

Benike Construction Site Expansion and Improvements

Presentation by Mark Welch / G-Cubed Inc. on behalf of Benike Construction

April 29th, 2025

5:00 PM

Overview

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 - Site Plan
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 - Photometric Plan
- Traffic Impacts – To be updated by time of meeting
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Introduction

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

- Senior Vice President – Civil Division Chief



Cyle Erie – P.E., Benike Construction

- Director of Development



Mike Benike – Benike Construction

- President



Mike Zillgitt – Iris Engineering

Mike Young - TSP



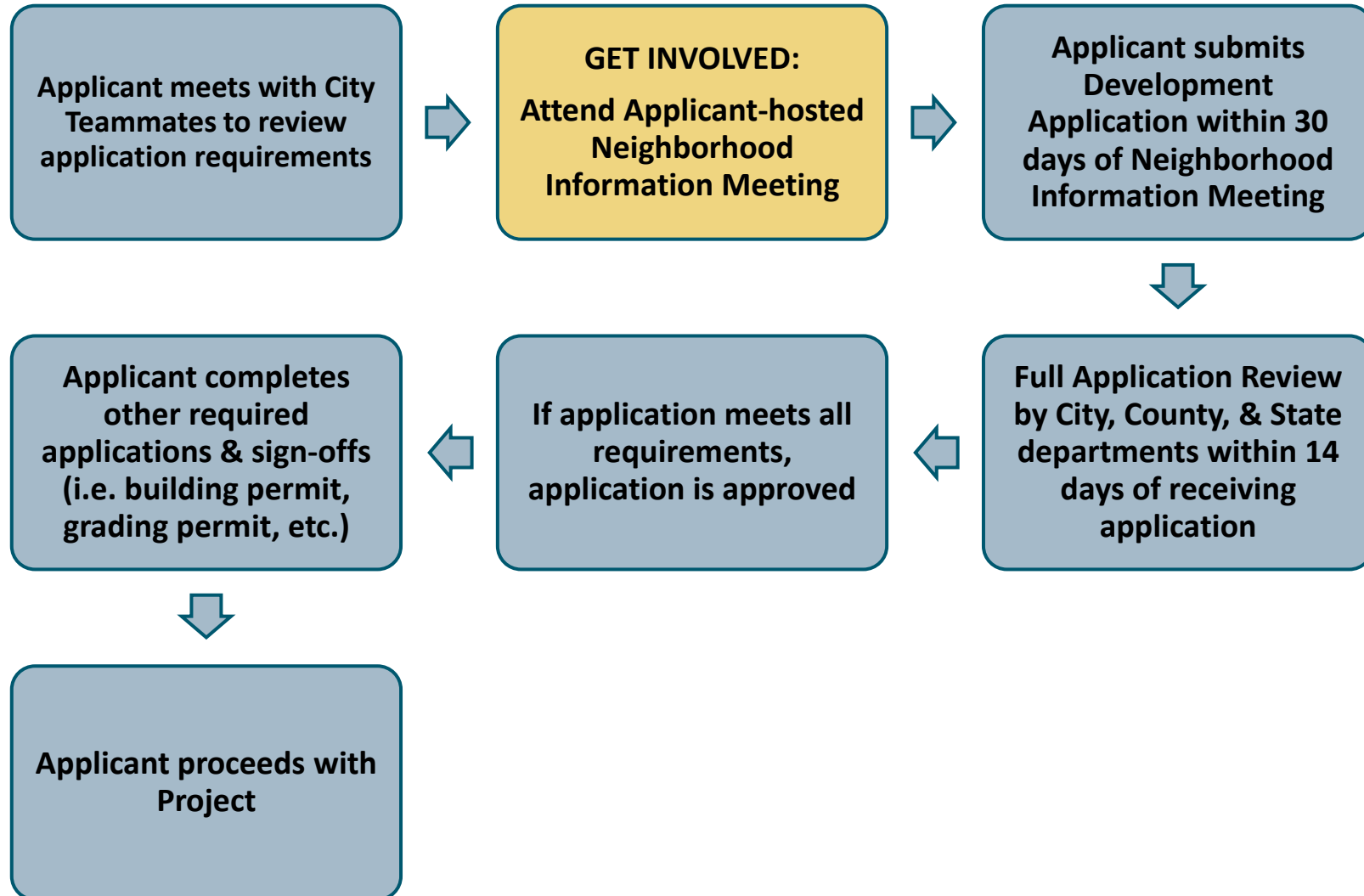
About our Project

Location: The project address is 2850 Hwy 14 W Rochester, MN 55901.

The project is located on the south side of Hwy 14 and to the northwest of Cascade Lake.

Proposal: The proposal is for the Expansion and Improvements of the Benike Construction Site.

The Application Process



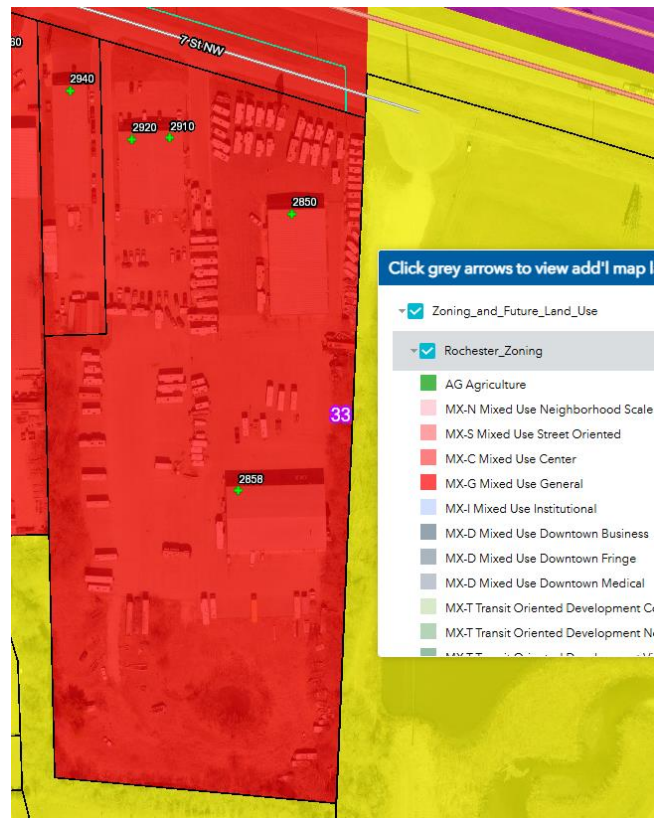
Site Plan

Zoned: MX-G (Mixed Use General)

Setbacks:

- Front: 15 Feet
- Street Side: 7 Feet
- Height: Primary Structure – 60 Feet

Secondary Structure – 25 Feet



Landscape Plan

For MX-G Zoning, there are three different types of landscaping required:

- General Landscaping
- Parking Lot Landscaping
- Boulevard Trees

C. Parking Lot Landscaping

b. Landscape Island Size and Location Requirements

- 1) Landscape islands shall be a sufficient size to accommodate required landscaping. No landscaped island shall be less than eight feet in length or width and a minimum of 50 square feet.
- 2) Landscape islands shall be provided in parking areas along the ends of parking rows, adjacent to lot lines, and used to define the location and pattern of primary internal access drives.

c. Landscape Island Planting and Tree Requirements

- 1) Exclusive of bufferyard landscaping and boulevard/street trees, landscape islands shall each contain a minimum of one tree and three shrubs per 400 square feet.

Table 400.06-1 Minimum Planting Requirements

Zoning District	Minimum Planting Requirement
	3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center [1]
R4	2 canopy trees; and 2 understory trees, and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center [1]
MX-N	1 canopy tree, 1 Understory tree, and 6 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center [1]
MX-S, MX-C, and MX-G	1 canopy 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 part on center [1]

A. Boulevard Trees

c. Planting Standards

Planting of boulevard trees shall comply with the following standards to the maximum extent practicable.

- 1) Tree spacing shall average 50 feet between trees located within the boulevard for residential properties and 35 feet between the trees located within the boulevard for commercial properties.
- 2) A minimum separation of seven feet shall be provided from edge of driveways as measured at the property line.
- 3) A minimum separation of 12 feet shall be provided from above-ground utility equipment.
- 4) A minimum separation of 20 feet shall be provided from roadway street lighting.
- 5) A minimum separation of 25 feet between a boulevard tree and the intersection of sidewalks (normally measured from the property line).
- 6) Planting on slopes steeper than 60 degrees requires additional review by the Parks and Recreation Director and may be denied or subject to conditions to mitigate potential impacts on tree health or nearby areas.

Building Elevation

Building Elevation exhibits to be updated by time of the NIM Meeting.

Photometric Plan

General lighting requirements per the Rochester UDC are as follows:

E. General Requirements

1. Prohibited Lights

- a. Laser, strobe, flickering, or flashing lights is prohibited.
- b. Tower lighting is not unless required by the Federal Aviation Administration.
- c. Neon lighting and exposed strip lighting used to illuminate building facades, or used to outline or detail buildings, windows, or doors, or used to illuminate, outline, or detail service canopies is prohibited in or adjacent to any Residential district.
- d. When neon lighting or exposed strip lighting is used for any purpose, it must not be combined with or mounted near any reflective materials such as mirrors, shiny metals, highly glazed tiles, or other materials that would result in reflective glare.

2. Intensity

- a. The total light output must not exceed 50,000 lumens per acre as measured at the light source.
- b. The maximum intensity per light pole must not exceed 5,000 lumens as measured at the light source.
- c. The maximum illumination at any one location on the property must not exceed 15 foot candles.

3. Location

Light sources or luminaires shall not be located within bufferyards except along Walkways, Sidewalks, Bikeways, or Multi-Use Trails.

2. Exceptions

The requirements of this Section 60.400.100 do not apply to ball diamonds, playing fields, and tennis courts. Lighting for these uses shall be shielded to prevent light and glare from spilling over onto adjacent residential properties. The maximum permitted illumination at the property line shall not exceed one foot candle if the abutting property is located in a Residential district, and shall not exceed two foot candles if the abutting property is located in a Mixed Use or Non-Residential district.

Traffic Impacts

The existing site contains 3 buildings totaling 34,500 SF for multiple uses. 9,900 SF existing use was a specialty trade contractor, generating 37 daily trips while the other 24,600 was Recreational vehicle sales which generated 123 trips per day.

The project is proposing to add an additional 8,000-12,000 SF of building space that will be a combination of warehousing and office space. Warehousing is calculated as 1.74 trips per 1,000 SF and office space is calculated as 9.74 trips per 1,000 SF. Splitting the use 50/50 and calculating for the total SF, the project is projected to produce 267 Trips per weekday.

The proposed project will produce 107 new trips per day.

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).