

Community Gathering Space

Christ Community Church

November 21, 2023

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- Q&A

Introduction

Steve Wernimont, Business Director Christ Community Church

Teresa McCormack, CRW Architecture and Design

SEH, inc. Civil and Structural Engineering

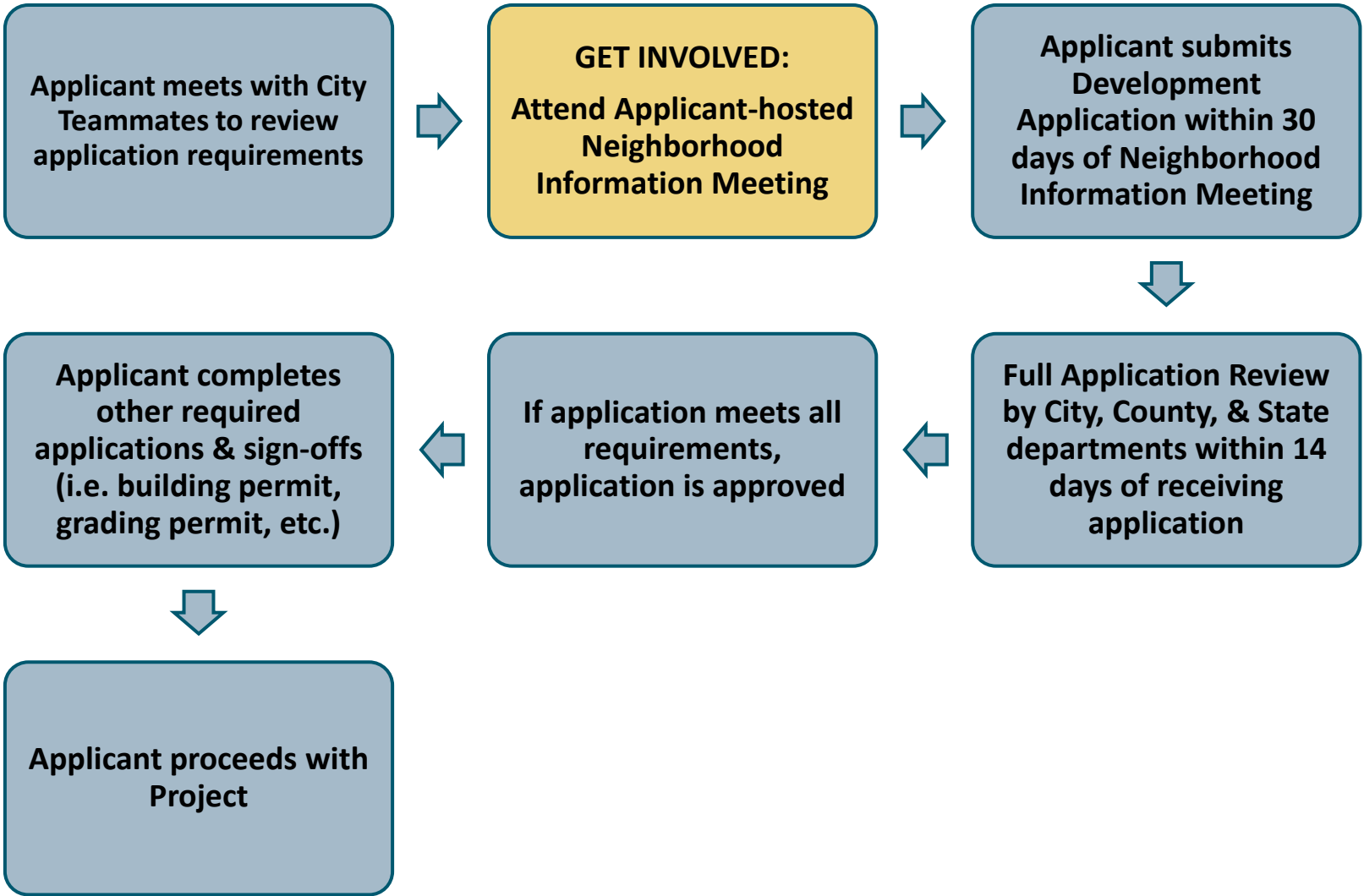
Benike Construction- General Contractor

About our Project

Site entry and drop off areas will be improved for safety and accessibility. Drive locations and traffic levels will remain the same.

Building addition will accommodate community space and improved accessibility to entrances. Office area will be relocated to provide more public space.

The Application Process



Site Plan

Proposed Building Height

27' Maximum Allowed 35'

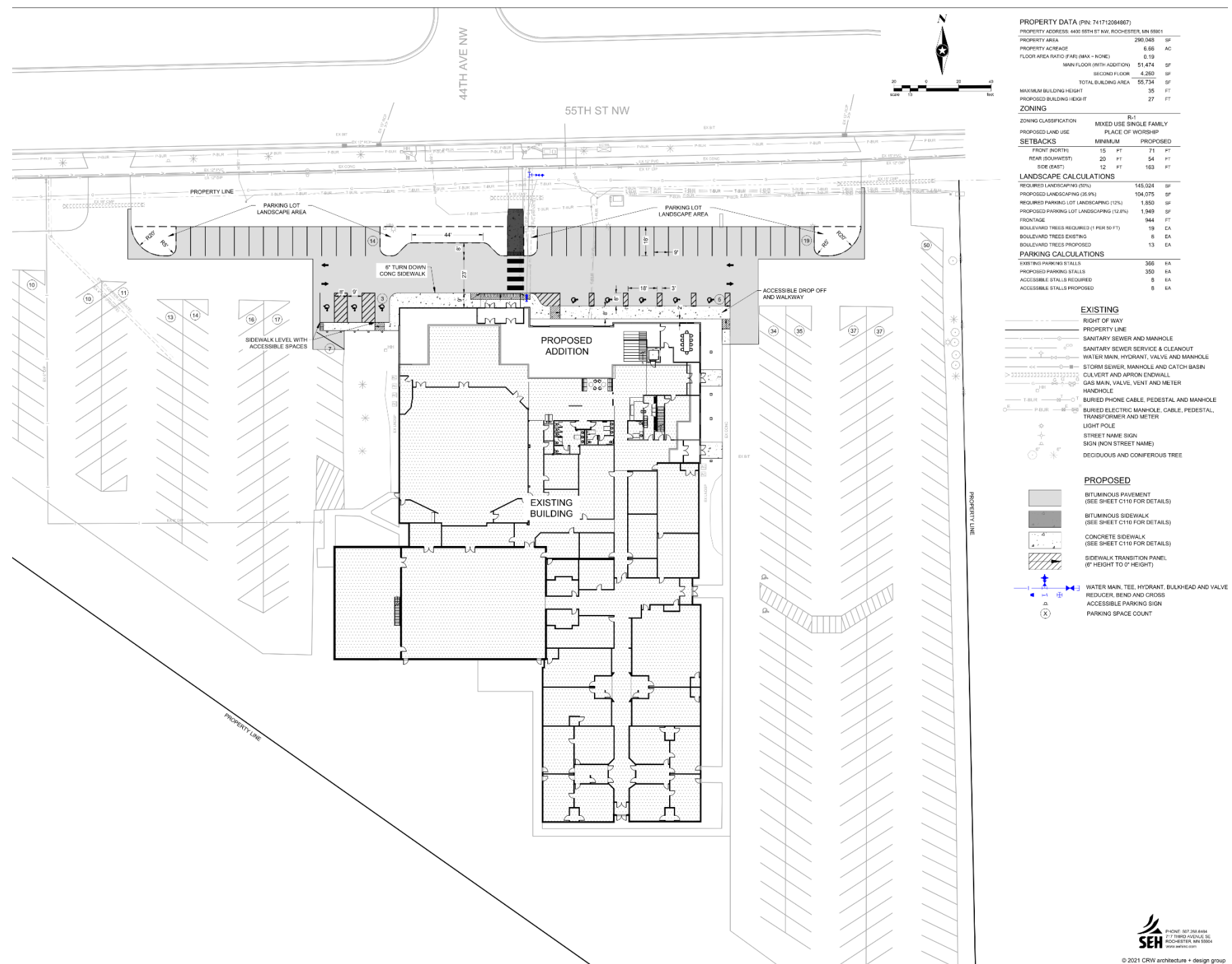
Floor Area Ratio .19

Setbacks

Front 71 ft min, req. 15 ft

Rear 54 ft min, req. 20 ft

Side 163 ft min, req. 12 ft



PROPERTY DATA (PIN: 741712384867)

PROPERTY ADDRESS	4430 55TH ST NW, ROCHESTER, MN 55611
PROPERTY AREA	290,048 SF
PROPERTY ACREAGE	6.66 AC
FLOOR AREA RATIO (FAR) (MAX + NOND)	0.19
MAIN FLOOR (WITH ADDITION)	51,474 SF
SECOND FL OOR	4,280 SF
TOTAL BUILDING AREA	55,734 SF
MAXIMUM BUILDING HEIGHT	35 FT
PROPOSED BUILDING HEIGHT	27 FT

ZONING

ZONING CLASSIFICATION	R-1	MIXED USE SINGLE FAMILY
PROPOSED LAND USE	PLACE OF WORSHIP	
SETBACKS	MINIMUM	PROPOSED
FRONT (NORTH)	15 FT	71 FT
REAR (SOUTHWEST)	20 FT	54 FT
SIDE (EAST)	12 FT	163 FT

LANDSCAPE CALCULATIONS

REQUIRED LANDSCAPING (10%)	140,024 SF
PROPOSED LANDSCAPING (8.8%)	104,075 SF
REQUIRED PARKING LOT LANDSCAPING (12%)	1,850 SF
PROPOSED PARKING LOT LANDSCAPING (12.8%)	1,949 SF
FRONTAGE	944 FT
BOULEVARD TREES REQUIRED (1 PER 30 FT)	19 EA
BOULEVARD TREES EXISTING	6 EA
BOULEVARD TREES PROPOSED	13 EA

PARKING CALCULATIONS

EXISTING PARKING STALLS	366 EA
PROPOSED PARKING STALLS	350 EA
ACCESSIBLE STALLS REQUIRED	8 EA
ACCESSIBLE STALLS PROPOSED	8 EA

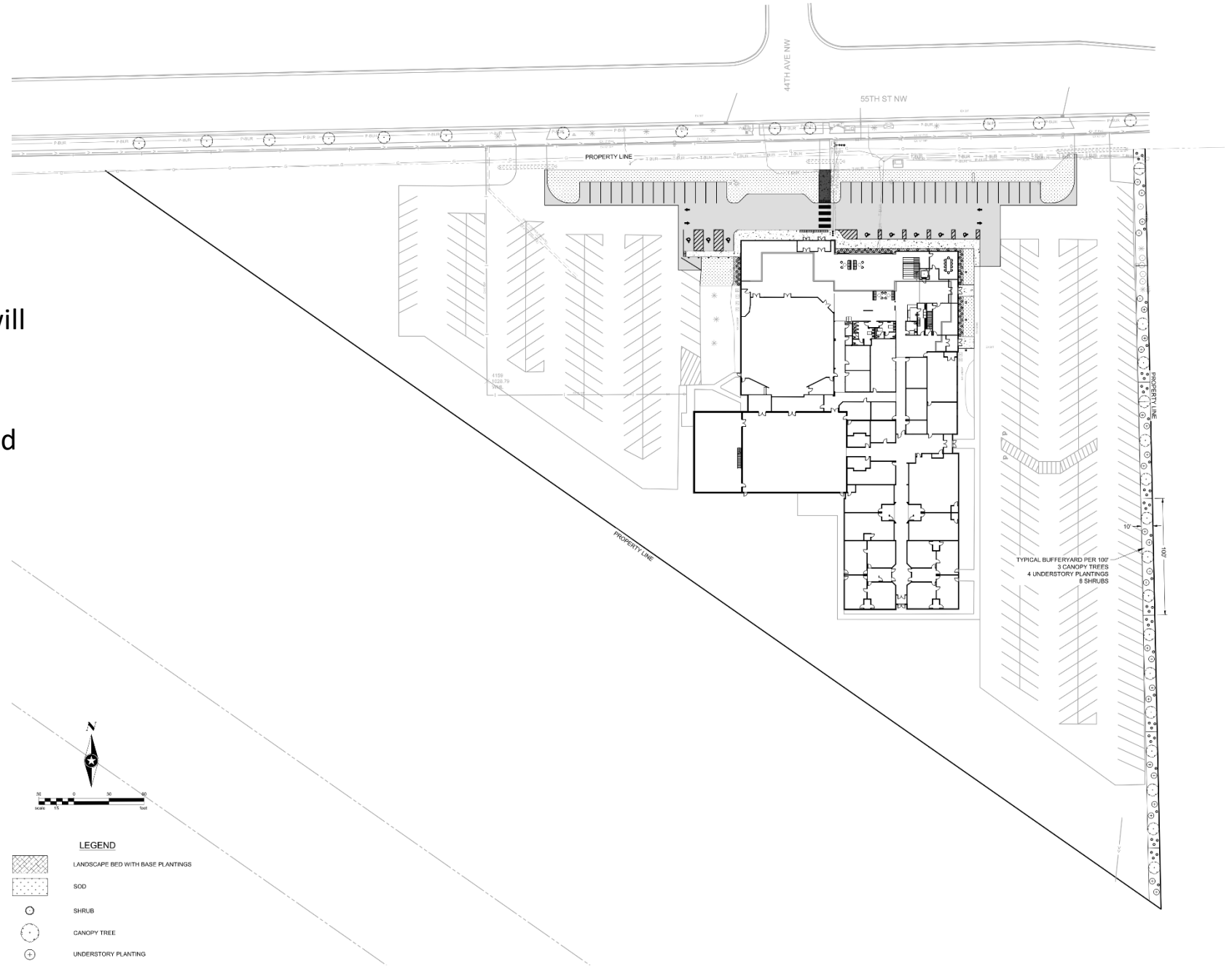
- EXISTING**
- RIGHT OF WAY
 - PROPERTY LINE
 - SANITARY SEWER AND MANHOLE
 - SANITARY SEWER SERVICE & CLEANOUT
 - WATER MAIN, HYDRANT, VALVE AND MANHOLE
 - STORM SEWER, MANHOLE AND CATCH BASIN
 - CULVERT AND APRON ENDWALL
 - GAS MAIN, VALVE, VENT AND METER
 - HANDHOLE
 - BURIED PHONE CABLE, PEDESTAL AND MANHOLE
 - BURIED ELECTRIC MANHOLE, CABLE, PEDESTAL, TRANSFORMER AND METER
 - LIGHT POLE
 - STREET NAME SIGN
 - SIGN (NON STREET NAME)
 - DECIDUOUS AND CONIFEROUS TREE
- PROPOSED**
- BITUMINOUS PAVEMENT (SEE SHEET C110 FOR DETAILS)
 - BITUMINOUS SIDEWALK (SEE SHEET C110 FOR DETAILS)
 - CONCRETE SIDEWALK (SEE SHEET C110 FOR DETAILS)
 - SIDEWALK TRANSITION PANEL (6" HEIGHT TO 0" HEIGHT)
 - WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
 - REDUCER, BEND AND CROSS
 - ACCESSIBLE PARKING SIGN
 - PARKING SPACE COUNT

Landscape Plan

Landscape improvements will be within work area noted.

Maintenance of existing buffer to adjacent Senior Housing campus will be maintained

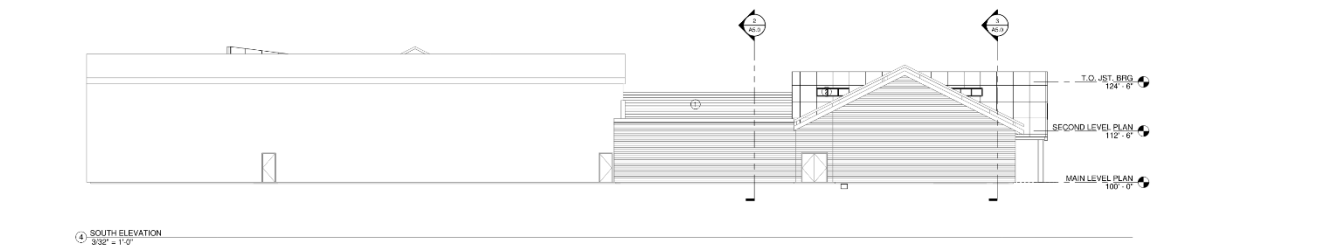
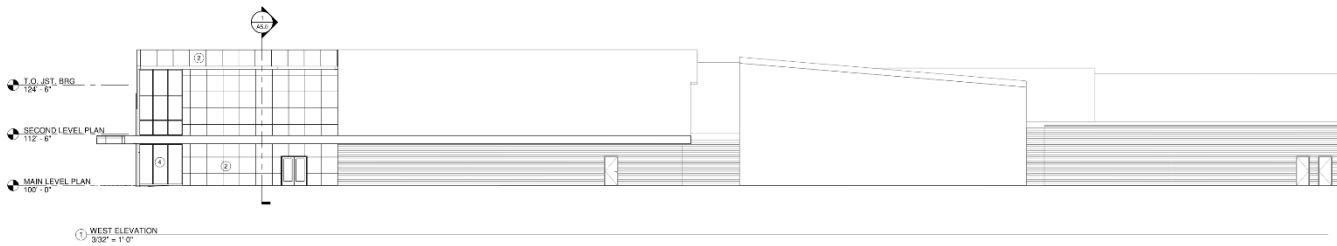
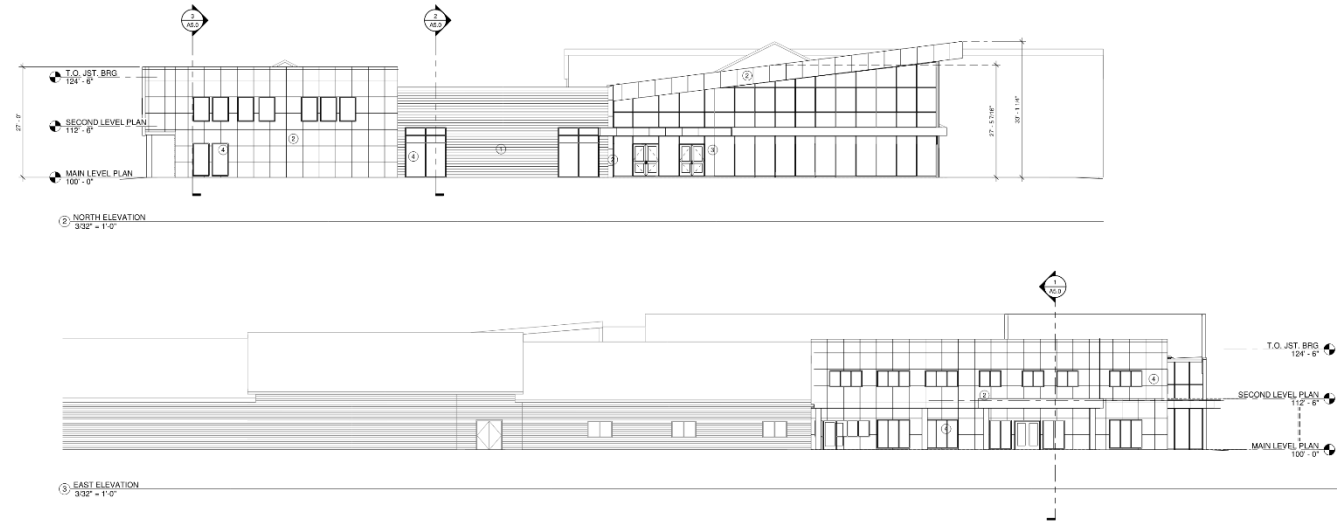
Boulevard greenspace will be improved with updated parking and drive area.



Building Elevation



Main Entrance (Street Façade) is transparent. There are steps in the façade as prescribed in the UDC.

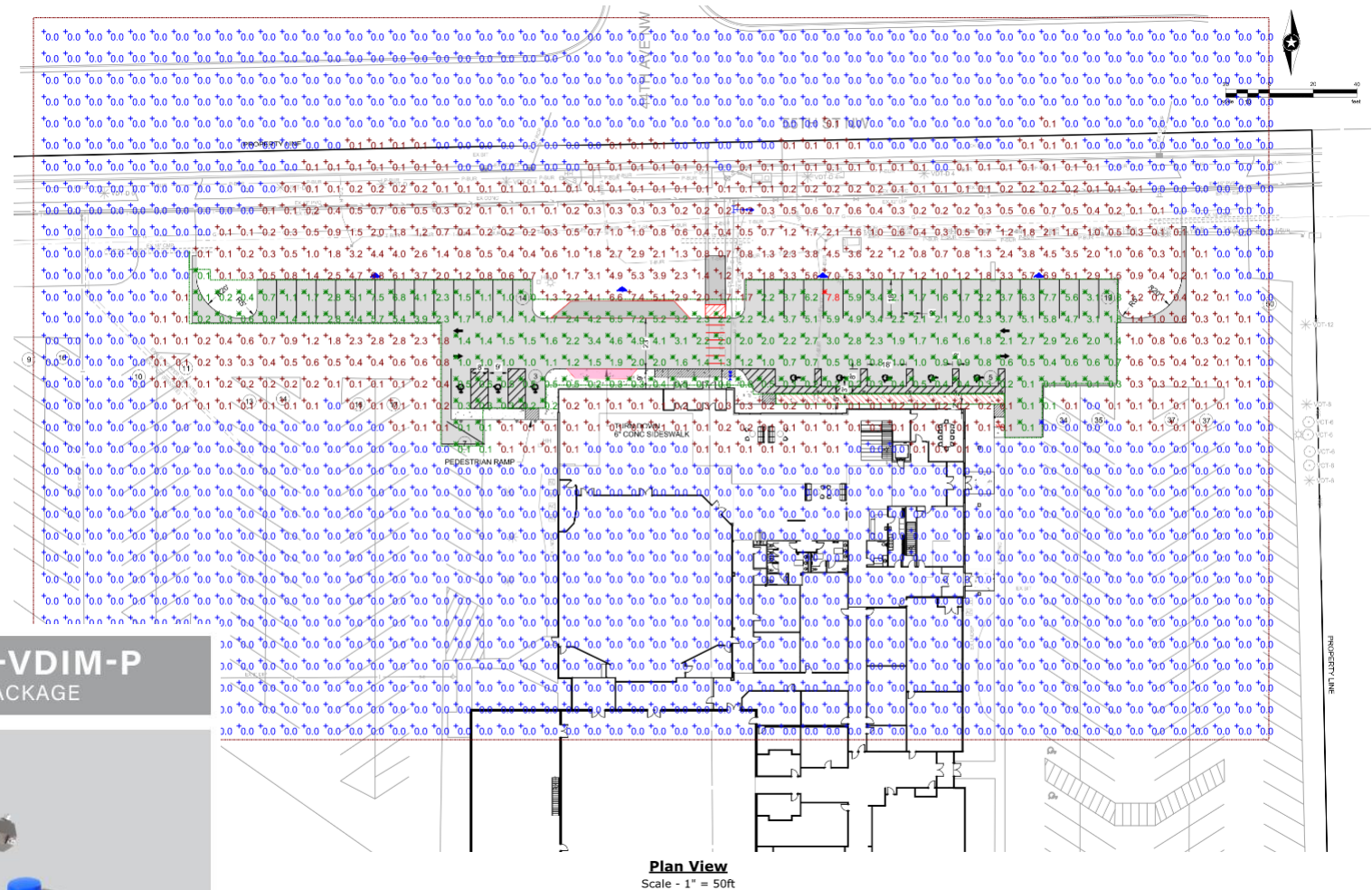


Photometric Plan

Photo metric plan shows the area within project scope.

Light is focused on Drive, Parking and Entrance. Note reduction of light at property boundaries.

Proposed lighting is energy efficient LED with directional shield to maximize lighting levels on ground surface and minimize horizontal shed.



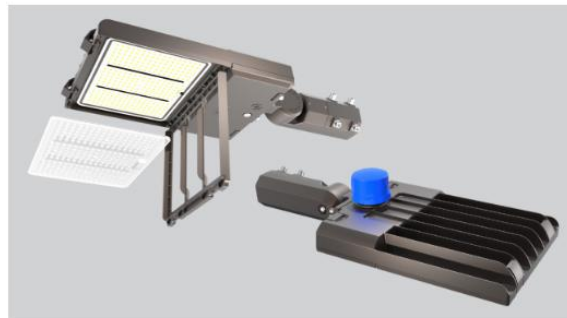
KT-ALED140PS-M2-OSB-SF-8CSB-VDIM-P SLIPFITTER-MOUNT LED AREA LIGHT PREMIUM PACKAGE

DESCRIPTION

140W Optic Swap LED Area Light | 120-277V Input | Bronze Housing | Slip Fitter Mount Kit Included

APPLICATION

Pole-mount or structure-mount outdoor illumination needs (including parking lots, auto dealerships, pathways, roadways, recreational venues, and other general area lighting requirements)



Traffic Impacts

Details on Preliminary Trip Generation Analysis/how much additional traffic could be generated.

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).