

# Farrell Equipment Outdoor Storage SDP

Farrell Equipment

02/27/2023, 6:00-7:00pm

NOTE: Use this PowerPoint as an example of what should be included in a Neighborhood Information Meeting (NIM) presentation for Site Development Plans (SDPs).

Version: 23.001

# Overview

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

# Introduction

Owner – *Farrell Equipment*

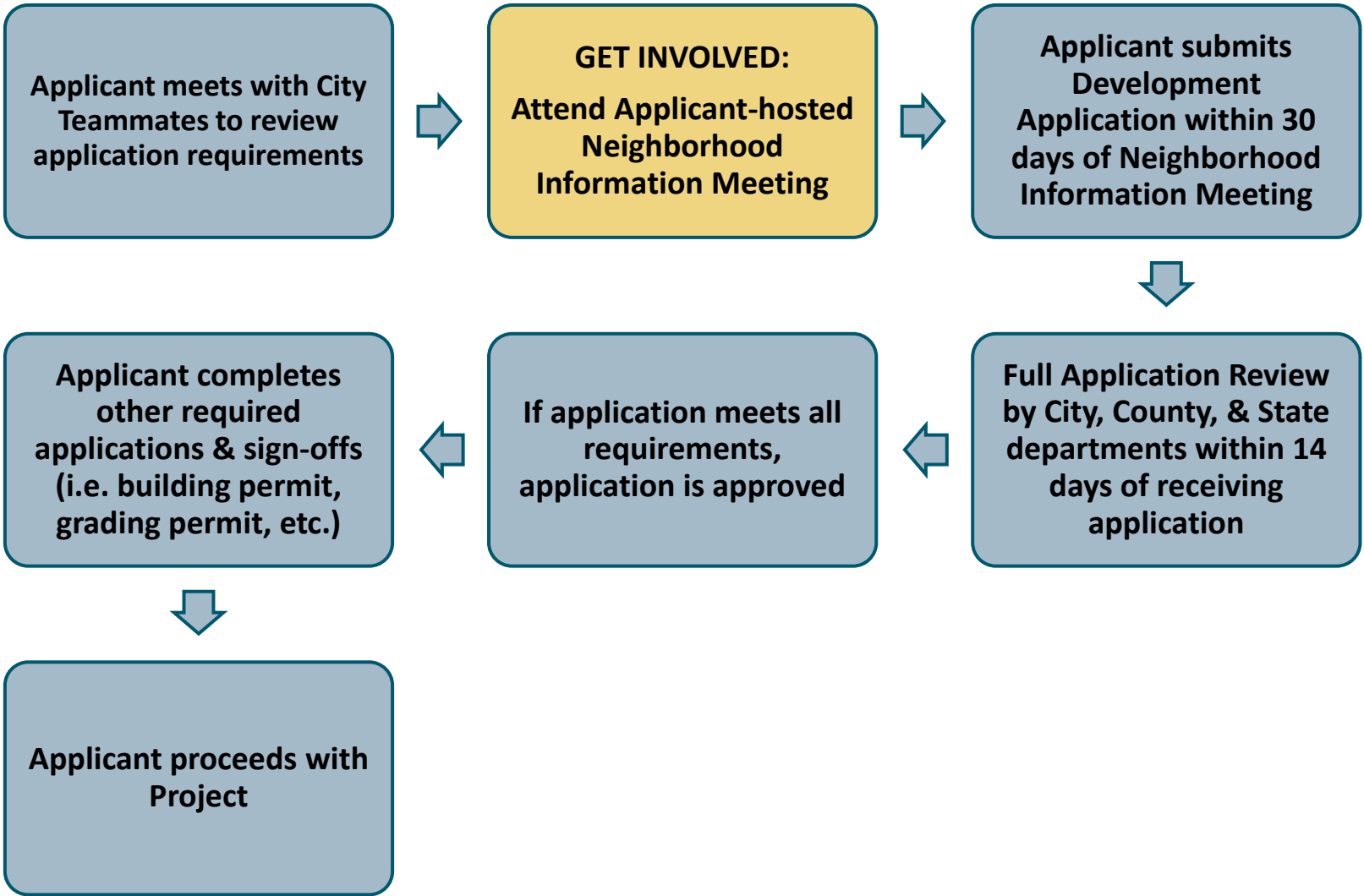
Consultant – *WSE Massey Engineering & Surveying*

# About our Project

Farrell Equipment is proposing an outdoor storage area, of approximately 11,000 sq. ft., to store equipment and merchandise. The proposed storage area will be screened per code.

The existing Thomas Tool building will undergo minor renovations to accommodate the new (similar) use by Farrell Equipment.

# The Application Process

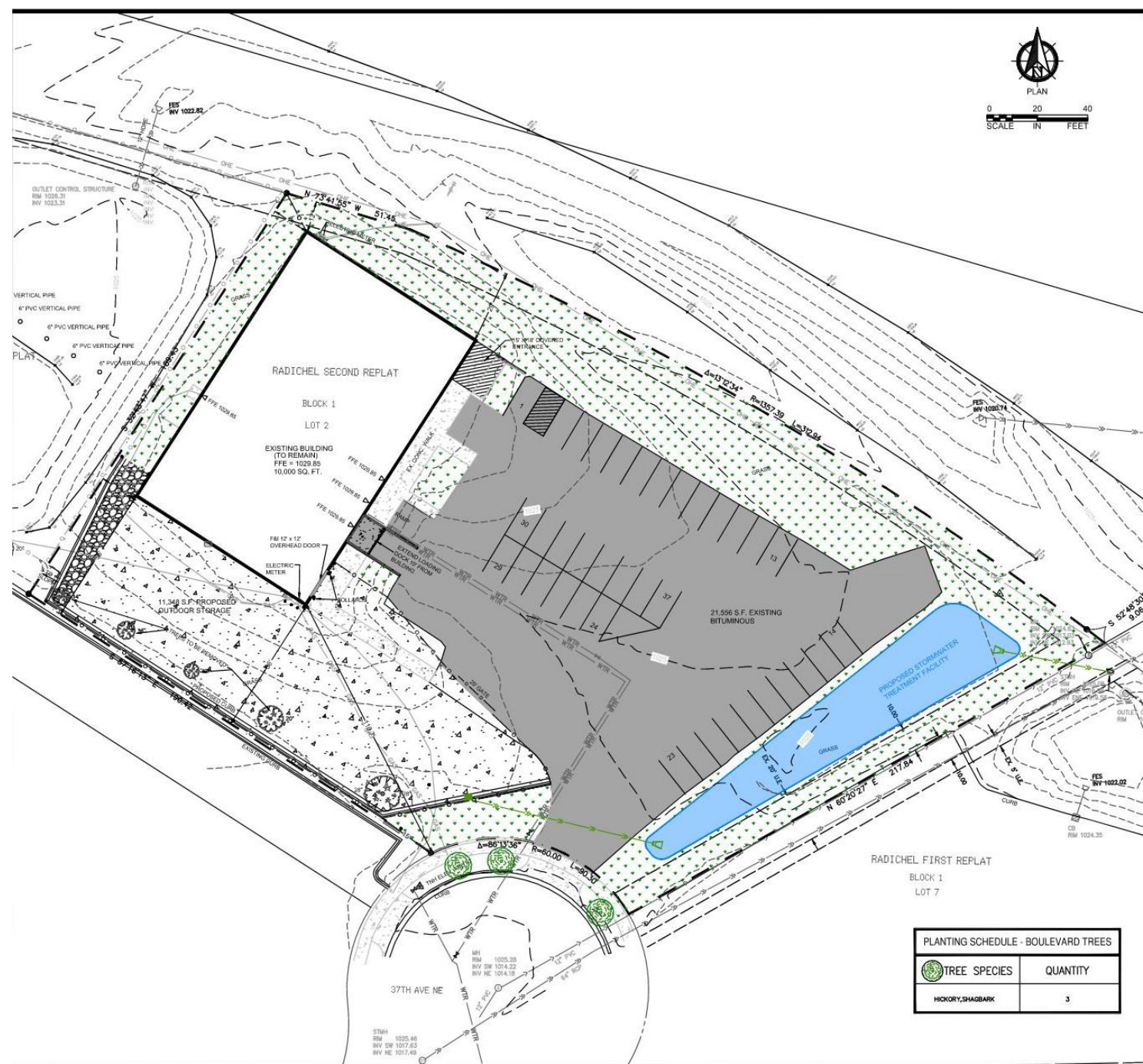


# Site Plan

Description (including height, setbacks, Floor Area Ratio (FAR), and parking).

The existing structure's height, FAR, setbacks will remain the same.

Parking on site per the use of "Wholesale Facility" parking requires 1/1,200 sq. ft. (9) plus 1/vehicle stored on site (1). Our proposed parking (37) exceeds this minimum.

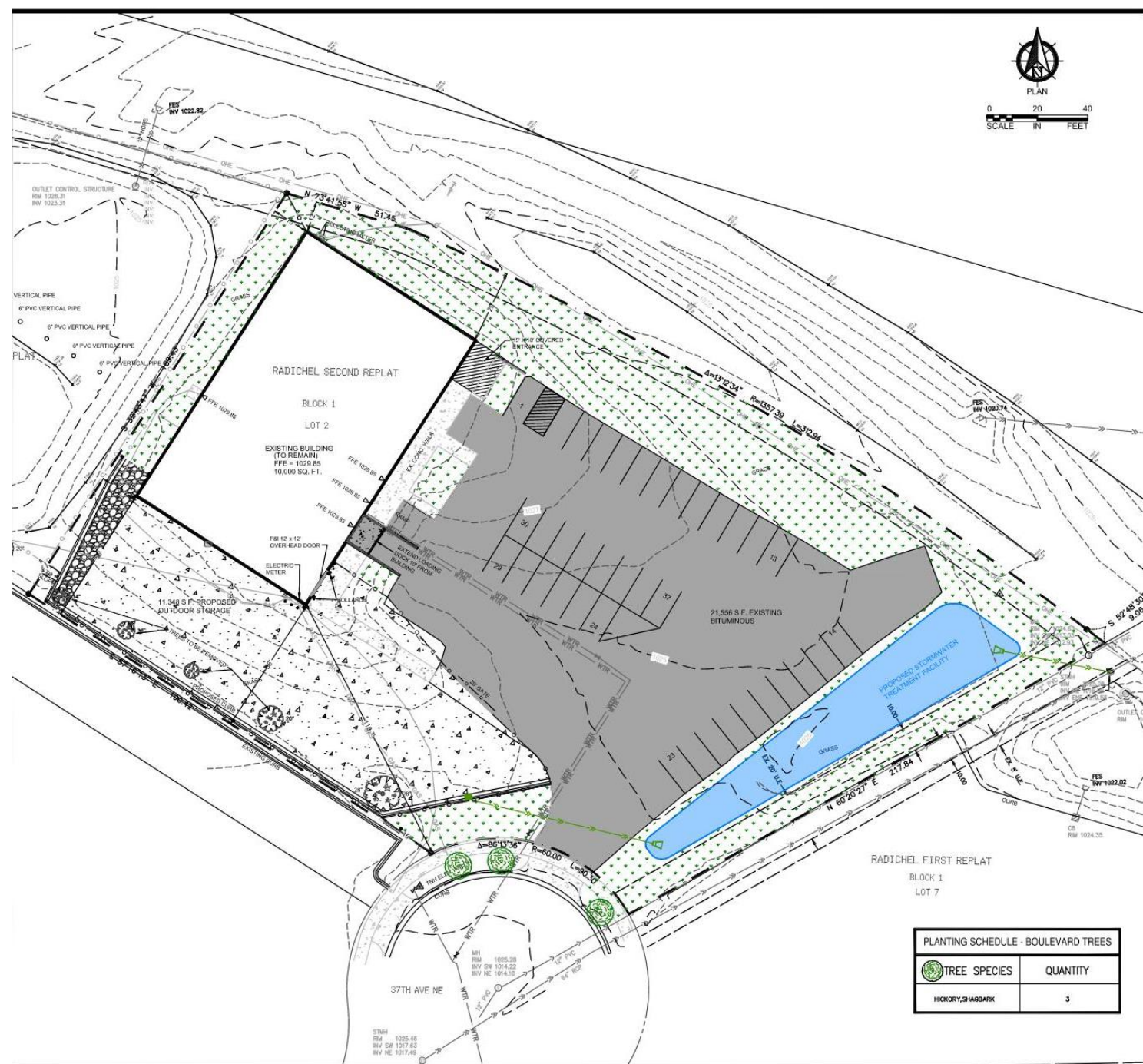


# Landscape Plan

3 Boulevard trees shall be provided.

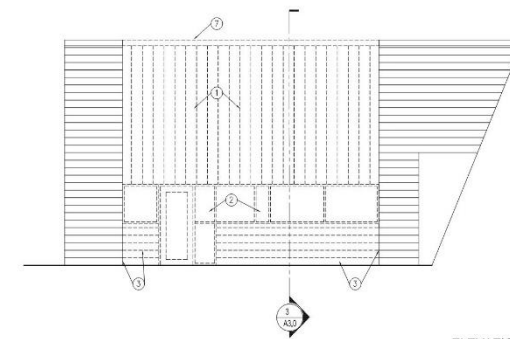
Proposed landscaped area (28%) still exceeds required by code (8%).

Bufferyard's are not required for this project due to the surrounding zoning.



# Building Elevation

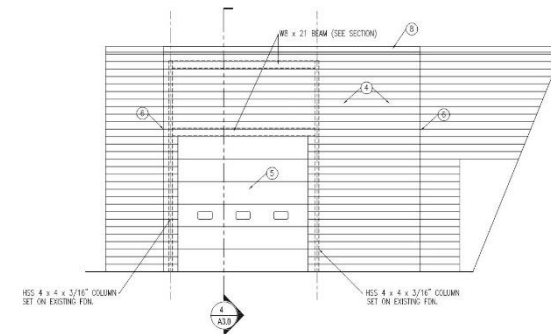
To remain the same except for an addition of an overhead door.



1  
A3.0  
**Removal East Elevation**  
3/16" = 1'-0"

#### ELEVATION KEYED NOTES

- ① REMOVE METAL PANEL. EXPOSE BACKUP WALL. SELECTIVELY REMOVE BACKUP WALL. SEE SECTIONS.
- ② REMOVE ALUMINUM STOREFRONT.
- ③ REMOVE VENEER MASONRY. SANDWICH HARD JOINT. EXPOSE BACKUP WALL. SELECTIVELY REMOVE BACKUP WALL. SEE SECTIONS.
- ④ NEW, 4" NOMINAL, SPLIT-FACED CMU FINISH VENEER. SEE SECTIONS.
- ⑤ NEW, INSULATED, PANELLED, OVERHEAD DOOR.
- ⑥ CONTROL JOINT W / BAKER ROD / SEALANT.
- ⑦ REMOVE / REPLACE CAP FLASHING.
- ⑧ NEW CAP FLASHING.



2  
A3.0  
**Remodded East Elevation**  
3/16" = 1'-0"



# Photometric Plan

N/A

# Traffic Impacts

A TIR waiver has been applied for. Preliminary trip generation is shown below, relatively the same as the current use.

**Trip Generation Summary**

Alternative: Alternative 1		Open Date: 1/31/2023								
Phase:		Analysis Date: 1/31/2023								
Project: Farrell Equipment										
ITE	Land Use	Weekday Average Daily Trips			Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic		
		* Enter	Exit	Total	* Enter	Exit	Total	* Enter	Exit	Total
812	STORELUMBER 1 10 1000 Sq. Ft. GFA	91	90	181	10	6	16	10	11	21
Unadjusted Volume		91	90	181	10	6	16	10	11	21
Internal Capture Trips		0	0	0	0	0	0	0	0	0
Pass-By Trips		0	0	0	0	0	0	0	0	0
Volume Added to Adjacent Streets		91	90	181	10	6	16	10	11	21
Total Weekday Average Daily Trips Internal Capture = 0 Percent										
Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent										
Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent										

\* - Custom rate used for selected time period.

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](mailto:communitydevelopment@rochestermn.gov) or phone (507-328-2600).