

MARION WOODS

SITE DEVELOPMENT PLAN & CONDITIONAL USE PERMIT NIM

TSJ PARKS LLC

WSE MASSEY ENGINEERING & SURVEYING

FEBRURARY 24, 2026

Overview

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

Introduction

Applicant

- TSJ Parks LLC

Consultant

- Engineer: WSE Massey Engineering, Ryan R. Schoenfelder & Bill Tointon
- Architect: ICON Architects, Aaron Klein & Mike Johnson

Contractor

- Kraus Anderson

Property Owner

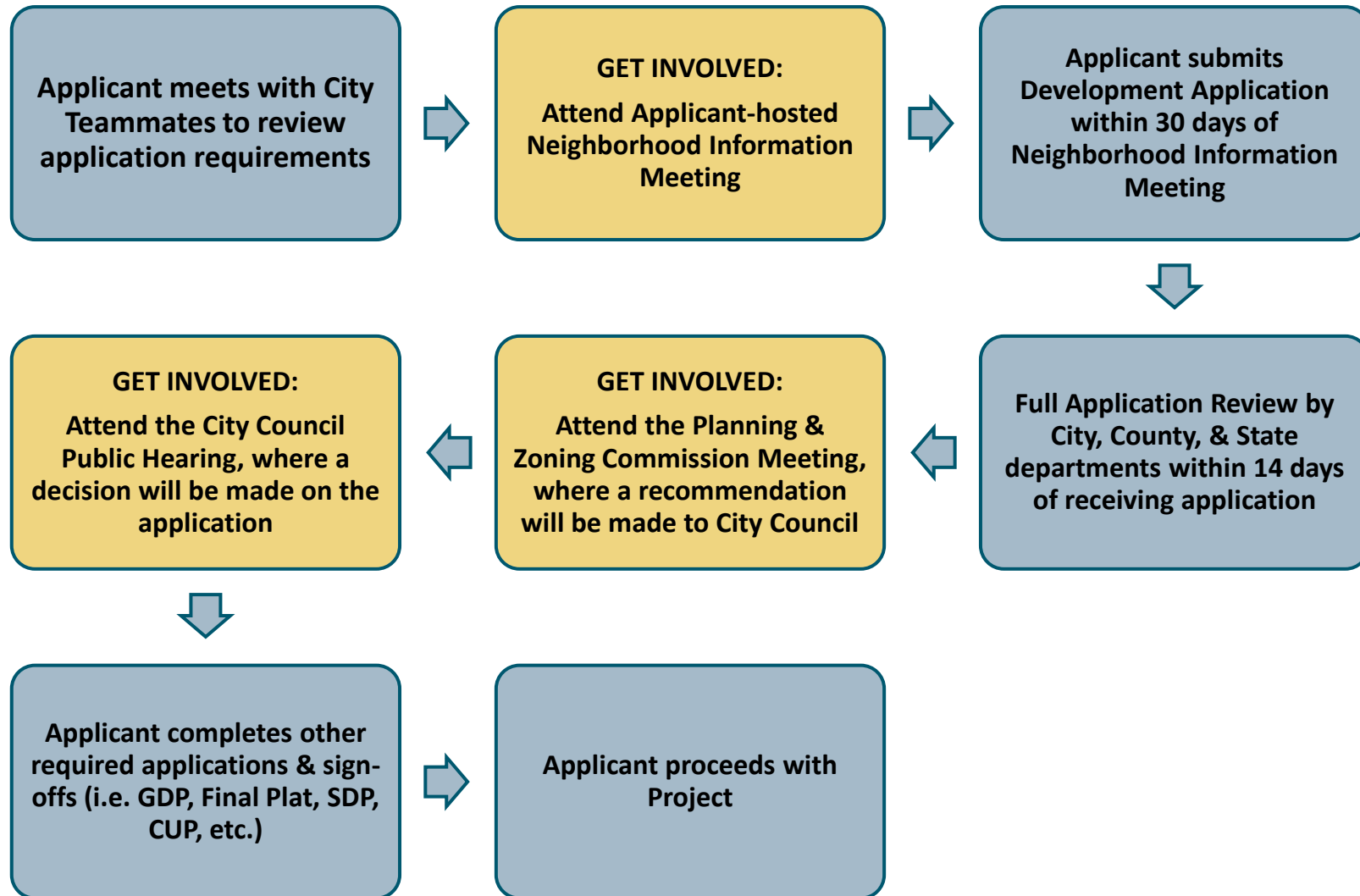
- TSJ Parks LLC

About our Project

Marion Woods

- 61-unit assisted living and dementia senior facility
- 2 story building with surface parking
- Amenities

The Application Process



Location Map

- 1915 Marion Rd SE
- 3 acre site
- Former manufactured home community
- Adjacent to arterial roadways (20th St SE & Marion Rd SE)
- Historically Marion Rd has contained mixed uses

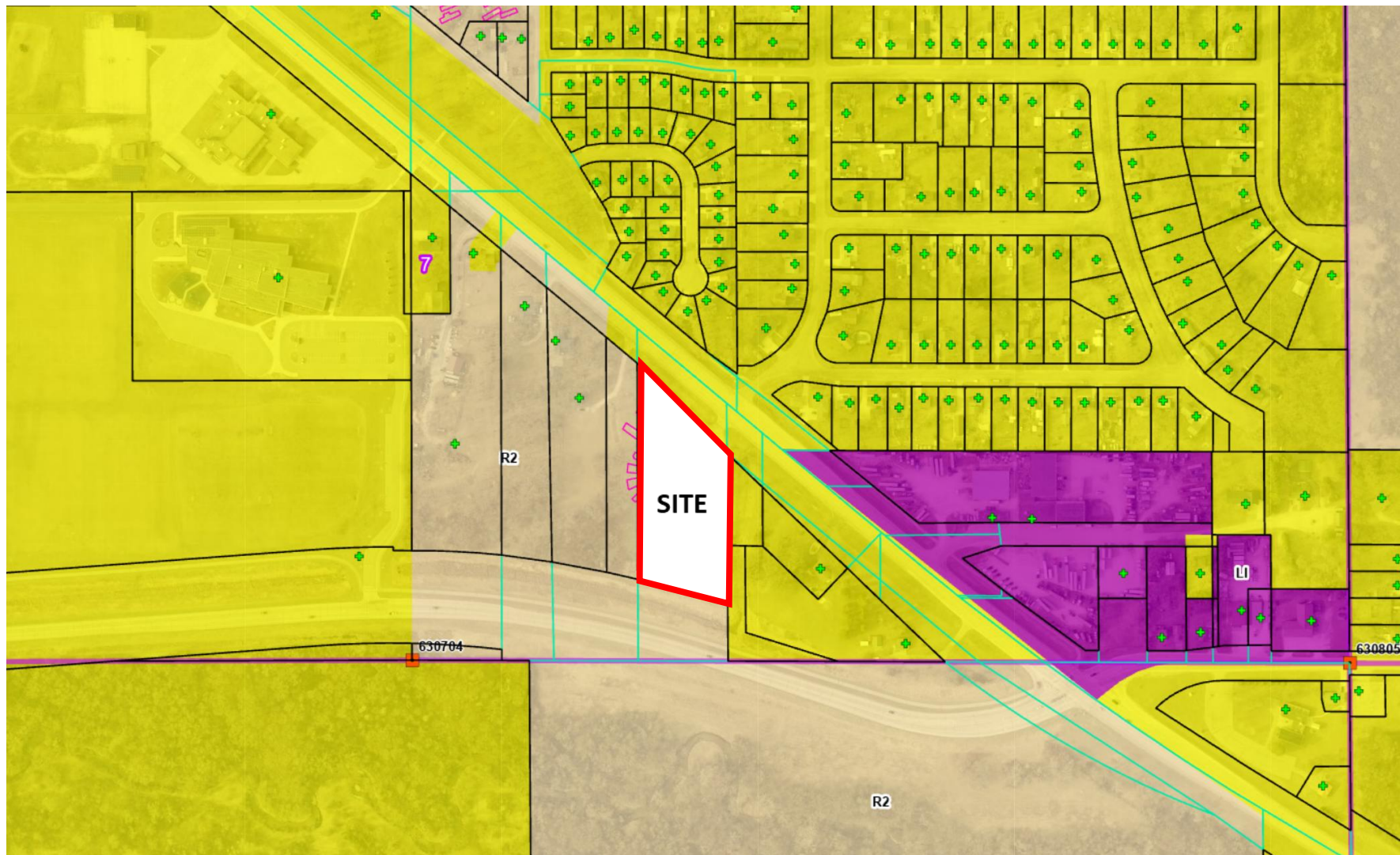


Zoning Map

City zoning map shown.

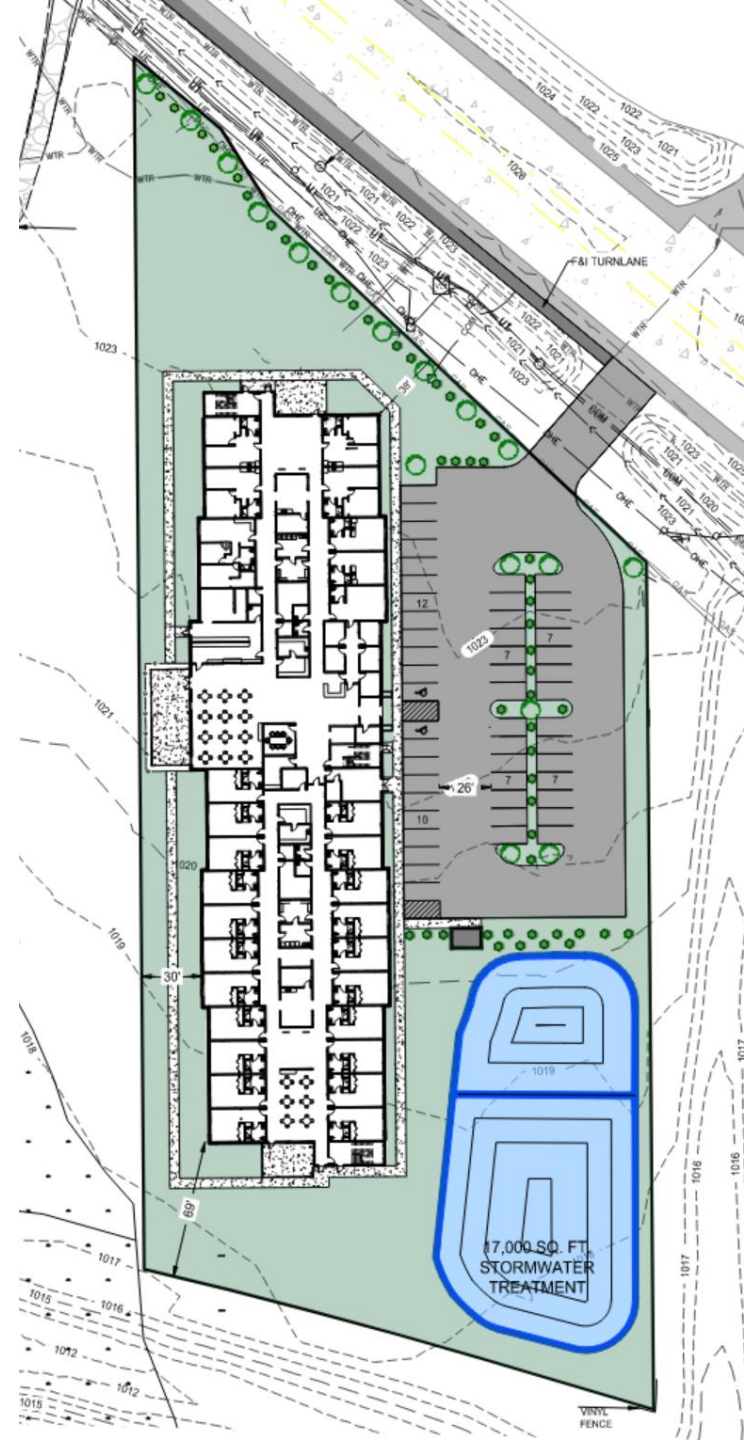
- R-2 Low Density Residential - Small Lot
- Allows for uses such as:
 - **Nursing Home***
 - Dwellings (Detached, attached, 2-4 plex)
 - Church
 - School
 - Restaurant Food and Service*

* Denotes use approved by the Planning Commission



- 3 Acre Property
- Surface parking
 - 1 stall per 3 beds (21)
 - 1 per employee on largest shift (20)
 - Visitor parking
- On-site stormwater treatment

- 1 Canopy Tree + 3 Evergreen Tree/Shrub
- 40% minimum landscaped area per code



Building Elevations

- 2 Story
- 32' Tall



1 | SD901 Front Perspective (For Reference Only)



2 | SD901 Rear Perspective (For Reference Only)



2 SD201 **Right Elevation**
1/16" = 1'-0"



4 SD201 **Left Elevation**
1/16" = 1'-0"



Front Elevation

1 SD201

1/16" = 1'-0"



Rear Elevation

3 SD201

1/16" = 1'-0"

Photometric Plan

Site lighting to meet the standards of the UDC.

Exhibit in process and will be provided prior to the meeting.

Add Exhibit/Pictures

Traffic Impacts

- A traffic study waiver was issued by the City of Rochester and Olmsted County Public Works
- Proposed use = approximately 200 Trips per day
 - ITE Code 254= 2.6 trips/bed/day
 - 20 Employees on largest shift
- Previous use = approximately 300 Trips per day
- Access to Marion Rd SE
- Southbound turn lane into the site from Marion Rd SE

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).