

Cy's Place

Neighborhood Information Meeting
April 16, 2024, 5:30pm - 6:30pm

WIDSETH



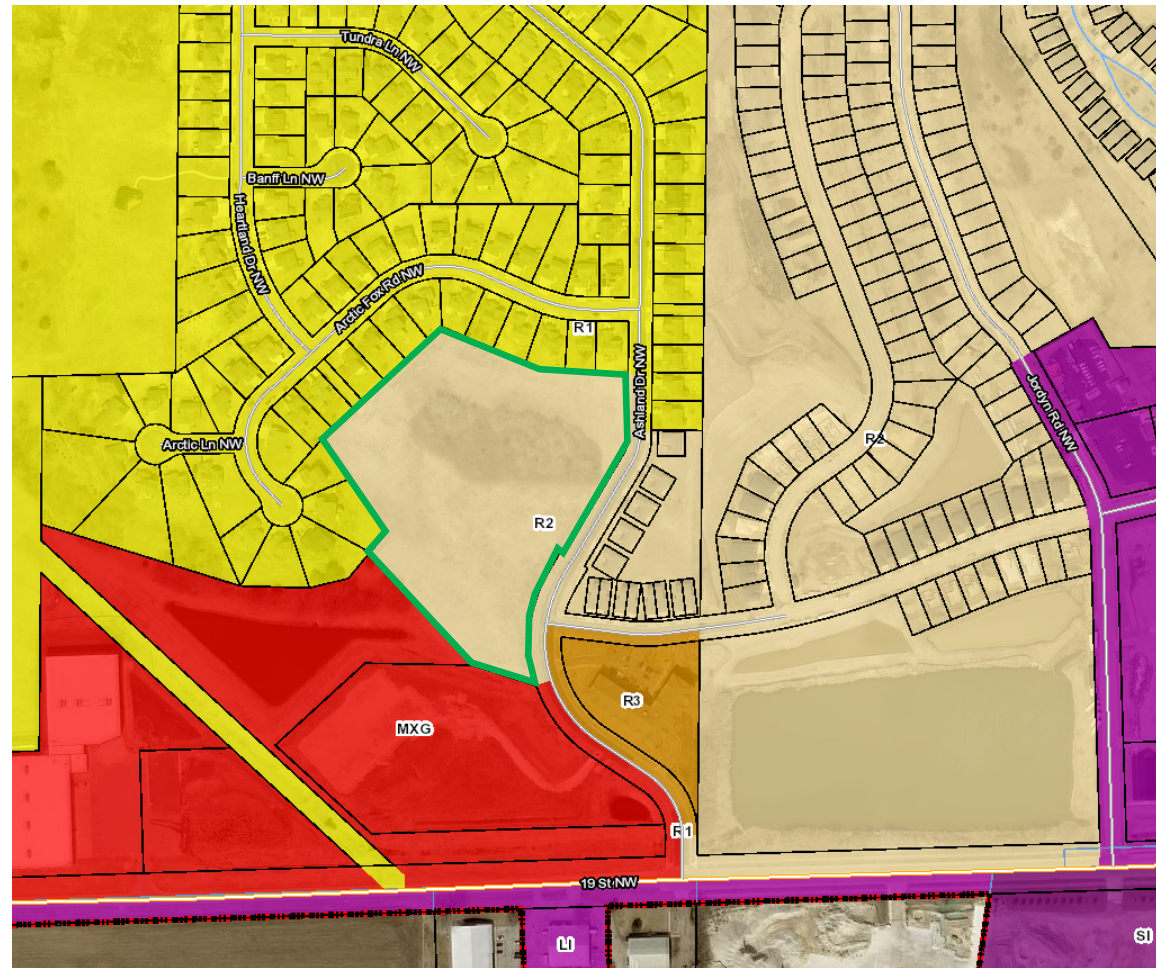
■ Agenda

- Introductions
- Project Overview
- The Application Process
- Exhibits
 - Building plans
 - Site Plan
 - Landscape Plan
 - Photometric Plan
- Traffic Impacts
- Questions

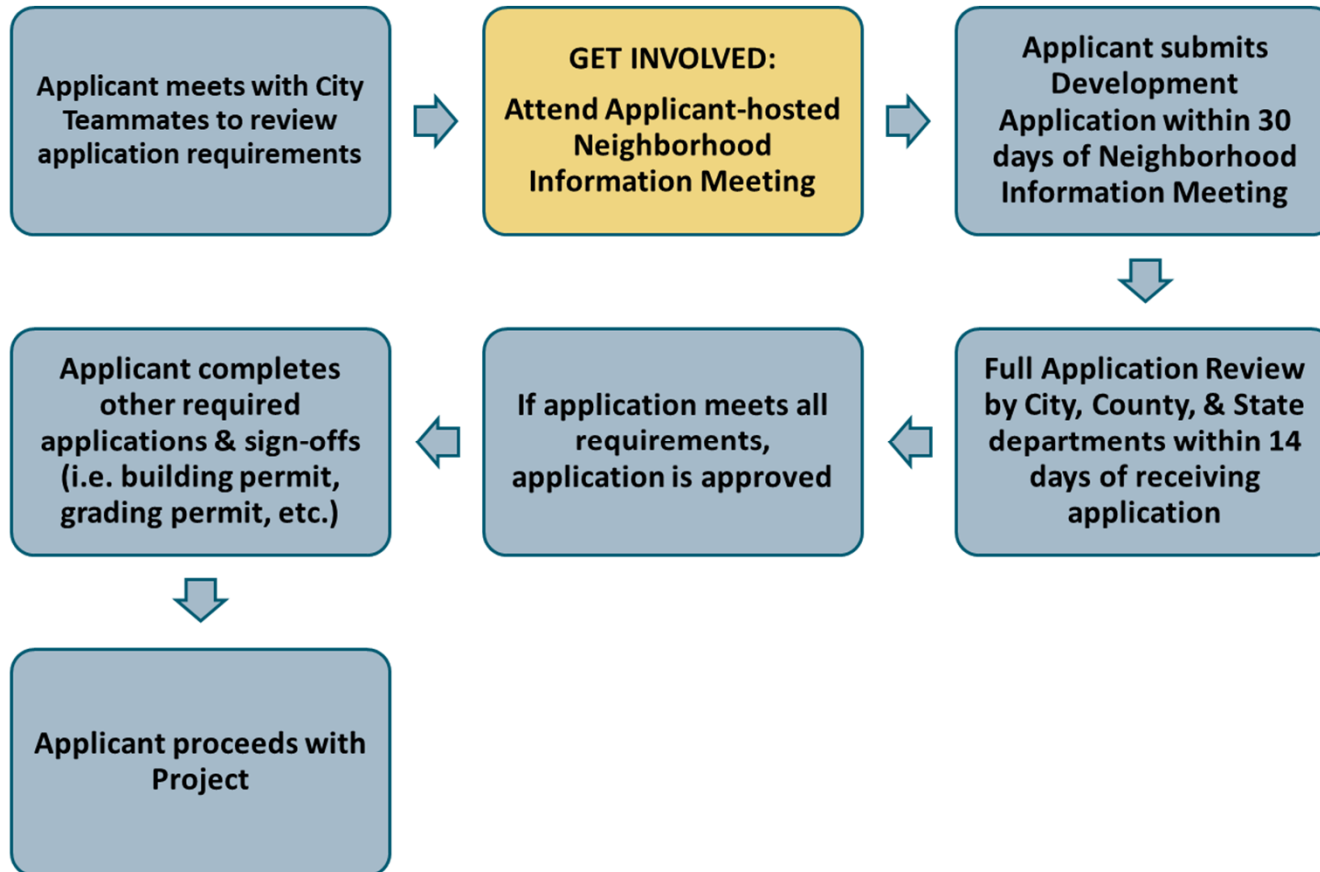


■ Project Overview

- Located on Ashland Drive NW– West of Heritage Place NW
- Site is in the R2 zoning district
- Site is 9.0 acres
- Current Use: Vacant Land
- Proposed Use: Medical Stay Units - Duplex
- Proposed building will be 2,140-sf
 - Each will have two units
 - Phase 1 will have a total of 6 units

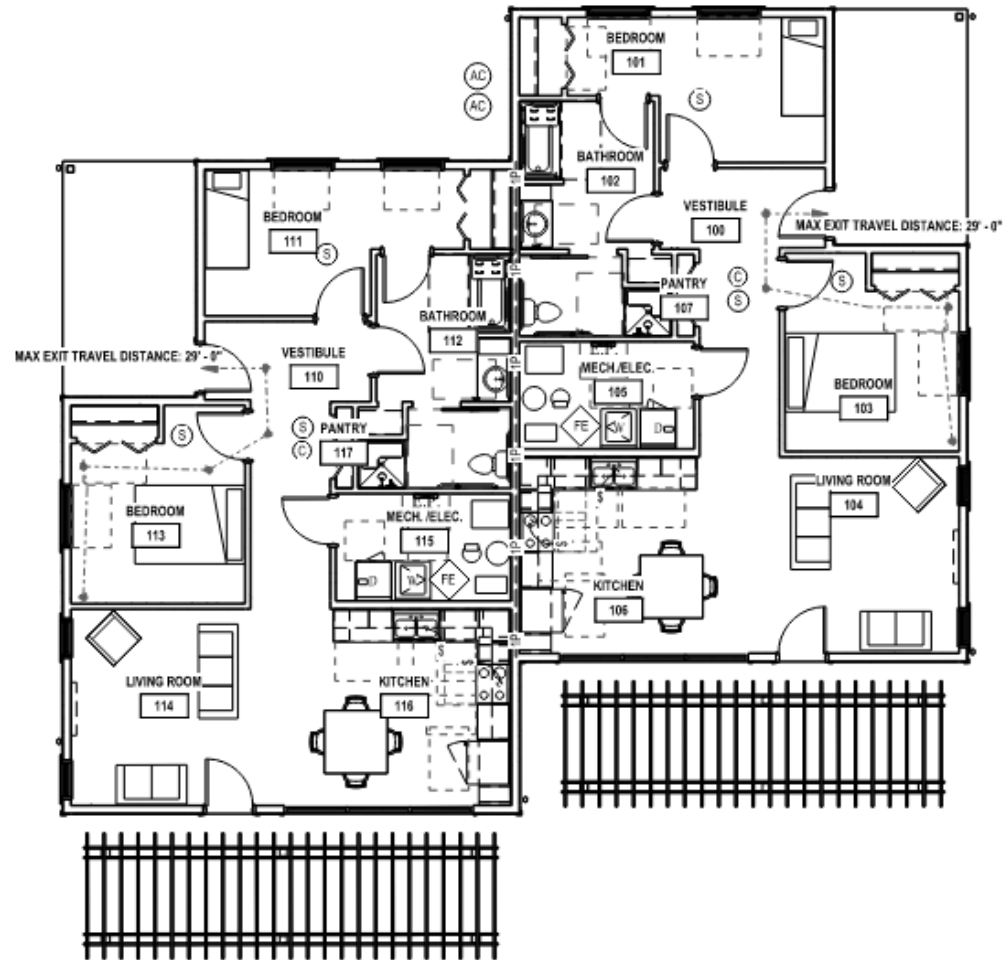


■ Application Process



■ Building Floor Plan

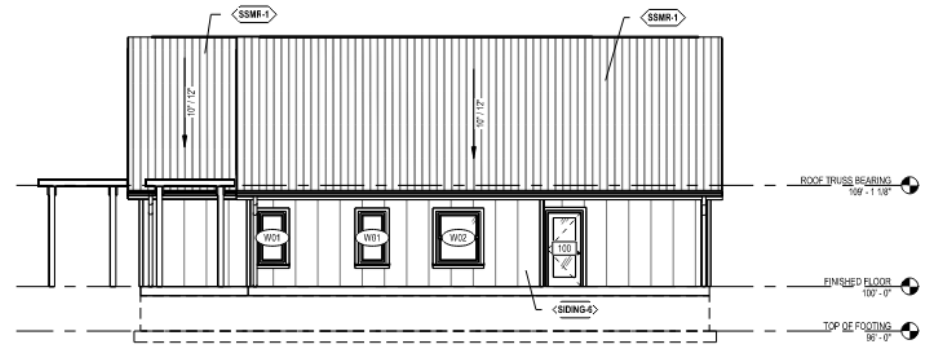
- Each unit will have:
 - 2 bedrooms
 - Kitchen
 - Living room
 - Bathroom
 - Patio
- Fully accessible



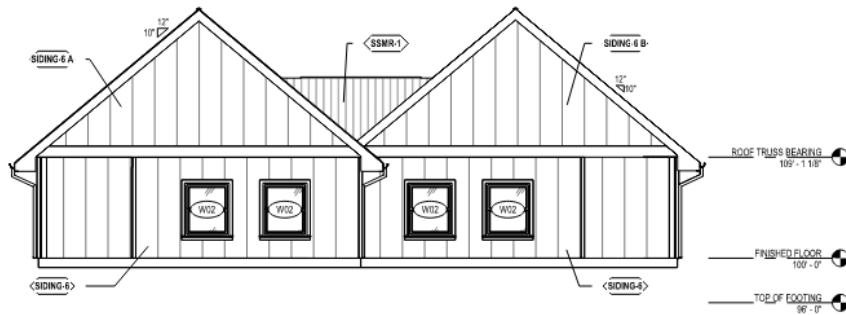
■ Building Elevations



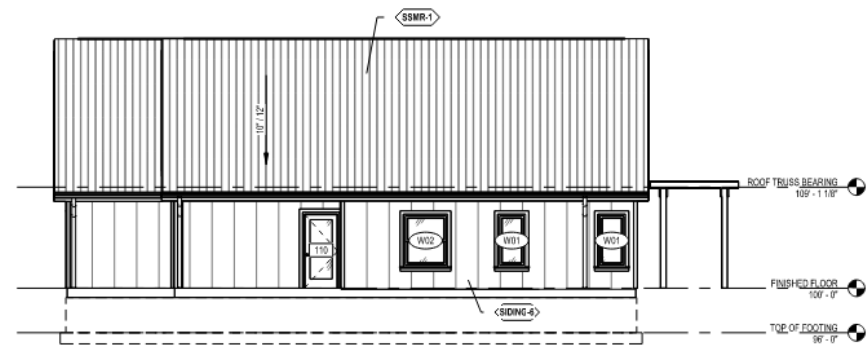
3 NORTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"



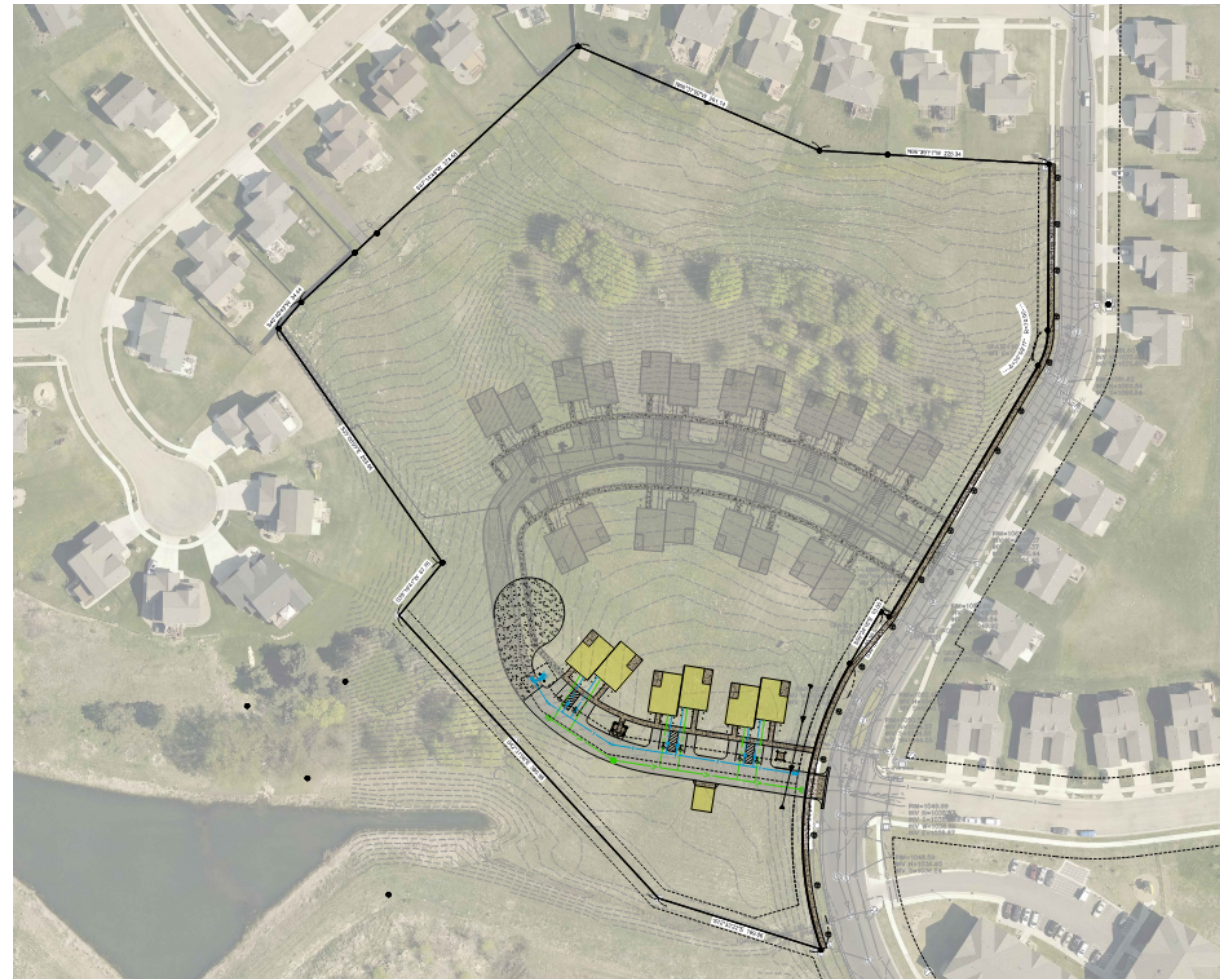
5 SOUTH ELEVATION
1/8" = 1'-0"



6 WEST ELEVATION
1/8" = 1'-0"

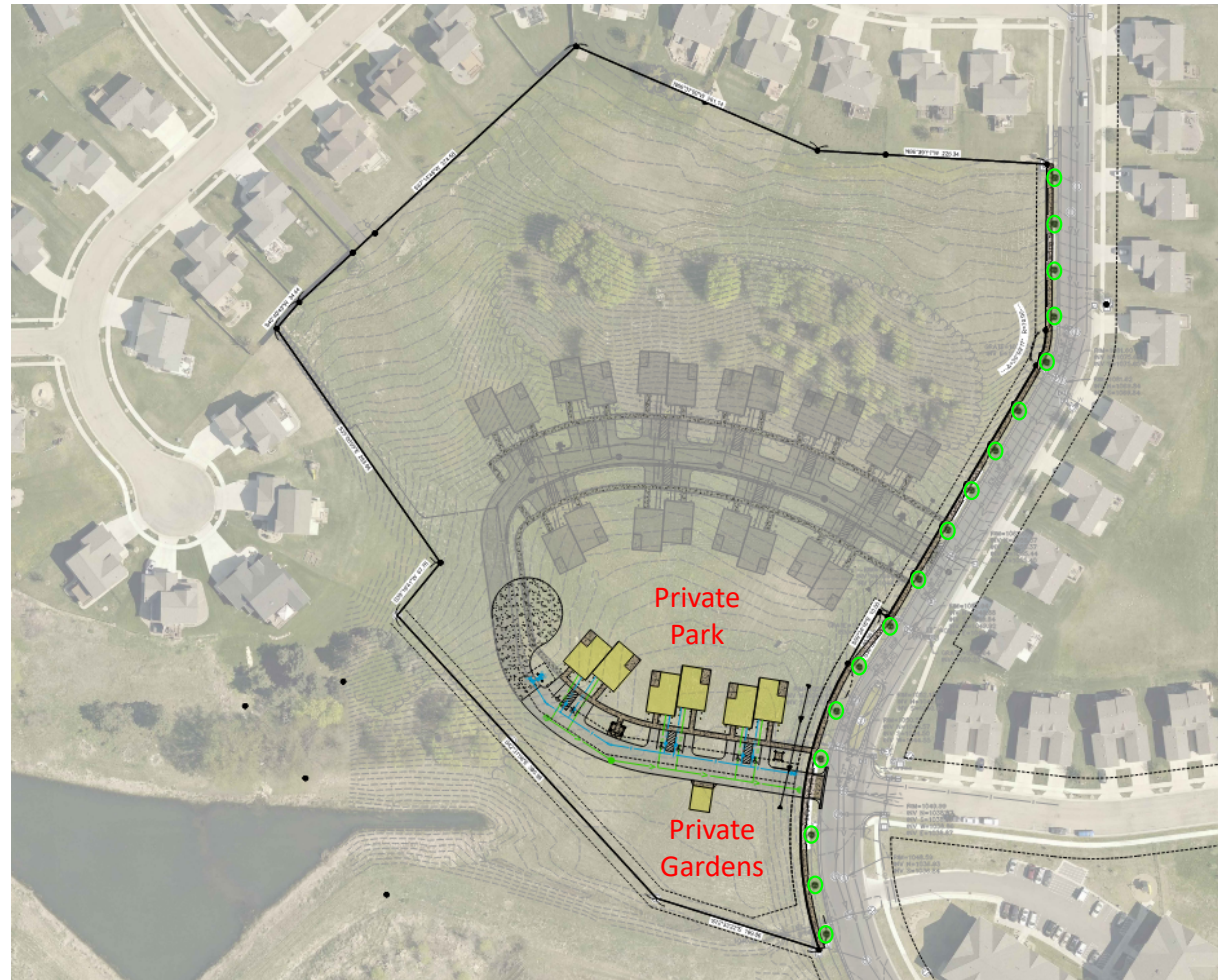
■ Site Plan

- Phase 1 (in color):
 - 3 Buildings – 6 units
 - Water and sanitary extension
 - Public sidewalk along Ashland Dr NW
 - Private road with temporary turn around
 - Small garage for maintenance equipment
- Future Phases (grey):
 - 10 additional buildings – 20 units
 - Water to be looped
 - Secondary access
 - Private road looped and temporary turn around removed



■ Landscaping

- Landscape Requirements:
 - Boulevard Trees – one per 50 feet of frontage
 - Total of 17 trees (green circles)
 - Bufferyards – none
 - Zoning District Landscaping – none
 - Parking lot Landscaping – none
- Future park area and gardens



■ Photometric Plan



■ Traffic Impacts

- Existing Conditions:
 - Existing traffic counts are difficult to estimate due to limited traffic data associated with surface storage lots.
- Proposed Conditions:
 - ITE Use 180 - Specialty Trade Contractor
 - Daily trips - 51
 - AM/PM peak hour trips - 11



Questions

- Contact Information:
 - Vanessa Hines
 - 507-206-2136
 - Vanessa.hines@widseth.com

■ 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).