

Parks and Forestry Relocation

Neighborhood Informational Meeting

Site Development Plan & Rezoning

City of Rochester, MN

February 13, 2025

Overview

- Introductions
- About our Project

Site Development Plan

- The Application Process
- Exhibits:
 - Site Plan
 - Landscape Plan
 - Building Elevation
 - Photometric Plan
- Traffic Impacts

Rezoning

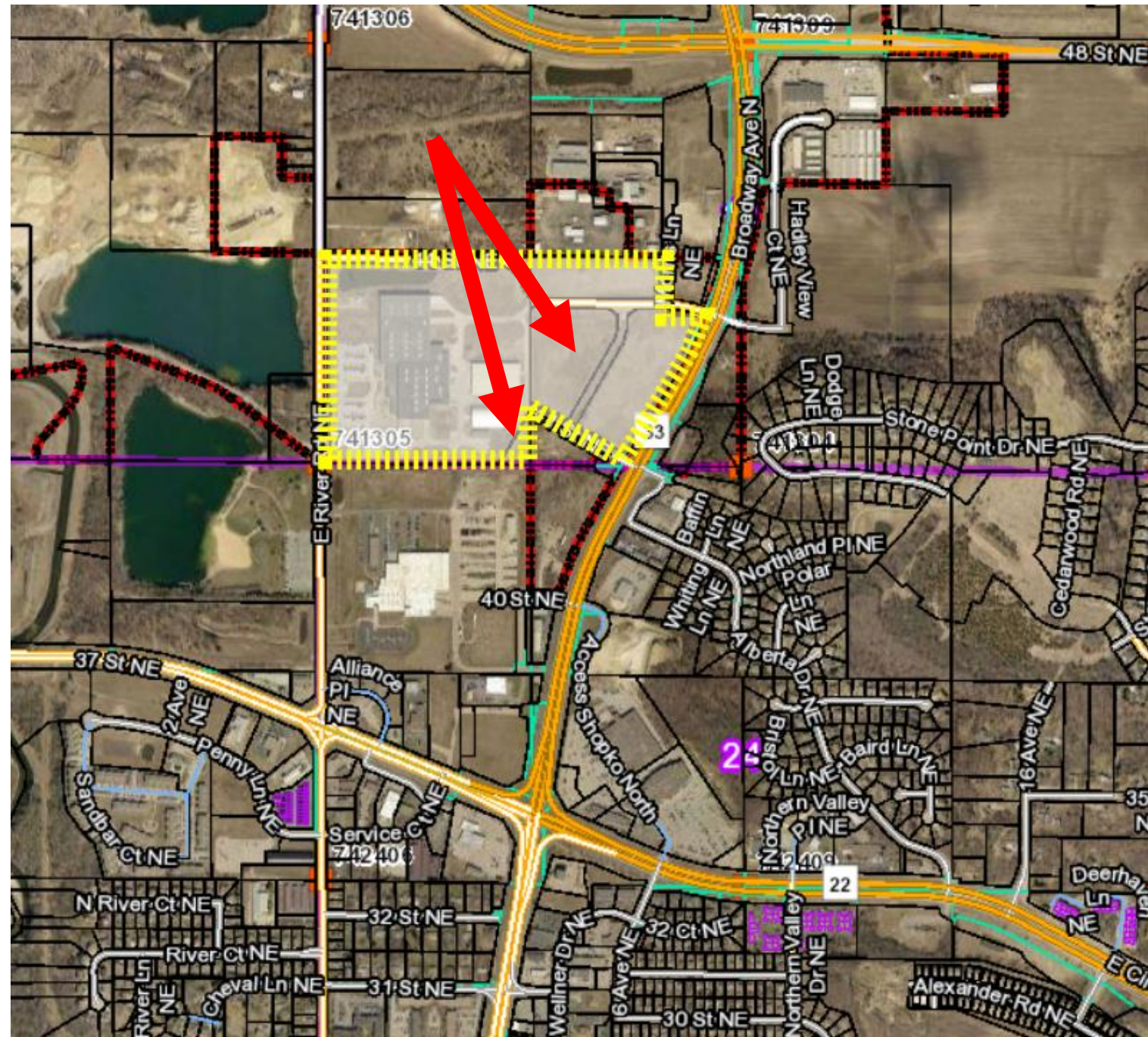
- The Application Process
- Exhibits:
 - Current & Proposed Zoning Map
 - Dimensional Standards
 - Permitted Uses of the Existing & Proposed Zoning Districts
- Q&A

Introduction

Jason Woodhouse, AIA, LEED AP
Architect (CRW Architecture)

Derek Olinger, PE
Civil Engineer (Bolton & Menk)

Scot Ramsey, Mike Nigbur, Zack Wood
City of Rochester



About our Project

- New facility for the City of Rochester Parks & Forestry and Public Works Departments.
- Grading & Pavement Construction/Reconstruction on PWTOC Lot

Improvements Include:

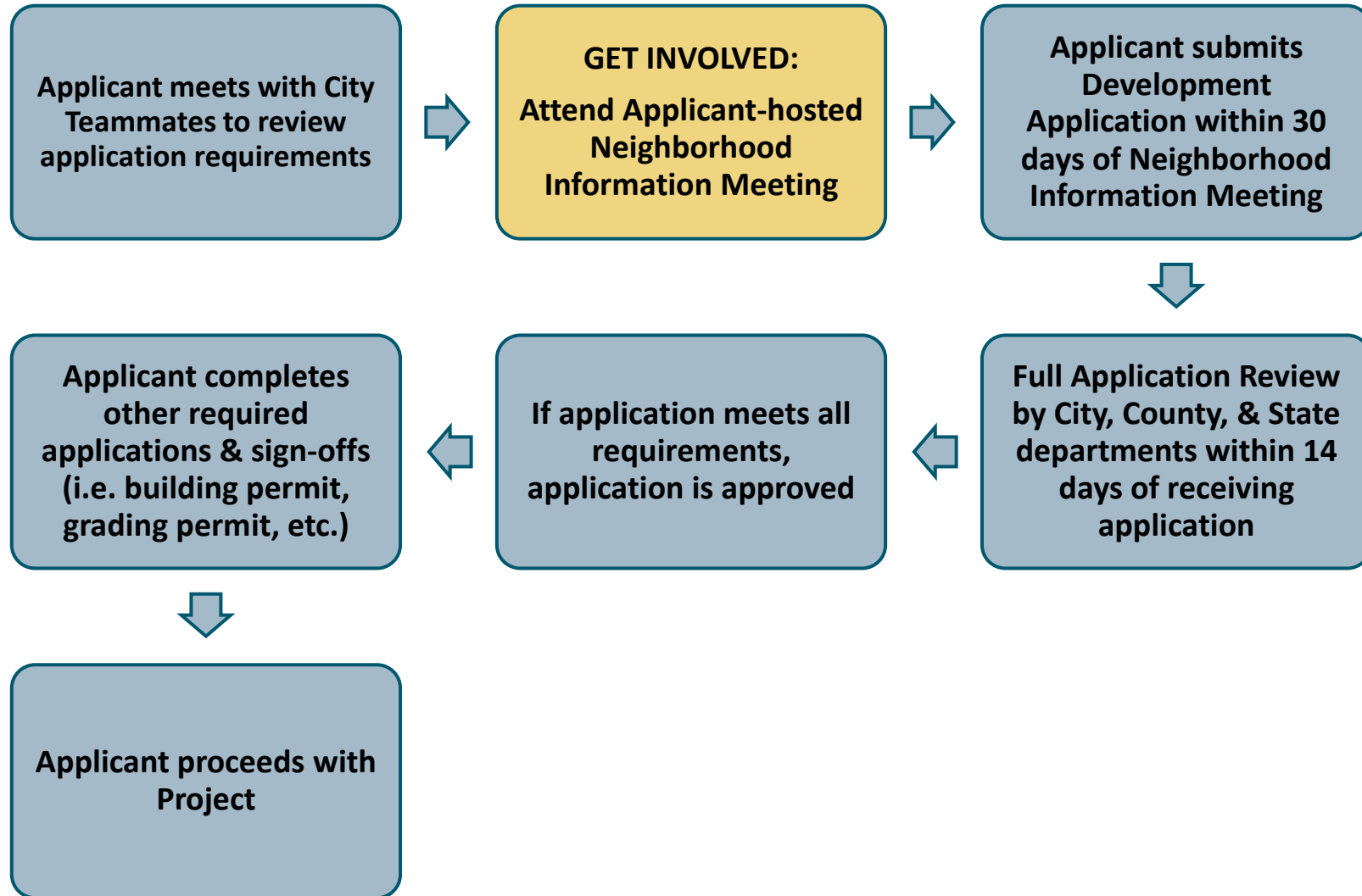
New Facility

- New office space & parking lot
- New fleet garage & supporting pavements
- Public Utility Relocations
- Stormwater improvements
- Security Fencing/Gates

Existing PWTOC

- Pavement Construction & Reconstruction
- Grading for future storage
- Stormwater improvements
- Fence Relocation

The Application Process: SDP

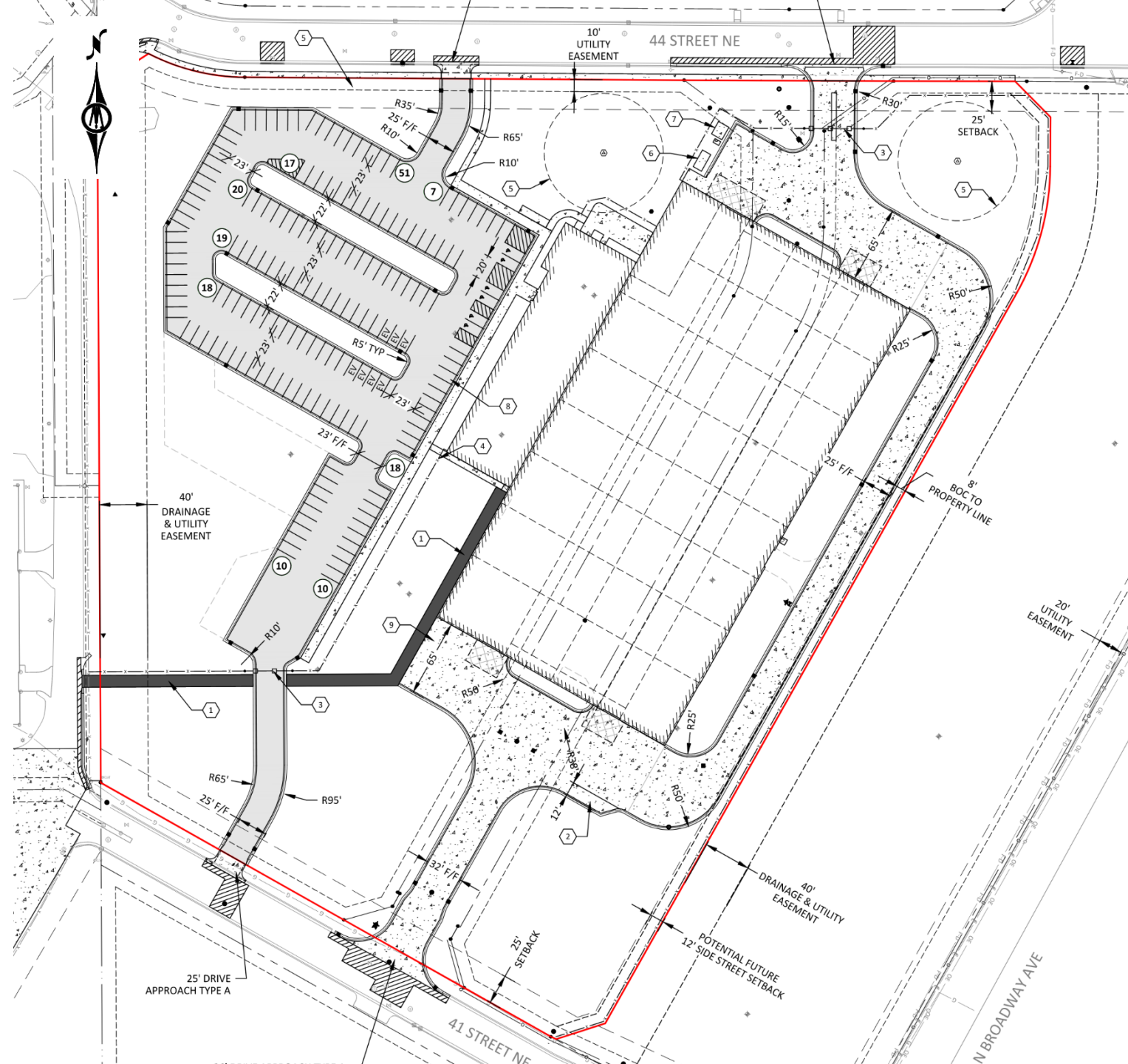


Building

- ## Parking

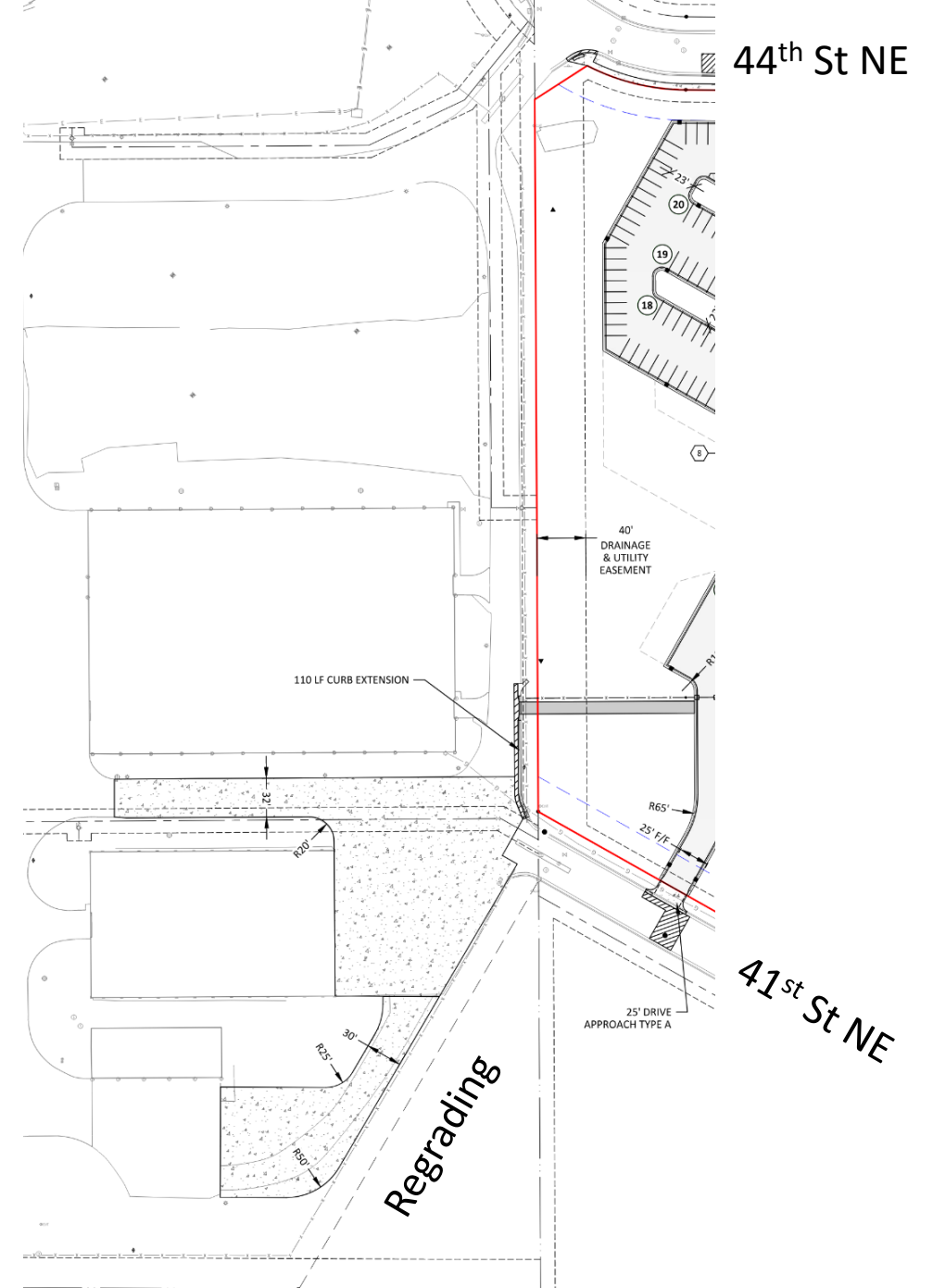
- ## Other Site Improvements

- Pedestrian walkway connections
- Public + private access onto 41st Street & 44th Street
- New stormwater infrastructure



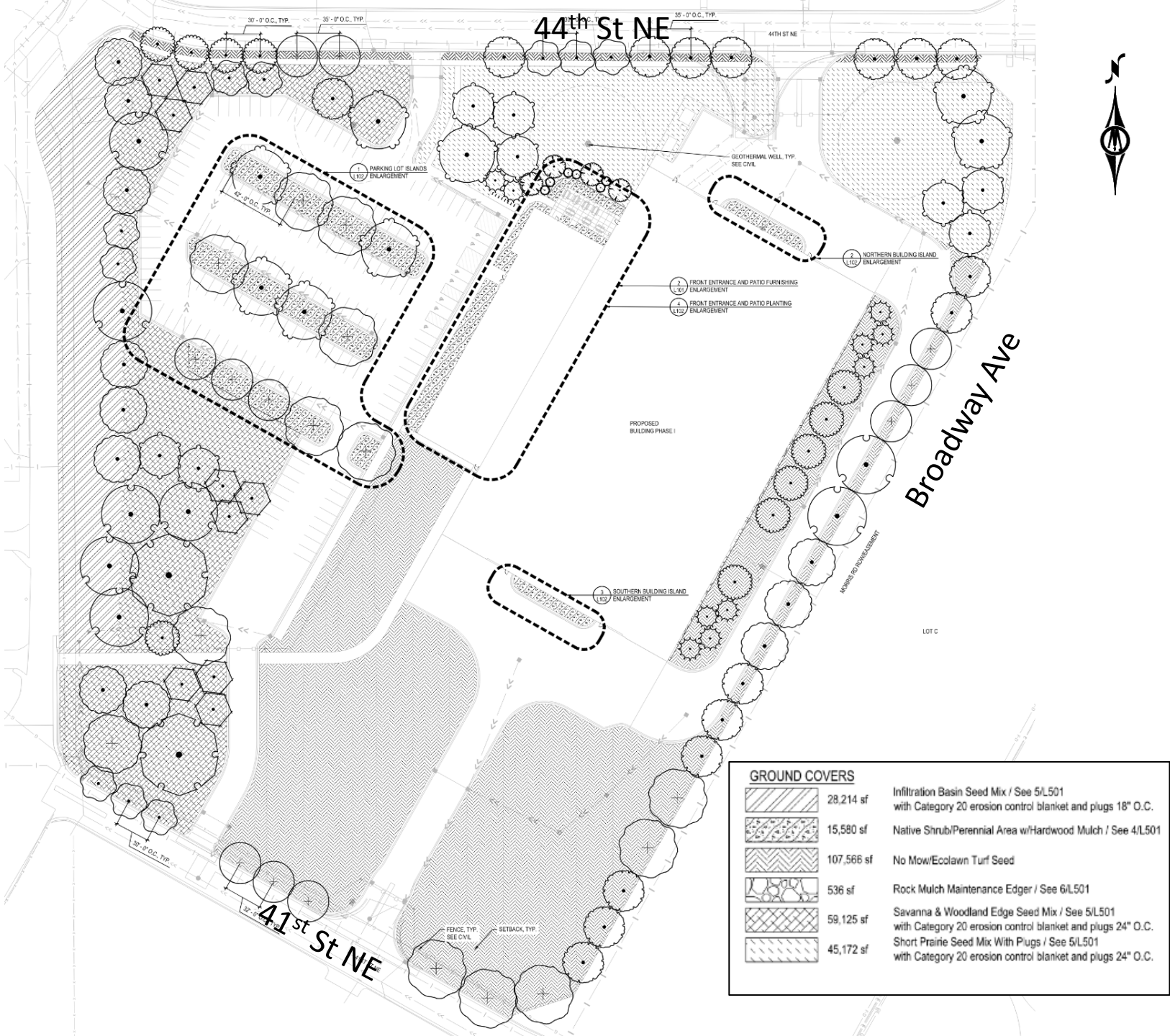
Site Plan - PWTOC

- Regrading SE Corner of PWTOC lot & moving fence
- Additional Concrete Pavement
- Reconstructing Existing Pavements

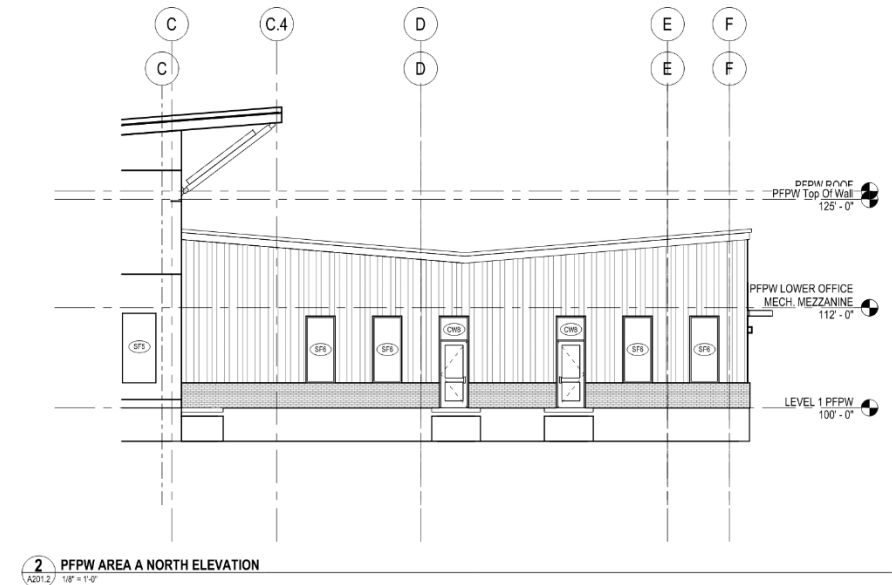
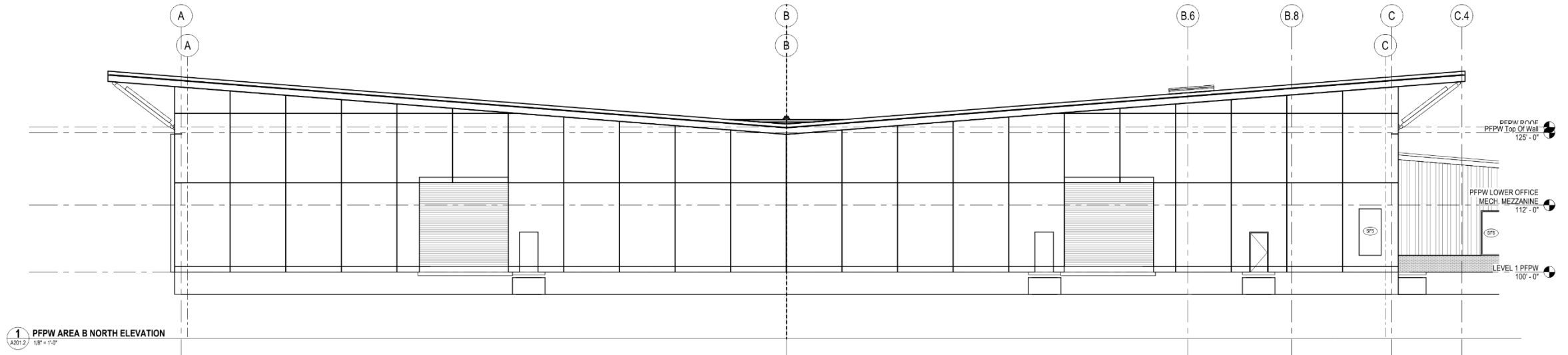


Landscape Plan

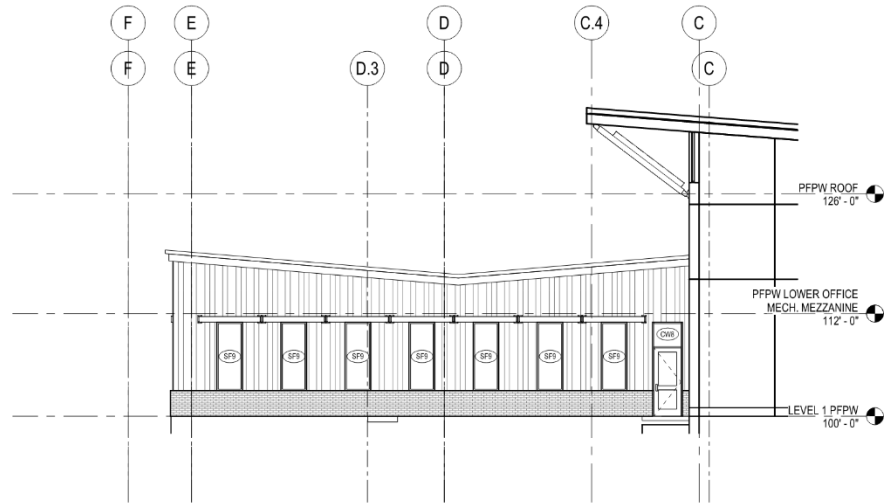
PLANT SCHEDULE			
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
CONIFEROUS TREE			
	4	Juniperus virginiana / Eastern Redcedar	2-1/2" CAL
	6	Thuja occidentalis / American Arborvitae	2-1/2" CAL
DECIDUOUS CANOPY TREE			
	11	Betula nigra / River Birch	2-1/2" CAL
	10	Carpinus caroliniana / Blue Beech	2-1/2" CAL
	8	Carya ovata / Shagbark Hickory	2-1/2" CAL
	8	Celtis occidentalis / Common Hackberry	2-1/2" CAL
	16	Gleditsia triacanthos inermis 'Impcole' / Imperial® Honey Locust	2-1/2" CAL
	11	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	2-1/2" CAL
	13	Gymnocladus dioica / Kentucky Coffeetree	2-1/2" CAL
	11	Ostrya virginiana / American Hophornbeam	2-1/2" CAL
	9	Populus tremuloides / Quaking Aspen	2-1/2" CAL
	8	Quercus bicolor / Swamp White Oak	2-1/2" CAL
	2	Quercus macrocarpa / Burr Oak	2-1/2" CAL
ORNAMENTAL TREE			
	10	Amelanchier laevis / Allegheny Serviceberry Multi-trunk	10' B&B



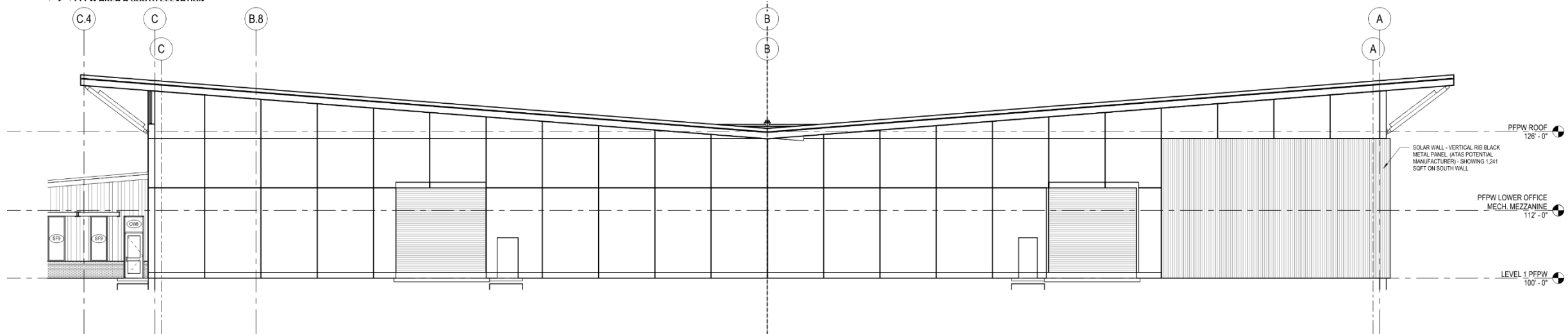
Building Elevations – New Facility (North)



Building Elevations – New Facility (South)

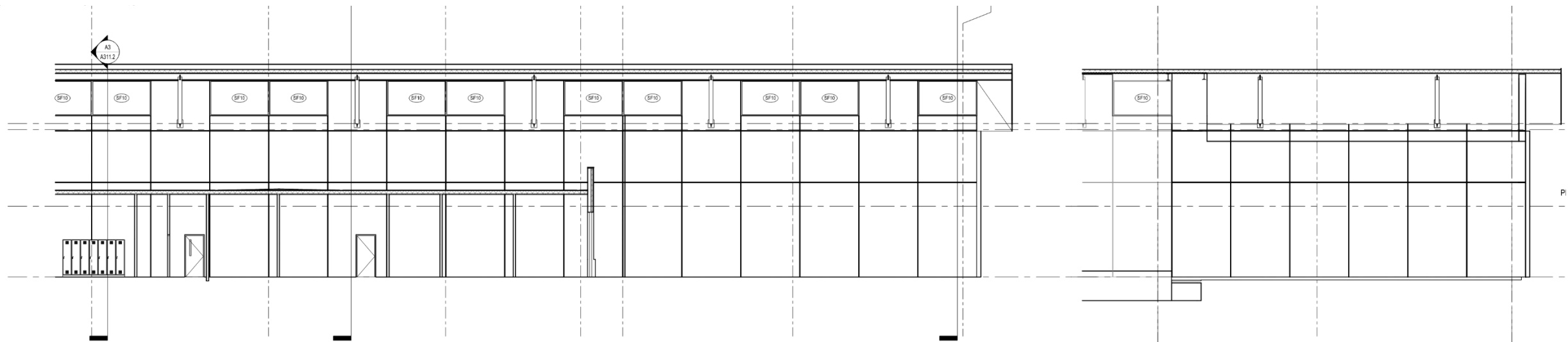
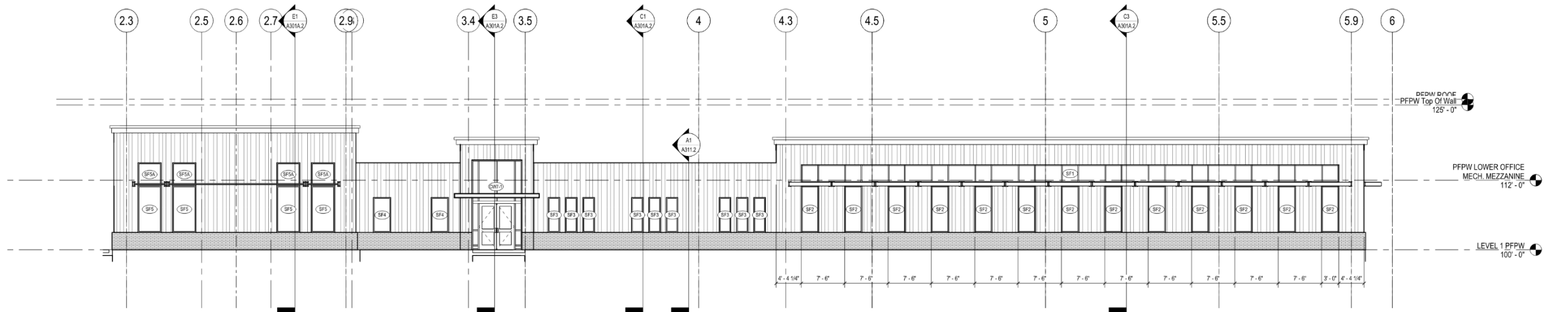


PPFW AREA A SOUTH ELEVATION

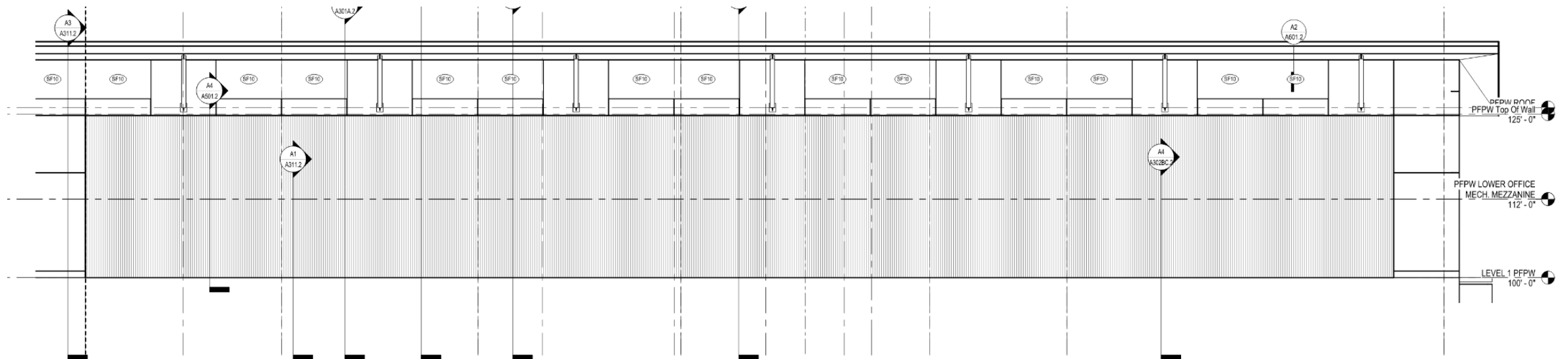
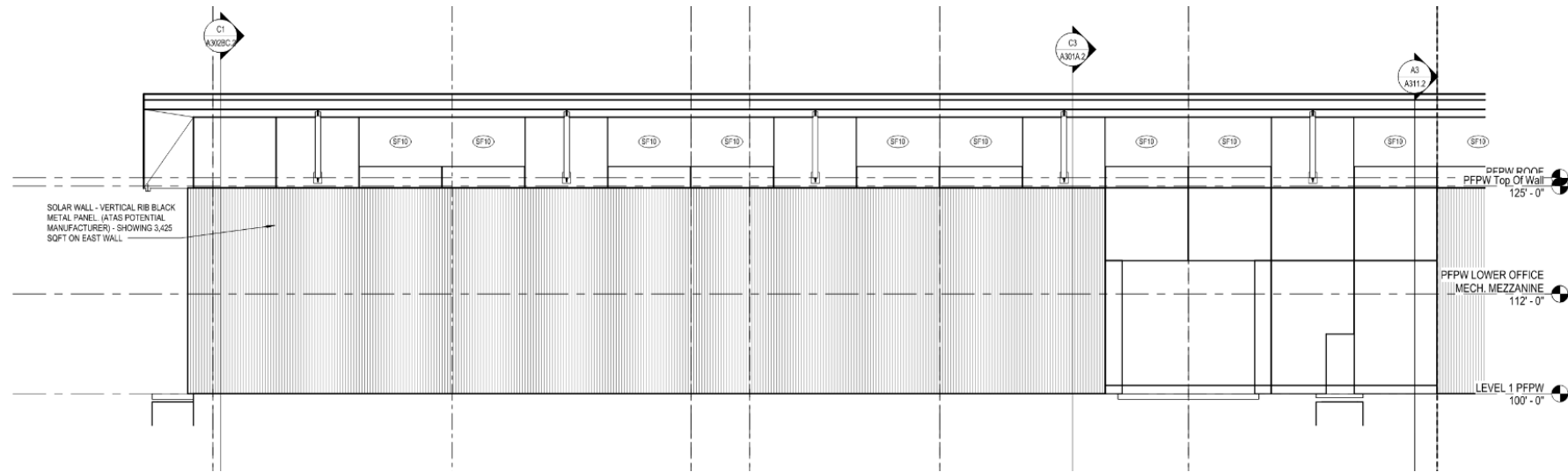


1 PFPW AREA C SOUTH ELEVATION
A203.2 1/8" = 1'-0"

Building Elevations – New Facility (West)

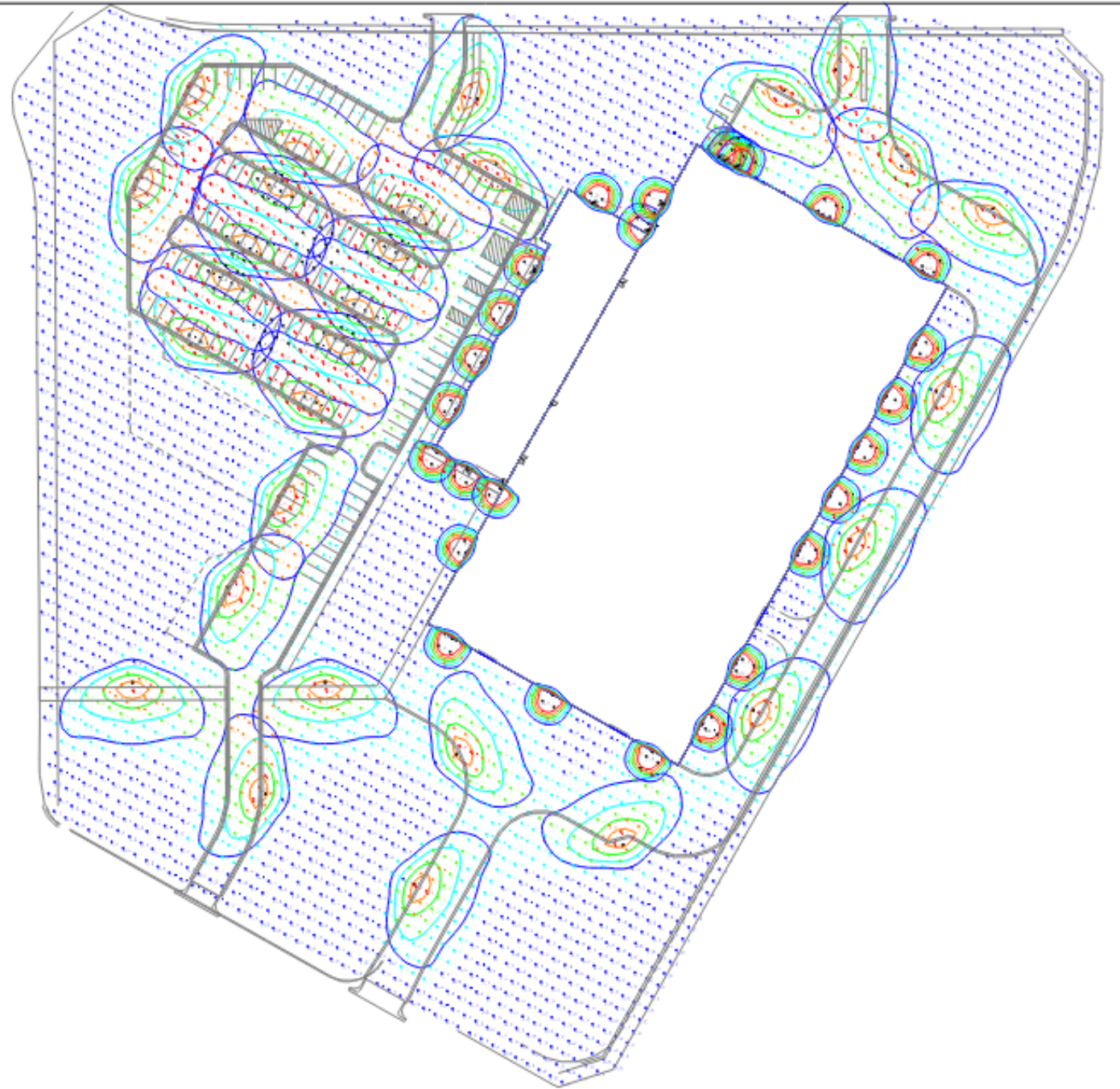


Building Elevations – New Facility (East)



Photometric Plan

- Site Lighting
 - Parking Lot
 - Fleet Pavement Areas
- Building Exterior



Traffic Impacts

New Site

- ~890 daily trips generated (220 peak hourly)
- Poor LOS anticipated at minor street approaches at following
 - 44th St NE & Broadway Ave N
 - 41st St NE & Broadway Ave N
 - Poor LOS typical for high volume, stop controlled intersections
- Future signal planned at 44th St NE & Broadway, but not warranted with this development
- No specific traffic or intersection improvements planned.

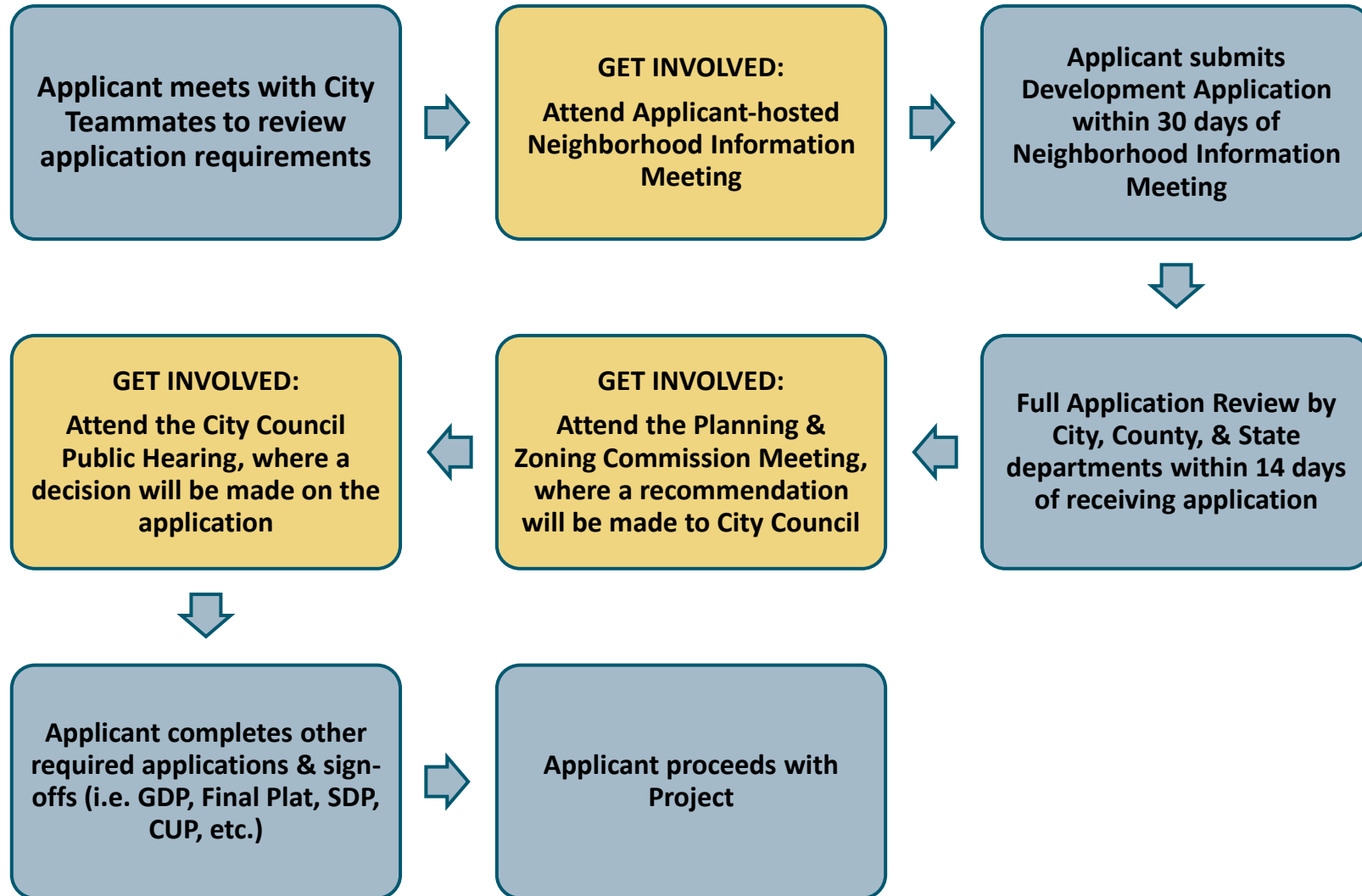
Rezoning

- No additional generation expected beyond baseline (city owned)

Rezoning

- Not required for currently proposed construction
- Current Properties are zoned Light Industrial (LI)
- Proposed rezoning to Special Industrial (SI)
 - Allows larger buildings (more efficient use of city property)
 - Less stringent requirements for outdoor storage (bulk materials)
- Actual Planned Use
 - Largely the same as PWTOC + storage in unused spaces

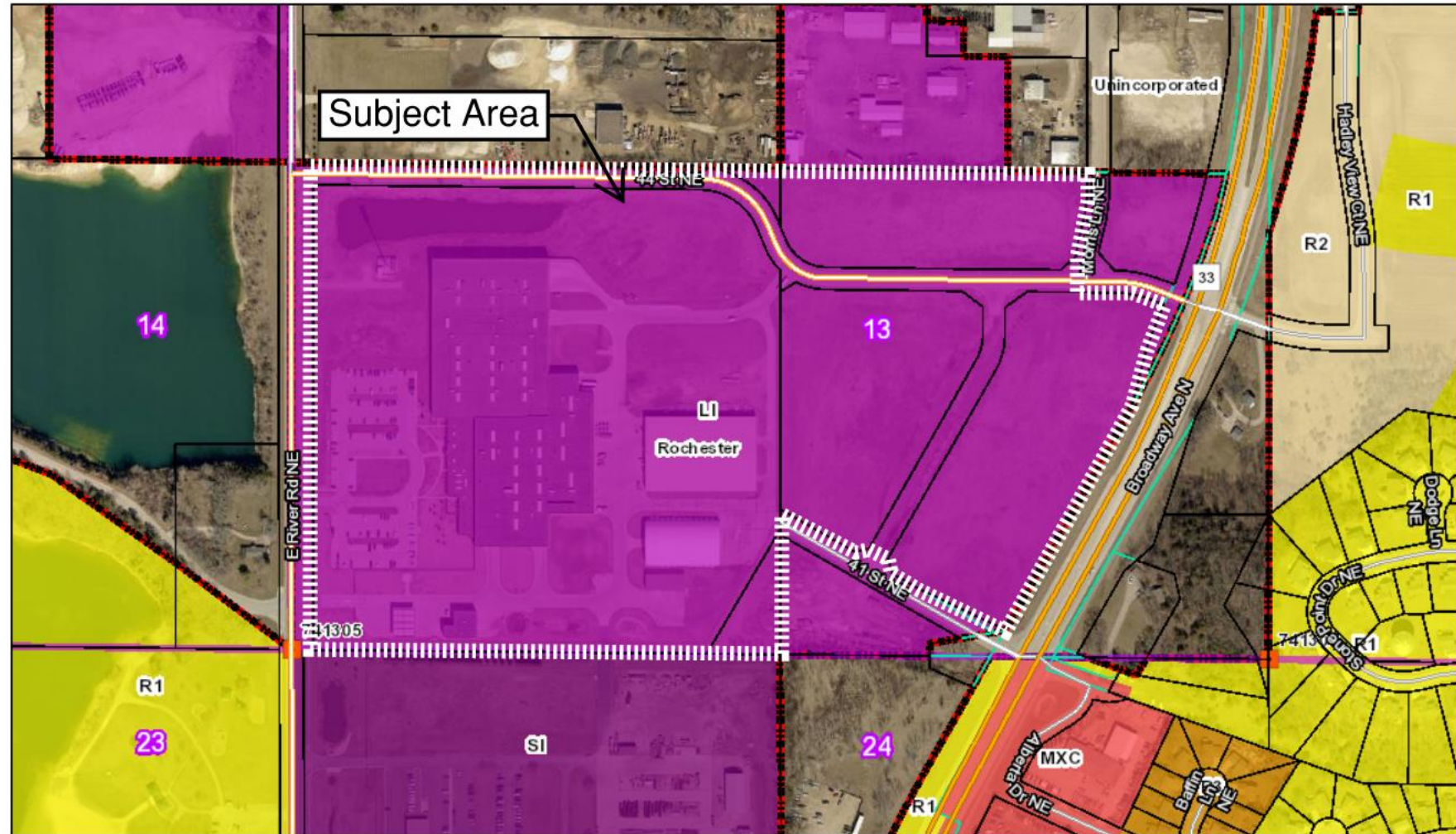
The Application Process: Rezoning



Current Zoning Map

Parks & Forestry Relocation - Existing Zoning

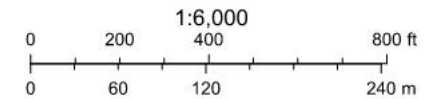
- **Light Industrial (LI)**
- The LI district provides an area for a mixture of commercial and industrial uses that do not generate significant adverse operational or traffic impacts, that are served by major thoroughfares providing direct access or a local street system with direct access to major thoroughfares, and with an adequate level of buffering, could be located in reasonable proximity to residential areas.



1/15/2025, 10:26:22 PM

Centerlines

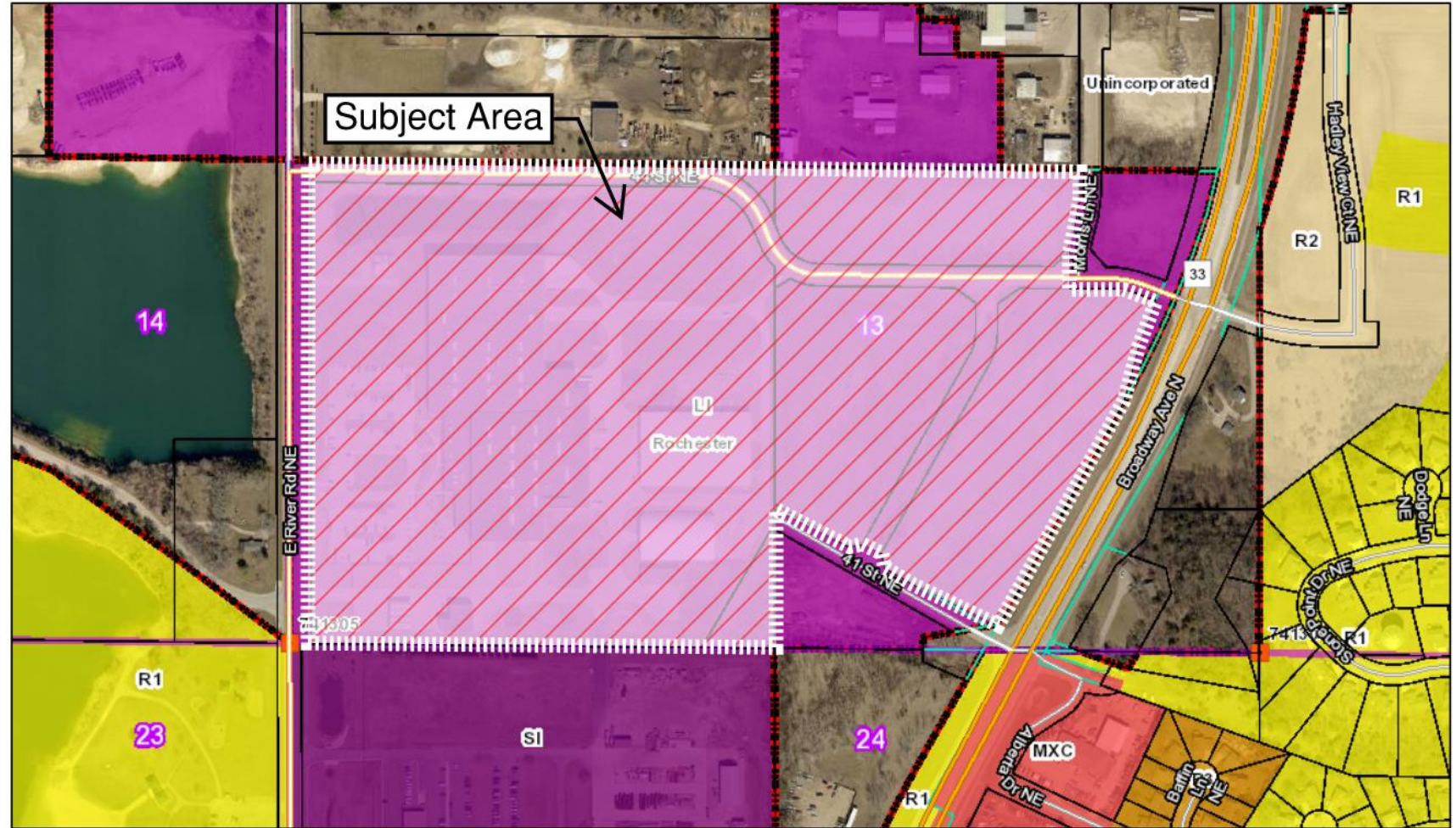
<all other values>



Proposed Zoning Map

Parks & Forestry Relocation - Proposed Zoning

- **Special Industrial (SI)**
- The SI district is intended to accommodate uses that are potentially incompatible with other districts because of the negative impacts they generate in terms of truck traffic, rail-related activities, late-night operation, or other operational characteristics. It is intended for areas where different levels of infrastructure and transportation improvements can be provided in a cost effective and efficient manner that serve the needs of industrial, transportation, and manufacturing uses.



Dimensional Standards

Data provided from Section 60.400.020 of the UDC

- **Existing Zoning:** Light Industrial (LI)
- **Proposed Zoning:** Special Industrial (SI)

Table 400.02-3 Non-Residential Zoning Districts			
	BP	LI	SI
Other Standards			
Maximum Floor Area Ratio	0.5	0.5	1
Minimum Landscape Area	15%	8%	5%
NOTES [1] Applies to minimum area of contiguous land, rather than individual lots, and may be reduced by the Community Development Director to reflect constraints such as sites bounded by arterial or higher level streets, streams, or other topographic constraints, existing development, land already included in an approved General Development Plan, or permanent open space that limits the inclusion of other abutting lands. [2] On any lot where a street side setback abuts a side lot line in any district other than and R-1 or R-2 district, the street side setback within 25 of the abutting side lot line, a setback at least equal to one-half the width to the front yard setback on the abutting lot shall be provided. On any lot where a street side setback abuts a side lot line of a lot in the R-1 or R-2 district, a setback at least equal in width to the front yard required in the adjacent R-1 or R-2 district shall be provided. [3] Rear Yard may be reduced to 0 feet when abutting a railroad. [4] If within 100 feet of an Agricultural and Residential District, then the maximum height shall be 35 feet for all structures. [5] Maximum height only applies to new primary structures constructed after the Effective Date of the UDC. [6] If within 100 feet of an Agricultural and Residential District, then the maximum height is 50 feet for all structures. [7] If within 200 feet of an Agricultural and Residential District, then the maximum height is 50 feet for all structures.			

3. Non-Residential Zoning Districts

Table 400.02-3 Non-Residential Zoning Districts			
	BP	LI	SI
Lot Dimensions (Minimum)			
Lot Area	5 acres [1]	None	None
Lot Width	None	None	None
Building Setbacks (Minimum in feet)			
Front	25	25	25
Street Side [2]	12	12	12
Interior Side	None	None	None
Sum of Interior Sides	None	None	None
Rear	10 [3]	10	None
Building/Structure Height (Maximum in feet)			
Primary Structure	None [4]	40 [5]	50 [5]
Accessory Structure	None	None [6]	None [7]

Permitted Uses of the Existing & Proposed Zoning Districts

Land Use	LI	SI
Group Living		
Offender Transitional Housing	C*	
Public Institutional, Civic Uses		
Correctional Facility	C	C
Day Cre Facility	P*	P*
Emergancy Service	S*	S*
Funeral Home	S	
Public Facility	S	S
Public Park	S	P
Specialized Education	S	S
Agricultural & Aminoal Uses		
Ag Production	S*	S*
Ag Retail	S	S
Veterinary And Aminoal Services	S*	S*
Entertainment & Recreation		
Adult Entertainment	S	S
Indoor Entertainment or Rec	C*	C*
Indoor Gun Range	C*	C*
Outdoor Entertainment or Rec	S*	

Land Use	LI	SI
Food Beverage, Lodging		
Bar/Tavern	P*	
Fast Food Restaurant	S	S
Hotel/Motel	P	
Standard Restaurant	S*	S*
Business of Personal Service	S	
Construction Office	S*	S*
Financial Institution	S	
Office	S	
Research & Testing	S	S
Retail		
Retail, Small	S	
Retail, Medium	S	
Retail, Large	S*	
Vehicles and Transportation		
Air Transportation	P*	P*
Automotive Center	S	S
Automotive Repair Services, Major	S	S
Fueling Station	S*	S*
Motor Veh. Sales, Leasong, Storage	S*	S*
Parking Garage	A*	A*
Parking Lot	S	S
Public Transportation Dispatch Facility	S	S
Railroad Transportation		S

Permitted Uses of the Existing & Proposed Zoning Districts

Land Use	LI	SI
Industrial		
Manufacturing, Processing, Commercial Services		
Heavy Commercial Services	S	S
Heavy Industry		S*
Light Industry	S	S
Recycling Transfer Facility	S	S
Repair & Maint. Shop	S	S
Storage, Distribution, Wholesaling		
Junkyard		C*
Self Service Storage Facility	S*	S
Wholesale Facility	S*	S*
Resource & Extraction		
Landfill		C
Quarry	C*	C*
Sand or Gravel Excavation	C*	C*
Utility, Communication, Energy Uses		
Lo-Locations of Existing Structure	A*	A*
Freestanding	P*	P*
Stealth on Existing Structure	A*	A*
Communications Tower	S	S
Geothermal Energy System	P	P
Solar Collector, Ground- or Building Mounted	P*	P*
Utility, Major	C*	C*
Utility, Minor	A	A
Wind Energy Conversion System...	P*	P*

Land Use	LI	SI
Accessory Uses and Structures		
Billboard	A*	A*
Drive-in Facility	A*	A*
Electric Vehicle Charging Station	A	A
Fuel Tank	A*	A*
Greenhouse	A	A
Recreational Vehicle Parking	A*	A*
Recycle Drop Box	A*	A*
Related Service Facility	A*	A*
Residence for Caretaker or Sec. Guard	A*	A*
Swimming Pool or Tennis Court	A	A
Urban Agriculture	A	A
Temporary Uses		
Carnival/Festival	T*	T*
Contractor's Office and Yard	T*	T*
Food Truck	T*	T*
Garage Sales	T*	T*
Seasonal Sales	T*	T*
Storage Container	A*	A*

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).