

# Pulver Motor Service – Storage Lot

Mark Shafer/Pulver Towing

April 25<sup>th</sup>, 2023

# Overview

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  - Site Plan
  - Landscape Plan
  - Building Elevation
  - Photometric Plan
- Traffic Impacts
- Q&A

# Introduction

Mark Welch – P.E., G-Cubed Engineering

- Senior Vice President – Civil Division Chief

Mark Shafer – Pulver Motor Service

- Owner - CEO

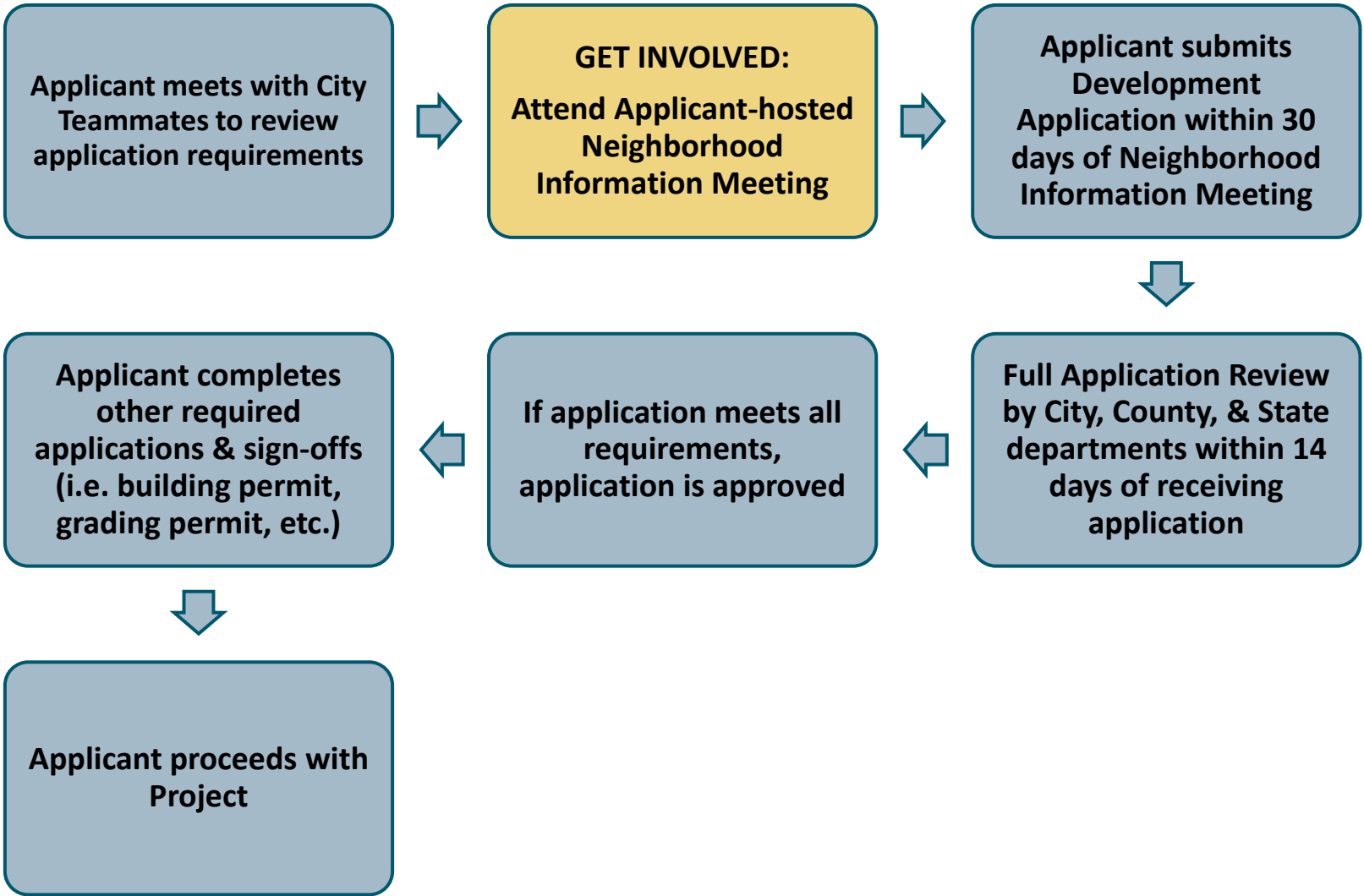
# About our Project

Location: Across Rome Cir NW from Pulver Towing in NW Rochester.

Proposal: New building and parking/storage area

Multiple Entrances into lot/building

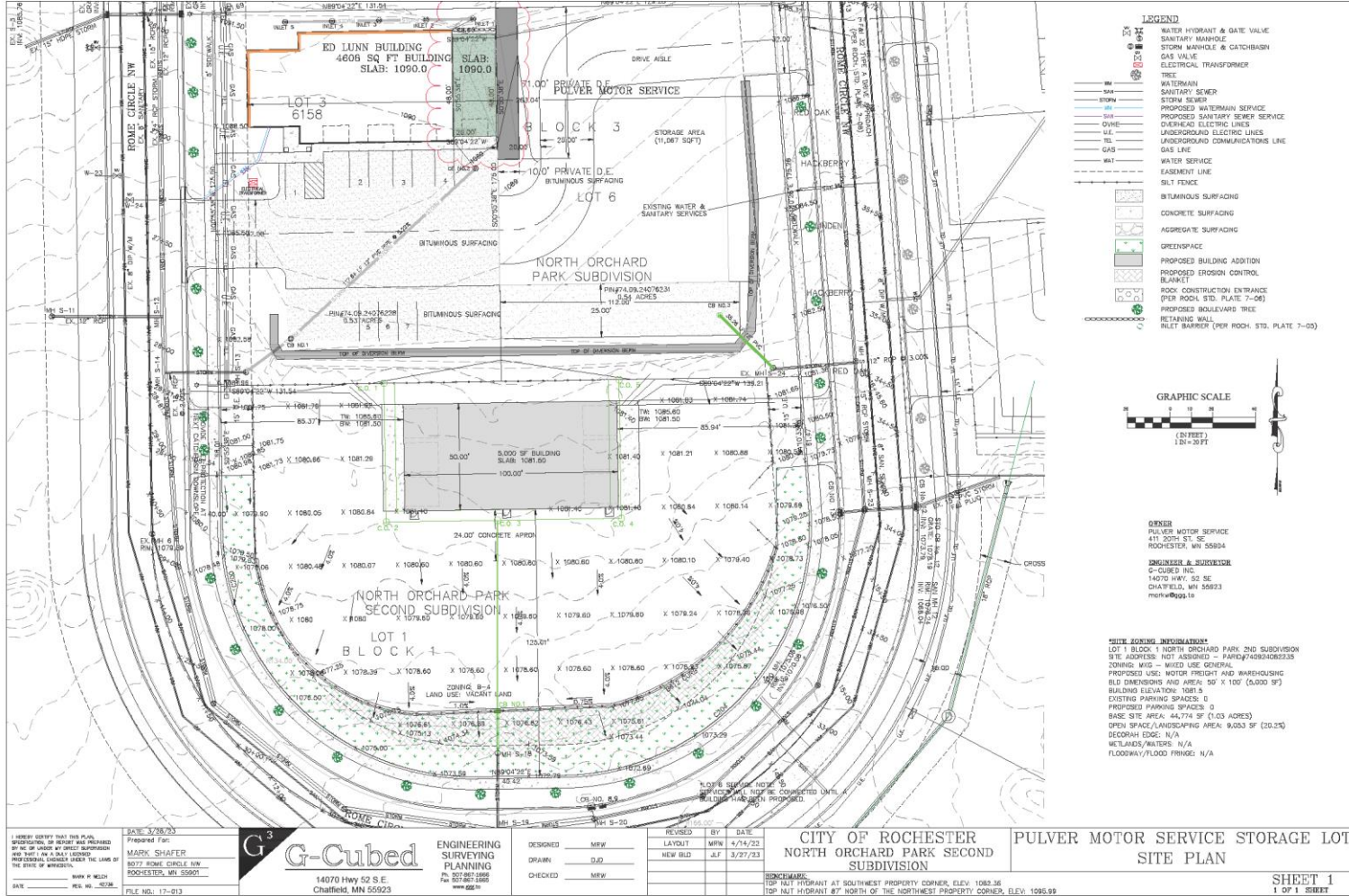
# The Application Process



# SITE PLAN

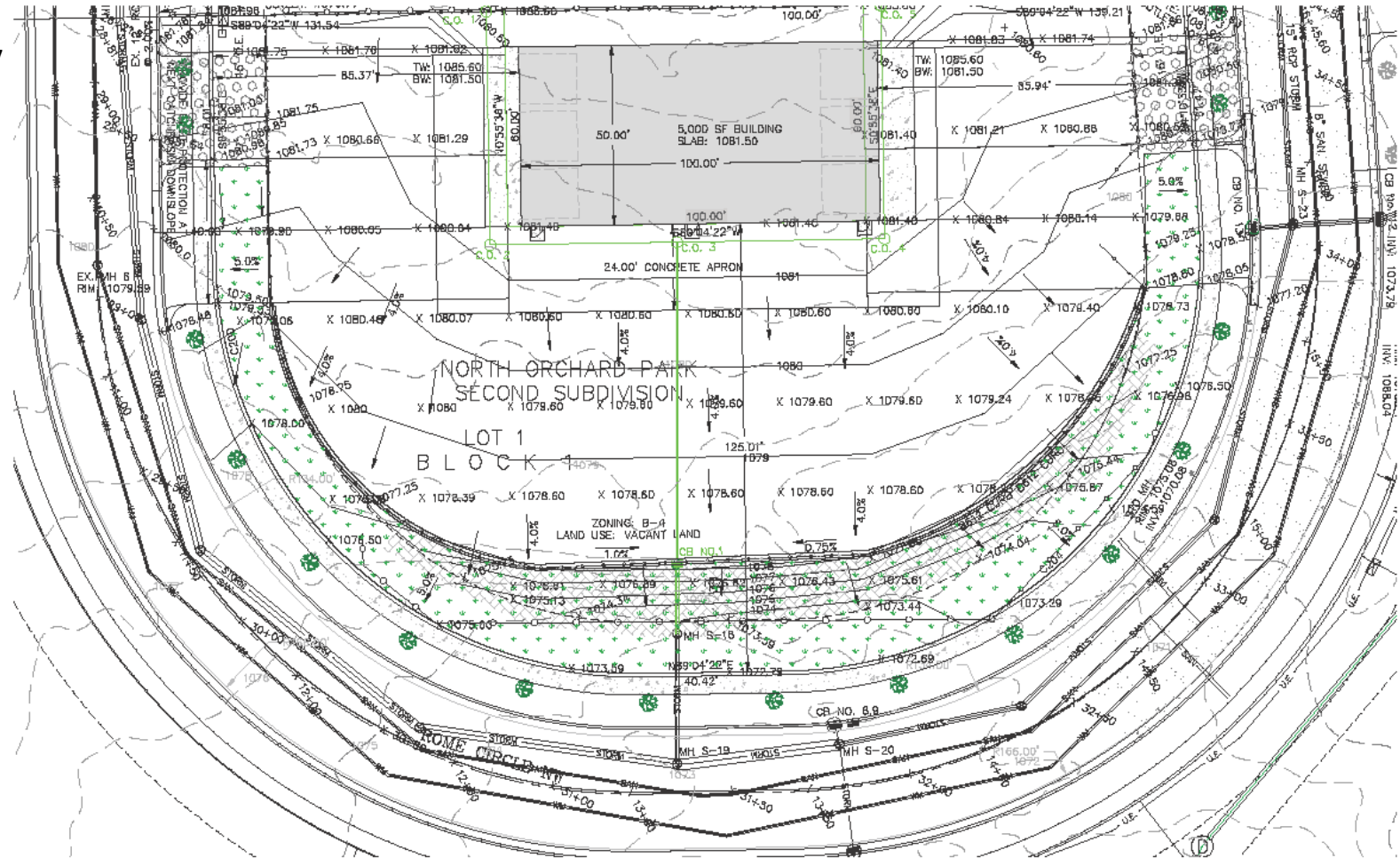
## Zoning District: MX-G

- MX-G – Mixed Use General
- Permitted Use – Garage/Shop
- Building Height Max – 60 Feet
  - Proposed <30'
- Side yard setback – 7 feet
  - Proposed 85.37'
- Rear Yard Setback – None
- Front Yard Setback – 15'
  - Proposed 125.01'



# Landscape Plan

- Plantings depicted are preliminary and will be updated prior to meeting.
- Greenspace provided between property line and parking lot.







# Photometric Plan

Photometric plan pending

Will be compliant with Rochester standards and specifications

# Traffic Impact Study

TIS Waiver based on prior study.

The proposed building has less square footage than was included in the traffic study. The proposed use will require less trips than was planned for in the approved traffic study for this development area.

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](mailto:communitydevelopment@rochestermn.gov) or phone (507-328-2600).