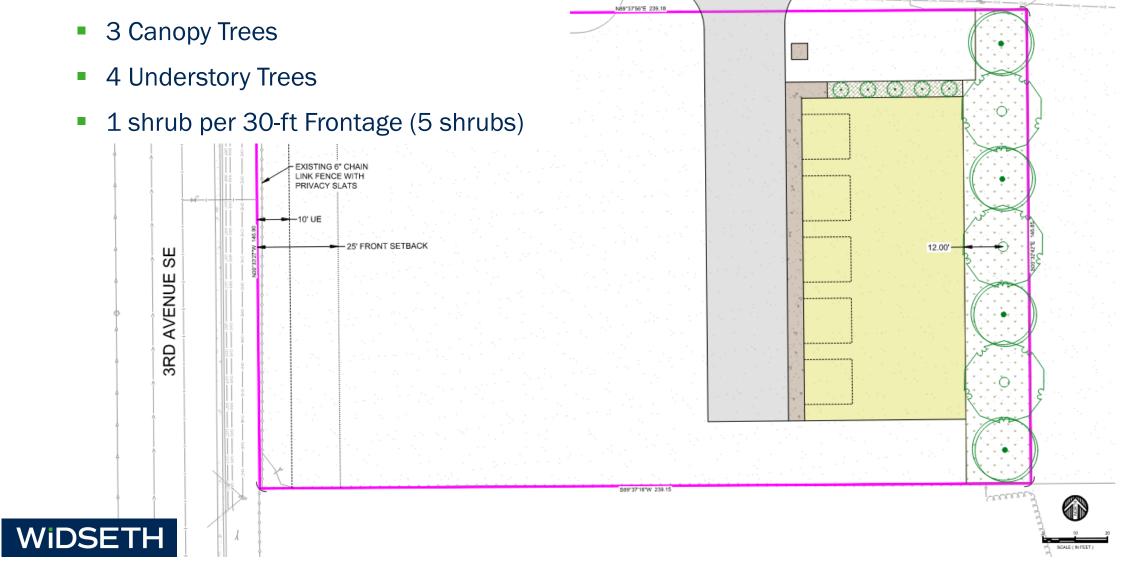


## Site Plan

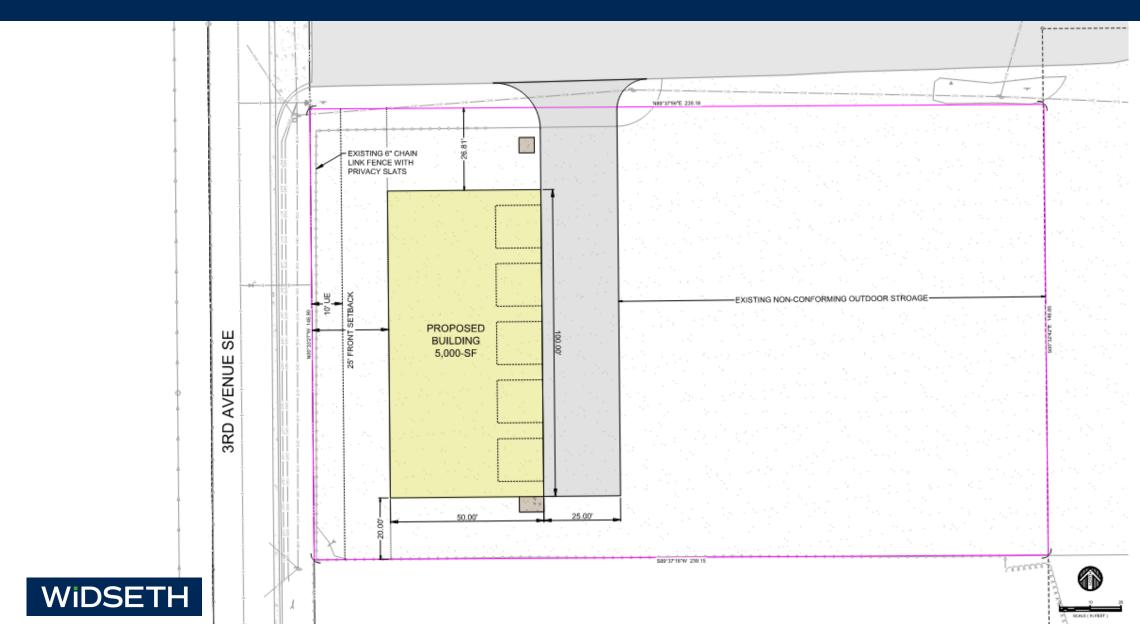


## Landscape Plan

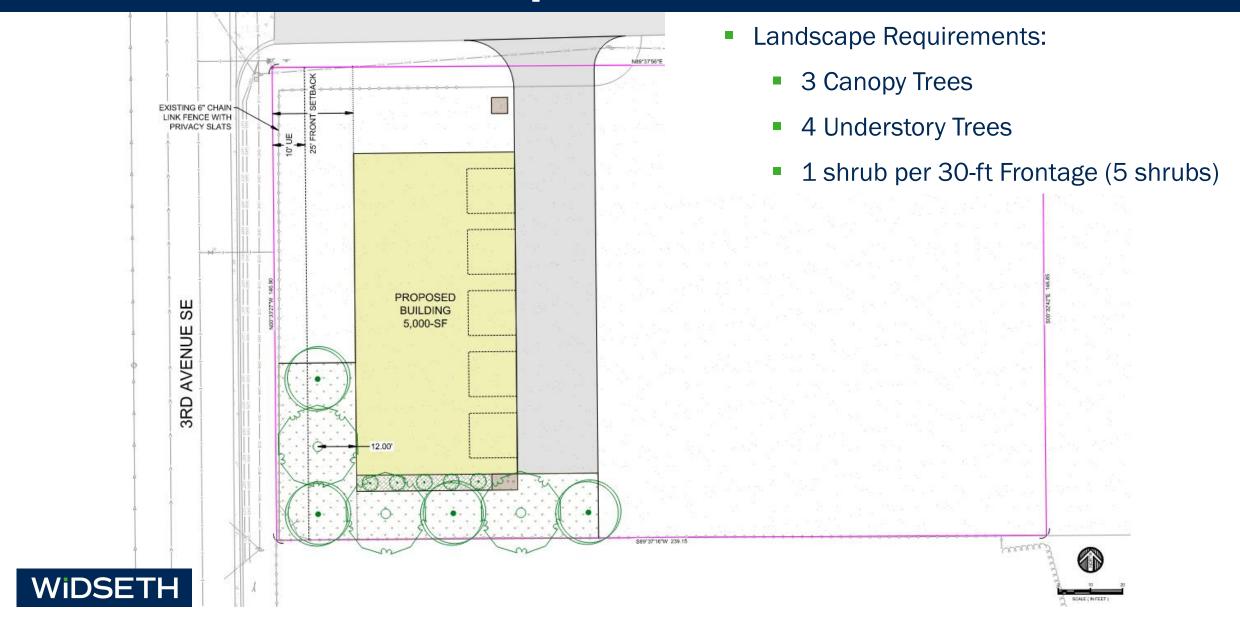
Landscape Requirements:



#### Site Plan - Alternate



### Landscape Plan - Alternate



### Traffic Impacts

- Existing Conditions:
  - Existing traffic counts are difficult to estimate because there is not currently a building on the site.
- Proposed Conditions:
  - ITE Use 150 Warehousing
    - Daily trips increase by 9 trips
    - AM/PM peak hour trips increase by 1 trip





#### **Questions**

- Contact Information:
  - Vanessa Hines
  - 507-206-2136
  - Vanessa.hines@widseth.com

#### Still Have Questions?

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

