

# 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

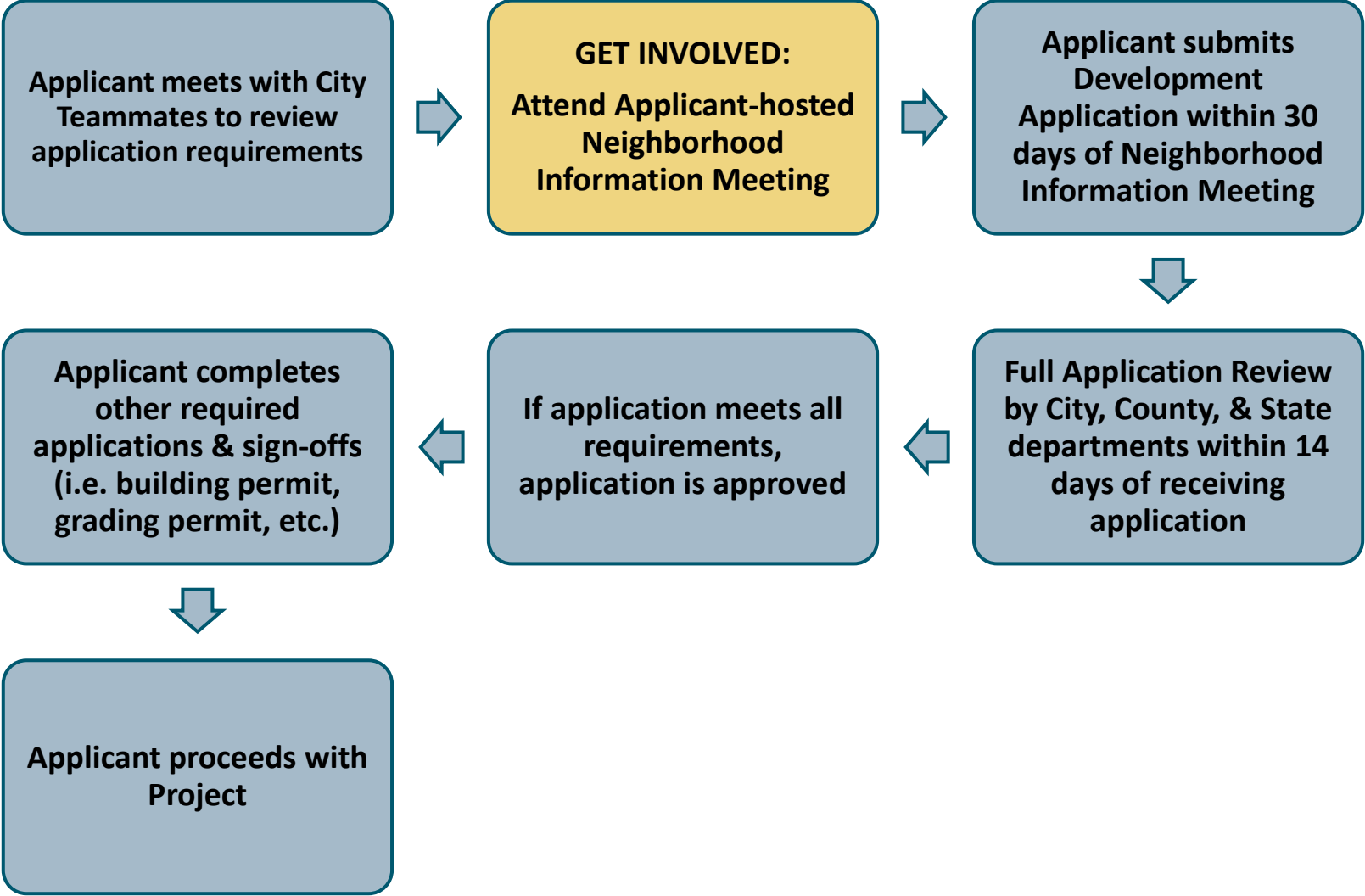
# Introduction

- 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



# 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

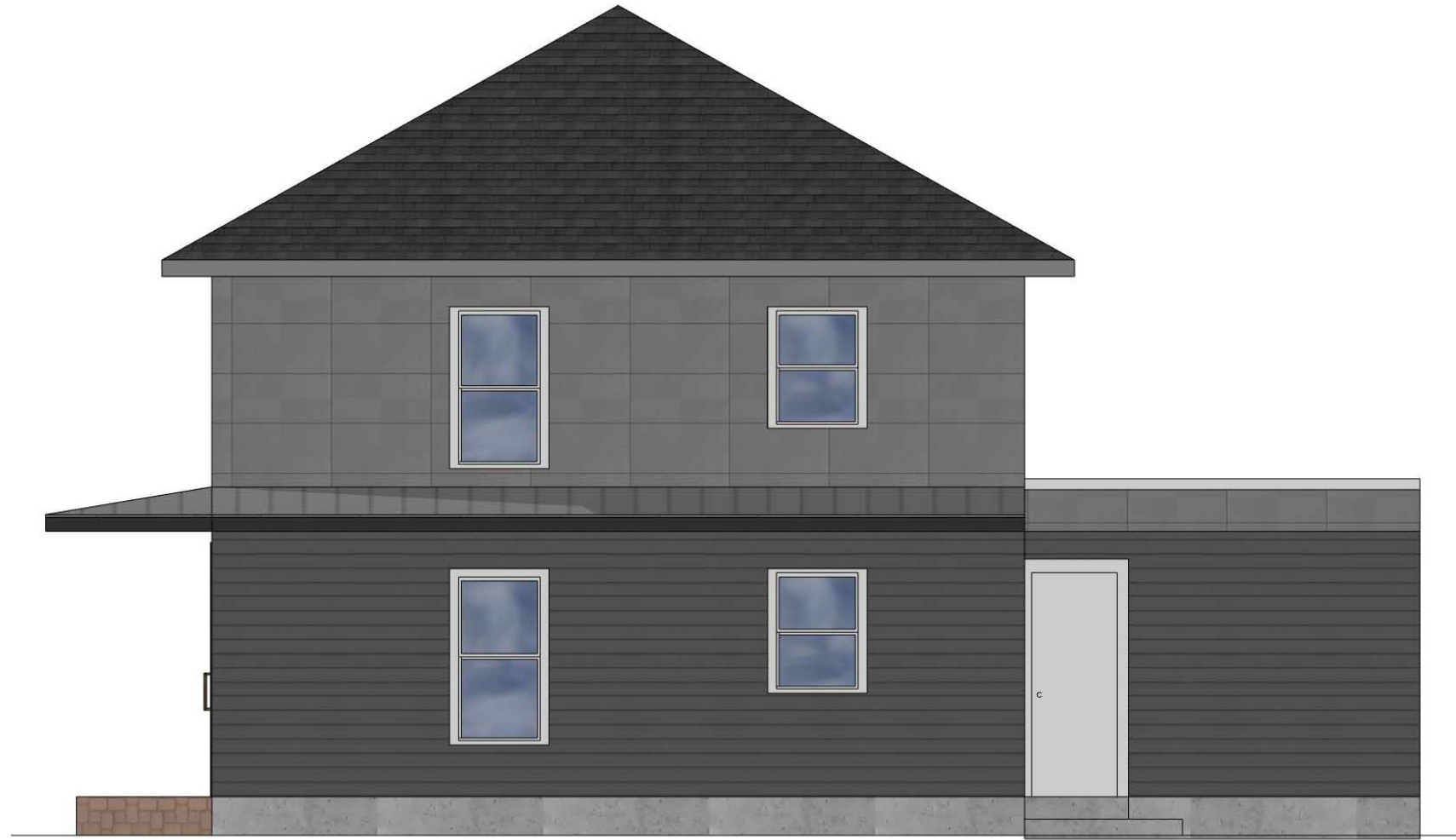
West Elevation 65% of ground-floor façade area between 3'-8' above grade shall be glazed.





# 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](mailto:communitydevelopment@rochestermn.gov) or phone (507-328-2600).