# New Storage Building Palmer Soderberg

3730 40<sup>th</sup> Ave NW

11/14/2024 @ 5:00PM

## Overview

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

## Introduction

Owner: D&B Properties of Rochester

Planner/Civil Engineer: WSE Massey Engineering & Surveying

Site: 3730 40<sup>th</sup> Ave NW

# About our Project

Description: Construct A New Storage Building

• Building: Morton Buildings, 5280 Square Feet

 Activities: Site Demolition, Site Grading, New Electric, New Gas, Asphalt Paving, New Building Construction

# 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

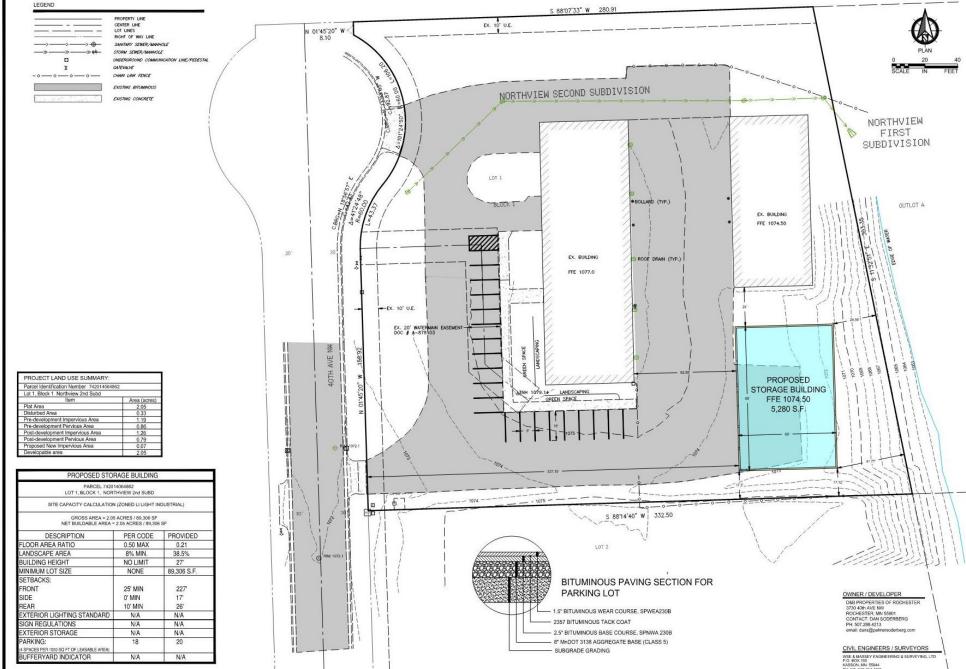


Full Application Review by City, County, & State departments within 14 days of receiving application



Applicant proceeds with Project

## Site Plan



WSE+M/SSEY.
Engineering & Surveying

PH. NO. 507-634-4505 PLANS@WSE.ENGINEERIN www.wse.engineering

KASSON OFFICE P.O. BOX 100 33 B E VETERANS MEMORIAL HIGHWAY KASSON, MN 55944

PLAINVIEW OFFICE 320 WEST BROADWAY SUITE 3 PLAINVIEW, MN 55964

ROCHESTER OFFICE 1765 RESTORATION DRIVE SW ROCHESTER, MN 55902

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Number Date
1001ass20830
alter

SITE DEVELOPMENT PLAN
PALMER SODERBERG
40TH AVE NW, ROCHESTER, MINNESC

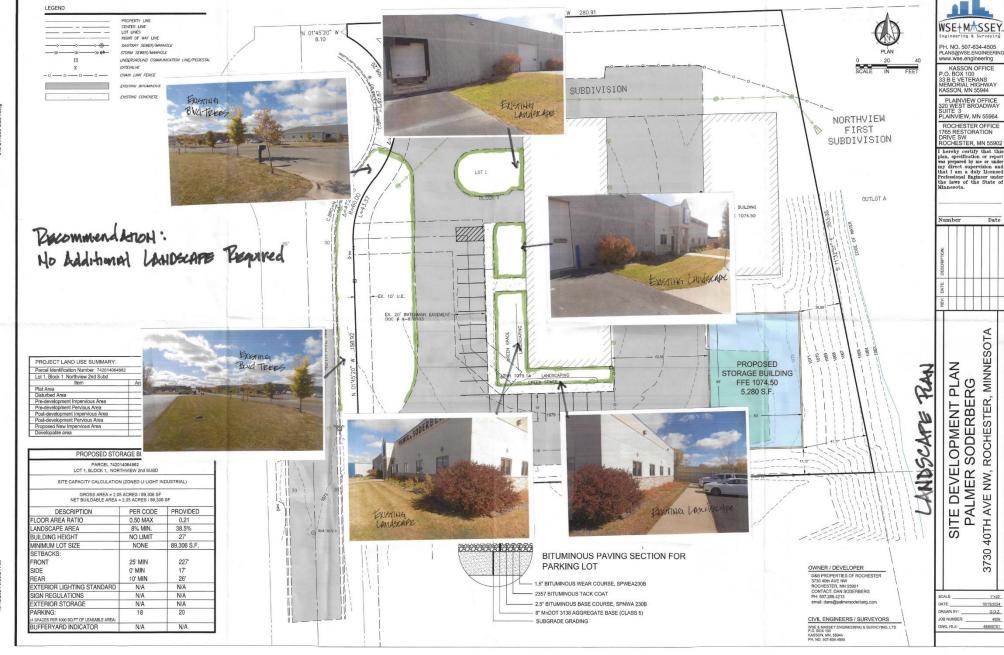
3730

JOB NUMBER:

DWG FILE:

10/15/2024 9:00:24 AM

## Landscape Plan



# **Building Elevation**







## Photometric Plan

**Photometric Plan Pending** 

Proposed lighting will comply with City requirements limiting illumination across property lines.

# Traffic Impacts

There is no Impact to Traffic.

A Traffic Impact Study Waiver has been Received.



#### City of Rochester

4001 West River Parkway NW, STE 100

Website: www.rochestermn.gov/cd Email: communitydevelopment@rochestermn.gov Phone: 507-328-2600

## TRAFFIC IMPACT REPORT (TIR) DETERMINATION

A Traffic Impact Report (TIR) Determination, which identifies whether a TIR is required for a land development project, must be submitted with all Land Development Applications (except for Zoning Certificates and Grading Permits). Forms are reviewed by the City or County Engineer.

#### Related Ordinances:

- Unified Development Code, Section 60.500.030b
- · Olmsted County Access Management Ordinance, Section 7.04 (for projects fronting or taking access on a roadway under the jurisdiction of Olmsted County)

#### I. TRAFFIC IMPACT REPORT DETERMINATION

Type of Study	Rezoning Traffic Analysis	Traffic Analysis Report	Traffic Design Analysis
Applicability	Comprehensive Plan Adoption     Rezoning	General Development Plan (GDP)     Conditional Use Permit (CUP)     Land Subdivision Permits     Site Development Plan (SDP)	General Development Plan (GDP)     Conditional Use Permit (CUP)     Land Subdivision Permits     Site Development Plan (SDP)
Check which potential thresholds will apply	Proposed Development wi∎:  Generate 100 or more directional peak hour trips than most intensive use under existing zoning  Generate 1000 or more trips per day than most intensive use under existing zoning  Involve LUP amendment involving >1 acre which would permit uses generating higher traffic  Involve rezoning to MX-G, LI, or SI > 3.5 acres  Involve rezoning to BP > 7 acres	Proposed Development will:    Involve a land use with an average daily trip generation rate of 125 trips per acre of greater which will generate a minimum of 750 trips based on size of development   Concentrate 1500 of more daily trips through a single access point   Will utilize an at-grade access onto an existing or proposed freeway or expressway   Occur on property zoned MX-G, LI, or SI > 3,5 acres   Occur on property zoned BP > 7 acres	<ul> <li>□ A TIR is not required for the development but potential design questions which exist which need engineering evaluation</li> <li>□ A TIR was done at an earlier stage of the development approval process, but a review should be conducted to update design information based on refined layout plans</li> </ul>

TIR Determination Fee (\$320) required?		☐ Yes	☑ No	
TIR Determination:	☐ Rezoning Analysis	☐ Traffic Impact Report	☐ Design Analysis	
If exempt, explain:	☑ Below Threshold	☐ Previous Study	☐ Limited Impact	☐ Exempt Development
Diles S. Duhil	Į.			Digitally signed by Benjamin Johnson Date: 2024.10.16 14:40:38 -05'00'

#### CONTINUE TO PAGE 2 FOR A CHECKLIST ON TIR REQUIREMENTS



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# Q&A

# Still have Questions?

Contact the City of Rochester's Community Development Department with any questions about this application type via email <a href="mailto:communitydevelopment@rochestermn.gov">communitydevelopment@rochestermn.gov</a> or phone (507-328-2600).