

# OVERLAND RESERVE

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

June 24<sup>th</sup>, 2025

5:00 PM

# Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
  - Site Plan
  - Landscape Plan
  - Building Elevation
  - Photometric Plan - Pending
- Traffic Impacts
- Q&A

# Introduction

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

- Senior Vice President – Civil Division Chief



Caleb Veldhouse - VELDCO

- Property developer



DBS Group

- Building Contractor



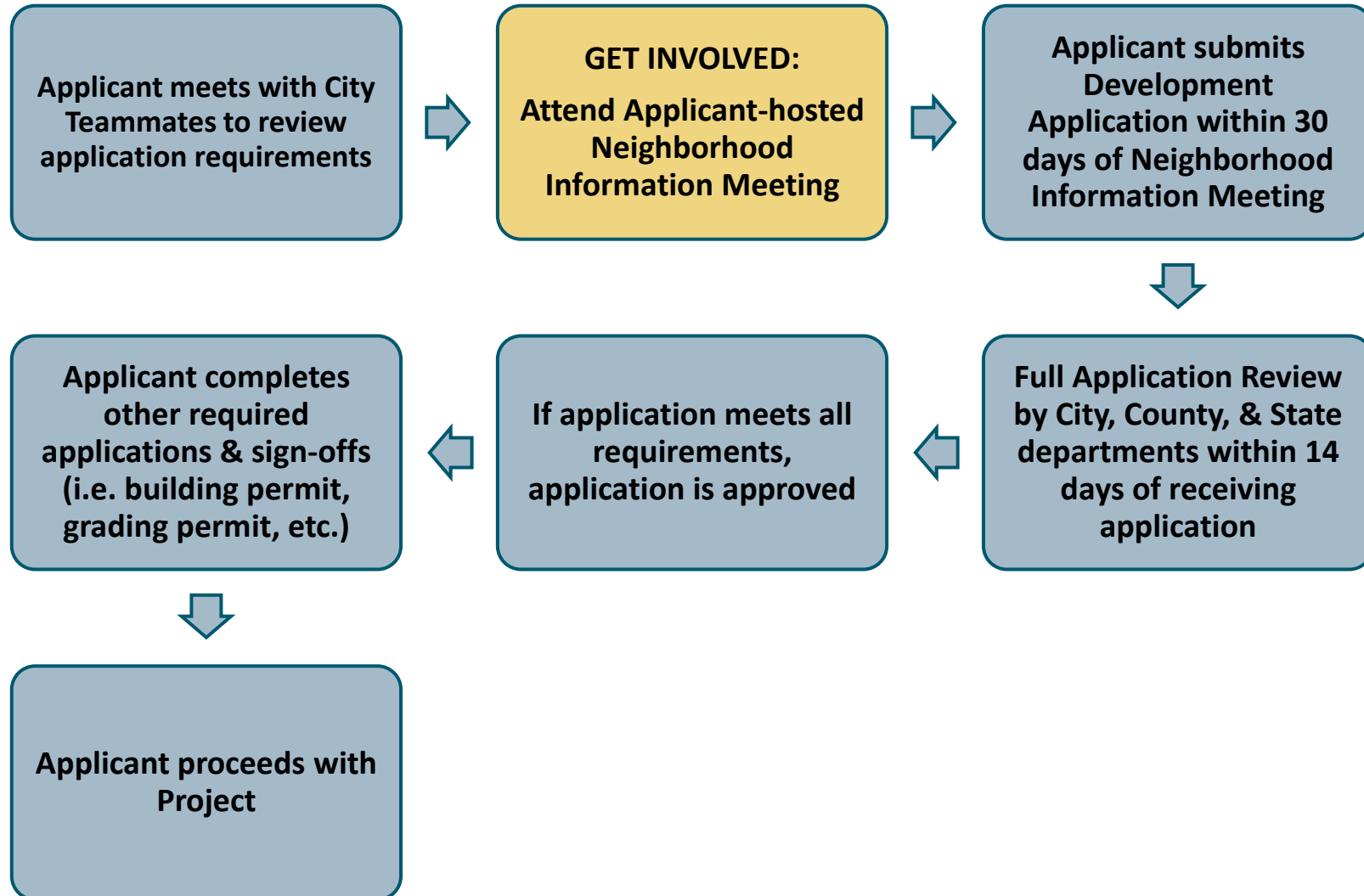
# About our Project

Location: The southeast corner of the intersection of Overland Drive NW and Bandel Road NW

Proposal: The construction of seven new apartment buildings containing a total of 94 units. One building will contain an office, mailroom, and resident amenities. All buildings are slab on grade and only 3 stories high. Access would be from Bandel Road and all parking and drives would be on the opposite side of the residential lots to the south and east.

The property is currently zoned MX-S (buildings to be constructed within 15 feet of the public right of way) and we are proposing a rezone to MX-C (similar to MX-S but without the maximum setback to the public road).

# The Application Process



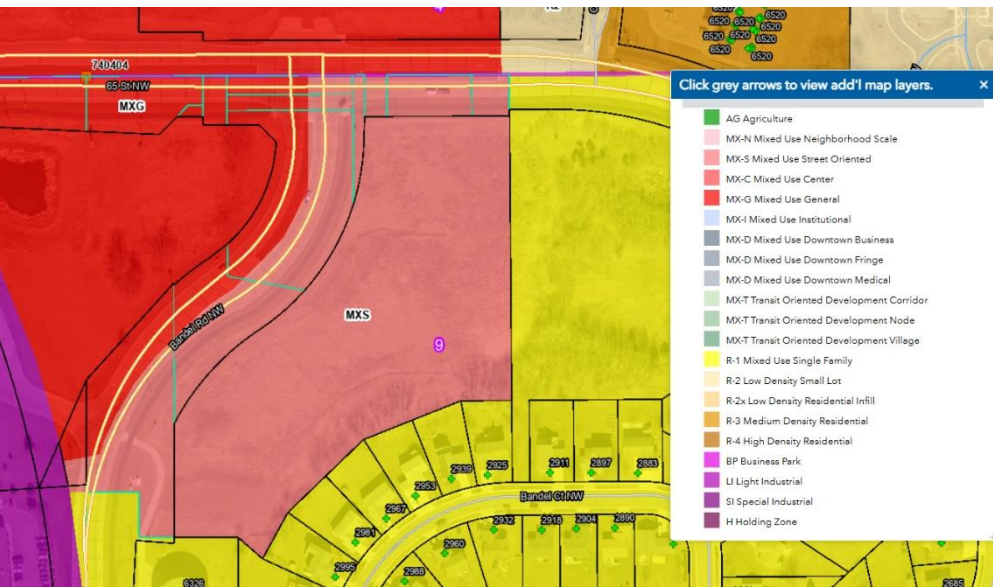
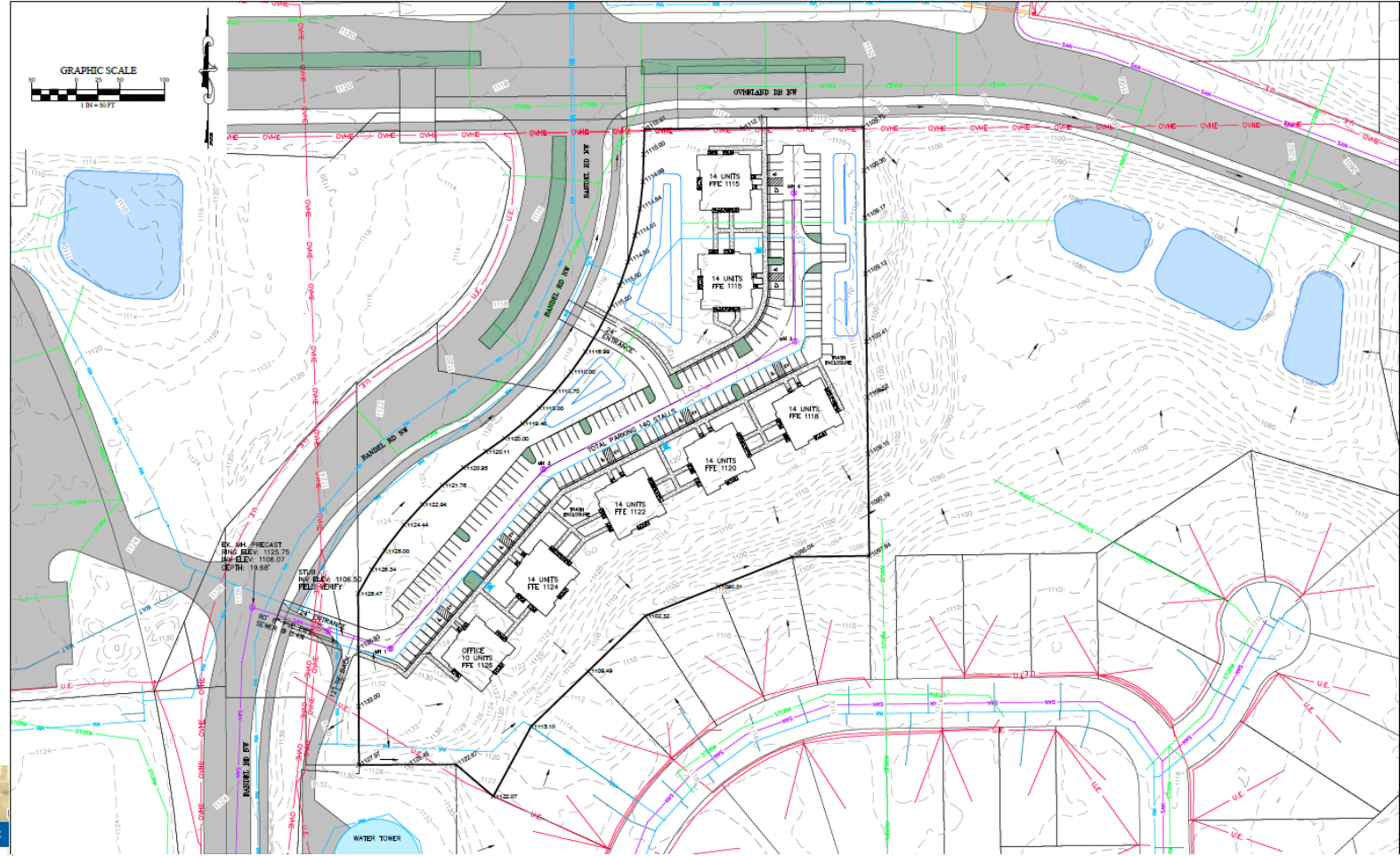
# Site Plan

Currently Zoned: MX-S (Mixed Use Street Oriented)

Proposed Zoning: MX-C (Mixed Use Center)

Setbacks MX-C:

- Front: 15' minimum
- Street/Interior side: None
- Rear: 7' minimum
- Height: 48' Maximum (primary)  
24' (accessory dwelling units)



# MX-S Versus MX-C Zoning

## MX-S – Mixed Use Street-Oriented

### 1. Purpose

The MX-S district is intended to maintain and promote low to mid-intensity commercial uses that are located along streets near or at the edges of residential zone districts. This district contributes to the vitality and health of the community by providing walking, biking, and transit access to local commercial areas and supporting pedestrian-friendly uses and design.

### 2. Dimensional Standards

| Table 200.03-8 MX-S Lot and Building Standards  |                                    |                      |
|-------------------------------------------------|------------------------------------|----------------------|
| Lot Dimensions (Minimum)                        |                                    |                      |
|                                                 | Lot Area                           | None                 |
|                                                 | Lot Width                          | None                 |
| Building Setbacks (Minimum or Maximum, in feet) |                                    |                      |
| A                                               | Front                              | None to 15 (maximum) |
| B                                               | Interior Side                      | None                 |
|                                                 | Street Side                        | 7                    |
|                                                 | Minimum Sum of Interior Side Yards | None                 |
| C                                               | Rear                               | None                 |
| Building/Structure Height (Maximum in feet)     |                                    |                      |
| D                                               | Primary Structure                  | 36                   |
|                                                 | Accessory Structure                | 15 [1]               |
| NOTES                                           |                                    |                      |
| [1] 24 feet for Accessory Dwelling Units.       |                                    |                      |

## I. MX-C – Mixed Use Center

### 1. Purpose

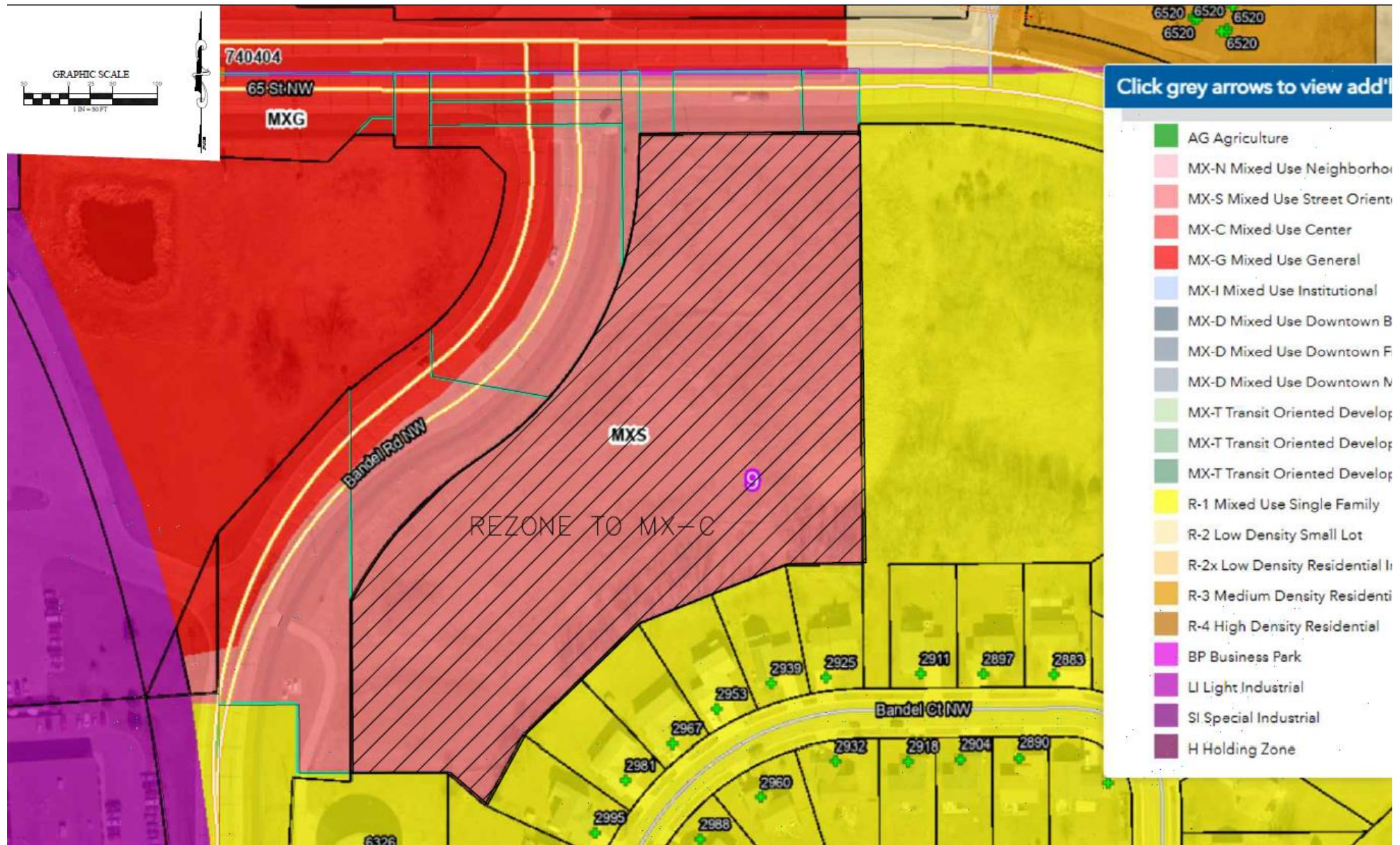
The MX-C district is intended to provide for pedestrian-friendly areas of medium-density residential development and compatible non-residential uses such as lodging, offices, retail, civic and community, and accessory uses. Development shall be at a walkable scale that is compatible with surrounding residential neighborhoods.

### 2. Dimensional Standards

| Table 200.03-9 MX-C Lot and Building Standards |                                    |        |
|------------------------------------------------|------------------------------------|--------|
| Lot Dimensions (Minimum)                       |                                    |        |
|                                                | Lot Area                           | None   |
|                                                | Lot Width                          | None   |
| Building Setbacks (Minimum in feet)            |                                    |        |
| A                                              | Front                              | 15     |
| B                                              | Interior Side                      | None   |
|                                                | Street Side                        | None   |
|                                                | Minimum Sum of Interior Side Yards | None   |
| C                                              | Rear                               | 7      |
| Building/Structure Height (Maximum in feet)    |                                    |        |
| D                                              | Primary Structure                  | 48     |
|                                                | Accessory Structure                | 15 [1] |
| NOTES                                          |                                    |        |
| [1] 24 feet for Accessory Dwelling Units.      |                                    |        |



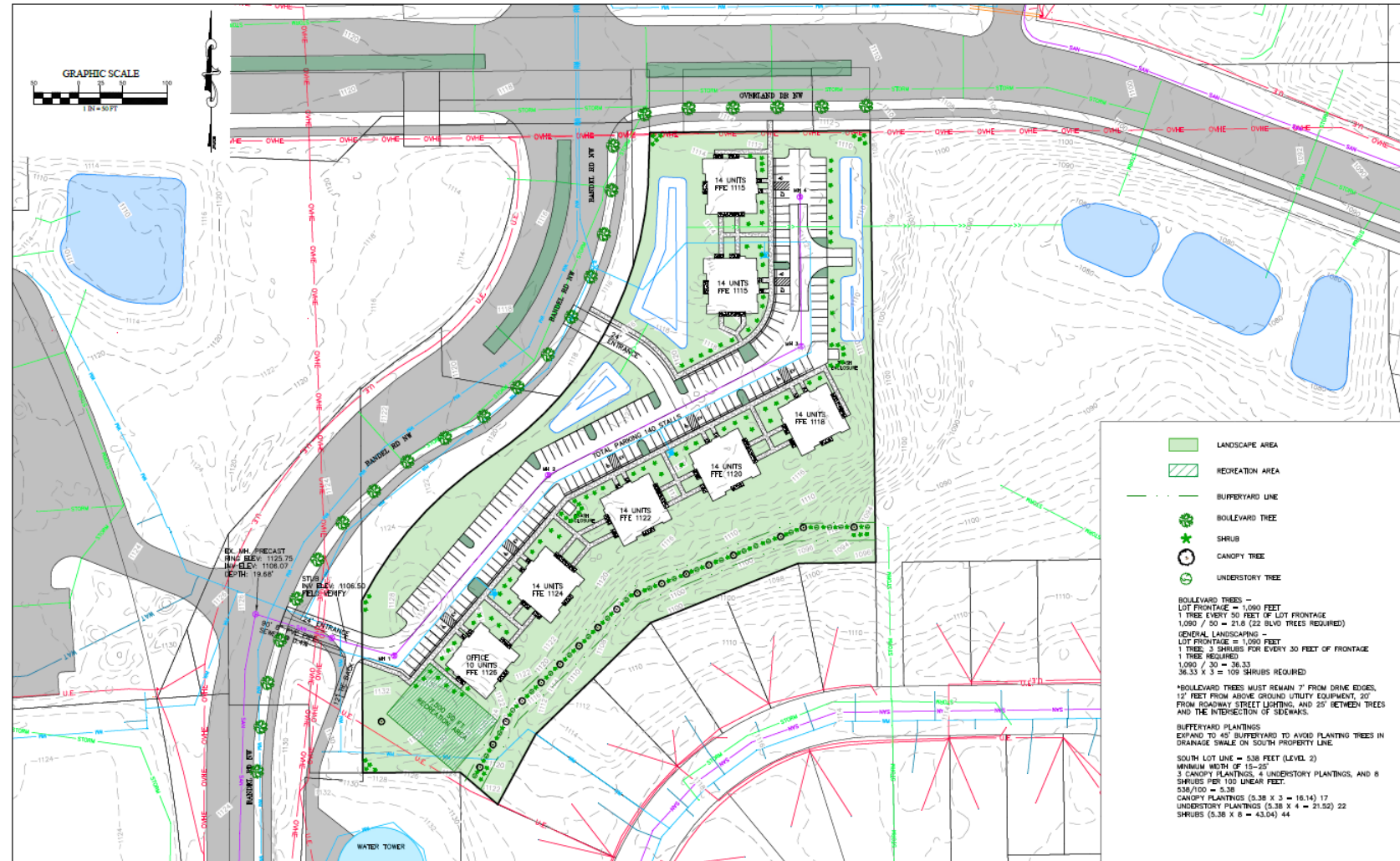
# Rezone Plan



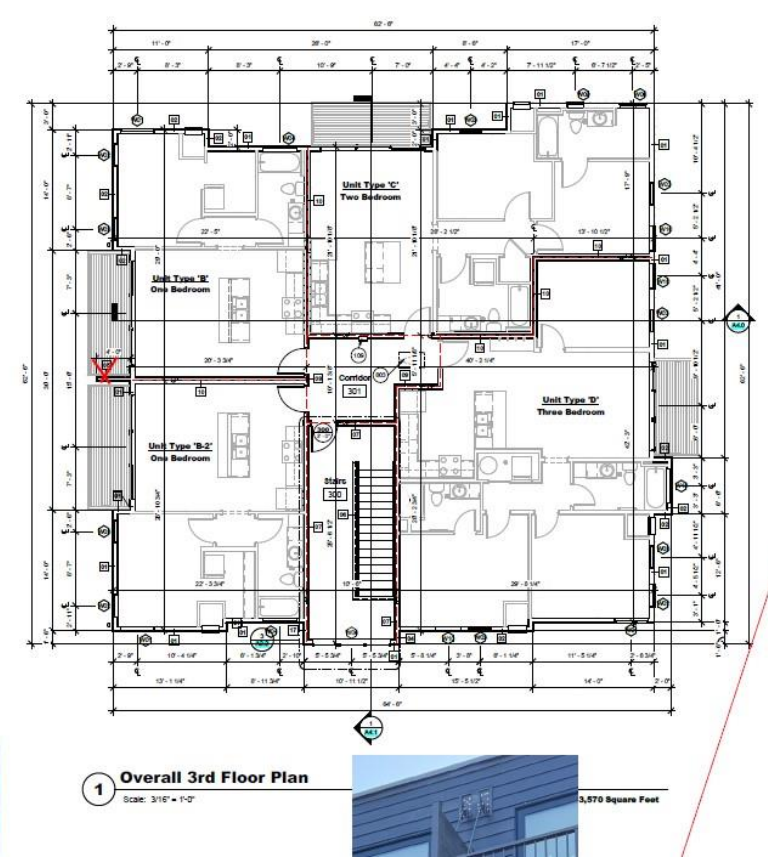
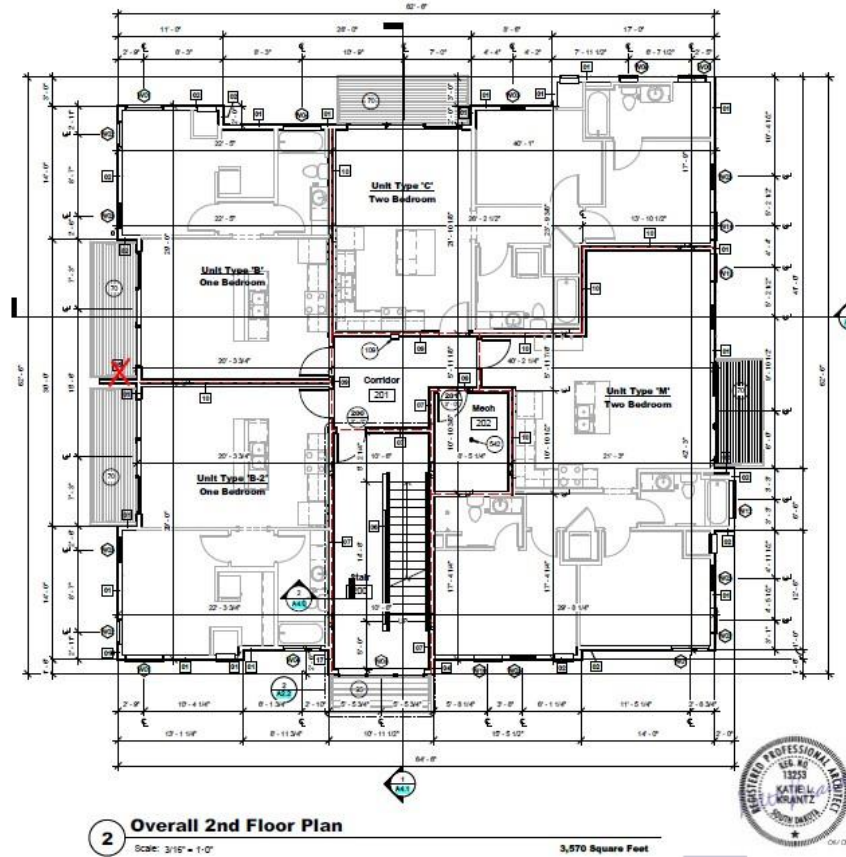
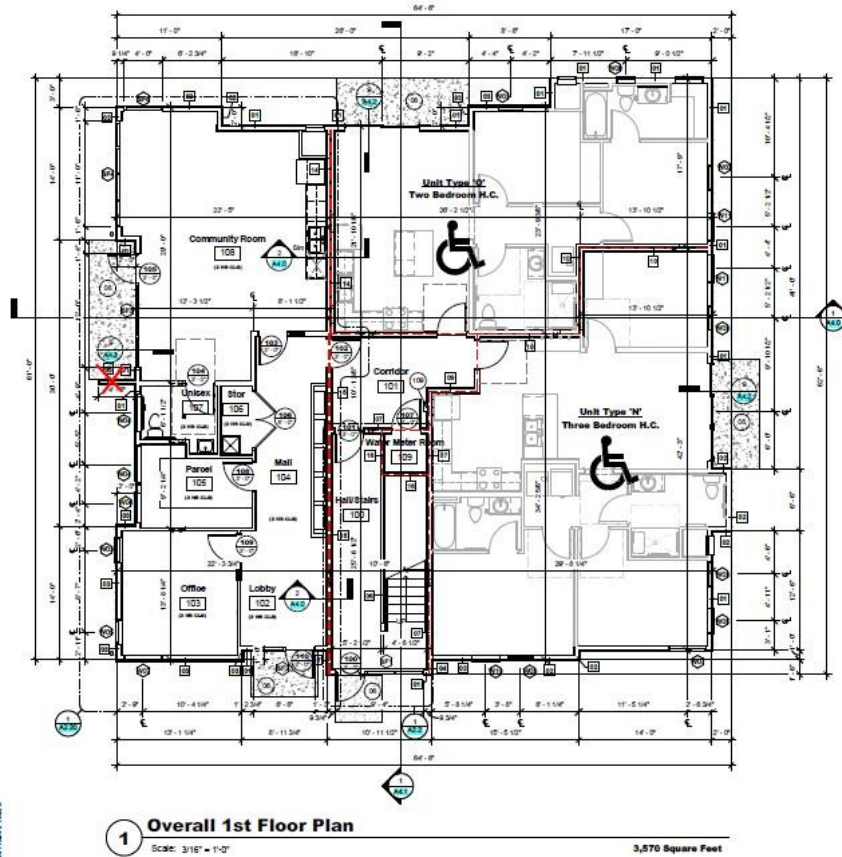


# Landscape Plan

- For MX-C 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-C Zoning, 1 Boulevard tree is required for every 50 linear feet of lot frontage.
- Boulevard Trees: 22 required 24 proposed.
- Landscape Plantings: 1 tree and 109 shrubs required.



# Building Elevation 10 Bed and Office





# Building Elevation 10 Bed and Office



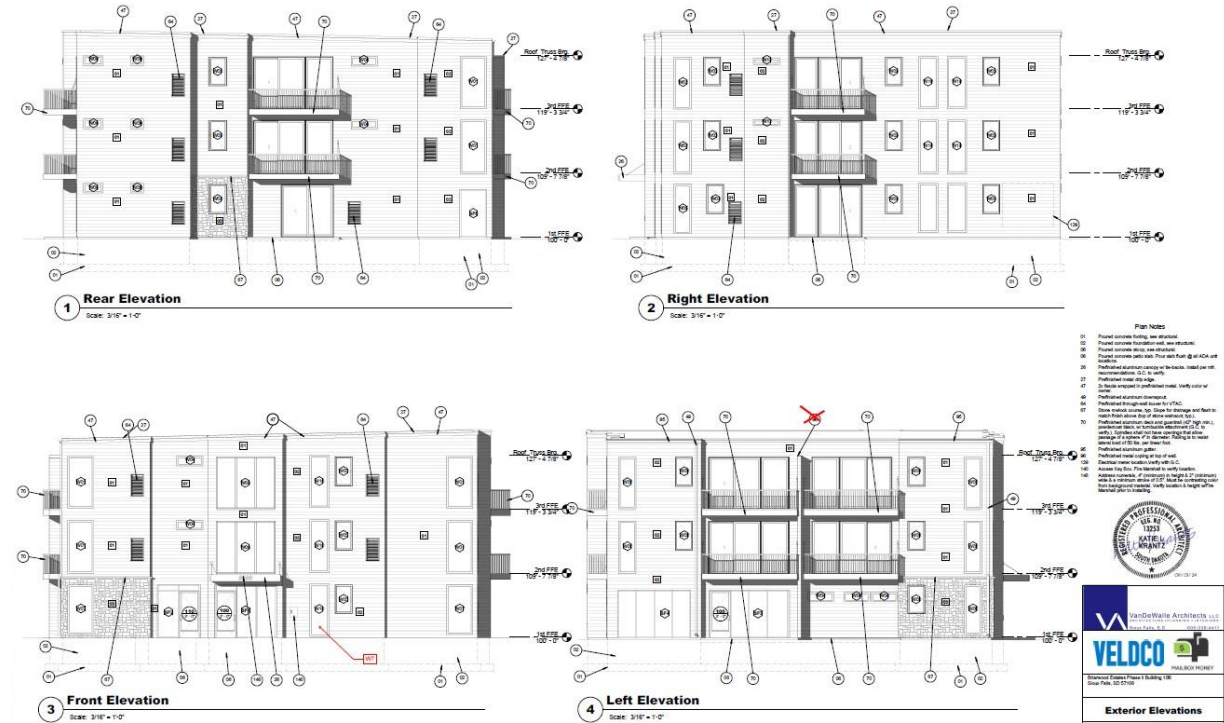
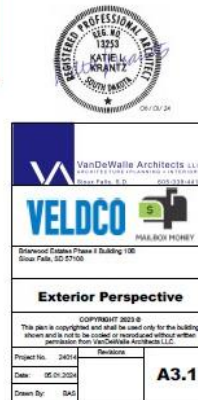
1 Front Perspective  
Scale:



2 Rear Perspective  
Scale:

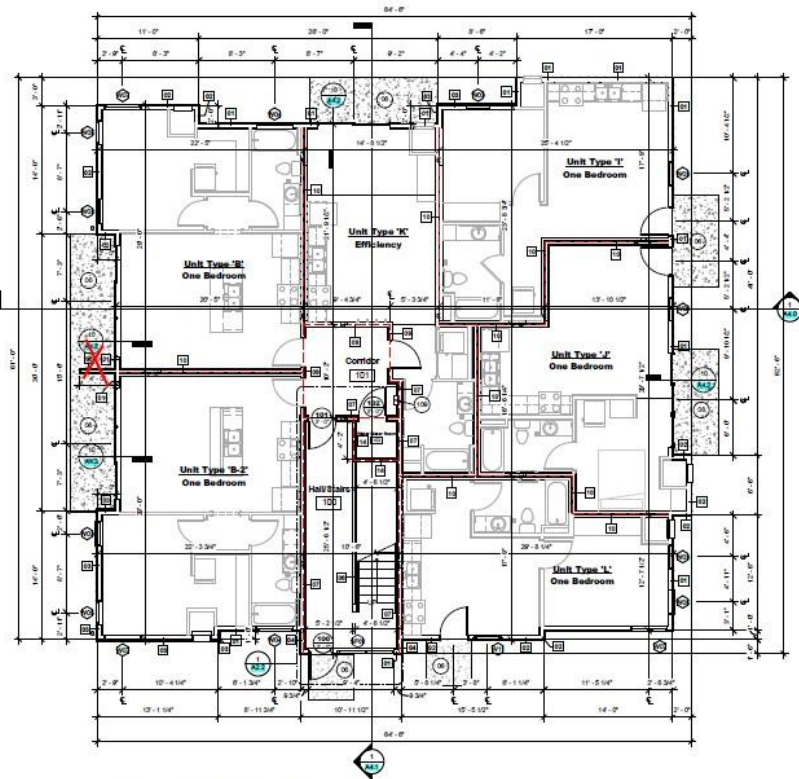


For Overland Reserve,  
Wing wall to be replaced  
with Aluminum screen  
provided by Deck supplier



# Building Elevation

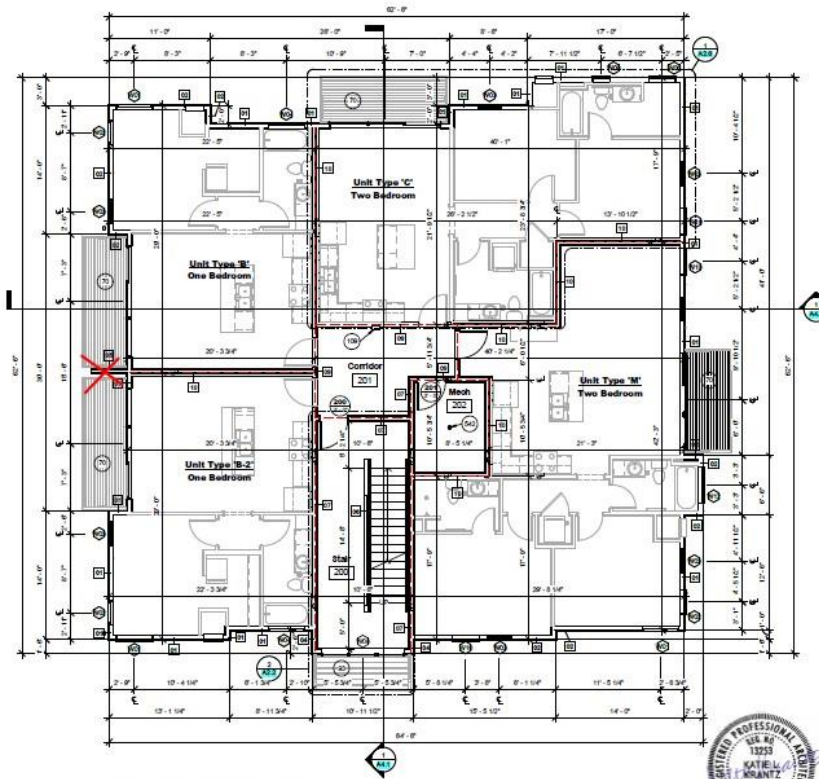
## 14 Bed



1 Overall 1st Floor Plan

Scale: 3/16" = 1'-0"

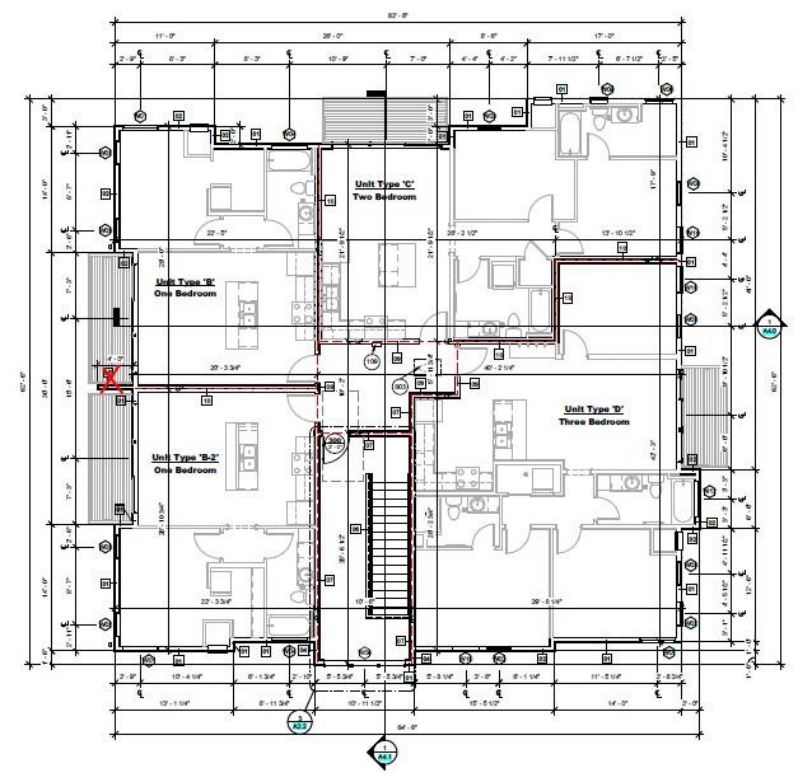
3,570 Square Feet



2 Overall 2nd Floor Plan

Scale: 3/16" = 1'-0"

3,570 Square Feet



1 Overall 3rd Floor Plan

Scale: 3/16" = 1'-0"

3,570 Square Feet





# Building Elevation 14 Bed



**1 Front Perspective**  
Scale:



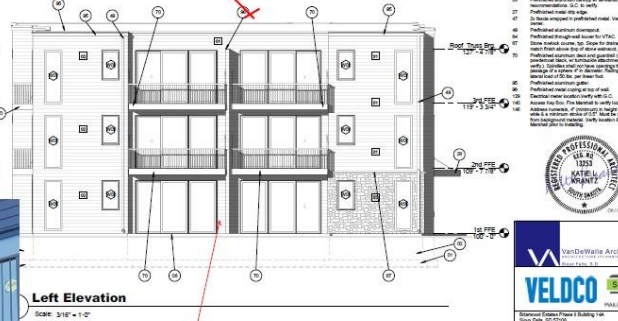
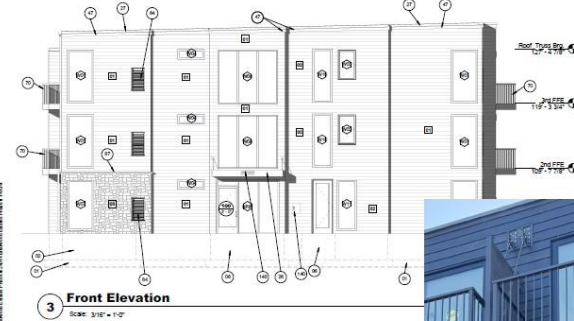
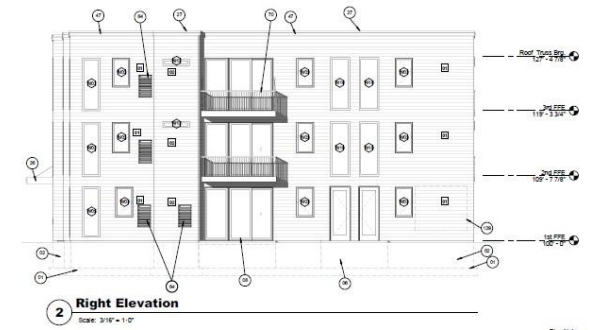
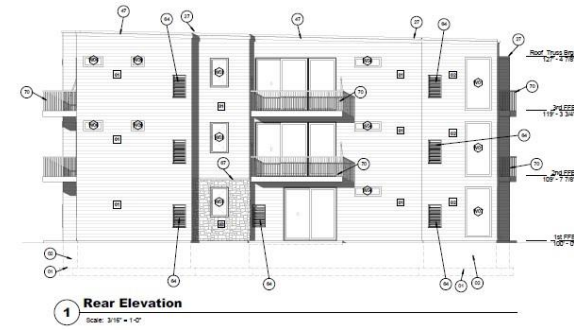
**2 Rear Perspective**  
Scale:



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|                                                                                                                                                                                                             |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>VanDeWalle Architects LLC</b><br>1000 S. D. Ave. Suite 100<br>Rapid City, SD 57701<br>(605) 328-4411                                                                                                     |                          |
| <b>VELDCO</b><br>PHILIPPO MONEY                                                                                                                                                                             |                          |
| Greenwood Terrace Phase 1 Building 1A<br>Sioux Falls, SD 57108                                                                                                                                              |                          |
| <b>Exterior Perspective</b>                                                                                                                                                                                 |                          |
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| Project No. 24014<br>Date: 05.01.2024<br>Drawn By: BAC                                                                                                                                                      | Revision:<br><b>A3.1</b> |



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|                                                                                                                                                                                                             |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>VanDeWalle Architects LLC</b><br>1000 S. D. Ave. Suite 100<br>Rapid City, SD 57701<br>(605) 328-4411                                                                                                     |                          |
| <b>VELDCO</b><br>PHILIPPO MONEY                                                                                                                                                                             |                          |
| <b>Exterior Elevations</b>                                                                                                                                                                                  |                          |
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| Project No. 24014<br>Date: 05.01.2024<br>Drawn By: BAC                                                                                                                                                      | Revision:<br><b>A3.0</b> |



# Photometric Plan

- Pending – lighting to be minimal - mostly mounted to the building for visibility of sidewalks/entrances.

# Traffic Impacts

The proposed site for Overland Reserve is being considered under land use code 220 (Multifamily Housing). The total number of the proposed dwelling units is going to be 94. According to the Trip Generation Manual 10<sup>th</sup> 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 688 trips. This value is 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 proposed project is requesting a right in/right out entrance as a secondary means in addition to the existing entrance aligned with the Kwik Trip driveway. The primary access will include the access to the water tower south of the subject property. We are proposing to widened the existing entrance from 12 to 24 feet to adequately serve the proposed apartment units.

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](mailto:communitydevelopment@rochestermn.gov) or phone (507-328-2600).