

The Pines II

Key Builders

The Pines II

September 26, 2023

@ Homestead United Methodist Church

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Introduction

Brad Clemens, Key Construction – Owner and Builder

Teresa McCormack, CRW Architecture – Design

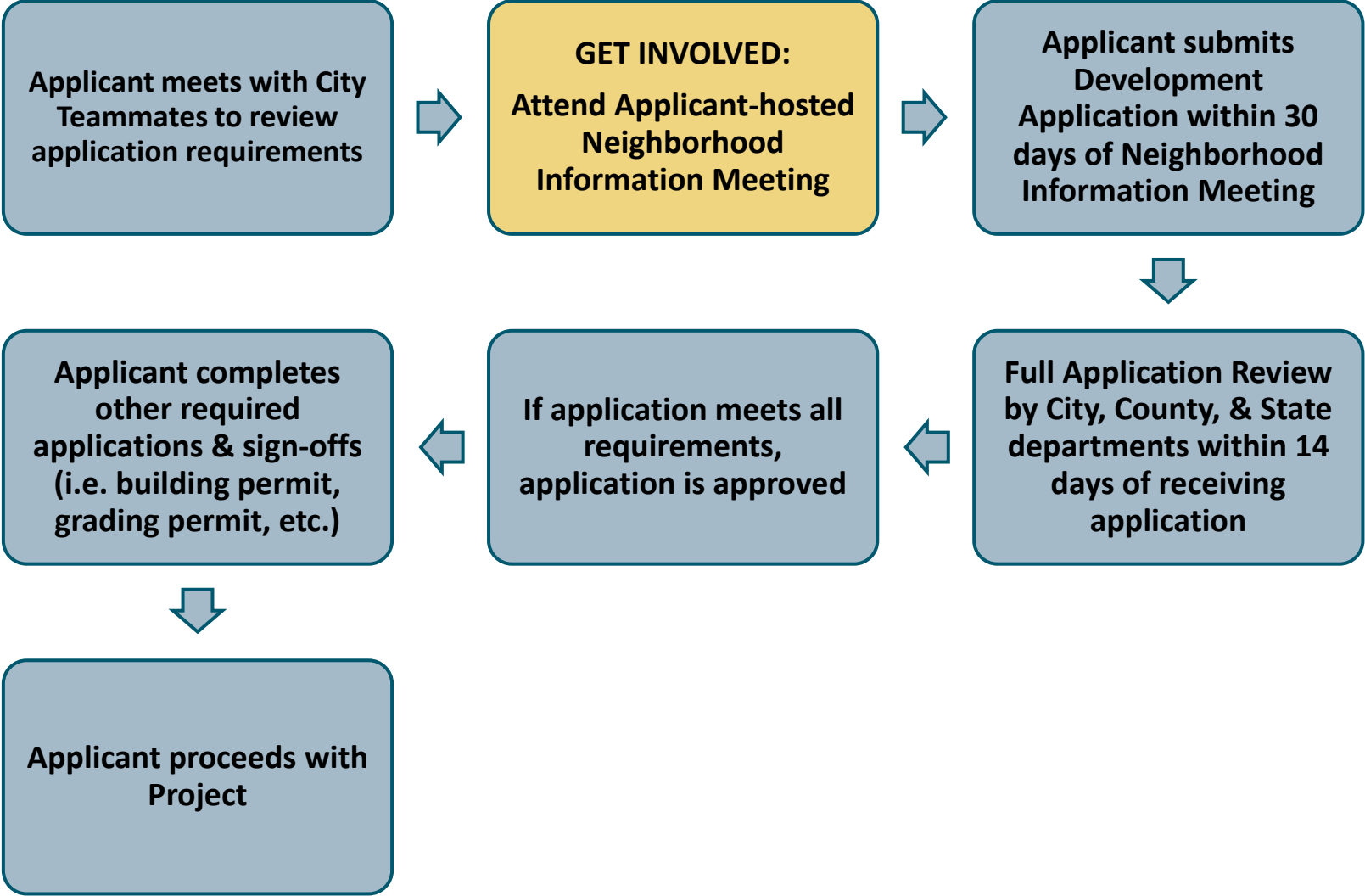
Mark Welch, GGG, inc. – Site Planning and Civil Engineering

About our Project

The project is a 12-unit apartment building built in a “townhouse style”. Enclosed parking is provided at a 1 parking per unit ratio.

The design is the Fifth building of similar design in this block. It includes a mix of 1 bed, 2 bed and 2 story units.

The Application Process



Site Plan

Description (including height, setbacks, Floor Area Ratio (FAR), and parking).

Building Height – 35' to mid slope

Site Area 27,600 sf

Building Area 14,800 sf (excluding garage)

FAR = 0.536

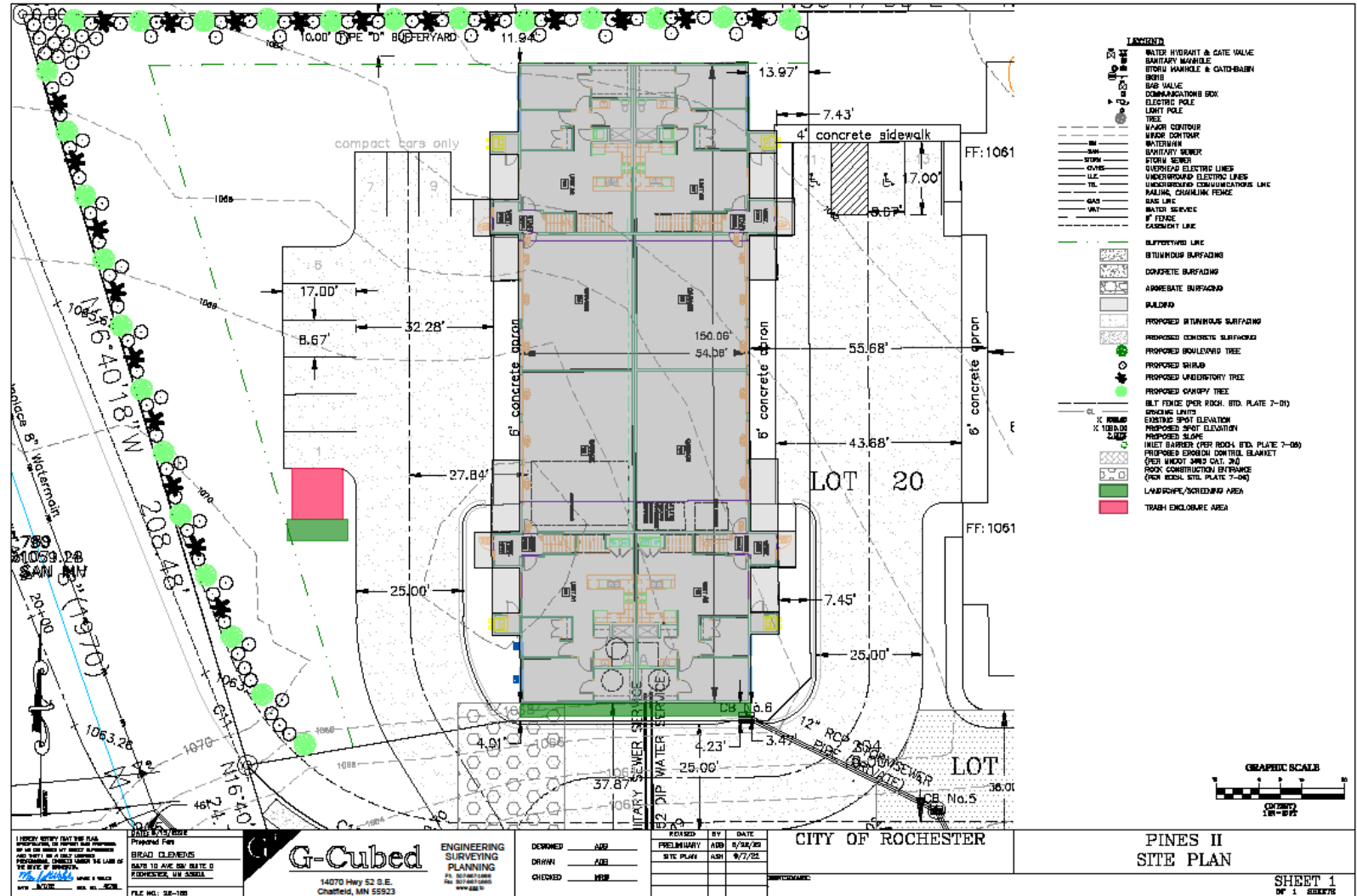
Front Setback (Public way) 53' -

Back Setback 12'

Interior Side Setback 15'

Side Street Setback 67' (varies)

Parking 12 interior and 4 exterior

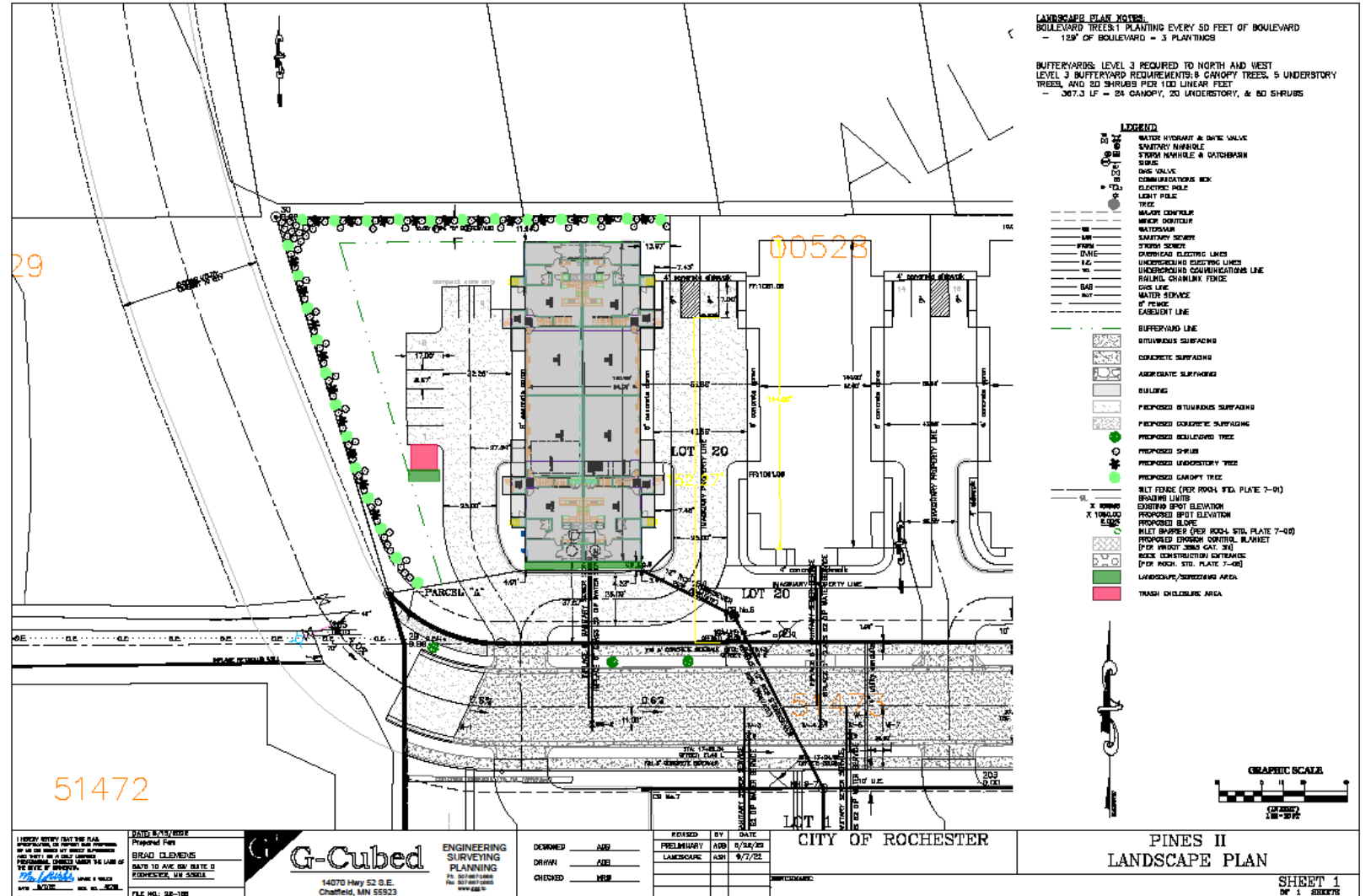


Landscape Plan

Boulevard Plantings - This project will require boulevard plantings at the spacing of one every 50 feet along the three public roads.

B - General Landscaping - The landscaping within the site falls under the category Common Landscape Area as defined in part

Table 400.06-1 minimum planting requirements for R-2 zoned property is 1 understory 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.



Building Elevation

Accommodations have been made to provide interest to the façade. The requirement is 30% of the façade between 3' and 8' above grade would be glazing.

We propose adding 2 windows around the corner in the bedrooms to add openness. We propose to add these windows in the second story as well.

Changes in façade and balconies correspond with Residential unit widths.



TYPE H

TYPE W

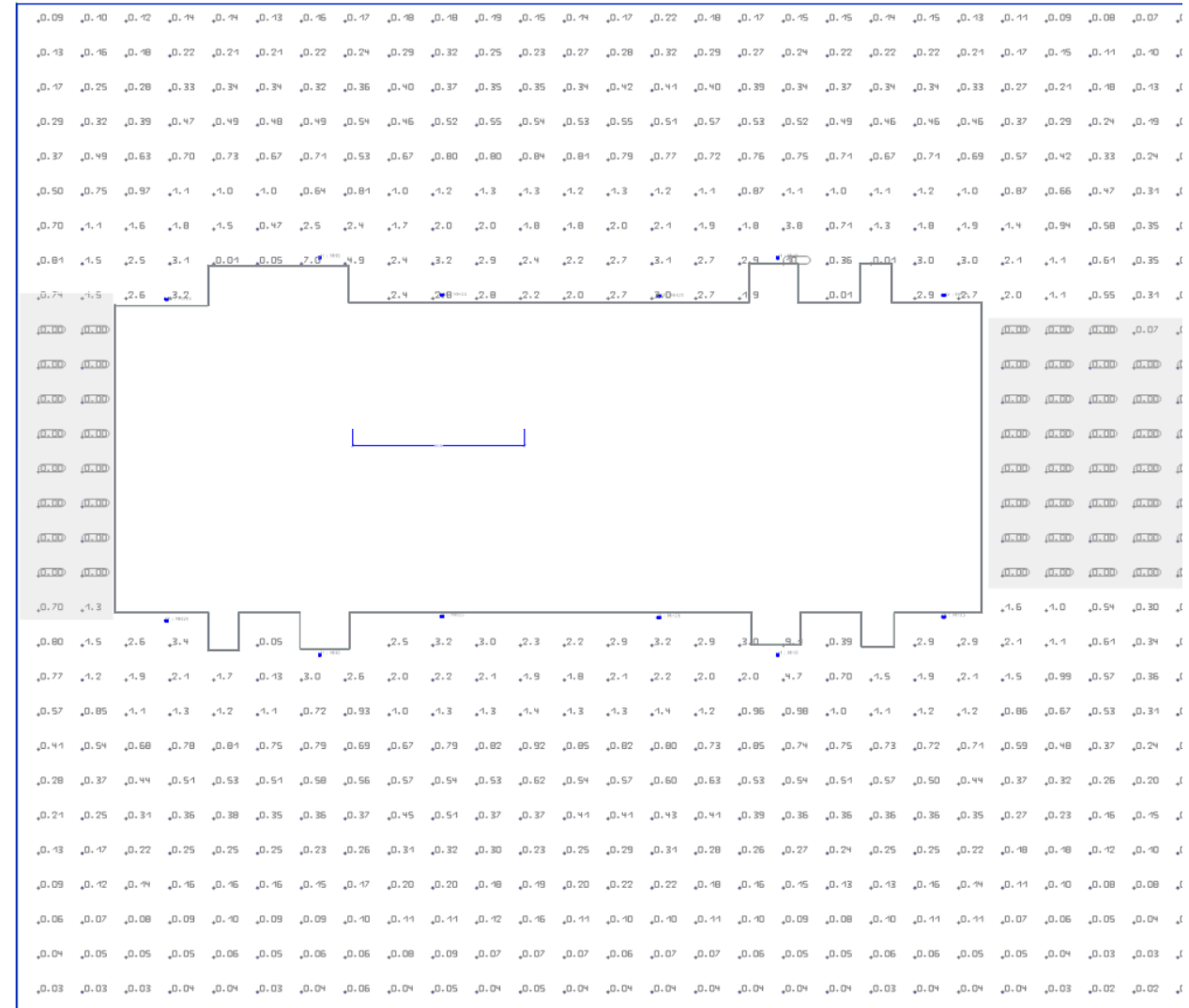


Photometric Plan

Site lighting is primarily at the building.

Areas in gray are not illuminated.

Fixtures shown project light downward to provide a “dark sky” design.



Traffic Impacts

This will generate approximately 5 Am peak hour trips, 6PM peak hour trips, and 81 total weekday trips.

The site proposes 12 dwelling units and no commercial occupancy.

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).