

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

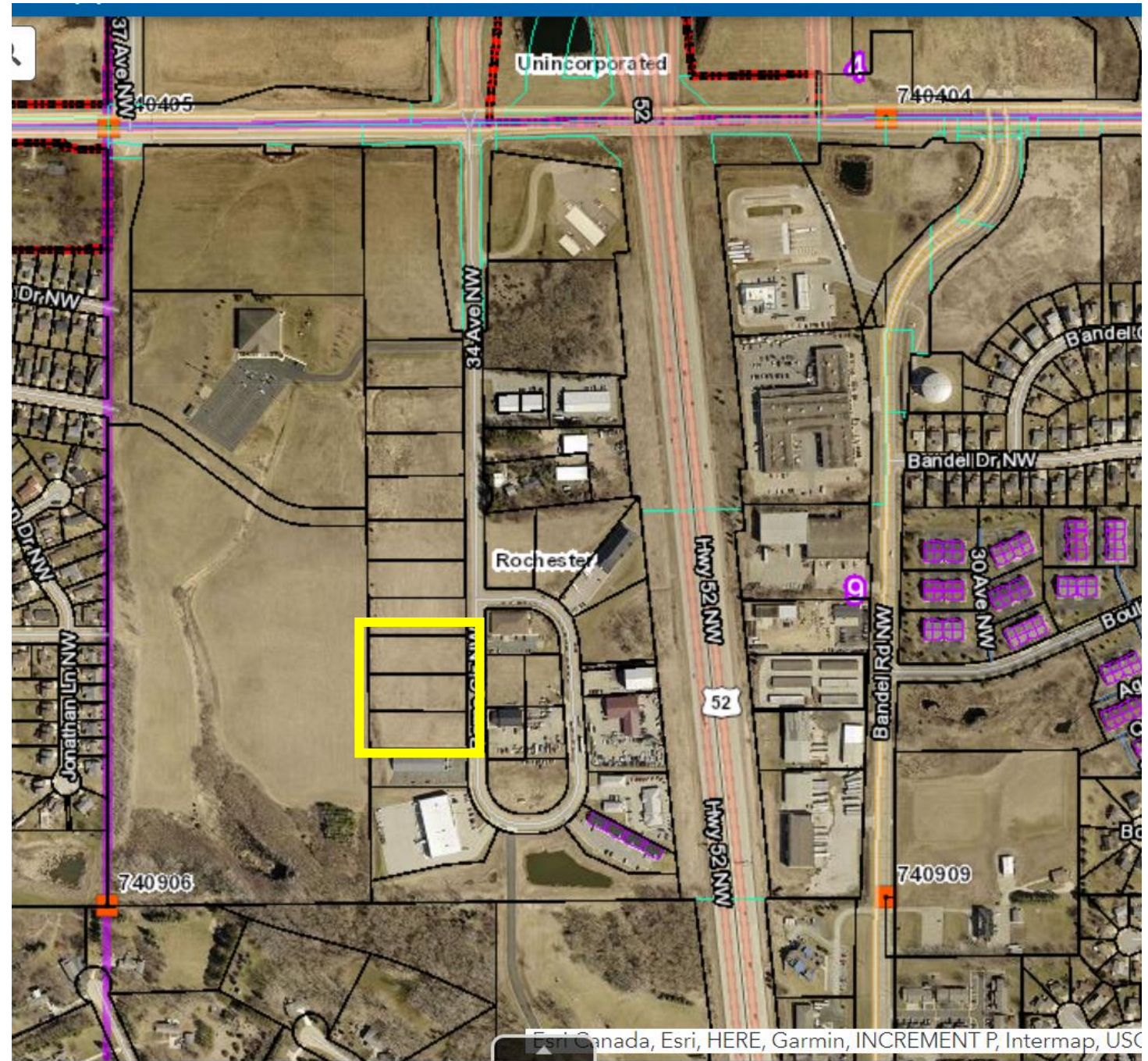
Introduction

ISG Team

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

Project Location

- Rome Circle NW
- Lots 8, 9 & 10

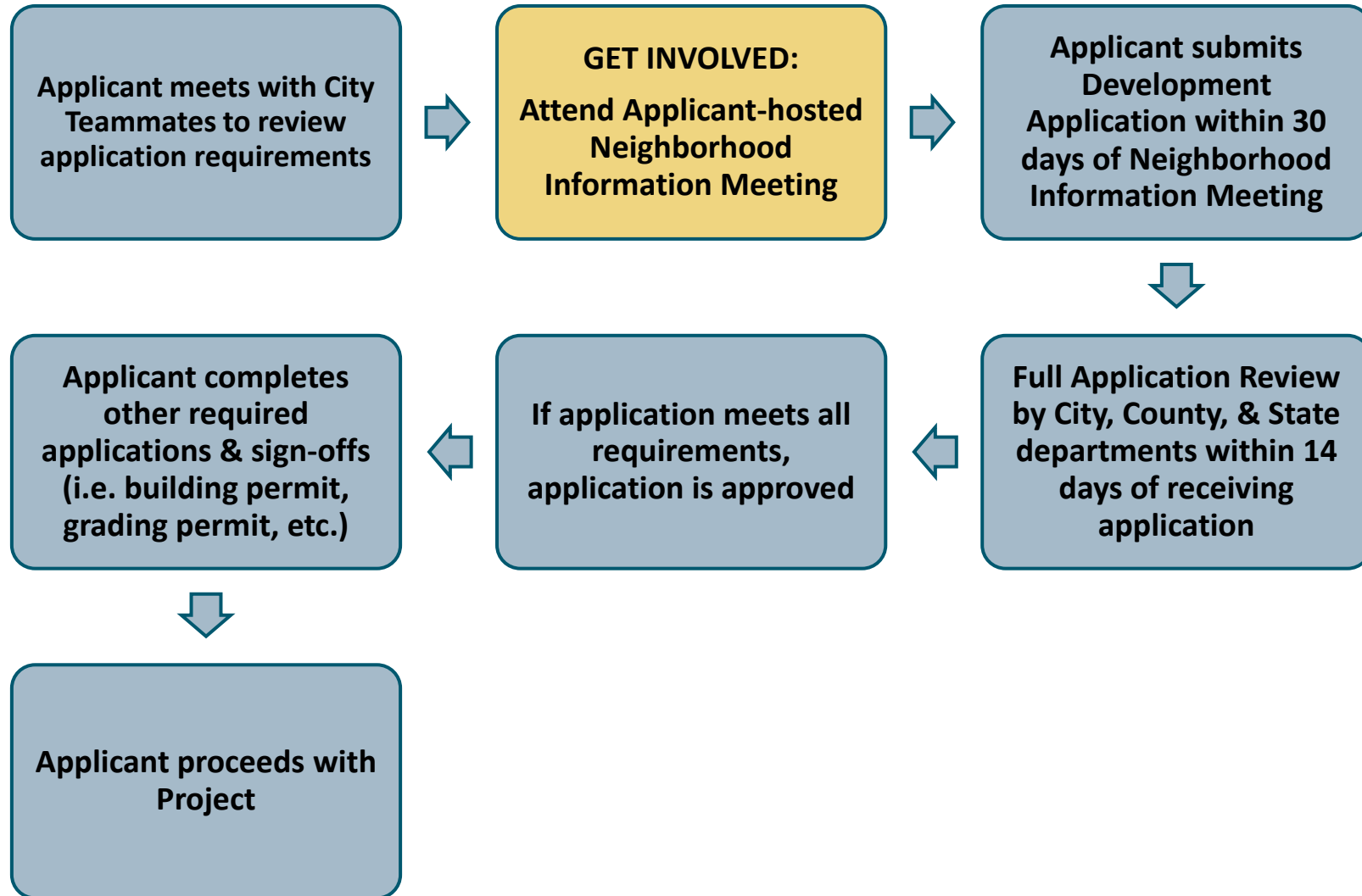


About our Project

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



Site Plan

PARKING

Required = 36 spaces

Proposed = 36 spaces

Rear Setback (west)

Required = 0-ft

Proposed = 72-ft

Side Setbacks (North/South)

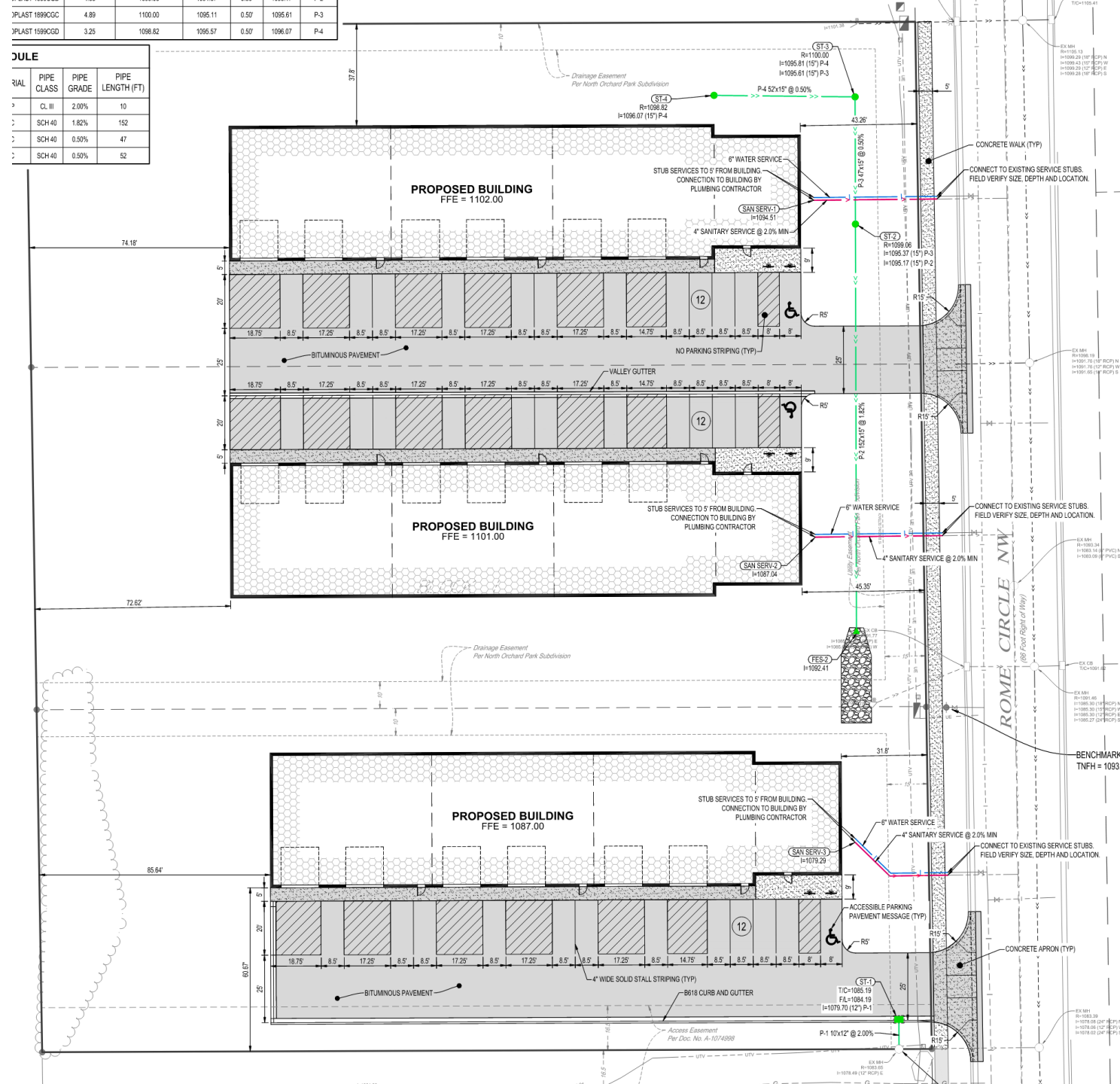
Required = 7-ft

Proposed = 37 -ft & 60-ft

Front Setback (East)

Required = 15-ft

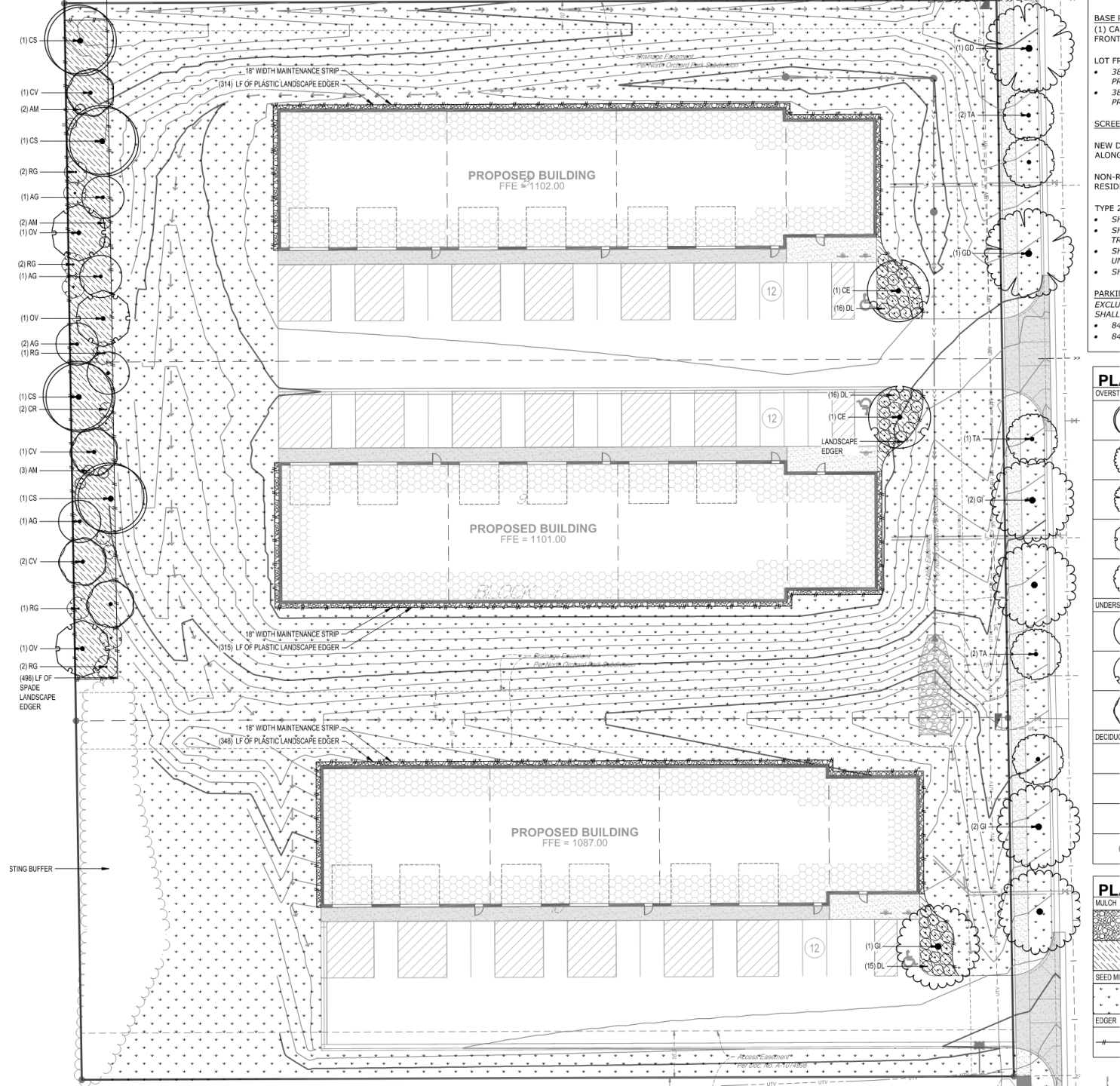
Proposed = 43-ft



Landscape Plan

30 Trees

66 Shrubs



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)	$T = \frac{0.71(X)}{8} + 10.8$	28	87%	13%	25	3	25	3	0.78	56
Weekday PM (PM Peak Hour of Generator)	$T = \frac{0.63(X)}{5} + 10.1$	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 communitydevelopment@rochestermn.gov or phone (507-328-2600).