



# Chick-fil-A - Miracle Mile Neighborhood Information Meeting

Chick-fil-A, Inc.  
October 15<sup>th</sup>, 2024

# Overview

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



# Introduction

- **Justin Lurk – Chick-fil-A, Inc.**  
Senior Principal Development Leader  
Development & Construction – Midwest Region  
(573) 268-0957  
[justin.lurk@cfacorp.com](mailto:justin.lurk@cfacorp.com)
  
- **Joe Vavrina, PE – HR Green, Inc.**  
Midwest Regional Director – Land Development  
Civil Engineer Consultant  
(815) 759-8363  
[jvavrina@hrgreen.com](mailto:jvavrina@hrgreen.com)

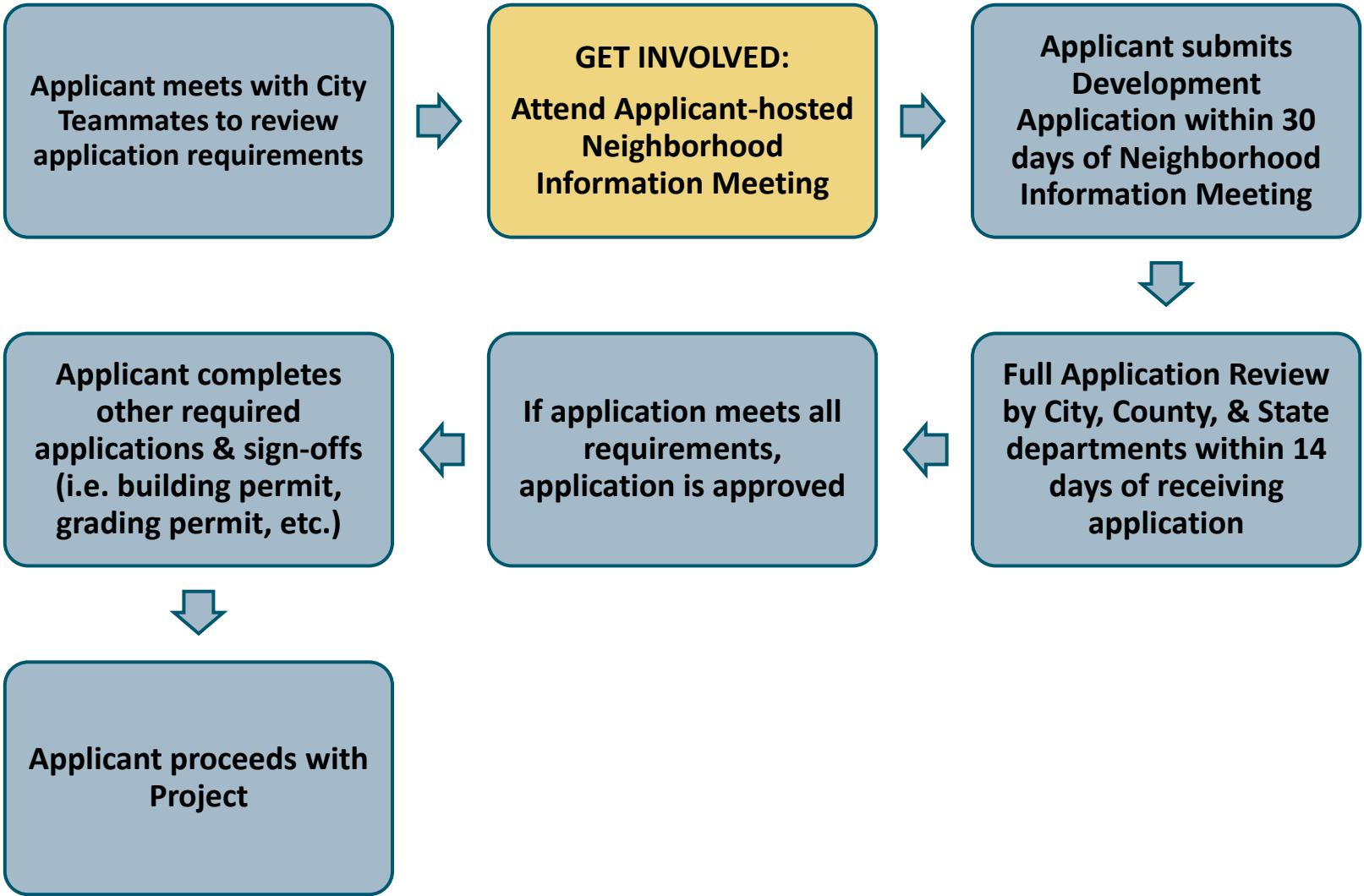


# About our Project

- Address: 300 17<sup>th</sup> Avenue NW, Rochester, MN 55901
  - *Previously Wild Bill's Sports Saloon*
- Demolition of existing building, parking lot & utilities.
- Construction of a 5,000 square foot quick service restaurant, drive-thru lane, parking lot, drive-thru lane canopies, & associated utilities.

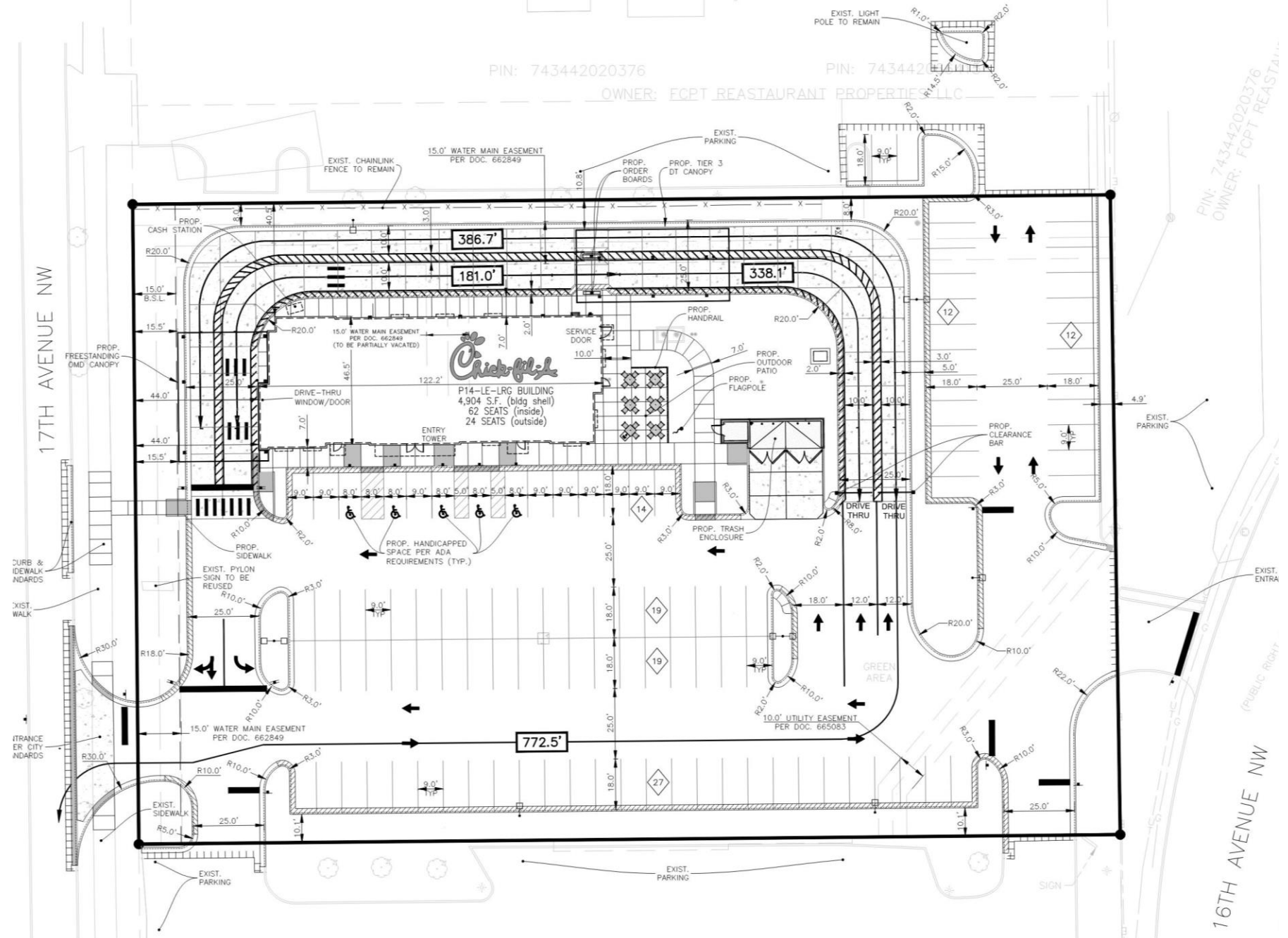


# The Application Process



# Site Plan

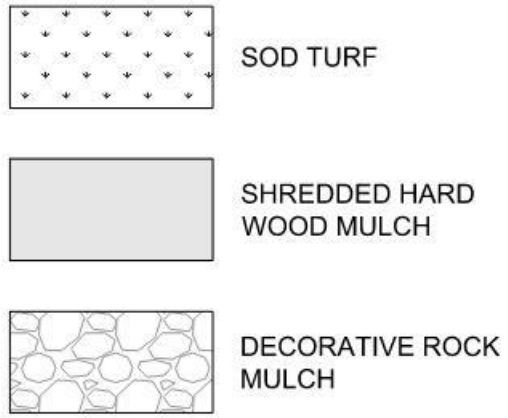
- Floor Area Ratio: 0.06
- Building Height: 20'-10"
- Front Setback
  - Required: 15.0 ft
  - Provided: 44.0 ft
- Side Setback
  - Required: 0 ft
  - Provided: 40.5 ft
- Parking Stalls
  - Required: 49
  - Provided: 103





# Landscape Plan

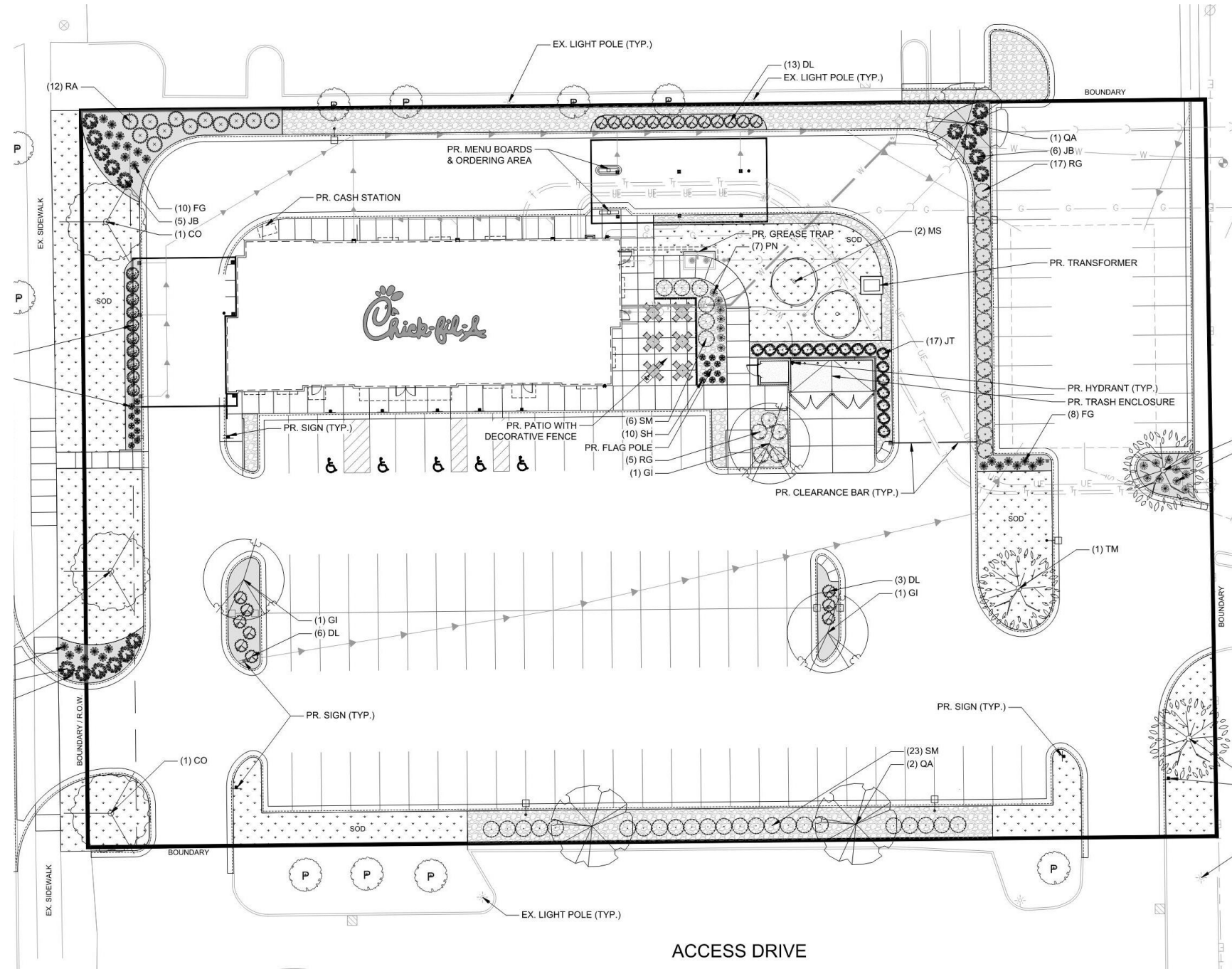
- Landscape Area Required: 7,885 SF
- Landscape Area Provided: 17,024 SF
- Deciduous Trees: 12
- Ornamental Trees: 2
- Deciduous Shrubs: 83
- Evergreen Shrubs: 46
- Grasses: 63



SOD TURF

SHREDDED HARD WOOD MULCH

DECORATIVE ROCK MULCH



# Building Elevations

- Height: 20'-10"
- Footprint: 4,904 SF
  - Length: 122'-2"
  - Width: 46'-6"
- Brick Veneer
  - Dark Brown
  - Light Brown
- Prefinished Metal Coping
  - Midnight Bronze
- Wall Signs on all 4 Facades



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - EAST



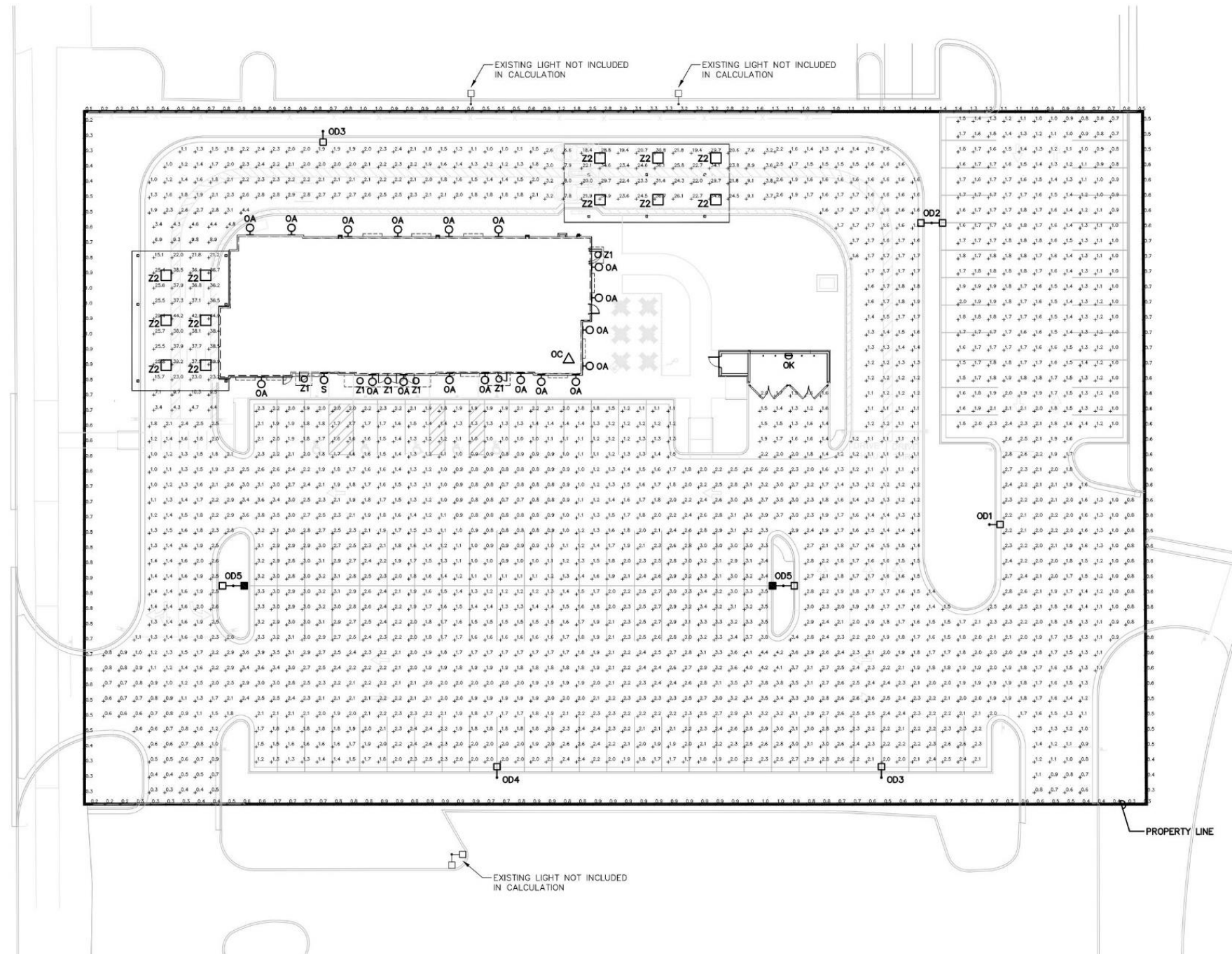
EXTERIOR ELEVATION - WEST





# Photometric Plan

- Light Poles
- Canopy Lights
- Building Sconces
- Photometric Statistics
  - Average: 1.9 FC
  - Maximum: 4.4 FC
  - Minimum: 0.3 FC



# Traffic Impacts

TRIP GENERATION								
Land Use	Am Peak Hour		Mid Day Peak Hour		PM Peak Hour		Saturday Peak Hour	
	In	Out	In	Out	In	Out	In	Out
Existing CFA Data (Burnsville, MN Site Comparison) (1)	38	40	203	202	117	92	159	171
<b>Total Trips</b>	<b>38</b>	<b>40</b>	<b>203</b>	<b>202</b>	<b>117</b>	<b>92</b>	<b>159</b>	<b>171</b>
Pass-By Trip Reduction (40%) (2)	15	15	81	81	47	47	64	64
<b>Net New Trips</b>	<b>23</b>	<b>25</b>	<b>122</b>	<b>121</b>	<b>70</b>	<b>45</b>	<b>95</b>	<b>107</b>

(1) Site traffic at Eden Prairie not used for comparison due to local construction activity.

(2) Pass-by trips applied to inbound only.



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).

