

Olmsted County PWSC Expansion and Training Center Building

Alex Schrader – Olmsted County

5/31/2023

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Introduction

Steve Rabatin – HGA Architects

Alex Schrader – Olmsted County

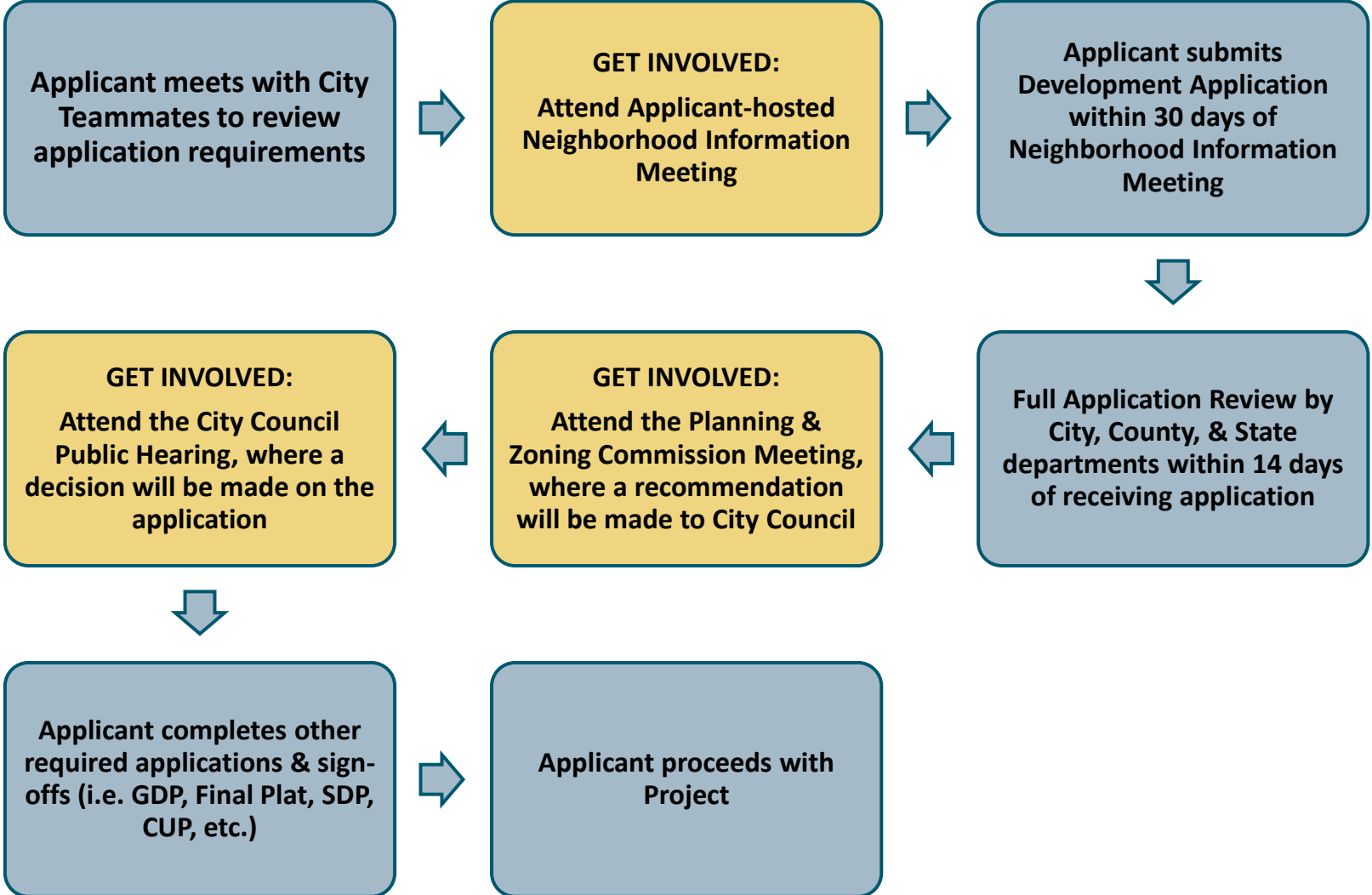
PWSC: Public Works Service Center

About our Project

The PWSC Expansion will provide additional conferencing and workspace for the Public Works staff.

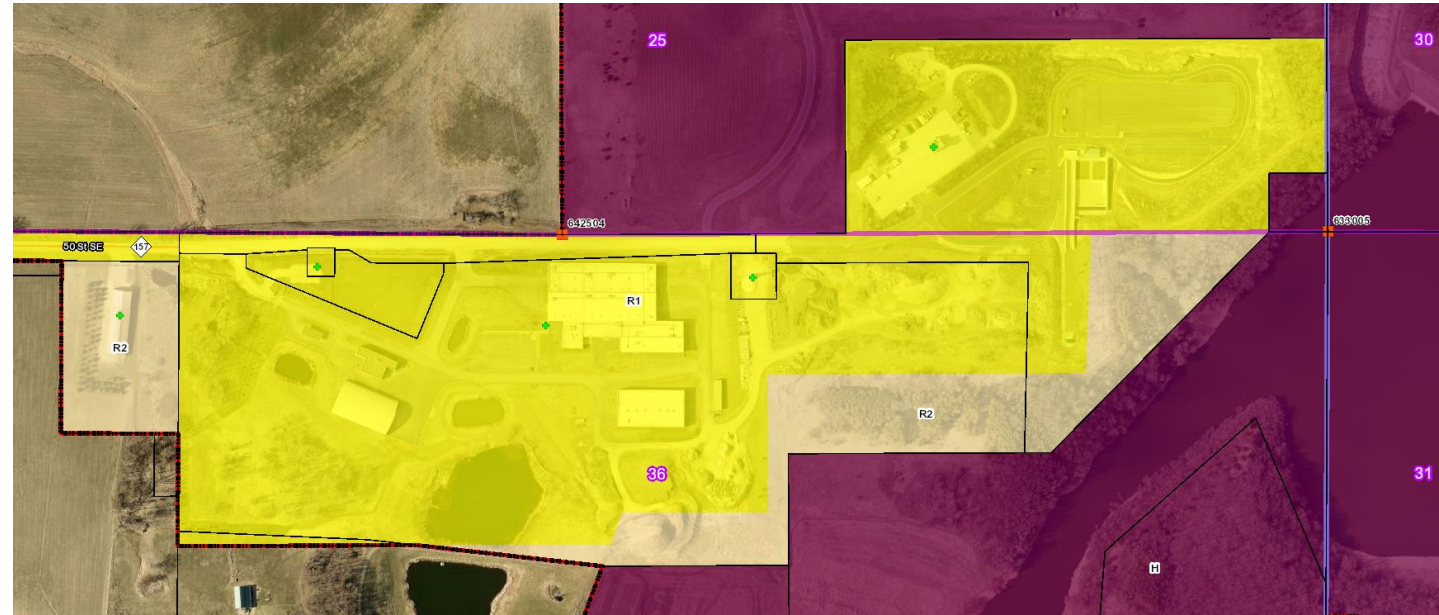
The Training Center building will provide training space and offices for Olmsted County staff.

The Application Process



Current & Proposed Zoning Map

Current zoning is R-1 (Mixed Use Single Family) and R-2 (Low Density Small Lot).



Proposed zoning is LI (Light Industrial) – shown within dashed boundary.



Massing Permitted

Current zone

35' Building height maximum

15' accessory building height maximum

Proposed zone

40' Building height maximum

Dimensional Standards – current zone

Table 200.03-2 R-1 Lot and Building Standards		
Lot Dimensions (Minimum)		
	Lot Area	5,000 sq. ft.
	Lot Width	60 feet
Building Setbacks (Minimum in feet)		
A	Front	15
B	Interior Side	5
	Street Side	12
	Minimum Sum of Interior Side Yards	12
C	Rear	20
Building/Structure Height (Maximum in feet)		
D	Primary Structure	35
	Accessory Structure	15 [1]
NOTES		
[1] 24 feet for Accessory Dwelling Units.		

Table 200.03-3 R-2 Lot and Building Standards		
Lot Dimensions (Minimum)		
	Lot Area	3,000 sq. ft.
	Lot Width	30 feet
Building Setbacks (Minimum in feet)		
A	Front	15
B	Interior Side	0
	Street Side	11
	Minimum Sum of Interior Side Yards	10
C	Rear	10
Building/Structure Height (Maximum in feet)		
D	Primary Structure	35
	Accessory Structure	15 [1]
NOTES		
[1] 24 feet for Accessory Dwelling Units.		

Proposed zone

Table 200.03-15 LI Lot and Building Standards		
Lot Dimensions (Minimum)		
	Lot Area	None
	Lot Width	None
Building Setbacks (Minimum in feet)		
A	Front	25
B	Interior Side	None
	Street Side	12
	Minimum Sum of Interior Side Yards	None
C	Rear	10 [1]
Building/Structure Height (Maximum in feet)		
D	Primary Structure	40 [1]
E	Accessory Structure	None [2]
NOTES		
[1] Rear Yard may be reduced to 0 feet when abutting a railroad.		
[2] If within 100 feet of an Agricultural and Residential District, then 50 feet maximum height for accessory structures.		

Permitted Uses

Current zone

The R-1 district is intended to maintain and promote areas of low residential density where the emphasis is generally on the development of single-family dwellings of various styles. Uses supportive and in character with low-density residential are permitted. This district also provides opportunities for in-fill development in established areas through the efficient use of the existing housing stock and infrastructure.

The R-2 district is intended to maintain and promote areas with a mixture of residential dwelling types that are of an overall low-density or are undergoing a conversion from predominantly single-family detached dwellings to duplexes and other attached dwellings. Certain supportive non-residential uses, and compatible infill development, consistent with the character of the area are permitted. UDC 60.200.030C

Proposed zone

The LI district provides an area for a mixture of commercial and industrial uses that do not generate significant adverse operational or traffic impacts, that are served by major thoroughfares providing direct access or a local street system with direct access to major thoroughfares, and with an adequate level of buffering, could be located in reasonable proximity to residential areas.

UDC 60.200.0300

Site Plan

PARCEL OWNED BY

PARCEL OWNED BY
CITY OF ROCHESTER

PARCEL OWNED BY
OLMSTED COUNTY

OWNED BY
OLMSTED COUNTY

OWNED BY
OLMSTED COUNTY

OWNED BY CITY OF
ROCHESTER

Y
OODS

ECA FOODS

PRIVATELY OWNED

PARCEL OWNED BY
CITY OF ROCHESTER



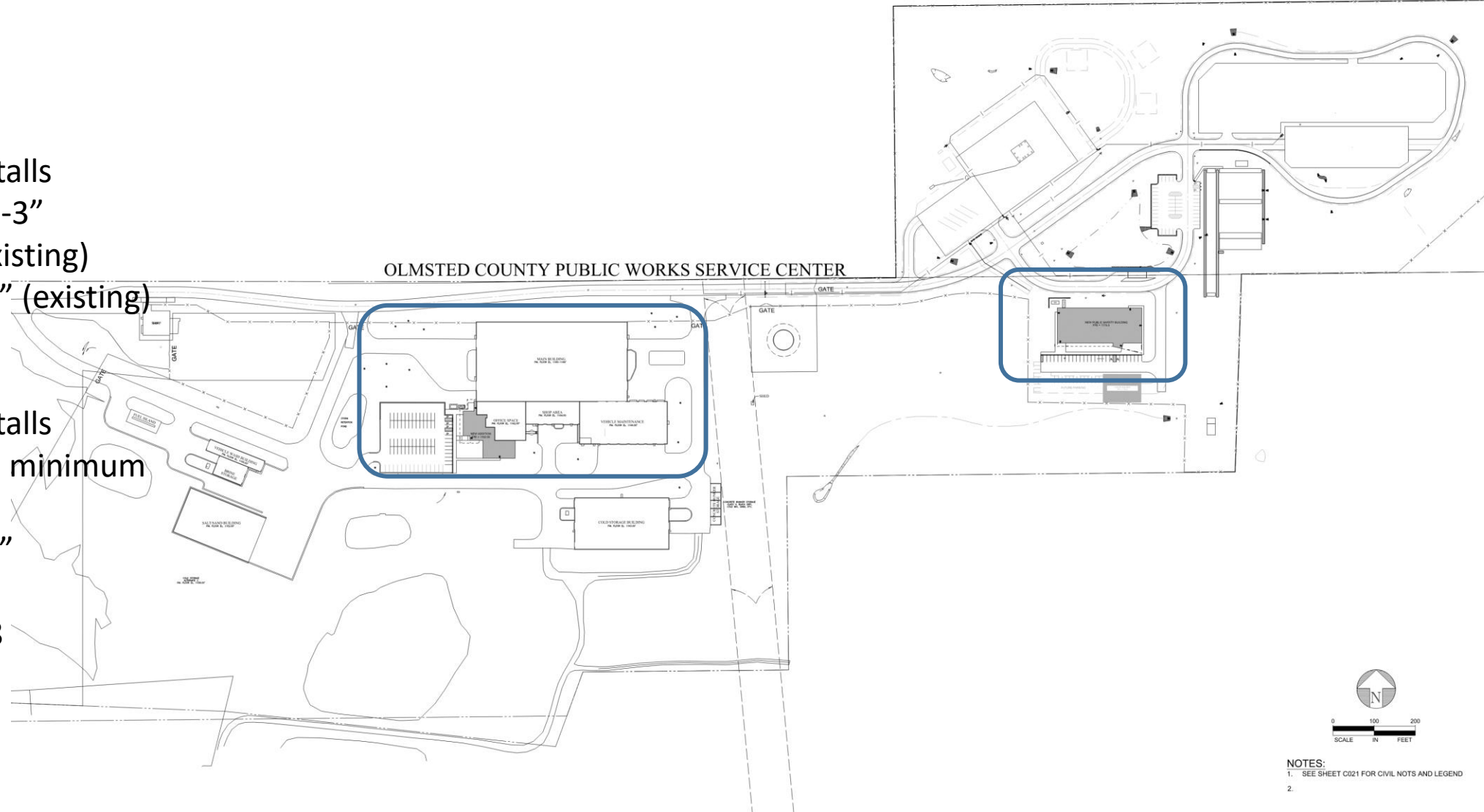
Site Plan

PWSC

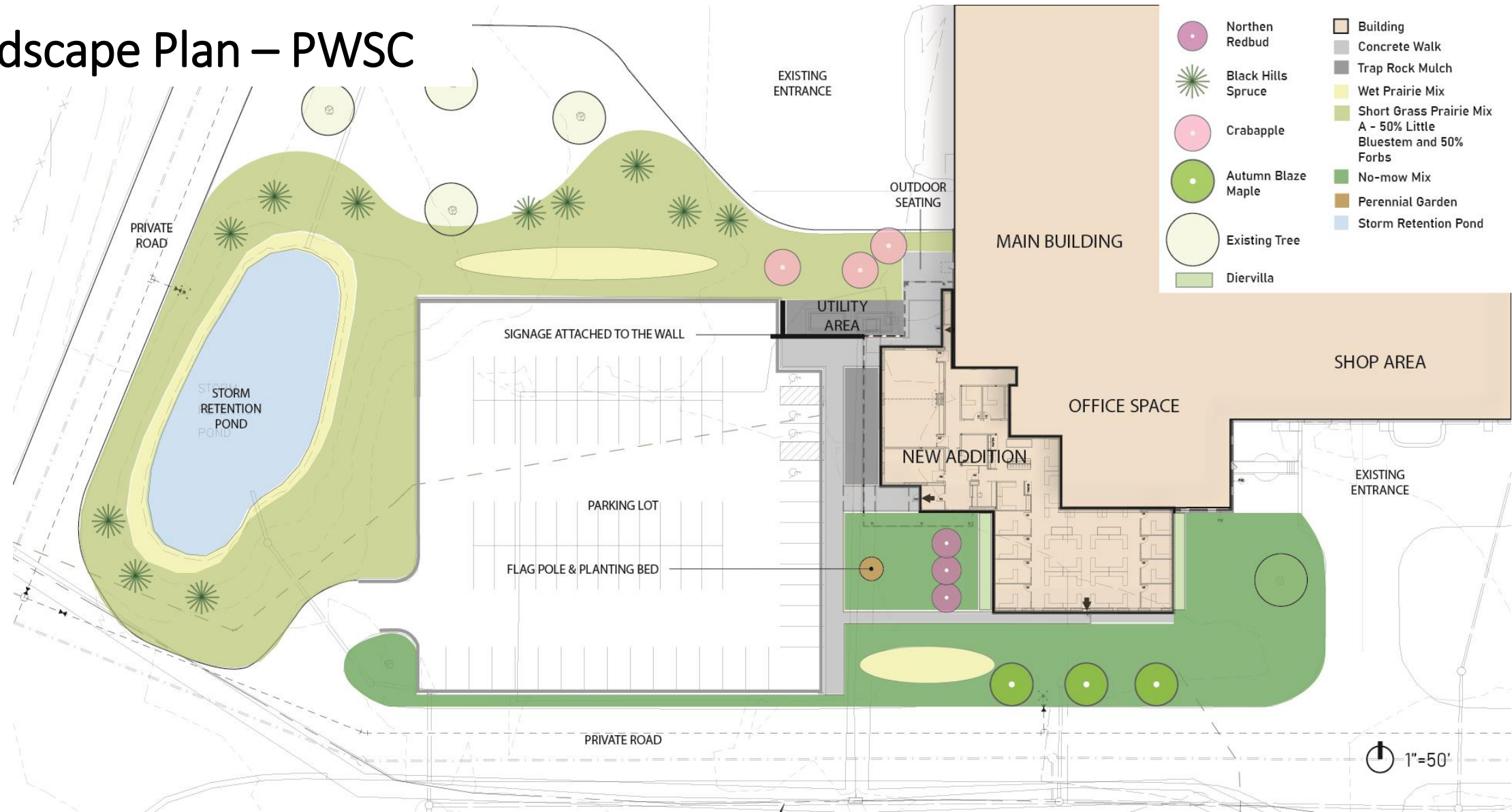
- Parking: 75 stalls
- Setbacks: 12'-3" minimum (existing)
- Height: 37'-4" (existing)

Training Center

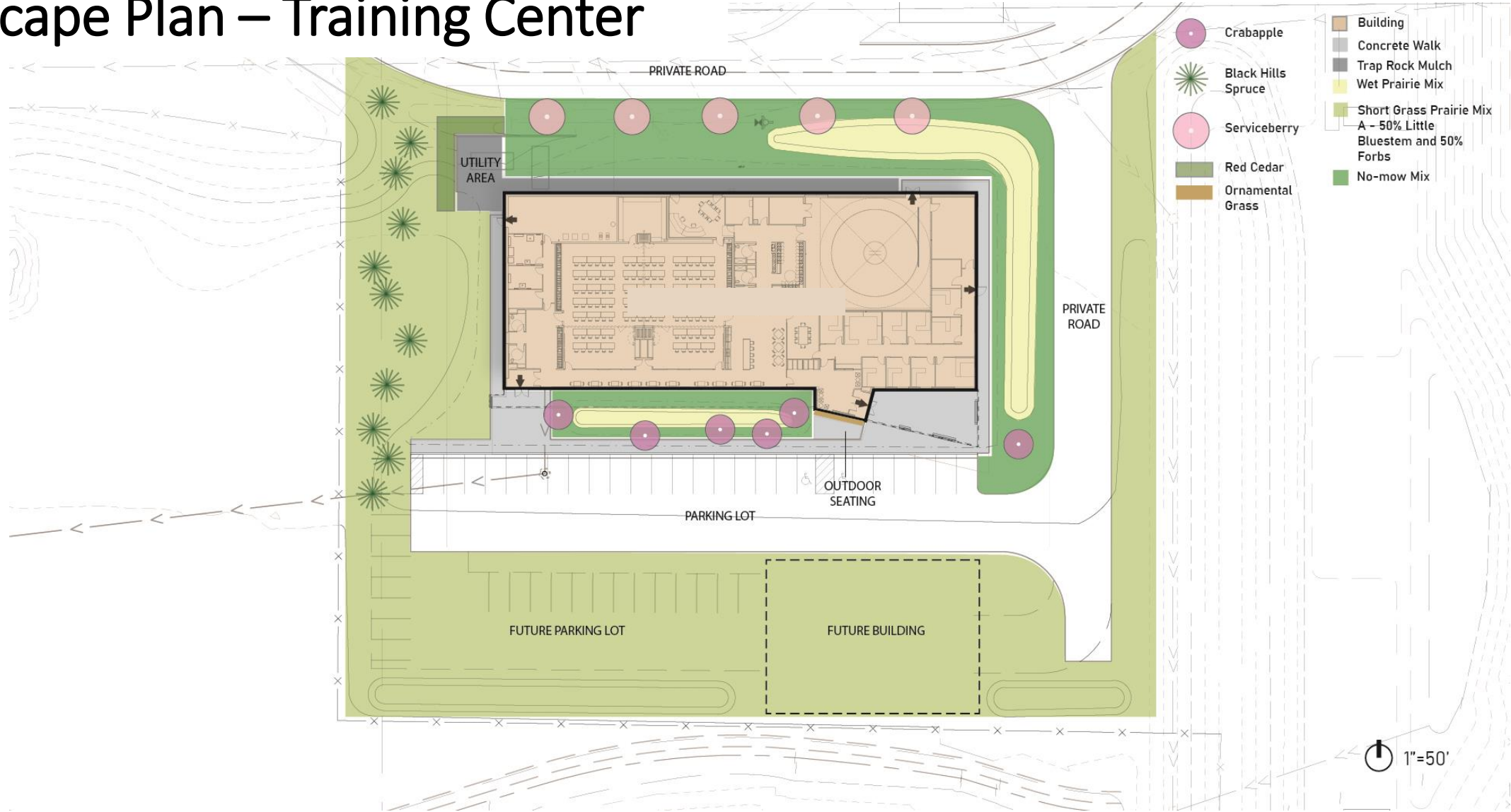
- Parking: 26 stalls
- Setbacks: 78' minimum (rear)
- Height: 24'-4"
- New FAR: .08



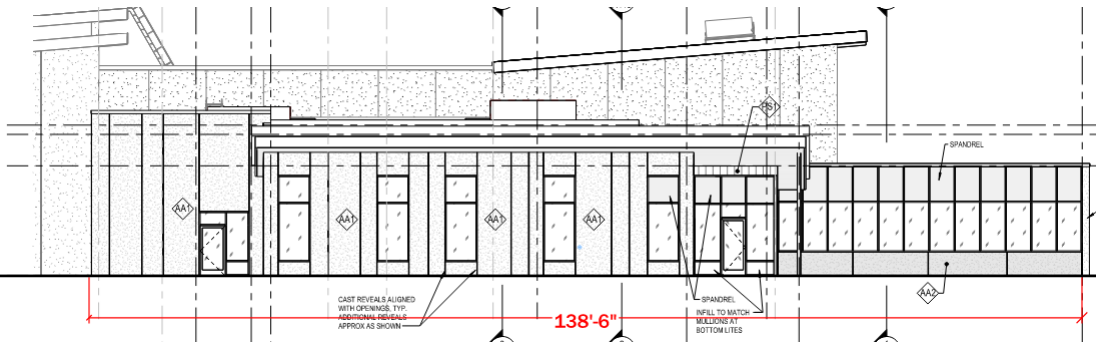
Landscape Plan – PWSC



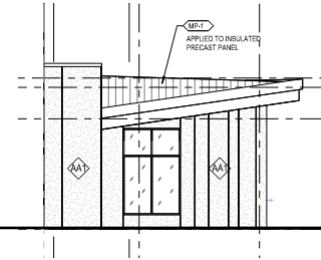
Landscape Plan – Training Center



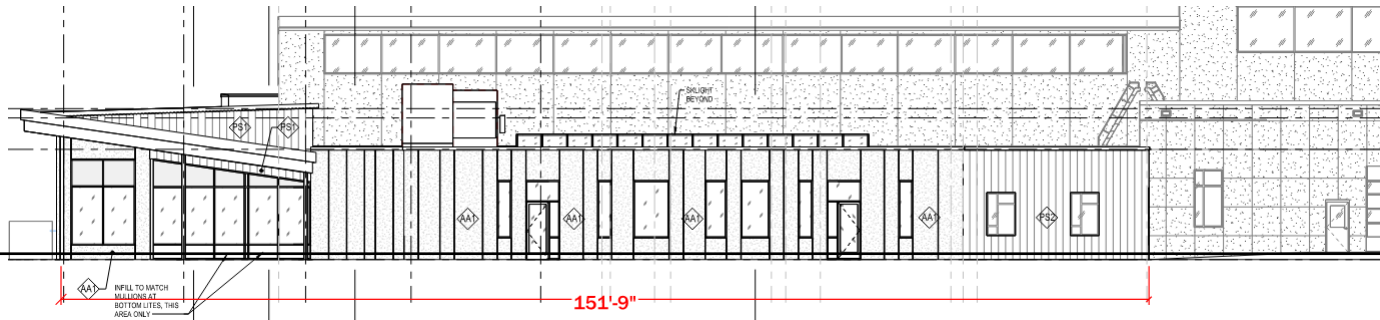
Building Elevations - PWSC



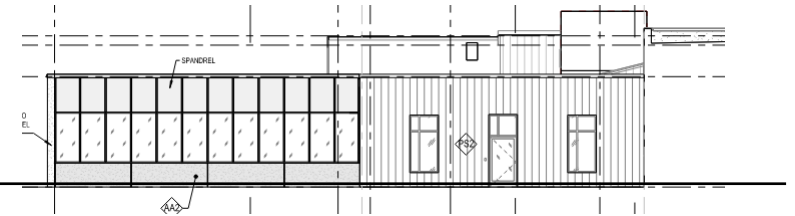
WEST SIDE (BUILDING ENTRY)



NORTH

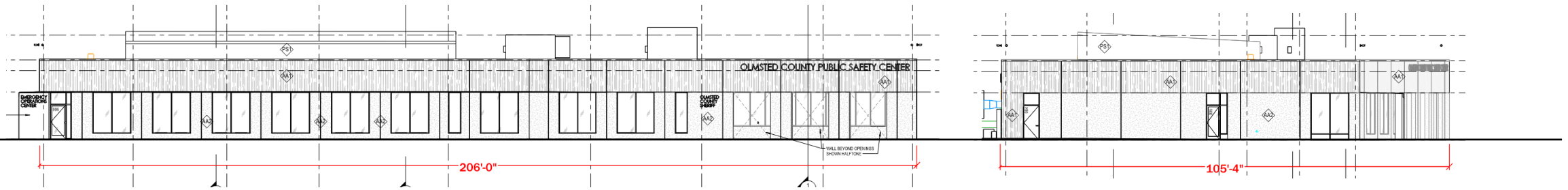


SOUTH



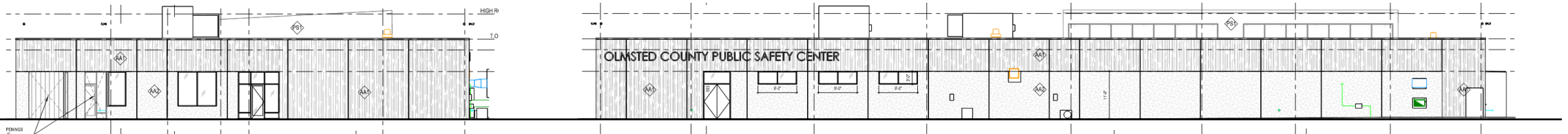
EAST

Building Elevations - Training Center



SOUTH SIDE (BUILDING ENTRY)

WEST



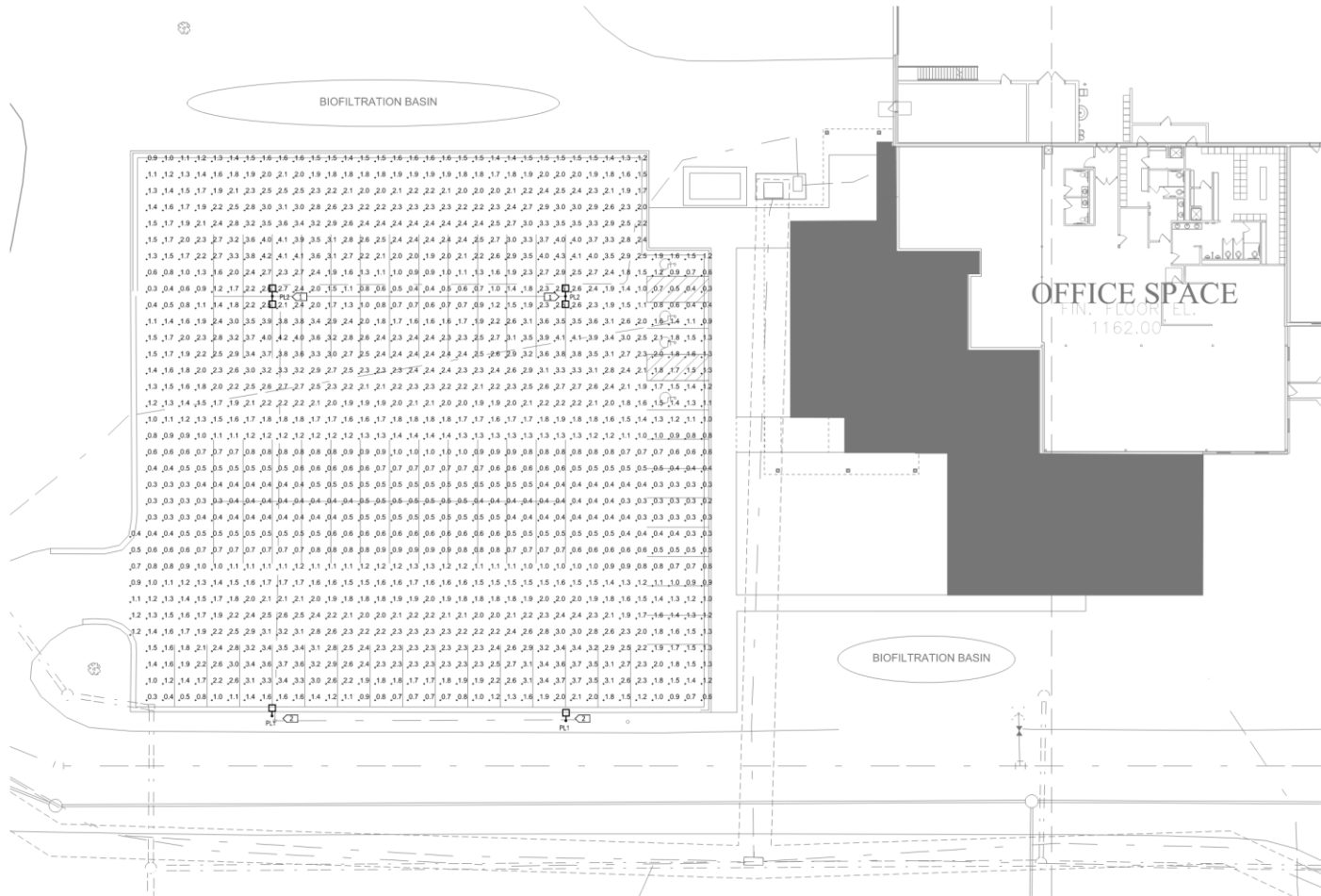
EAST

NORTH

Photometric Plan – PWSC

Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
□ ○	PL1/ PL2		12	Lithonia Lighting	RSX1 LED P4 40K R4 HS	RSX LED Area Luminaire Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution with HS shield	1	10693	0.95	133.14

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Public Safety	+	2.4 fc	6.8 fc	0.0 fc	N/A	N/A
Public Works	+	1.9 fc	7.3 fc	0.1 fc	73.0:1	19.0:1



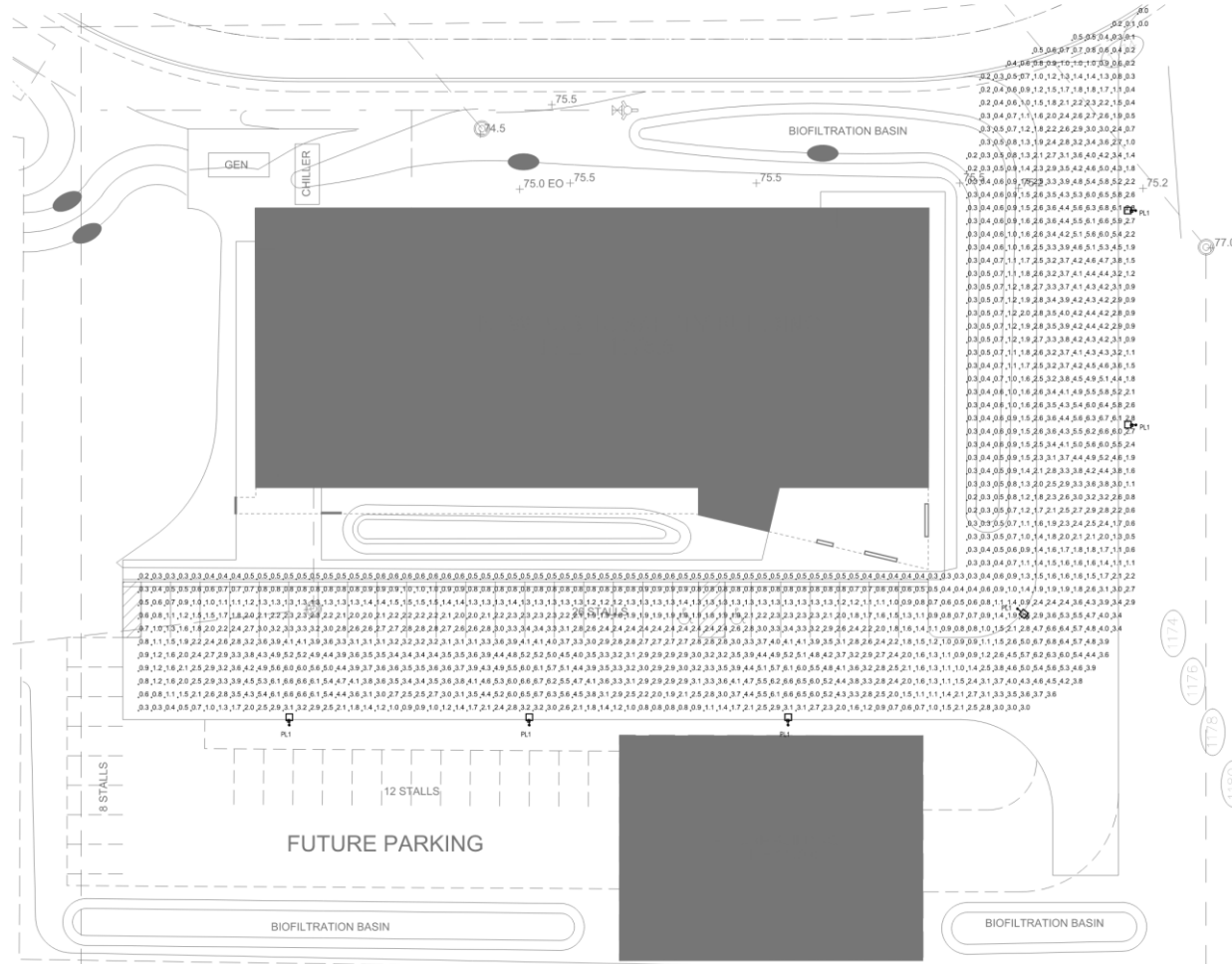
- GENERAL NOTES**
- A. SITE UTILITY SCOPE TO BE COORDINATED WITH (INSERT LOCAL UTILITY).
 - B. REFER TO GROUNDING PLAN FOR GROUNDING REQUIREMENTS.
 - C. REFER TO ELECTRICAL DETAILS SHEETS FOR POLE BASE INFORMATION, LIGHTING CONTROL DIAGRAMS, AND ZONE SCHEDULES.
 - D. CONDUIT ROUTES AS SHOWN ARE DIAGNOSTIC IN NATURE. FIELD VERIFY ACTUAL CONDUIT ROUTES PRIOR TO INSTALLING CONDUIT. PULLBOXES PROVIDE PULL BOXES FOR SITE CABLING AS REQUIRED, BUT NOT TO EXCEED MORE THAN 200' BETWEEN BOXES.

- KEYED NOTES**
- 1. REPLACE EXISTING SINGLE HEAD FIXTURES WITH NEW DOUBLE HEADED FIXTURES AS SHOWN.
 - 2. REPLACE EXISTING SINGLE HEAD FIXTURES WITH NEW SINGLE HEADED FIXTURES.

Photometric Plan – Training Center

Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
□ ▪	PL1/ PL2		12	Lithonia Lighting	RSX1 LED P4 40K R4 HS	RSX LED Area Luminaire Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution with HS shield	1	10863	0.95	133.14

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Public Safety	+	2.4 fc	6.8 fc	0.0 fc	N/A	N/A
Public Works	+	1.9 fc	7.3 fc	0.1 fc	73.0:1	19.0:1



- GENERAL NOTES**
- SITE UTILITY SCOPE TO BE COORDINATED WITH (INSERT LOCAL UTILITY).
 - REFER TO GROUNDING PLAN FOR GROUNDING REQUIREMENTS.
 - REFER TO ELECTRICAL DETAILS SHEETS SHEETS FOR POLE BASE INFORMATION, LIGHTING CONTROL DIAGRAMS, AND ZONE SCHEDULES.
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1 SITE PLAN - PUBLIC SAFETY BUILDING
1/8" = 1'-0"

Traffic Impacts

PWSC: the current number of employees at this building is growing by approximately 21. This will increase traffic marginally.

Training Center: the building will house 10 – 12 employees on a regular basis. During trainings, the building can support up to 200 people. This will increase traffic.

The roads serving these buildings are County Road 20 (not residential) and 50th Street SE (serves County property and Gamehaven Park entry).

Existing & Future Environmental Features

No wetlands or floodplains on the site.

The site has topsoil between 1' – 3.5' and clayey sand or sandy lean clay throughout.

There are existing stormwater retention ponds near the PWSC building.

There are existing stormwater swales south of the new Training Center building which new grading will connect into.

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).