

New Storage Building Palmer Soderberg

3730 40th 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

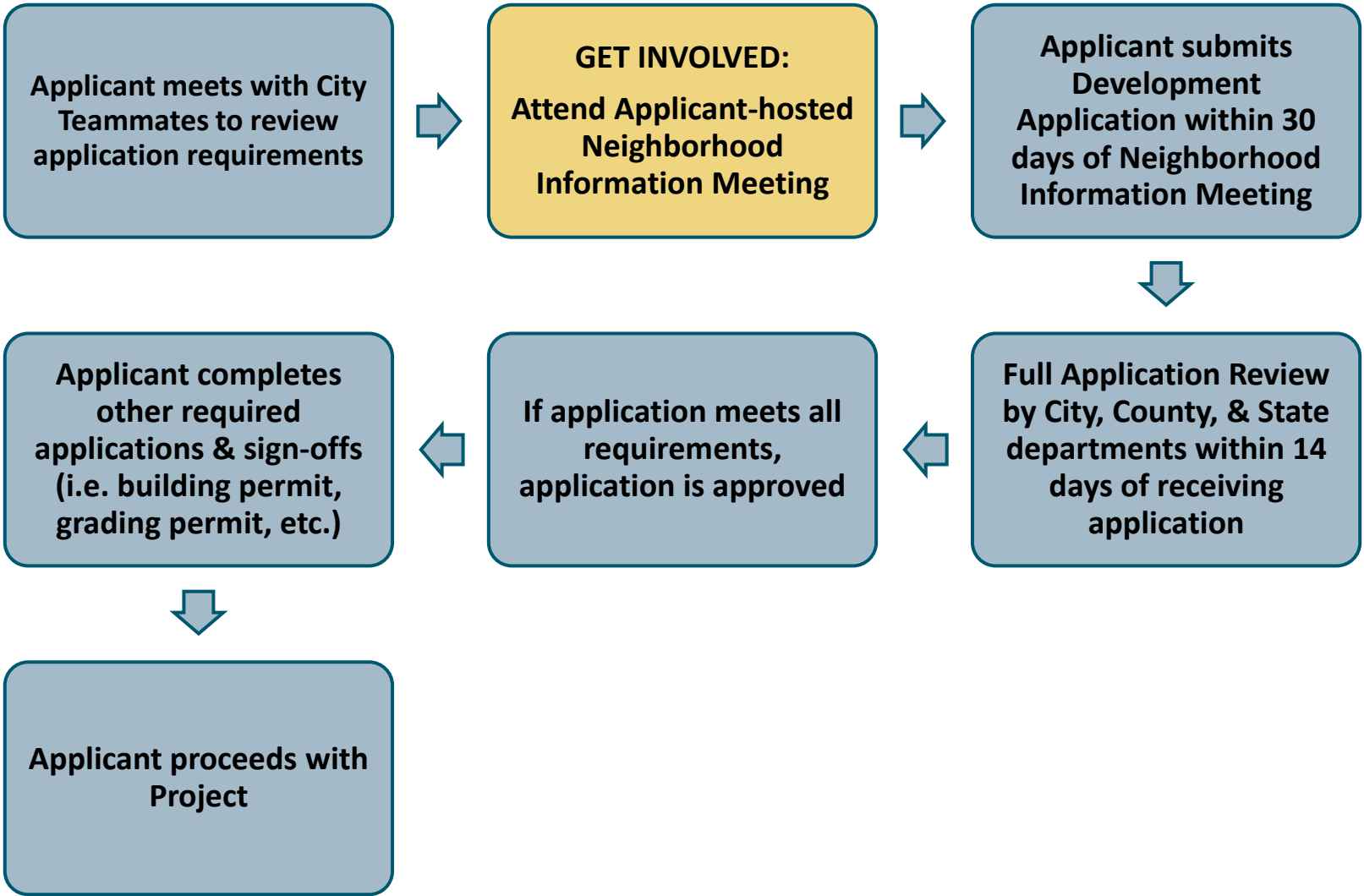
Planner/Civil Engineer: WSE Massey Engineering & Surveying

Site: 3730 40th 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



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.

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	<ul style="list-style-type: none"> • Comprehensive Plan Adoption • Rezoning 	<ul style="list-style-type: none"> • General Development Plan (GDP) • Conditional Use Permit (CUP) • Land Subdivision Permits • Site Development Plan (SDP) 	<ul style="list-style-type: none"> • General Development Plan (GDP) • Conditional Use Permit (CUP) • Land Subdivision Permits • Site Development Plan (SDP)
Check which potential thresholds will apply	<p>Proposed Development will:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Generate 100 or more directional peak hour trips than most intensive use under existing zoning <input type="checkbox"/> Generate 1000 or more trips per day than most intensive use under existing zoning <input type="checkbox"/> Involve LUP amendment involving >1 acre which would permit uses generating higher traffic <input type="checkbox"/> Involve rezoning to MX-G, LI, or SI > 3.5 acres <input type="checkbox"/> Involve rezoning to BP > 7 acres 	<p>Proposed Development will:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 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 <input type="checkbox"/> Concentrate 1500 or more daily trips through a single access point <input type="checkbox"/> Will utilize an at-grade access onto an existing or proposed freeway or expressway <input type="checkbox"/> Occur on property zoned MX-G, LI, or SI > 3.5 acres <input type="checkbox"/> Occur on property zoned BP > 7 acres 	<ul style="list-style-type: none"> <input type="checkbox"/> A TIR is not required for the development but potential design questions which exist which need engineering evaluation <input type="checkbox"/> 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

Name/Title of Proposed Development: Palmer Soderberg Storage - 3730 40th Ave NW

TIR Determination Fee (\$320) required?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
TIR Determination:	<input type="checkbox"/> Rezoning Analysis	<input type="checkbox"/> Traffic Impact Report	<input type="checkbox"/> Design Analysis	<input checked="" type="checkbox"/> Exempt
If exempt, explain:	<input checked="" type="checkbox"/> Below Threshold	<input type="checkbox"/> Previous Study	<input type="checkbox"/> Limited Impact	<input type="checkbox"/> Exempt Development

Benjamin Johnson
Signature / City Engineer

Digitally signed by Benjamin Johnson
Date: 2024.10.16 14:40:38 -05'00'

Signature (if applicable) / County Public Works Director

CONTINUE TO PAGE 2 FOR A CHECKLIST ON TIR REQUIREMENTS

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).