# Heyn Business Complex

Neighborhood Informational Meeting
June 13, 2023

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

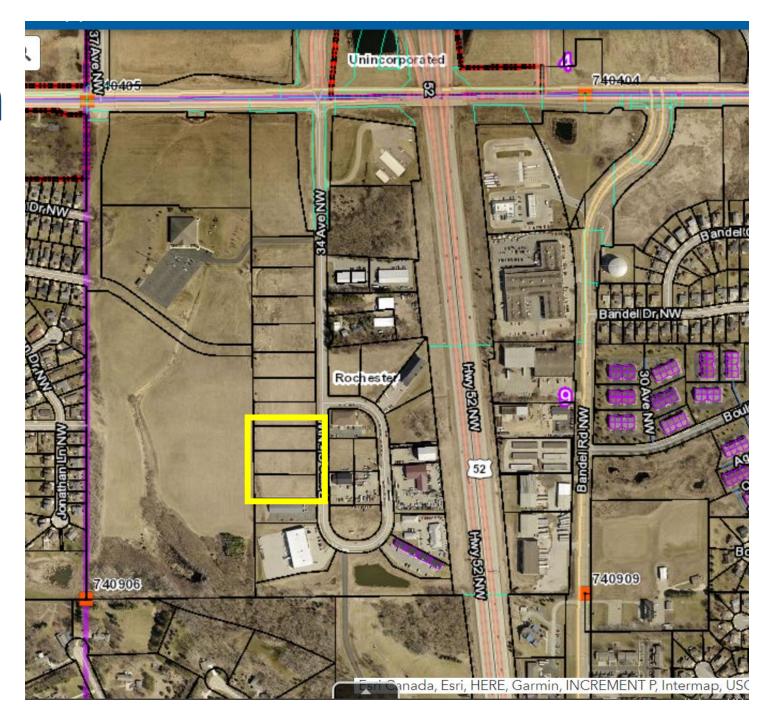
### Introduction

### **ISG** Team

- Nathan Hermer PM/Engineer
- David Gonyea Engineer
- Andrea Rand Project Coordinator

## **Project Location**

- Rome Circle NW
- Lots 8, 9 & 10



## **About our Project**

### Heyn Business Complex

- 3 Separate Lots for 3 Commercial Buildings
  - Total 2.9 acres
- Intended Use: Contractor offices/shops
- Buildings will be 1-story tall
- Property zoned Mx-G
  - Use is permitted

### The Application Process

Applicant meets with City Teammates to review application requirements



#### **GET INVOLVED:**

Attend Applicant-hosted Neighborhood Information Meeting



Applicant submits
Development
Application within 30
days of Neighborhood
Information Meeting



Applicant completes other required applications & sign-offs (i.e. building permit, grading permit, etc.)



If application meets all requirements, application is approved



Full Application Review by City, County, & State departments within 14 days of receiving application



Applicant proceeds with Project

### Site Plan

#### **PARKING**

Required = 36 spaces

Proposed = 36 spaces

#### Rear Setback (west)

Required = 0-ft

Proposed = 72-ft

#### **Side Setbacks** (North/South)

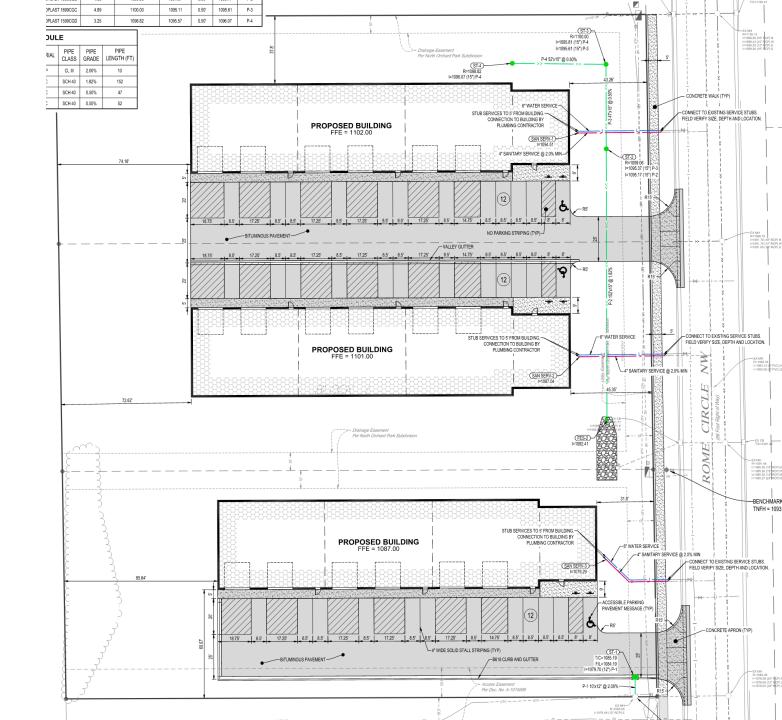
Required = 7-ft

Proposed = 37 –ft & 60-ft

#### Front Setback (East)

Required = 15-ft

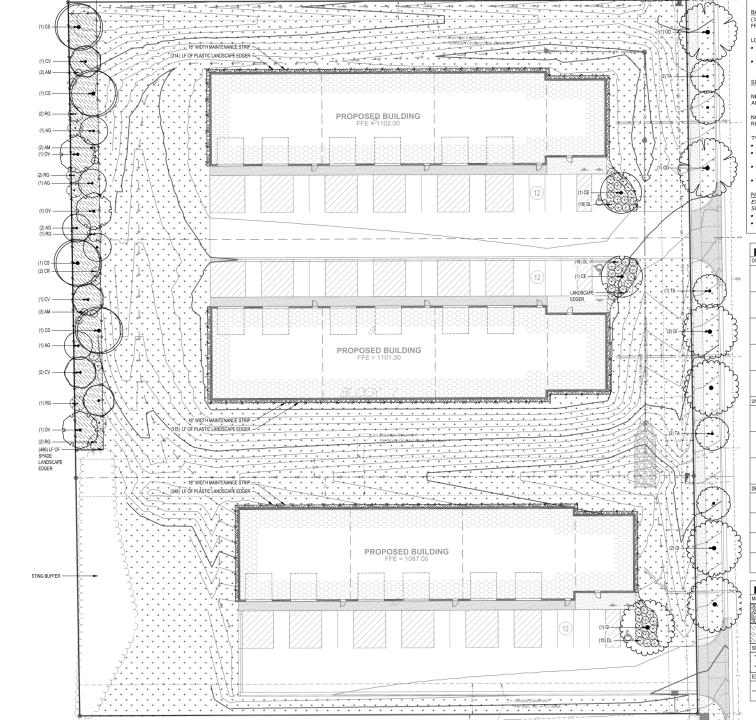
Proposed = 43-ft

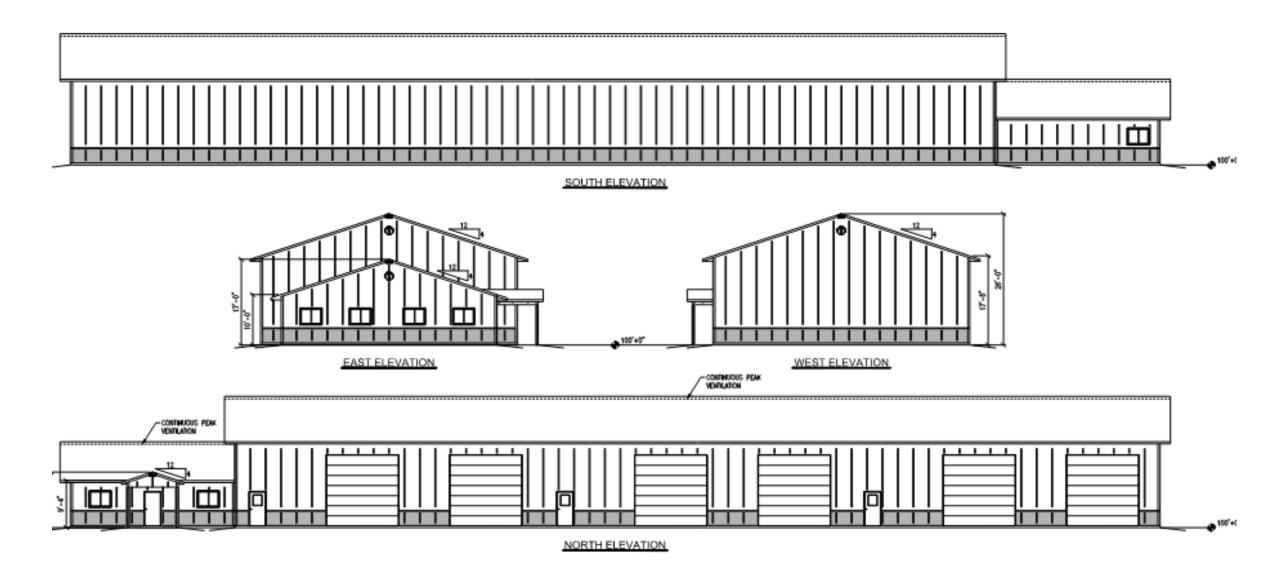


## Landscape Plan

30 Trees

66 Shrubs





# **Building Elevations**

- Permitted Building Height = 60-ft
- Proposed Building Height = 26-ft

### **Photometric Plan**

- No Freestanding Light Poles
- Only wall-mounted light fixtures
- Lights Fixtures will be:
  - Downcast
  - Fully Shielded

Photometric Plan will be provided with the Site Plan submittal to show compliance with the city lighting code.

# **Traffic Impacts**

ITE Code	110	General Light Industrial					31	1000 SF GFA		
	Average Rate / Fitted Curve Equation	# of Generated Trips	% Entering	% Exiting	# of Generated Trips Entering	# of Generated Trips Exiting	# of New Trips Entering	# of New Trips Exiting	R^2	# of Studies
Weekday AM (AM Peak Hour of Generator)	T = 0.71(X)+10.8 8	28	87%	13%	25	3	25	3	0.78	56
Weekday PM (PM Peak Hour of Generator)	T = 0.63(X)+10.1 5	25	18%	82%	4	21	4	21	0.65	41

Note: Sums may not add as expected due to rounding. Utilized Trip Generation Manual, 11th Edition.

## **Q & A**

### Still have Questions?

Contact the City of Rochester's Community Development Department with any questions about this application type via email <a href="mailto:communitydevelopment@rochestermn.gov">communitydevelopment@rochestermn.gov</a> or phone (507-328-2600).