

Local 6 – Building Addition

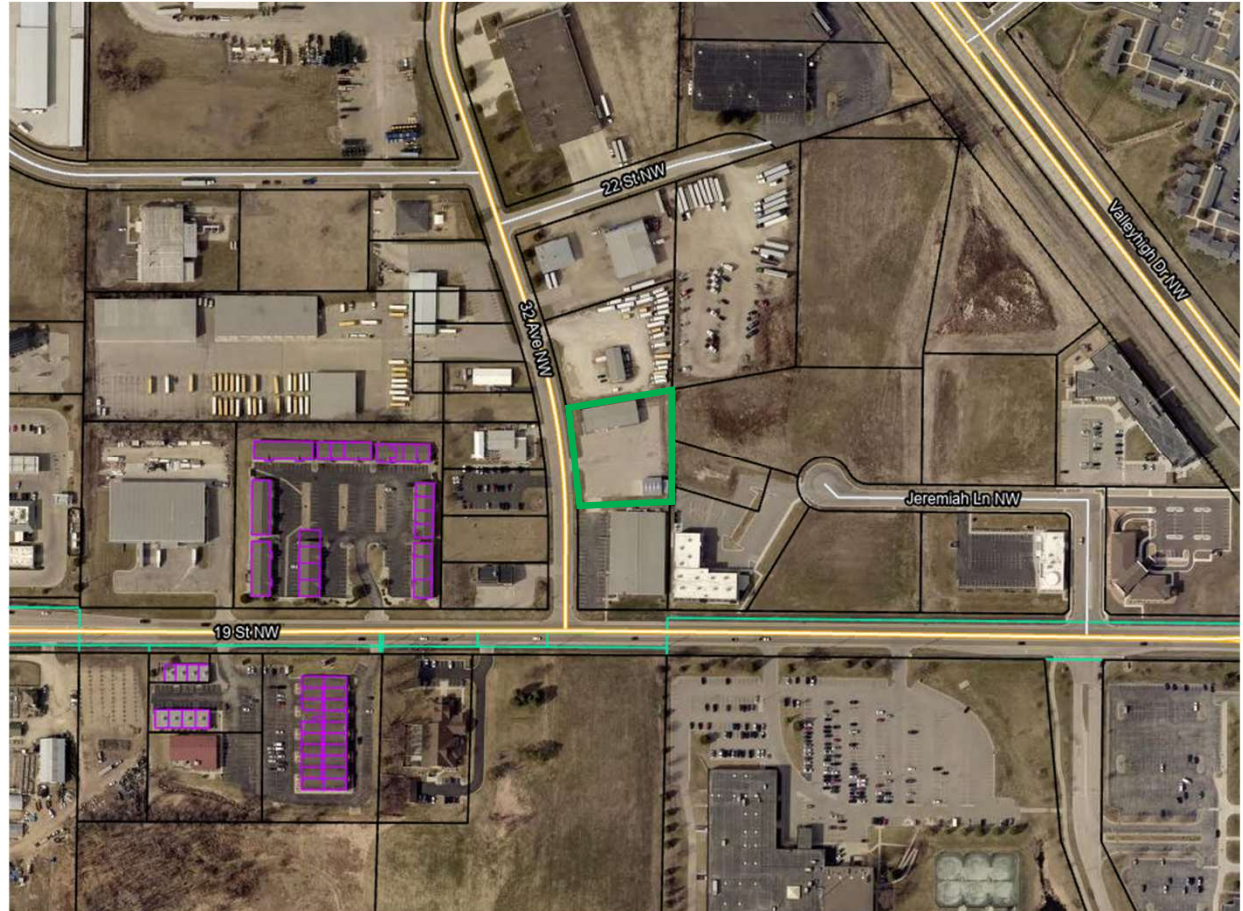
Neighborhood Information Meeting
October 28, 2025, 5:30pm - 6:30pm

WIDSETH



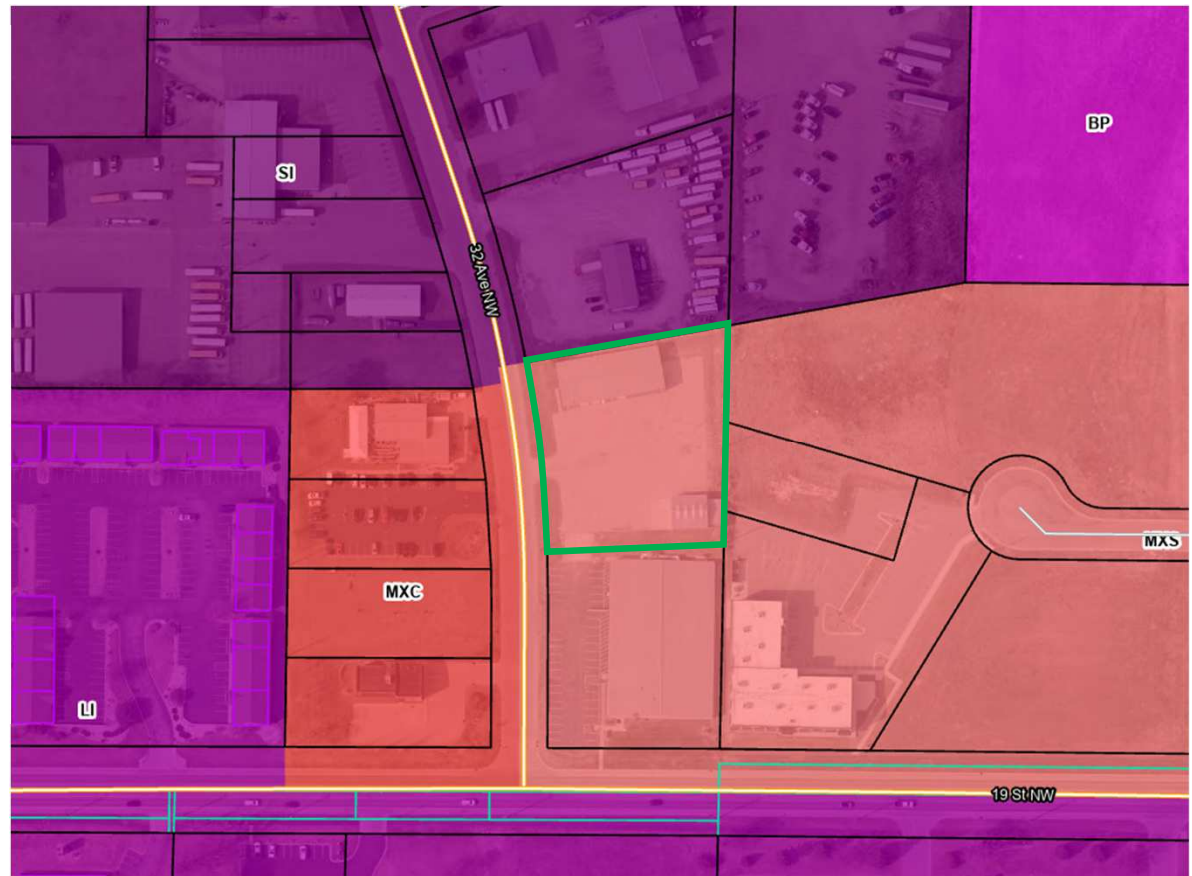
■ Agenda

- Introductions
- Project Overview
- The Application Process
- Exhibits
 - Building plans
 - Site Plan
 - Landscape Plan
 - Photometrics
 - Traffic Impacts
- Questions

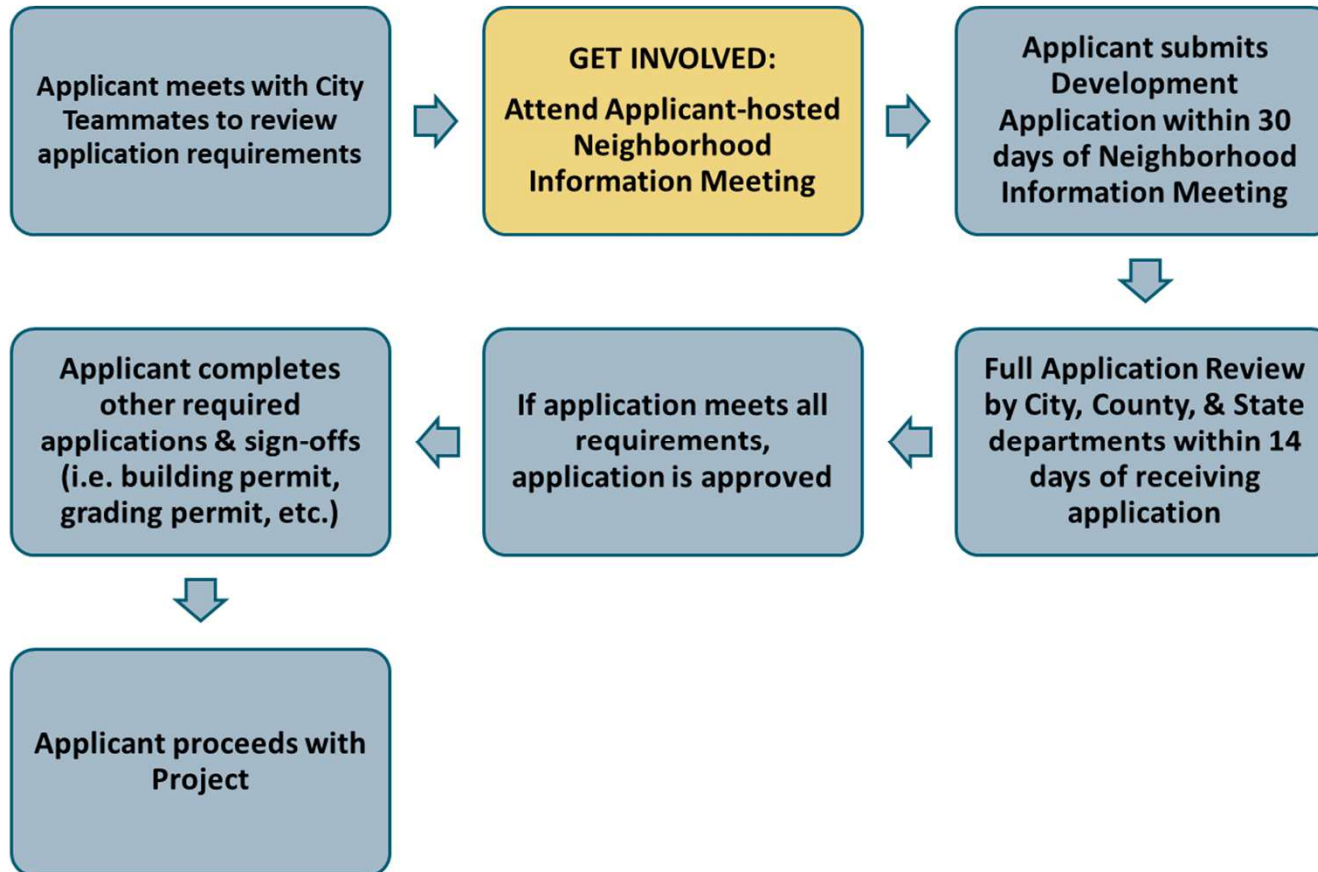


■ Project Overview

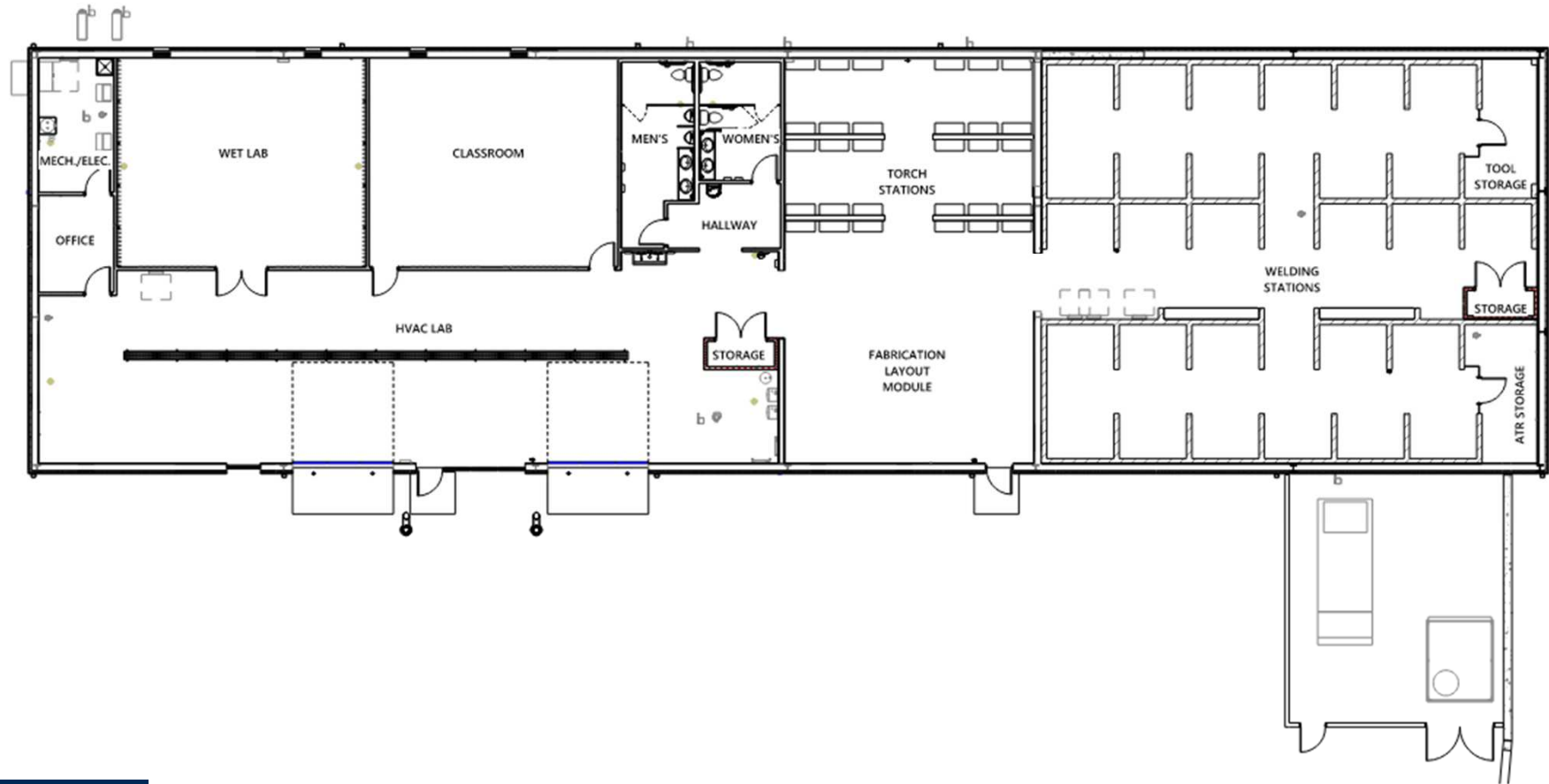
- Located on the east side of 32nd Avenue NW
- Zoning District: MXS (Mixed Use Street-Oriented)
- Site is 1.19 acres
- Current Use: Carrier Services
- Proposed Use: Specialized Education
- Proposed building addition will be 3,000-sf and will add additional classrooms and instruction space.



■ Application Process



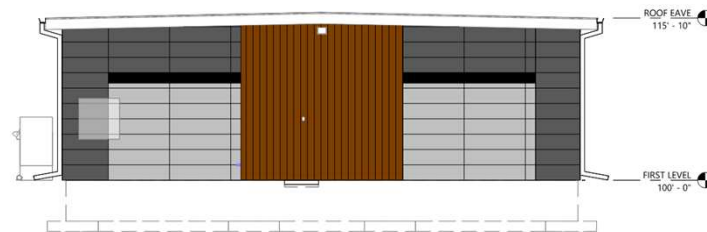
■ Building Floor Plan



■ Building Elevations

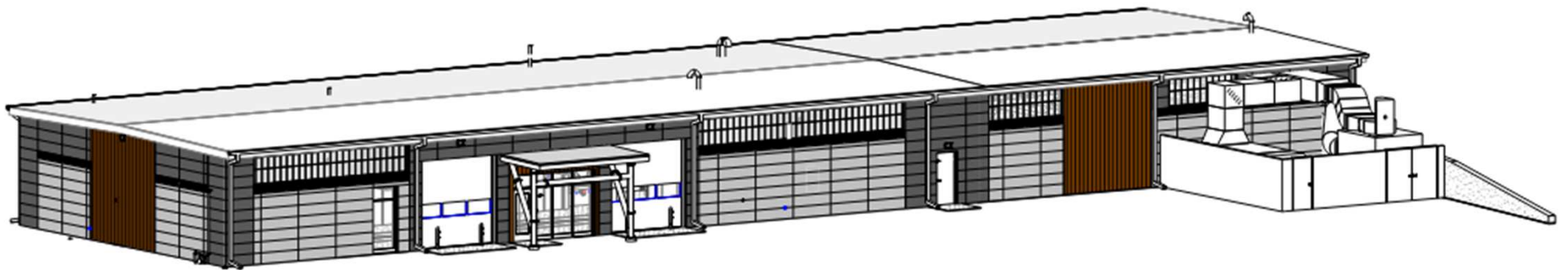


SOUTH ELEVATION



WEST ELEVATION

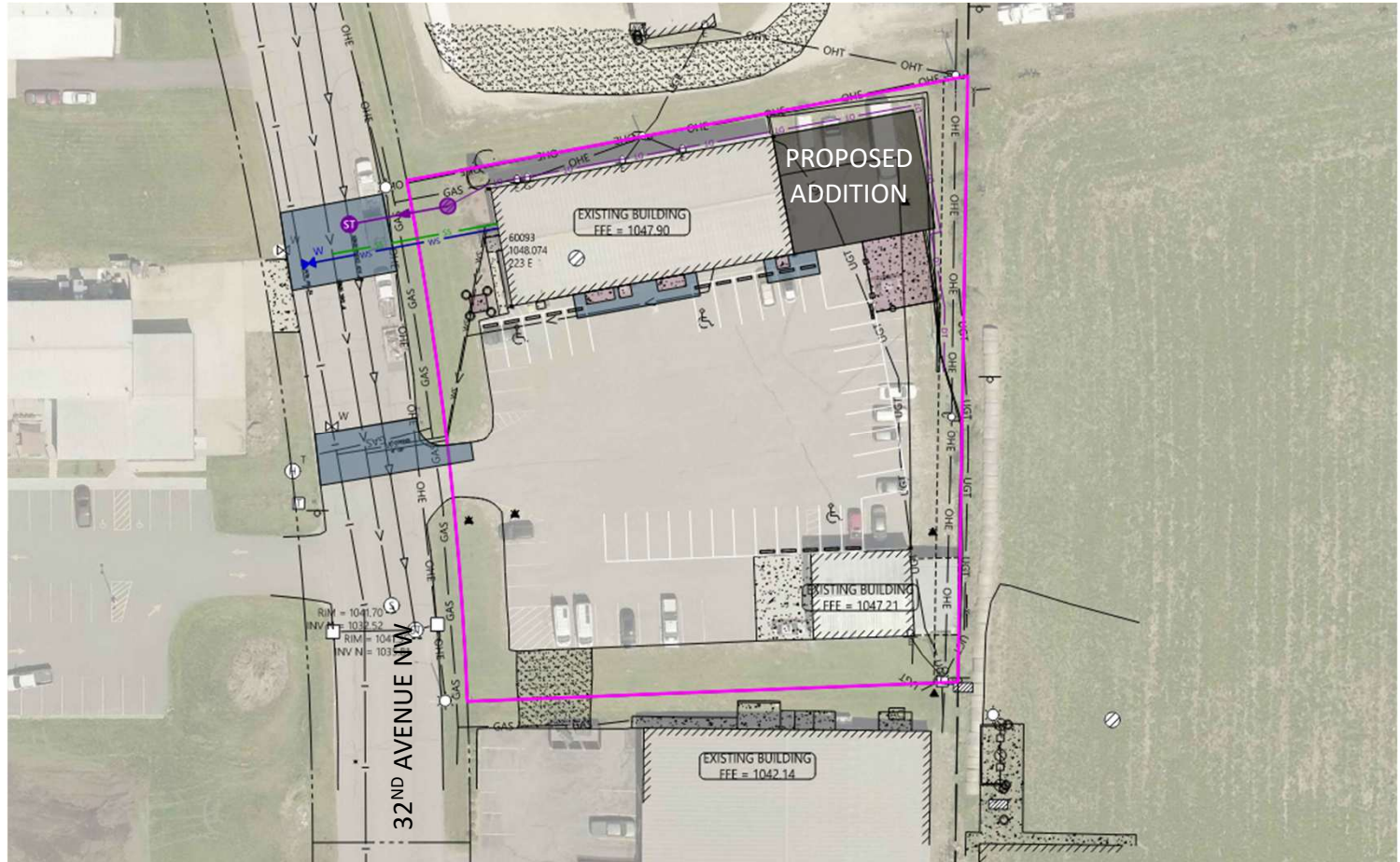
■ Building Renderings



■ Site Plan

ZONING SUMMARY INFORMATION

PARCEL ID:	74.28.24.009788
ZONING DISTRICT:	MXS - MIXED USE STREET-ORIENTED
PROPOSED USAGE:	SPECIALIZED EDUCATION
LOT AREA:	51,660 SF
LOT ACREAGE:	1.19 AC
FLOOR AREA RATIO:	2.0
MAX. ALLOWABLE FLOOR AREA:	103,320 SF
EXISTING FLOOR AREA:	7,520 SF
BUILDING ADDITION AREA:	3,015 SF
PROPOSED FLOOR AREA:	10,535 SF
SETBACKS:	
FRONT YARD (MAX):	15 FT
INTERIOR SIDE YARD:	0 FT
REAR YARD:	0 FT
MIN. LANDSCAPE AREA:	15%
REQUIRED LANDSCAPE AREA:	7,749 SF
EXISTING LANDSCAPE AREA:	15,862-SF (30.7%)
PROPOSED LANDSCAPE AREA:	15,711-SF (30.4%)
MIN. LOT SIZE:	NONE
EXTERIOR LIGHTING:	PER SECTION 60.400.100
SIGN REGULATIONS:	PER SECTION 60.400.110
MAX. PERMITTED HEIGHT:	24 FT
PROPOSED BUILDING HEIGHT:	16 FT
BUFFERYARD:	
NORTH - SI DISTRICT	LEVEL 1
EAST - MXC DISTRICT	NONE
SOUTH - MXS DISTRICT	NONE
WEST - LI DISTRICT	LEVEL 1
PARKING REQUIREMENT:	
MINIMUM - 1/350 SF:	30 STALLS
MAXIMUM - 1/200 SF:	53 STALLS
PROPOSED PARKING STALLS:	32 STALLS
BOULEVARD TREES:	
32ND AVENUE NW - 220-FT	7 TREES



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■ Photometrics

- Lighting is not permitted to exceed 2 foot-candles at property line, 3,000 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 neighboring 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:
 - Currier Services (ITE Use 712)
 - Daily trips – 108
 - AM/PM peak hour trips - 24
- Proposed Conditions:
 - Specialty Education (ITE Use 550)
 - Daily trips – 109
 - AM/PM peak hour trips – 10



Questions

- Contact Information:
 - Vanessa Hines
 - 507-206-2136
 - Vanessa.hines@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).