Pulver Motor Service – Storage Lot

Mark Shafer/Pulver Towing April 25th, 2023

Overview

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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

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

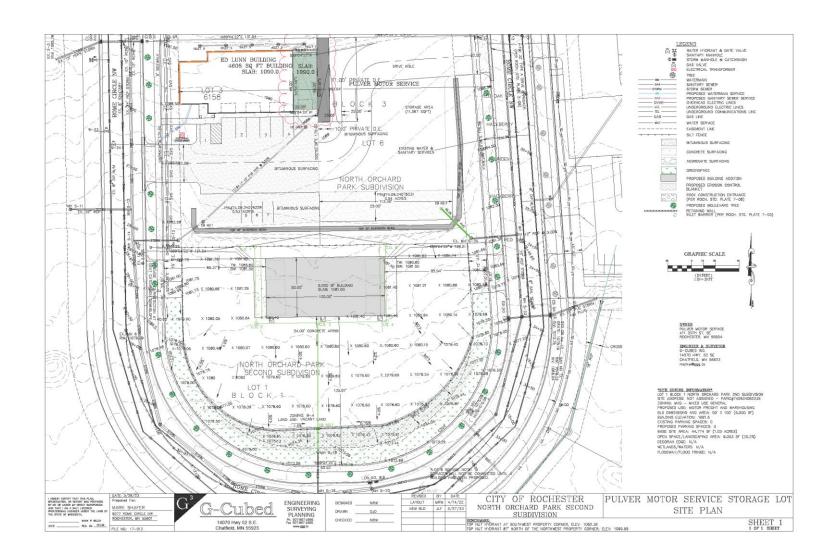


Applicant proceeds with Project

Zoning District: MX-G

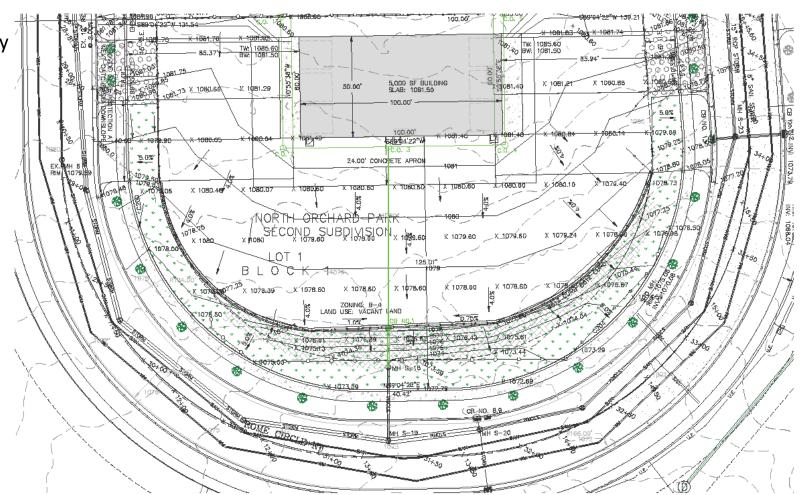
- MX-G Mixed Use General
- Permitted Use Garage/Shop
- Building Height Max 60 Feet
 - Proposed <30'
- Side yard setback 7 feet
 - Proposed 85.37'
- Rear Yard Setback None
- Front Yard Setback 15'
 - Proposed 125.01'

SITE PLAN



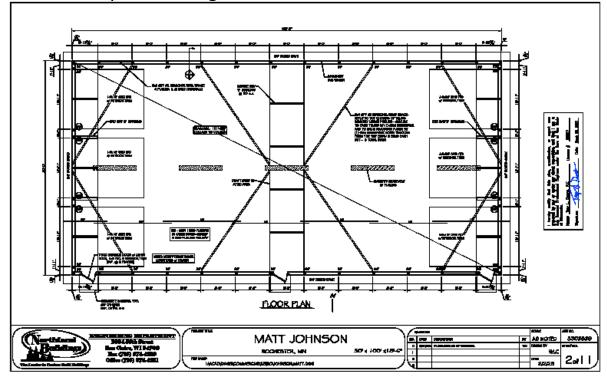
Landscape Plan

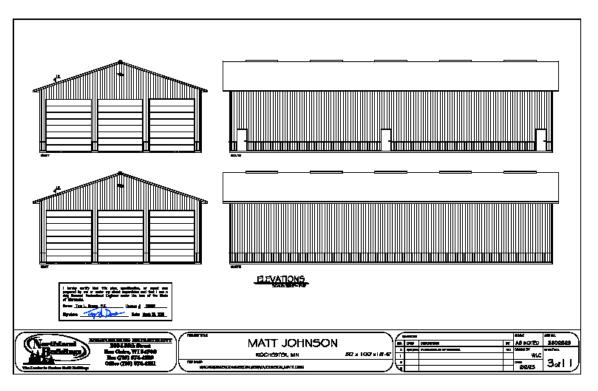
- Plantings depicted are preliminary and will be updated prior to meeting.
- Greenspace provided between property line and parking lot.



Building Elevation

- Building Height <30'
- Building Length 100'
- Building Width 50'
- Square Footage 5,000





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 or phone (507-328-2600).