

# SDP FOR HWY 14 TRADE SHOPS

DIAMOND LAND HOLDINGS LLC

10/15/2024 AT 5PM

HEINTZ CENTER, ROOM H1106

# Overview

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# Introduction

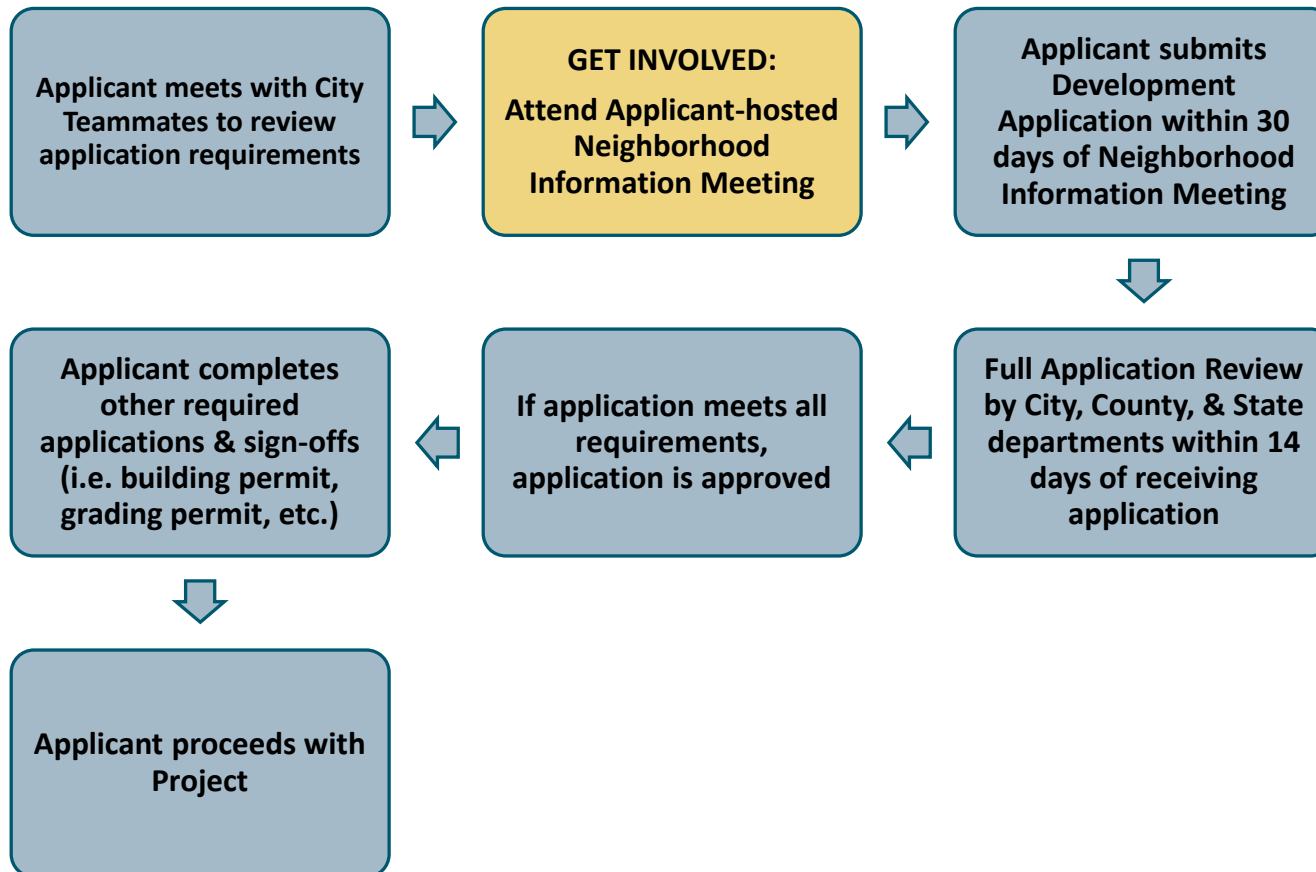
WSE MASSEY – Planning and Engineering

AB Systems – General Contractor

# About our Project

The proposed development of the site is a commercial building with multiple tenant spaces for housing trade workers, contractors, etc.

# The Application Process





# Site Plan




PROPOSED MULTI-TENANT TRADES BUILDING		
PARCEL ID: 630432035539		
SITE CAPACITY CALCULATION (PROPOSED ZONE MX-C)		
GROSS AREA = 3.34 ACRES/145618 SF MX-C NET BUILDABLE AREA = 98,532 SF 2.26 ACRES		
MULTI-TENANT TRADES BUILDING TYPICAL USES: HEAVY COMMERCIAL		
DESCRIPTION	PER CODE	PROVIDED
FLOOR AREA RATIO	0.7	.29
LANDSCAPED AREA	20%	57%
BUILDING HEIGHT	48'	20'
MINIMUM LOT SIZE	NA	2.39
SETBACKS:		
FRONT	0' MIN	93.76'
SIDE	0' SUM MIN	25', 46.75'
REAR	0' MIN	33'
STREET SIDE	7' MIN	NA
PARKING:		
1 PER 1000 SF (HEAVY COMMERCIAL SERVICES)	29	SURFACE PARKING 39 TOTAL 39
BICYCLE PARKING:		
1 PER 10 PARKING STALLS	3, 10 MIN.	10
BUFFERYARD		
NORTH	N/A	N/A
SOUTH	LEVEL 3-OPTION 1	LEVEL 3-OPTION 1
EAST	N/A	N/A
WEST	LEVEL 3-OPTION 1	LEVEL 3-OPTION 1



# Landscape Plan

A minimum 20% of the site is required to be landscaped area. The proposed plan incorporates approximately 57% landscaped area. Below are zoning required plantings based on property dimensions.

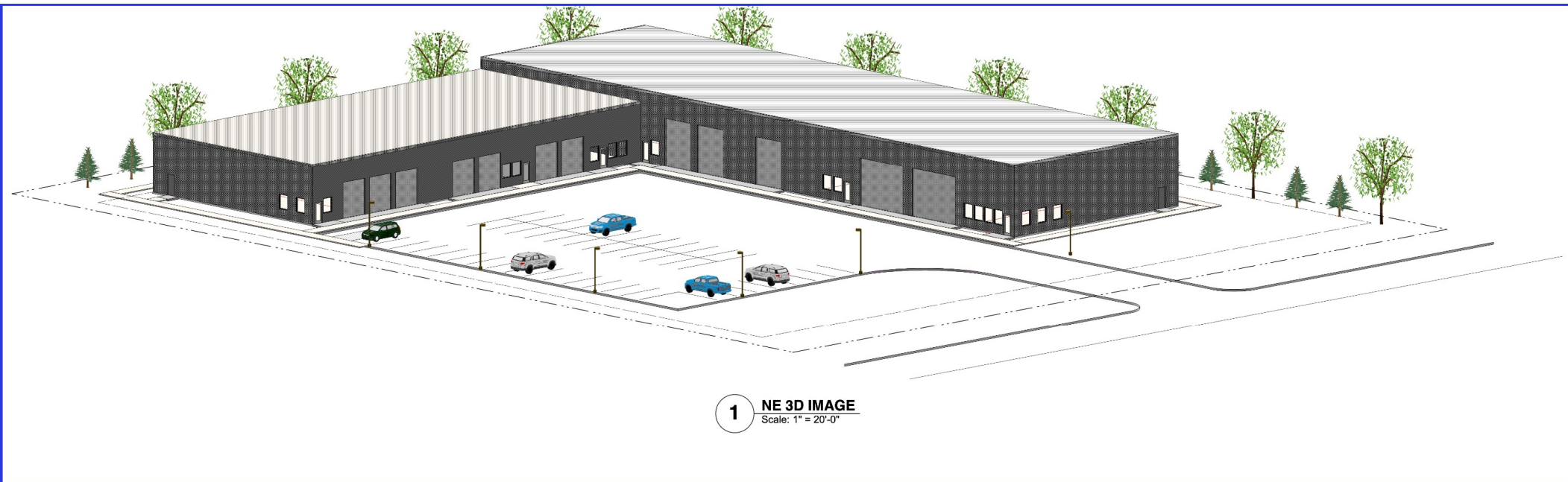
PLANTING SCHEDULE - INTERNAL PLANTINGS		
PER CODE	PROVIDED	SPECIES
UNDERSTORY TREES = 298' / 30' = 10 SHRUBS = 298' / 30' x 3 = 30	UNDERSTORY TREES = 10 SHRUBS = 30	 COMMON HACKBERRY 2.5" CAL B&B/TYP.  JUNIPER 5 GAL/TYP.

PLANTING SCHEDULE - 35' BUFFERYARD			
BUFFERYARD TYPE	PER CODE	PROVIDED	SPECIES
LEVEL 3-OPTION 1	CANOPY PLANTING = 6 x 555'/100' = 33 UNDERSTORY PLANTING = 5 x 555'/100' = 28 SHRUBS = 20 x 555'/100' = 111	CANOPY PLANTING = 33 UNDERSTORY PLANTING = 28 SHRUBS = 111	 N. ACCLAIM THORNLESS HONEY LOCUST 2.5" CAL B&B/TYP.  COMMON HACKBERRY 2.5" CAL B&B/TYP.  GOLDFLAME SPIREA 5 GAL/TYP.



# Building Elevation

Proposed building height is approximately 20'. The building depth is 75' by 225' in the north-south and east-west directions.





# Photometric Plan

Lighting must not exceed 1.0 foot-candles across adjacent property lines.

A final photometric schematic is under development for the proposed building mounted LED lighting fixtures to illuminate the building face and parking areas.

# Traffic Impacts

Based on the proposed building size and heavy commercial uses, approximately 300 trips are proposed to be generated per day.

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](mailto:communitydevelopment@rochestermn.gov) or phone (507-328-2600).