



# House of Compassion Addition

Hands of Compassion Ministry

October 29, 2024

# Overview

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  - Site Plan
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# Introduction

Connor Burke – Short Elliott Hendrickson, Inc.

Teresa McCormack – CRW Architecture

Gary Byram – Hands of Compassion Ministry



# About our Project

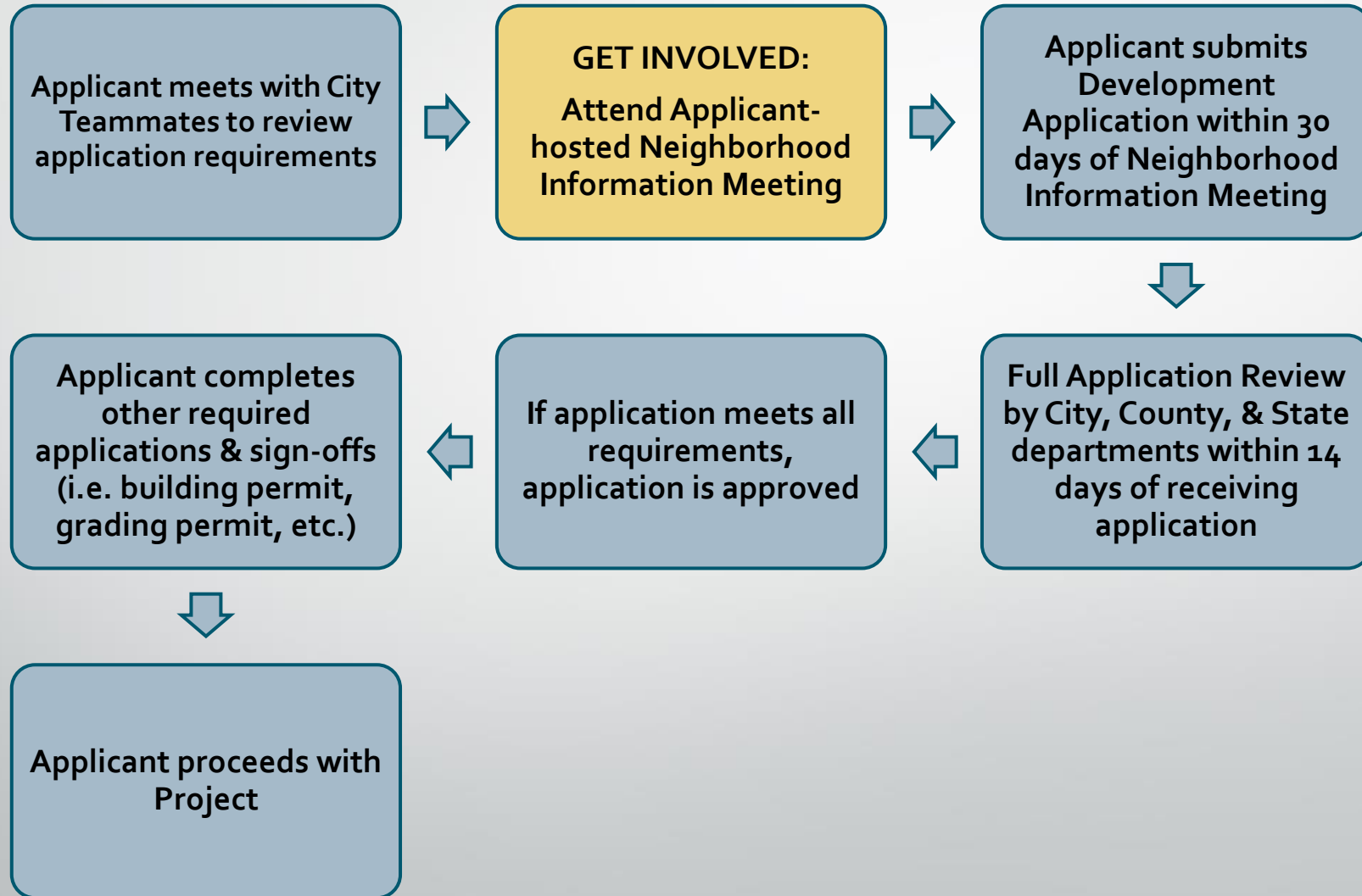
Building Addition to the East side of the existing house on the 836 Lot.

Building Addition will be on the 840 Lot.

3 Stories with 10 Additional Guest Rooms

Front Deck Expansion

# The Application Process



# Site Plan

Proposed Building Height = 35 feet (Max allowable = 48 feet)

Setbacks: Front – 23' (20' Min), Rear – 71' (25' Min), Sum of Interior Sides – 18' (16' Min)

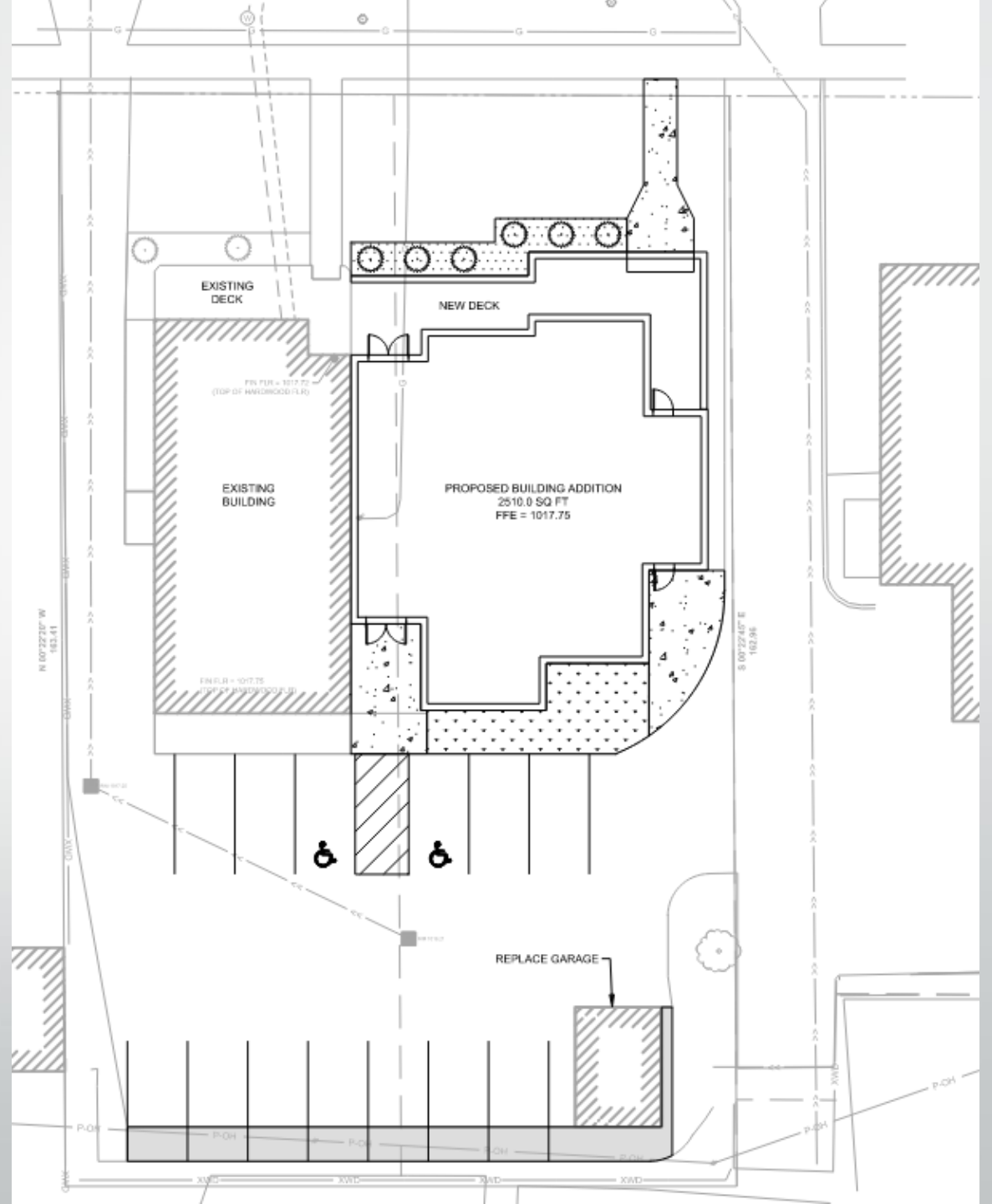
Floor Area Ratio: 0.77 (Max-1.5)

Parking: Requirements – 8 to 34 stalls (13 proposed)

ADA Parking required: 1 stall (2 proposed)

Zoning: R-3 Medium Density Residential

Proposed Land Use: Multi-Family Residential

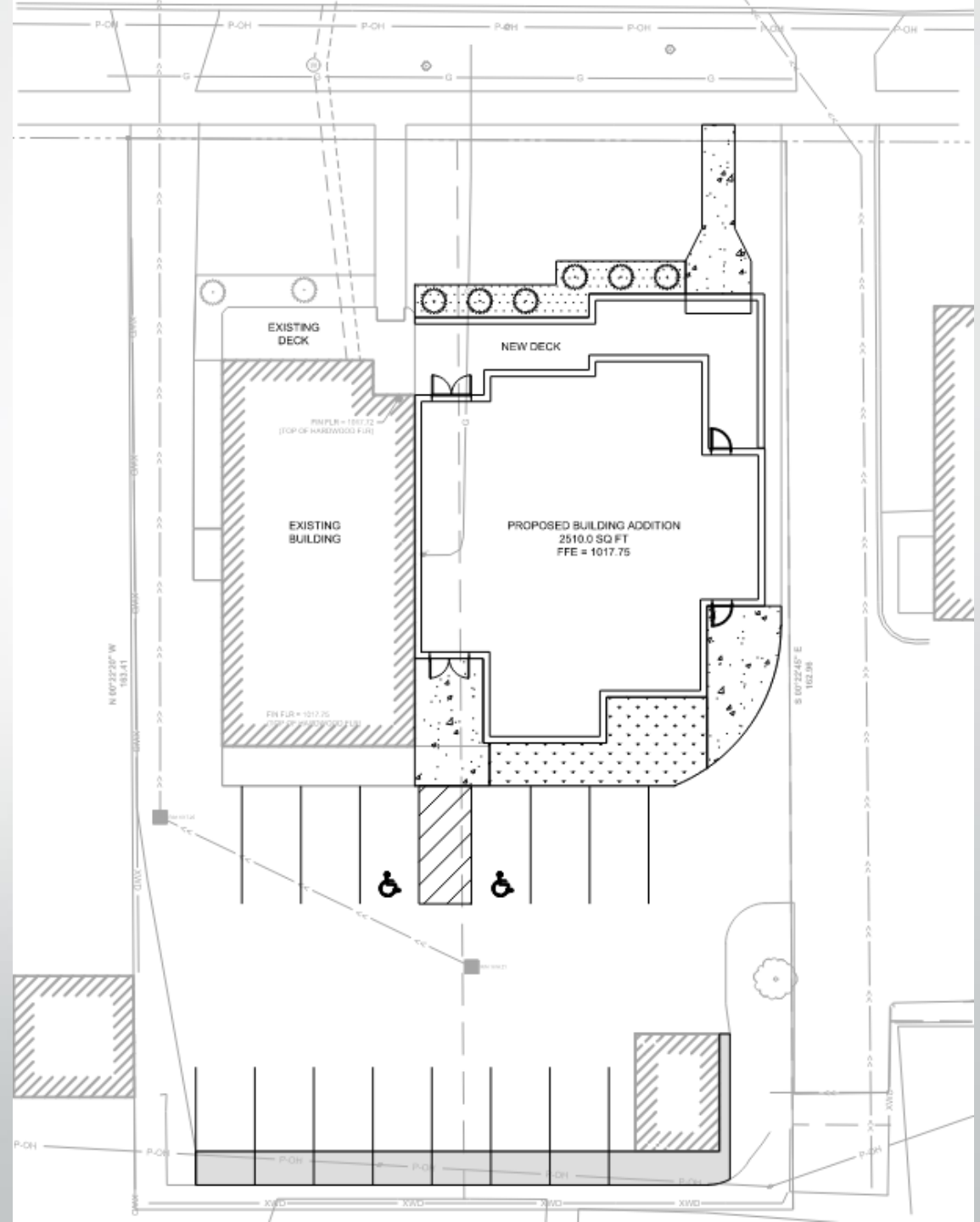


# Landscape Plan

Required Landscaping: 20% with Minor Modification  
(Proposed = 24%)

Bufferyard: No requirements as Residential Use adjacent to Residential

Boulevard Trees Required (1 per 50 feet) = 2 trees (Existing 3 trees)





① VIEW FROM NORTHWEST @ W CENTER ST



② VIEW FROM NORTHEAST @ W CENTER ST

# Building Elevation

Addition Length: 53' x 58'

Maximum Height: 48' (35' proposed)

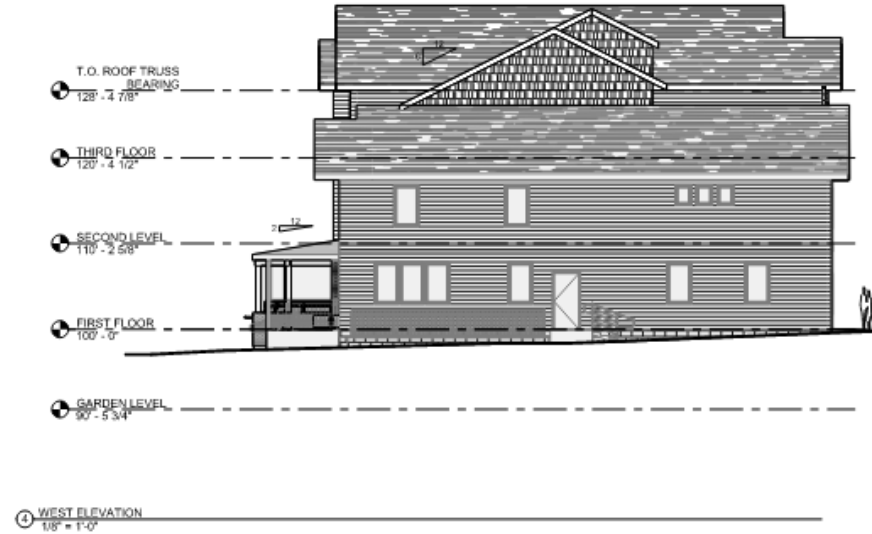




① VIEW FROM SOUTHWEST @ PARKING




② VIEW FROM SOUTHEAST @ PARKING



# Traffic Impacts

No traffic study per the City is require as traffic increase is marginal. A traffic waiver will be submitted to the City Traffic Engineer for review once Site Development Plans have been Submitted.



**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).