

Manor Heights

Presentation by Mark Welch / G-Cubed Inc. on behalf of MATS LLC

March 4th, 2025

6:30 PM

Overview

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Introduction

Mark Welch – P.E., G-Cubed Engineering

- Senior Vice President – Civil Division Chief

MATS LLC

- Property owner/developer

Teresa Thoreson McCormack – AIA NCARB, CRW Architecture

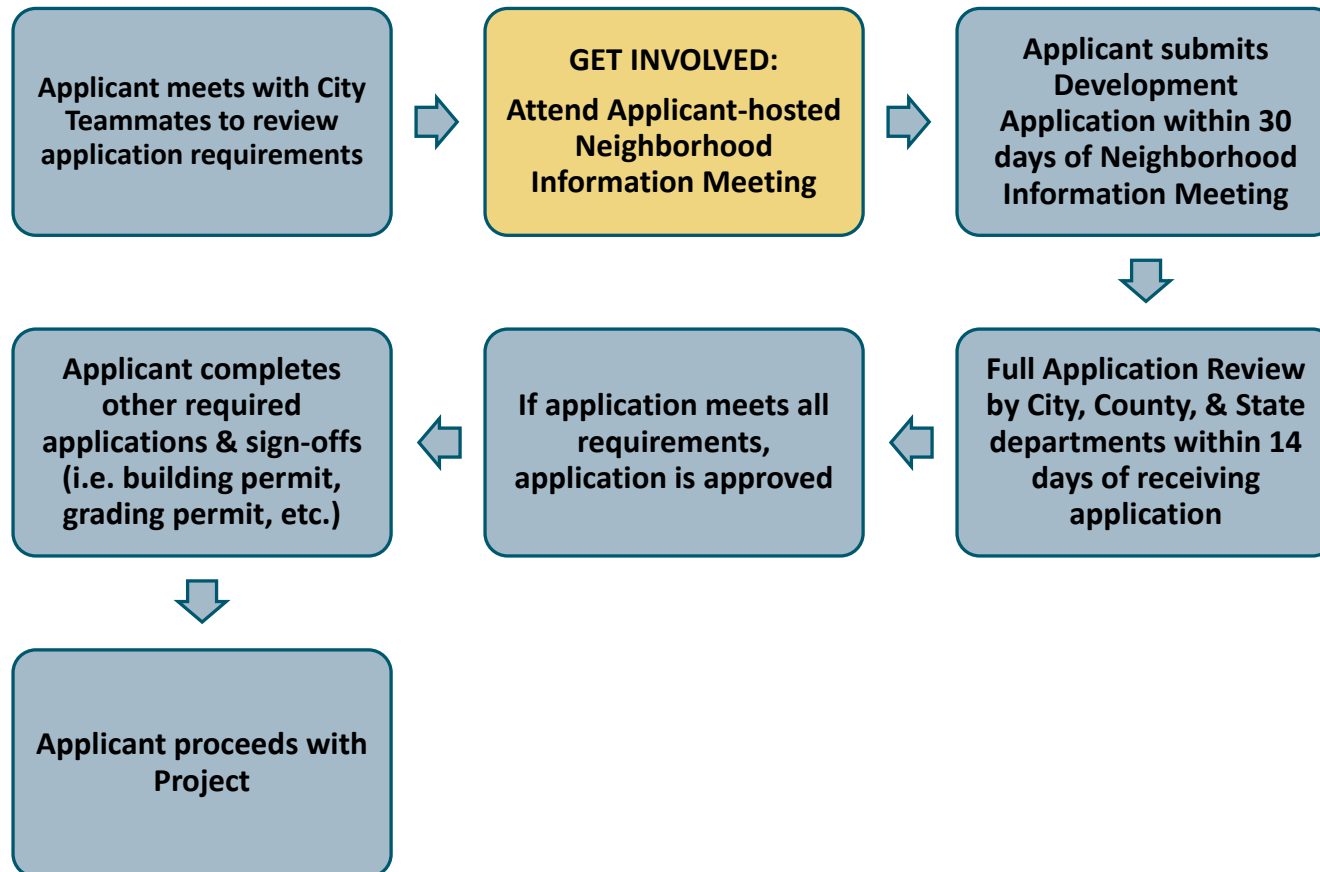
- Partner

About our Project

Location: The southeast corner of the intersection of 9th St NW and 37th Ave NW

Proposal: The construction of two new apartment buildings containing 12 and 8 units and the associated drives.

The Application Process

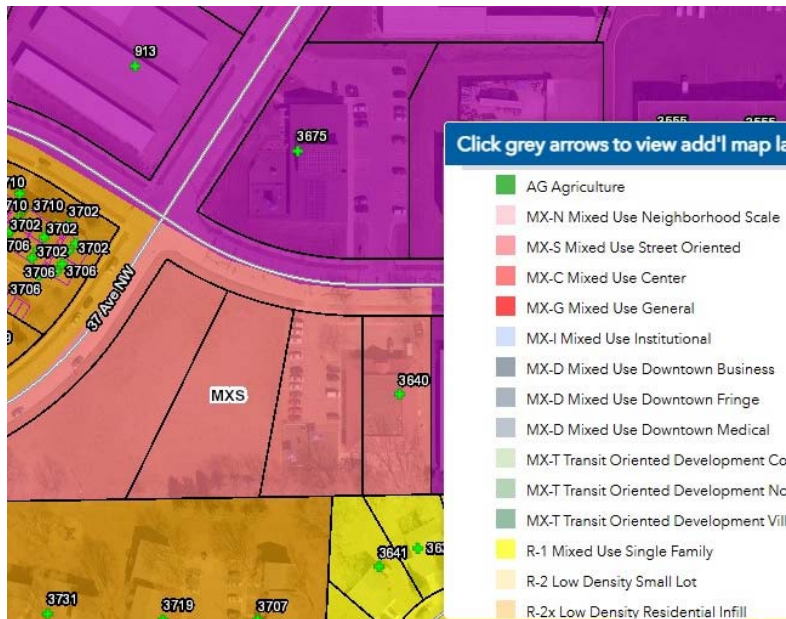


Site Plan

Zoned: MX-S (Mixed Use Street Oriented)

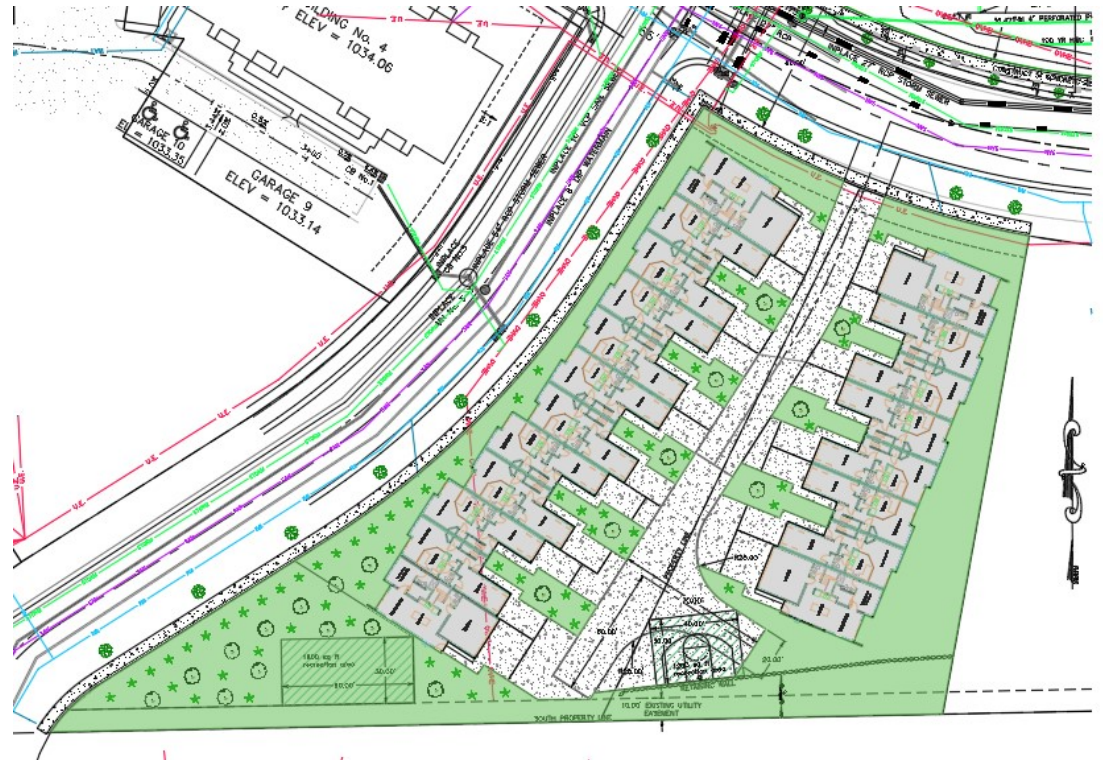
Setbacks:

- Front: None to 15' (maximum)
- Street side: 7'
- Height: 36' (primary) 24' (accessory dwelling units)

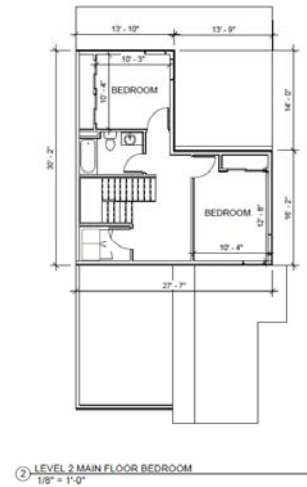
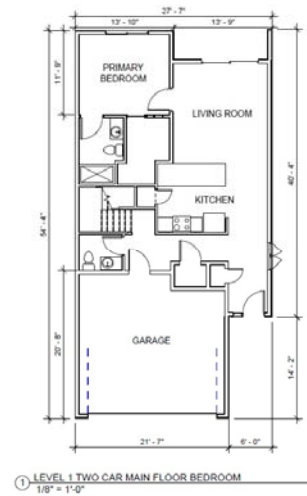
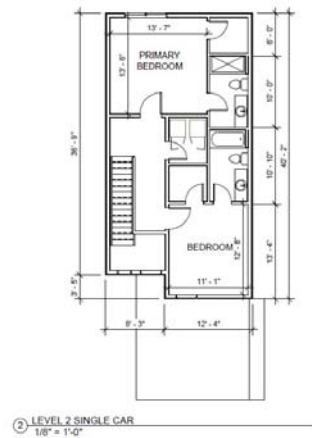
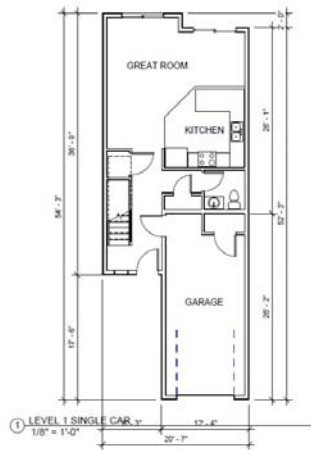


Landscape Plan

- For MX-S Zoning, there is a minimum standard of 1 understory tree and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet apart on center.
- For residential uses in MX-S Zoning, 1 Boulevard tree is required for every 50 linear feet of lot frontage.
- Boulevard Trees: 10 required on Lot 1 Block 4, 2 required on Lot 2 Block 4.
- Plantings: 17 trees and 50 shrubs required on Lot 1 Block 4, 3 trees and 8 shrubs required on Lot 2 Block 4.



Building Elevation



Building Elevation



① SOUTH ELEVATION
3/64" = 1'-0"



② SOUTH ELEVATION 2
3/64" = 1'-0"



① 3D View 2

Photometric Plan

- Pending

Traffic Impacts

- The proposed site for Manor Heights is being considered under land use code 220 (Multifamily Housing). The total number of the proposed dwelling units is going to be 20. According to the Trip Generation Manual 10th Generation, for land use 220 there is an average rate of 7.32 daily trips per dwelling unit. Based on this data, there will be an average increase in daily trips of about 146 trips. This value is well below the 750 minimum required for a Traffic Impact Analysis. Also, it is believed that the impact to traffic in the area will not be significant, and therefore it is being requested that the site be exempt from / Waived of TIS.
- The same owners of the property being developed as Manor Heights are owners of the Eureka Kids daycare center. They own and operate two buildings, one at 3640 9th Street NW which is the adjacent lot to the west of the apartment site and one at 3675 9th Street NW which is across the street. Part of the incentive to construct these apartments is to provide needed housing for both employees and parents. This correlates to a Travel Demand Management Plan which was implemented by Eureka Kids in 2017 when they constructed their building at 3675 9th Street NW.

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).