

Rochester Motor Cars Car Clearance Center – Site Redevelopment

NEIGHBORHOOD INFORMATIONAL MEETING

3/26/2023, 5:00-6:00pm

Overview

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

Introduction

Owner

- *Rochester Motor Cars*

Consultant

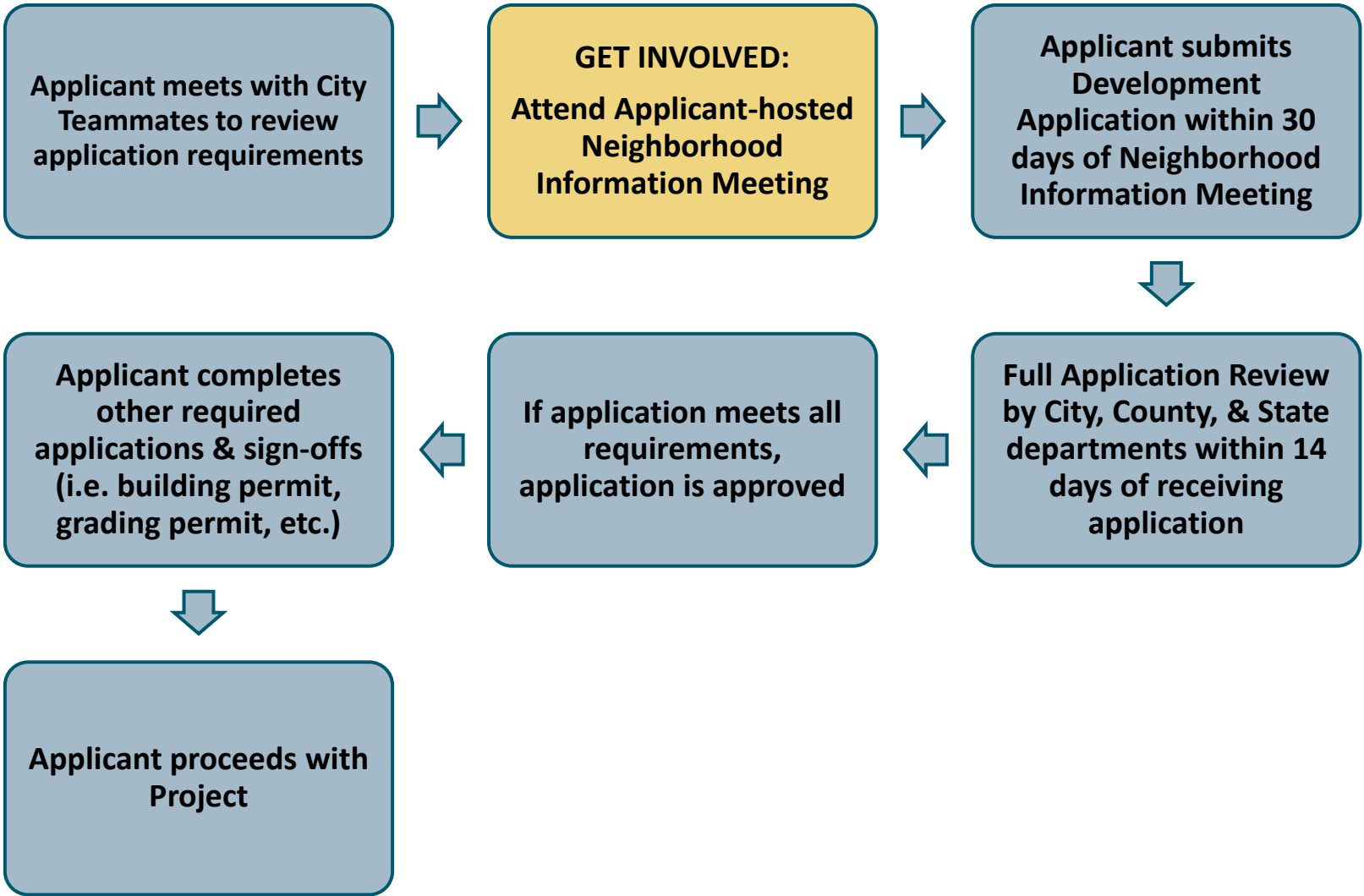
- *WSE Massey Engineering & Surveying (Civil Engineer)*
- *TLS Companies (GC/Builder)*

About our Project

- Proposed site redevelopment to construct a new vehicle sales office.
- Existing building was built in 1979 and has deteriorated.
- There are drainage significant drainage problems.
- Approximately 100 retail vehicle stalls, consistent with the current inventory.

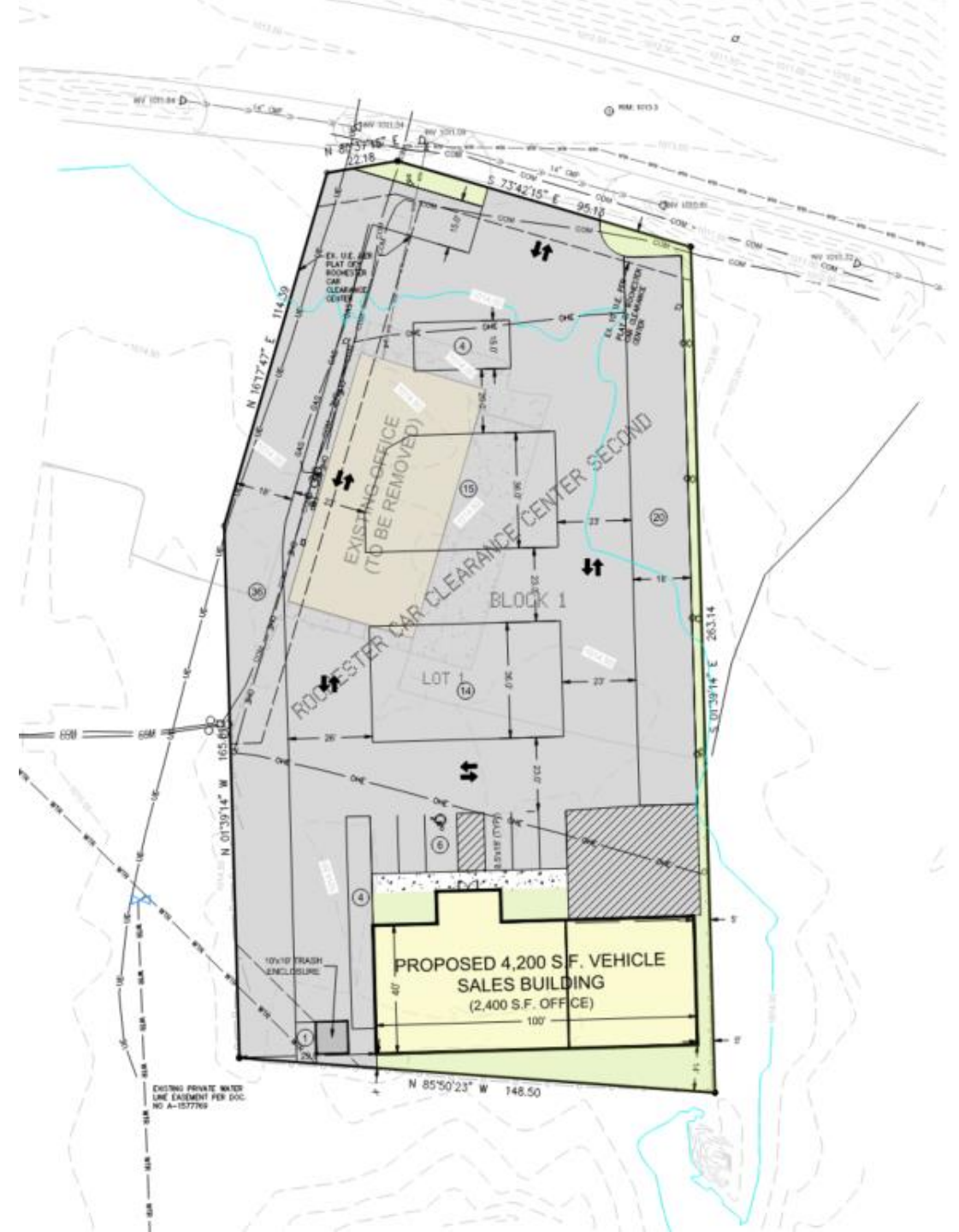


The Application Process



Site Plan

- Construct new 4,200 square foot office.
- Existing office to be removed once new one is constructed.
- Approximately 100 stalls for retail vehicles, consistent with today's count.

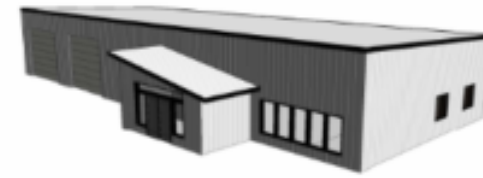


Landscape Plan

Proposed landscaping includes grass, trees, shrubs, and other plants.

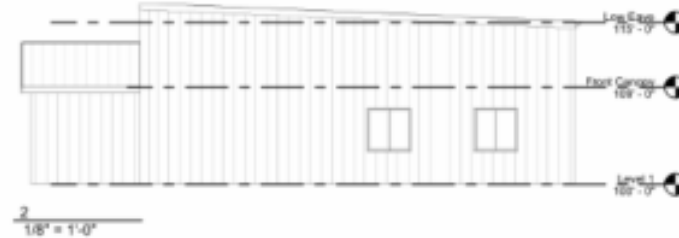
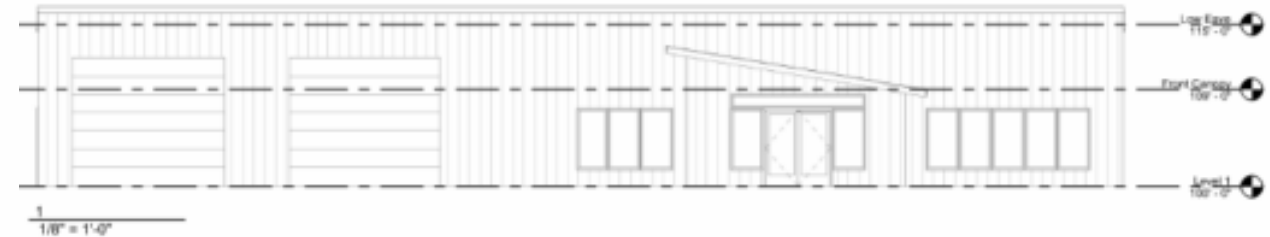
Bufferyard's are not required for this project due to the surrounding zoning.





Building Elevation

Final building design is in process by TLS. The proposed building includes 4 offices and 2 service bays.



Photometric Plan

N/A – No new lighting is proposed.

Traffic Impacts

A TIR waiver has been submitted to the city engineer. Existing access to 7th St NW remains.

Trips per day

- 108 daily trips – Proposed, based on building square footage
- 90 daily trips – Existing, based on building square footage

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).