Rochester Sand & Gravel: New Office Building

Annexation and Comprehensive Plan Amendment

Rochester Sand & Gravel, Inc. | Bolton & Menk, Inc. April 04, 2024

Overview

- Introductions
- About the Project
- Application Process
- Exhibits:
 - Existing & Requested Zoning Designation
 - Permitted Uses
 - Future Project Details
- Traffic Impacts
- Environmental Features
- Q&A

Introduction

Owner: Rochester Sand & Gravel, Inc. (Mathy Construction)

Engineer: Bolton & Menk, Inc.

About the Project

Annexation

• 9.48 acre parcel splitting from current RS&G property

Comprehensive Plan Amendment

- Requested zoning: Light Industrial (LI)
 - Change from Future Land Use designation of Low-Density Residential

Project Details:

- Proposed office building & cold storage facility
- Extend sanitary sewer and water main to serve property

The Application Process

Applicant meets with City Teammates to review application requirements



GET INVOLVED:

Attend Applicant-hosted Neighborhood Information Meeting



Applicant submits
Development Application
within 30 days of
Neighborhood Information
Meeting



GET INVOLVED:

Attend the City Council
Public Hearing, where a
decision will be made on
the application



GET INVOLVED:

Attend the Planning & Zoning Commission Meeting, where a recommendation will be made to City Council



Full Application Review by City, County, & State departments within 14 days of receiving application



Applicant completes other required applications & sign-offs (i.e. site development plan or final plat, etc.)

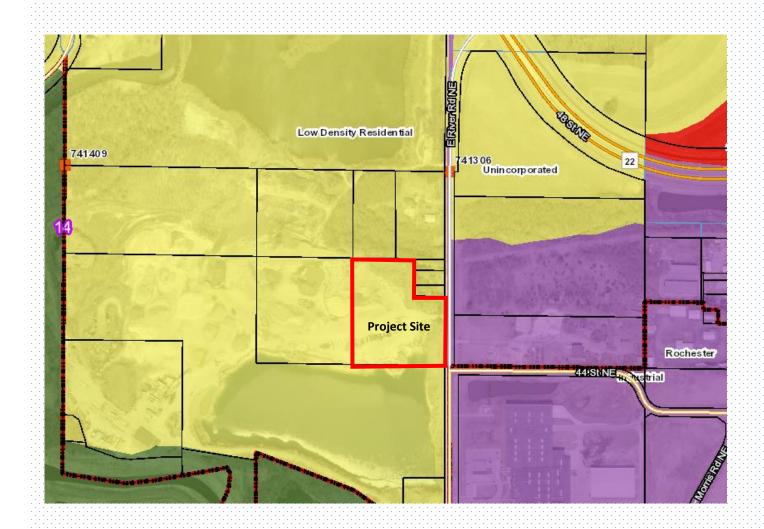


Applicant proceeds with Project

Existing Zoning

Currently within Cascade Township, Olmsted County

- Rochester Future Land Use Map = Low Density Residential
- Rochester Growth Management Map = Near Term Urban Expansion
- Default Zoning = R-2 (Low Density Small Lot)

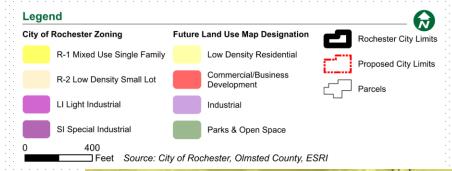


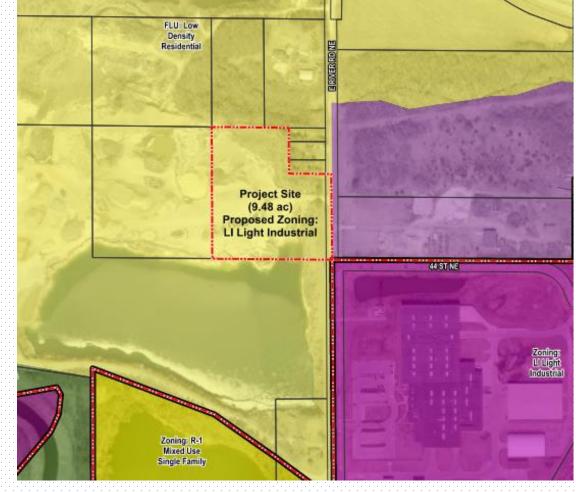
Requested Zoning

Proposed Zoning = Light Industrial (LI)

Dimensional Standards from UDC

Ta	ble 200.03-15 LI Lot and Building S	Standards									
Lo	t Dimensions (Minimum)										
	Lot Area	None									
	Lot Width	None									
Bu	ilding Setbacks (Minimum in feet)										
Α	Front	25									
В	Interior Side	None									
	Street Side	12									
	Minimum Sum of Interior Side Yards	None									
С	Rear	10 [1]									
Bu	ilding/Structure Height (Maximum in feet)										
D	Primary Structure	40 [1]									
Е	Accessory Structure	None [2]									
	NOTES										
	[1] Rear Yard may be reduced to 0 feet when abutting a railroad.										
	[2] If within 100 feet of an Agricultural and Residential District, then 50 feet maximum height for accessory structures.										





Permitted Uses

Permitted uses of the existing and proposed zoning districts, per the Allowed Uses Table from the UDC (Table 300.01-1)

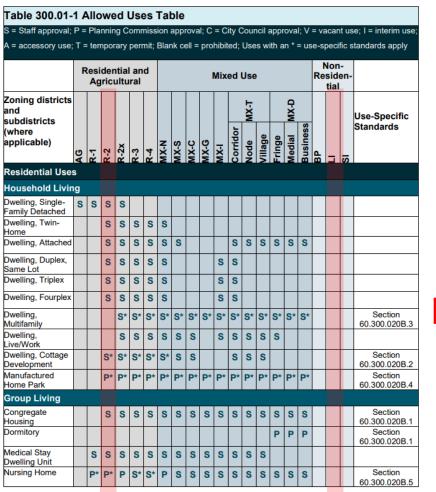


Table 300.01-				-			_														
S = Staff approval; A = accessory use;																					
	R	esi Ag		ntia ultu		d	Mixed Use												Non side tial	en-	
Zoning districts and subdistricts									MX-C	MX-G			T-XM	MX-T		MX-D					Use-Specific
(where applicable)	AG	R-1	R-2	R-2x	R-3	R4	N-XM	S-XM			MX-I	Corridor	Node	Village	Fringe	Medial	Busines	ВР		SI	Standards
Hotel or Motel								S	S	S	S	S	S	S	S	S	S		P		
Neighborhood Food and Service			Р	s	s	S	S*	S*	S	S	s	S	S	S	S	S	s				Section 60.300.020D.16
Standard Restaurant						P*	S	S*	S*	S*	S*	S*	S*	S*	S*	S	S*	S	S*	S*	Section 60.300.020D.22
Office, Business	s, aı	nd I	Pro	fes	sio	nal	Ser	vic	es												
Art Studio and Workshop				٧		S	s	S	s	S	s	S	S	S	s	S	S				Section 60.300.020D.4
Business or Personal Service				S*	S*	S*	S*	S*	S	S*	S*	S	S	S	S	S	S	s	S		Section 60.300.020D.7
Construction Office										P*									S*	S*	Section 60.300.020D.9
inancial netitution							S	S	S	S	s	S	S	S	S	S	S	s	S		
Office				s		P*	S*	S*	s	s	s	s	s	s	s	s	s	s	s		Section 60.300.020D.17
Research and Festing									Р	S	S	S	S	S	P*	S	Р	S	S	S	Section 60.300.020D.21
Retail Sales																					
Retail, Neighborhood				s	٧	S	S*	S*	s	S	S	S	S	S	S	S	S				Section 60.300.020D.23
Retail, Small				P*	P*	S*		S*	S	S	S	S	S	S	S	S	S		S		Section 60.300.020D.24
Retail, Medium								Р	S*	S	S	S	S	S	S		S		S		Section 60.300.020D.25
Retail, Large									P	S*	P*	S*	S*	S*	S*		S*	Р	S*		Section 60.300.020D.26
ehicles and Tra	ans	por	tati	on																	
Air Fransportation										C*	C*								P*	P*	Section 60.300.020D.3
Automotive Center								P	P	S					S			s	S	S	

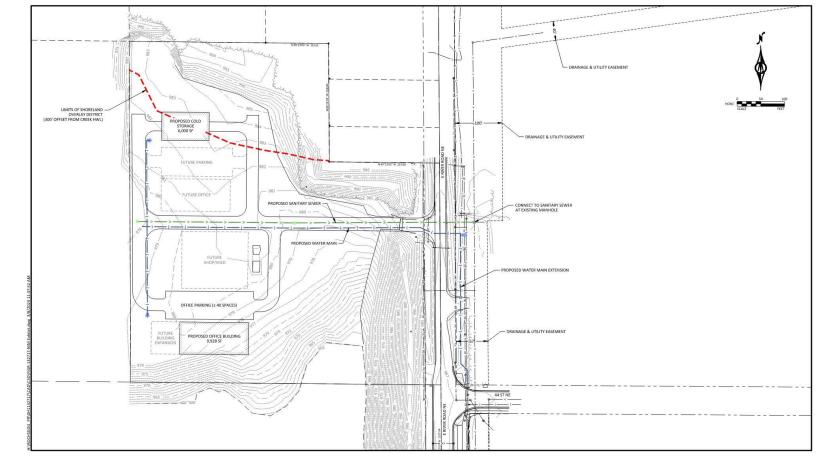
тап,	PΕ	Pla	nnir	na C	omr	niss	ion	app	rova	il: C	= 0	ity (Cou	nciL	appı	rova	I: V	= v:	car	nt us	e; I = interim use;	
A = accessory use:																						
,			_		_					_												
	R			ntia ultu		d					Mix	ed	Re	Non sid tial	en-							
Zoning districts and subdistricts												MX-T				MX-D					Use-Specific	
(where applicable)	AG	۲-1	R-2	R-2x	2-3	R.4	N-XI	S-XM	MX-C	MX-G	HX-I	Corridor	Node	Village	Fringe	Medial	Business	ВР	_	<u></u>	Standards	
Automotive Repair Services, Major		Ī		_					Р	s								P	s	s		
Fueling Station								P*	S*	S*				A *				S	S*	S*	Section 60.300.020D.11	
Motor Freight and Warehousing									Р	S*	P							Р	S*	S*	Section 60.300.020D.14	
Motor Vehicle Sales, Leasing or Storage									s	S*								S*	S*	s	Section 60.300.020D.15	
Parking Garage					A *	A *				A *	S*	C*	C*	S*	C*	C*	C*	A *	A *	Α*	Section 60.300.020D.19	
Parking Lot	A	A *	A *	A *	A *	A *	A *	A *	S	S	S	C*	C*	S*	T	T	I	s	S	s	Section 60.300.020D.20	
Public Transportation Dispatch Facility										S	P	Р	P	S		Р	P	S	S	s		
Railroad Transportation																				s		
Industrial Uses																						
Manufacturing,	Pro	ces	sin	g, a	and	Со	mn	erc	cial	Ser	vic	es										
Artisan Manufacturing							S	S	S	S	P	S	S	S	S	S	S					
Heavy Commercial Services									s	s	P							P	S	s		
Heavy Industry																				S*	Section	
Light Industry										Р								s	S	S	60.300.020E.1	
Recycling Transfer Facility									S	S	S							Р	S	S		
Repair and Maintenance Shop				P*		S*	S*	S*	S*	S*		S*		S*				s	s	s	Section 60.300.020E.4	

Future Project Details

- Proposed office building and cold storage facility
- Water and sewer extensions
- Future additional office building and machine shop
- Future office expansion
- Future shoreland improvements

New Office & Cold Storage
Rochester Sand & Gravel





Traffic Impacts

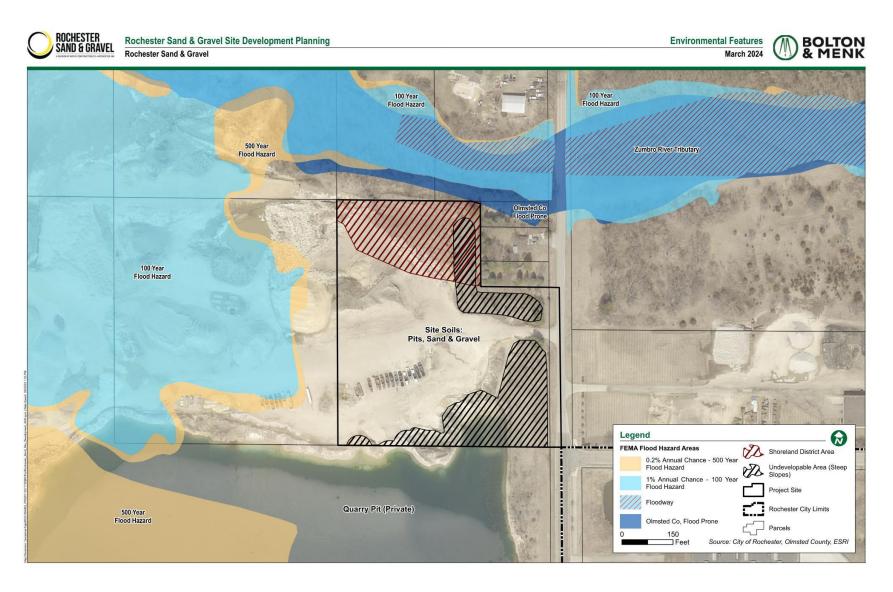
- A waiver for a Traffic Impact Report (TIR) Determination was signed by the City Engineer (Dec 2023):
 - Below threshold / minimal traffic impacts based on proposed use

ITE Trip Generation Manual = between 171 and 215 trips per day

Environmental Features

- Nearby public waters:
 - Zumbro River tributary north of site (Hadley Creek).
 - Middle Fork Zumbro River
- Quarry pit lake south of site (not public water)
- Separate Permit for construction within shoreland district allowed uses.
- Existing berm along E River Road NE and in NE corner of site.
- Minimal clearing of natural vegetation
- Landscaping requirements for parking lot, tree plantings along driveway
- Stormwater from site will not be discharged to public storm sewer system

Environmental Features



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).