

KFC + Retail

Broadway Ave South

Stewart Restaurant Group

May 9, 2024

Overview

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

Introduction

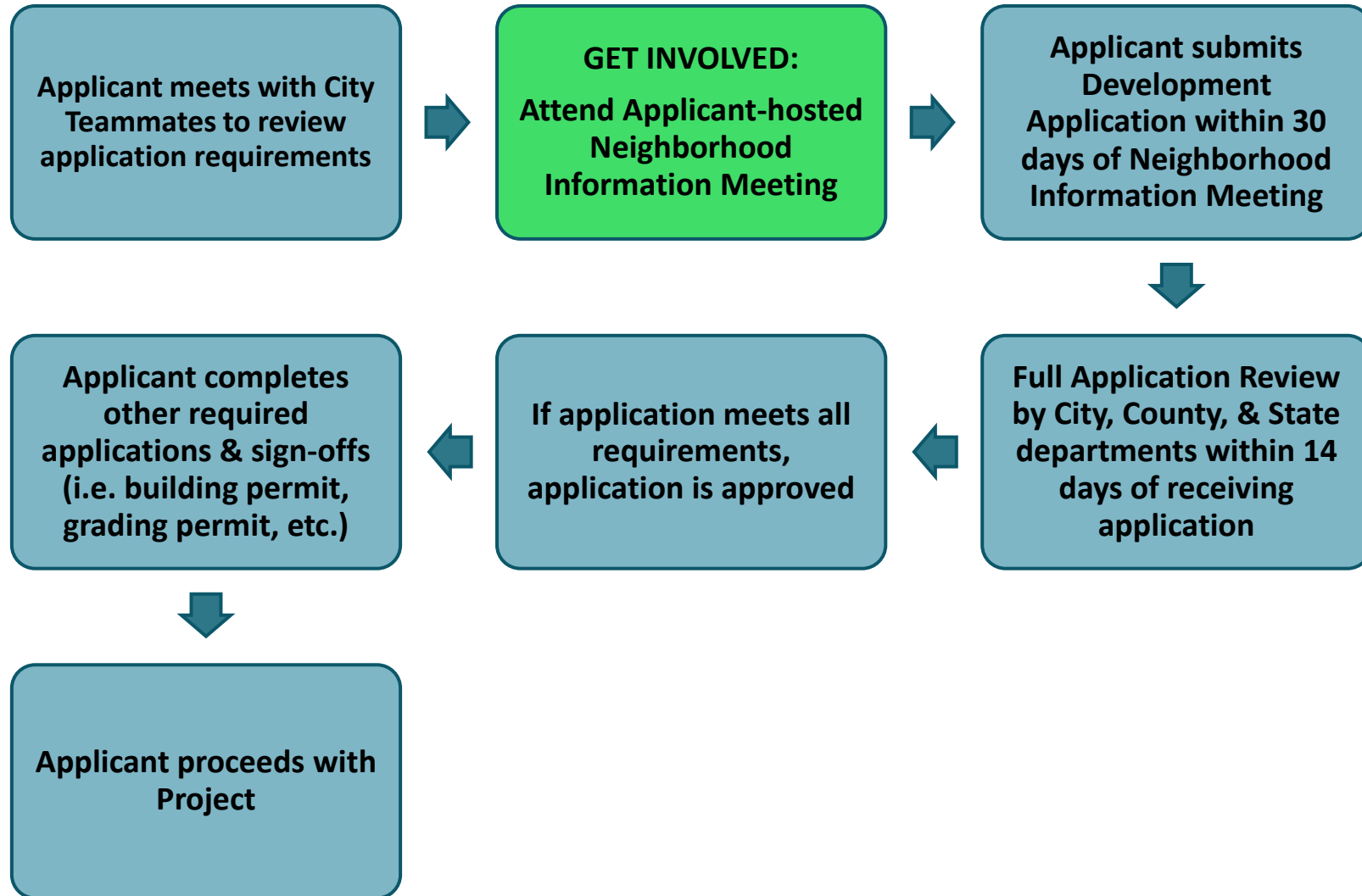
- Stewart Restaurant Group – Owner/Developer
- BASE Brand Studios – Architectural Design Firm
- Blew & Associates, P.A. – Civil Engineering Design



About our Project

Stewart Restaurant Group is proposing two commercial buildings, one fast-food restaurant with drive-through, and one small retail building, to be located at 1226 Broadway Avenue South in Rochester, Minnesota. The architectural design will be provided by BASE Brand Studios. This project will take the place of the current Denny's building and will conform to the site's Mixed Use – Transit-Oriented Development (Node) zoning requirements.

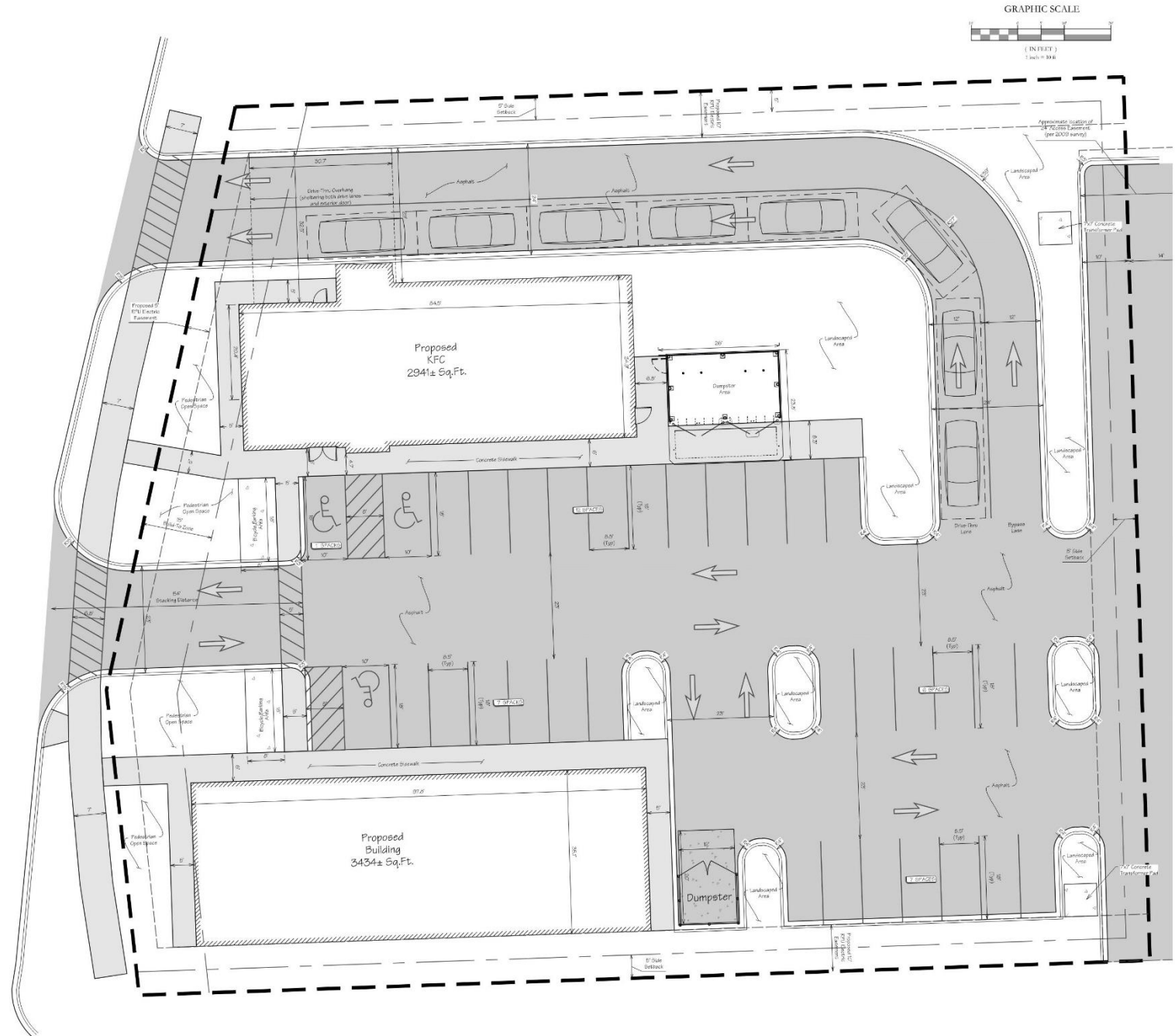
The Application Process



Site Plan

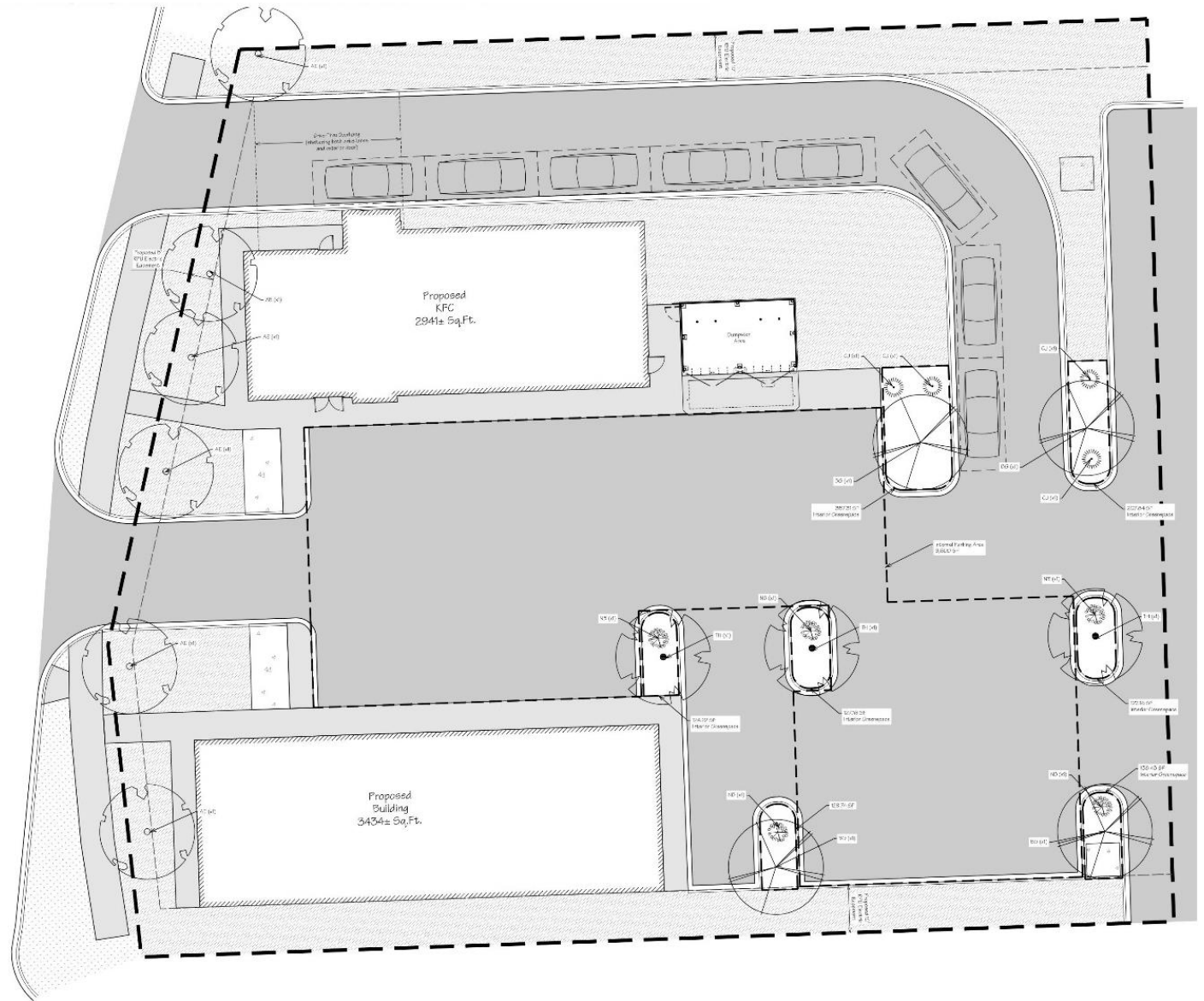
The site plan shown here details the layout of the proposed KFC and additional commercial building on the parcel. The buildings shall be 25' tall per a Major Modification with a Floor Area Ratio (FAR) of 0.16. The site shall have 32 parking spaces (3 ADA, 29 Standard), and be constrained by the following building setbacks per the zoning: Front – 0', Side – 5', Rear – 0', with a Front "Build-To" Zone of 15'.

- Height: 25' (per Major Modification)
- Floor Area Ratio (FAR): 0.16
- Parking: 32 Spaces (3 ADA, 29 Standard)
- Setbacks:
 - Front – 0'
 - Side – 5'
 - Rear – 0'
 - Front "Build-To" Zone – 15'



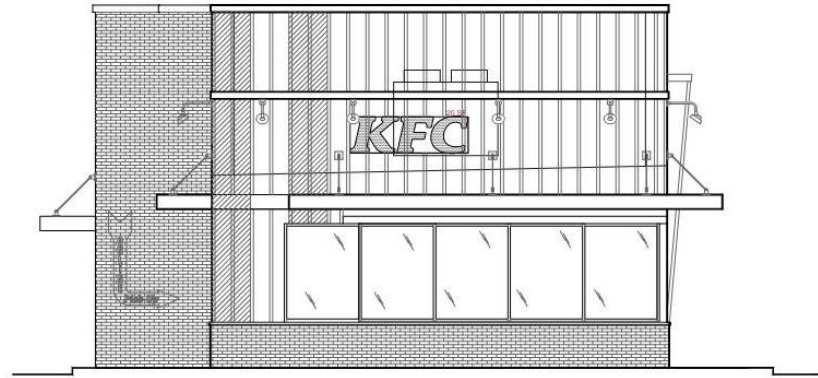
Landscape Plan

- Boulevard Requirements: 1 tree per 35f
- Length of Frontage: 194ft = 6 trees
- No buffers required
- Green Space Requirements: 12% internal parking area
- Internal Parking Area: 9,600 SF
- Green Space Required: 1,152 SF
- Green Space Provided: 1,212 SF
- Plantings per Island: 1 tree & 3 shrubs per 400 SF
- Boulevard Trees: American Elm
- Parking Trees: Black Gum and Thornless Honeylocust
- Shrubs: Creeping Juniper and Common Ninebark



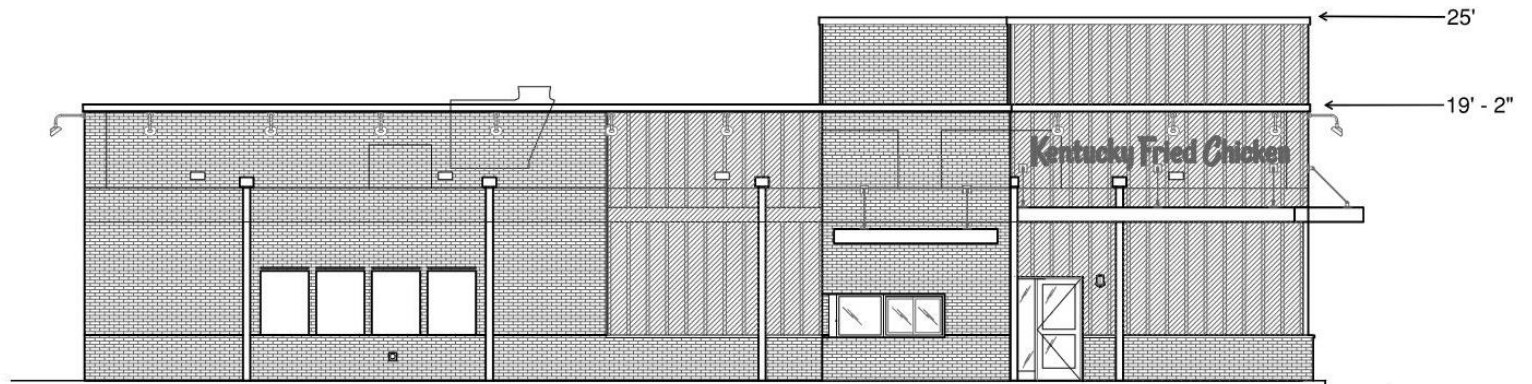
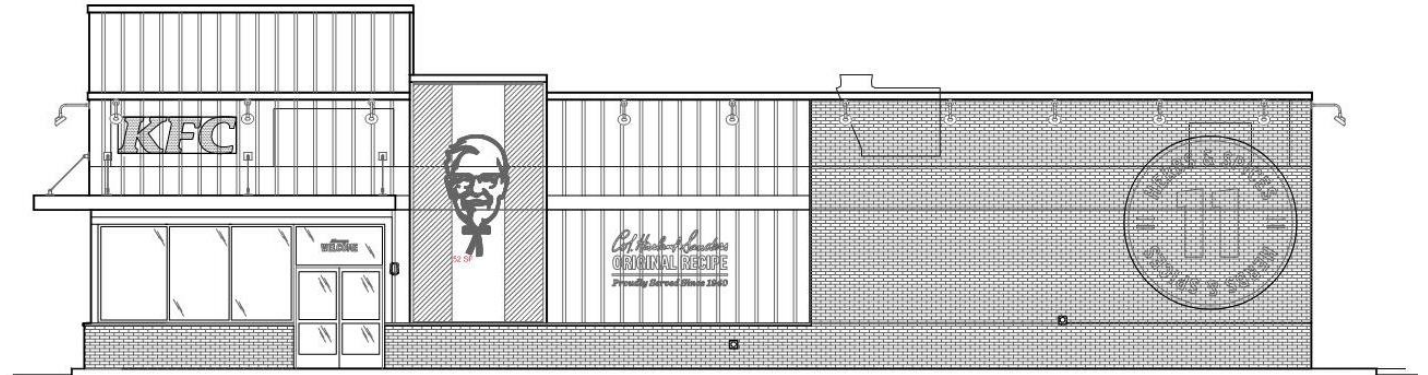
Building Elevation

- The buildings shall be 25' in height per the Major Modification.
- KFC: 84.5' in length
- 2nd Building: 97.8' in length
- Transparency: a minimum of 65% glazing is required at ground level along street facing facades from 3' above grade to 8' above grade.



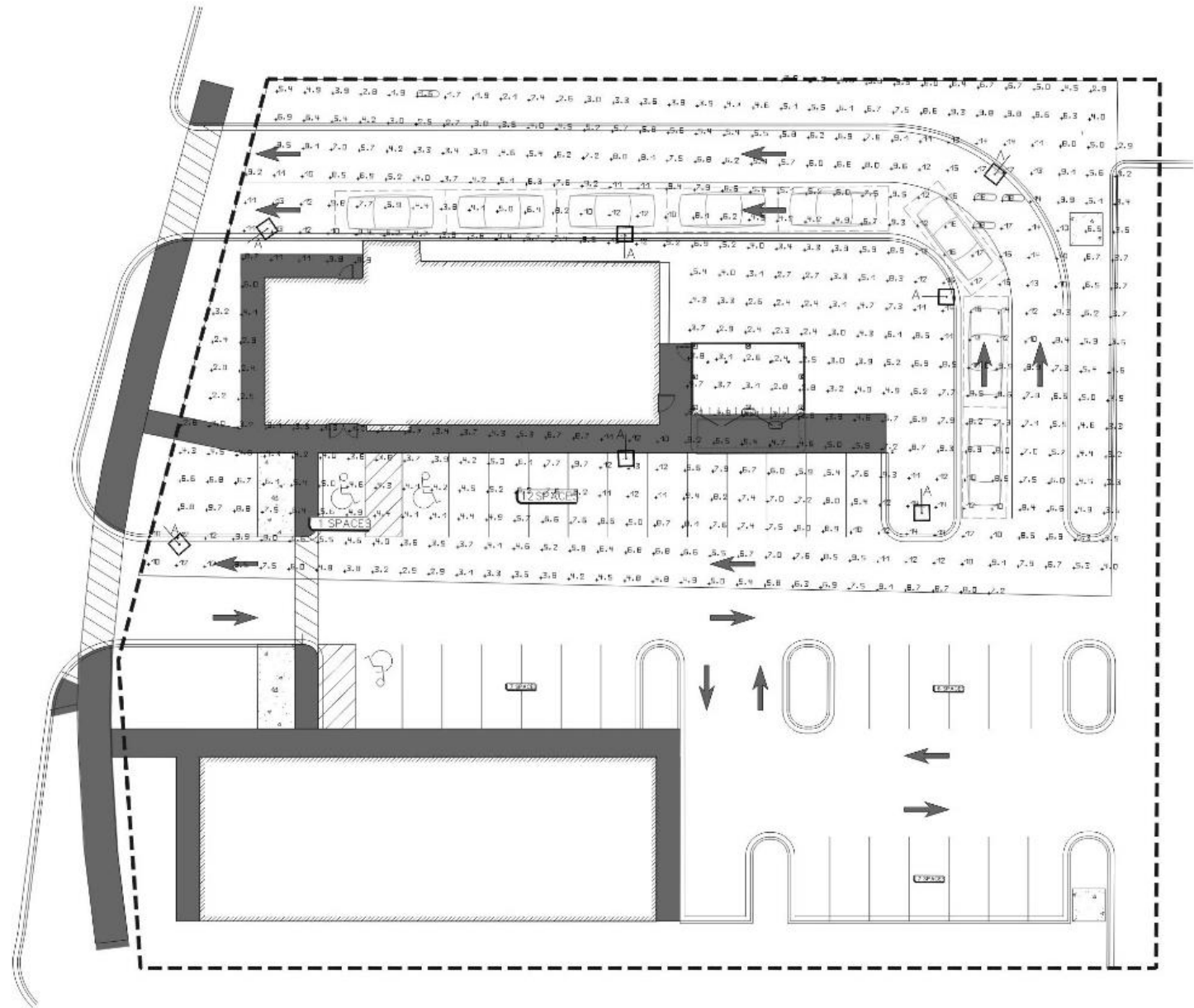
TRANSPARENCY CALCULATION:
PER SECTION 60.400.070 D.5a OF THE ROCHESTER, MN. UDC A
MIN. 65% GLAZING IS REQUIRED AT GROUND LEVEL ALONG
STREET FACING FACADES FROM 3'-0" ABOVE GRADE TO 8'-0"
ABOVE GRADE.

FRONT ELEVATION SQ.FT. (FACING BROADWAY AVE. SOUTH)
FROM 3'-0" TO 8'-0" ABOVE GRADE = 196 SQ.FT.
65% GLAZING = 127.4 SQ.FT. MIN. GLAZING REQUIRED
128 SQ.FT. GLAZING PROVIDED > 127.4 MIN. REQUIRED



Photometric Plan

- Lamp posts:
 - Qty: 7
 - Arrangement: Single
 - Description: GL3-40H-4WS-740 Mounted at 25'
- Calculation Summary:
 - Drive Thru Surface: 8.74 fc (Average)
 - Parking Lot Surface: 7.07 fc (Average)



Traffic Impacts

The Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition was utilized in calculation of traffic volumes expected to be generated by the planned KFC and retail store (2,941 sf and 3,434 sf) to be located on Broadway Avenue South in Rochester, Minnesota. Please see below:

Land Use	Size	ITE Code	24-Hour Two-Way Weekday Volume	AM Peak Hour Volume		PM Peak Hour Volume		
				Enter	Exit	Enter	Exit	
Fast Food Restaurant with Drive-Thru Window	2.9 ksf	934	1356			76	73	KFC + Retail Space
Total Entering + Exiting						148		
Strip Retail Plaza (<40k)	3.4 ksf	822	373	13	13	24	21	
Total Entering + Exiting				26		45		
High-Turnover (Sit Down) Restaurant	5.6 ksf	932	600	39	38	47	45	Denny's
Total Entering + Exiting				77		92		

Q&A

Still have Questions?

Contact the applicant, representative, and/or consultant with any questions about this development via email:

- **Stewart Restaurant Group**

- tstewart@srgmgmt.com, jstewart@srgmgmt.com, patteberry@srgmgmt.com

- **BASE Brand Studios**

- paul@basebrandstudios.com, john@basebrandstudios.com, brent@basebrandstudios.com

- **Blew & Associates, P.A.**

- cody.sexton@blewinc.com, alexis.tewell@blewinc.com, engineering@blewinc.com