

# Rochester Sand & Gravel: New Office Building

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

November 7, 2024 at 5:30 PM  
4105 E River Road NE, Rochester, MN 55906

# Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
  - Permitted Uses
  - Site Plan
  - Photometric Plan
  - Landscape Plan
  - Building Elevations
- Traffic Impacts
- Existing & Future Environmental Features
- Q&A

# Introduction

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

Architect: CRW Architecture + Design Group

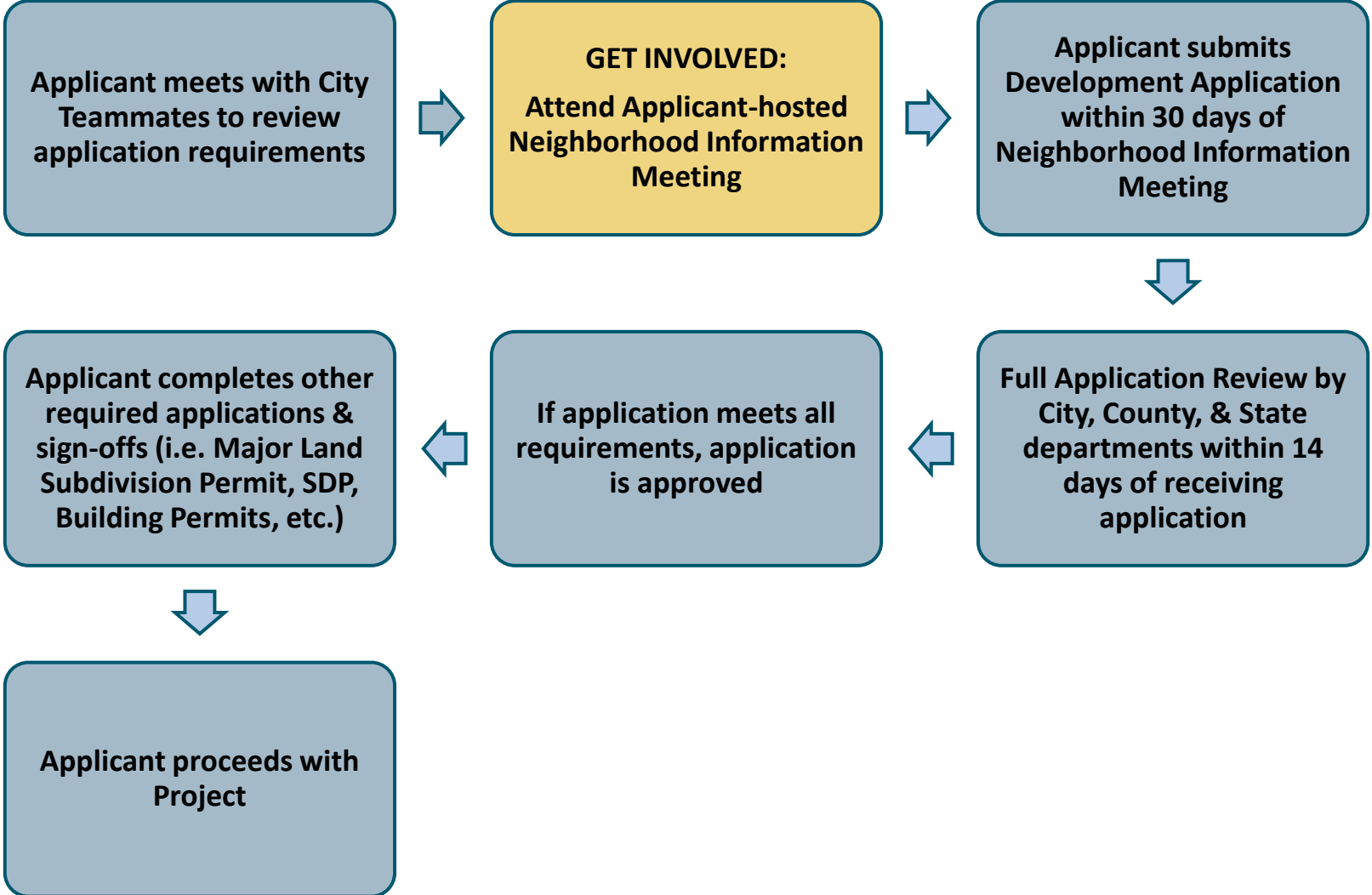
Engineer: Bolton & Menk, Inc.

# 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

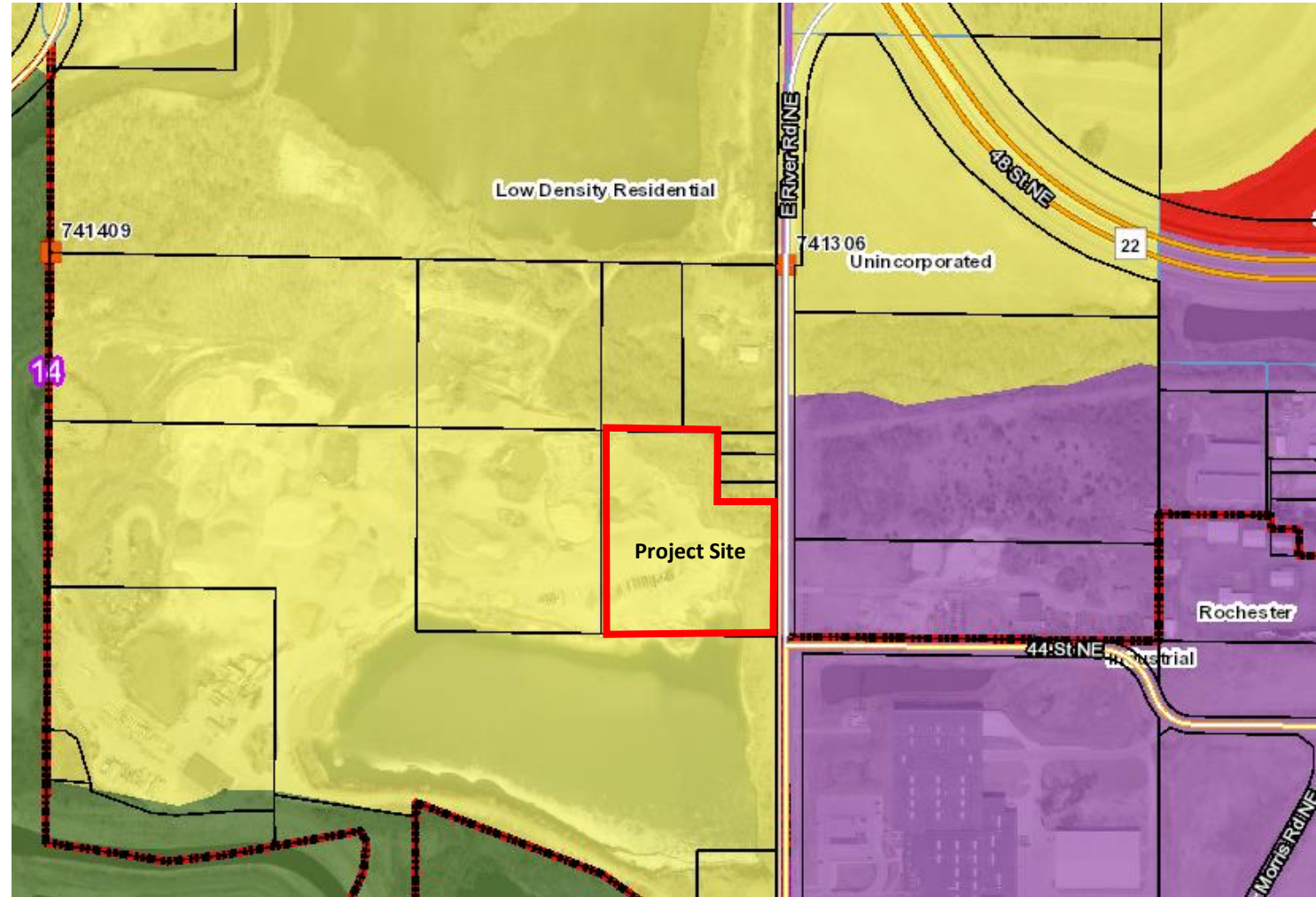


# Zoning

**Annexation** approved at June 3, 2024 City Council Meeting

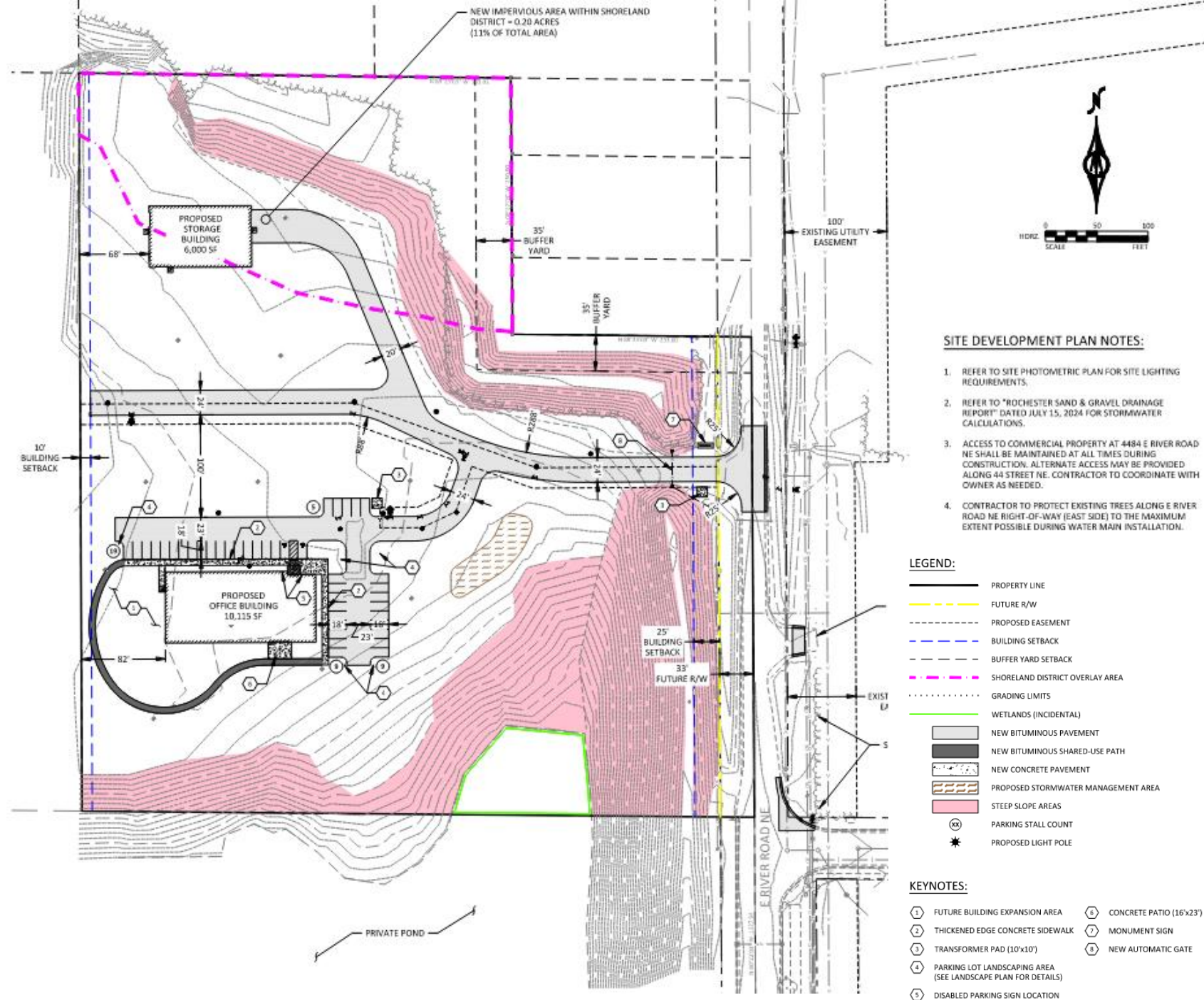
Comprehensive Plan Amendment:

- 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:	0.35 ACRES	15,460 SF
BASE SITE AREA:	9.13 ACRES	397,666 SF
RESOURCE PROTECTION AREA		
WETLANDS:	0.22 ACRES	9,551 SF
STEEP SLOPES / BANK:	2.39 ACRES	104,296 SF
PRIVATE STORMWATER TREATMENT AREA:	0.09 ACRES	3,875 SF
SHORELAND OVERLAY (75% OF PROTECTED AREA):	1.40 ACRES	61,190 SF
TOTAL RESOURCE PROTECTION LAND:	4.11 ACRES	178,912 SF
NET BUILDABLE AREA:	5.02 ACRES	218,754 SF
FLOOR AREA RATIO (FAR)		
PERMITTED FAR:	0.5	
MAX. ALLOWABLE FLOOR AREA:	109,377 SF	
BUILDING SQUARE FOOTAGE		
OFFICE BUILDING:	10,113 SF	
COLD STORAGE BUILDING:	6,000 SF	
TOTAL PROPOSED FLOOR AREA:	16,113 SF	
PROPOSED FAR:	0.07	
SETBACKS		
	FRONT	REAR
REQUIRED:	25 FT	10 FT
PROPOSED (OFFICE):	393 FT	82 FT
PROPOSED (STORAGE):	454 FT	68 FT
LANDSCAPING		
MINIMUM % OF PARKING LOT LANDSCAPE:	12 %	
MINIMUM PARKING LOT LANDSCAPE AREA:	1,895 SF	
PROPOSED PARKING LOT LANDSCAPE AREA:	3,054 SF	
MINIMUM % OF TOTAL LANDSCAPE:	8 %	
MINIMUM LANDSCAPE AREA:	17,500 SF	
PROPOSED LANDSCAPED AREA:	43,084 SF	
BUILDING HEIGHT		
MAXIMUM PERMITTED HEIGHT:	40 FT	
PROPOSED HEIGHT (OFFICE BUILDING):	25 FT	
PROPOSED HEIGHT (STORAGE BUILDING):	21.83 FT	
PARKING REQUIREMENTS		
MINIMUM 1 SPACE PER 500 SF OFFICE	10,113 SF	21 STALLS
9' X 18' STANDARD STALLS:	40 STALLS	
ADA PARKING STALLS:	2 STALLS	
TOTAL PROPOSED PARKING:	42 STALLS	



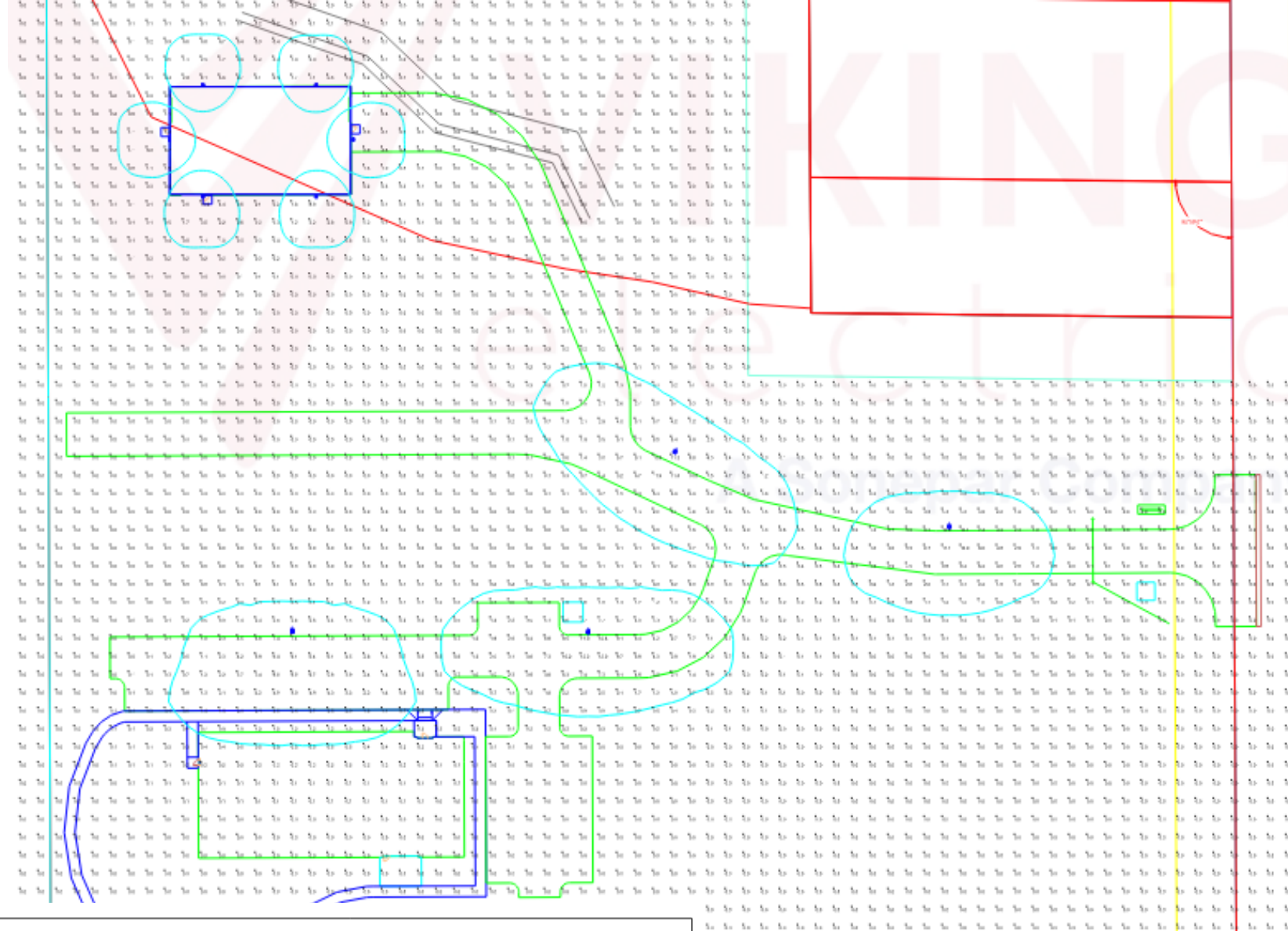
- SITE DEVELOPMENT PLAN NOTES:**
- REFER TO SITE PHOTOMETRIC PLAN FOR SITE LIGHTING REQUIREMENTS.
  - REFER TO "ROCHESTER SAND & GRAVEL DRAINAGE REPORT" DATED JULY 15, 2024 FOR STORMWATER CALCULATIONS.
  - ACCESS TO COMMERCIAL PROPERTY AT 4484 E RIVER ROAD NE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. ALTERNATE ACCESS MAY BE PROVIDED ALONG 44 STREET NE. CONTRACTOR TO COORDINATE WITH OWNER AS NEEDED.
  - CONTRACTOR TO PROTECT EXISTING TREES ALONG E RIVER ROAD NE RIGHT-OF-WAY (EAST SIDE) TO THE MAXIMUM EXTENT POSSIBLE DURING WATER MAIN INSTALLATION.

- LEGEND:**
- PROPERTY LINE
  - FUTURE R/W
  - PROPOSED EASEMENT
  - BUILDING SETBACK
  - BUFFER YARD SETBACK
  - SHORELAND DISTRICT OVERLAY AREA
  - GRADING LIMITS
  - WETLANDS (INCIDENTAL)
  - NEW BITUMINOUS PAVEMENT
  - NEW BITUMINOUS SHARED-USE PATH
  - NEW CONCRETE PAVEMENT
  - PROPOSED STORMWATER MANAGEMENT AREA
  - STEEP SLOPE AREAS
  - PARKING STALL COUNT
  - PROPOSED LIGHT POLE

- KEYNOTES:**
- ① FUTURE BUILDING EXPANSION AREA
  - ② THICKENED EDGE CONCRETE SIDEWALK
  - ③ TRANSFORMER PAD (10'x10')
  - ④ PARKING LOT LANDSCAPING AREA (SEE LANDSCAPE PLAN FOR DETAILS)
  - ⑤ DISABLED PARKING SIGN LOCATION
  - ⑥ CONCRETE PATIO (16'x23')
  - ⑦ MONUMENT SIGN
  - ⑧ NEW AUTOMATIC GATE



# Photometric Plan

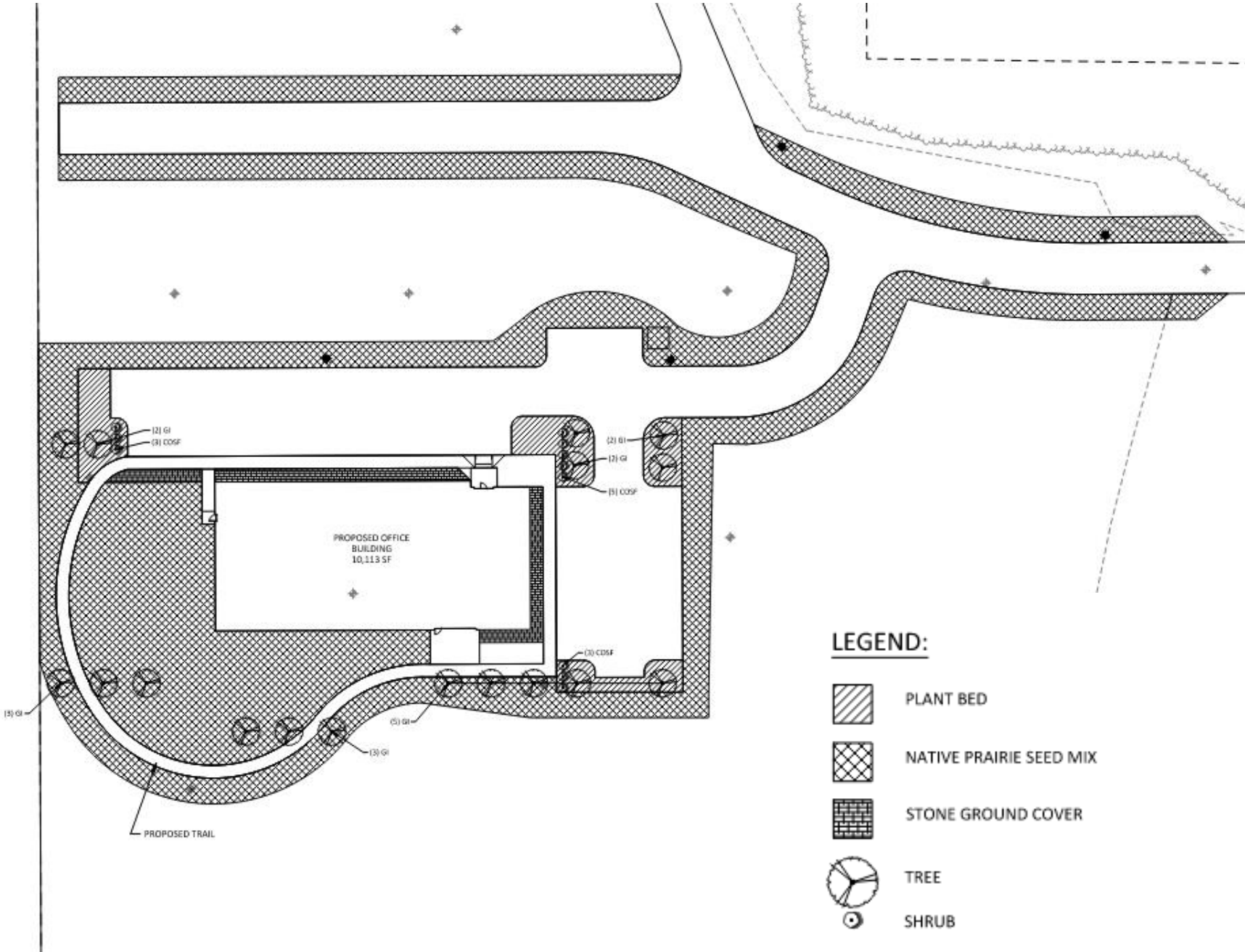


Luminaire Schedule									
Symbol	Qty	Label	Manufacturer	Description	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	
□	2	AA2	RAB	ALEDL2TN	Single	0.900	36872	270.3	
□	1	AA2H	RAB	ALEDLHS2TN W/ HOUSE SHIELD	Single	0.900	25394	267.6	
□	1	AA3H	RAB	ALEDXLHS3TN W/ HOUSE SHIELD	Single	0.900	29964	293.3	
□	6	WP	RAB	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	0.39	12.2	0.0	N.A.	N.A.	



# Landscape Plan



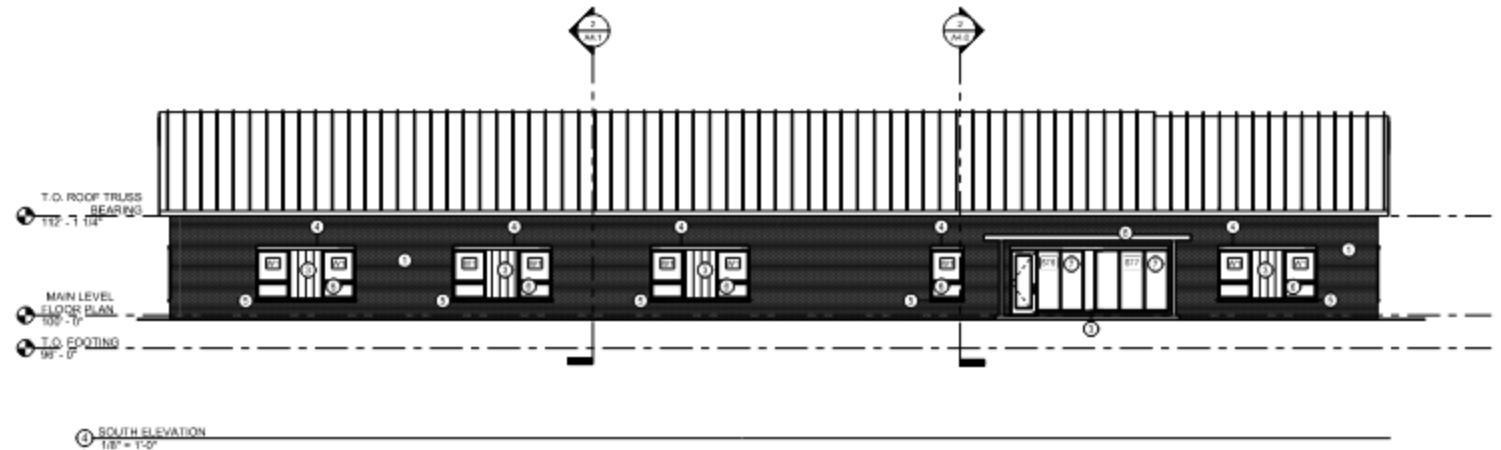
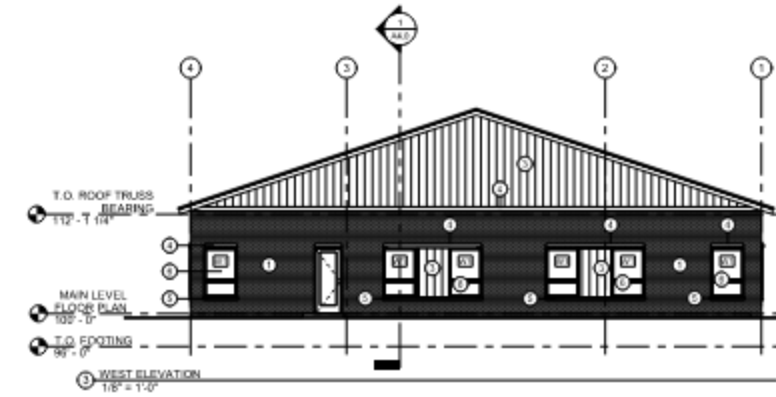
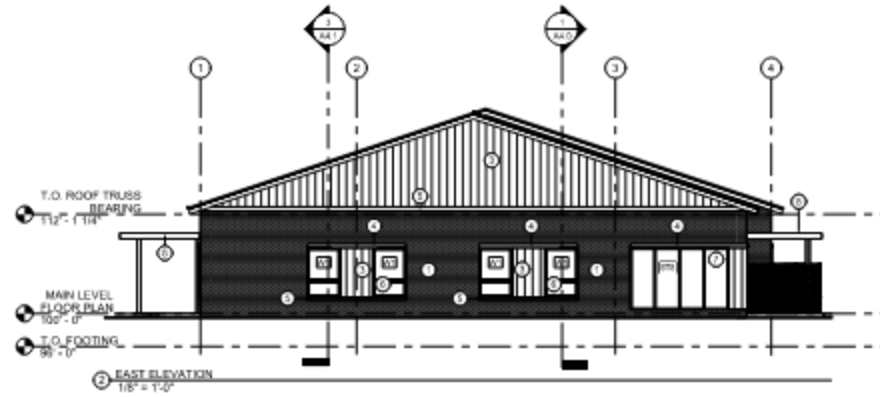
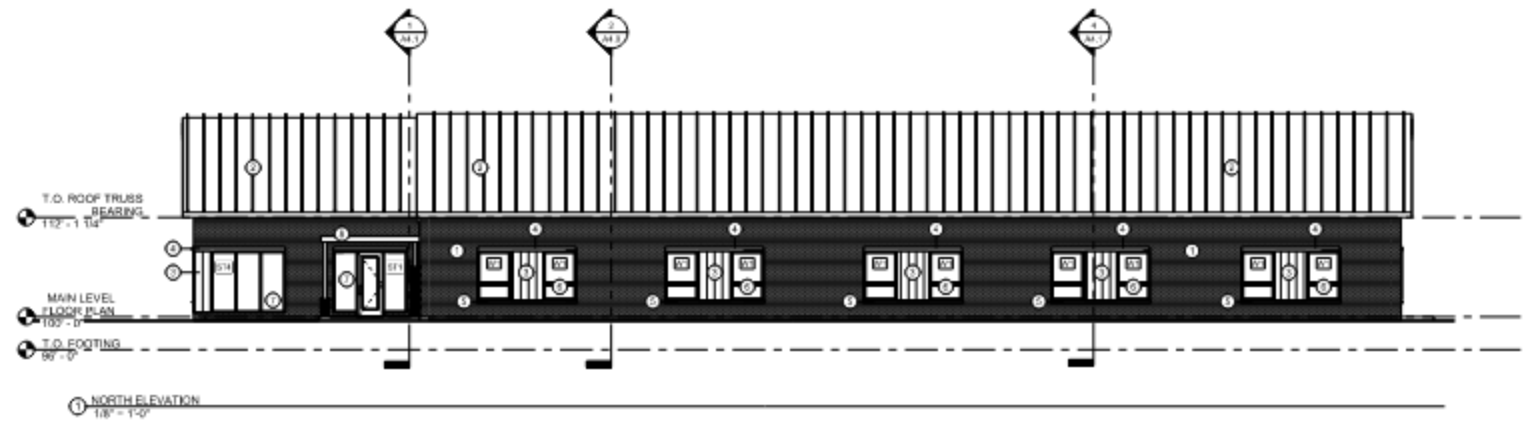
**LEGEND:**

-  PLANT BED
-  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)







Map Document: \\boltonmenk.com\mink\GIS\Projects\HROCHSCDU\_PRW\0127278\GIS\ESRI\Pro\Wetland\_Delineation\_Base.aprx | Exhibit E: Wetland Delineation Map | User: mink | Date Saved: 5/12/2024 11:00 AM



Map Document: \\boltonmenk.com\mink\GIS\Projects\HROCHSCDU\_PRW\0127278\GIS\ESRI\Pro\Wetland\_Delineation\_Base.aprx | Exhibit F: Wetland Delineation Map | User: mink | Date Saved: 5/12/2024 10:43 AM

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).