

West End Development

Neighborhood Information Meeting
March 4, 2025, 5:30pm - 6:30pm

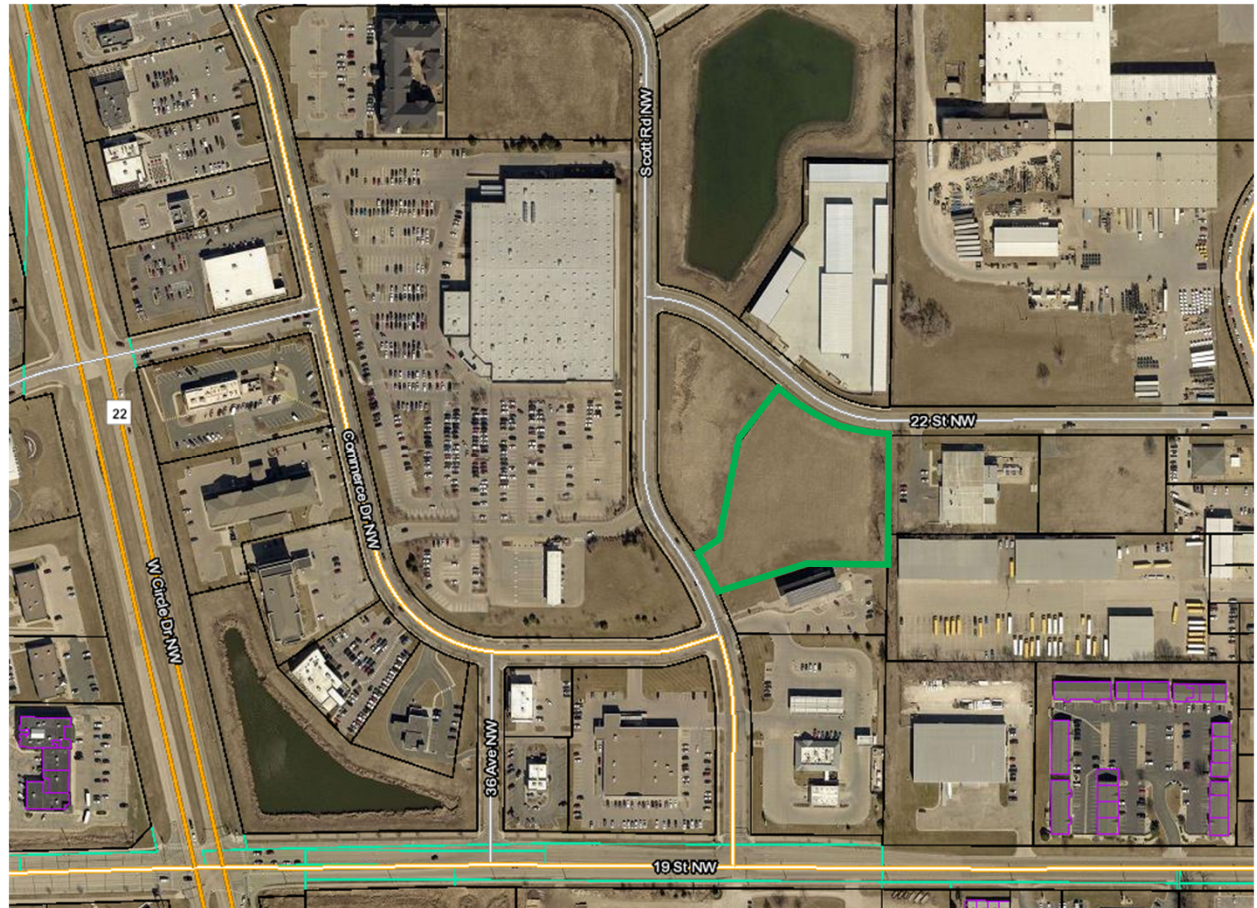


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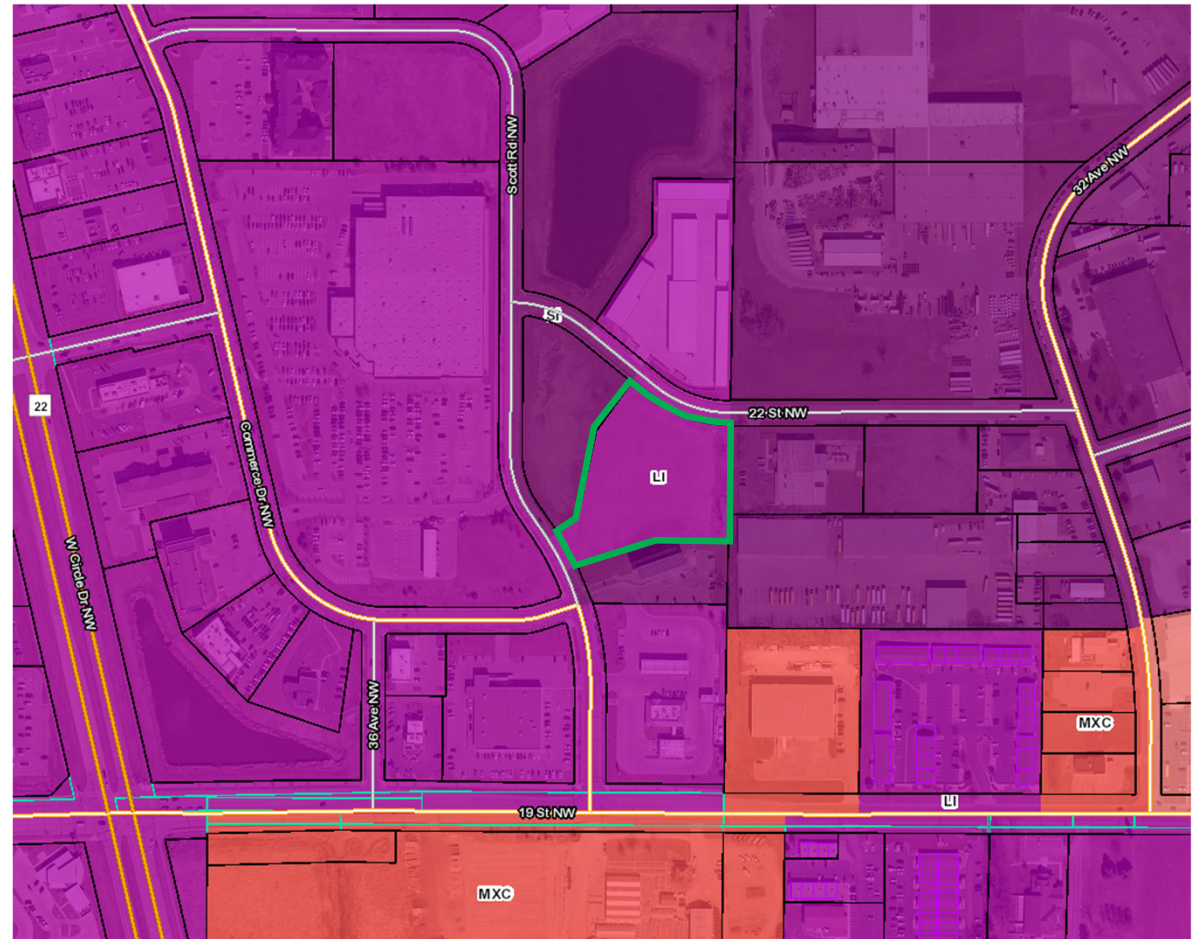
■ Agenda

- Introductions
- Project Overview
- The Application Process
- Exhibits
 - Building plans
 - Site Plan
 - Landscape Plan
 - Photometric Plan
- Traffic Impacts
- Questions

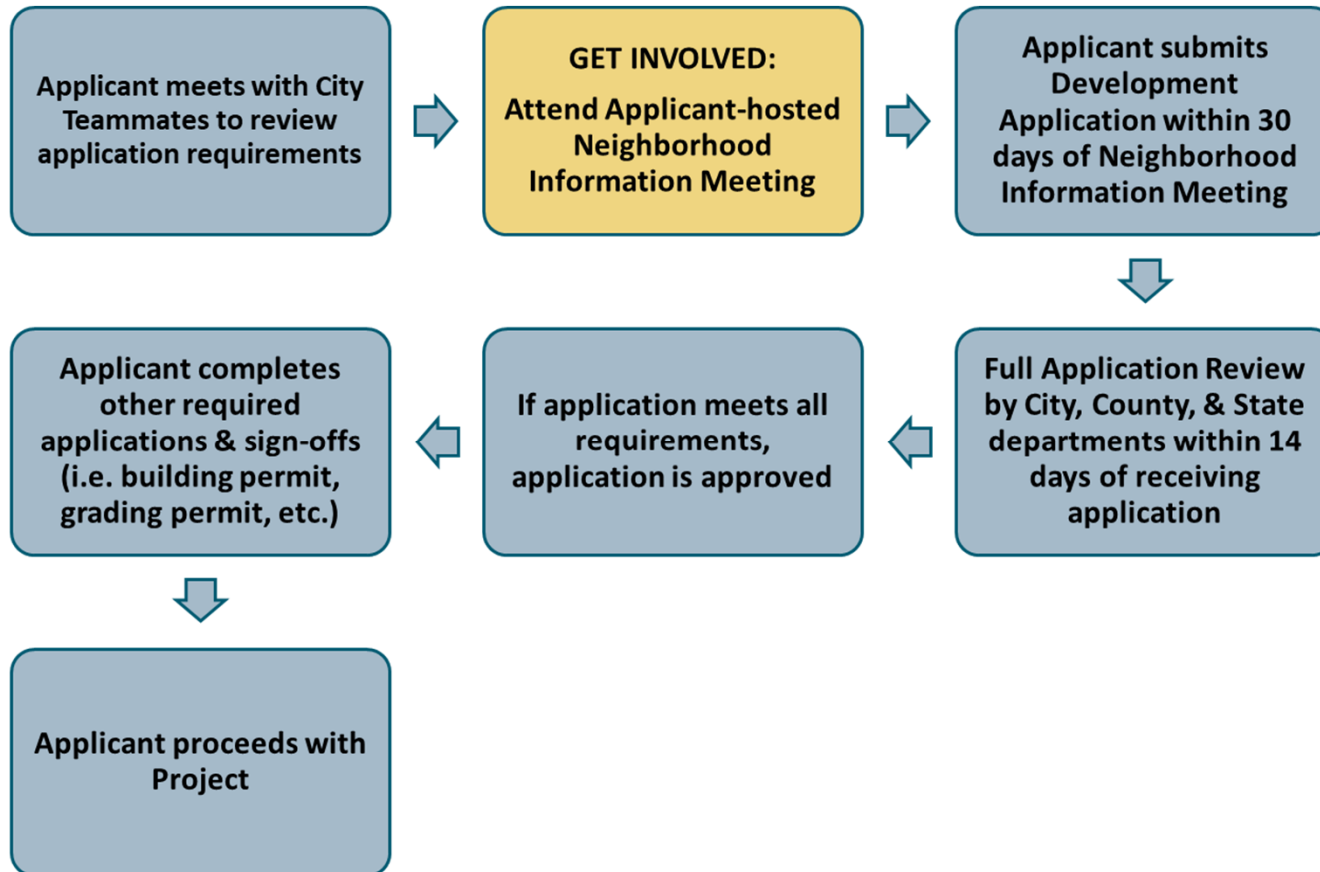


■ Project Overview

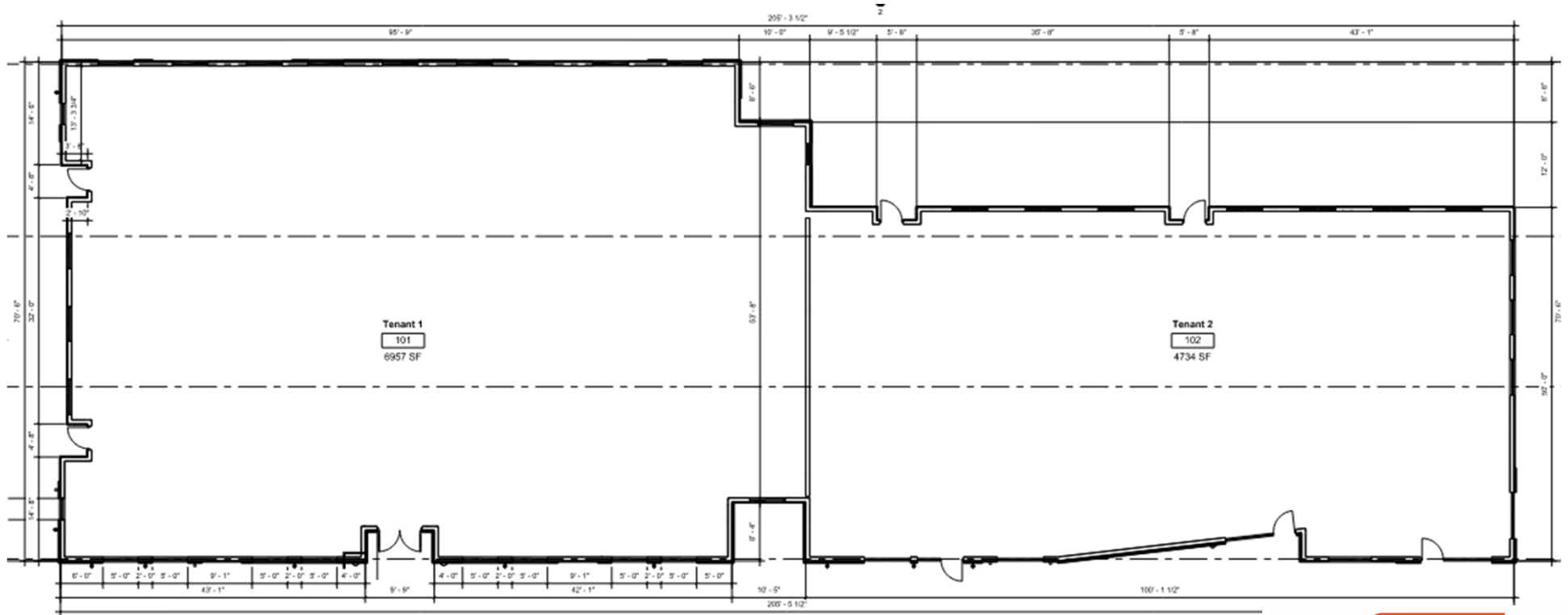
- Located on the east side of Scott Road NW and South of 22nd Street NW
- Zoning District: LI (Limited Industrial)
- Site is 2.95 acres
- Current Use: Vacant
- Proposed Use: Personal Services
- Proposed building will be 12,250-sf and will house two tenants.
- This will be the first phase of development on this parcel



■ Application Process



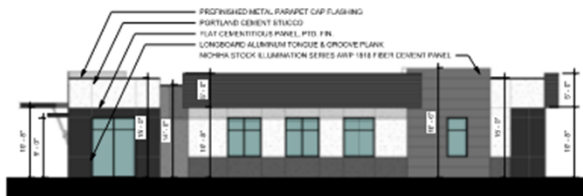
■ Building Floor Plan



■ Building Elevations



③ South Elevation - Planning
1/8" = 1'-0"



① East Elevation - Planning
1/8" = 1'-0"



④ West Elevation - Planning
1/8" = 1'-0"



② North Elevation - Planning
1/8" = 1'-0"

■ Building Renderings



③ 3D View 1



② 3D View 10



① 3D View 9

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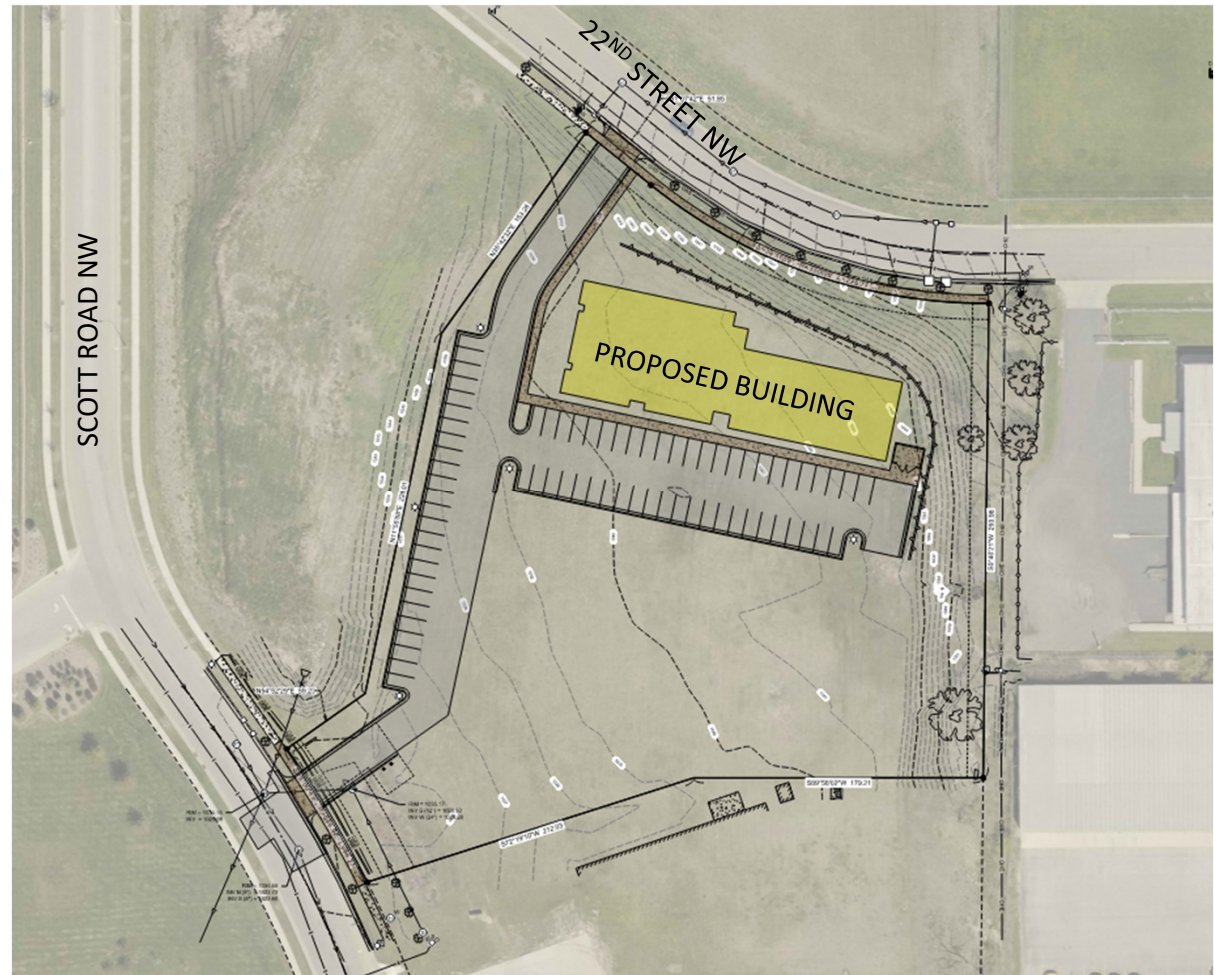


s2s Architects
Build | Experience

■ Site Plan

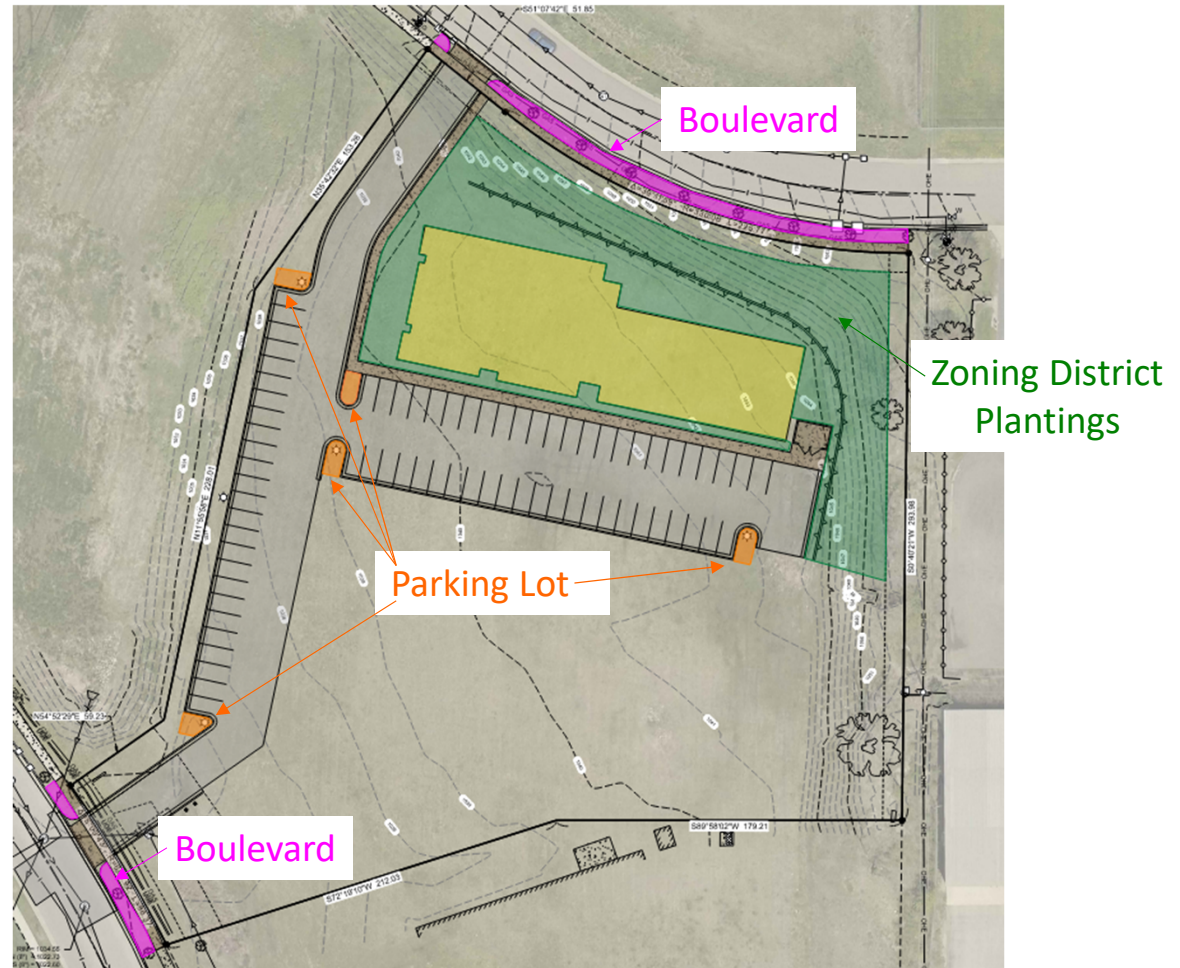
ZONING SUMMARY INFORMATION

PARCEL ID:	74.28.23.083887
ZONING DISTRICT:	LI - LIGHT INDUSTRIAL
PROPOSED USAGE:	PERSONAL SERVICE
LOT AREA:	128,364 SF
LOT ACREAGE:	2.95 AC
FLOOR AREA RATIO:	0.5
MAX. ALLOWABLE FLOOR AREA:	64,182 SF
PROPOSED FLOOR AREA:	12,250 SF
SETBACKS:	
FRONT YARD:	25 FT
INTERIOR SIDE YARD:	0 FT
REAR YARD:	10 FT
MIN. LANDSCAPE AREA:	8%
REQUIRED LANDSCAPE AREA:	10,269 SF
PROPOSED LANDSCAPE AREA:	84,101-sf (65.5%)
MIN. LOT SIZE:	NONE
EXTERIOR LIGHTING:	PER SECTION 60.400.100
SIGN REGULATIONS:	PER SECTION 60.400.110
MAX. PERMITTED HEIGHT:	40 FT
PROPOSED BUILDING HEIGHT:	11 FT
PARKING REQUIREMENT:	
MINIMUM - 1/600 SF:	20 STALLS
MAXIMUM - 1/300 SF:	41 STALLS
PROPOSED PARKING STALLS:	72 STALLS



■ Landscape Plan

- Landscape Requirements (373-ft of frontage):
 - Boulevard Trees – 11 trees
 - Bufferyard – none
 - Parking Lot – 3 canopy trees, 1 understory, 11 shrubs
 - Zoning District Plantings – 3 canopy trees, 4 understory trees, 37 shrubs





■ Traffic Impacts

- Existing Conditions:
 - Vacant Land
 - Daily trips – 0
 - AM/PM peak hour trips - 0
- Proposed Conditions:
 - Medical Office Building (ITE Use720)
 - Daily trips – 441
 - AM/PM peak hour trips – 59



Questions

- Contact Information:
 - Vanessa Hines
 - 507-206-2136
 - Vanessa.hines@widseth.com

■ 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).