

# Rochester Ground

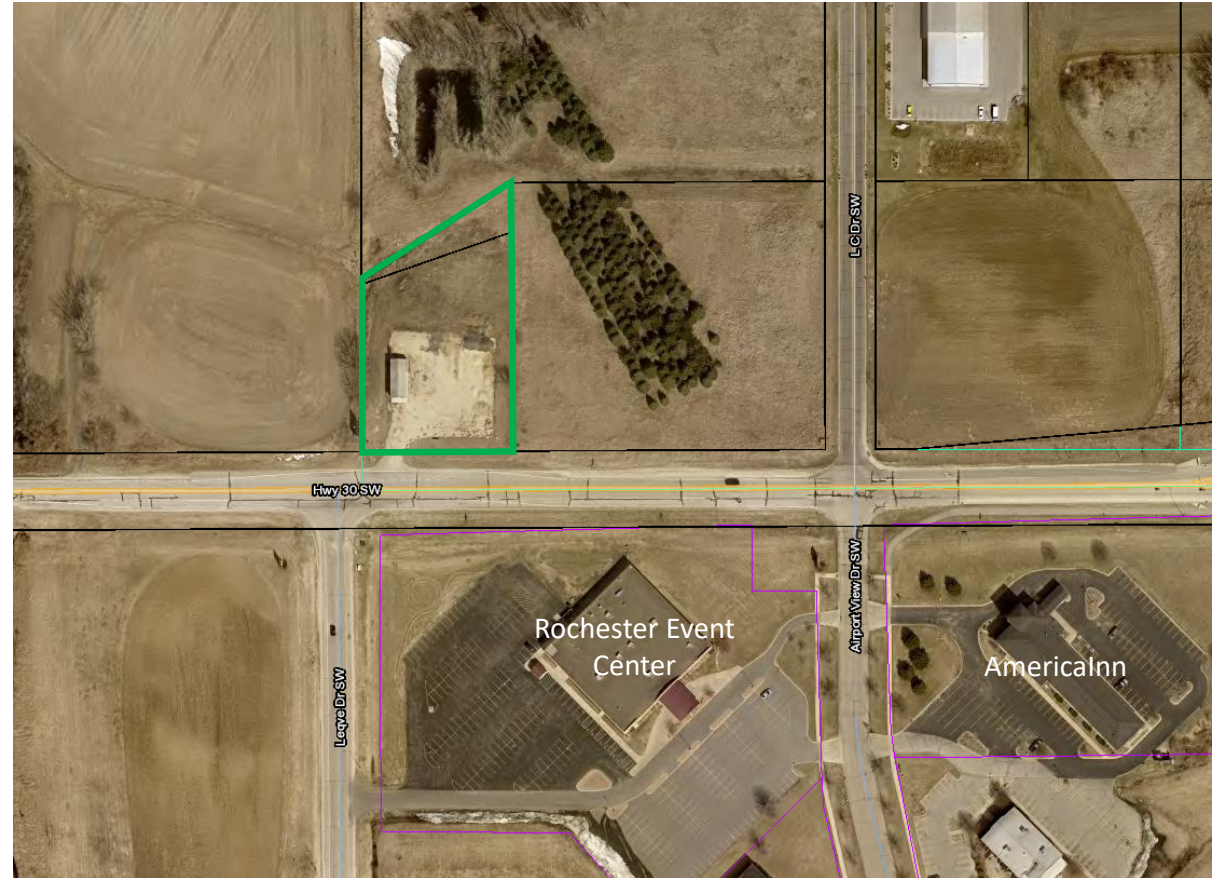
Neighborhood Information Meeting  
September 12, 2023, 5:30pm - 6:30pm

WIDSETH



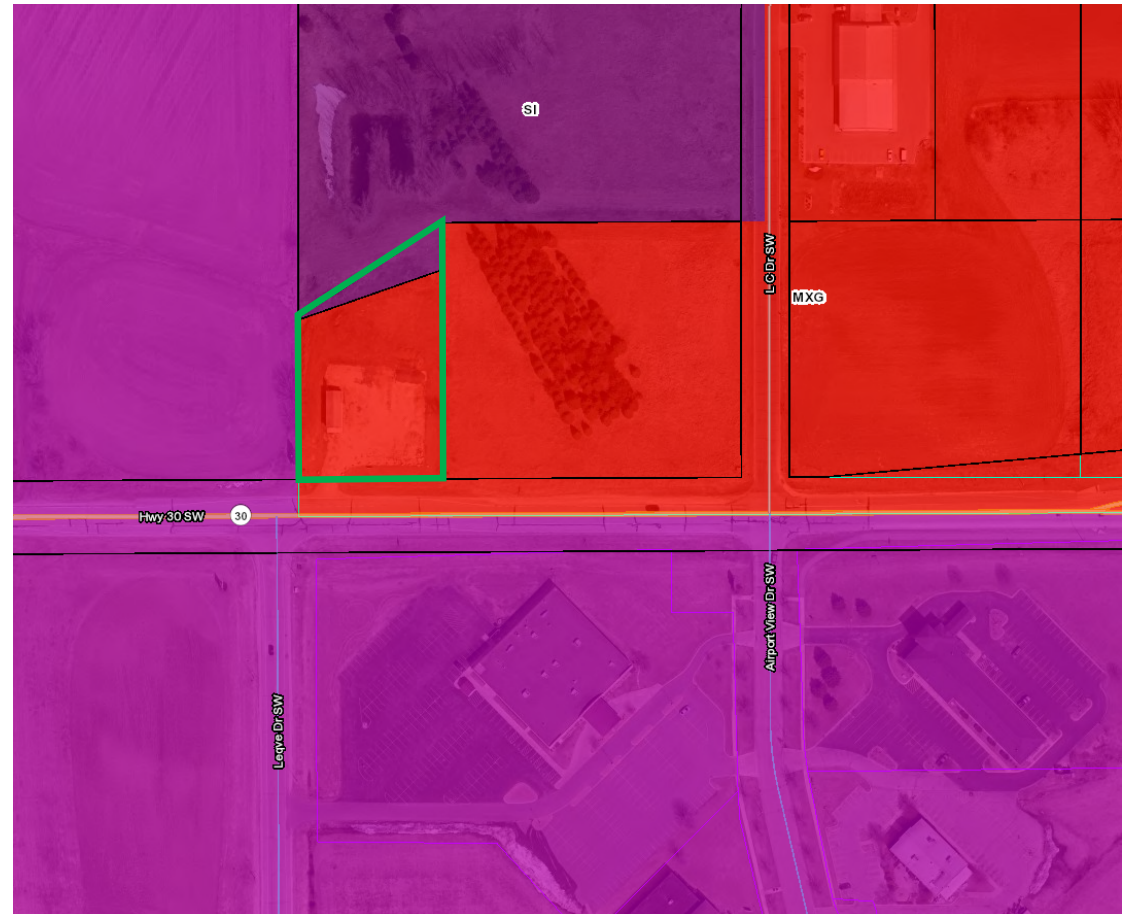
# ■ Agenda

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

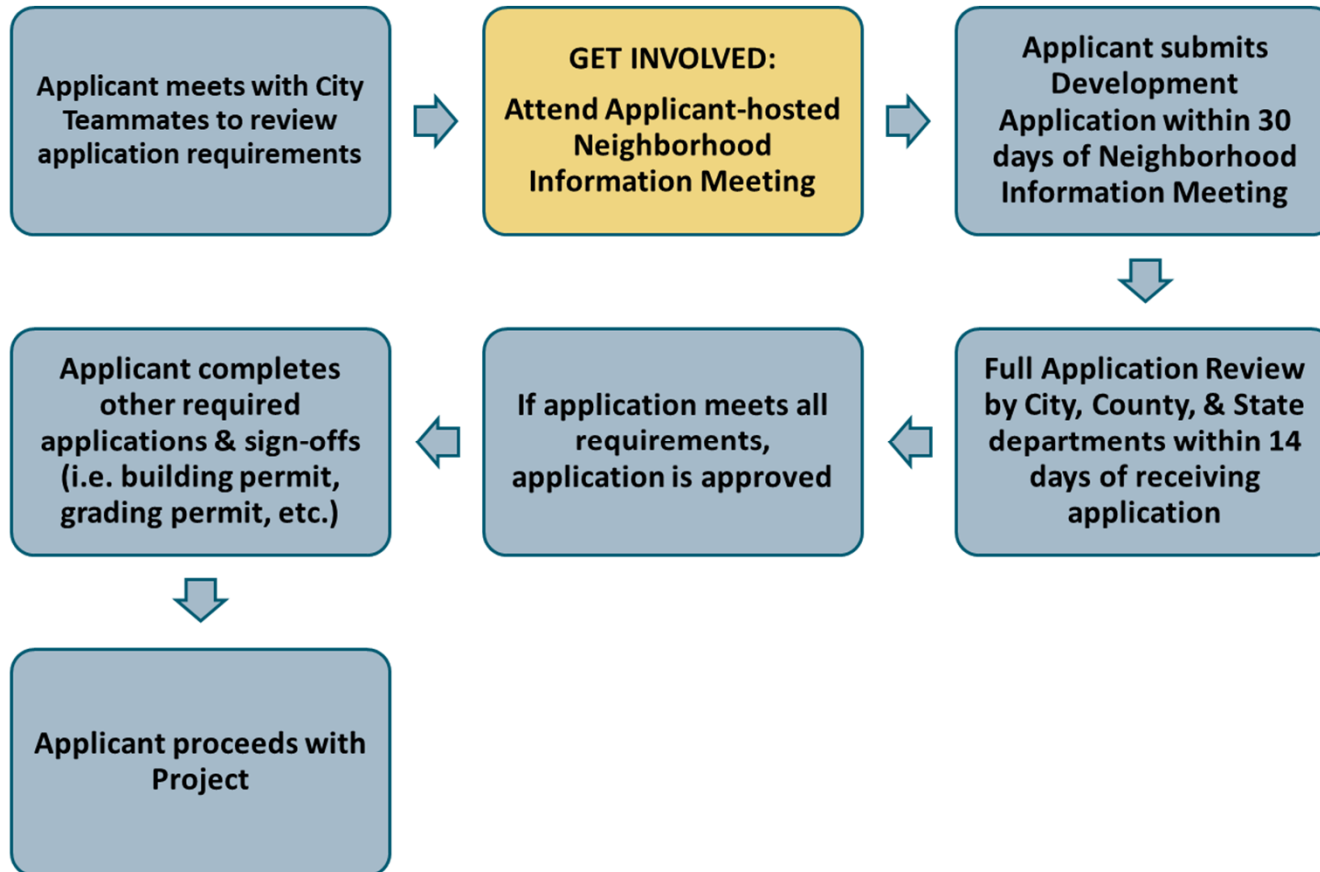


# ■ Project Overview

- Located at 1221 Hwy 30 SW – north of the airport and Rochester Event Center
- Site is in the MX-G zoning district
- Site Contains 2 parcels - totaling 1.31 acres
- Current Use: Exterior Storage
- Proposed Use: Contractor's Office and Yard
- Proposed building will be 4,900-sf
  - 4,000-sf of shop space
  - 900-sf office space

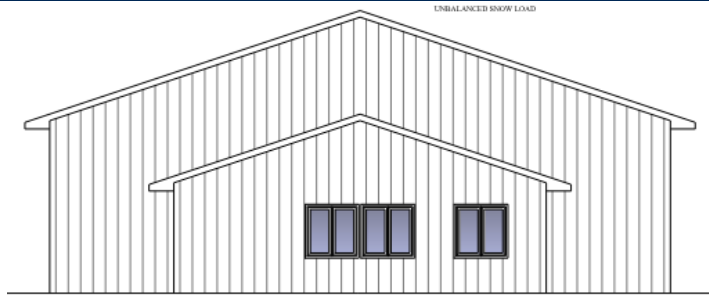


# ■ Application Process

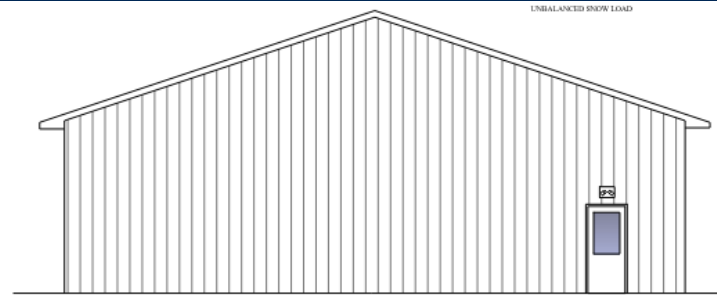




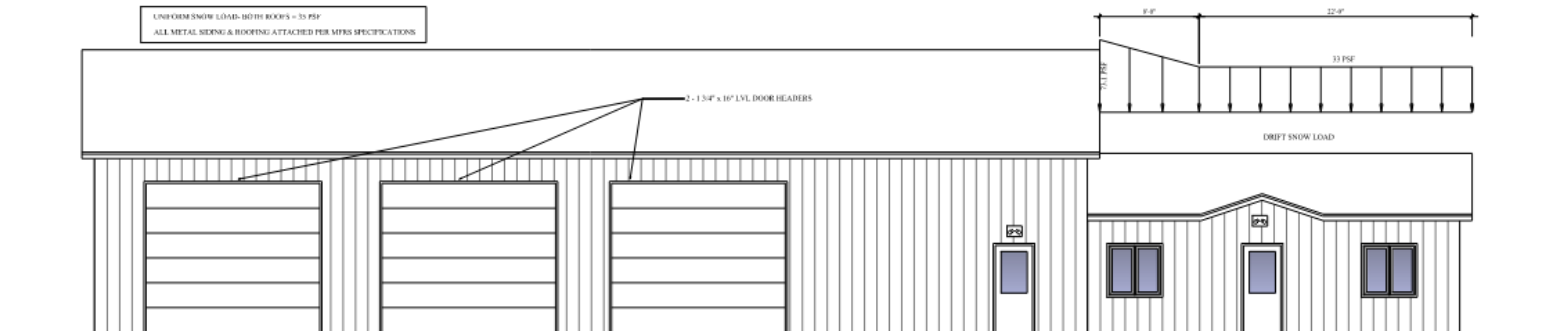
# ■ Building Elevations



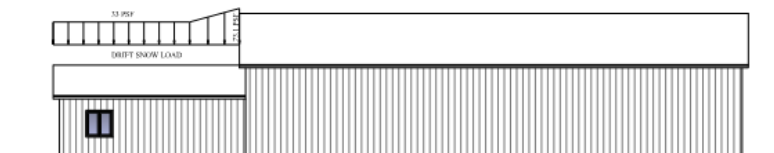
2 SIDE ELEVATION  
1/4" = 1'-0"



1 SIDE ELEVATION  
1/4" = 1'-0"



3 FRONT ELEVATION  
1/4" = 1'-0"



4 REAR ELEVATION  
1/8" = 1'-0"

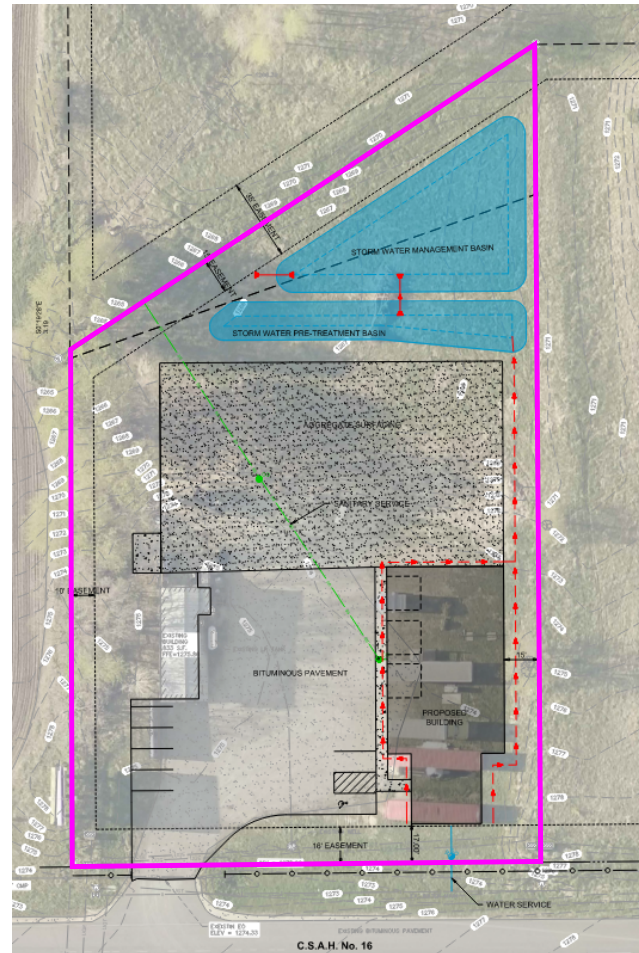
WIDSETH

**TRImension**  
DESIGN  
101 S. Washington St. LAKE CITY, MN 55041  
PHONE: (651)-345-0144  
trimensionlc@gmail.com

# ■ Site Plan

## ZONING SUMMARY INFORMATION

PARCEL ID:	54.10.11.045143
	MX-G: MIXED USE
ZONING DISTRICT:	GENERAL
PROPOSED USAGE:	CONTRACTOR'S OFFICE & YARD
LOT AREA:	57,075 SF
LOT ACREAGE:	1.31 AC
FLOOR AREA RATIO:	1.0
MAX. ALLOWABLE FLOOR AREA:	57,075 SF
EXISTING BUILDING FLOOR AREA:	833 SF
PROPOSED FLOOR AREA:	4,900 SF
OFFICE:	900 SF
SHOP:	4,000 SF
SETBACKS:	
FRONT YARD:	15 FT
INTERIOR SIDE YARD:	0 FT
REAR YARD:	0 FT
MIN. LANDSCAPE AREA:	15%
REQUIRED LANDSCAPE AREA:	8,561 SF
PROPOSED LANDSCAPE AREA:	27,266 SF (47.7%)
MIN. LOT SIZE:	NONE
EXTERIOR LIGHTING:	PER SECTION 60.400.100
SIGN REGULATIONS:	PER SECTION 60.400.110
MAX. PERMITTED HEIGHT:	60 FT
PROPOSED BUILDING HEIGHT:	
BUFFERYARD:	
NORTH - SI DISTRICT	NONE
EAST - MX-G DISTRICT	NONE
SOUTH - LI DISTRICT	NONE
WEST - LI DISTRICT	NONE
PARKING REQUIREMENT:	1 STALL PER 500-SF
REQUIRED PARKING STALLS:	2 STALLS
PROPOSED PARKING STALLS:	6 STALLS
BOULEVARD TREES:	
HWY 30 SW - 200-FT (COUNTY ROW)	NONE



# ■ Landscape Plan

## ■ Landscape Requirements (200-ft of frontage):

- 7 Canopy Trees
- 20 Shrubs

PLANT SCHEDULE



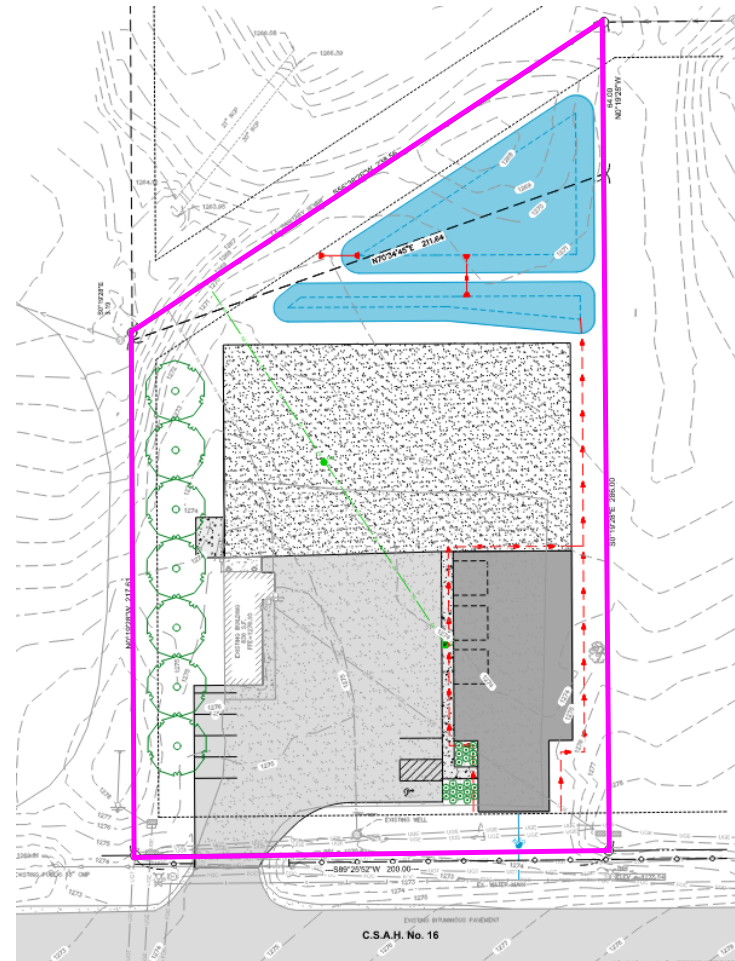
	OVERSTORY TREE MIN SIZE: 2.5" CAL.	7
	SHRUB EVERGREEN MIN SIZE: 36" H DECIDUOUS MIN SIZE: 15" H	20

Table 400.06-1 Minimum Planting Requirements

Zoning District	Minimum Planting Requirement
	3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center [1]
R4	2 canopy trees; and 2 understory trees; and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center [1]
MX-N	1 canopy tree, 1 Understory tree, and 6 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center [1]
MX-S, MX-C, and MX-G	1 canopy tree; and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center [1]
BP, LI, and SI	3 canopy trees; and 4 understory trees; and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center [1]





# ■ Photometric Plan



# ■ Traffic Impacts

- Existing Conditions:
  - Existing traffic counts are difficult to estimate due to limited traffic data associated with surface storage lots.
- Proposed Conditions:
  - ITE Use 180 - Specialty Trade Contractor
    - Daily trips - 51
    - AM/PM peak hour trips - 11



# Questions

- Contact Information:
  - Vanessa Hines
  - 507-206-2136
  - [Vanessa.hines@widseth.com](mailto:Vanessa.hines@widseth.com)

WIDSETH

## ■ 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).