Valleyhigh Flats II

MWF Properties

4/25/2023

Overview

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  - Building Elevation
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- Traffic Impacts
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Introduction

Architect: Miller-Hanson Architects

Planner/Civil Engineer: WSE Massey Engineering & Surveying

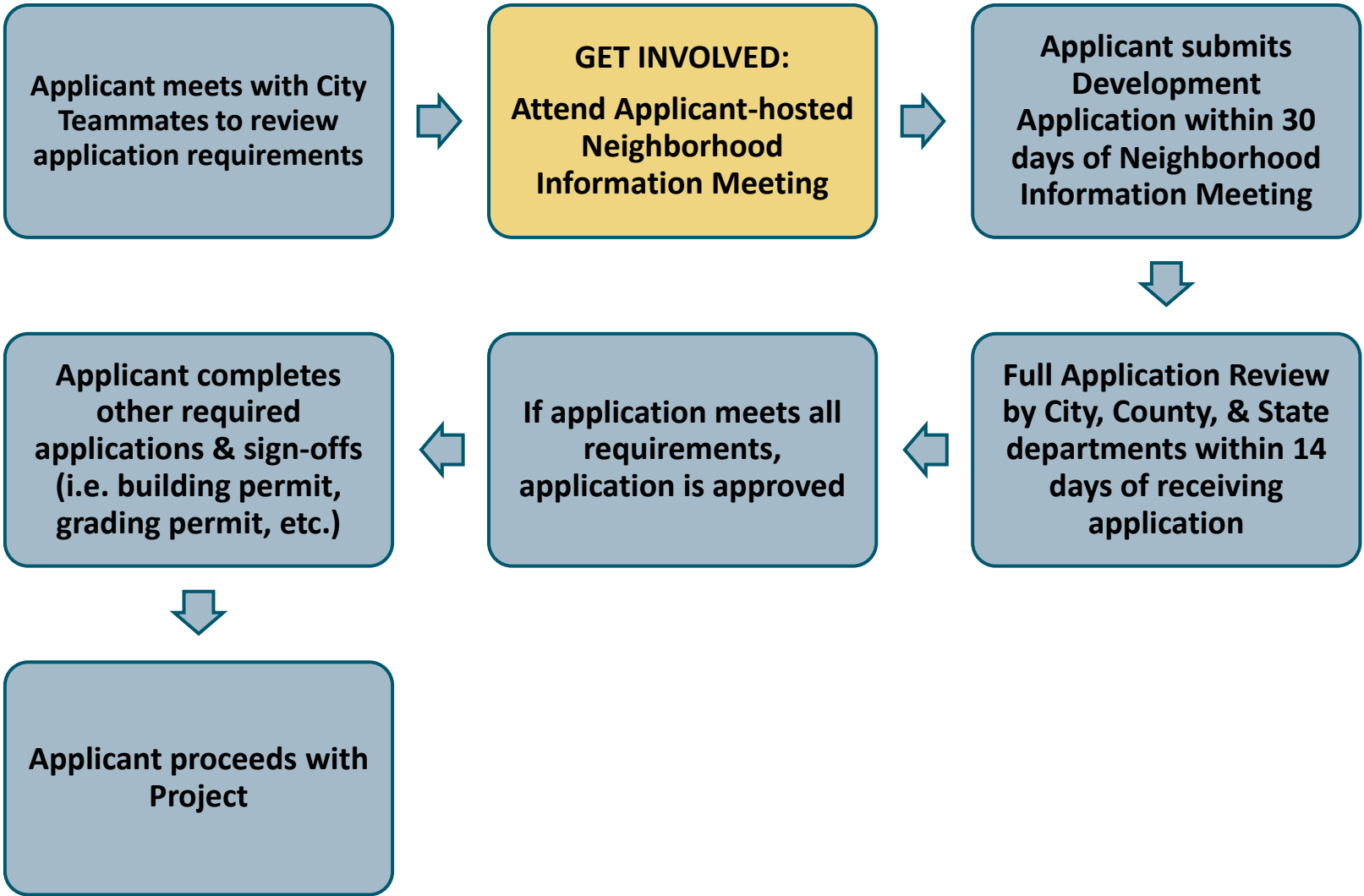Developer: MWF Properties

About our Project

- 51 Residential Units

UNITS	
A UNIT TYPES (1 BEDROOM)	12
B UNIT TYPES (2 BEDROOMS)	24
C UNIT TYPES (3 BEDROOMS)	9
D UNIT TYPES (4 BEDROOMS)	6
TOTAL UNITS	51

- 4 stories

AREAS	
GARAGE	16,874 SF
FIRST FLOOR	16,603 SF
SECOND FLOOR	16,671 SF
THIRD FLOOR	16,671 SF
FOURTH FLOOR	16,671 SF
TOTAL GROSS AREA	83,490 SF

The Application Process

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│ Applicant meets with City│  →   │ GET INVOLVED:           │  →   │ Applicant submits       │
│ Teammates to review      │      │ Attend Applicant-hosted │      │ Development             │
│ application requirements │      │ Neighborhood            │      │ Application within 30   │
│                          │      │ Information Meeting     │      │ days of Neighborhood    │
│                          │      │                         │      │ Information Meeting     │
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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 Plan

PROPOSED 3-STORY MULTI-FAMILY RESIDENTIAL STRUCTURE

PARCEL ID: 742024072580

SITE CAPACITY CALCULATION (ZONED R-3)

GROSS AREA = 2.52 ACRES/109,672 SF
NET BUILDABLE AREA = 109,672 SF

4 STORY MULTI-FAMILY RESIDENTIAL BUILDING
51 UNITS

DESCRIPTION	PER CODE	PROVIDED	
FLOOR AREA RATIO	1.5	.76	
LANDSCAPED AREA	35%	43%	
BUILDING HEIGHT	48'	<48'	
MINIMUM LOT SIZE	3,500 SF MIN 30' WIDTH	NONE	
SETBACKS:			
FRONT	20' MIN	21'	
SIDE	6', 16' SUM MIN	158'	
REAR	25' MIN	76'	
STREET SIDE	12' MIN	76'	
PARKING: MIN 0.5/DU MAX 1.5/DU			
0.5 PER DU	26	PARKING UNDER BUILDING	43
1.5 PER DU	77	SURFACE PARKING	39
0.1 VISITORS	5	TOTAL	82
BUFFERYARD			
NORTH	LEVEL 4-OPTION 2	LEVEL 4-OPTION 2	
SOUTH	N/A	N/A	
EAST	N/A	N/A	
WEST	N/A	N/A	
RECREATION AREAS (10% GROSS FLOOR AREA)	8,349 SF	INTERIOR	-
		EXTERIOR	-
		BALCONIES (>70 SF)	-
		TOTAL	-

PLAN

0	30	60

SCALE IN FEET

TYPICAL HANDICAPPED SIGN

TYPICAL PARKING LOT HANDICAPPED SIGN

HANDICAPPED PARKING VEHICLE ID REQUIRED FINE UP TO $200
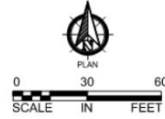
PLANTING SCHEDULE-BOULEVARD TREES

TREE SPECIES	QUANTITY
HICKORY, SHAGBARK	8

RECREATION SPACE

4 STORY APARTMENT BUILDING OVER PARKING 51 UNITS

STORMWATER TREATMENT FACILITY

Δ=11°42'29"
R=333.00
L=68.05

Δ=16°52'44"
R=267.00
L=78.66

35' BUFFER YARD SETBACK LINE

50' DRIVE THRU LANE SET BACK

100' NEIGHBORHOOD PROTECTION SETBACK LINE

SCHOOL BUS STOP BENCH & CANOPY

TOT LOT

TYPICAL STALL 9'X18'

BIKE RACK

LOWER GARAGE ENTRANCE

20' FRONT YARD SETBACK LINE

25' REAR YARD SETBACK LINE

12' STREET SIDE SETBACK LINE

6' SIDE YARD SETBACK LINE

PROPOSED LOT LINE

N 13°07'04" E   79.73

N 03°45'40" W   108.02
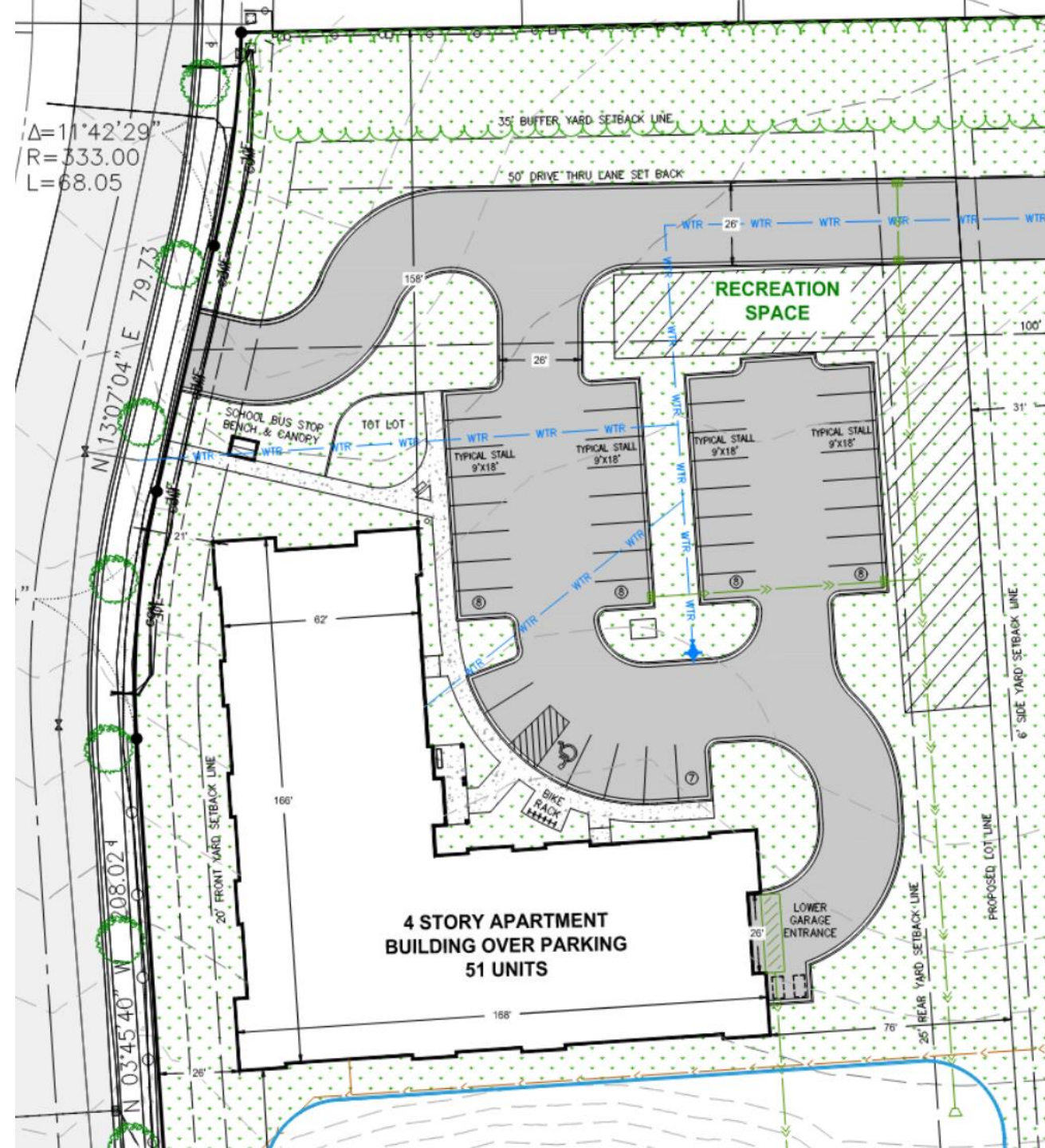
N 86°14'16" E   390.00

N 88°

Landscape Plan

A Level 4 bufferyard is required along the north property line in additional to neighborhood protection setbacks.

A level 4 bufferyard, Option 2, is 35' wide with the following planting schedule for this site:

| Level 4, Option 2	
	35' Bufferyard
Canopy	9
Understory	16
Shrubs	34

Building Elevation

The north-south and east-west measurements are approximately 168'.

The structure includes 4 stories and underground parking.

The primary entrance includes an accessible route and weather protection as well as the required entrance design features.

The underground parking is below grade from the north face and partially exposed along the south face.

NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

EAST EXTERIOR ELEVATION
1/8" = 1'-0"
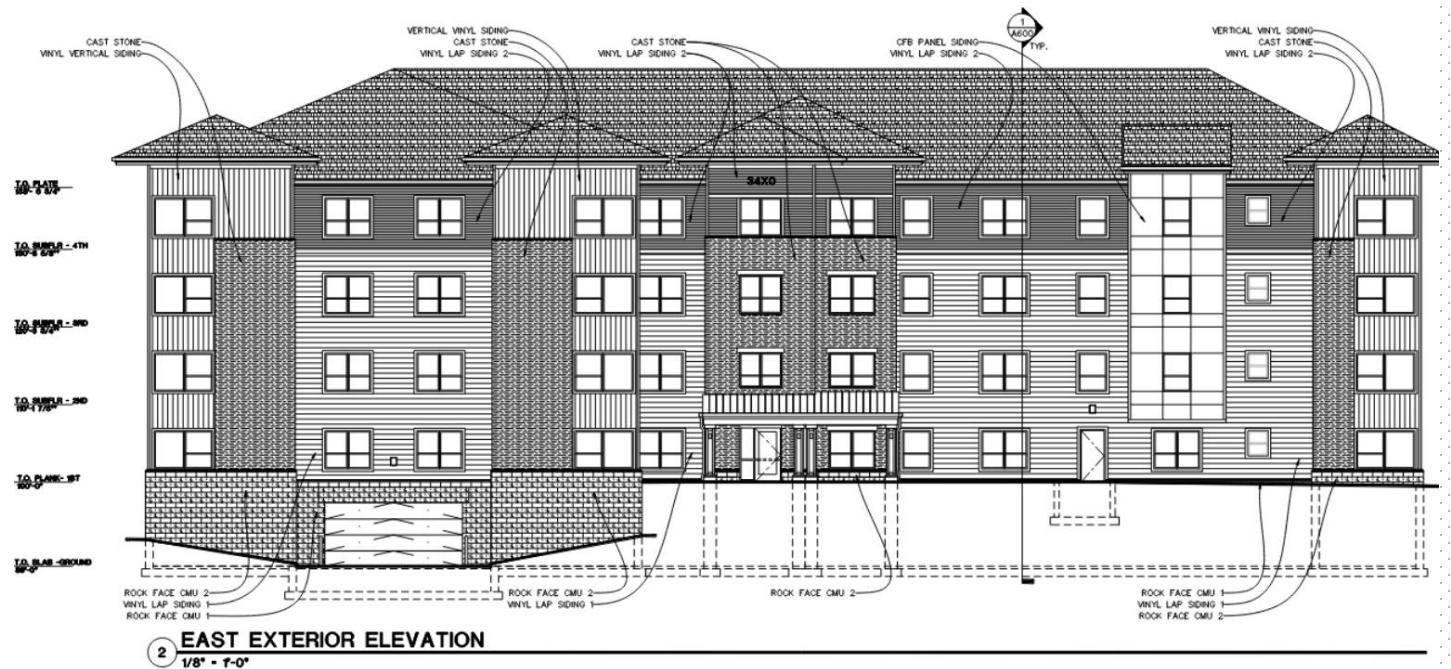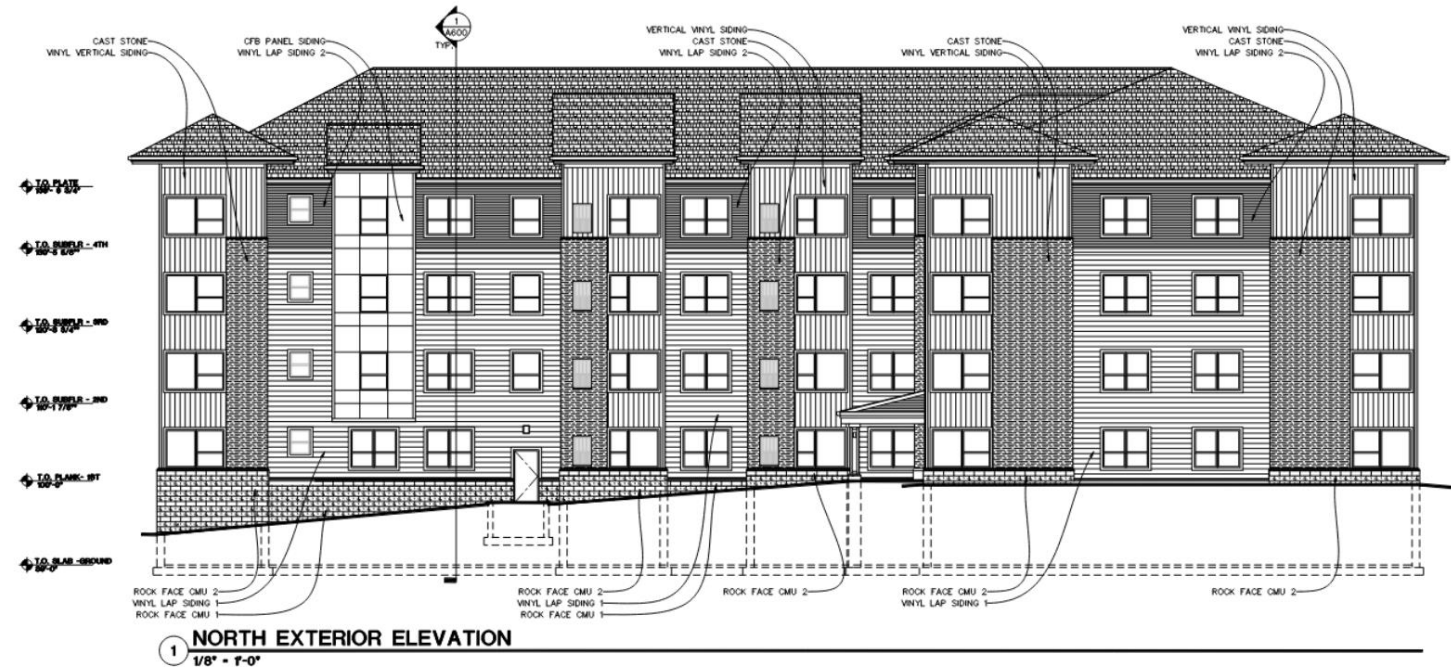
Photometric Plan

Proposed lighting will comply with City requirements limiting illumination across property lines.
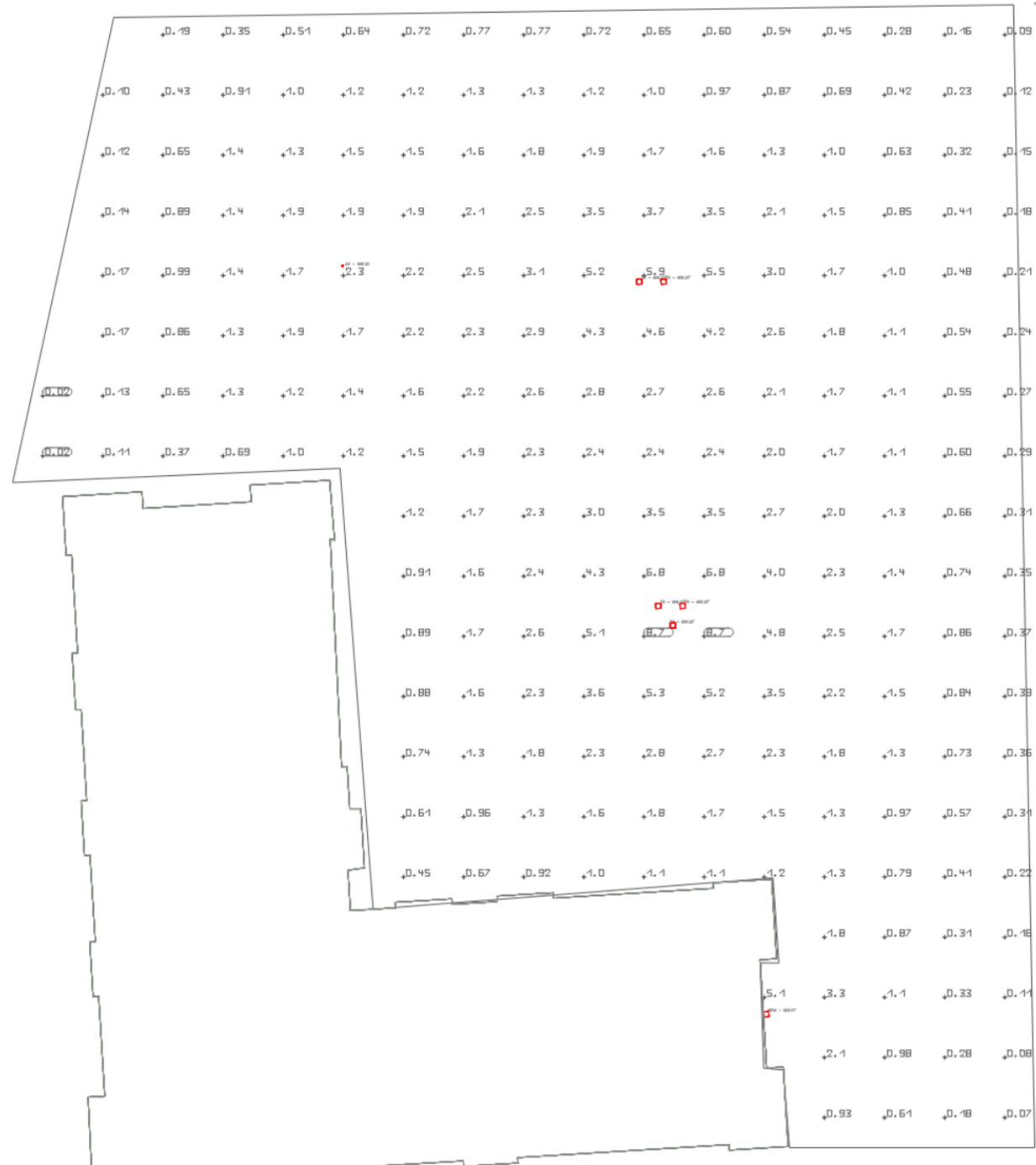
Traffic Impacts

Daily Average Trip Generation is estimated at 163 total trip per weekday.

A Traffic Impact Study will be applied for.

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).