

Salon Suites SDP

NEIGHBORHOOD INFORMATIONAL MEETING

5/21/2024, 5:00-6:00pm

Overview

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

Introduction

Owner

- *Bianchi Estates*

Consultant

- *Armon Architecture (Architect)*
- *WSE Massey Engineering & Surveying (Civil Engineer)*

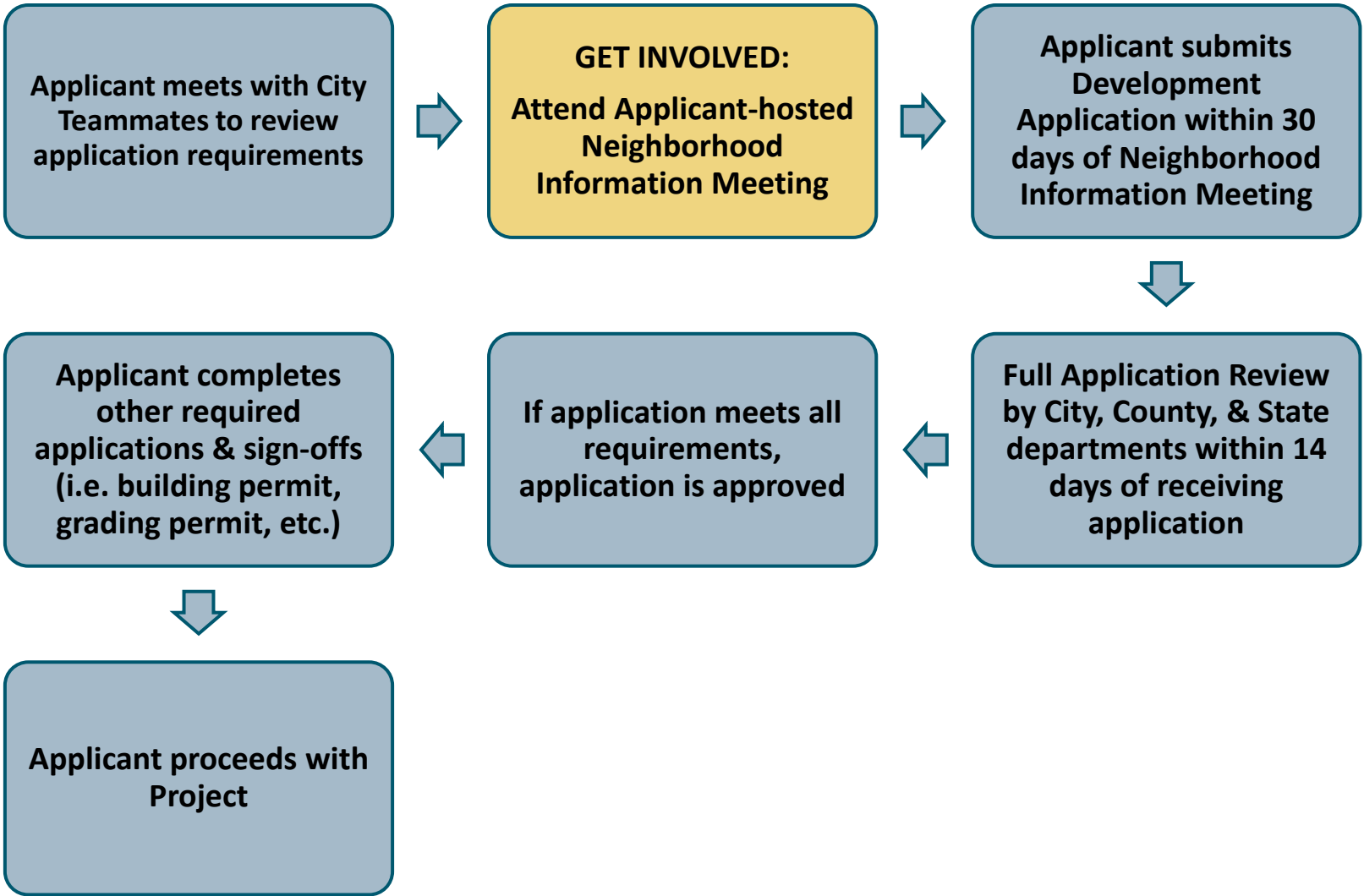
About our Project

A proposed change of use from restaurant building to salon suites. The existing building exterior, lighting, and access will remain unchanged.

The existing building will complete interior renovation to accommodate the proposed use of a salon with individual suites for lease.



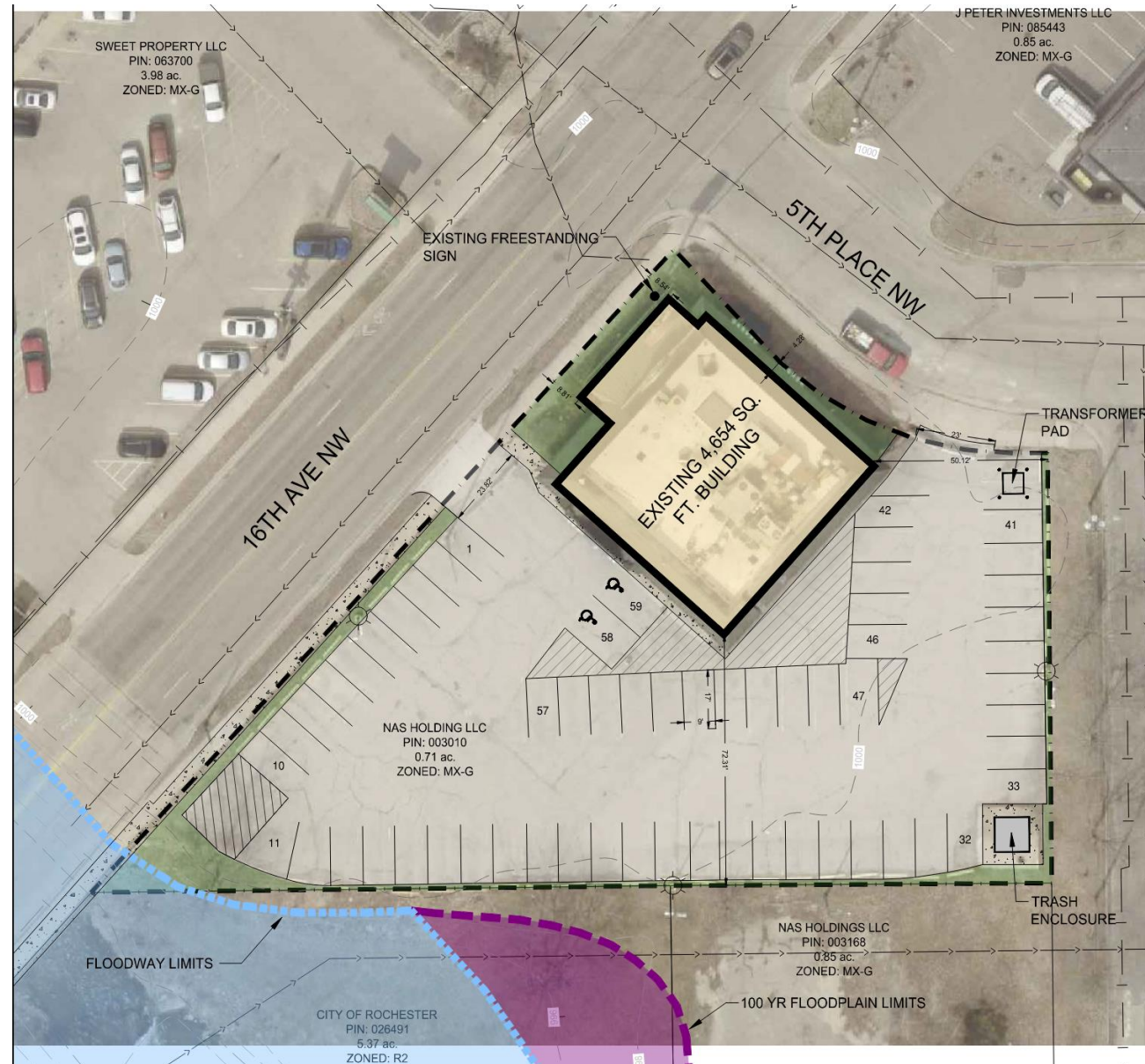
The Application Process



Site Plan

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

Parking on site will remain the same. 59 stalls provided with access to 16th Ave NW & 5th Place NW.



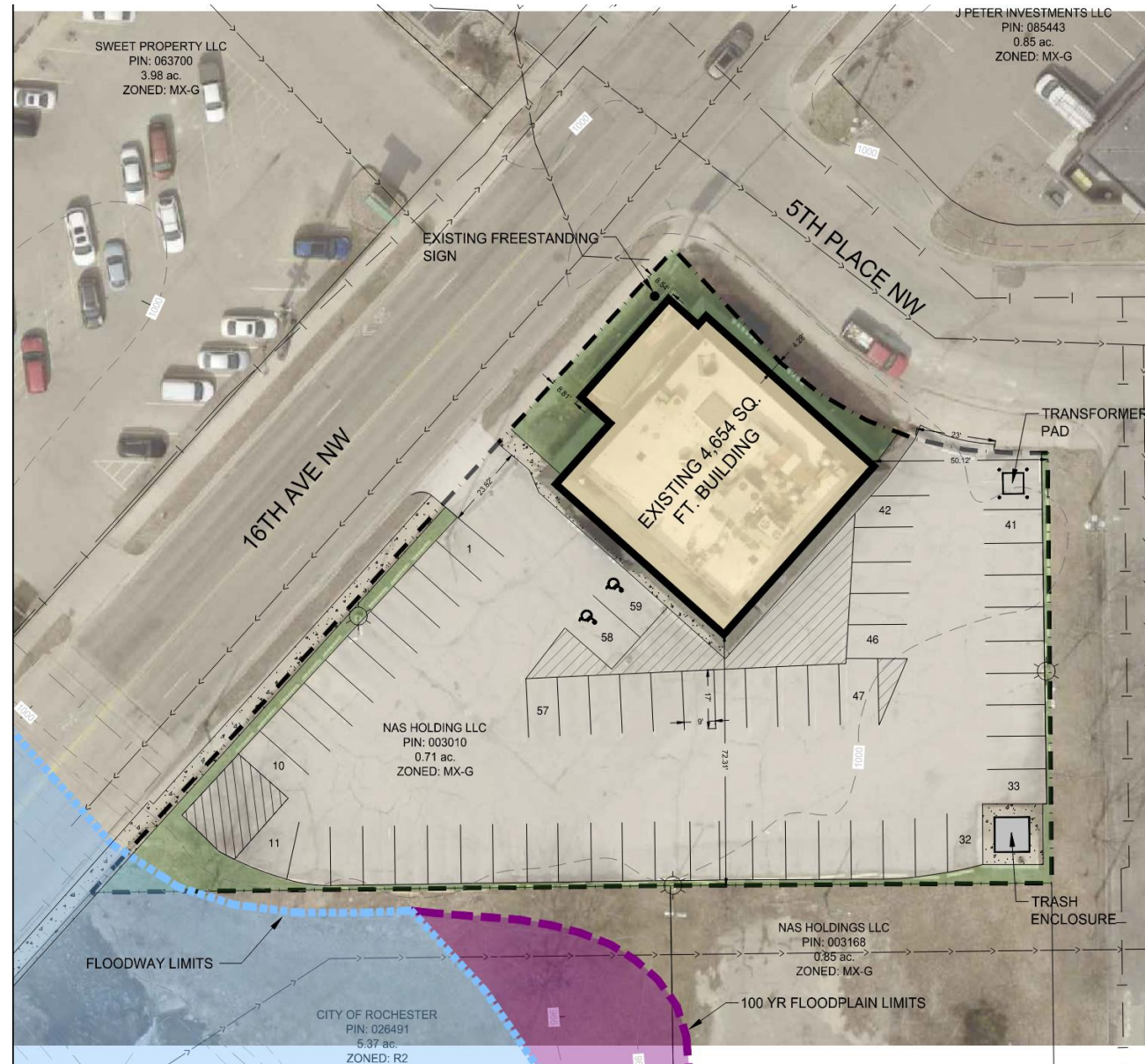
LEGEND	
	DENOTES EXISTING CONTOURS (OLMSTED COUNTY LIDAR 2017)
	DENOTES PROPERTY BOUNDARY
	DENOTES EXISTING LOT LINES
	DENOTES EXISTING STORM SEWER
	DENOTES EXISTING WATERMAIN
	DENOTES EXISTING SANITARY SEWER
	DENOTES EXISTING BUILDING
	DENOTES EXISTING LANDSCAPED AREA
	DENOTES EXISTING BITUMINOUS
	DENOTES EXISTING SIDEWALK
	DENOTES FEMA 100 YEAR FLOODPLAIN
	DENOTES FEMA FLOODWAY
	DENOTES EXISTING LIGHT POLES

- NOTES:
- EXISTING LIGHTING TO REMAIN. SEE PHOTOMETRIC PLAN BY OTHERS.
 - EXISTING PARKING LOT STRIPING TO REMAIN. 59 (9' x17') STALLS PROVIDED.

Landscape Plan

Overgrowth from building vacancy will be removed and replaced with landscaping.

Provided landscaped area = 7%.

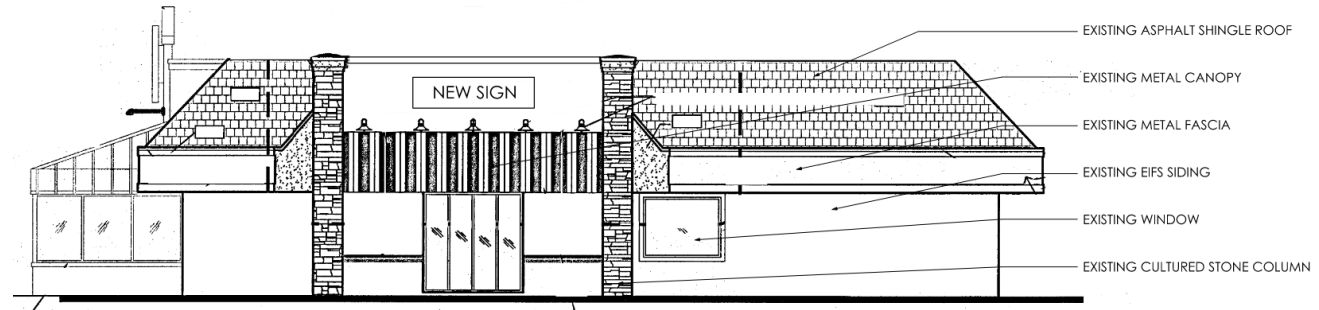


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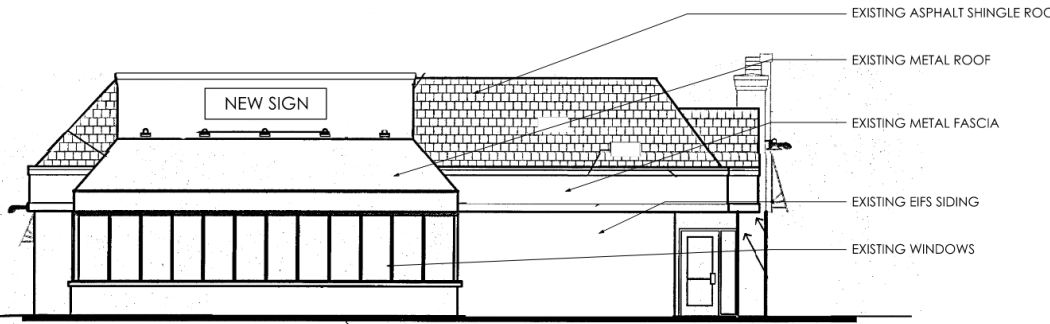
Building Elevation

To remain the same.

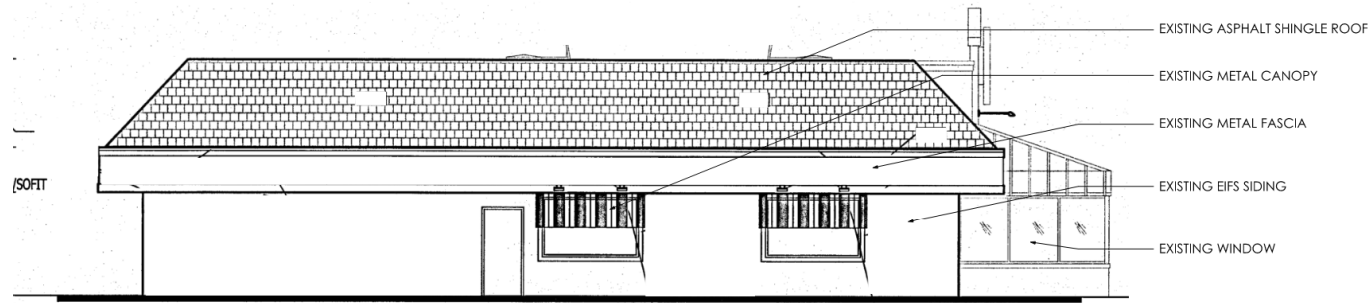


01 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

- TOP OF KEYSTONE
EL. 123'-2"
- TOP of MANSARD
EL. 118'-11 3/4"
- TOP of AWNING
EL. 113'-2"
- TOP of SOFFIT
EL. 111'-11"
- BOTTOM of AWNING/SOFT
EL. 108'-4"
- FINISH FLOOR
EL. 100'-0"

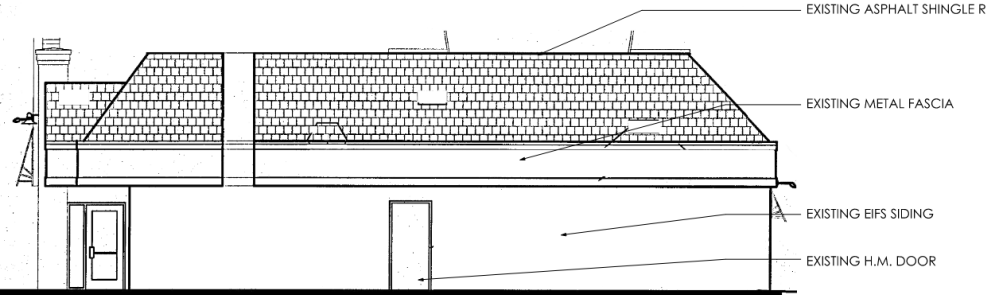


02 WEST ELEVATION
SCALE: 3/16" = 1'-0"



03 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

- TOP OF KEYSTONE
EL. 123'-2"
- TOP of MANSARD
EL. 118'-11 3/4"
- TOP of AWNING
EL. 113'-2"
- TOP of SOFFIT
EL. 111'-11"
- BOTTOM of AWNING/SOFT
EL. 108'-4"
- FINISH FLOOR
EL. 100'-0"



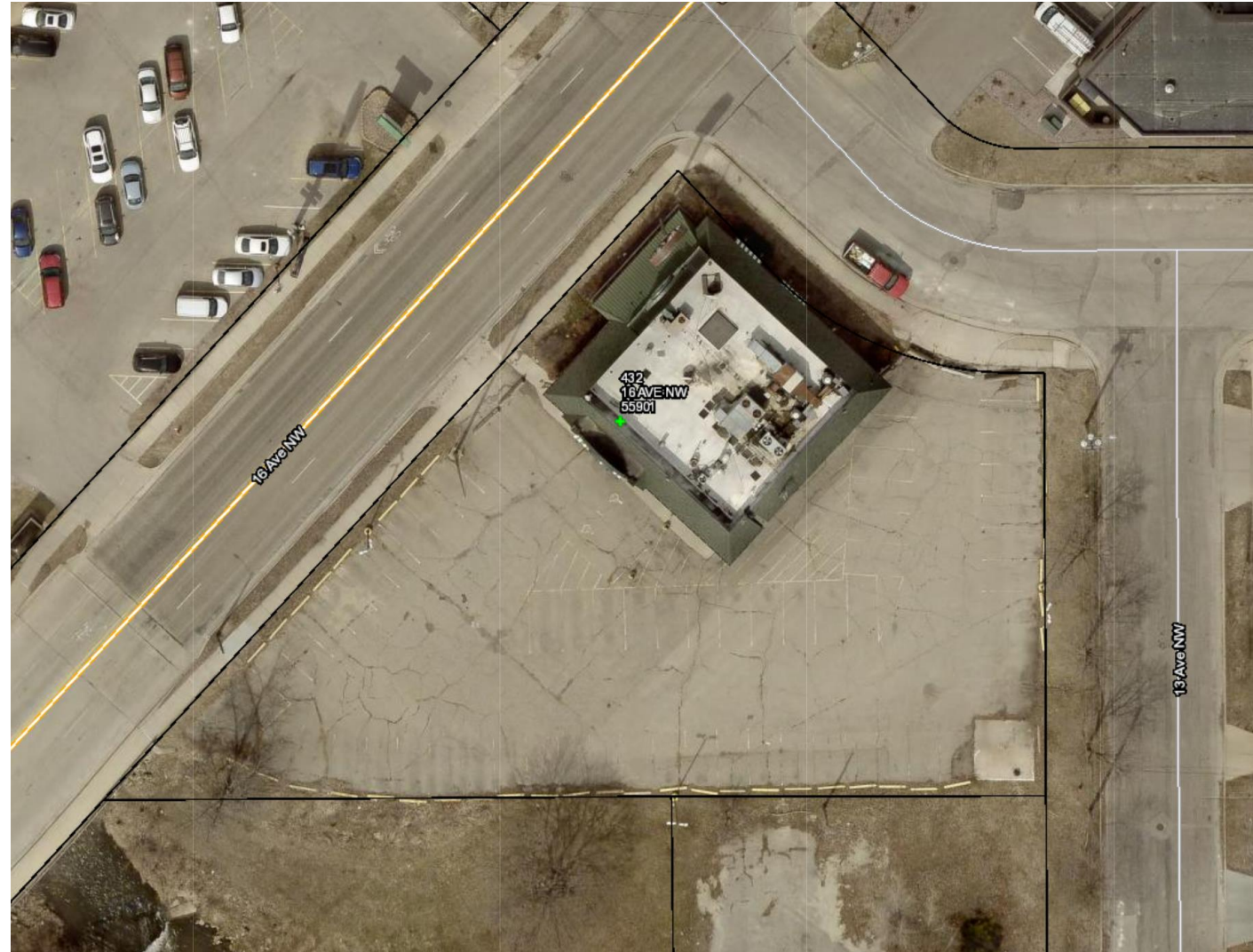
04 EAST ELEVATION
SCALE: 3/16" = 1'-0"

Photometric Plan

N/A – Lighting to remain unchanged.

Traffic Impacts

A TIR waiver has been applied for from the city engineer. Preliminary trip generation reveals the proposed use decreases average daily trips compared to previous restaurant.



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).