

Allied Emergency Veterinary Services

Neighborhood Information Meeting
March 13, 2025, 5:30pm - 6:30pm

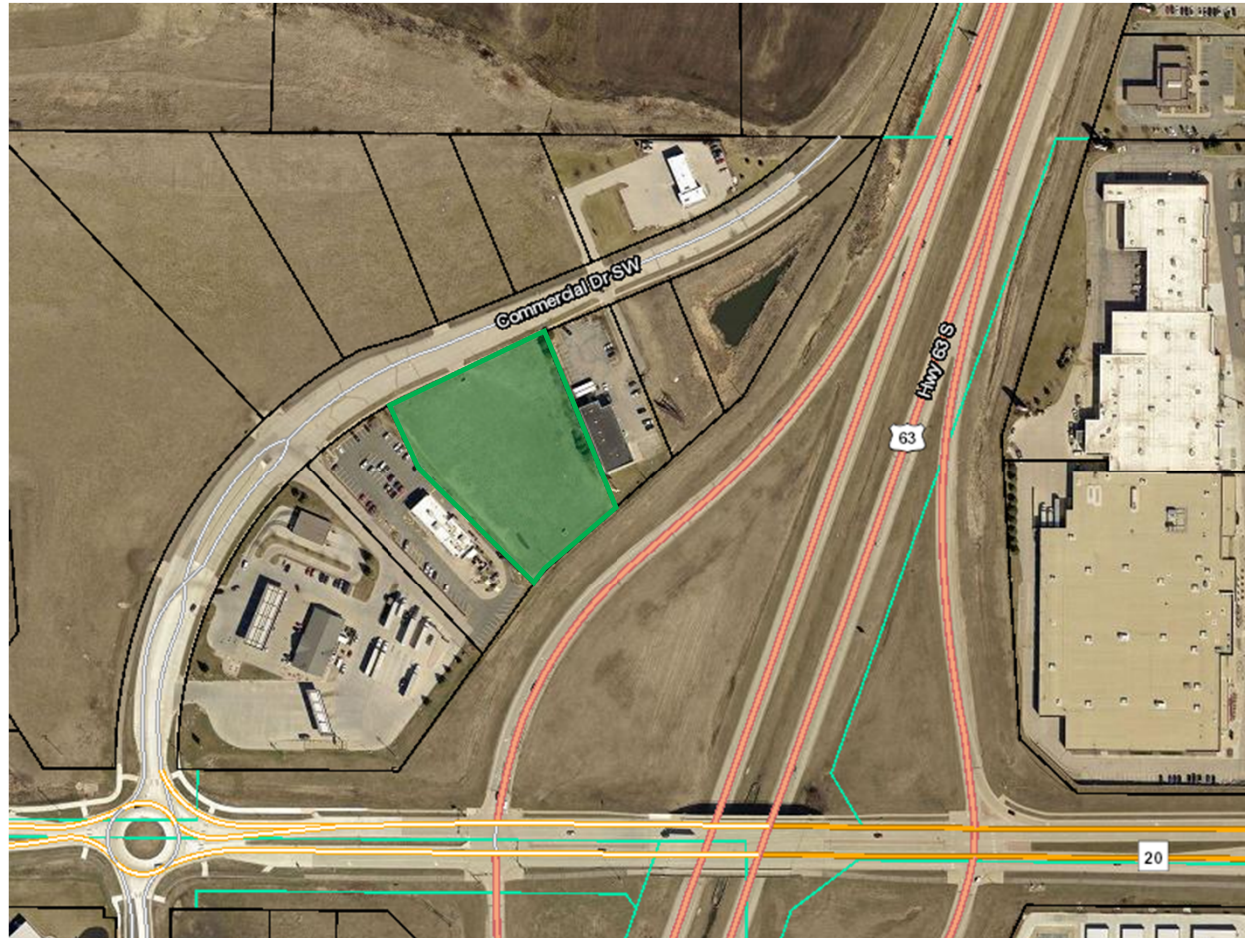


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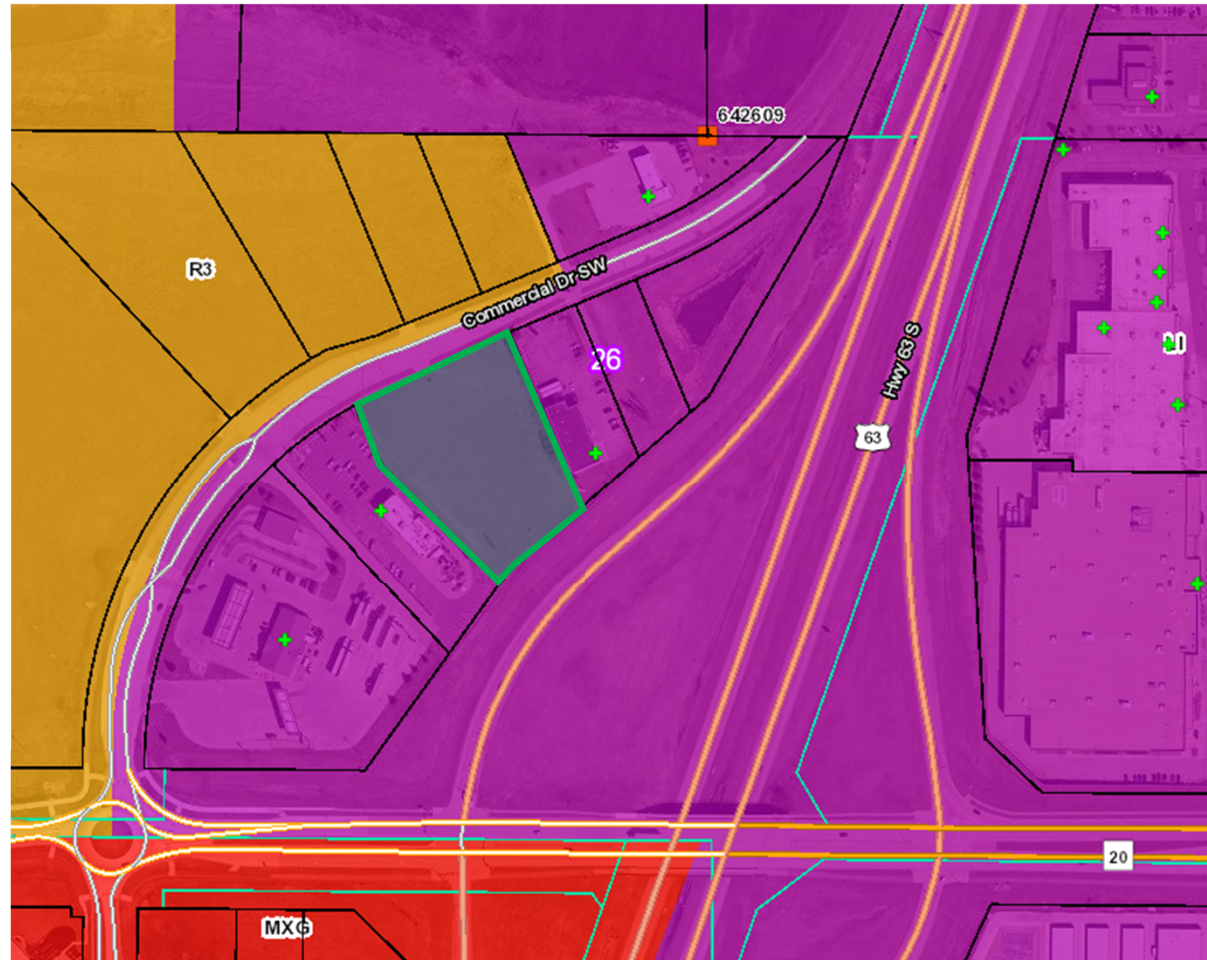
■ Agenda

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

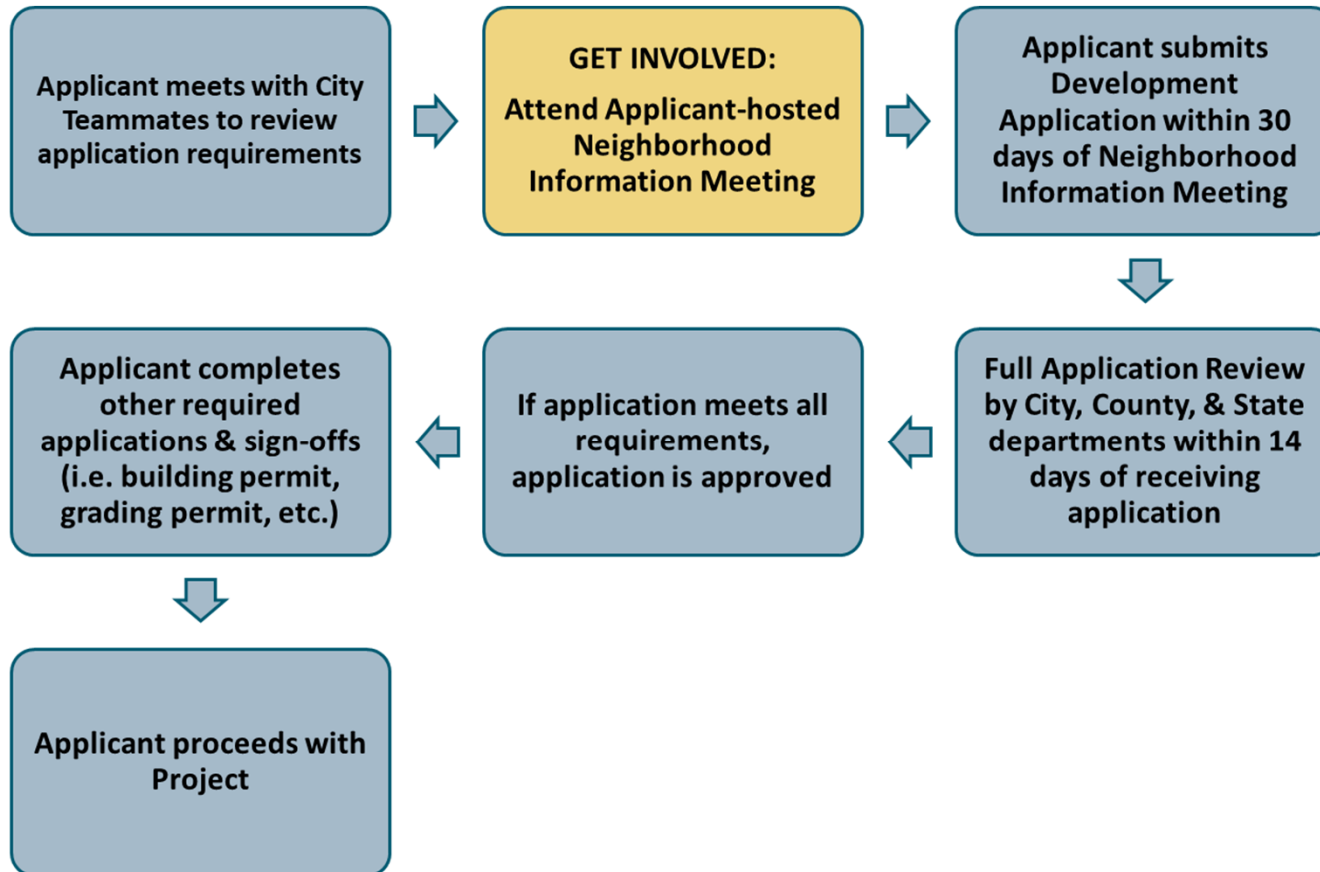


■ Project Overview

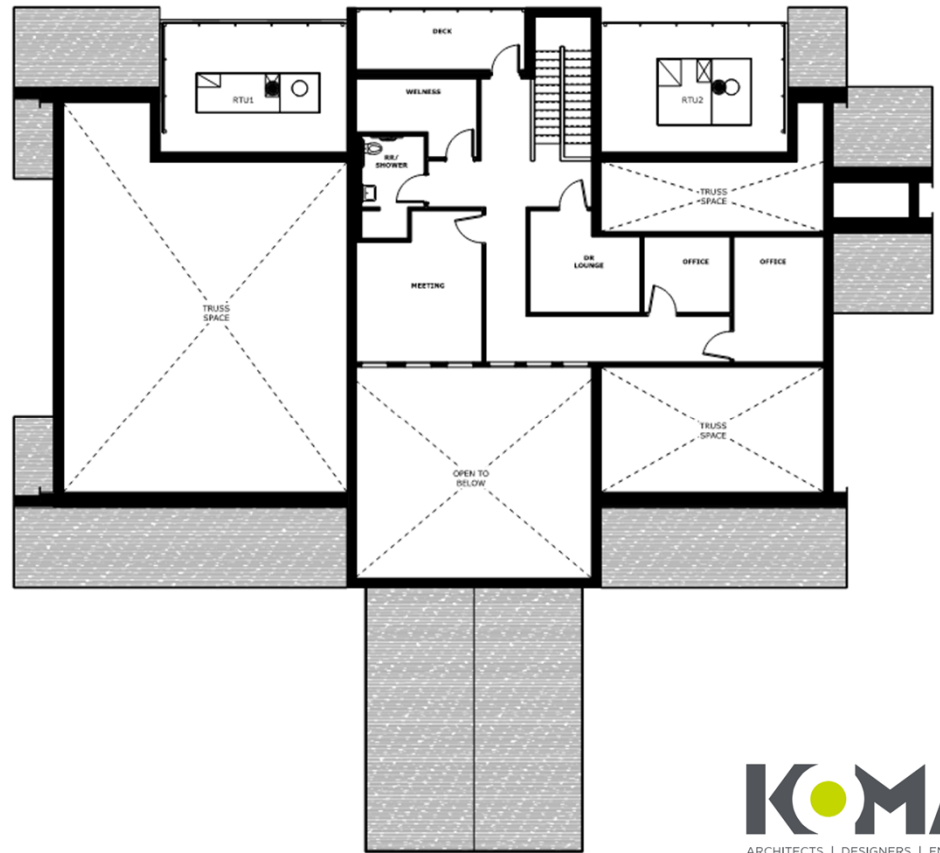
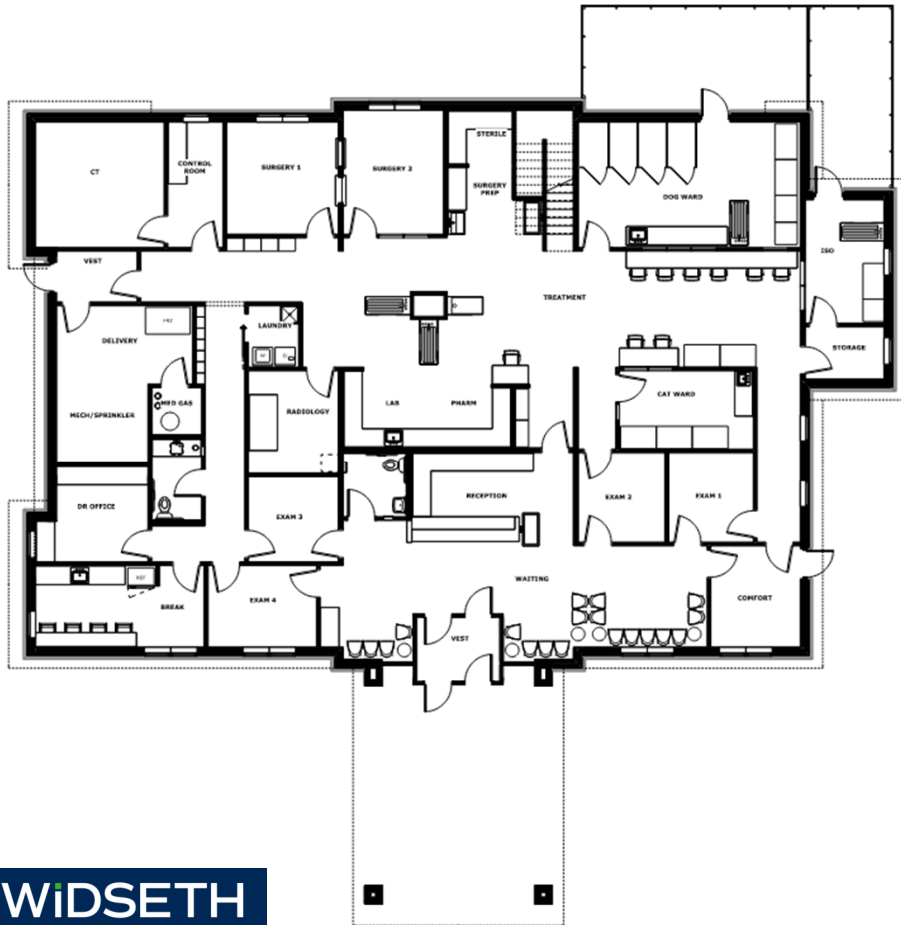
- Located on the south side of Commercial Drive SW, north of 48th St SW
- Zoning District: LI (Limited Industrial)
- Site is 2.43 acres
- Current Use: Vacant
- Proposed Use: Emergency Veterinary Services
- Proposed building will be 6,800-sf and will be two stories.



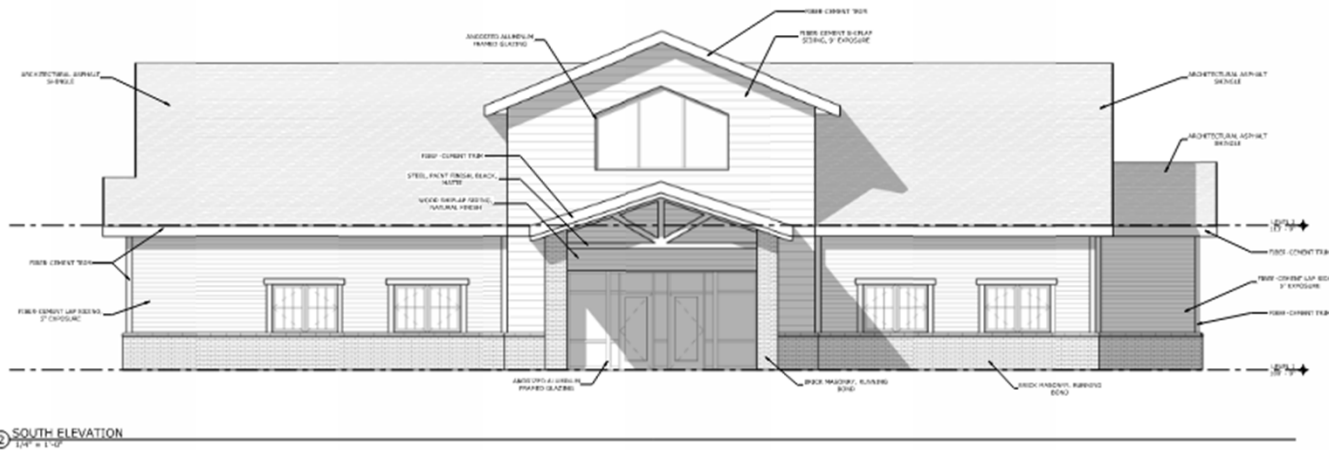
■ Application Process



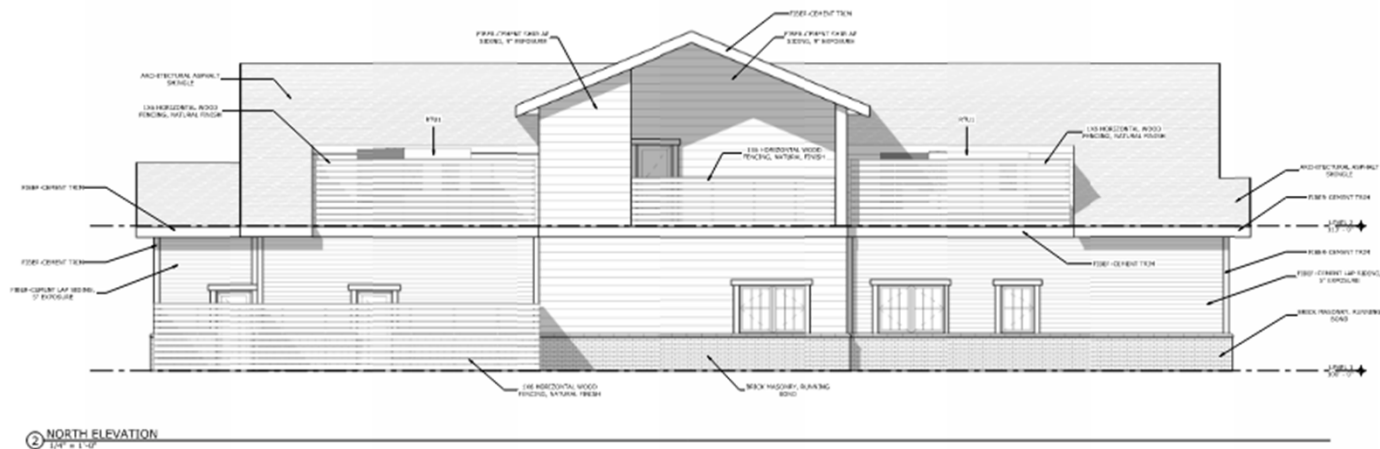
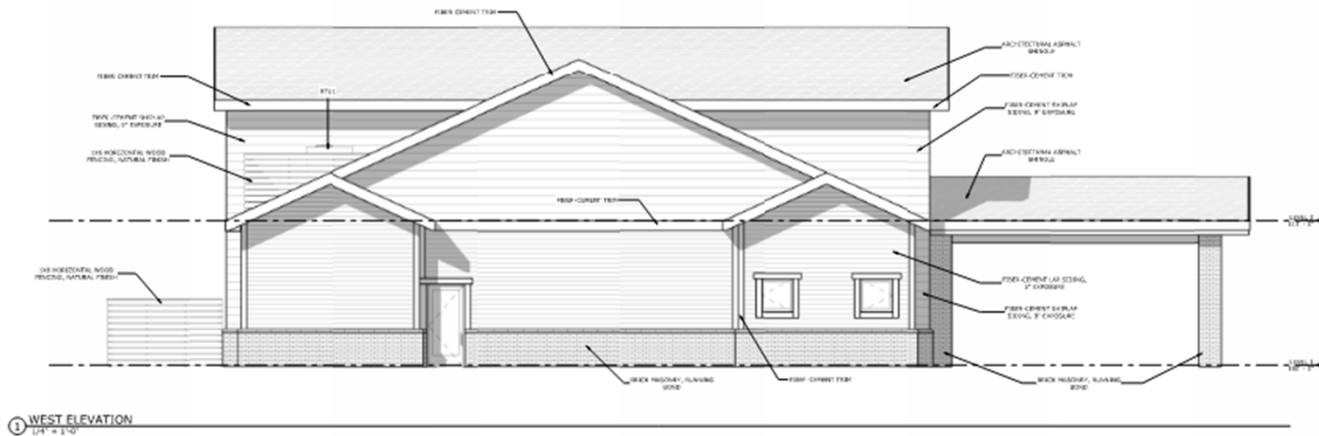
■ Building Floor Plan



■ Building Elevations



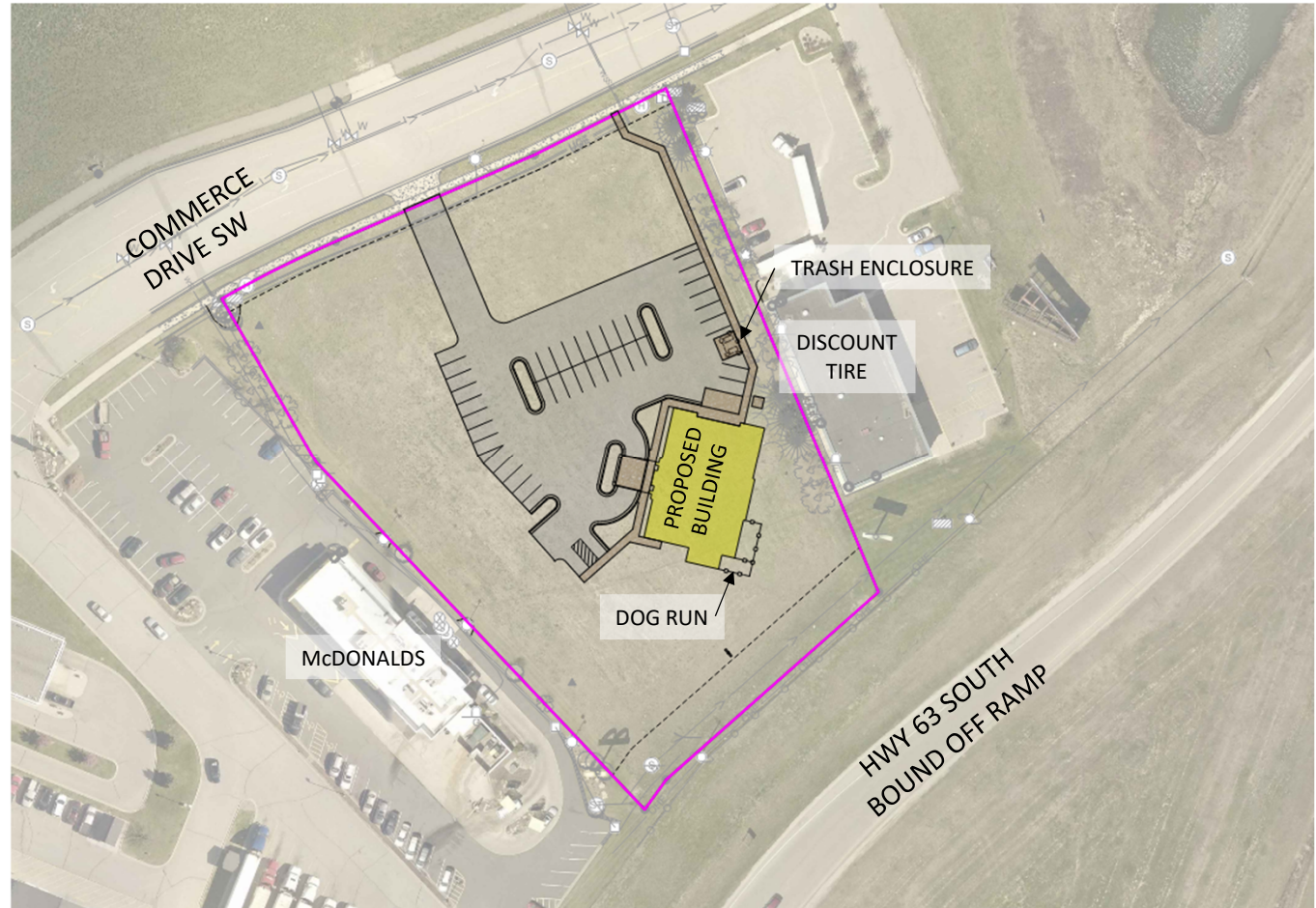
■ Building Elevations



■ Site Plan

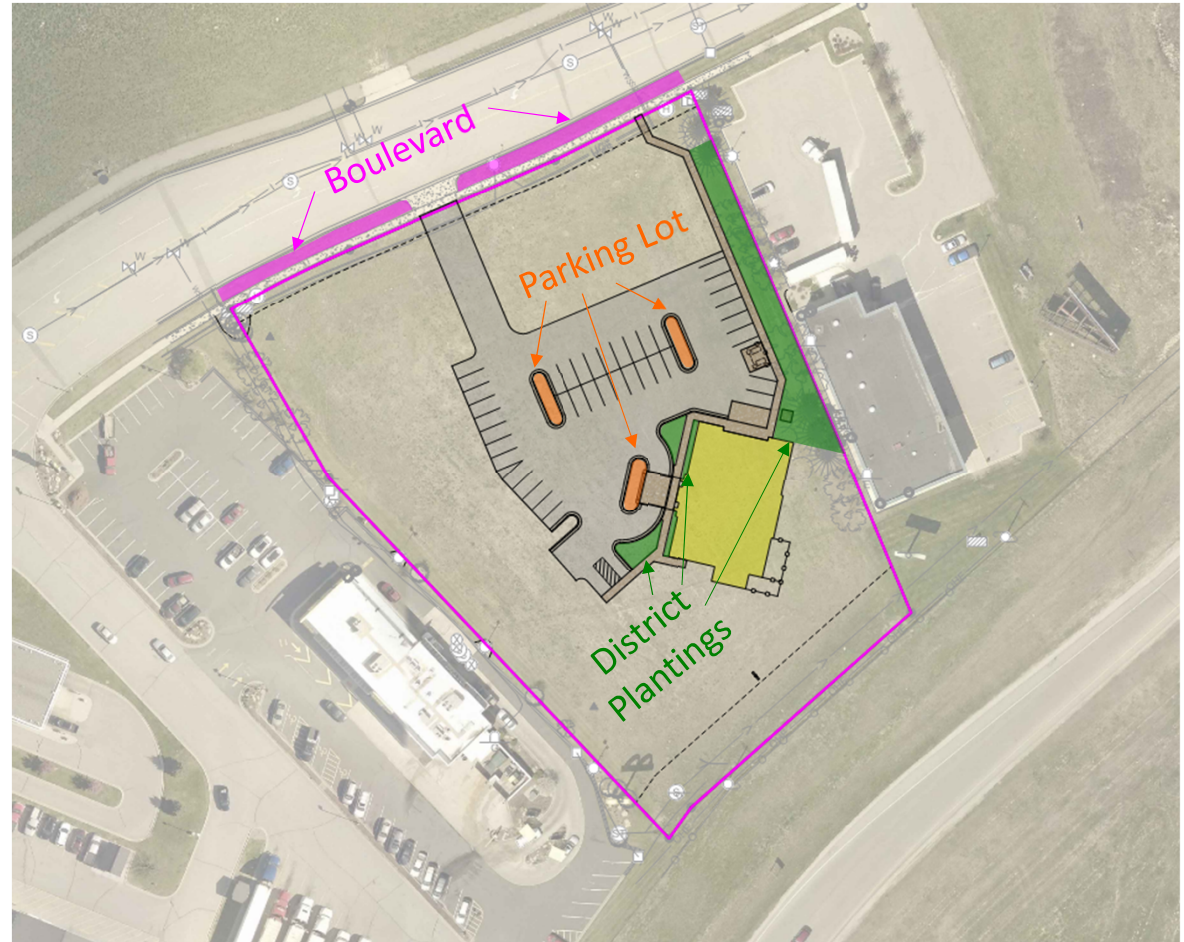
ZONING SUMMARY INFORMATION

PARCEL ID:	64.26.31.077596
ZONING DISTRICT:	LI - LIGHT INDUSTRIAL
PROPOSED USAGE:	VETERINARY & ANIMAL SERVICES
LOT AREA:	105,735 SF
LOT ACREAGE:	2.43 AC
FLOOR AREA RATIO:	0.5
MAX. ALLOWABLE FLOOR AREA:	52,868 SF
PROPOSED FLOOR AREA:	6,805 SF
SETBACKS:	
FRONT YARD:	25 FT
INTERIOR SIDE YARD:	0 FT
REAR YARD:	10 FT
MIN. LANDSCAPE AREA:	8%
REQUIRED LANDSCAPE AREA:	8,459 SF
PROPOSED LANDSCAPE AREA:	73,992-sf (70.0%)
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:	26 FT
BUFFERYARD:	
NORTH - LI DISTRICT	NONE
EAST - LI DISTRICT	NONE
SOUTH - LI DISTRICT	NONE
WEST - LI DISTRICT	NONE
PARKING REQUIREMENT:	
MINIMUM - 1/500 SF:	11 STALLS
MAXIMUM:	NONE
PROPOSED PARKING STALLS:	41 STALLS
BOULEVARD TREES:	
COMMERCIAL DR SW - 320-FT	9 TREES



■ Landscape Plan

- Landscape Requirements (320-ft of frontage):
 - Boulevard Trees – 9 trees
 - Bufferyard – none
 - Parking Lot – 1 canopy trees, 1 understory, 6 shrubs
 - Zoning District Plantings – 3 canopy trees, 4 understory trees, 32 shrubs



■ Lighting Plan

- Lighting is not permitted to exceed 1 foot-candle at property line, 4,100 kelvin and can be no higher than 30 feet tall from finished grade
- The color of the lighting fixtures will encompass a warm lighting color hue. Foot-candle maximum will ensure excess light does not spill onto neighboring properties

City of Rochester Unified Development Code

Table 400.10-1 Maximum Permitted Illumination and Height

Type of Cutoff on Luminaire	Maximum Illumination			Maximum Height		
	Agricultural or Residential District	Mixed Use District	Non-Residential District	Agricultural or Residential District	Mixed Use District	Non-Residential District
	3,000 Kelvin					
Cutoff angle less than 90° [2] [5]	1.0 footcandle 3,000 Kelvin	2.0 footcandles 3,000 Kelvin	2.0 footcandles 4,100 Kelvin	18 feet	30 feet	30 feet
NOTES [1] Luminaires with no cutoff and lights with a total cutoff angle of greater than 90 degrees are only allowed for single family or two-family dwellings, and shall not exceed 1,000 lumens. [2] Luminaires with a total cutoff of light of less than 90 degree shall be designed so that the bare light bulb, lamp, or source is completely shielded from the direct view of an observer standing at the property line at a point five feet above grade.						

■ Traffic Impacts

- Existing Conditions:
 - Vacant Land
 - Daily trips – 0
 - AM/PM peak hour trips - 0
- Proposed Conditions:
 - Medical Office Building (ITE Use720)
 - Daily trips – 245
 - AM/PM peak hour trips – 33



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).