

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

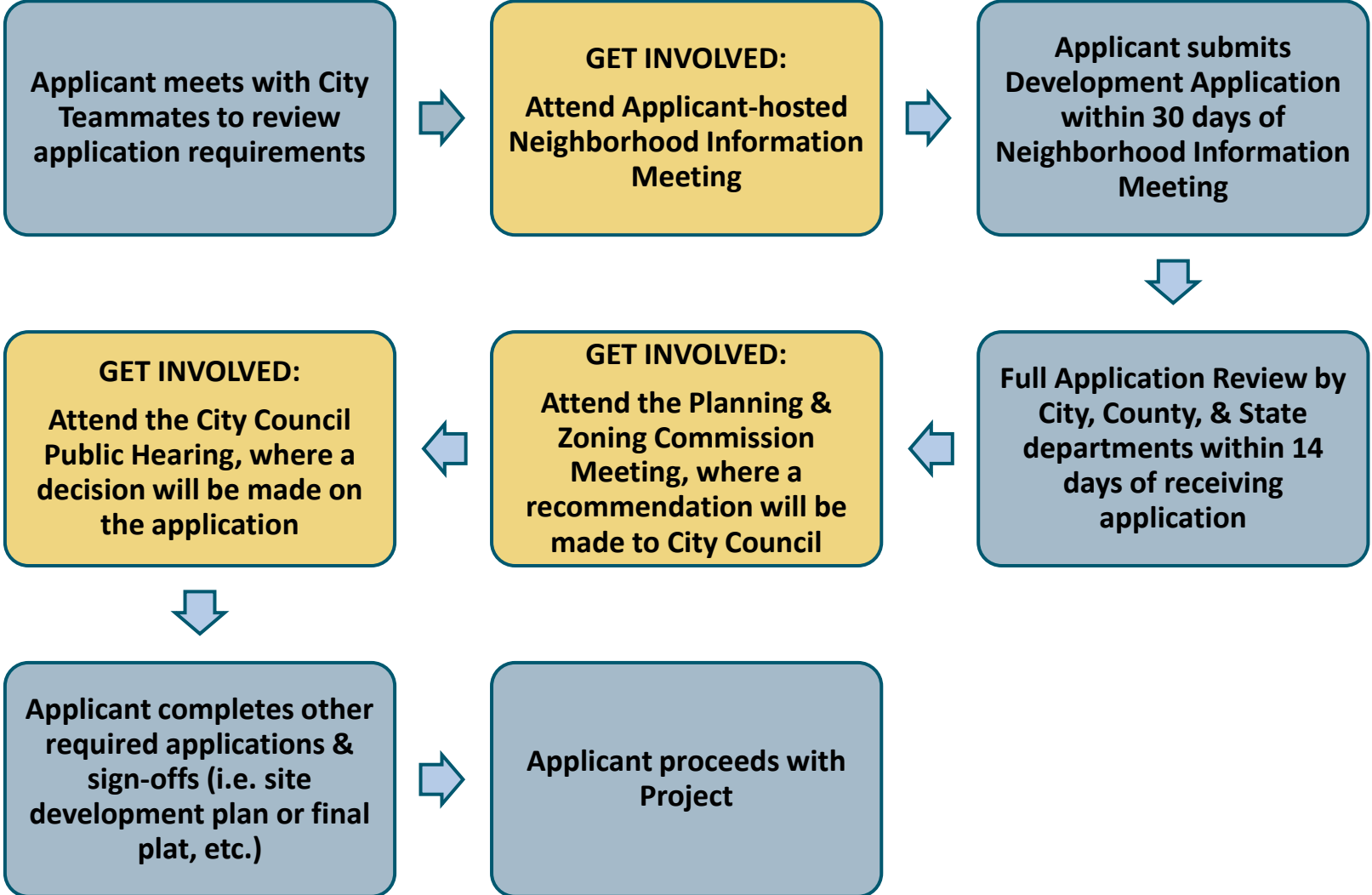
Comprehensive Plan Amendment

- 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

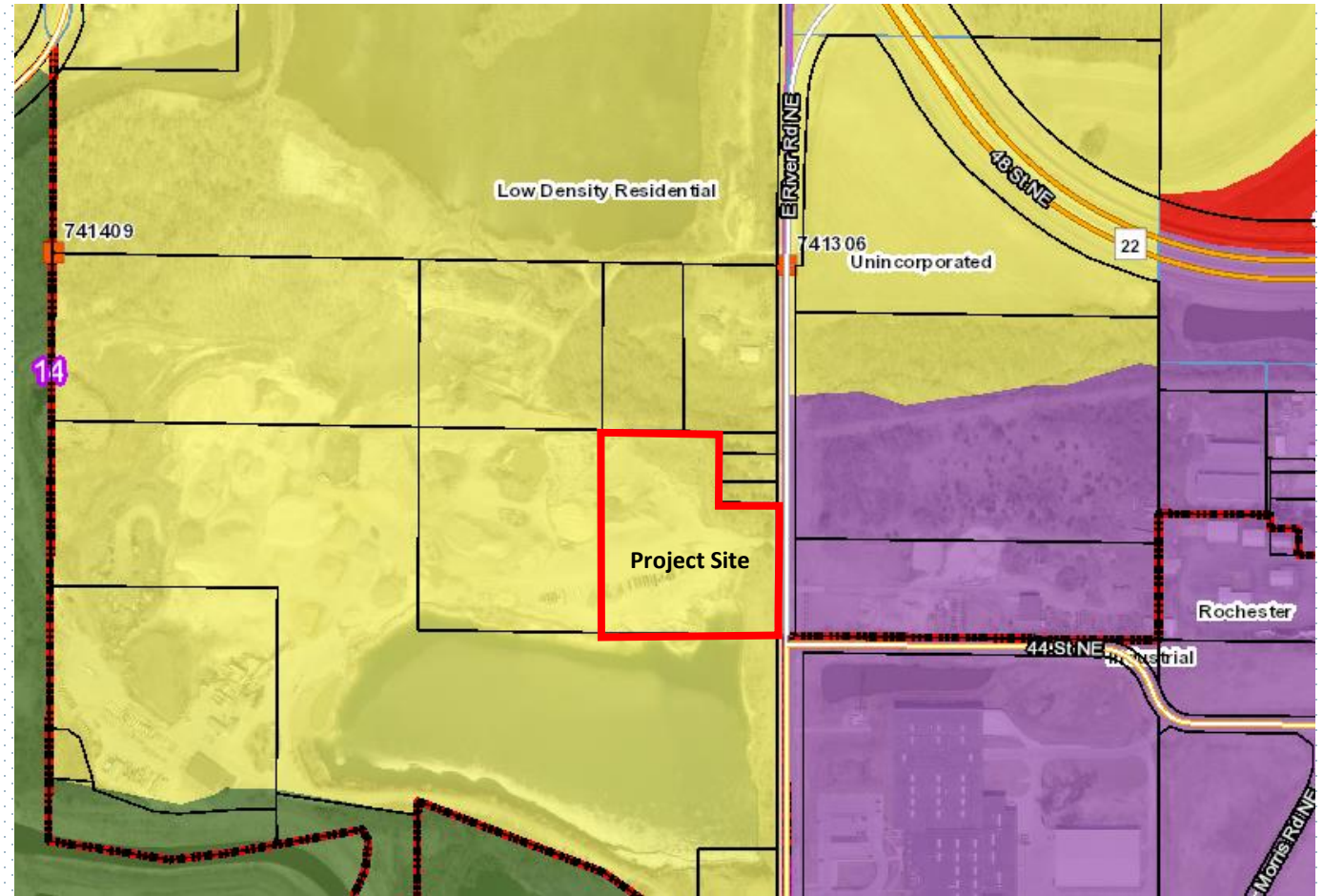
The Application Process



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

Table 200.03-15 LI Lot and Building Standards	
Lot Dimensions (Minimum)	
Lot Area	None
Lot Width	None
Building Setbacks (Minimum in feet)	
A Front	25
B Interior Side	None
Street Side	12
Minimum Sum of Interior Side Yards	None
C Rear	10 [1]
Building/Structure Height (Maximum in feet)	
D Primary Structure	40 [1]
E 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.	

Legend

City of Rochester Zoning

- R-1 Mixed Use Single Family
- R-2 Low Density Small Lot
- LI Light Industrial
- SI Special Industrial

Future Land Use Map Designation

- Low Density Residential
- Commercial/Business Development
- Industrial
- Parks & Open Space



Rochester City Limits



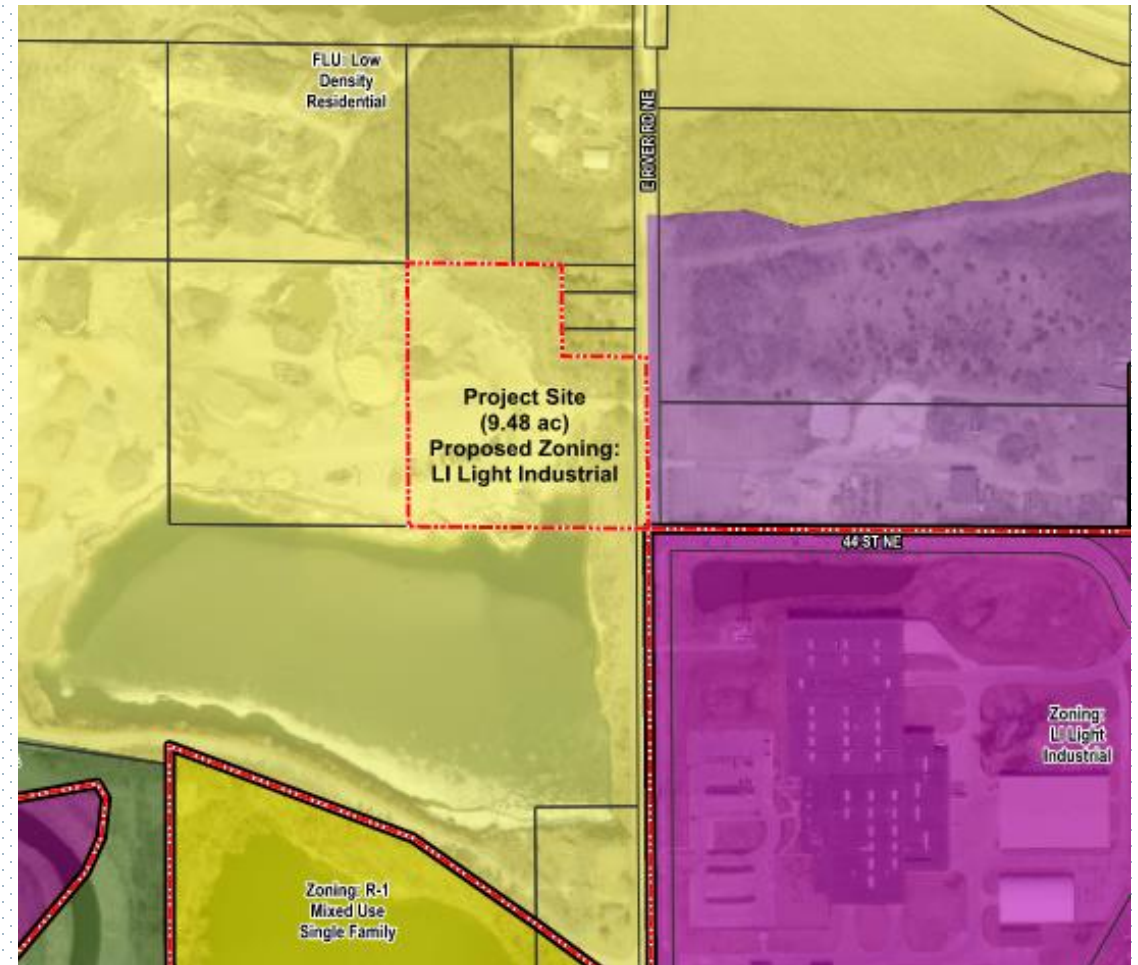
Proposed City Limits



Parcels

0 400

Feet Source: City of Rochester, Olmsted County, ESRI

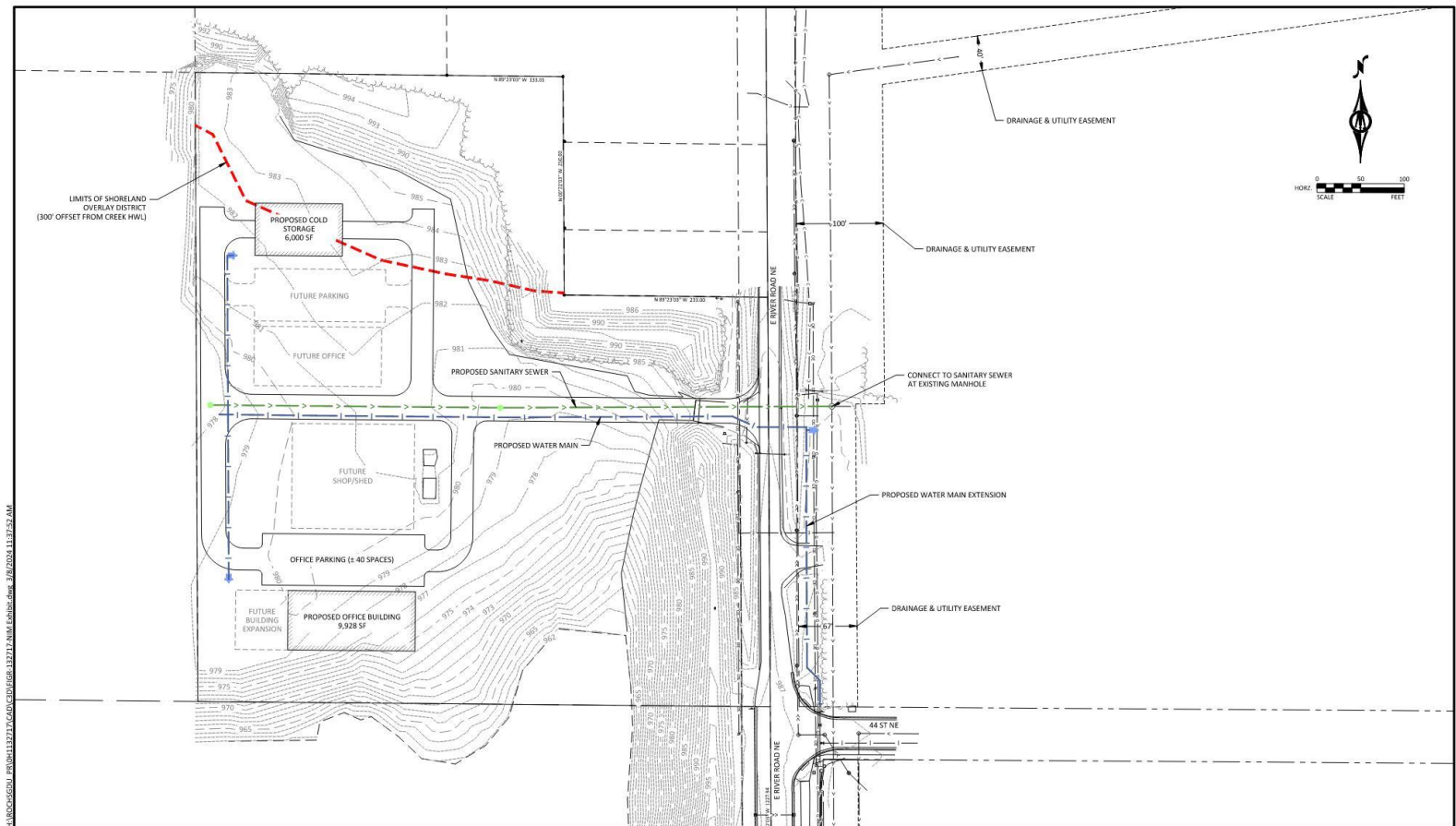


Future Project Details

- 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

Preliminary Planning Exhibit
March 2024



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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

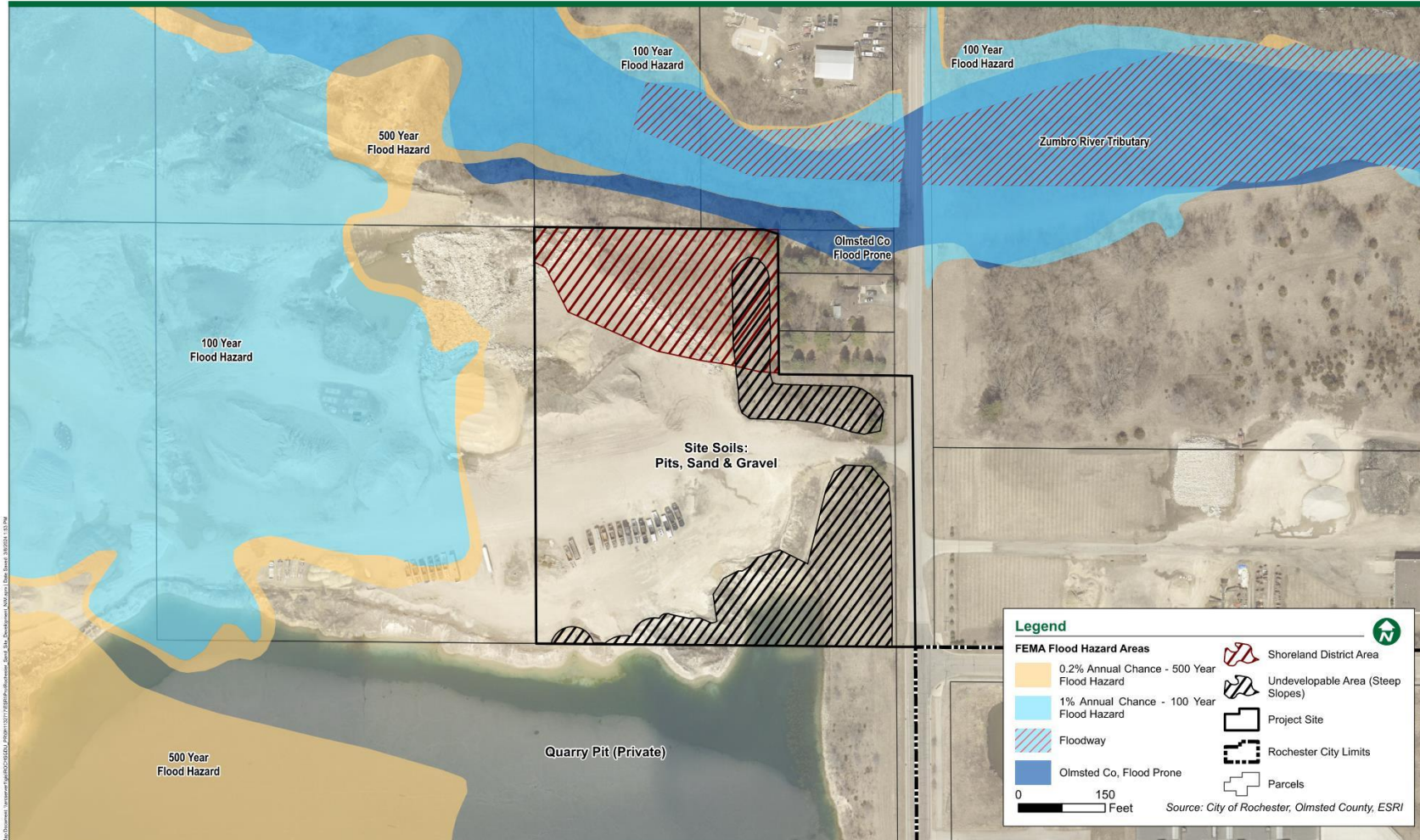
- Nearby public waters:
 - Zumbro River tributary north of site (Hadley Creek).
 - Middle Fork Zumbro River
- Quarry pit lake south of site (not public water)
- Separate Permit for construction within shoreland district – allowed uses.
- Existing berm along E River Road NE and in NE corner of site.
- 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



Rochester Sand & Gravel Site Development Planning
Rochester Sand & Gravel

Environmental Features
March 2024



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).