

Rochester Sand & Gravel: New Office Building

Rochester Sand & Gravel, a division of Mathy Construction Company
Bolton & Menk, Inc.

July 8, 2024 at 5:30 PM

4105 E River Road NE, Rochester, MN 55906

Overview

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- About our Project
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- Exhibits:
 - Permitted Uses
 - Site Plan
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 - Building Elevations
- Traffic Impacts
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- Q&A

Introduction

Owner: Rochester Sand & Gravel, a division of Mathy Construction Company

Architect: CRW Architecture + Design Group

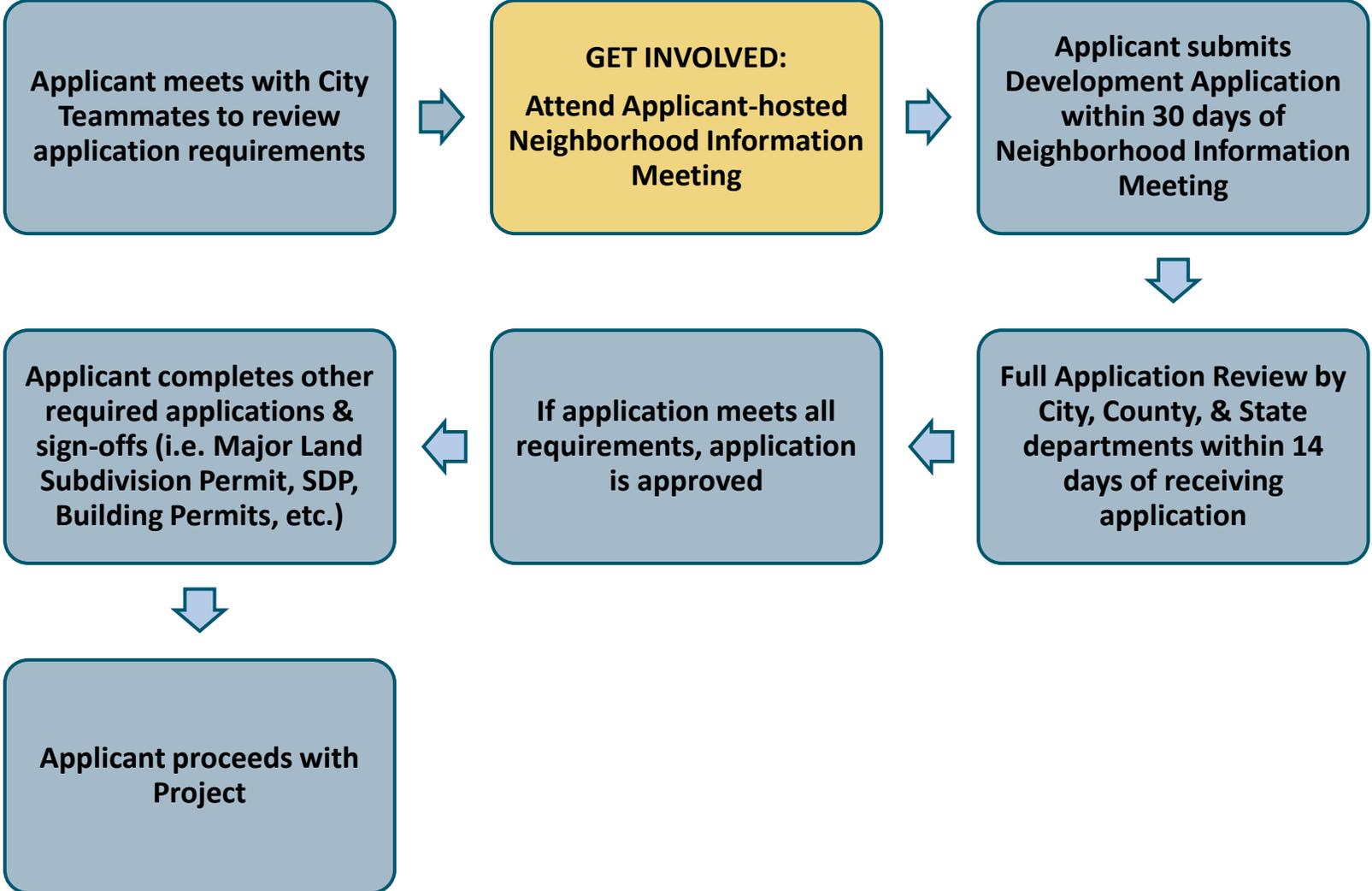
Engineer: Bolton & Menk, Inc.

About our Project

Project Details:

- Proposed office building & cold storage facility
- Extend water and sewer utilities to serve property
- Site will operate under 'Industrial' land use designation

The Application Process

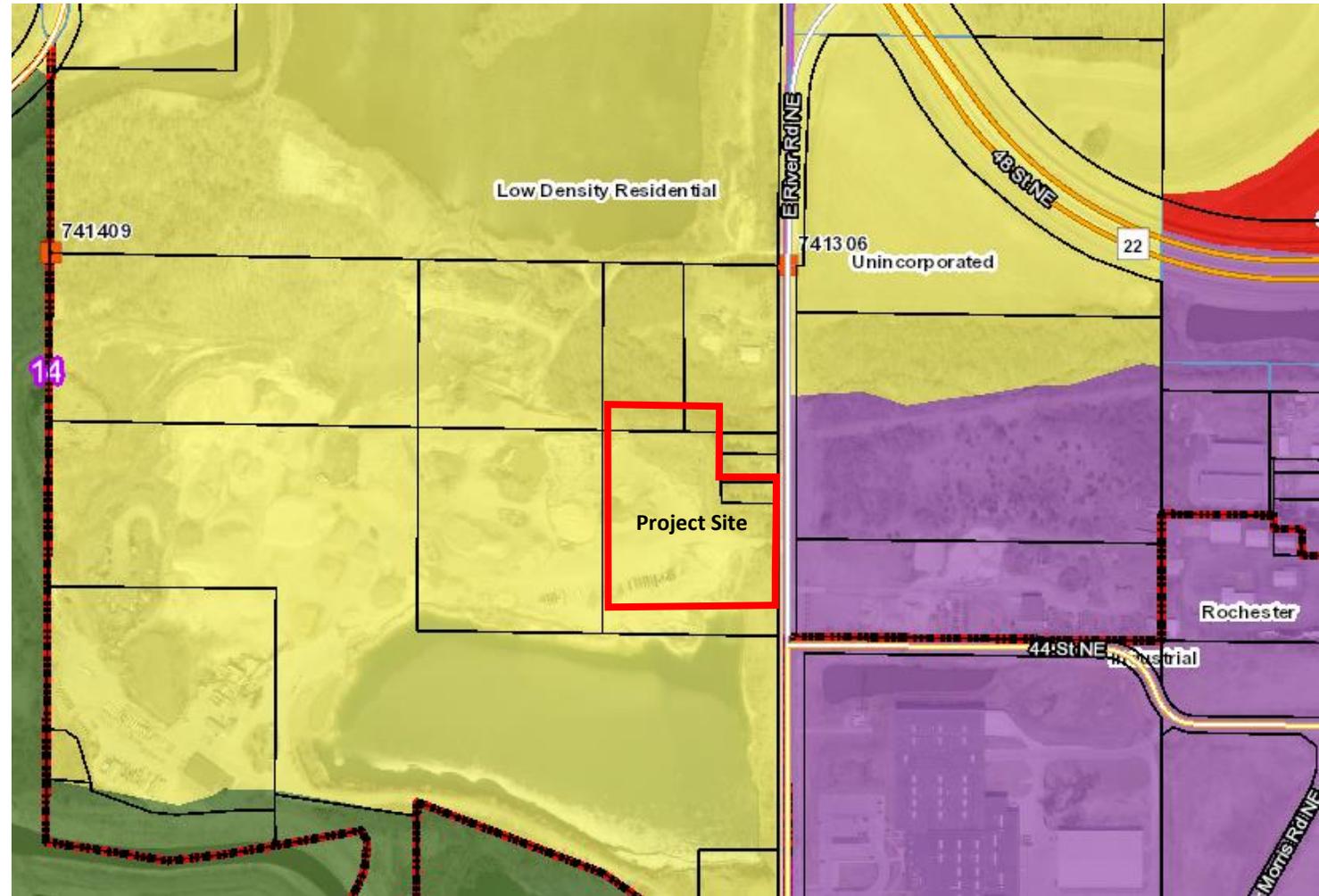


Zoning

Annexation approved at June 3, 2024 City Council Meeting

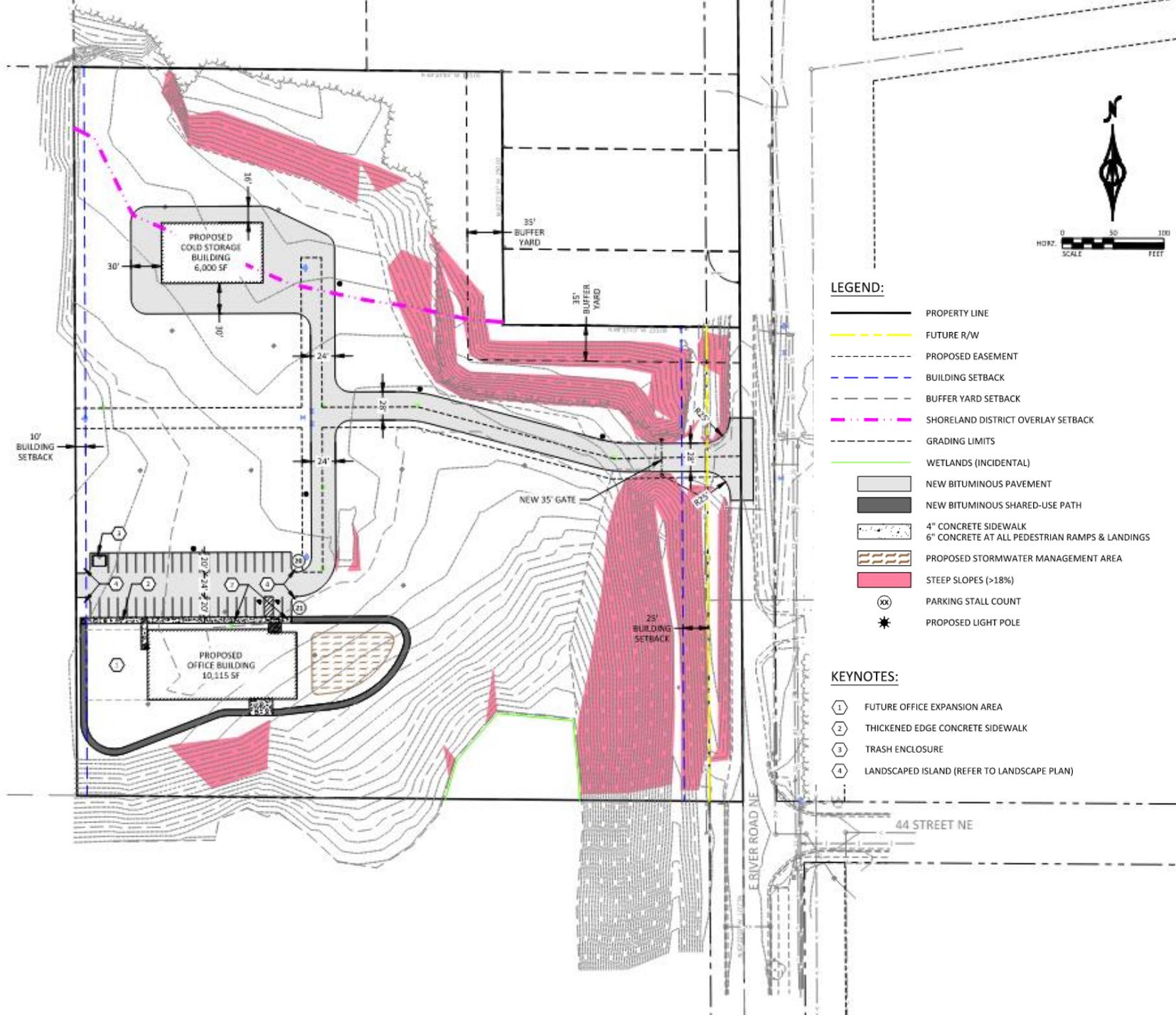
Comprehensive Plan Amendment:

- Change from “Low Density Residential” to “Industrial” land use
- Will be zoned as Light Industrial (LI)

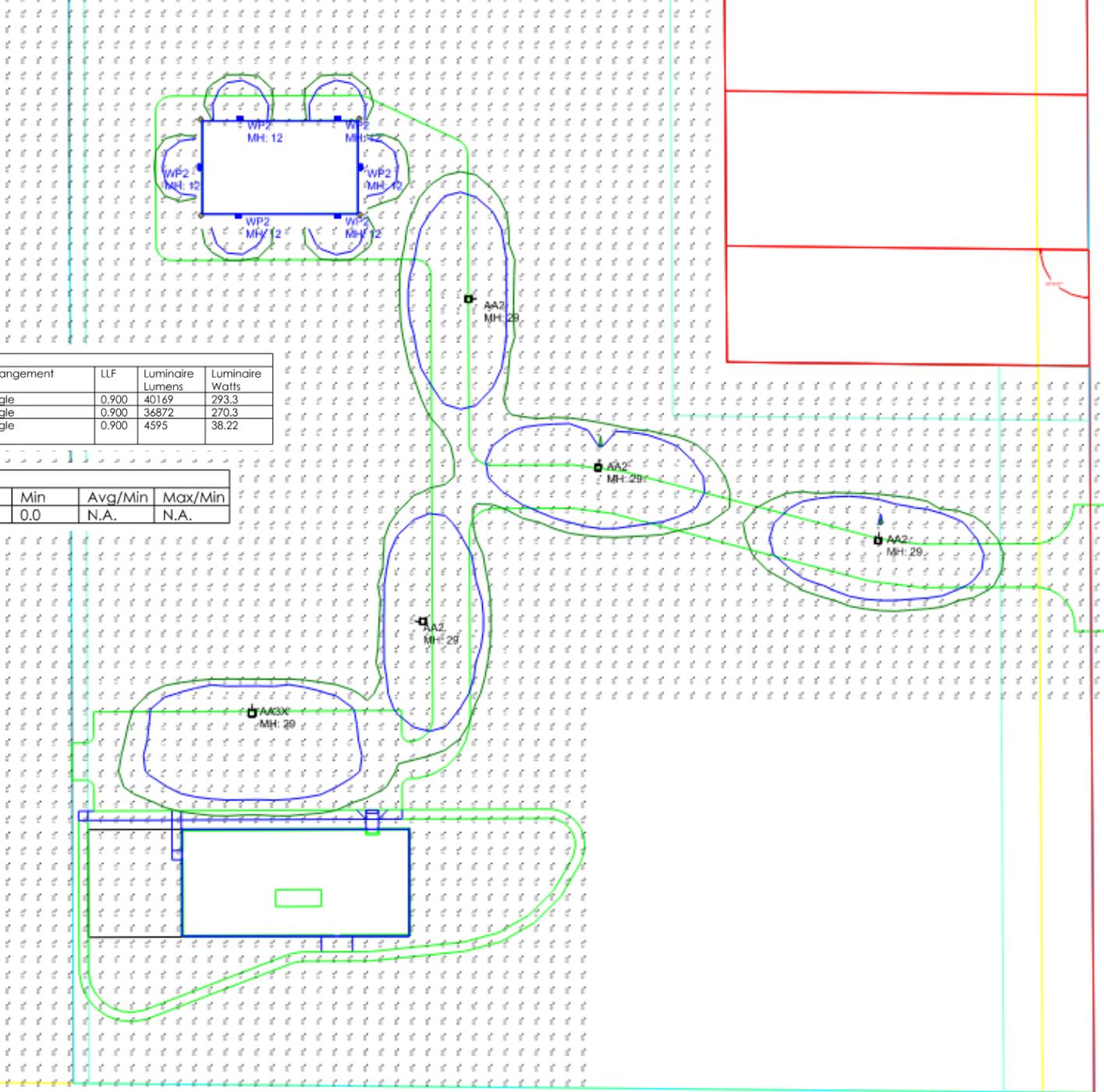


Site Development Plan

| ZONING SUMMARY INFORMATION | | |
|--|---|-------------------|
| LOCATION: | E RIVER ROAD NE | |
| ADDRESS: | 4105 E RIVER ROAD NE, ROCHESTER, MN 55906 | |
| PARCEL PIN: | 741441085677 | |
| ZONING DISTRICT: | R-2 LOW DENSITY RESIDENTIAL | |
| PROPOSED USE: | LI LIGHT INDUSTRIAL | |
| PROPOSED BASE SITE AREA | | |
| LOT SIZE: | 9.48 ACRES | 413,126 SF |
| R/W TO BE DEDICATED: | 0.36 ACRES | 15,467 SF |
| BASE SITE AREA: | 9.13 ACRES | 397,659 SF |
| RESOURCE PROTECTION AREA | | |
| WETLANDS: | 0.22 ACRES | 9,551 SF |
| STEEP SLOPES: | 1.56 ACRES | 68,085 SF |
| PRIVATE STORMWATER DETENTION AREA: | 0.09 ACRES | 3,875 SF |
| TOTAL RESOURCE PROTECTION LAND: | 1.87 ACRES | 81,511 SF |
| NET BUILDABLE AREA: | 7.26 ACRES | 316,148 SF |
| FLOOR AREA RATIO (FAR) | | |
| PERMITTED FAR: | 0.5 | |
| MAX. ALLOWABLE FLOOR AREA: | 158,074 SF | |
| BUILDING SQUARE FOOTAGE | | |
| OFFICE BUILDING: | 10,113 SF | |
| COLD STORAGE BUILDING: | 6,000 SF | |
| TOTAL PROPOSED FLOOR AREA: | 16,113 SF | |
| PROPOSED FAR: | 0.05 | |
| SETBACKS | | |
| | REQUIRED | PROPOSED (OFFICE) |
| FRONT: | 25 FT | 405 FT |
| INTERIOR SIDE: | NONE | 554 FT, 97 FT |
| REAR: | 10 FT | 70 FT |
| LANDSCAPING | | |
| MINIMUM % OF PARKING LOT LANDSCAPE: | 12 % | |
| MINIMUM PARKING LOT LANDSCAPE AREA: | 1,562 SF | |
| PROPOSED PARKING LOT LANDSCAPE AREA: | 1,562 SF | |
| MINIMUM % OF TOTAL LANDSCAPE: | 8 % | |
| MINIMUM LANDSCAPE AREA: | 25,292 SF | |
| PROPOSED LANDSCAPED AREA: | 32,760 SF | |
| BUILDING HEIGHT | | |
| MAXIMUM PERMITTED HEIGHT: | 40 FT | |
| PROPOSED HEIGHT (OFFICE BUILDING): | 25 FT | |
| PROPOSED HEIGHT (COLD STORAGE BUILDING): | 25 FT | |
| PARKING REQUIREMENTS | | |
| MINIMUM 1 SPACE PER 500 SF OFFICE | 10,113 SF | 21 STALLS |
| OR MAXIMUM 1 SPACE PER 400 SF OFFICE | 10,113 SF | 26 STALLS |
| 9' X 20' STANDARD STALLS: | 39 STALLS | |
| ADA PARKING STALLS: | 2 STALLS | |
| TOTAL PROPOSED PARKING: | 41 STALLS | |



Photometric Plan



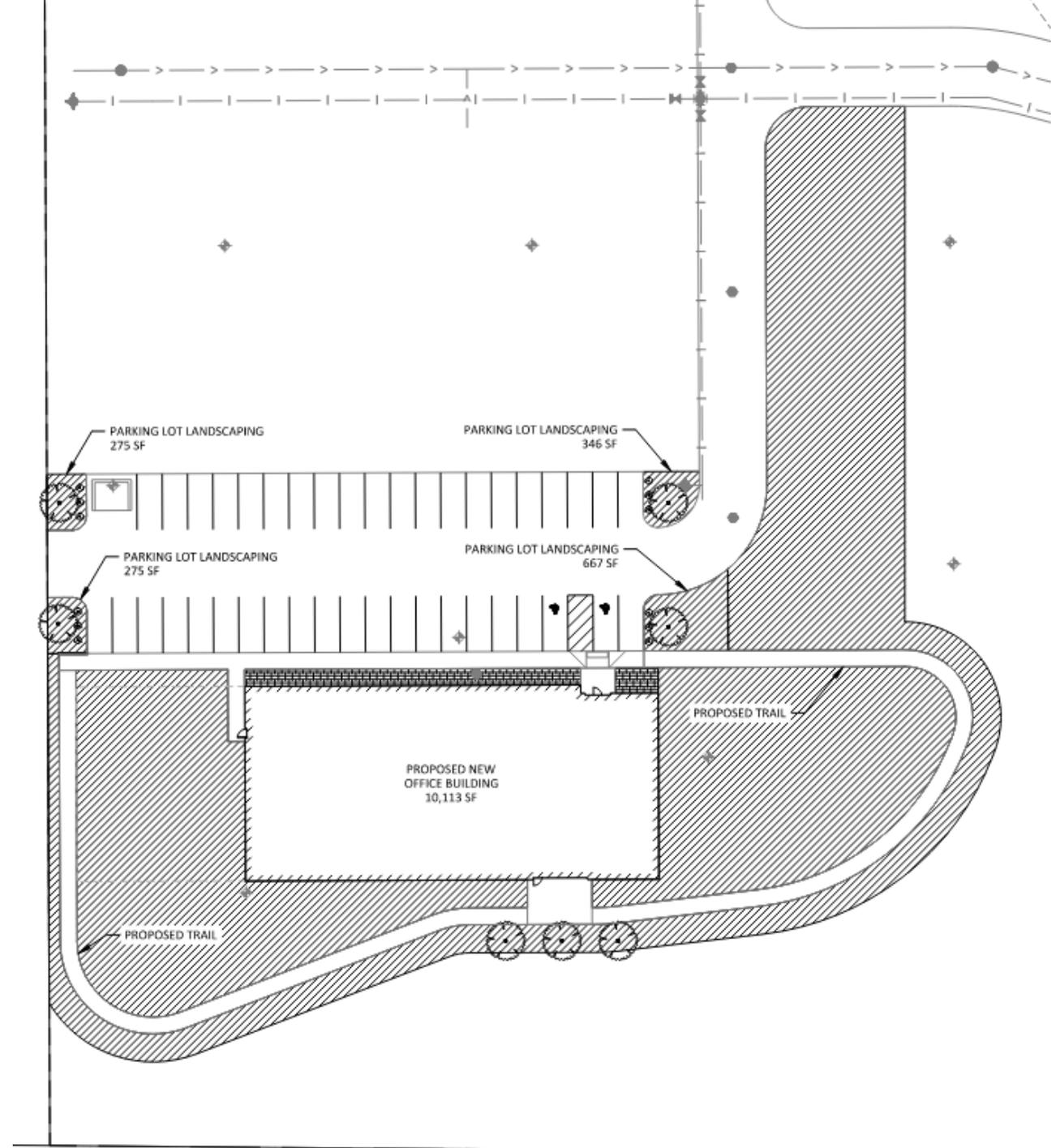
| Luminaire Schedule | | | | | | | | |
|--------------------|-----|-------|--------------|----------------------------------|-------------|-------|------------------|-----------------|
| Symbol | Qty | Label | Manufacturer | Description | Arrangement | LLF | Luminaire Lumens | Luminaire Watts |
| ☐ | 1 | AA3X | | ALEDXL3TN | Single | 0.900 | 40169 | 293.3 |
| ☐ | 4 | AA2 | | ALEDL2TN | Single | 0.900 | 36872 | 270.3 |
| ☐ | 6 | WP2 | | SLIM17FAFC40_4K at 0_CCT Setting | Single | 0.900 | 4595 | 38.22 |

| Calculation Summary | | | | | | | | |
|---------------------|-------------|-------|------|------|-----|---------|---------|--|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | |
| CalcPts_1 | Illuminance | Fc | 0.50 | 12.2 | 0.0 | N.A. | N.A. | |

Landscape Plan

LEGEND:

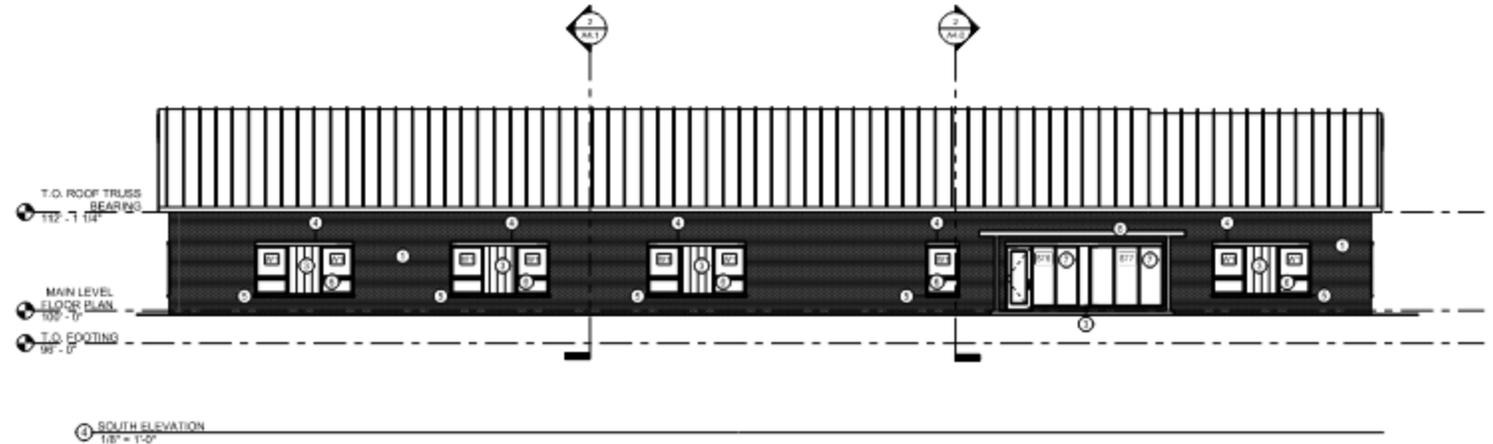
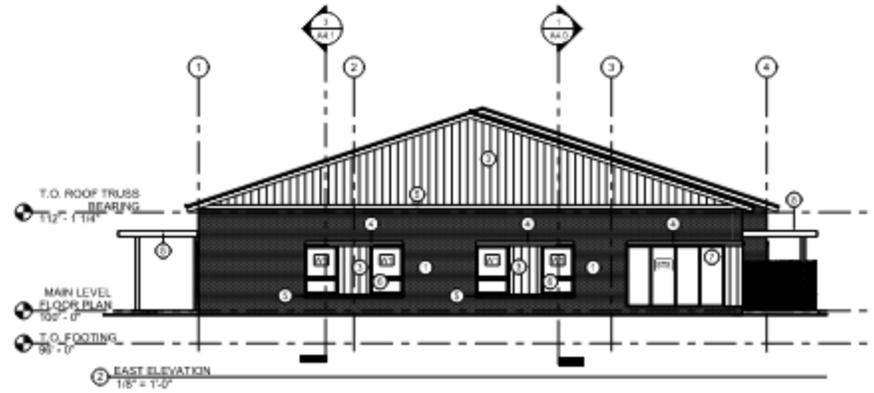
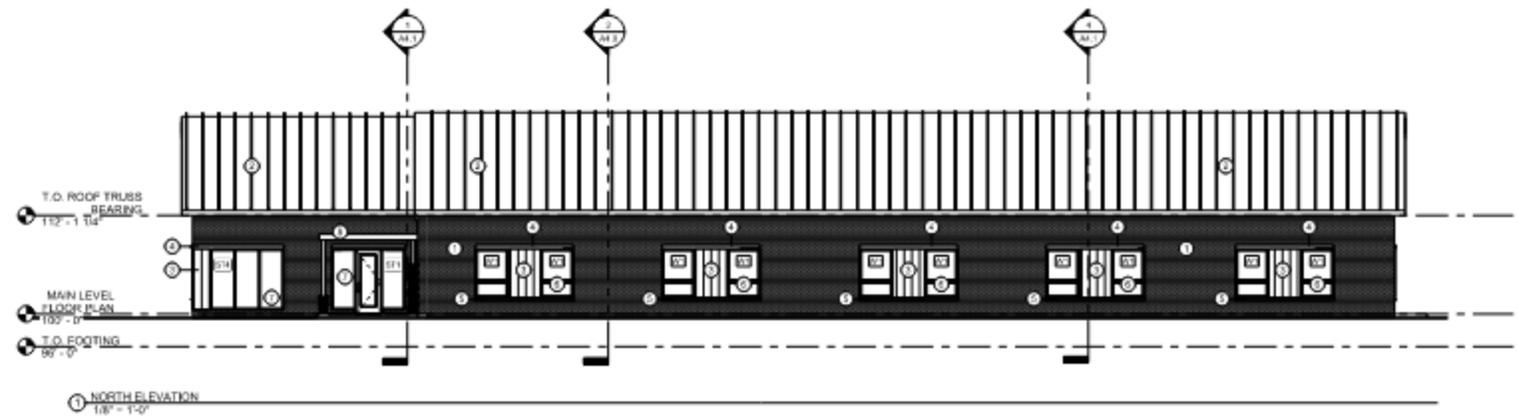
-  NATIVE PRAIRIE SEED MIX
-  STONE GROUND COVER
-  TREE
-  SHRUB



Exterior Elevations (Office Building)

Notes:

- Full brick veneer (color tbd)
- Metal canopy above entrance and patio
- Building Dimensions:
 - 65'-10" x 145'-8"
- Total Footprint:
 - 10,113 SF



Traffic Impacts

- Traffic Impact Report (TIR) **Waiver** received Dec 2023
 - Below threshold / minimal traffic impacts based on proposed use
 - Per the ITE Trip Generation Manual, site will generate between 171 and 215 trips per day

Existing & Future Environmental Features

- Wetland Delineation Study performed May 2024
 - Incidental Wetland present (existing gravel pit lake)



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).