

MEDIUM DENSITY RESIDENTIAL ALLEN SECOND SUBDIVISION

Meeting at

5:30 PM on 4/9/2024

Red Cross at 305 Alliance Pl NE, Rochester, MN 55906

Presented by Tyler Mandler of WSE Massey Engineering & Surveying

Overview

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

Introduction

Architect: CRW Architecture & Design

Planner & Civil Engineer: WSE Massey Engineering & Surveying

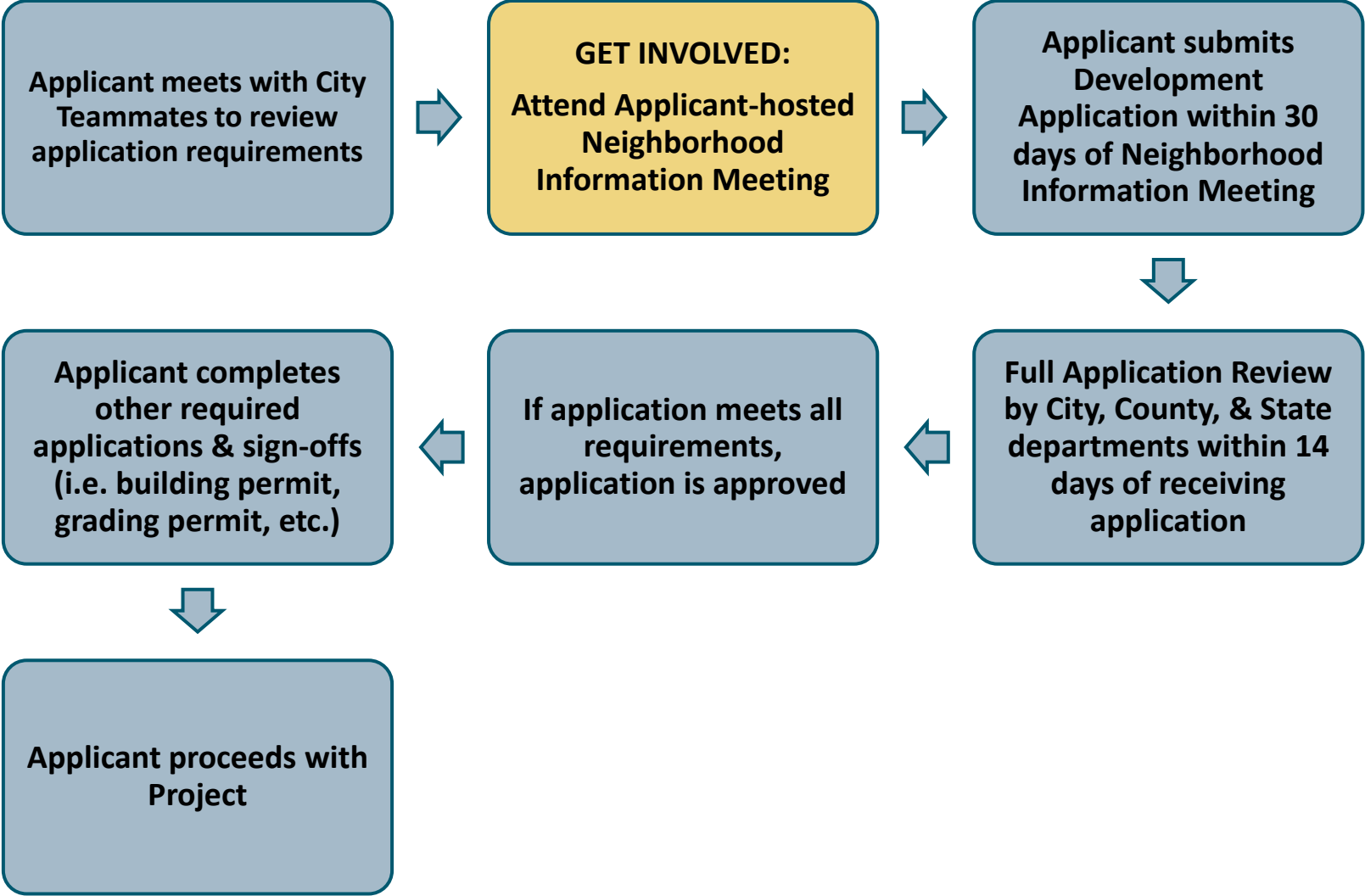
About our Project

Development of a portion of Outlot B of Allen Second Subdivision.

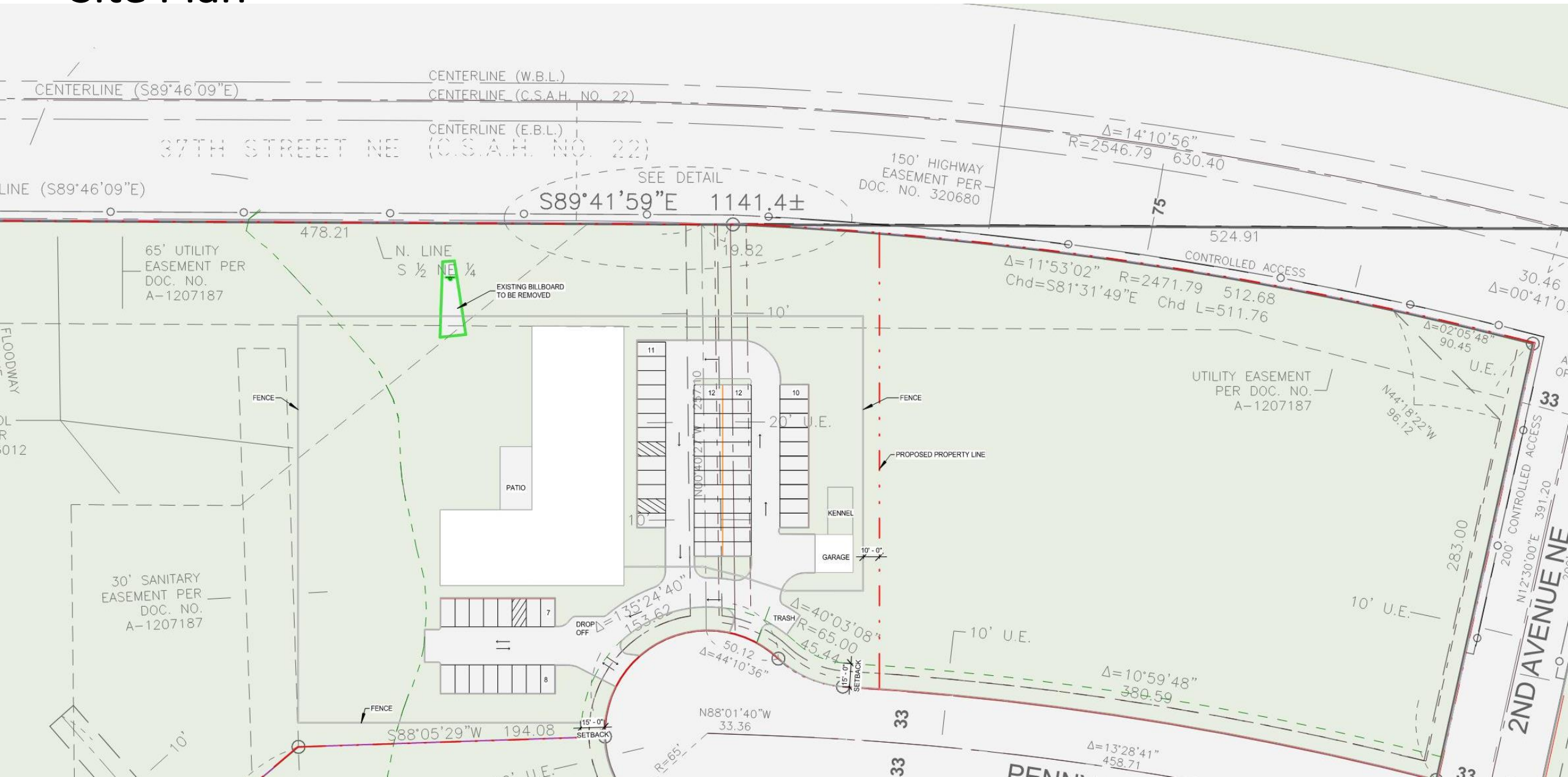
Medium Density Residential building with office spaces included on the ground level.

Off-street parking and recreational spaces for building occupants.

The Application Process

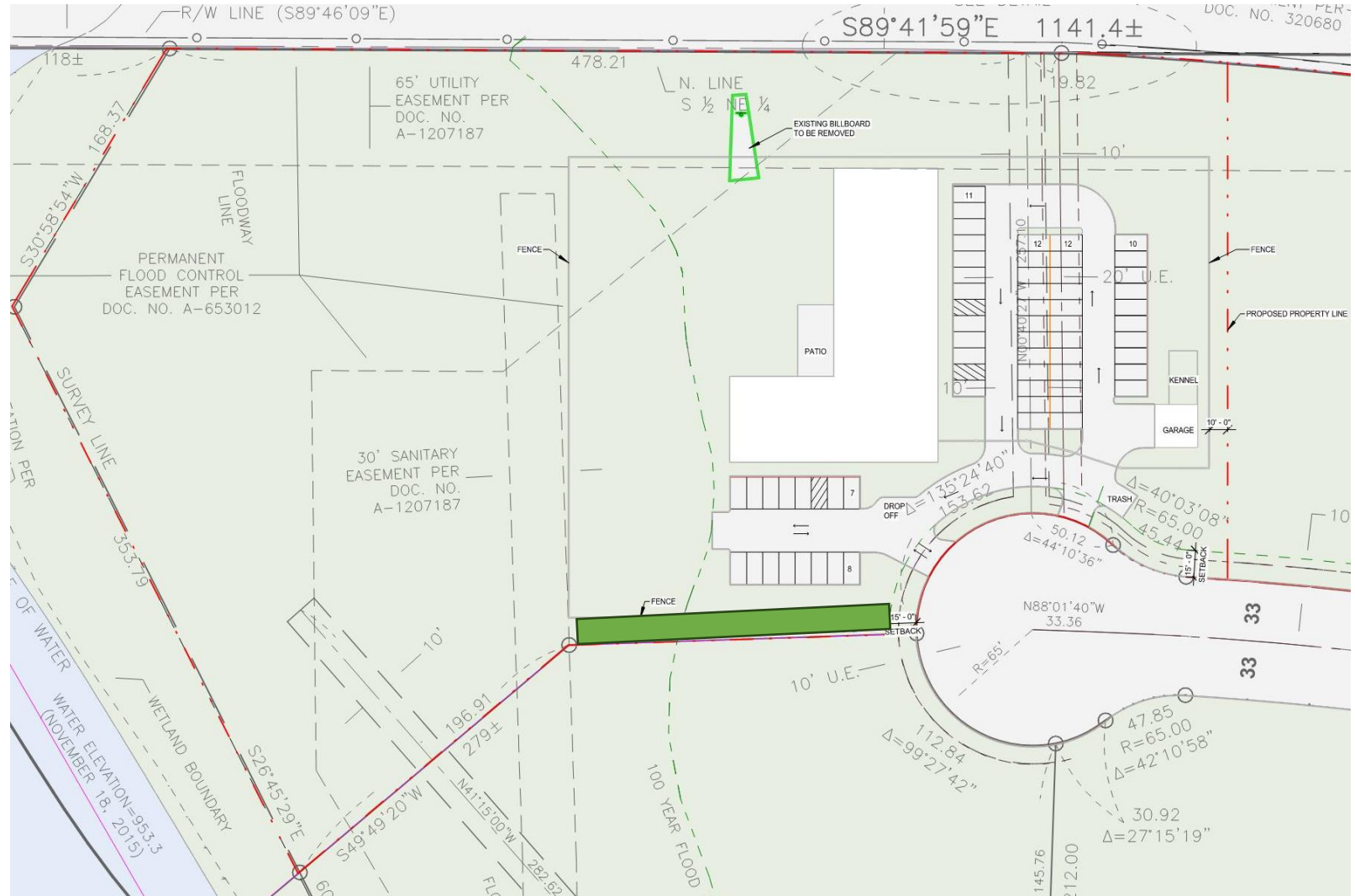


Site Plan



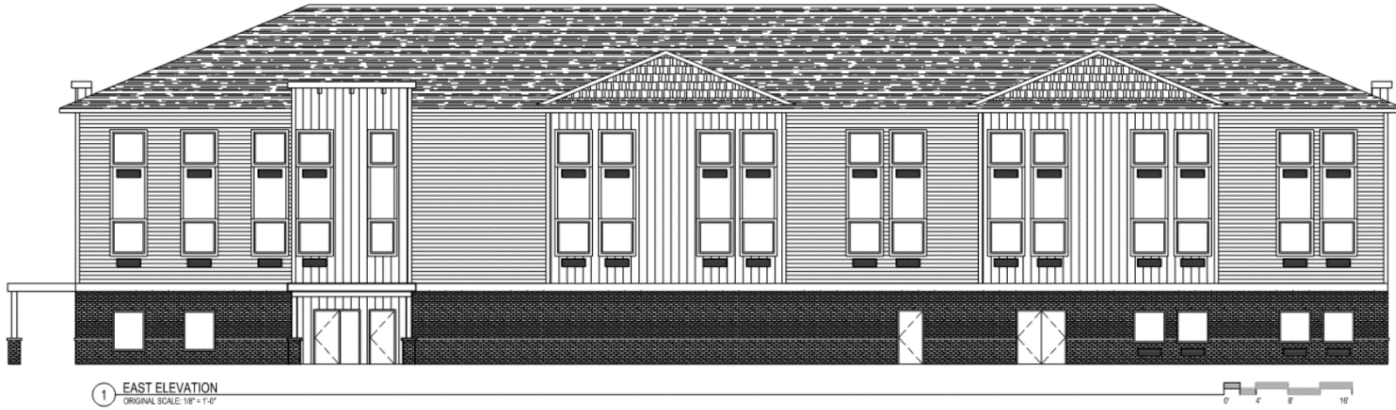
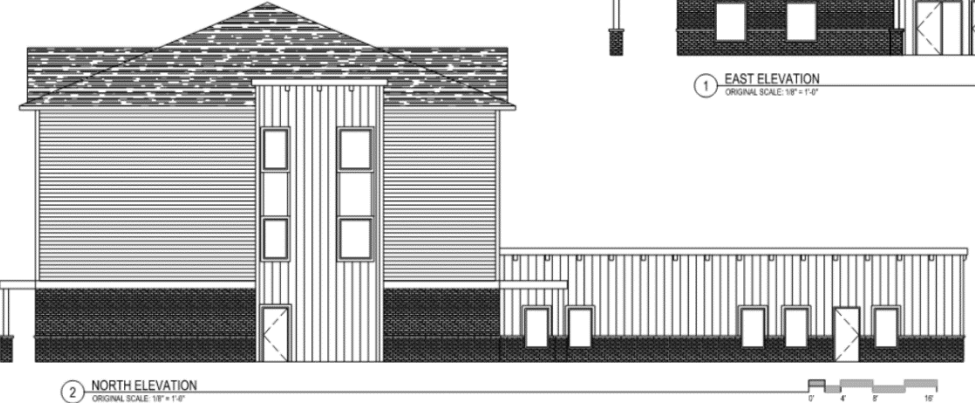
Landscape Plan

- Landscape area – 15% Required.
 - Significantly more of the site will be landscaped due to the floodplain to the west. (>50%)
- Plantings will comply with the requirements of the City of Rochester UDC.
- There is a Bufferyard required for this site on the south property line where it abuts a residential use in a residential zone.
 - Level 2 – 15' wide bufferyard will be planted.
 - Three canopy plantings, 4 understory plantings, and 8 shrubs per 100 feet.
- Boulevard Trees will be required along Penny Lane.



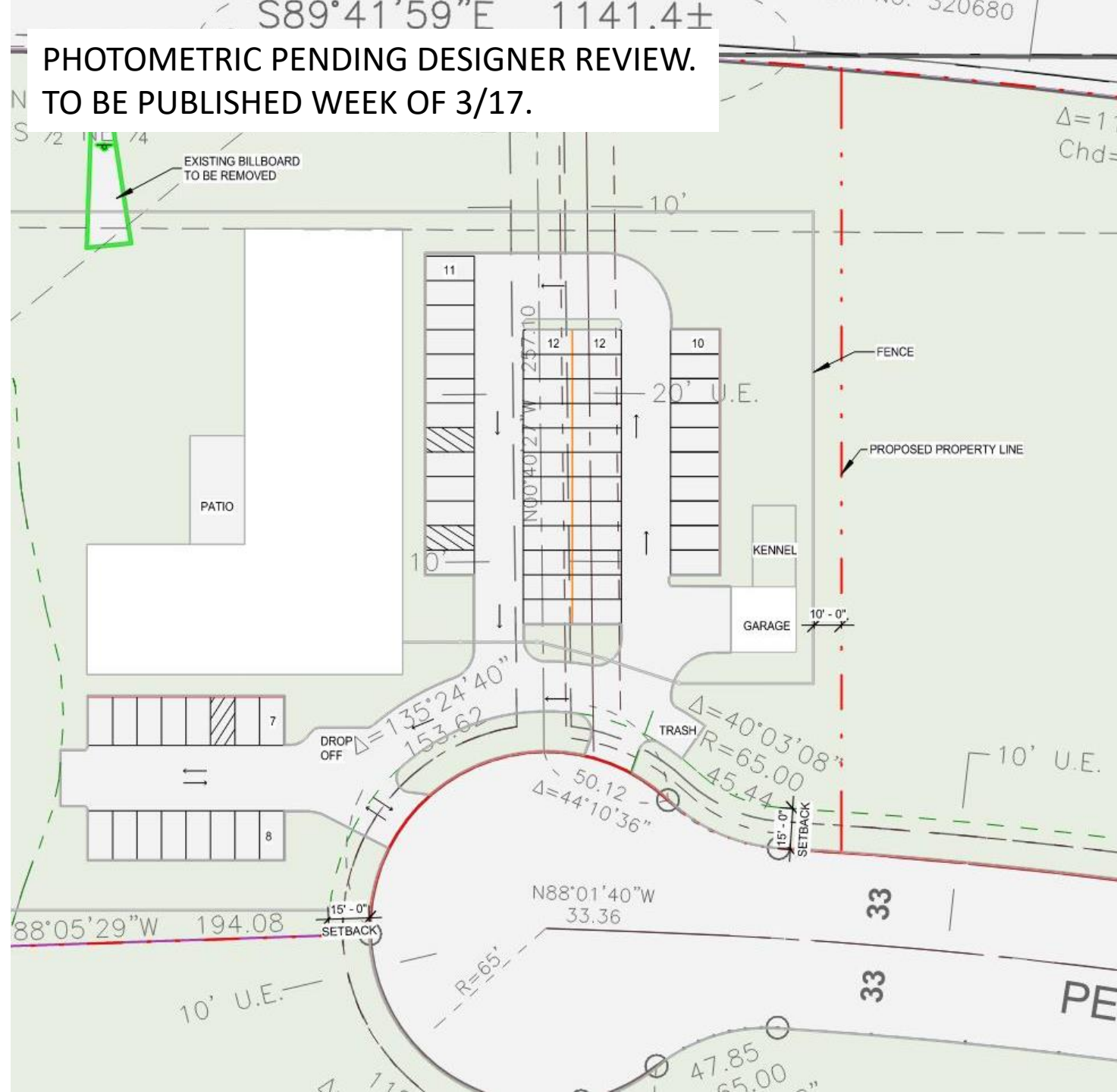
Building Elevations

- Three stories with full basement level for storage.
- 44'11" height above grade.



Photometric Plan

- Lighting will not exceed illumination limits at the property line in accordance with the City of Rochester UDC.
- Pedestrian connectivity to Penny Lane will comply with higher illumination standards of the UDC.



Traffic Impacts

- Estimated daily trips for the proposed development is 133 per day.
- Trips are to the adjacent streets
 - Penny Lane
 - 37th ST. NW
- Development intensity is consistent with the current land use and zoning.

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).