

Veterinary Hospital (SDP)

CORE REAL ESTATE GROUP

8/28/2025 @ 5PM

3157 Kenosha Dr NW, Rochester, MN 55901

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Introduction

Developer Representative: Chris Terry, Core Real Estate Group

Planner/Engineer: WSE Massey – Bill Tointon & Tyler Mandler, P.E.

Architect: Jose Rivas, CRW Architecture + Design

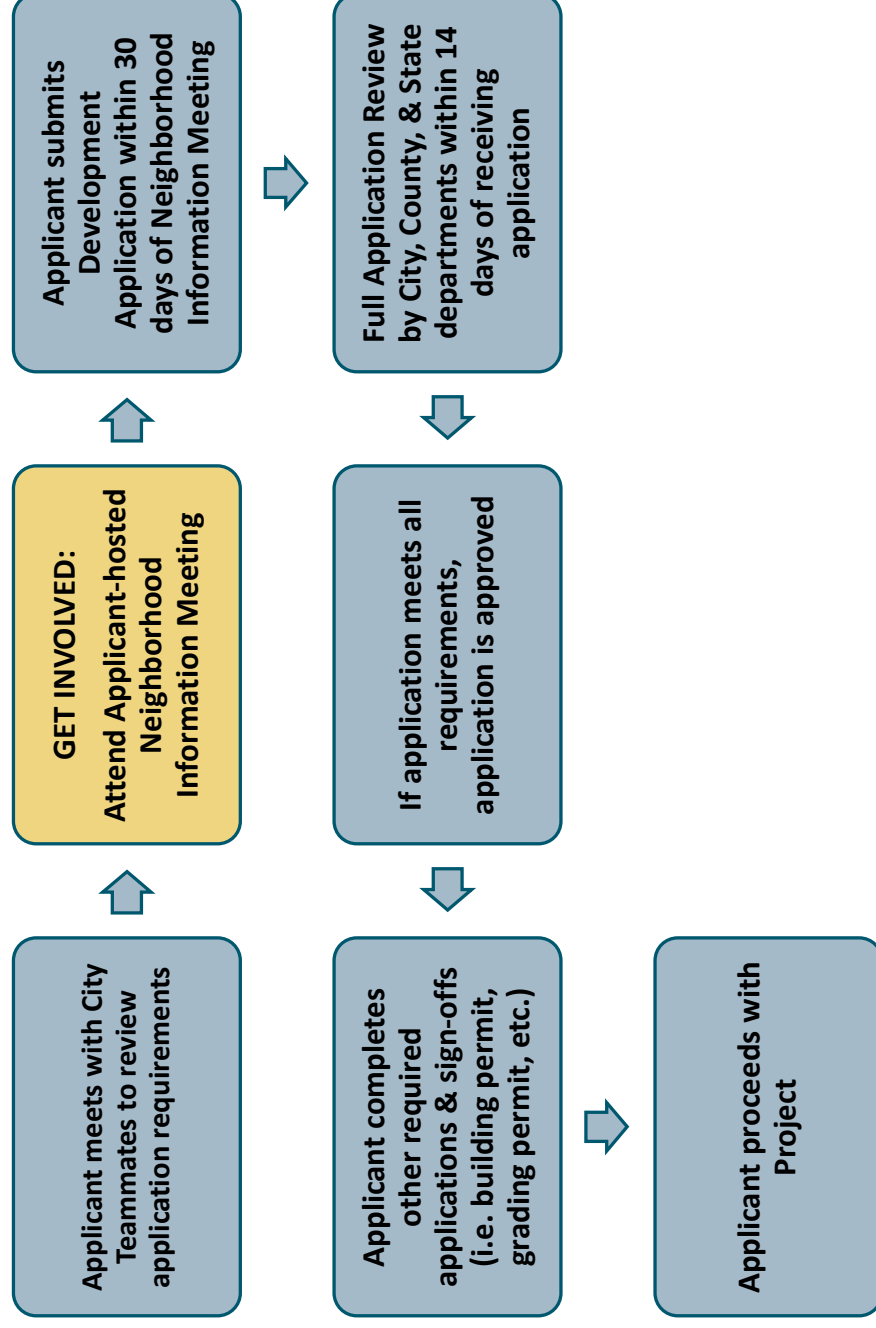
About our Project

The proposed development is a 6,000 SF veterinary hospital located on Superior Drive NW and Sarah Place NW with off-street parking and pedestrian facilities.

The development site is approximately 1.22 acres.

Construction is planned to begin Fall of 2025.

The Application Process



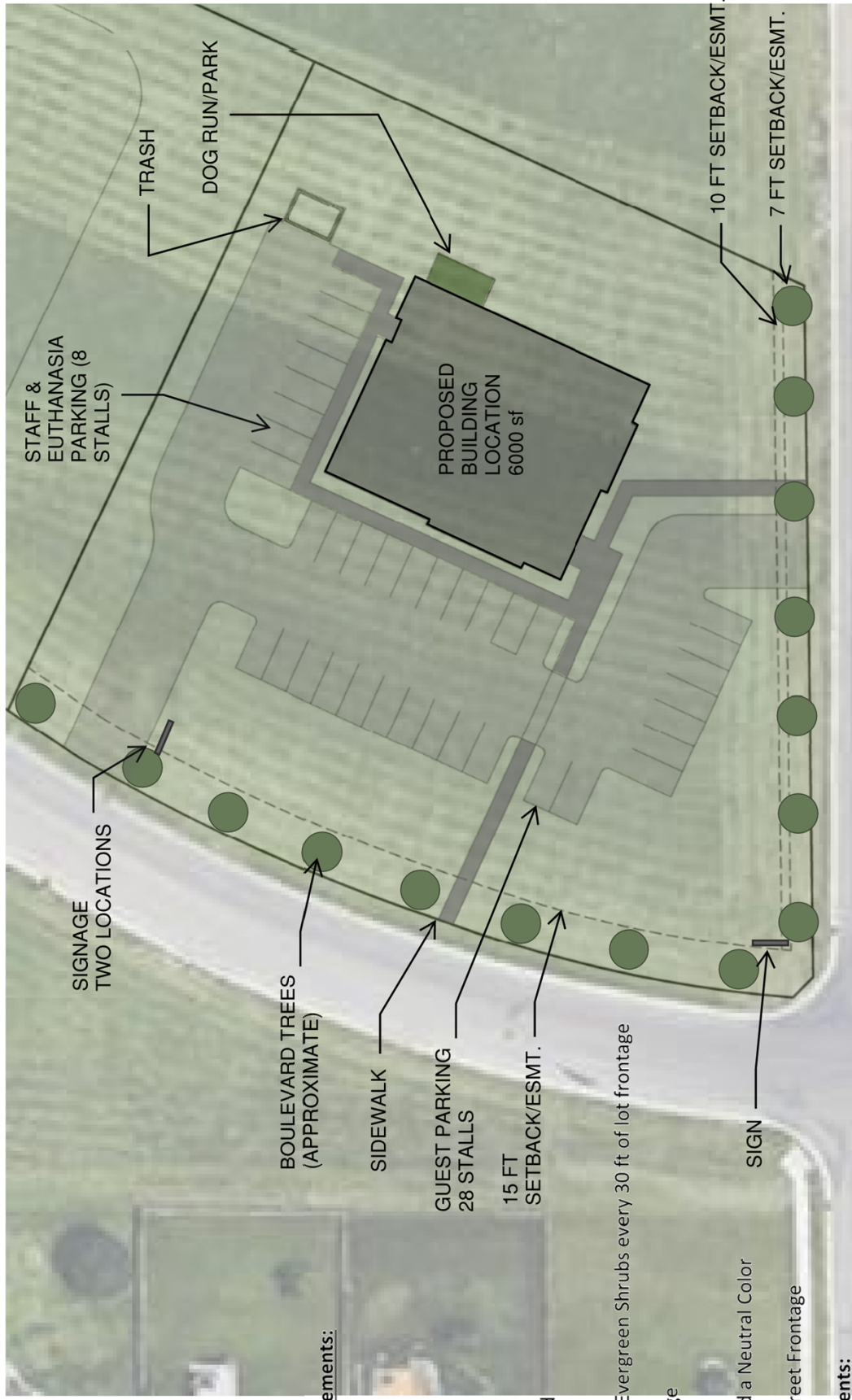
Site Plan

Site Information & Zoning Requirements:

- Parcel Number 742013088899
- 1.22 Acres
- Zoned MXG
- 15 ft Front Setback
- 7 ft Street Side Setback
- 60 ft Max. Height of Structure
- Parking
- 12% Internal Landscaped
- Min. of 12 Parking Stalls Required
- Landscaping/Bufferyard
- 15% Site Landscaped
- 1 Canopy Tree & 3 Deciduous or Evergreen Shrubs every 30 ft of lot frontage
- Signage
- 1 Sign Allowed per Street Frontage
- Max. of 64 sf in Size
- Max. Height of 20 ft
- Exposed Uprights shall be Painted a Neutral Color
- 2 ft Min. Setback from Lot Line
- 1 Sign Allowed on Building per Street Frontage

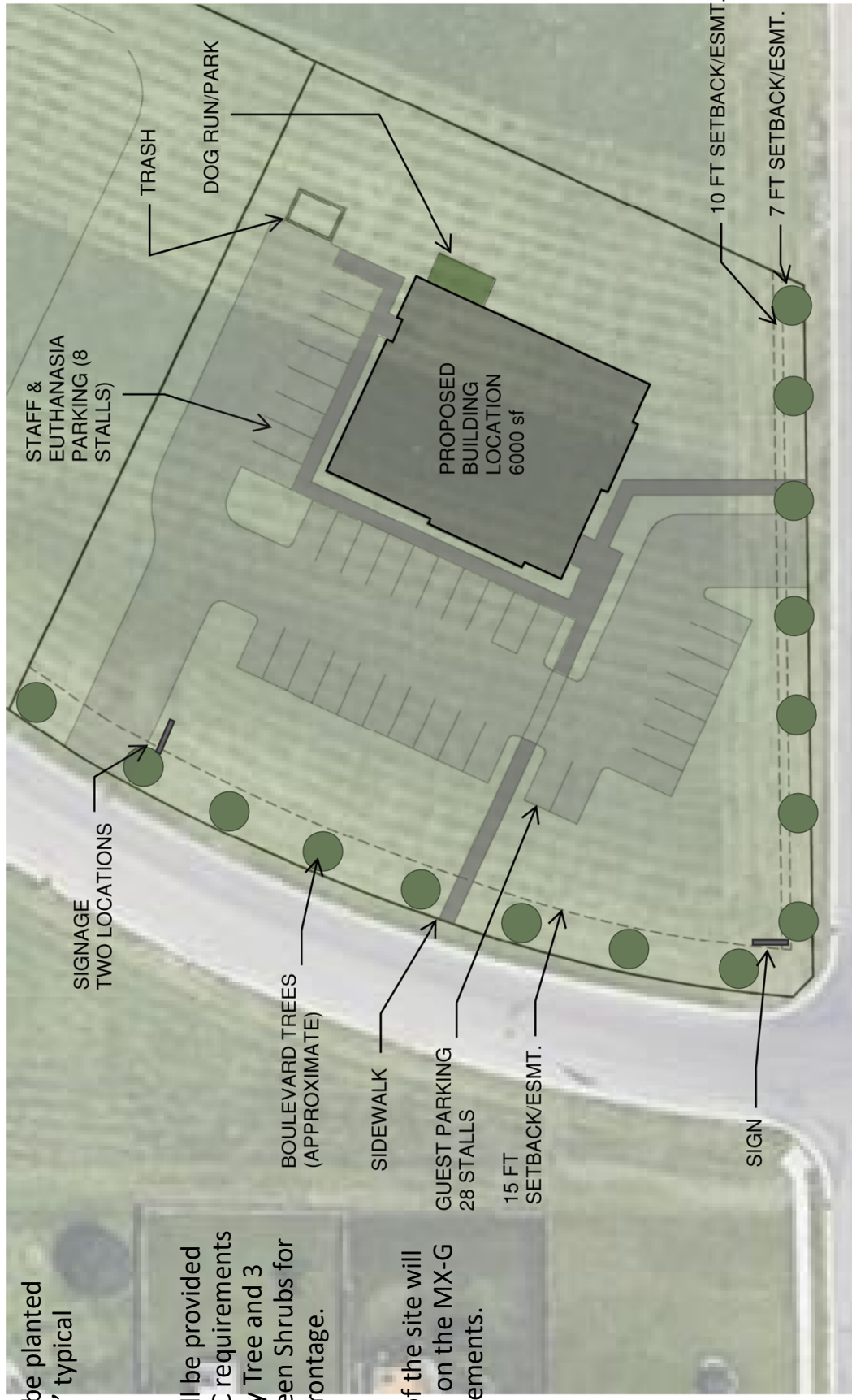
Building Zoning Design Requirements:

- Horizontal Articulation required every 60 ft
- 40% Window Glazing on Street Facing Facades
- 30% Window Glazing on All Others
- Building shall NOT use Asphalt Shingles, Imitation Stone/Brick, EIFS, or Vinyl siding on Street Facing Facades



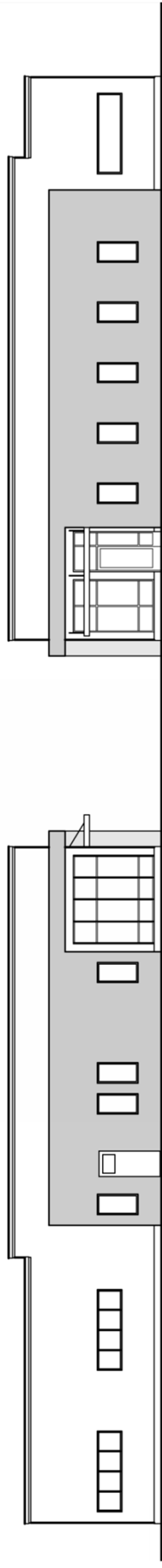
Landscape Plan

- Boulevard trees will be planted along the ROW at 35' typical spacing.
- Internal plantings will be provided according to the UDC requirements at a ratio of 1 Canopy Tree and 3 Deciduous or Evergreen Shrubs for every 30 feet of lot frontage.
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- A minimum of 15% of the site will be landscaped based on the MX-G zoning district requirements.



Building Elevation

The building is a single story, 6,000 SF Veterinary Hospital.

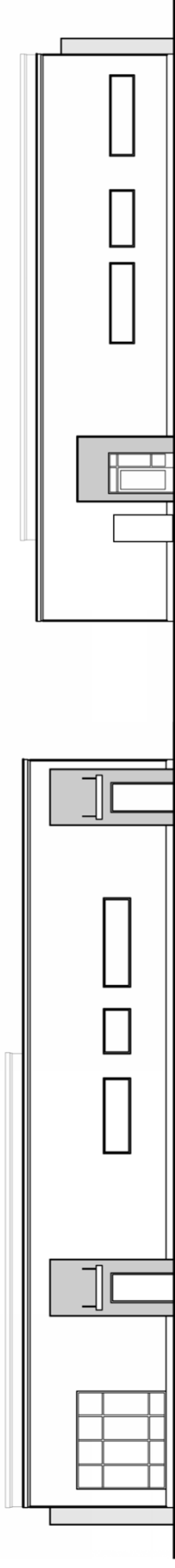


Aesthetic design requirements under the UDC are as follows:

- Horizontal Articulation every 60'
- The building will not include asphalt shingles, Imitation Stone/Brick, EIFS, or Vinyl siding on street facing facades.

South Elevation
40% Glazing

West Elevation
40% Glazing



East Elevation
30% Glazing

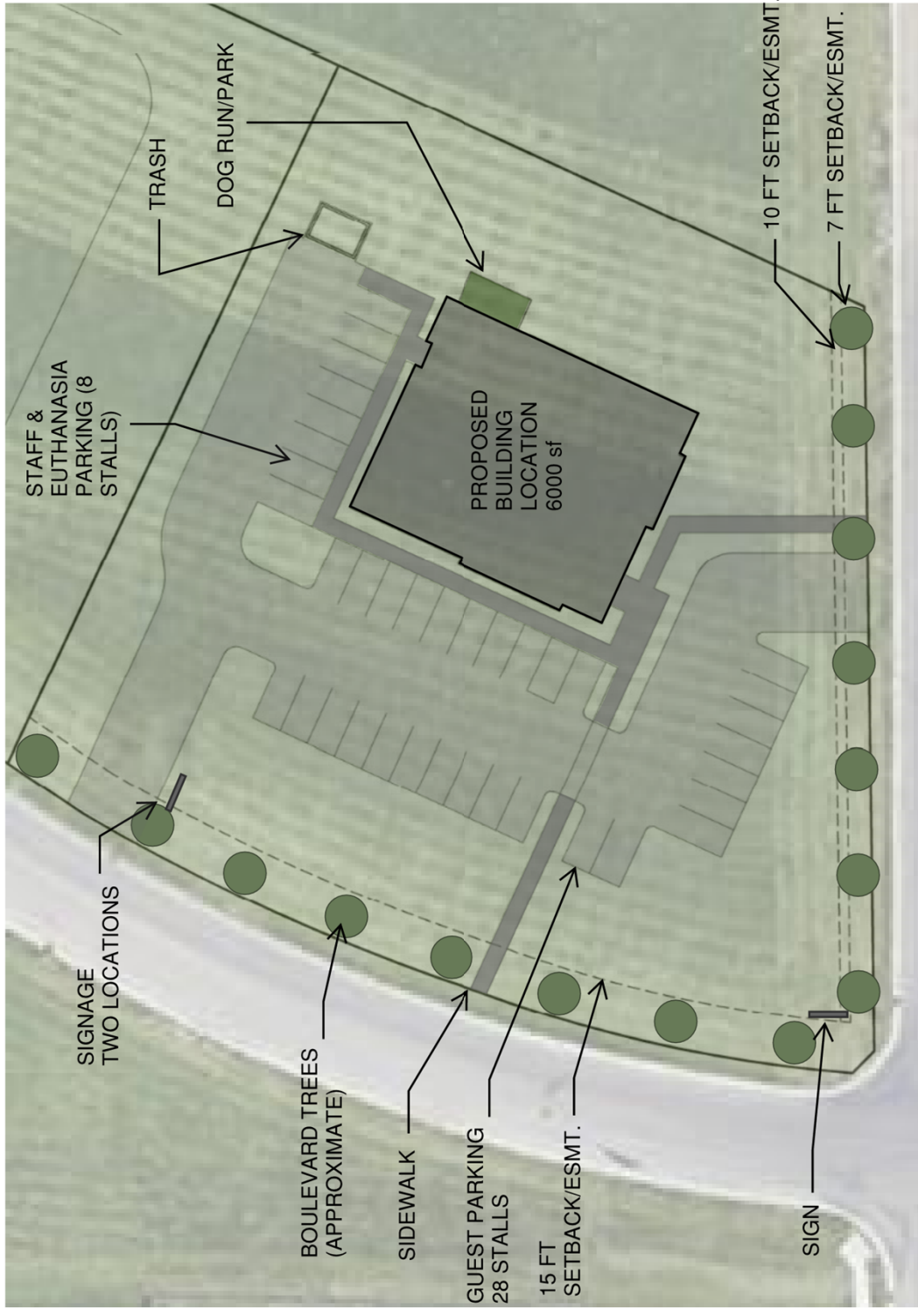
North Elevation
30% Glazing

Photometric Plan

A photometric plan is being developed by the lighting contractor.

Requirements to be satisfied with site lighting include:

- No more than 1 foot-candle is permitted across any property line.
- Illumination will be provided on the building entry door and pedestrian access routes.



Traffic Impacts

The proposed development does not warrant additional traffic study and is consistent with the commercial development planned for the subdivision.

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).