Sandwich Shop

September 5, 2024 @ 5:00 PM

Meeting @ Kung Fu Tea

1006 N Broadway Ave

Rochester, MN 55906

Overview

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

Introduction

- Douglas Nguyen
 - Owner
- Paul Armon, AIA
 - Architect at Armon Architecture, Inc.

About our Project

- Change of use from Residential to Neighborhood Food and Service
- Existing building with interior work including new walls, new kitchens, and adjusted restroom layouts.

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

- Parcel ID: 743511016054
 - MXT-COR Transit-Oriented Development Corridor
 - Lot Area: 5,740 (SF)
- Existing 1002 N Broadway AVE
 - Gross Building Area 853 SF
 - Building Height: 20'-0"
 - Setbacks
 - Front (West): 0'
 - Interior Side (North): 5'
 - Street Side (South): 2'
 - Rear (East): 5'
- Proposed 1002 N Broadway AVE
 - Gross Building Area 853 SF
 - Building Height: 20'-0"
 - Setbacks
 - Front (West): 0'
 - Interior Side (North): 5'
 - Street Side (South): 2'
 - Rear (East): 5'



Landscape Plan

 Owner to provide minimal on-site landscaping



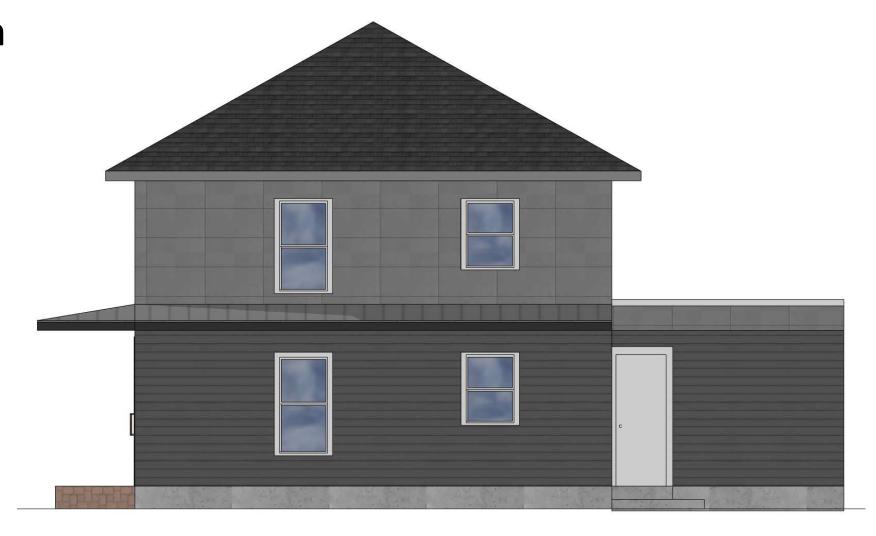
Building Elevation

West Elevation 65% of ground-floor façade area between 3'-8' above grade shall be glazed.



Building Elevation

South Elevation



Photometric Plan

There will be no change to the existing lighting on the site.



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).