

Penz Recon Center

Neighborhood Information Meeting
August 14, 2025, 5:30 pm-6:30 pm

WiDSETH

- Introductions
- Project Overview
- The Application Process
 - Site Development Plan (SDP)
- Exhibits
 - Existing Zoning District
 - Proposed Street Layout and Unit Densities / Site Plan
 - Landscape Plan
 - Building Elevations
 - Photometrics
- Traffic Impacts
- Existing and Future Environmental Features
- Questions

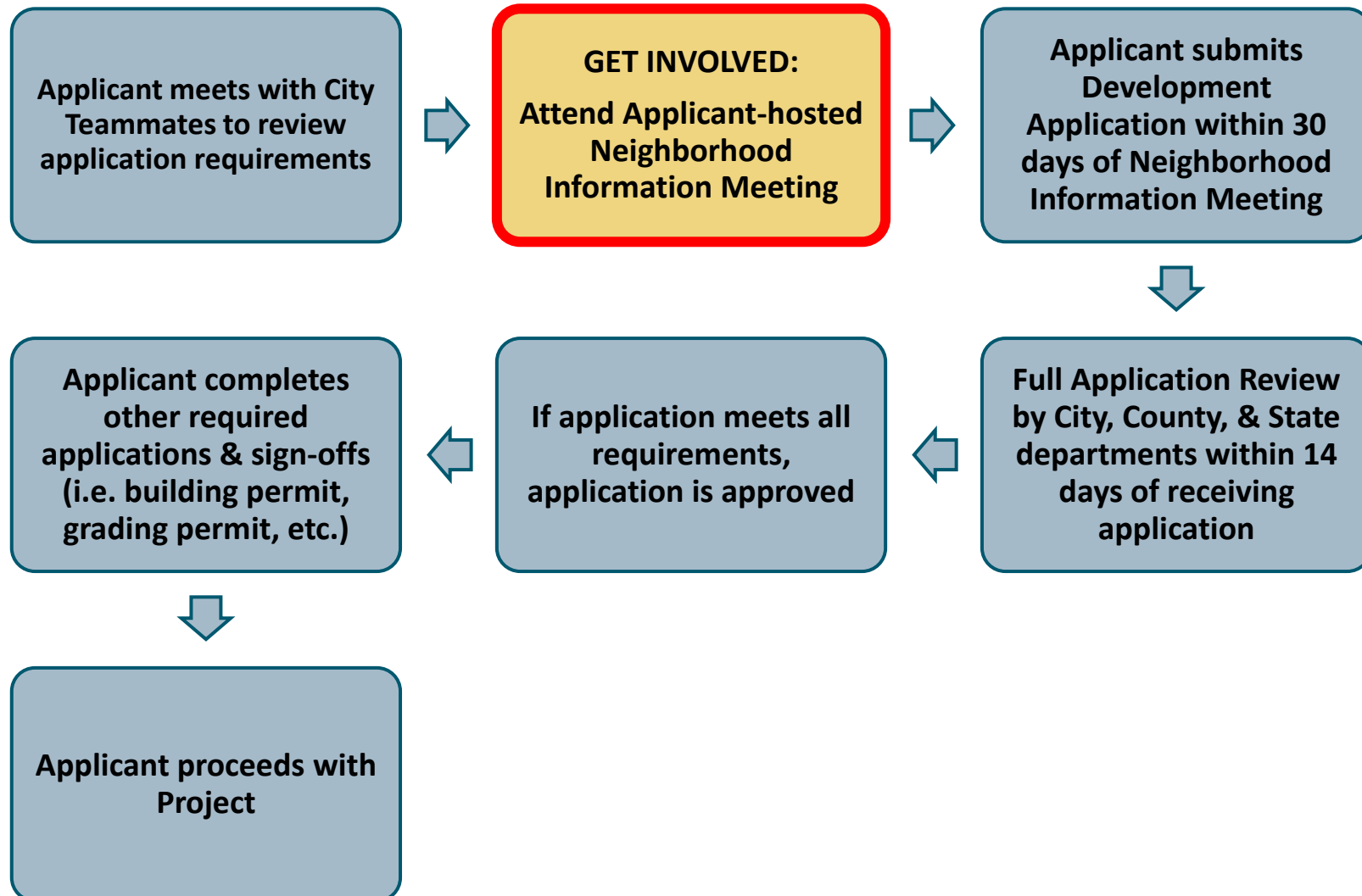


■ Project Overview

- Located on SW corner of 48th Street SE (Co 20) and St Bridget Rd SE (Co 20)
- Site is in the LI (Light Industrial) Zoning District
- Site is 3.26 acres
- Current Use: Vacant Land
- Proposed Use: Auto Shop
 - Approximately 9,700 sf Building

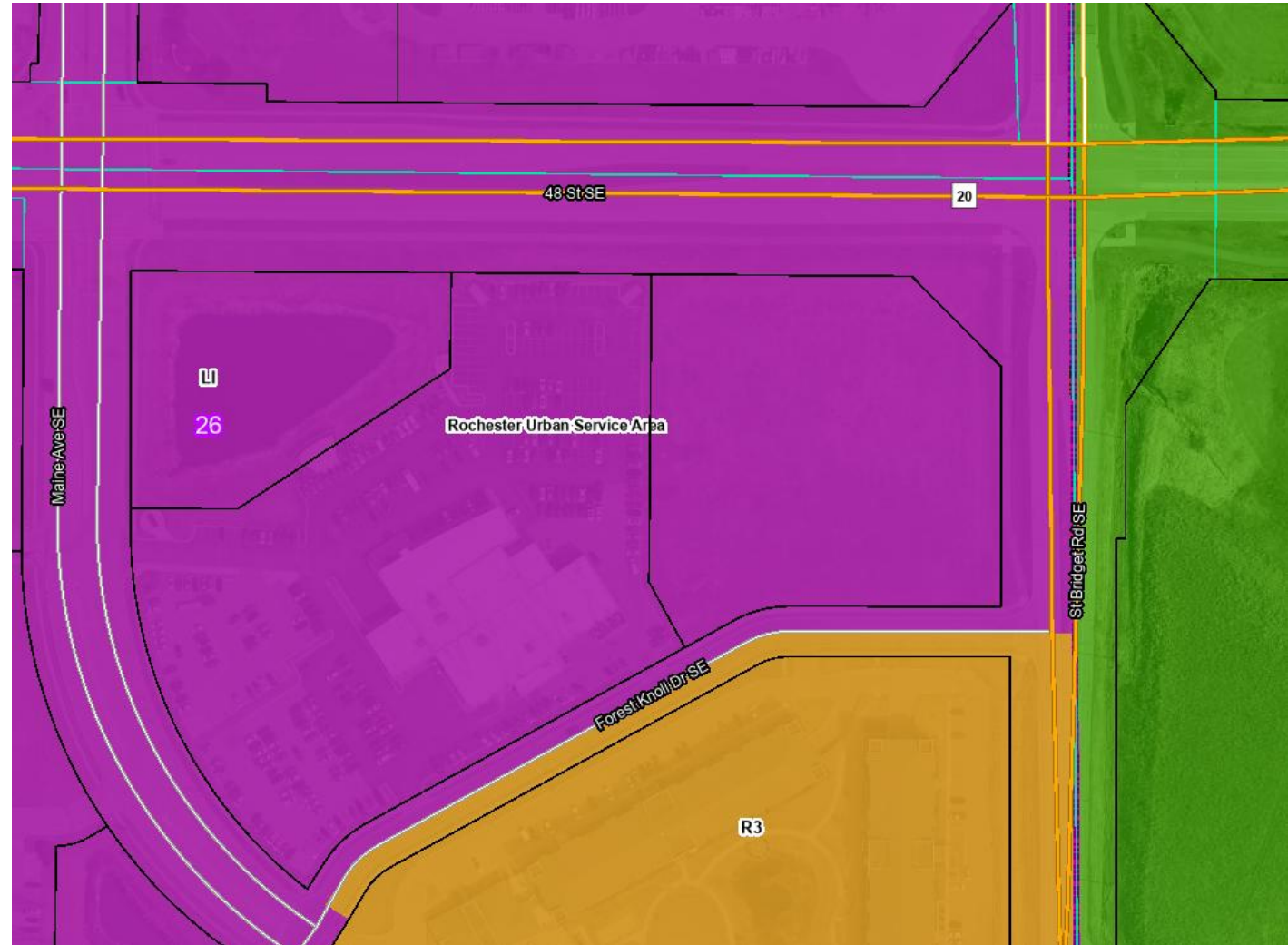


■ Application Process: Site Development Plan



■ Existing Zoning

- Light Industrial (LI)
 - 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.



■ Conceptual Site Plan

- Approximate 9,700 sf Building
- Parking Lot
 - Required Parking Stalls – 18 Each
 - Proposed Parking Stalls ~ 114 Each
- Building Height
 - Max Building Height– 40 Ft
 - Proposed Building Height– 24 Ft
- Floor Area Ratio (FAR)
 - Max FAR – 0.50, Proposed FAR – 0.07
- Setbacks (Minimum)
 - Front – 25 Ft, Side – 0 Ft, Rear – 10 Ft
- Access
 - Driveway onto Forest Knoll Drive SE
 - Through Existing Subaru Parking Lot



■ Landscaping Requirements

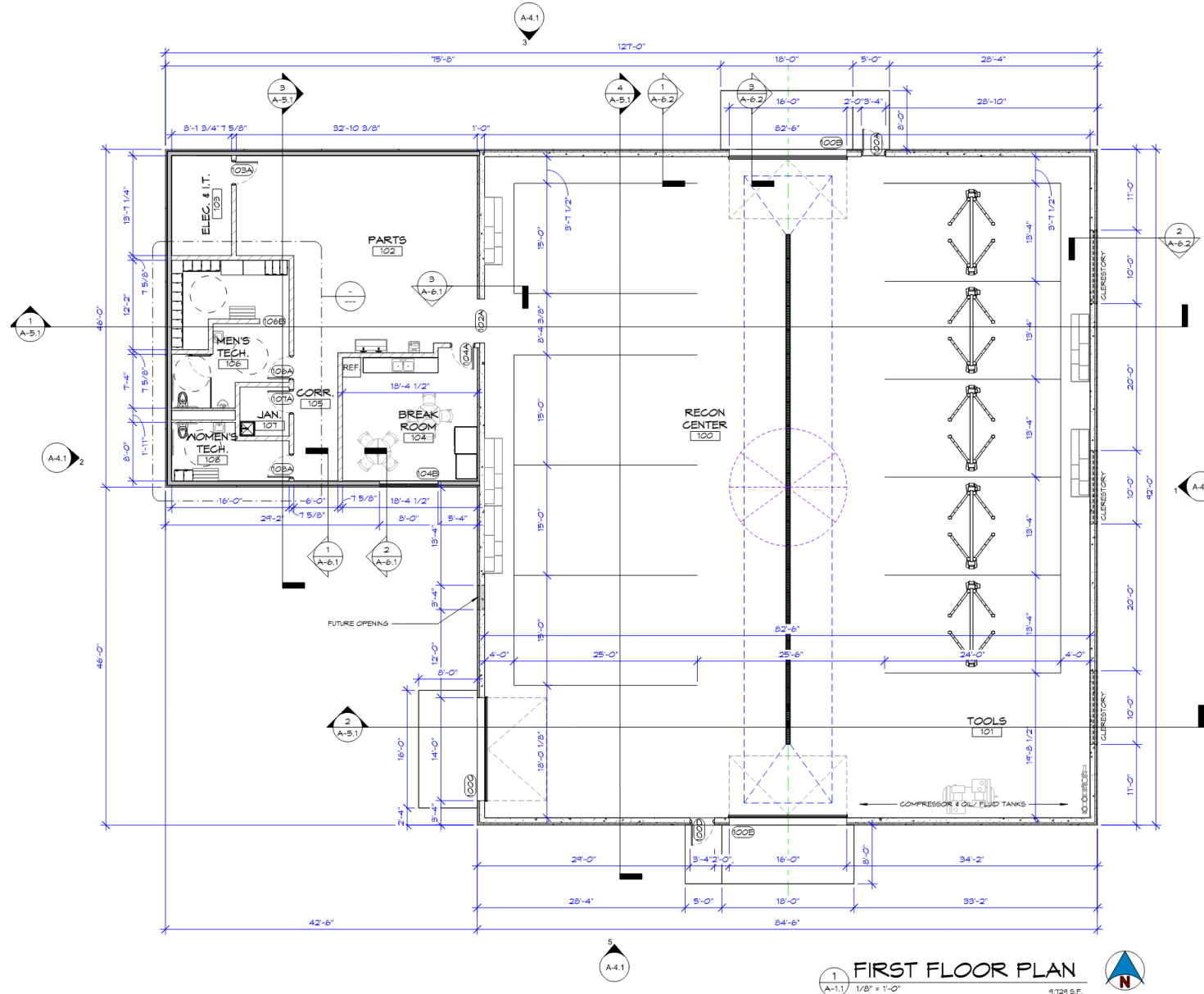
- Boulevard Trees – 1 tree per 35 ft of Frontage
 - Along Forest Knoll Drive SE
 - 11 New Boulevard Trees
 - 48th St SE and St Bridget Rd SE - County
 - No Boulevard Trees
- Site Landscaping Requirements
 - Light Industrial

Table 400.06-1 Minimum Planting Requirements

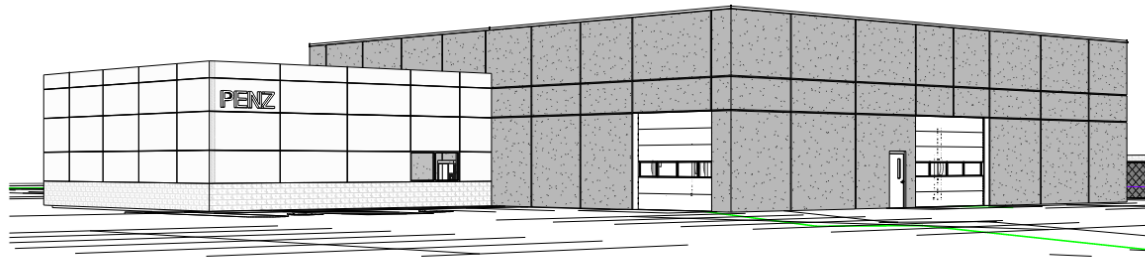
Zoning District	Minimum Planting Requirement
BP, LI, and SI	3 canopy trees; and 4 understory trees; and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center [1]



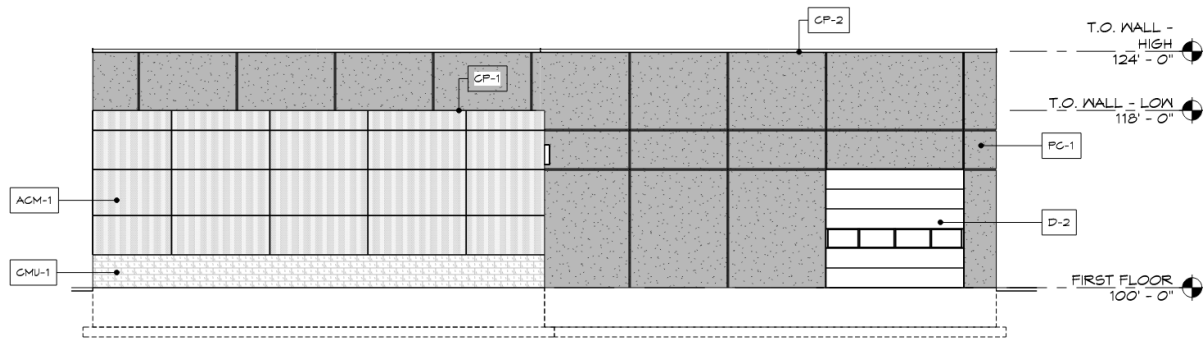
■ Floor Plan



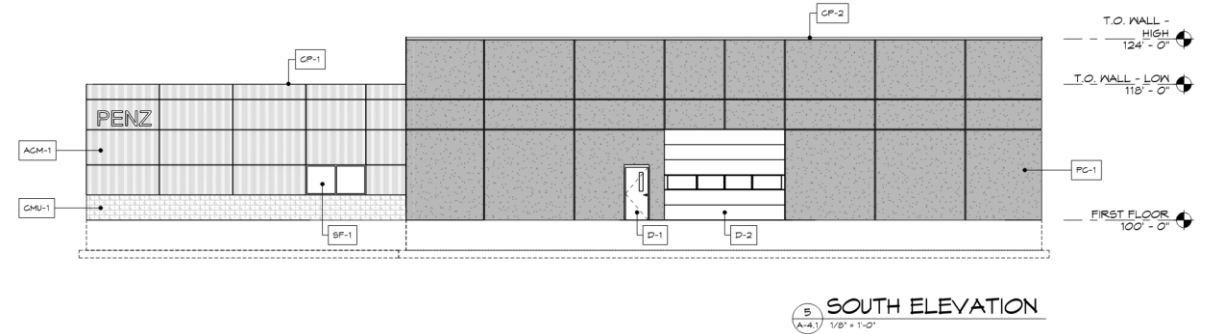
■ Building Elevations



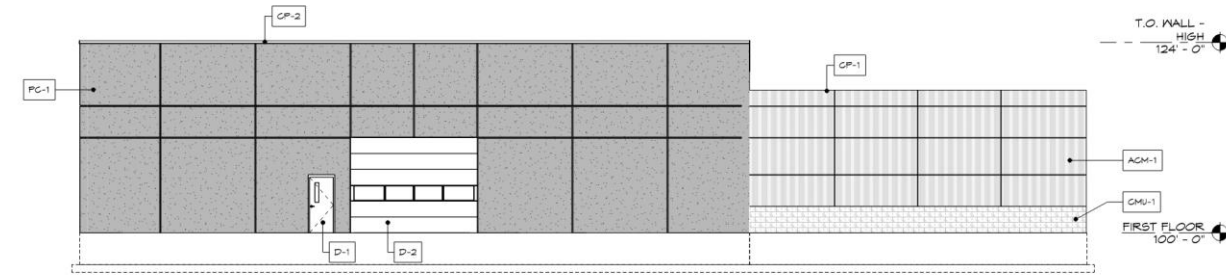
4 EXTERIOR PERSPECTIVE
A-4.1



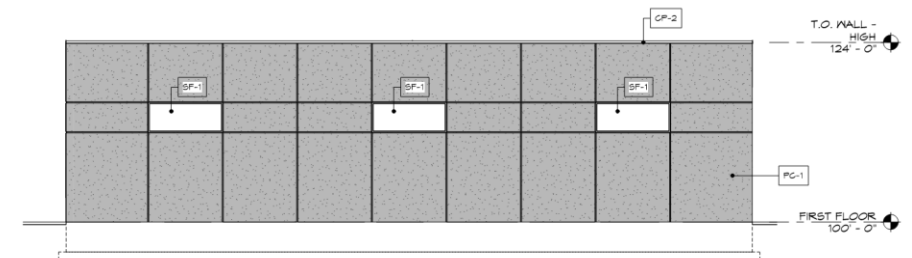
2 WEST ELEVATION
A-4.1 1/8" = 1'-0"



5 SOUTH ELEVATION
A-4.1 1/8" = 1'-0"



3 NORTH ELEVATION
A-4.1 1/8" = 1'-0"



1 EAST ELEVATION
A-4.1 1/8" = 1'-0"

■ Photometrics

- Lighting is not permitted to exceed 2 foot-candles 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 adjacent 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.

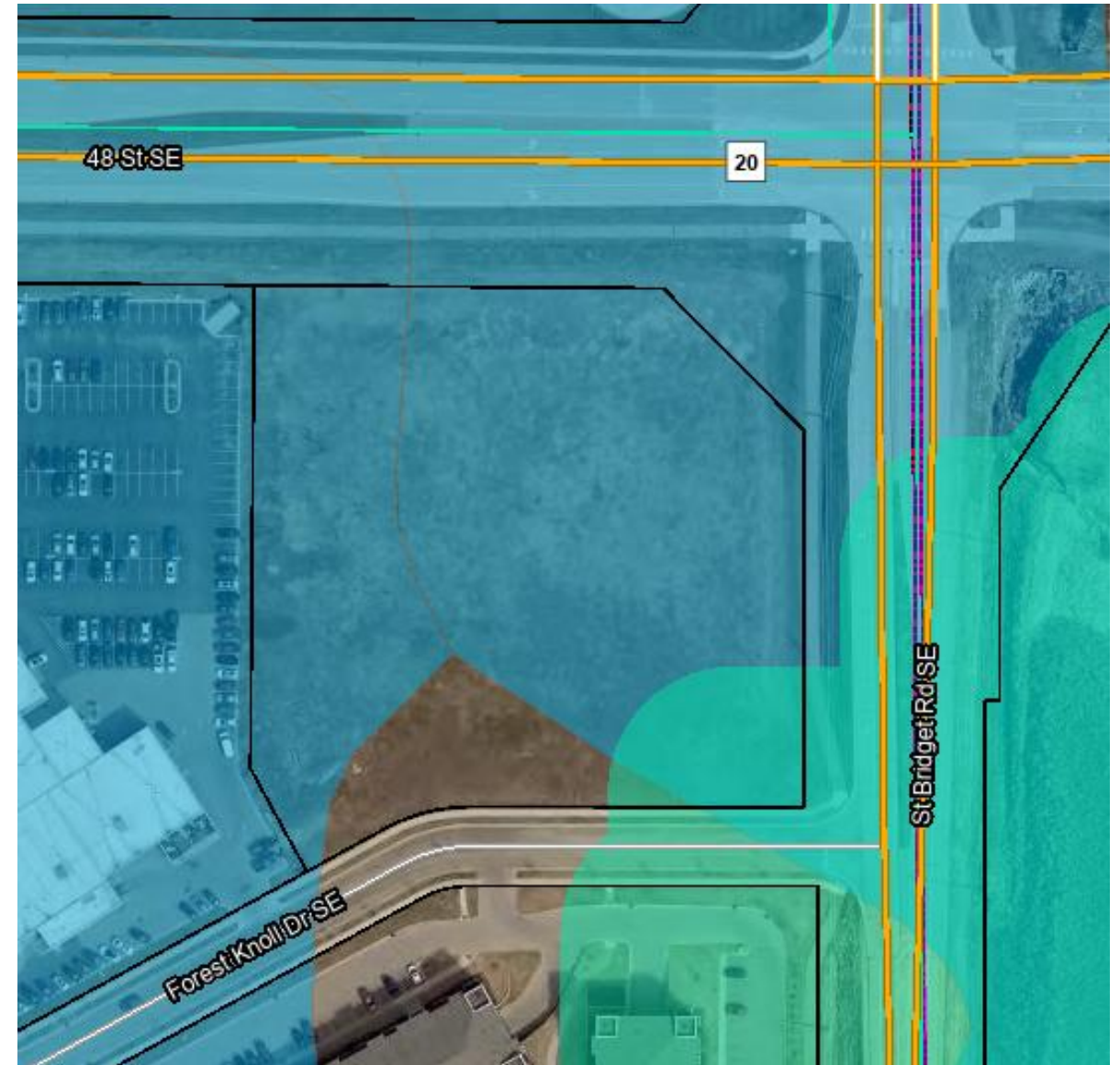
[2] Luminaires with a total cutoff of light of less than 90 degree shall be designed so that the bare light bulb, lamp, or source is completely shielded from the direct view of an observer standing at the property line at a point five feet above grade.

■ Traffic Impacts

- Existing Conditions:
 - Vacant land
 - Daily Trips – 0
 - AM/PM peak hour trips - 0
- Proposed Conditions:
 - ITE Use 942 - Automobile Care Center
 - Daily trips – 231
 - AM/PM peak hour trips – 34

■ Environmental Features

- Hydric Soils (Blue Hatch)
 - Wetland Indicator
 - Site was Previously Graded
- Decorah Edge (Green Hatch)
 - Site was Previously Graded





Questions

- Contact Information:
 - Craig Britton
 - 507-206-2125
 - Craig.Britton@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).