

West End Development

Neighborhood Information Meeting
April 29, 2025, 5:30pm - 6:30pm

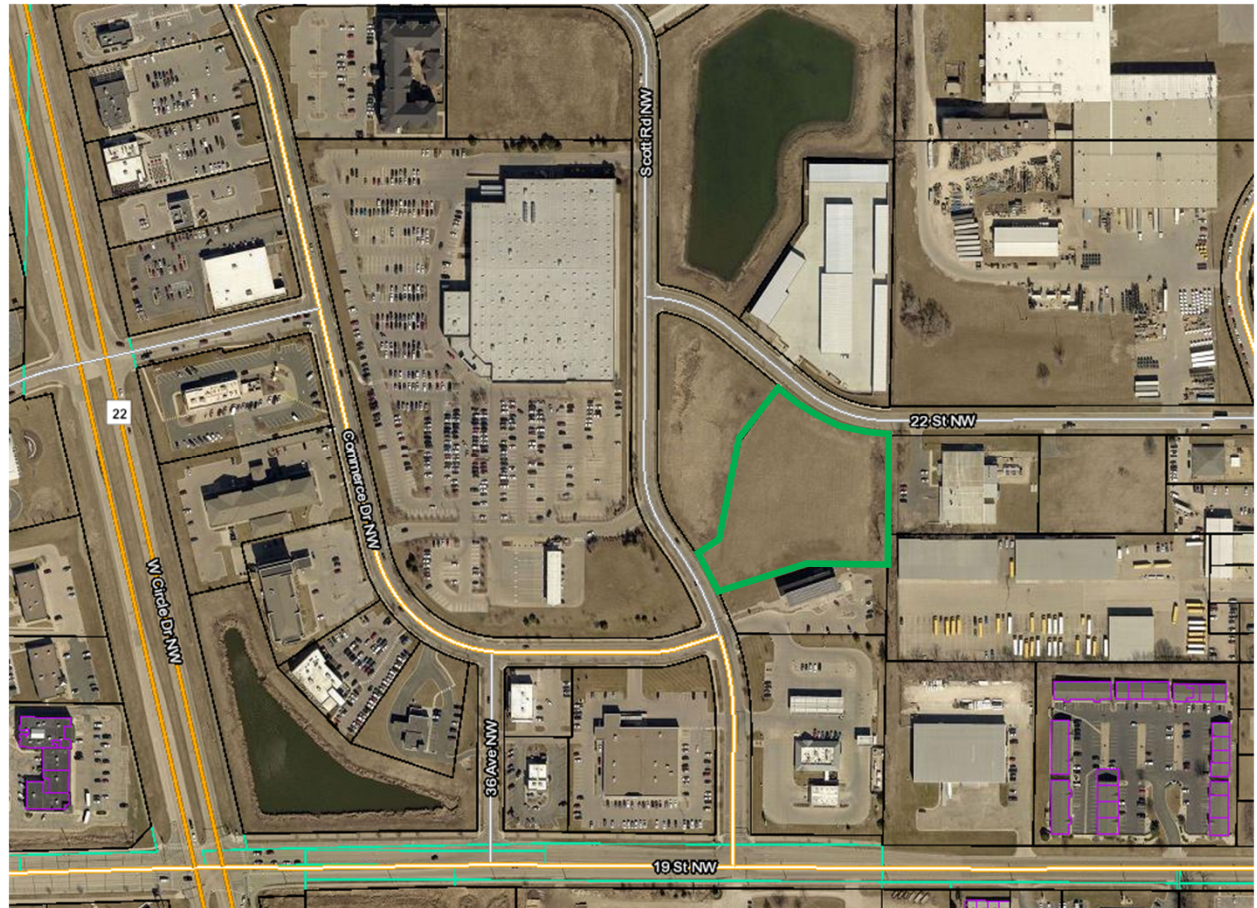


WiDSETH



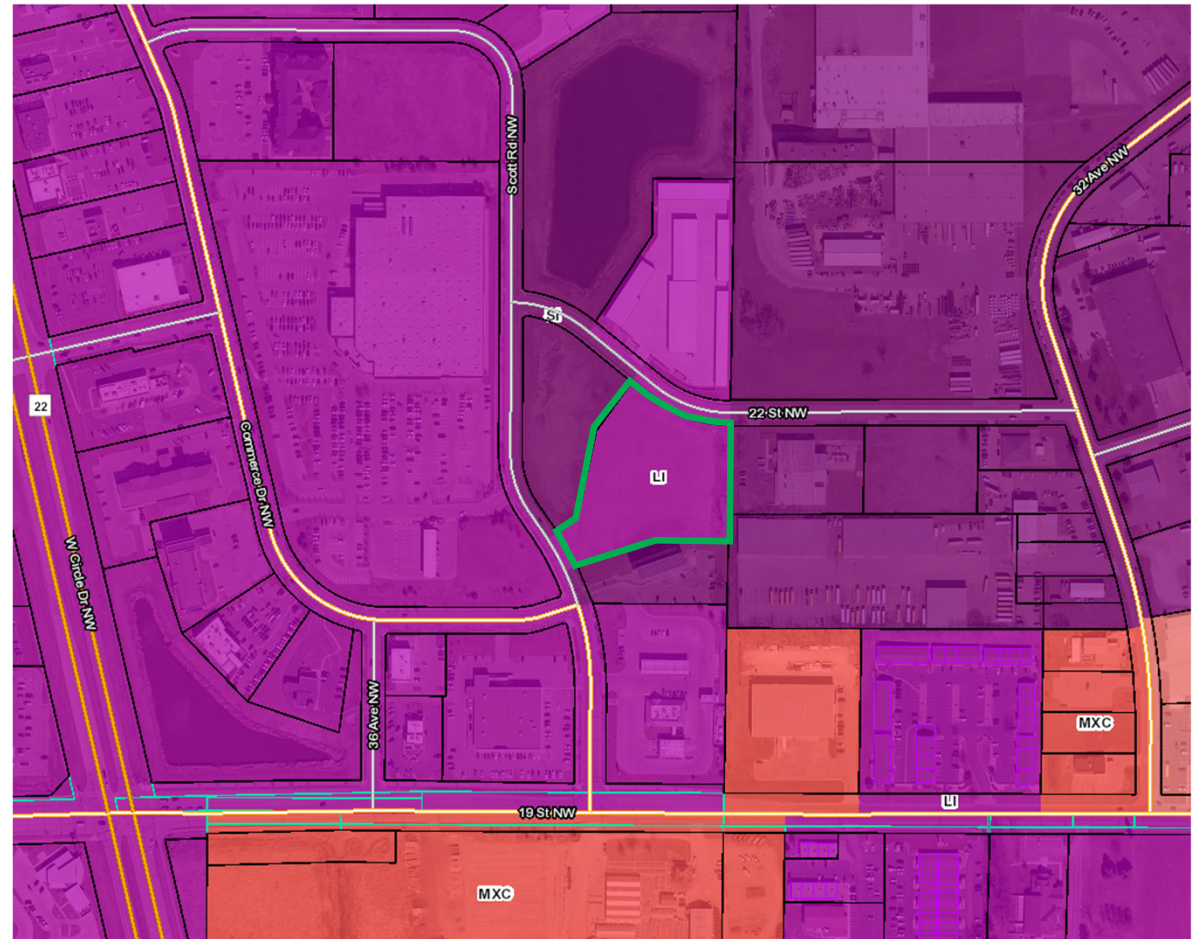
■ Agenda

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

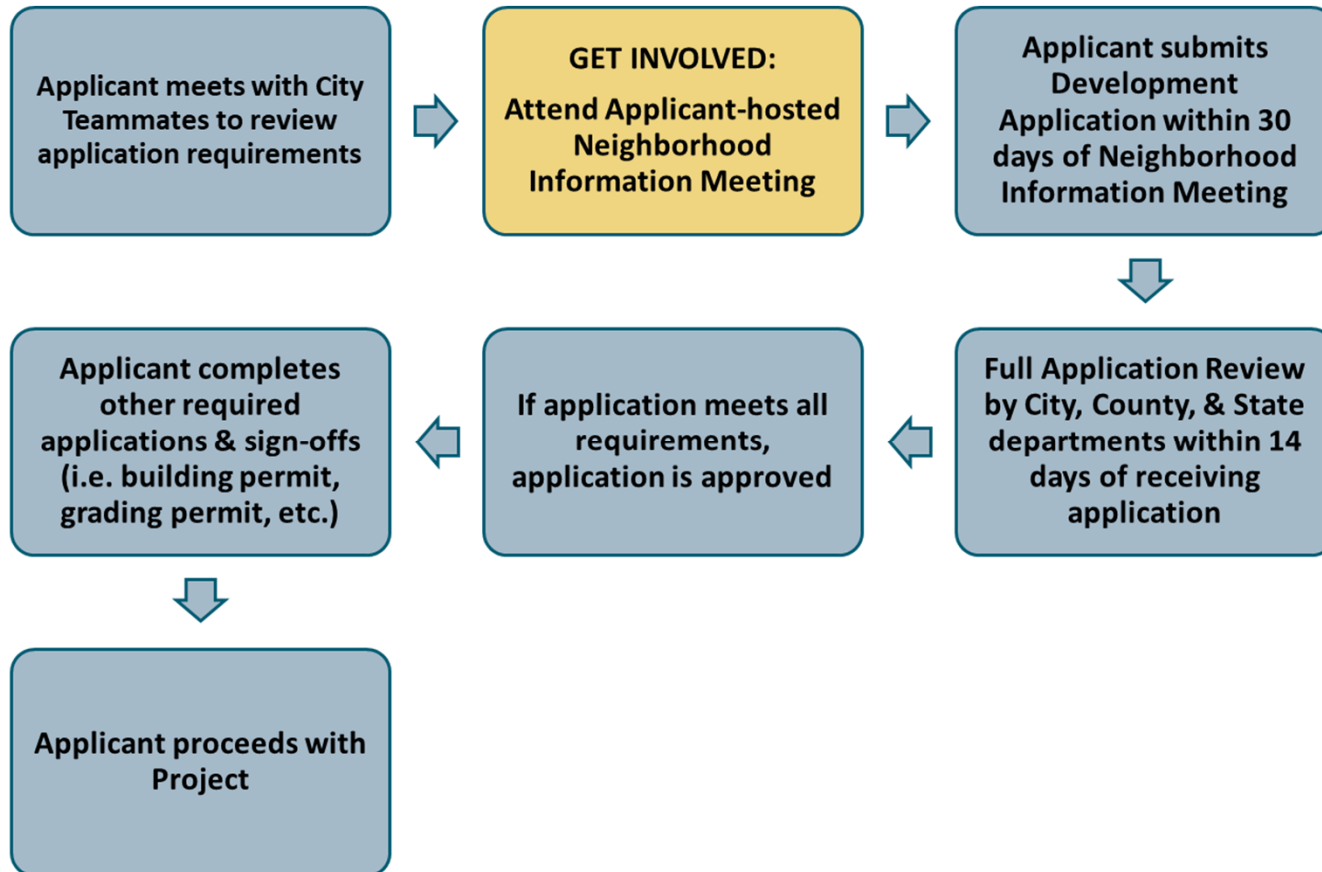


■ Project Overview

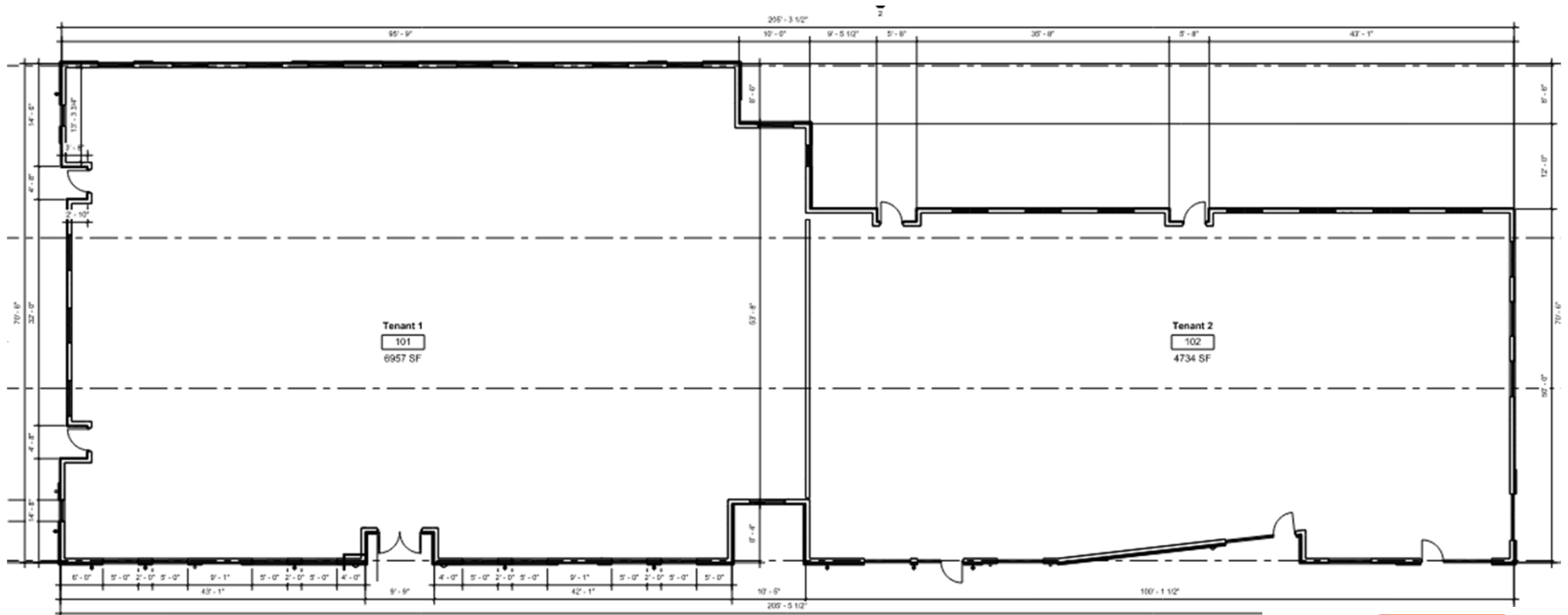
- Located on the east side of Scott Road NW and South of 22nd Street NW
- Zoning District: LI (Limited Industrial)
- Site is 2.95 acres
- Current Use: Vacant
- Proposed Use: Personal Services
- Proposed building will be 12,250-sf and will house two tenants.
- This will be the first phase of development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

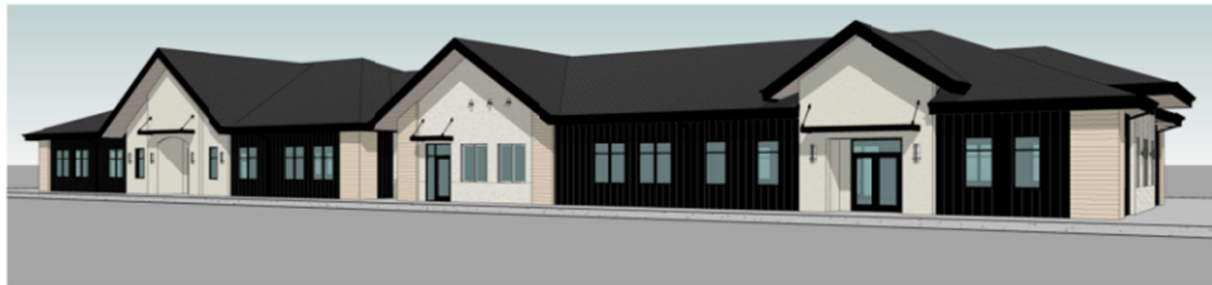


North Elevation - Planning
1/8" = 1'-0"

■ Building Renderings



④ 3D View 2



② 3D View 10



① 3D View 9

WIDSETH



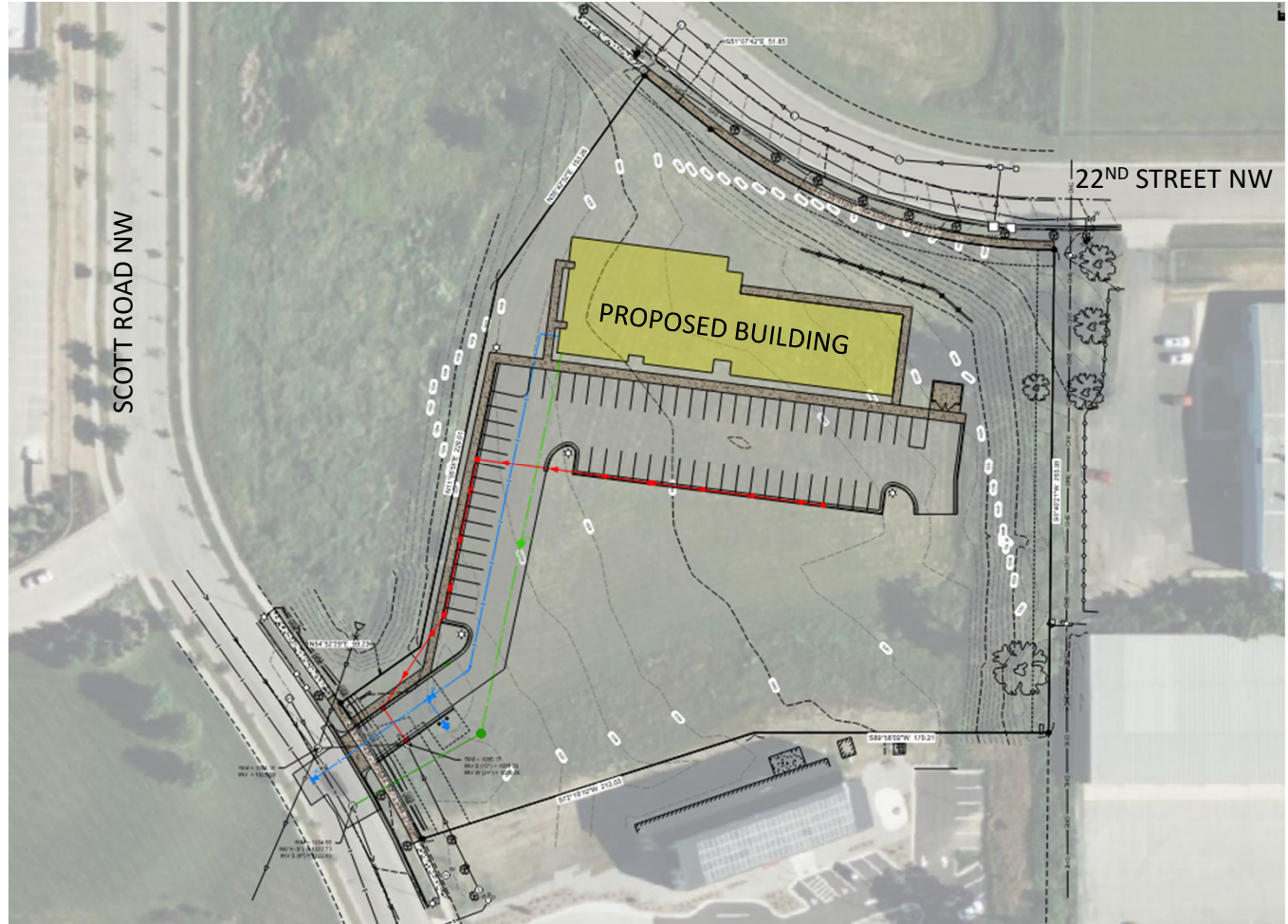
s2s Architects
Build | Experience

■ Site Plan

ZONING SUMMARY INFORMATION

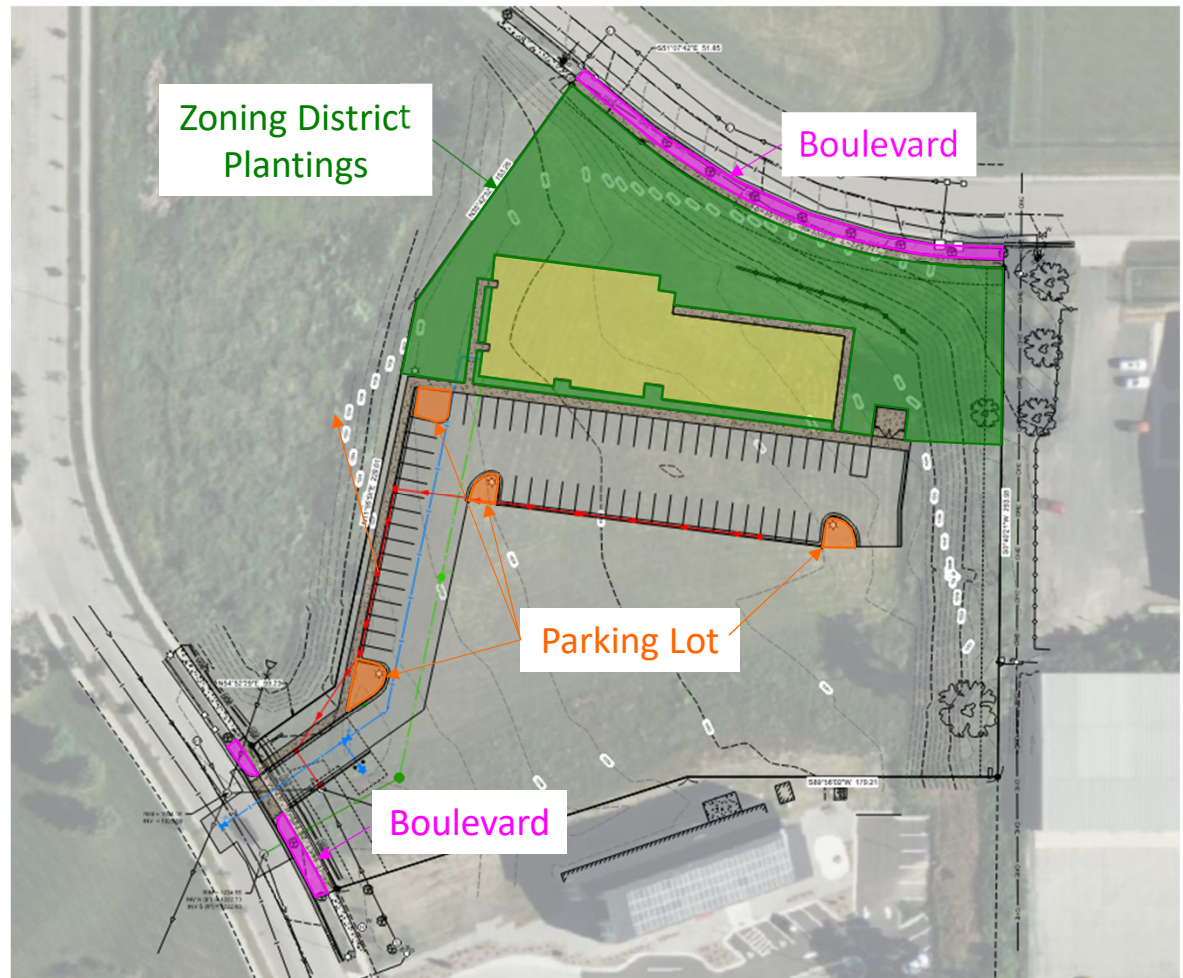
PARCEL ID:	74.28.23.083887
ZONING DISTRICT:	LI - LIGHT INDUSTRIAL
PROPOSED USAGE:	PERSONAL SERVICE
LOT AREA:	128,364 SF
LOT ACREAGE:	2.95 AC
FLOOR AREA RATIO:	0.5
MAX. ALLOWABLE FLOOR AREA:	64,182 SF
PROPOSED FLOOR AREA:	12,250 SF
SETBACKS:	
FRONT YARD:	25 FT
INTERIOR SIDE YARD:	0 FT
REAR YARD:	10 FT
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:	63 STALLS
BOULEVARD TREES:	
SCOTT ROAD - 96 FT	3 TREES
22ND STREET - 277-FT	8 TREES

WIDSETH



■ 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



■ Photometrics

- 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 – 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).