

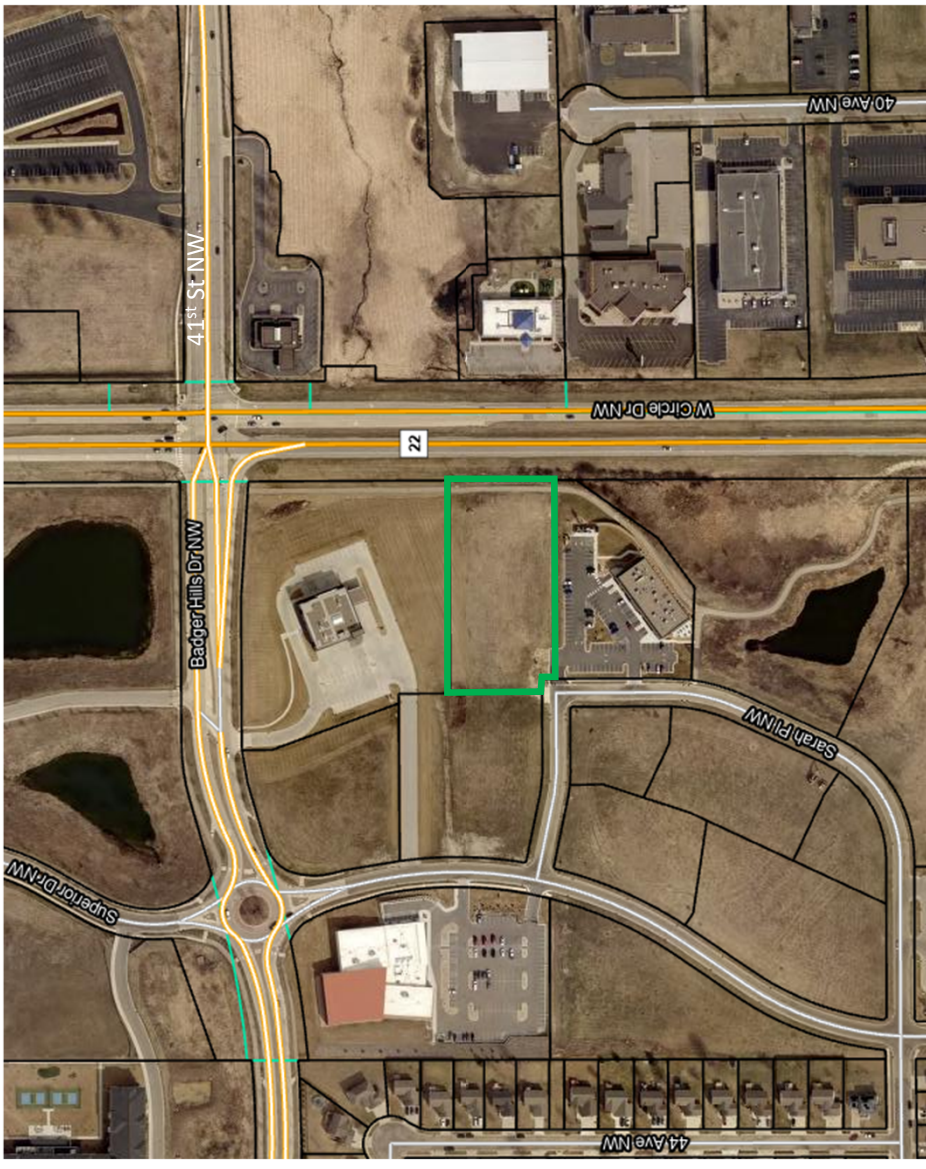
Sarah Place NW Commercial

Neighborhood Information Meeting
February 24, 5:30pm - 6:30pm

WIDSETH

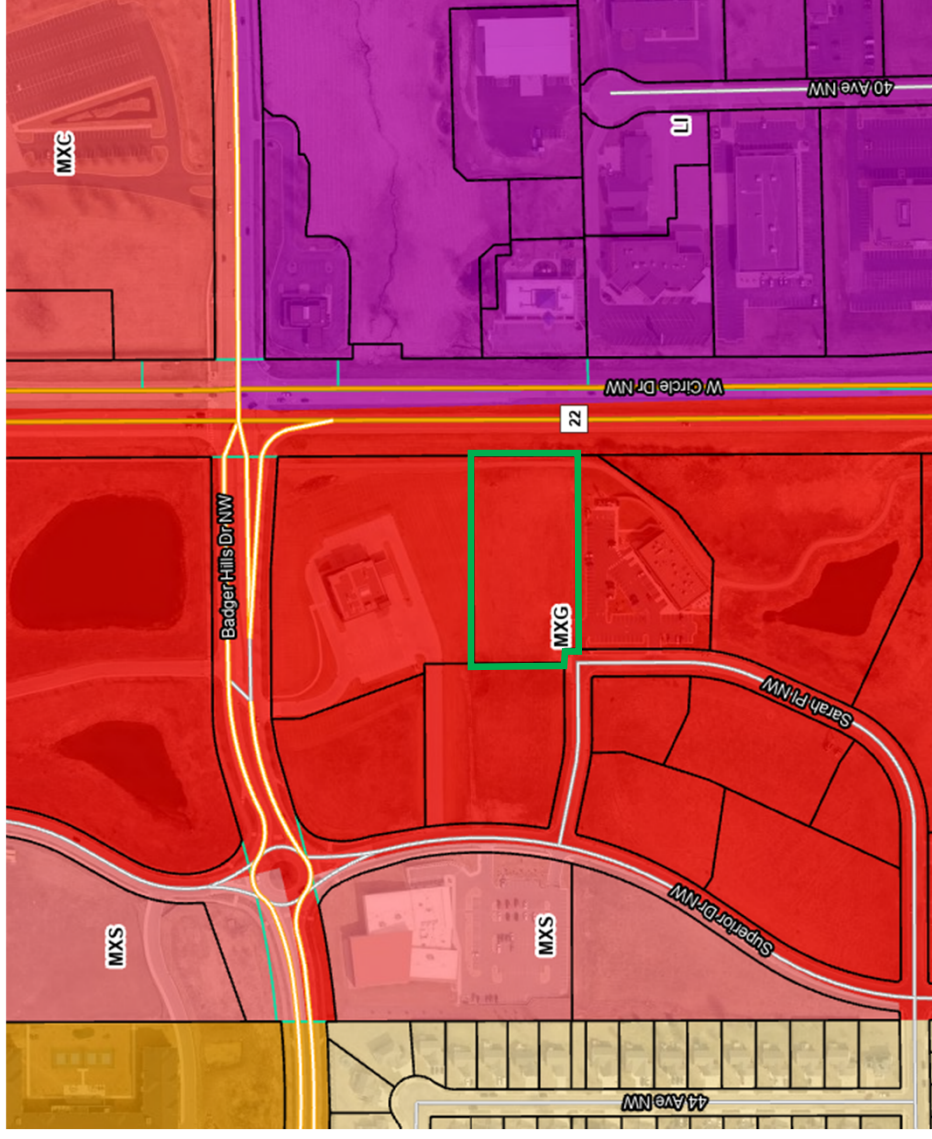
■ Agenda

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

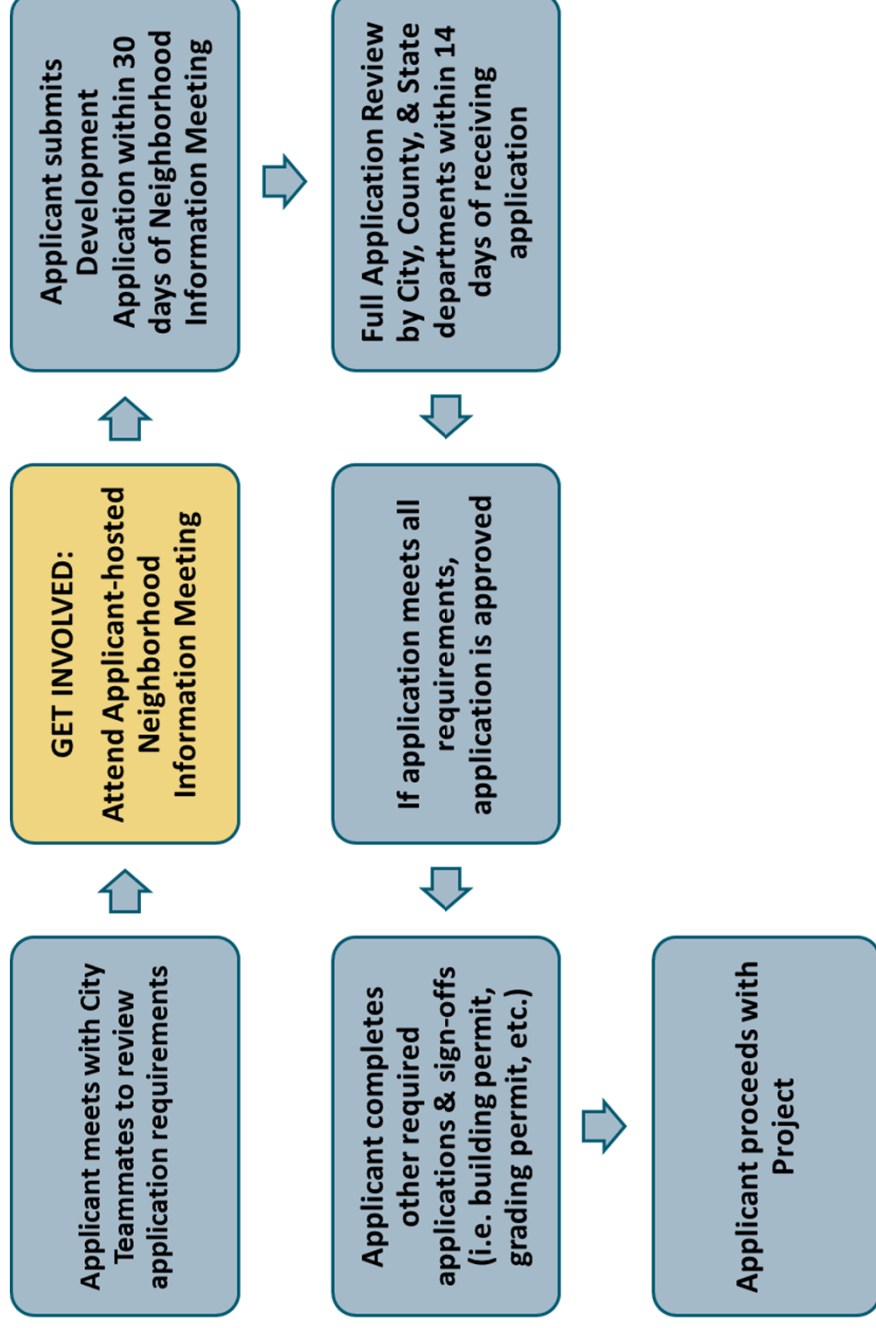


■ Project Overview

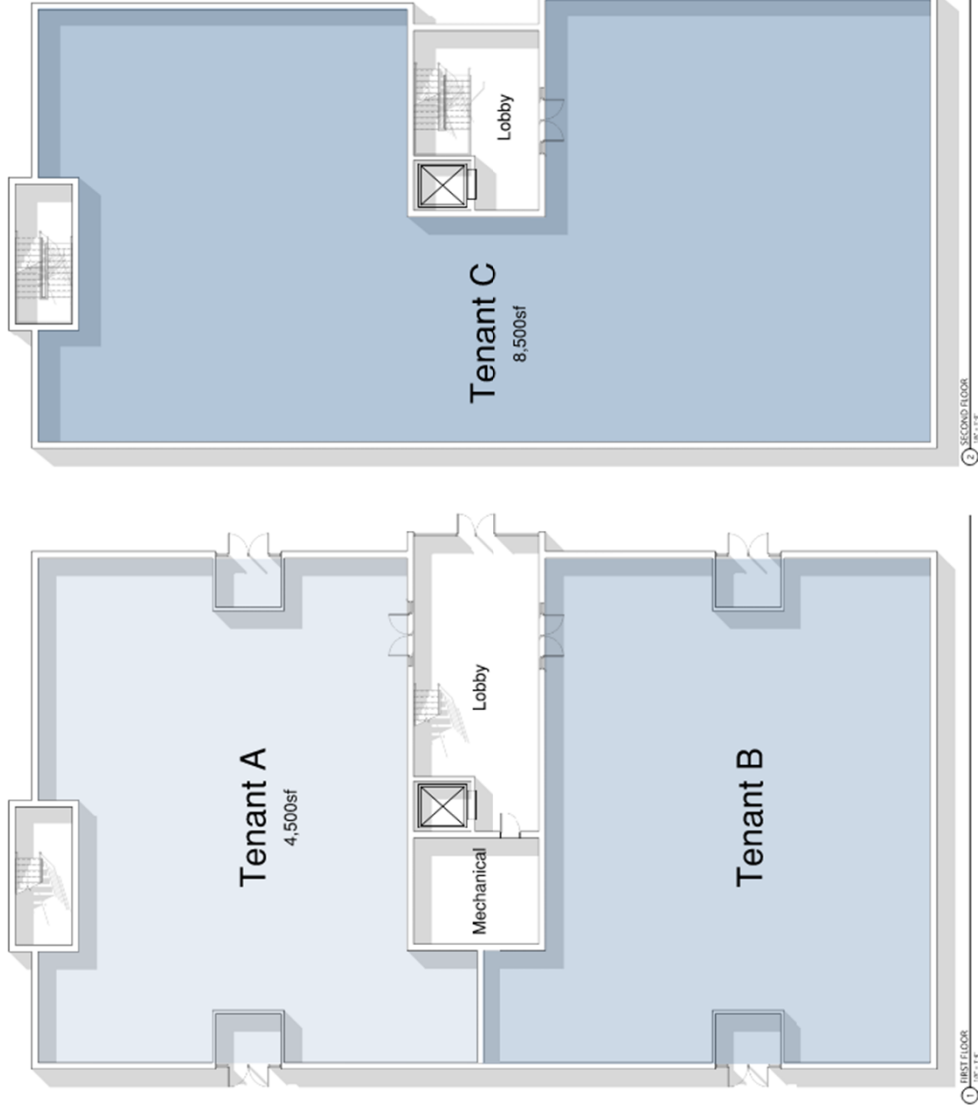
- Located on the northeast corner of Sarah Place NW
- Zoning District: MXG (Mixed Use - General)
- Site is 2.07 acres
- Current Use: Vacant
- Proposed Use: Offices
- Proposed building will be 21,000-sf and will be two stories.
- This will be the first phase of development on this parcel



■ Application Process



■ Building Floor Plan

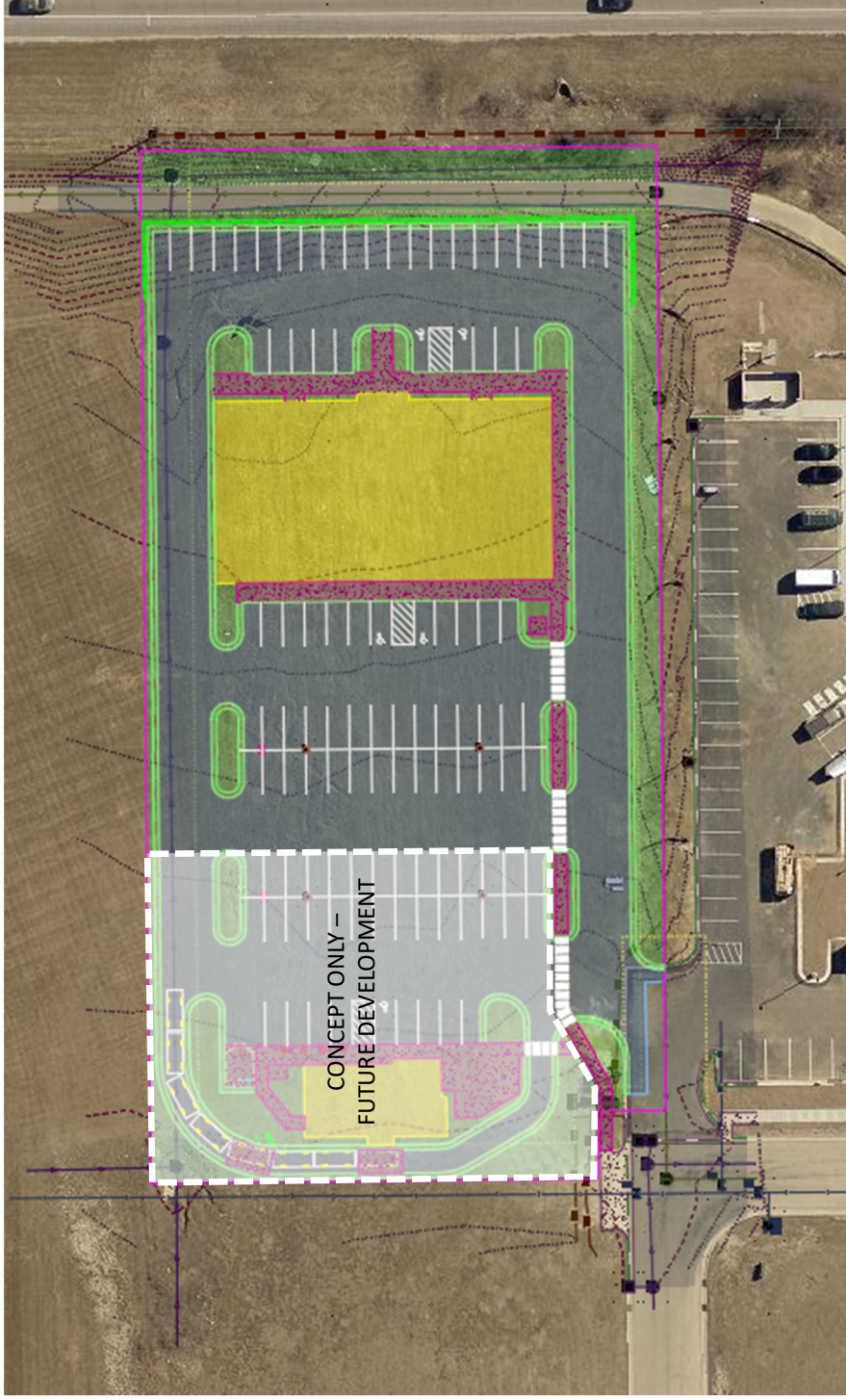


■ Building Elevations

■ Building Renderings

Site Plan

ZONING SUMMARY INFORMATION	
PARCEL ID:	74.20.12.084211
ZONING DISTRICT:	MX-G: MIXED USE GENERAL
PROPOSED USAGE:	OFFICE / RETAIL (SMALL)
LOT AREA:	89,952 SF
LOT ACREAGE:	2.07 AC
FLOOR AREA RATIO:	1.0
MAX. ALLOWABLE FLOOR AREA:	89,952 SF
OFFICE BUILDING - 2 STORIES	21,000 SF
PROPOSED FLOOR AREA:	21,000 SF
SETBACKS:	
FRONT YARD:	15 FT
INTERIOR SIDE YARD:	0 FT
REAR YARD:	0 FT
MIN. LANDSCAPE AREA:	15%
REQUIRED LANDSCAPE AREA:	13,493 SF
PROPOSED LANDSCAPE AREA:	15,444 SF (17.2%)
MIN. LOT SIZE:	NONE
EXTERIOR LIGHTING:	PER SECTION 60.400.100
SIGN REGULATIONS:	PER SECTION 60.400.110
MAX. PERMITTED HEIGHT:	60 FT
PROPOSED BUILDING HEIGHT:	
BUFFERYARD:	
NORTH - MXG DISTRICT	NONE
EAST - LI DISTRICT	NONE
SOUTH - MXG DISTRICT	NONE
WEST - MXG DISTRICT	NONE
PARKING REQUIREMENT:	
OFFICE BUILDING:	
MINIMUM (1/500-SF):	42 STALLS
MAXIMUM (1/400-SF):	53 STALLS
PROPOSED PARKING STALLS:	72 STALLS



■ Landscape Plan

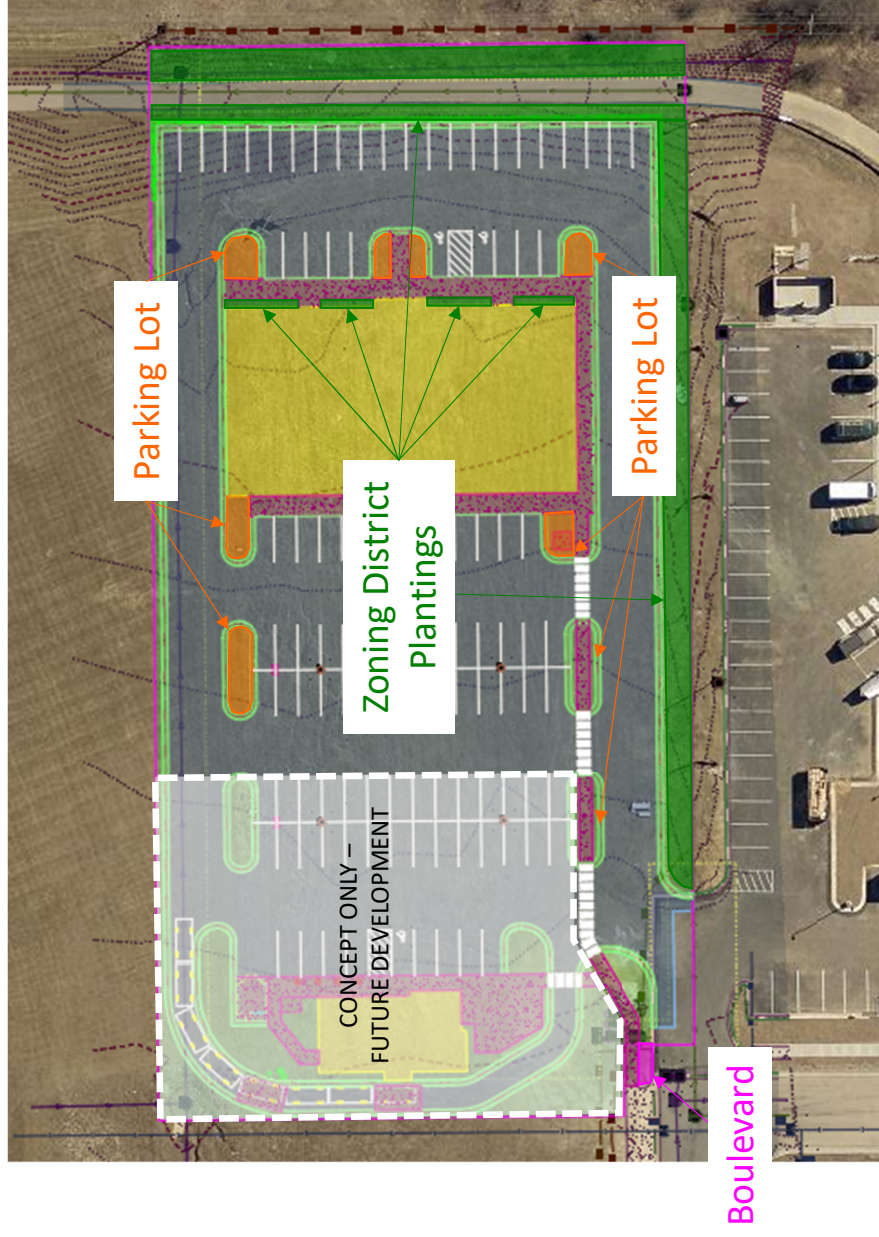
- Landscape Requirements (269-ft of frontage):

- **Boulevard Trees – 2 trees**

- **Bufferyard – none**

- **Parking Lot – 3 understory, 10 shrubs**

- **Zoning District Plantings – 1 canopy tree, 27 shrubs**



■ Photometrics

- Lighting is not permitted to exceed 1 foot-candle 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	Non-Residential District	Agricultural or Residential 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	18 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:
 - Office Building (ITE Use710)
 - Daily trips – 228
 - AM/PM peak hour trips – 66



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).