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

<u>Owner</u>

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

Applicant meets with City Teammates to review application requirements



GET INVOLVED:

Attend Applicant-hosted Neighborhood Information Meeting



Applicant submits
Development
Application within 30
days of Neighborhood
Information Meeting



Applicant completes other required applications & sign-offs (i.e. building permit, grading permit, etc.)



If application meets all requirements, application is approved



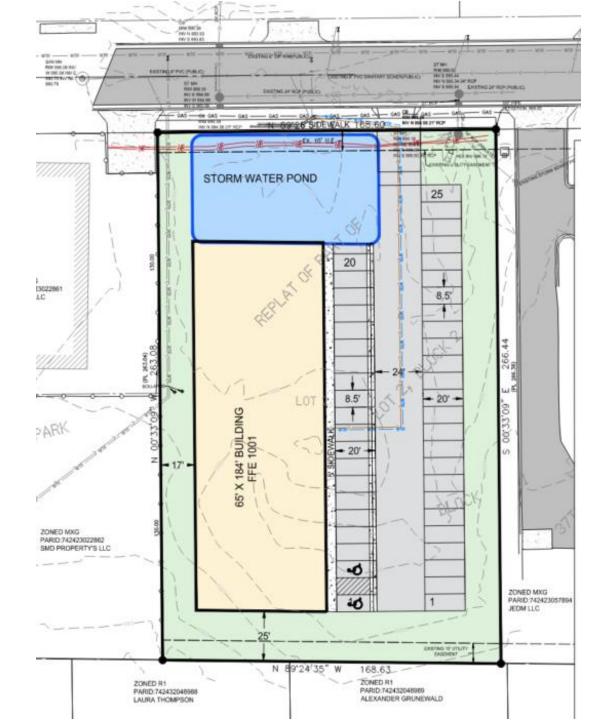
Full Application Review by City, County, & State departments within 14 days of receiving application



Applicant proceeds with Project

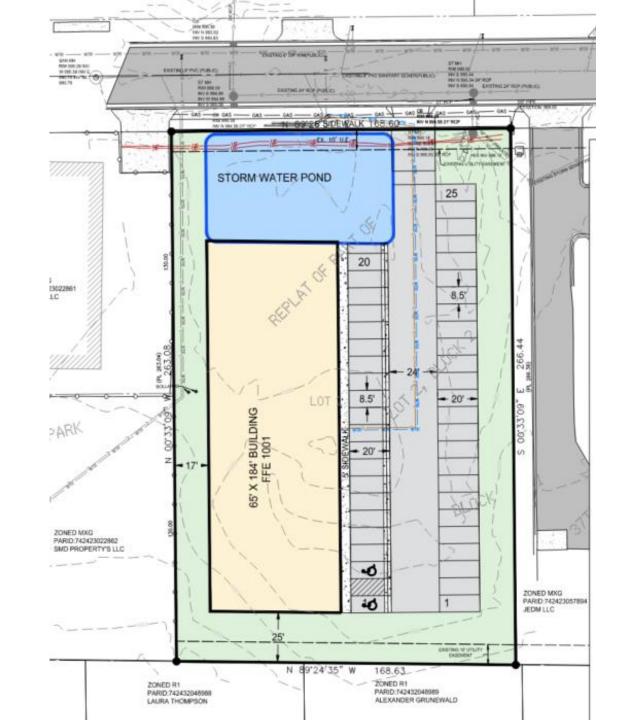
Site Plan

- 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

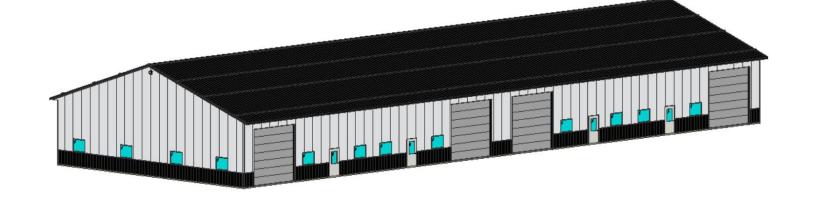


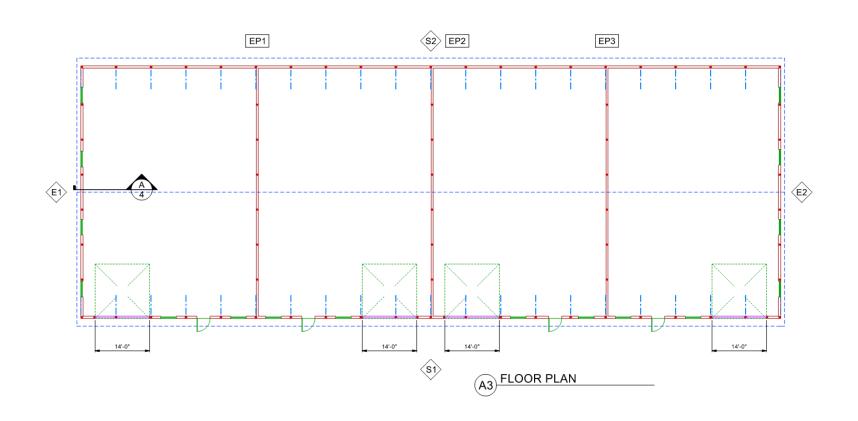
Landscape Plan

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

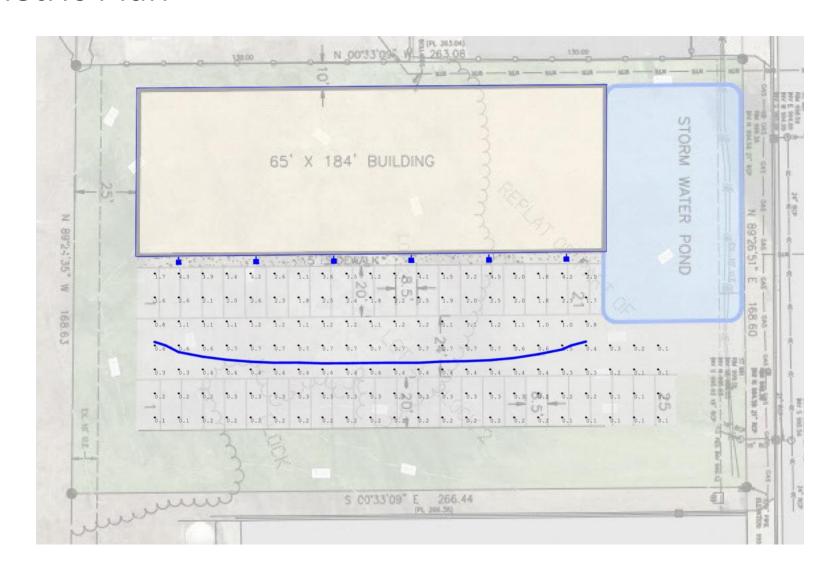


Building Elevation





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).