

Conditional Use Permit

Rochester Adventist Elementary

Monday January 29th, 2024

5:00 pm

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Site Plan
 - Landscape Plan
 - Building Elevation
- Traffic Impacts
- Q&A

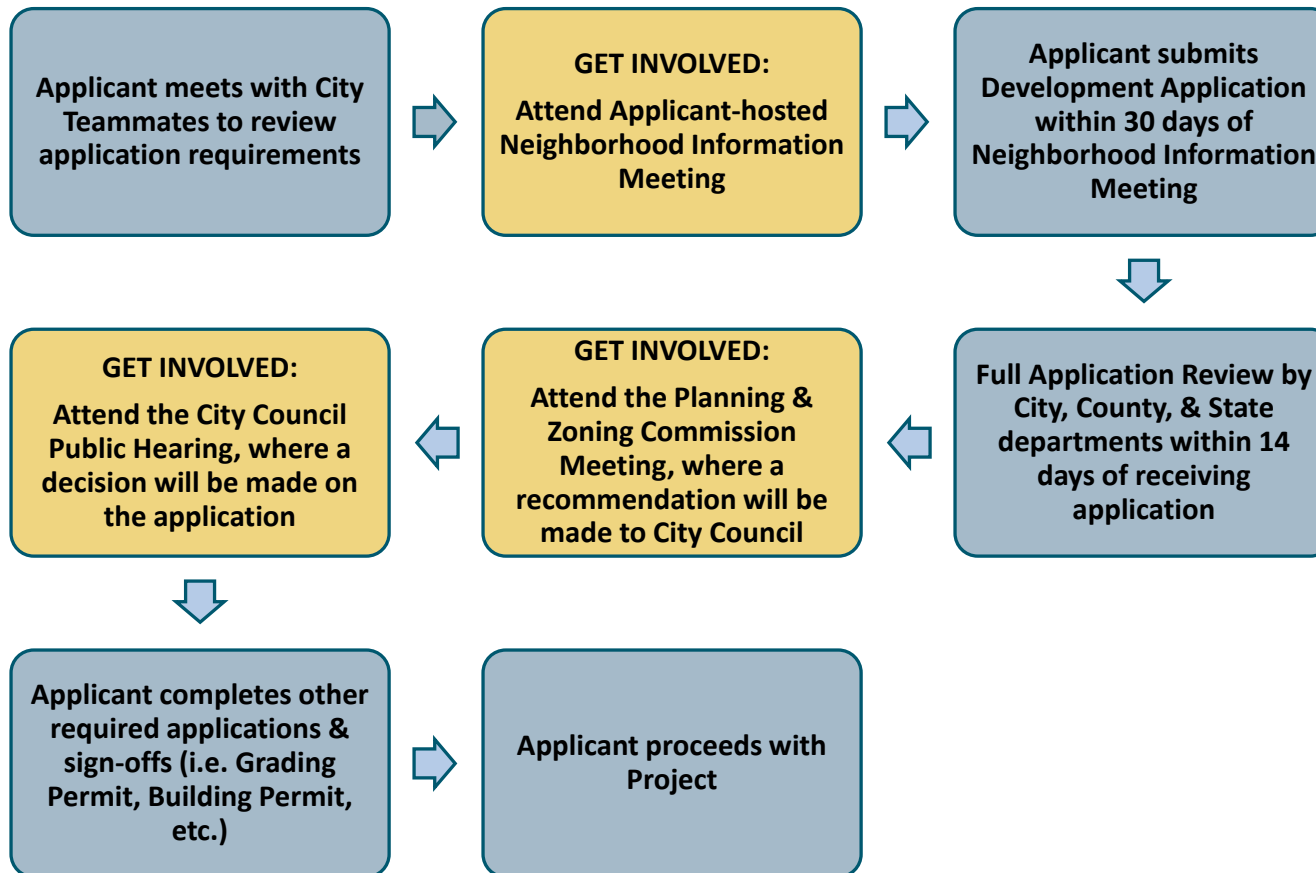
Introduction

- Dan Horsch, PE (MN, NC)
 - Civil Engineer at SEH – Rochester Office

About our Project

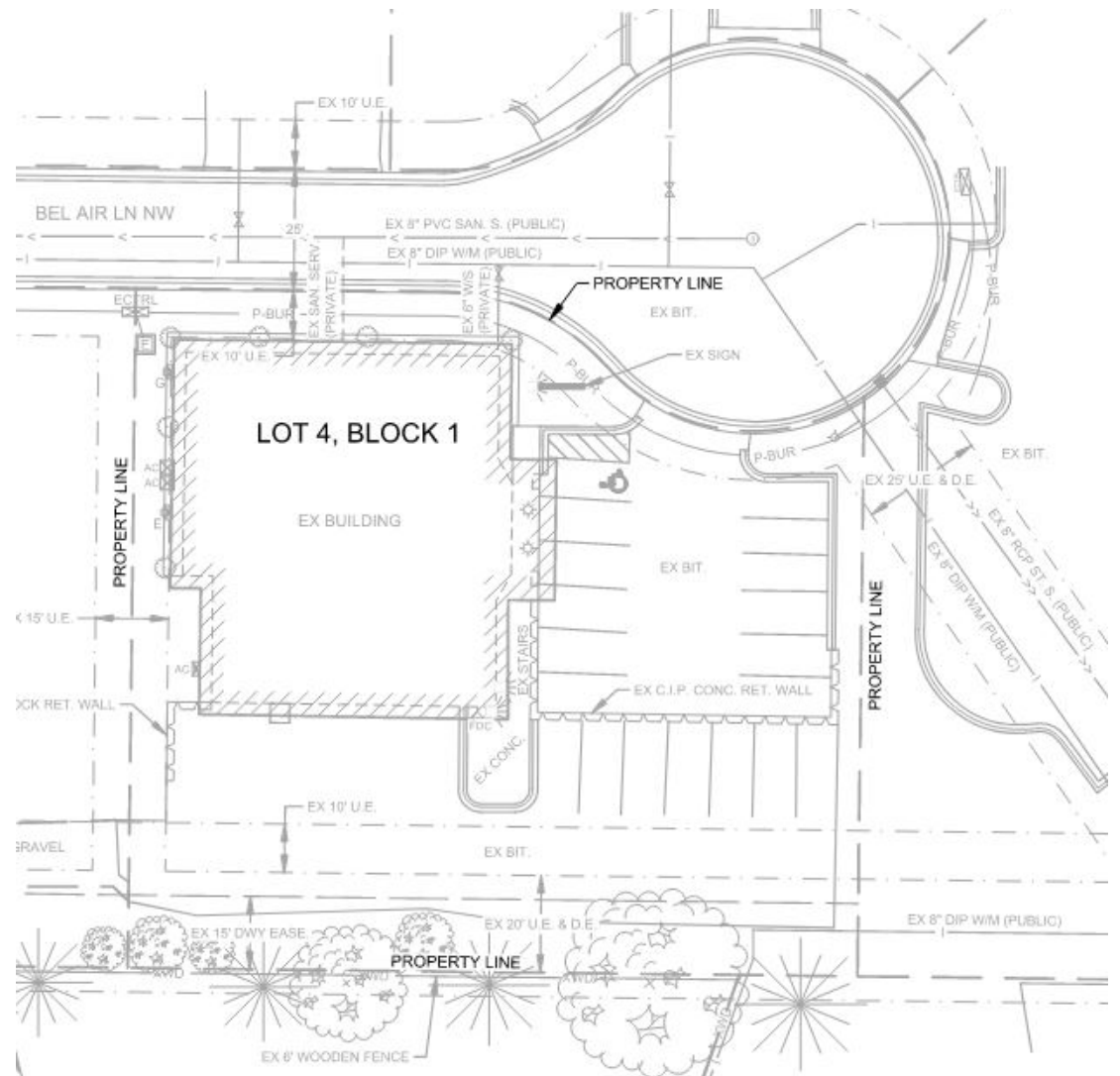
- Rochester Adventist Elementary's new location
- Minor interior modifications
- No exterior modifications planned

The Application Process



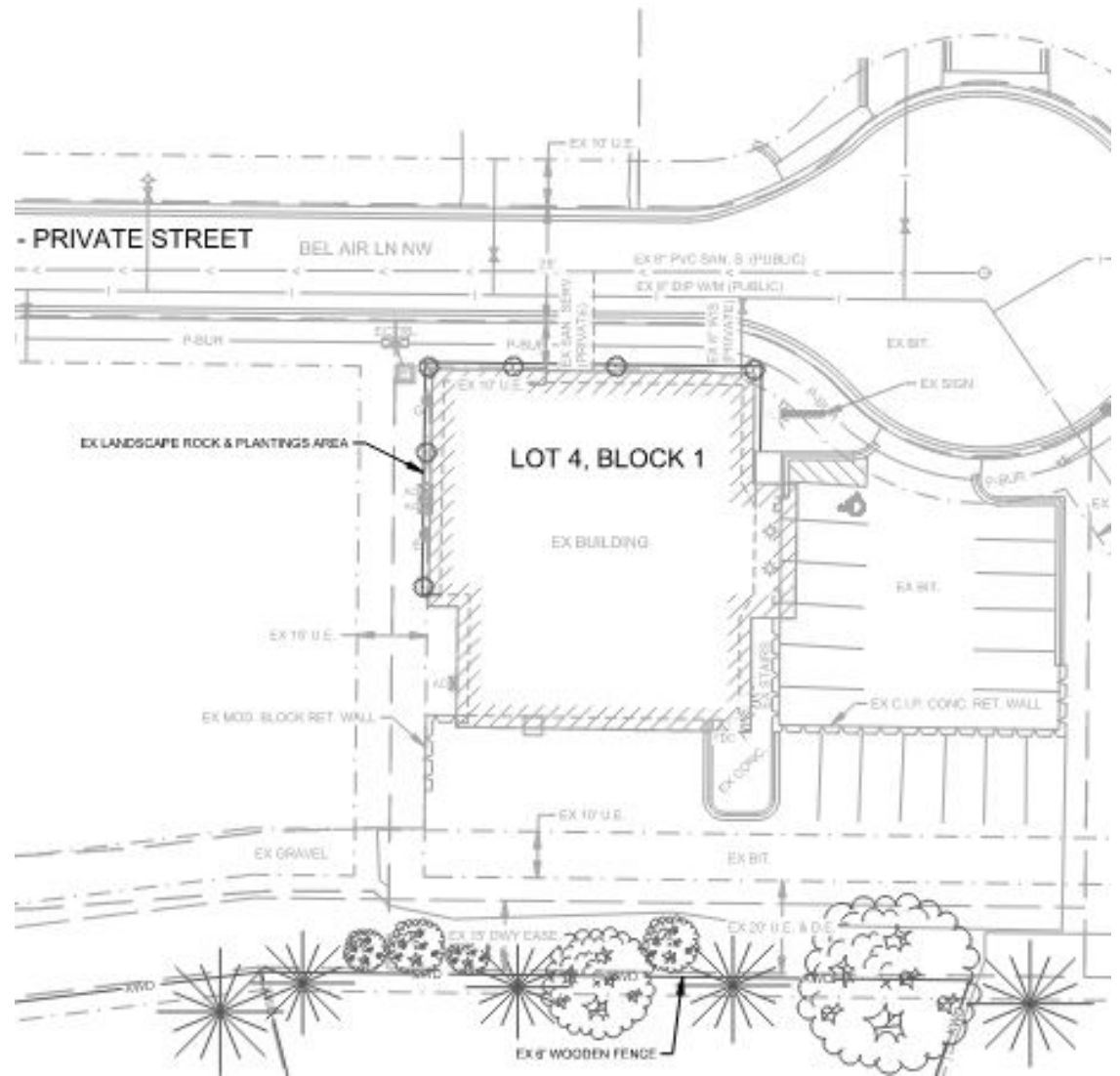
Site Plan

- Zoning: MX-S – Mixed Use Street Oriented
- Use: School
- Setbacks: N.A. (existing building)
- Floor Area Ratio: N.A. (existing building)
- Parking Required: 1 per classroom
 - 3 classrooms = 3 parking spaces
- Parking Provided: 19 spaces



Landscape Plan

- Base Plantings: N.A. (existing landscaping to remain)
- Bufferyards: south property line will be screened using the existing fence & trees
- Street Trees: N.A. (private street)



Building Elevations



North



East



West



South

Traffic Impacts

Preliminary Trip Generation Analysis

- Code 530 – Private School (K-8)
- 2 Classrooms In Use – 10 students per classroom
 - 20 students
 - 1 overflow classroom
- Estimated additional traffic generated:
 - 82 total daily trips
 - 20 peak hour (AM) trips

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).