

Paradigm Dance Project, Rochester Chiropractic, and Shurson Group

Presentation by Mark Welch / G-Cubed Inc. on behalf of Paradigm Dance
Project, Rochester Chiropractic, and Shurson Group

July 22nd, 2025 5:00 PM

Location: Core Real Estate Group
2746 Superior Dr NW Ste. 210
Rochester, MN, 55901

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



Todd Severson – TLS Companies

- Building Contractor



Paradigm Dance, Rochester Chiropractic, and Shurson Group

- Building Owners



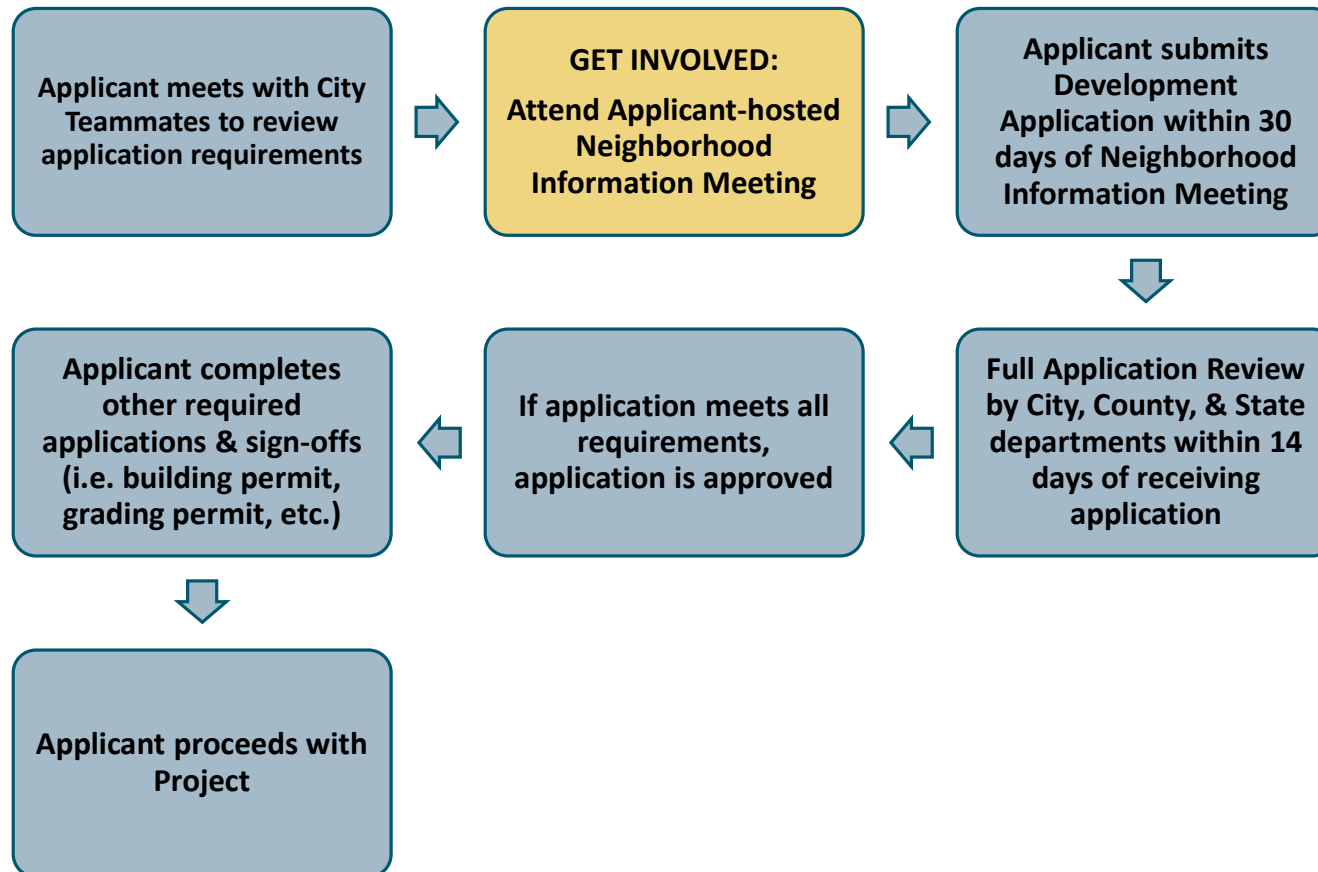
About our Project

Location: Undeveloped lot east of 2350 Scott Road NW and north of 2020 Commerce Drive (Costco). Zoning is Light Industrial.

The 2.82 acre undeveloped parcel was platted as Lot 2, Block 1 Northwest Commercial Center Second. The lot is being split into three lots through a Minor Land Subdivision application. The west lot being created (100 feet wide) will be for Paradigm Dance Project building. The center lot (100 feet wide) for a building that will house Rochester Chiropractic and Shurson Group. The east lot (221 feet wide) currently does not have development plans but will be available for another Site Development Plan.

Individual Site Development Plans will be required but submittals will be concurrent for reviews/permits/approvals. The west and middle lot will share a drive access and have cross access easements. Construction of the site and buildings will coincide for efficiency. TLS will be the building contractor for both structures and will coordinate site improvements.

The Application Process

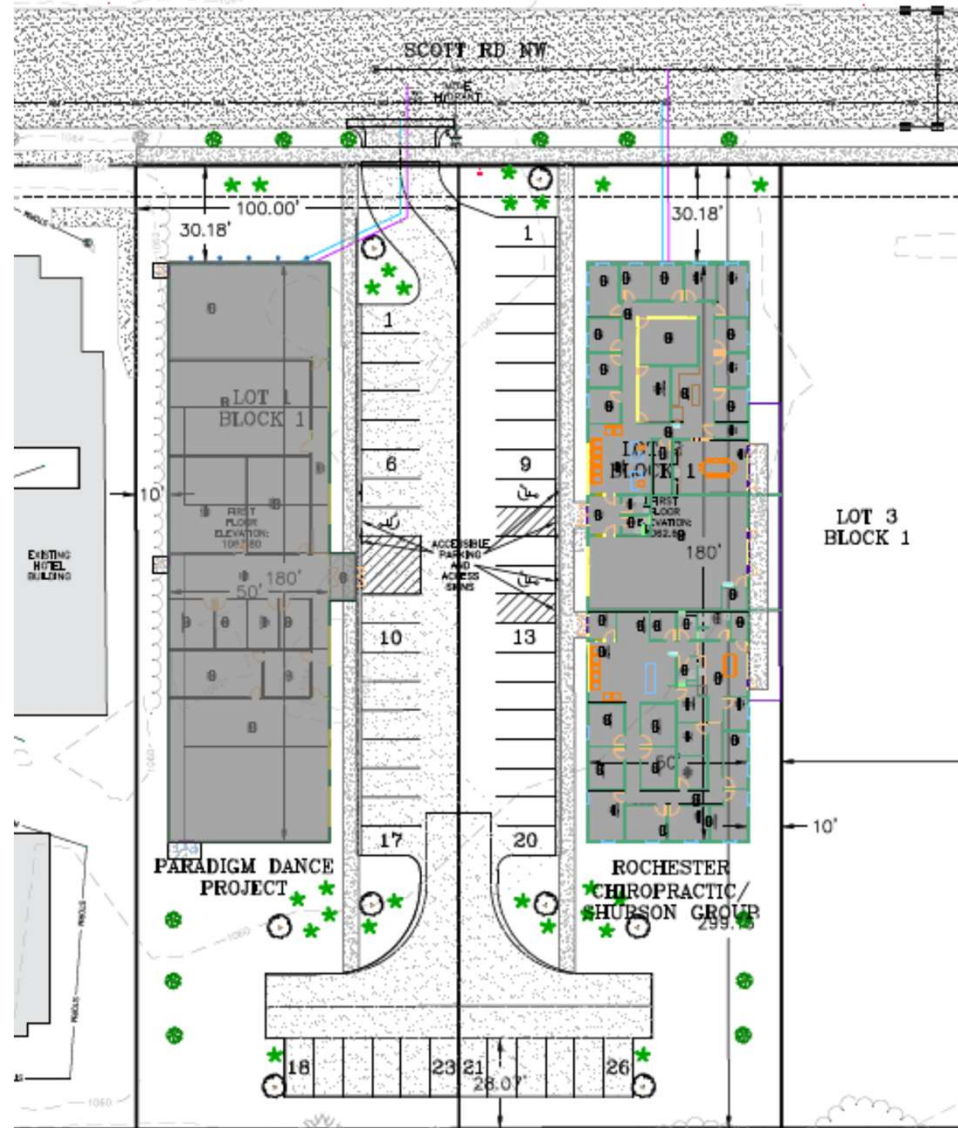


Site Plan

Currently Zoned: LI (Light Industrial)

Setbacks LI:

- Front: 25' minimum
- Interior side: None
- Street Side: 12' minimum
- Rear: 10' minimum
- Height: 40' Maximum (primary)
none (accessory structure)



LI Zoning

LI – Light Industrial

1. Purpose

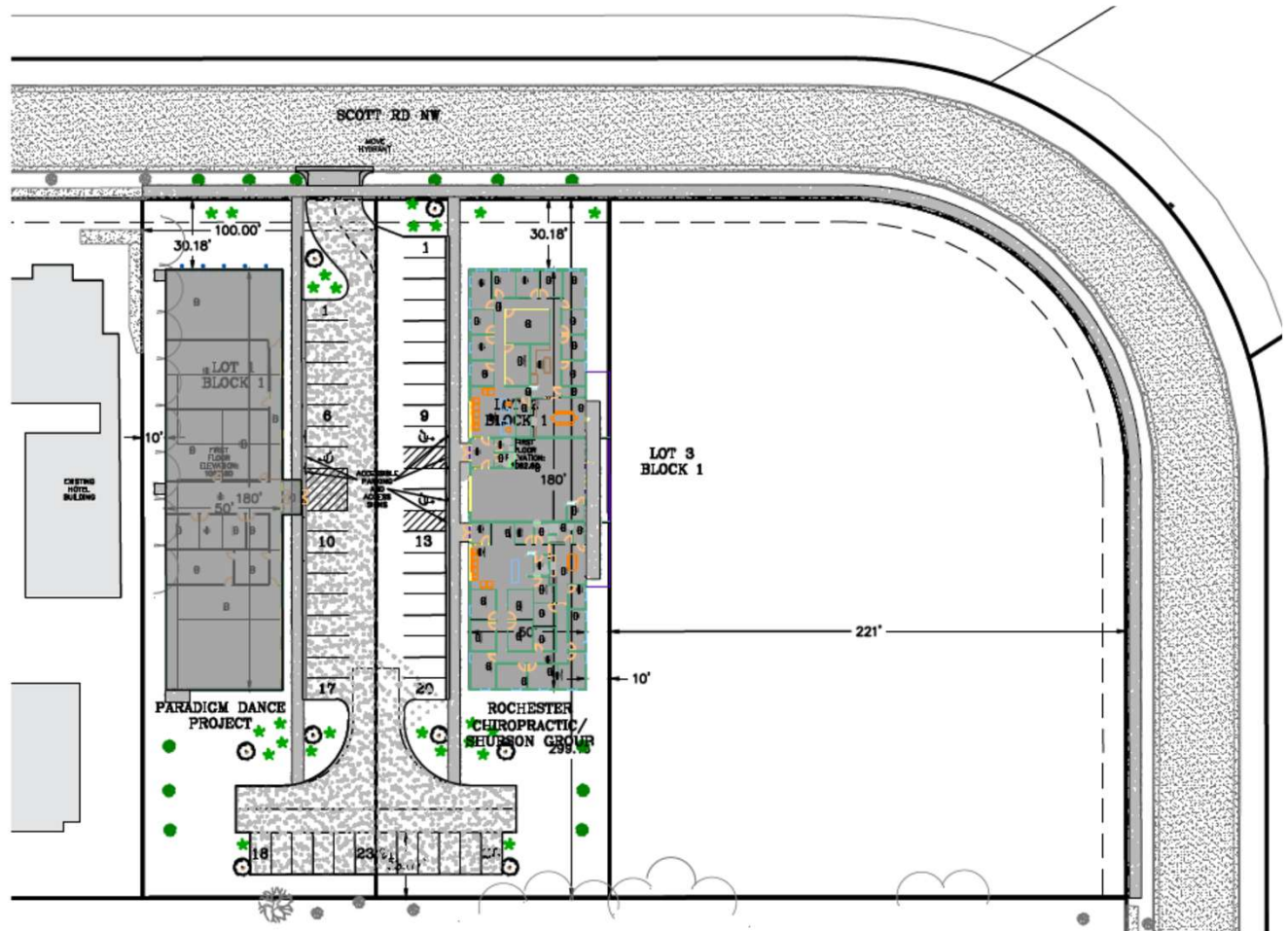
The LI district provides an area for a mixture of commercial and industrial uses that do not generate significant adverse operational or traffic impacts, that are served by major thoroughfares providing direct access or a local street system with direct access to major thoroughfares, and with an adequate level of buffering, could be located in reasonable proximity to residential areas.

2. Dimensional Standards

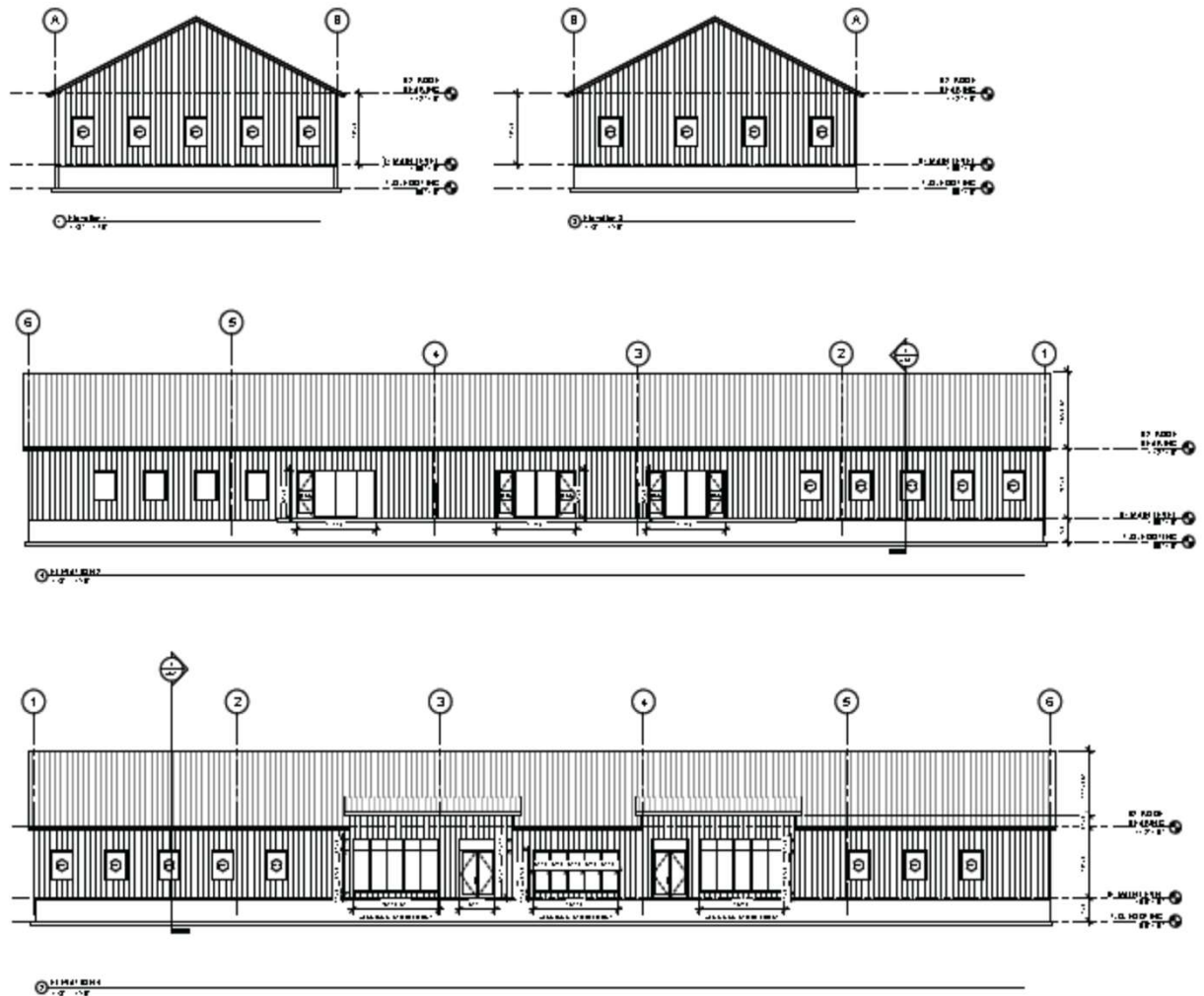
Table 200.03-15 LI Lot and Building Standards		
Lot Dimensions (Minimum)		
	Lot Area	None
	Lot Width	None
Building Setbacks (Minimum in feet)		
A	Front	25
B	Interior Side	None
	Street Side	12
	Minimum Sum of Interior Side Yards	None
C	Rear	10 [1]
Building/Structure Height (Maximum in feet)		
D	Primary Structure	40 [1]
E	Accessory Structure	None [2]
NOTES		
[1] Rear Yard may be reduced to 0 feet when abutting a railroad.		
[2] If within 100 feet of an Agricultural and Residential District, then 50 feet maximum height for accessory structures.		

Landscape Plan

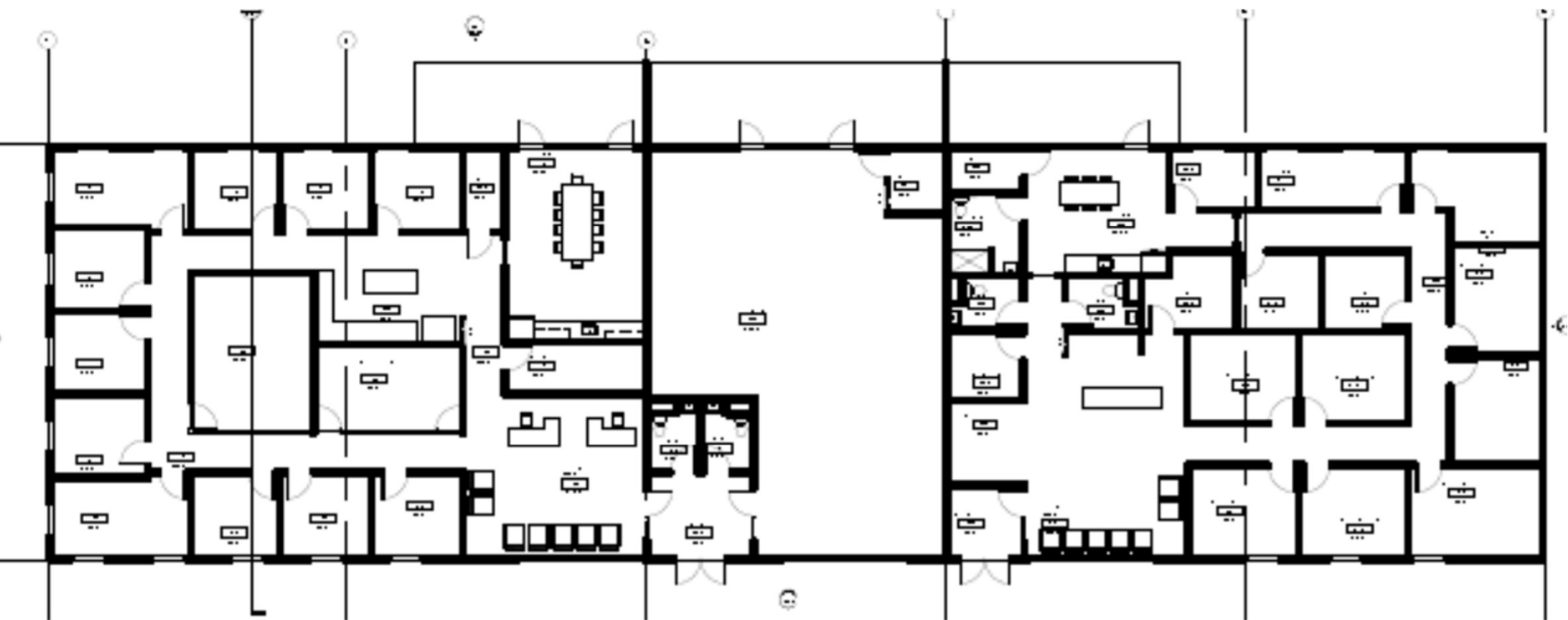
- For LI Zoning, there is a minimum of 3 canopy trees; 4 understory trees; and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of frontage, planted at least 3 feet apart on center.
- For commercial properties, 1 Boulevard tree is required for every 35 feet of frontage.
- West Lot
 - Boulevard Trees: 3 required; 3 proposed.
 - Landscape Plantings: 3 canopy trees, 4 understory trees, and 12 3-foot shrubs required; 3 canopy trees, 4 understory trees, and 12 shrubs proposed.
- Center Lot
 - Boulevard Trees: 3 required; 3 proposed.
 - Landscape Plantings: 3 canopy trees, 4 understory trees, and 12 3-foot shrubs required; 3 canopy trees, 4 understory trees, and 12 shrubs proposed.
- Non-Residential abutting Non-Residential does not require bufferyards



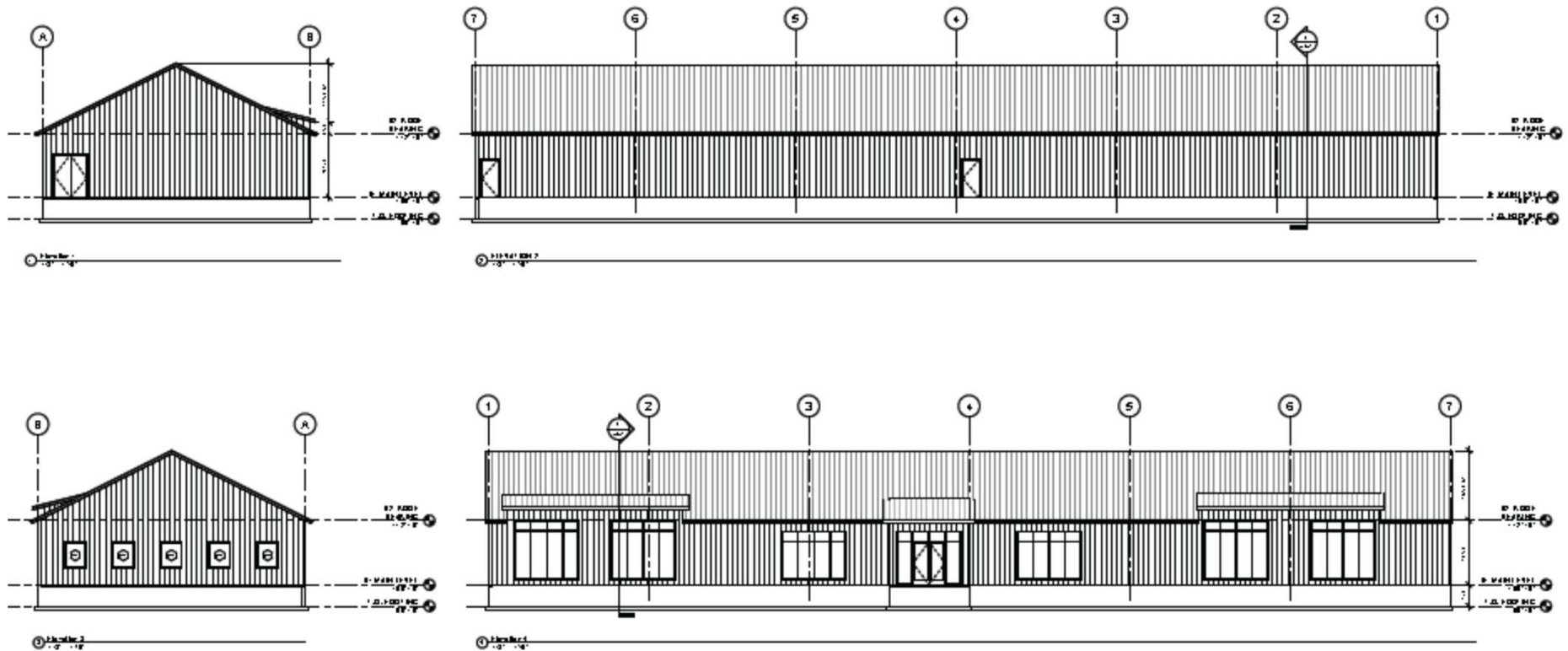
Center Lot Building Elevation Rochester Chiropractic an Shurson Group offices



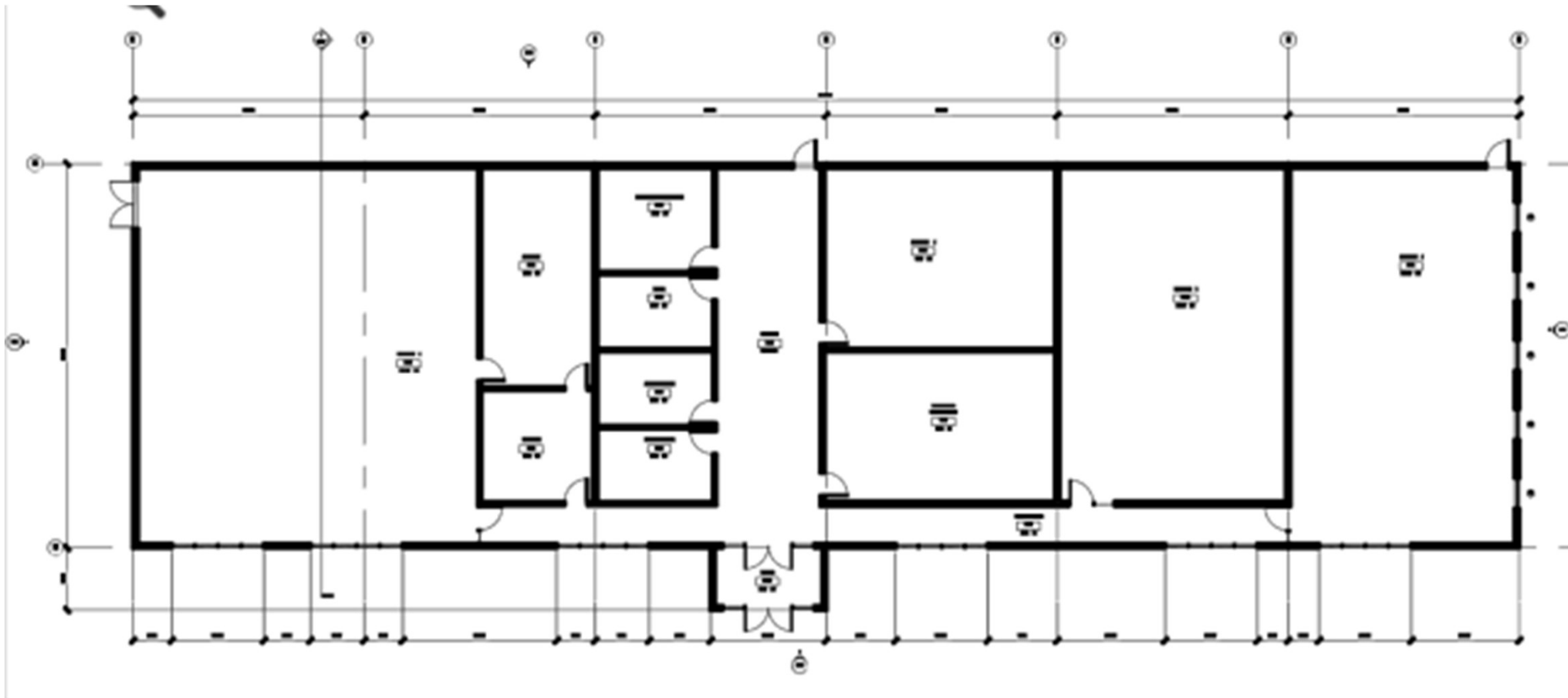
Center Lot Building floor plan
Rochester Chiropractic and
Shurson Group offices



West Lot Building Elevation Paradigm Dance Project



West Lot Building floor plan Paradigm Dance Project



Photometric Plan

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

Traffic Impacts

The proposed site for Paradigm Dance Project, Rochester Chiropractic, and Shurson Group is being considered under land use code 710 (General Office Building). Each building is 9,250 sq ft for a total of 18,500 sq ft. According to the Trip Generation Manual 10th Generation, for land use 710 there is an average rate of 9.74 daily trips per 1,000 sq ft. Based on this data, there will be an average increase in daily trips of about 181 trips. This value is well 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.

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).