

10th St. Group Home

December 5th, 2023

5:00 PM

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Site Plan
 - Landscape Plan – not needed?
 - Building Elevation – photos?
 - Photometric Plan – not needed?
- Traffic Impacts
- Q&A

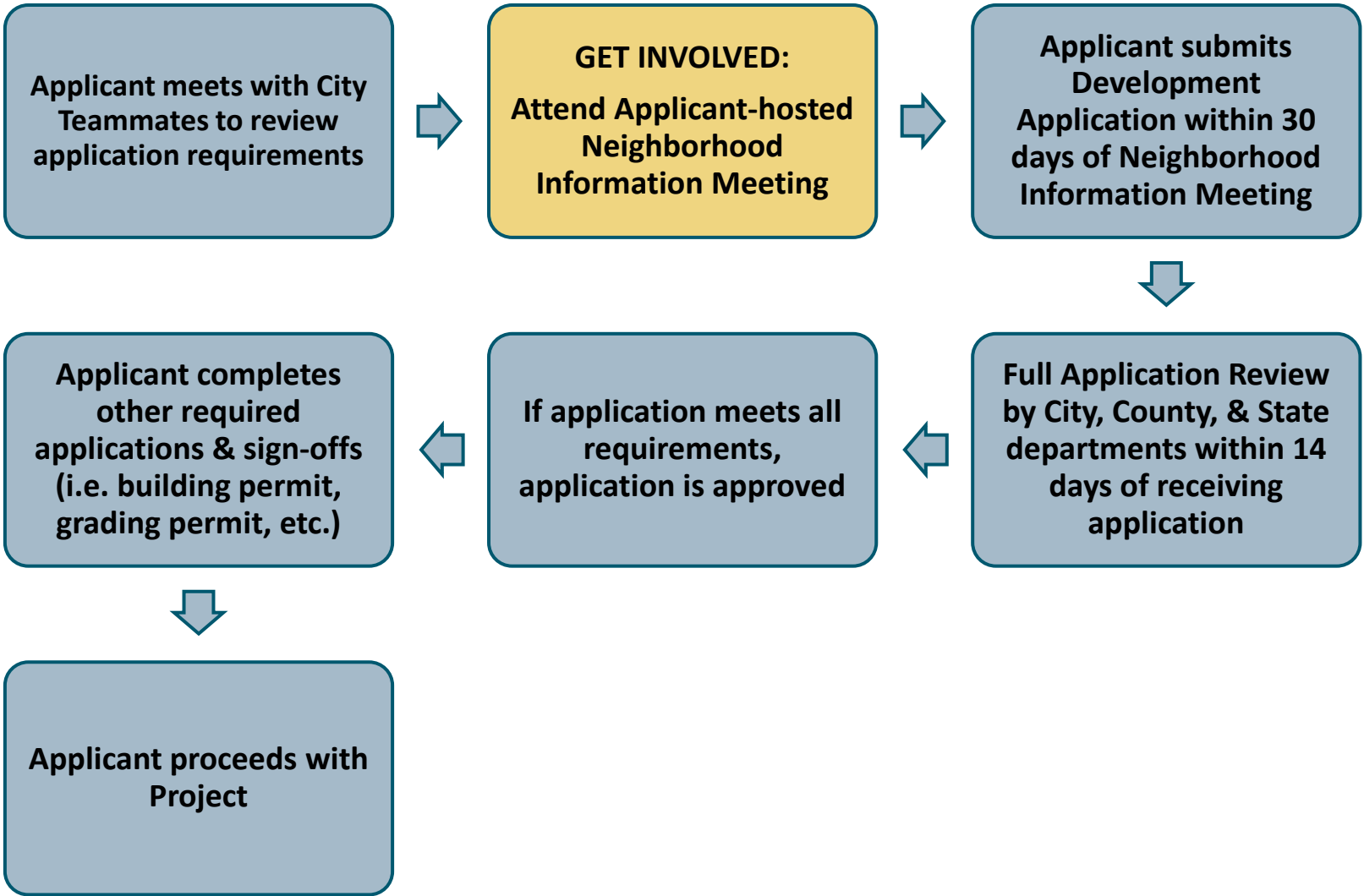
Introduction

- Mark Engel
 - Project Manager - Housing Development and Preservation, Olmsted County
- Paul Armon, AIA
 - Architect at Armon Architecture, Inc.

About our Project

- Change of use from Residential Care Facility to Congregate Housing
- Existing building with minor interior work including new walls, new kitchens, and adjusted restroom layouts
- No exterior work other than restriping of parking lot

The Application Process



Site Plan

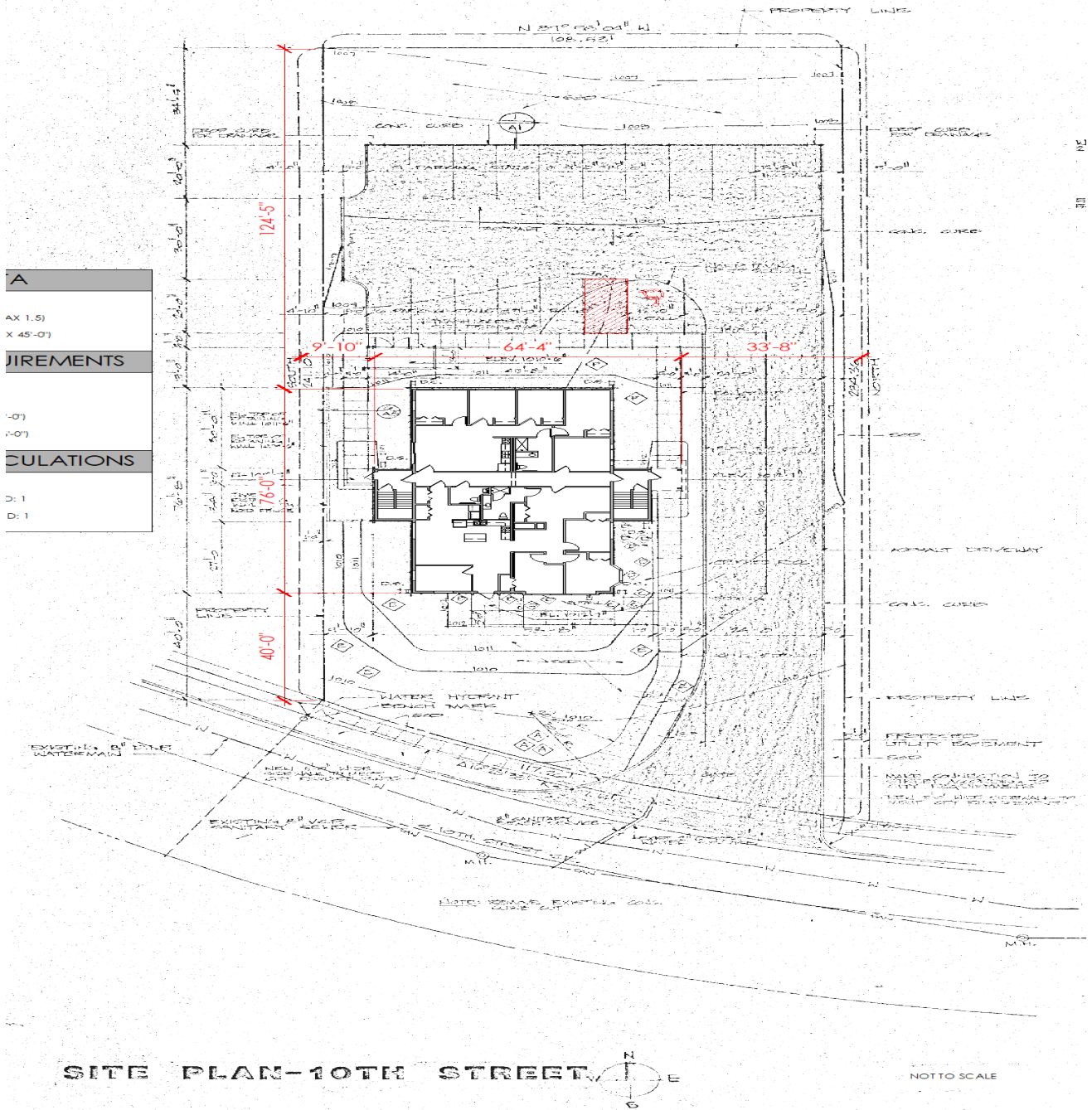
Height: 23'-1"

Setbacks: see dimensions on plan

FAR: 0.37

Parking: 16 total stalls, 1 accessible stall

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X 45'-0")
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Landscape Plan

There will be no change to the plantings, buffer yards, etc. on the site.



Building Elevation

There will be no change to the existing exterior of the building.



Photometric Plan

There will be no change to the existing lighting on the site.



Traffic Impacts

- 35 daily trips calculated by the County Traffic Engineer
- Applying for waiver

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).