

# Premier Banks at Maplewood Square

Premier Banks

5:30 PM on 3/28/2024

Presented by Tyler Mandler of WSE Massey Engineering & Surveying  
At 3800 US-52, Rochester, MN 55901

# Overview

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

# Introduction

Owner: Premier Banks

Project Manager: John Pristash of Pristash Construction

Architect: CRW Architecture & Design

Planner & Civil Engineer: WSE Massey Engineering & Surveying

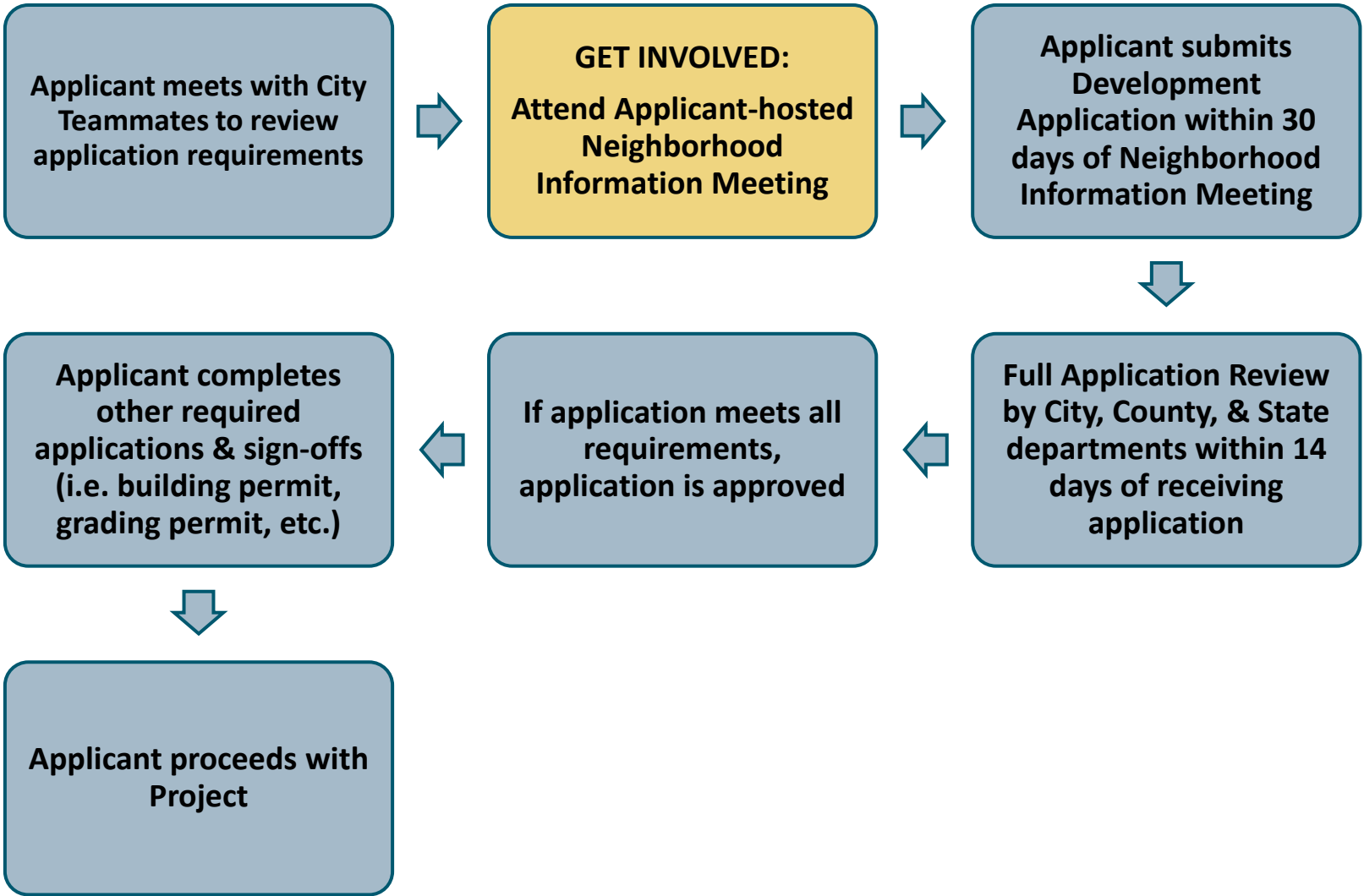
# About our Project

Development of the remaining parcels of the original Maplewood Shopping Center.

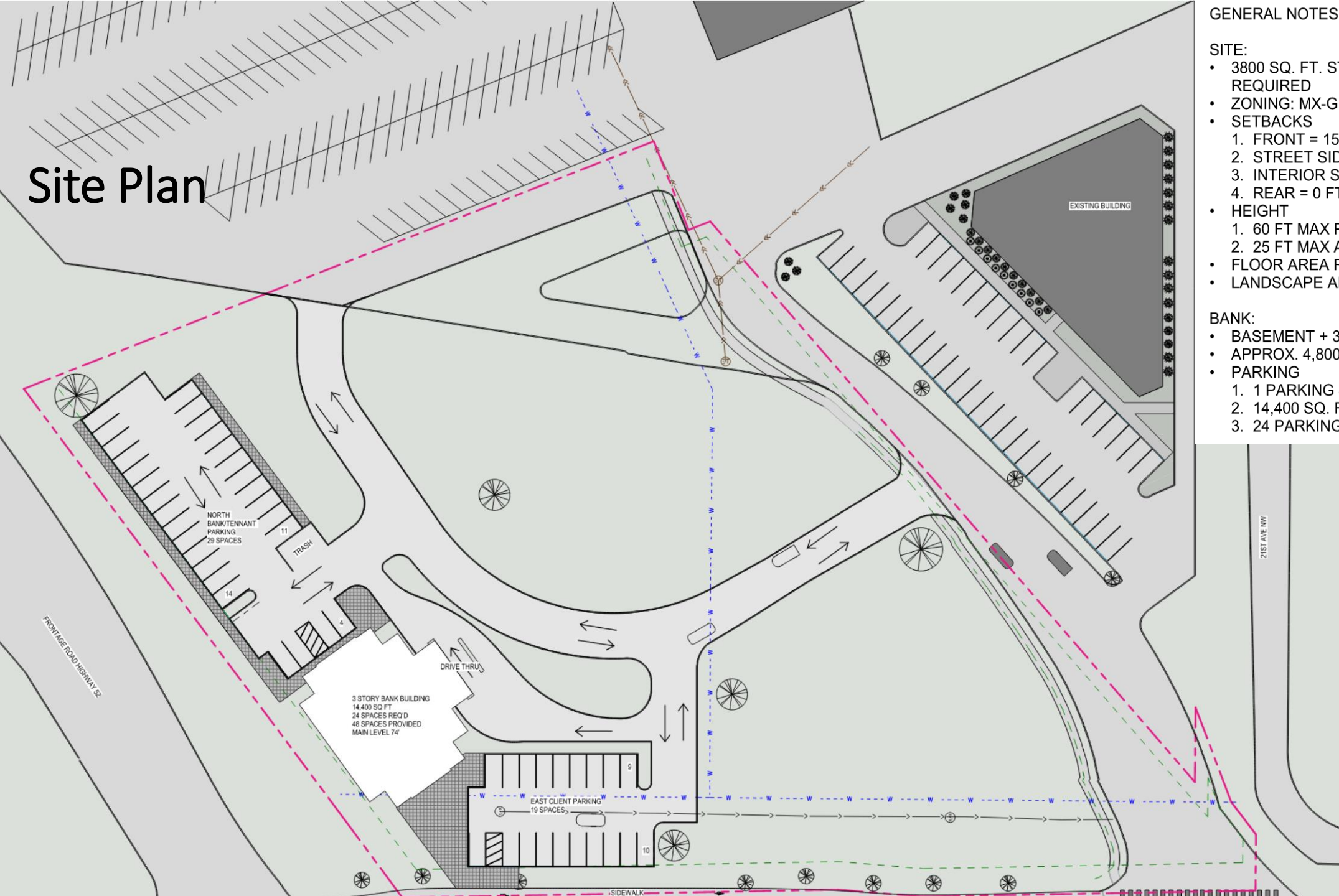
Primary Site is a new Premier Bank branch located on the SW corner of the development.

Three story structure with tenant office space on the third floor. 14,400 GFA.

# The Application Process



# Site Plan



## GENERAL NOTES:

### SITE:

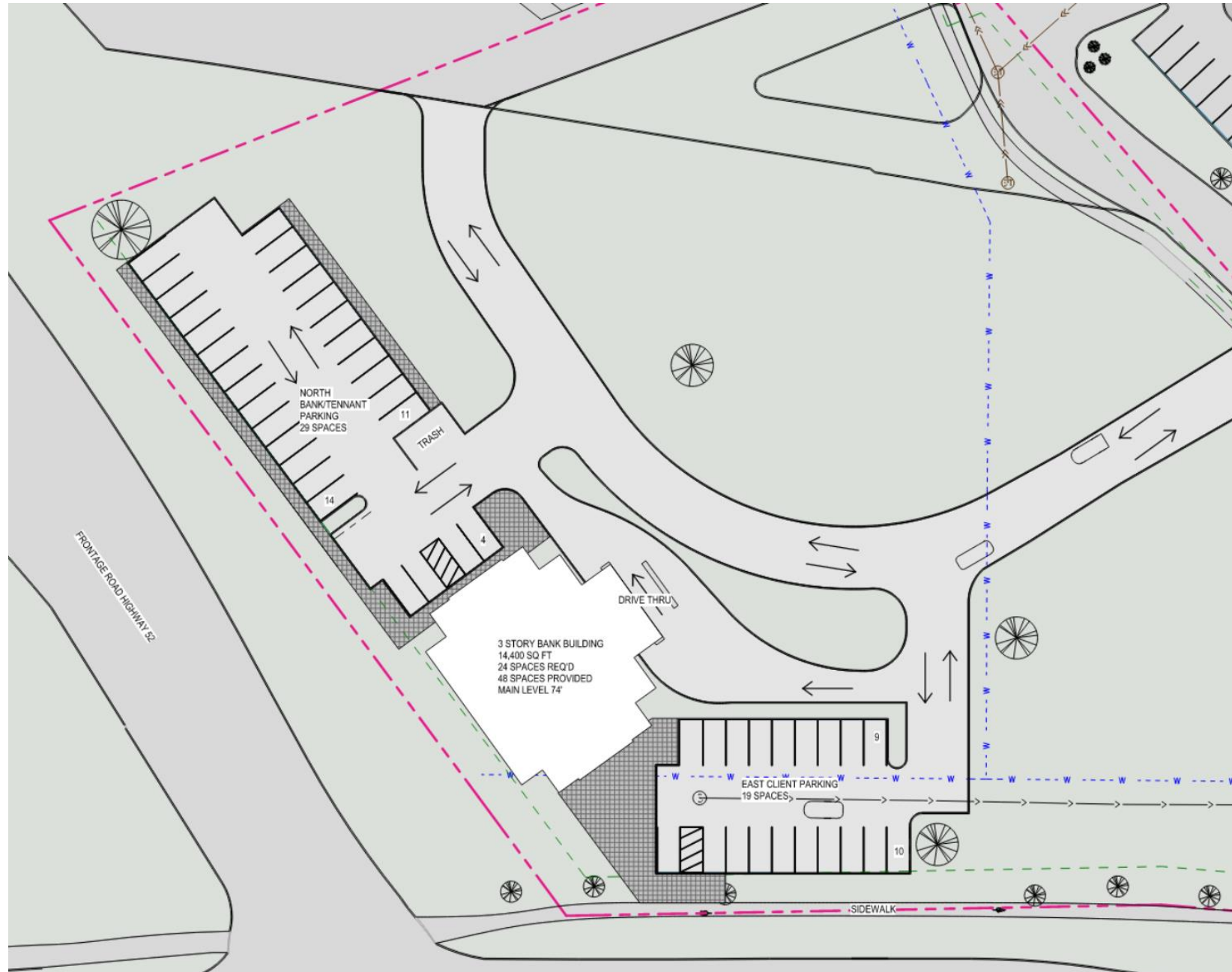
- 3800 SQ. FT. STORM WATER RETENTION POND REQUIRED
- ZONING: MX-G
- SETBACKS
  1. FRONT = 15 FT
  2. STREET SIDE = 7 FT
  3. INTERIOR SIDE = 0 FT
  4. REAR = 0 FT
- HEIGHT
  1. 60 FT MAX PRIMARY STRUCTURE
  2. 25 FT MAX ACCESSORY STRUCTURE
- FLOOR AREA RATIO: 1.0
- LANDSCAPE AREA: 15%

### BANK:

- BASEMENT + 3 LEVELS
- APPROX. 4,800 SQ. FT BLDG. FOOTPRINT
- PARKING
  1. 1 PARKING SPACE PER 600 SQ. FT.
  2. 14,400 SQ. FT. / 600 = 24
  3. 24 PARKING SPACES REQUIRED

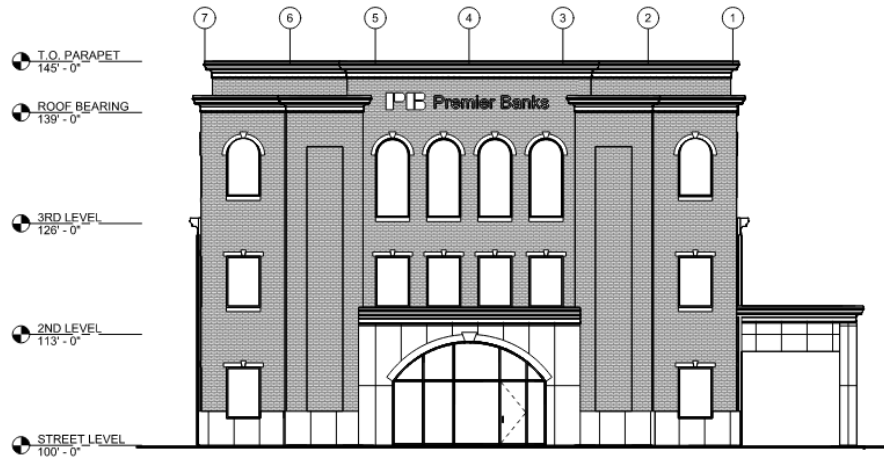
# Landscape Plan

- Landscape area – 15% Required.
  - Approximately 25% landscape area is anticipated within the bank site.
- Plantings will comply with the requirements of the City of Rochester UDC.
- There is no Bufferyard required for this site as it abuts other shopping center properties.
- Boulevard Trees will not be included within the State or County ROW.

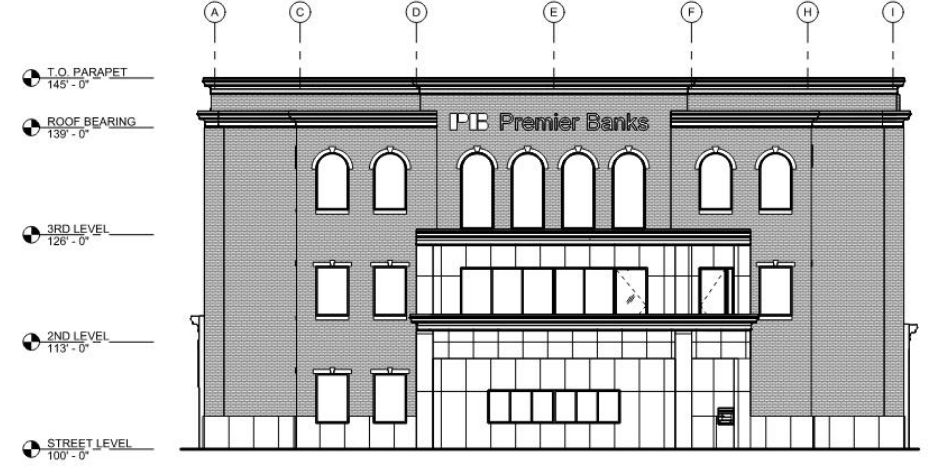


# Building Elevations

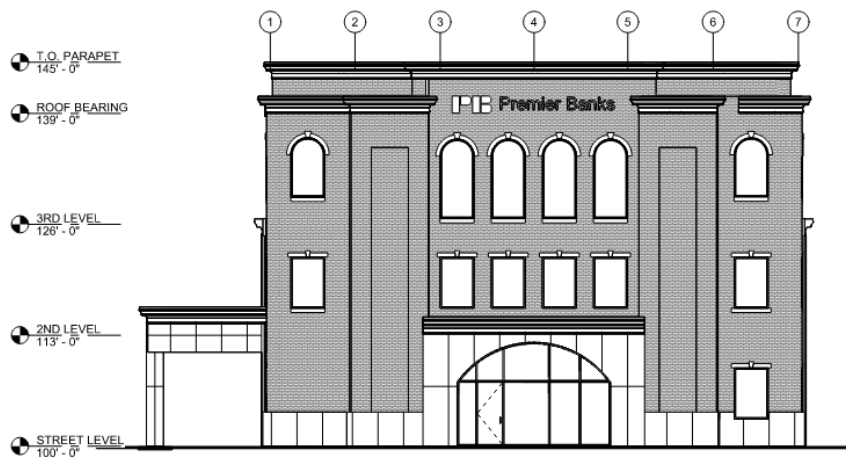
- Three stories with full basement level.
- 45' height above grade.
- 14,400 SF GFA
  - 4,800 SF per story.
- Canopy on NE face for drive-through.



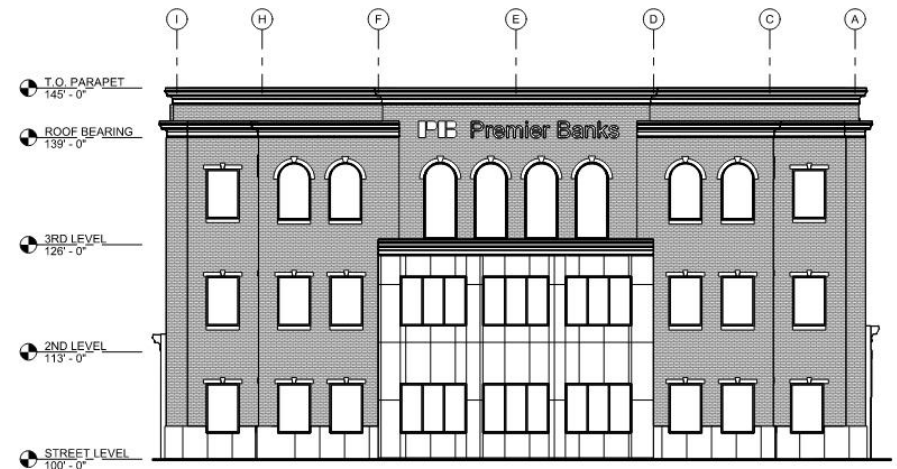
① SOUTH ELEVATION  
1/8" = 1'-0"



① WEST ELEVATION  
1/8" = 1'-0"



② NORTH ELEVATION  
1/8" = 1'-0"

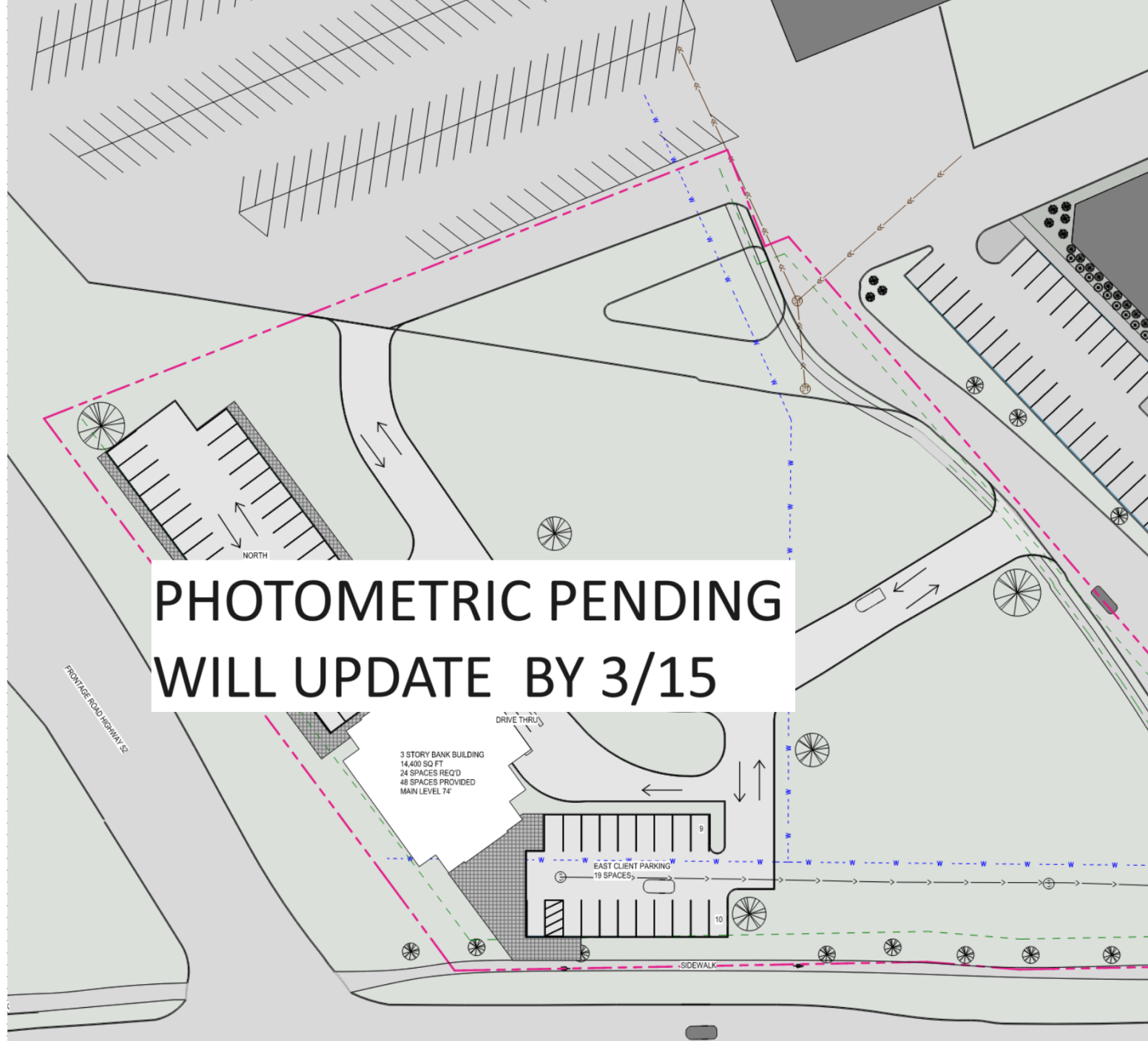


② EAST ELEVATION  
1/8" = 1'-0"



# Photometric Plan

- Lighting will not exceed illumination limits at the property line in accordance with the City of Rochester UDC.
- Pedestrian connectivity to the Public sidewalk and pedestrian orientated space will comply with higher illumination standards of the UDC.



# Traffic Impacts

- Trip generation estimates were calculated based on General Office space and Banking with two drive-through lanes.
- Estimated daily trips for the proposed development are 328 per day.
- Trips are distributed among the adjacent streets
  - 37<sup>th</sup> ST. NW
  - 41<sup>st</sup> ST. NW
  - US-52

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).