

37th ST BUSINESS PARK— SITE DEVELOPMENT PLAN

NEIGHBORHOOD INFORMATIONAL MEETING

9/24/2024, 5:00-6:00pm

Overview

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

Introduction

Owner

- *Todd Ustby*

Consultant

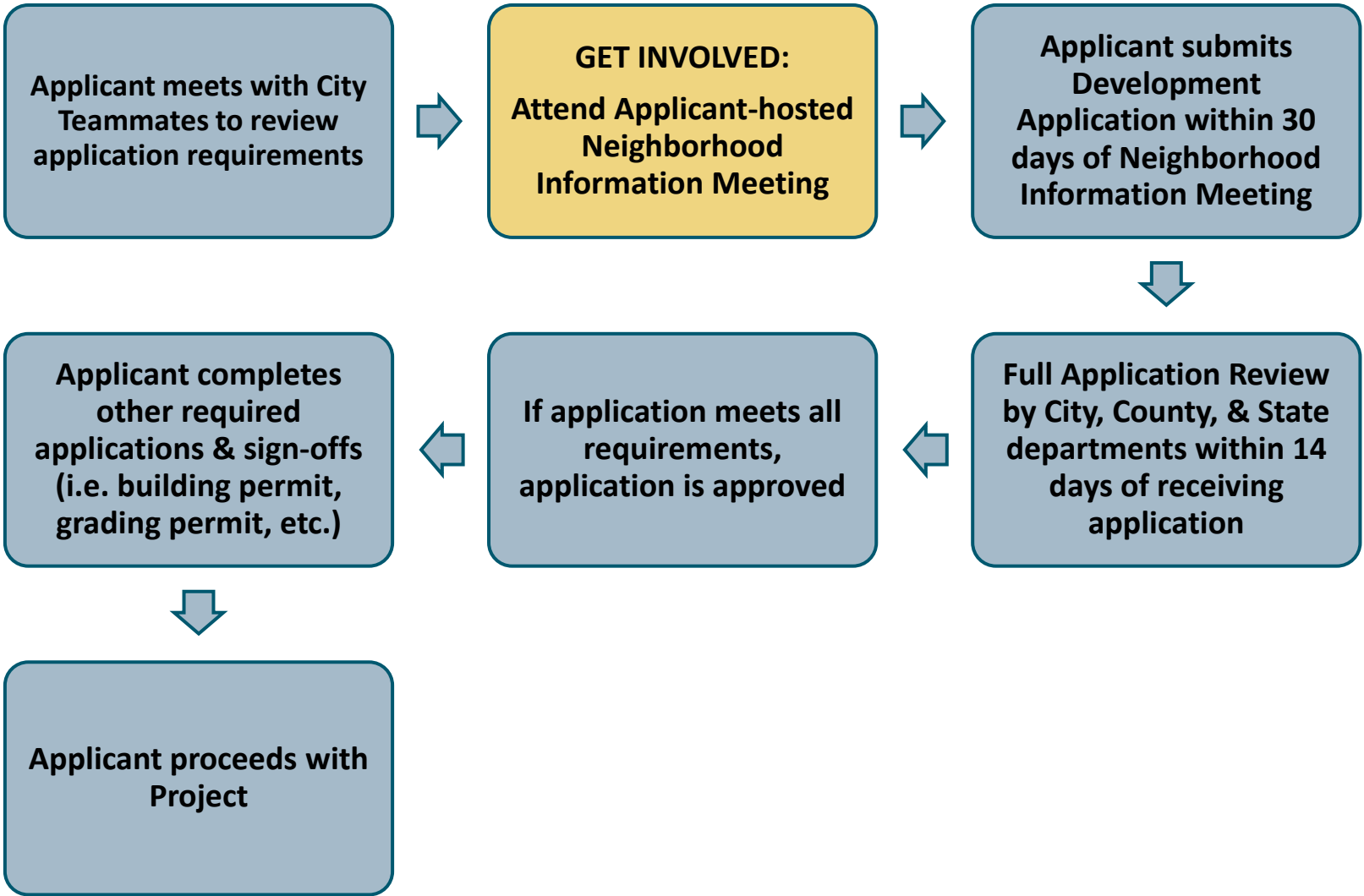
- *WSE Massey Engineering & Surveying (Civil Engineer)*

About our Project

- Construction of a commercial trade shop containing individual units for lease.
- 12,000 square foot building.

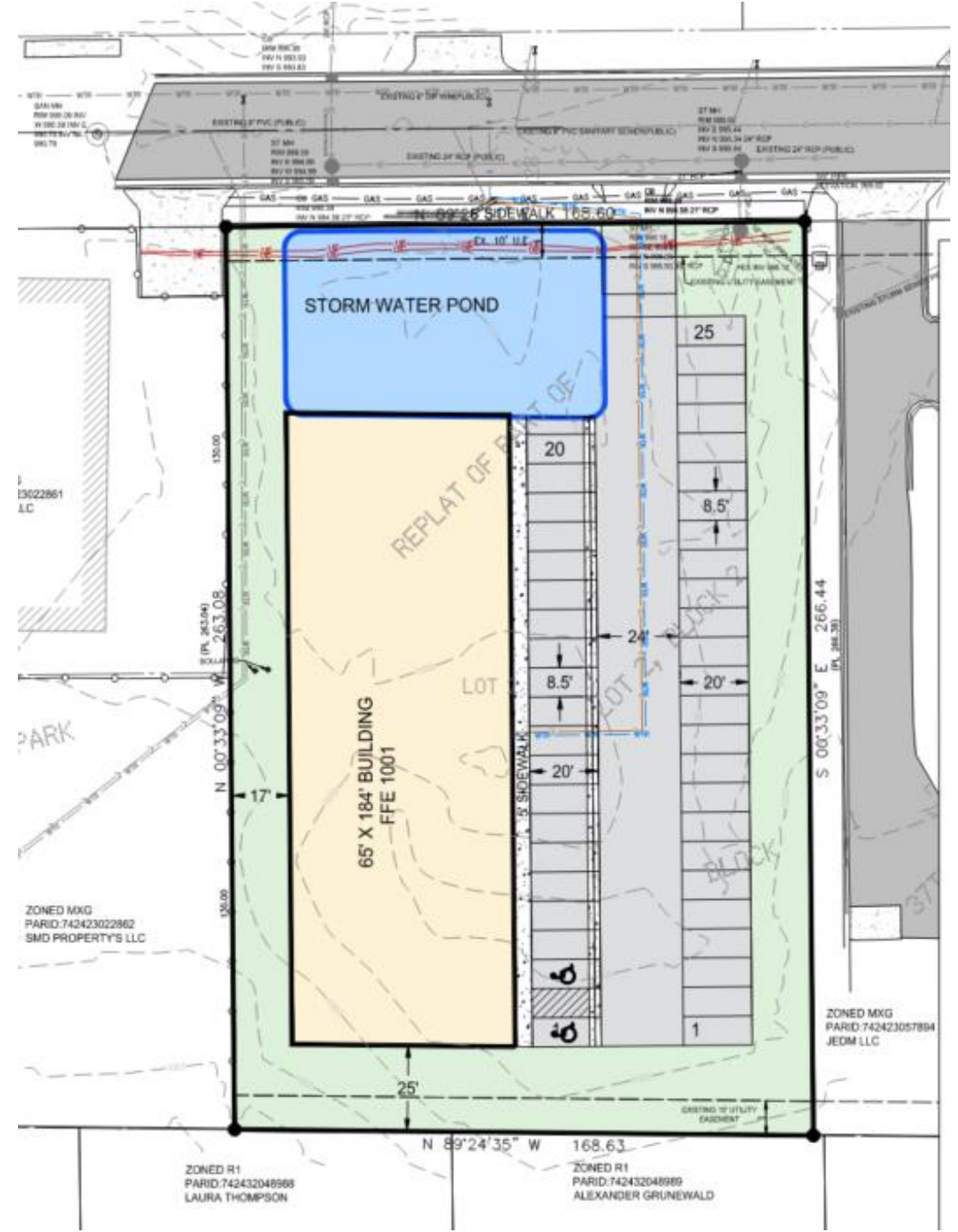


The Application Process



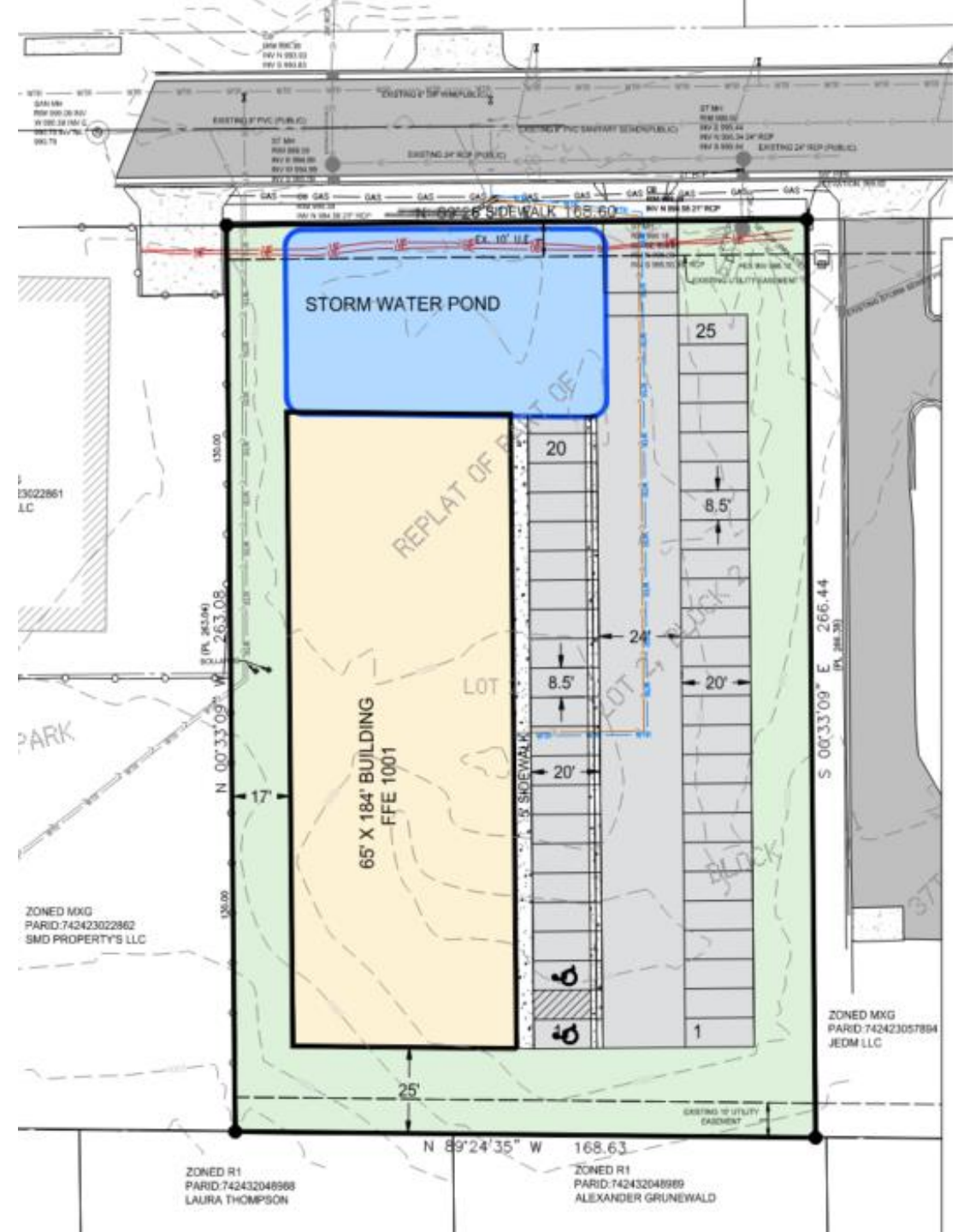
Site Plan

- 12,000 square foot building.
- Maximum of 45 parking stalls.
- Stormwater treatment onsite.
- MX-G allowed uses
 - Electrician
 - Plumber
 - Paint/hardware
 - Sign company
 - Vehicle Accessories

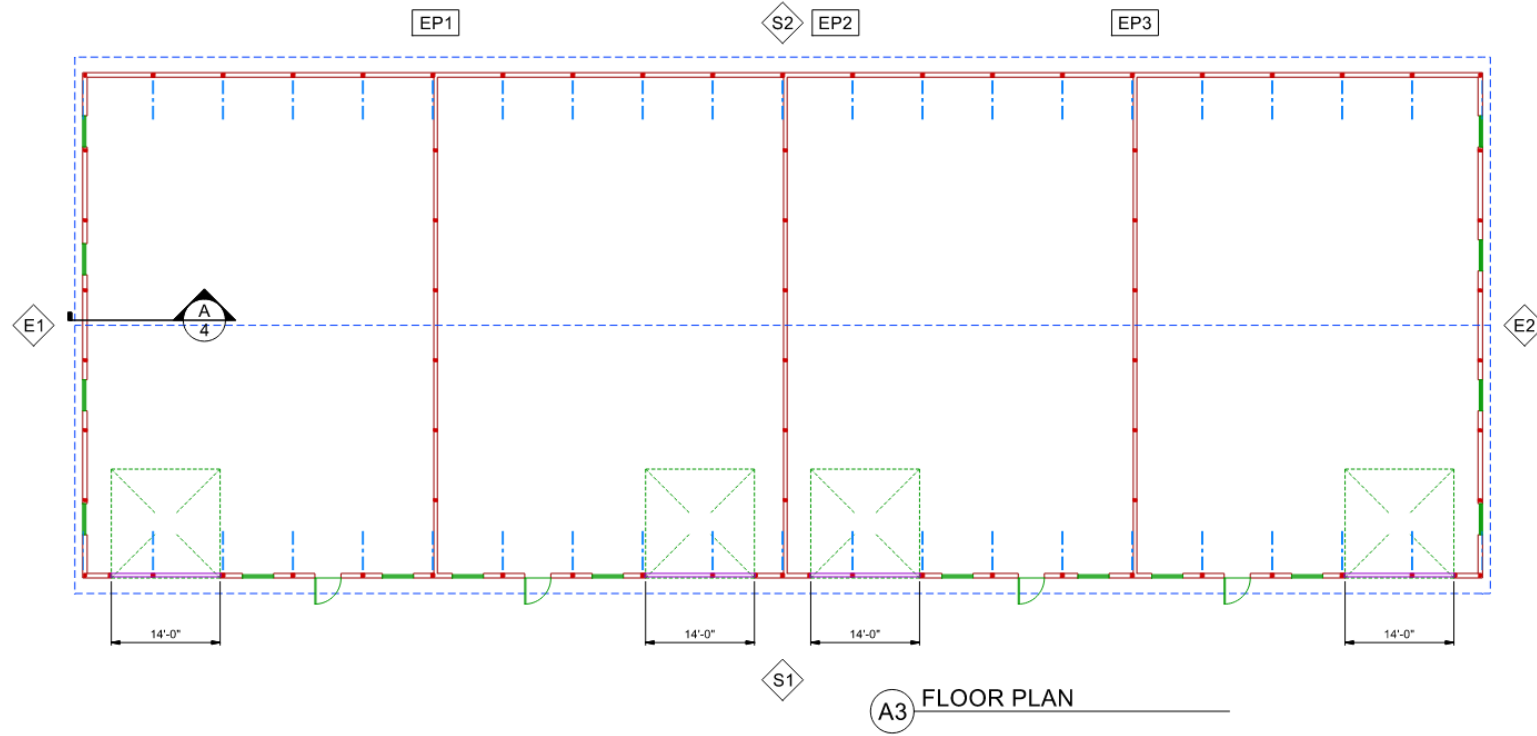
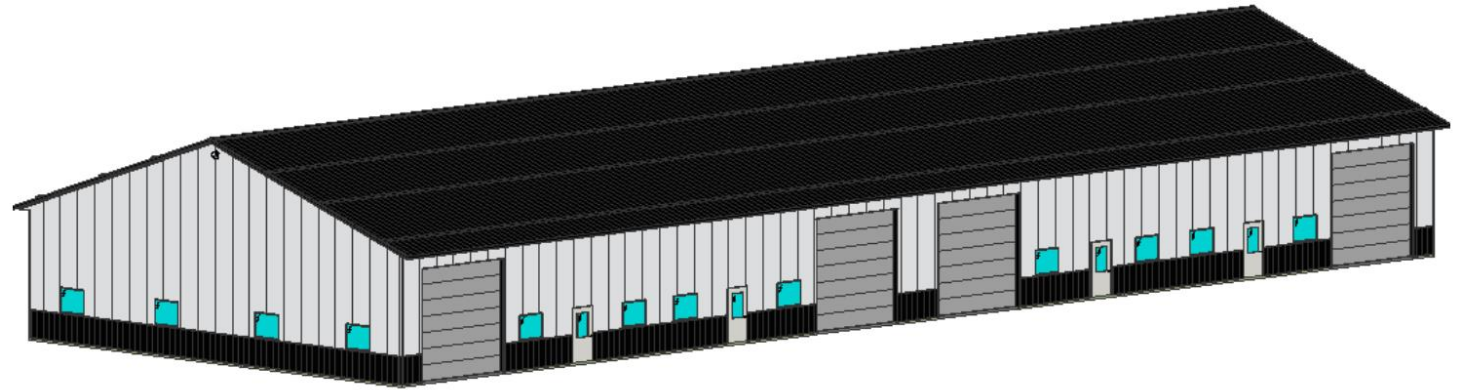


Landscape Plan

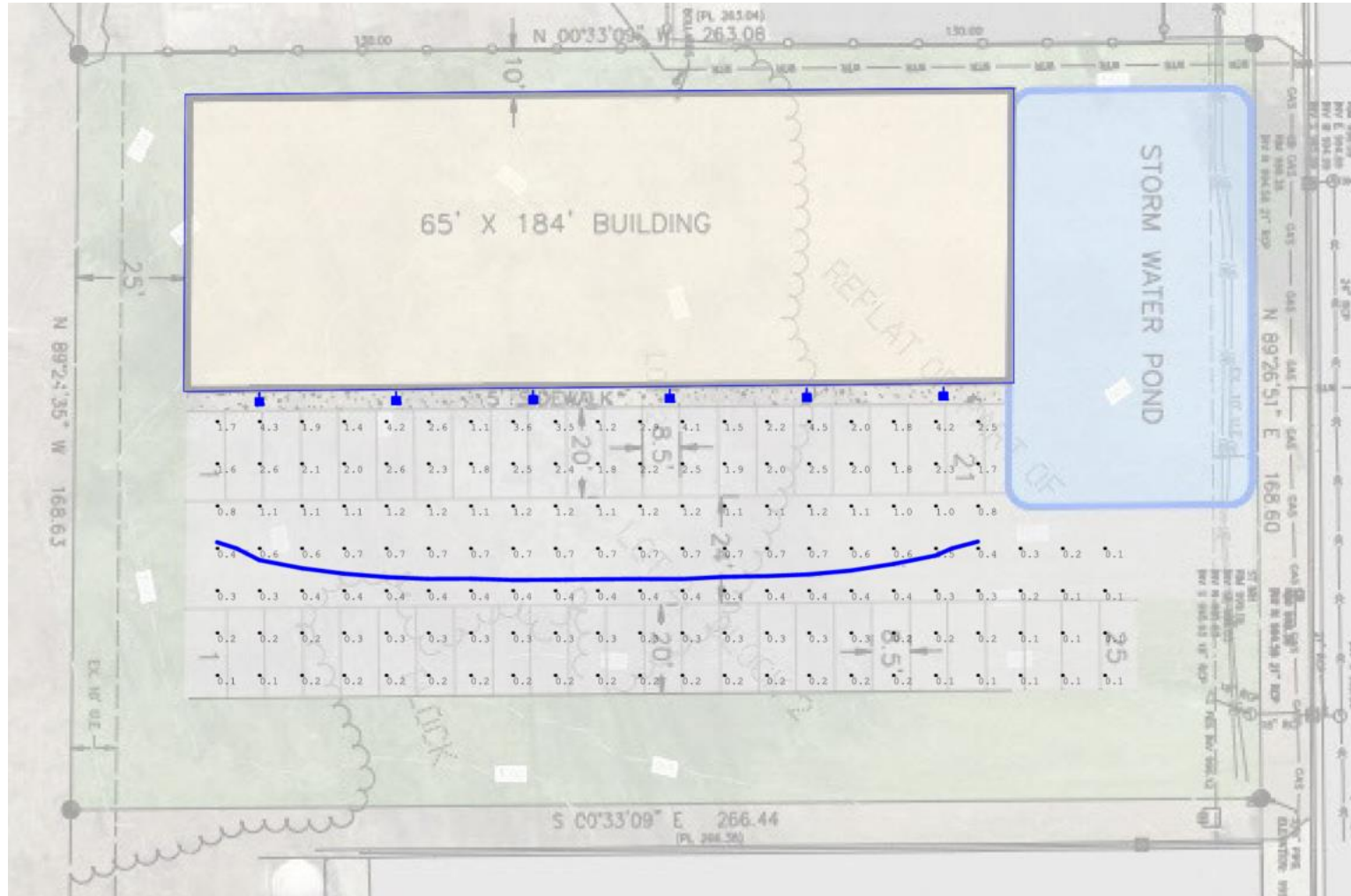
- Min. 15% landscaped area is required by code.
- Bufferyard containing trees and shrubs will be construction along south property line.



Building Elevation



Photometric Plan



Traffic Impacts

A traffic waiver has been submitted & approved by the city engineer.
Access is to Service Court NE.

Trips per day

- 116-150 daily trips – Proposed, based on building square footage

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).