



ACME Rochester Fit-up

General Development Plan

October 30, 2024



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Introduction



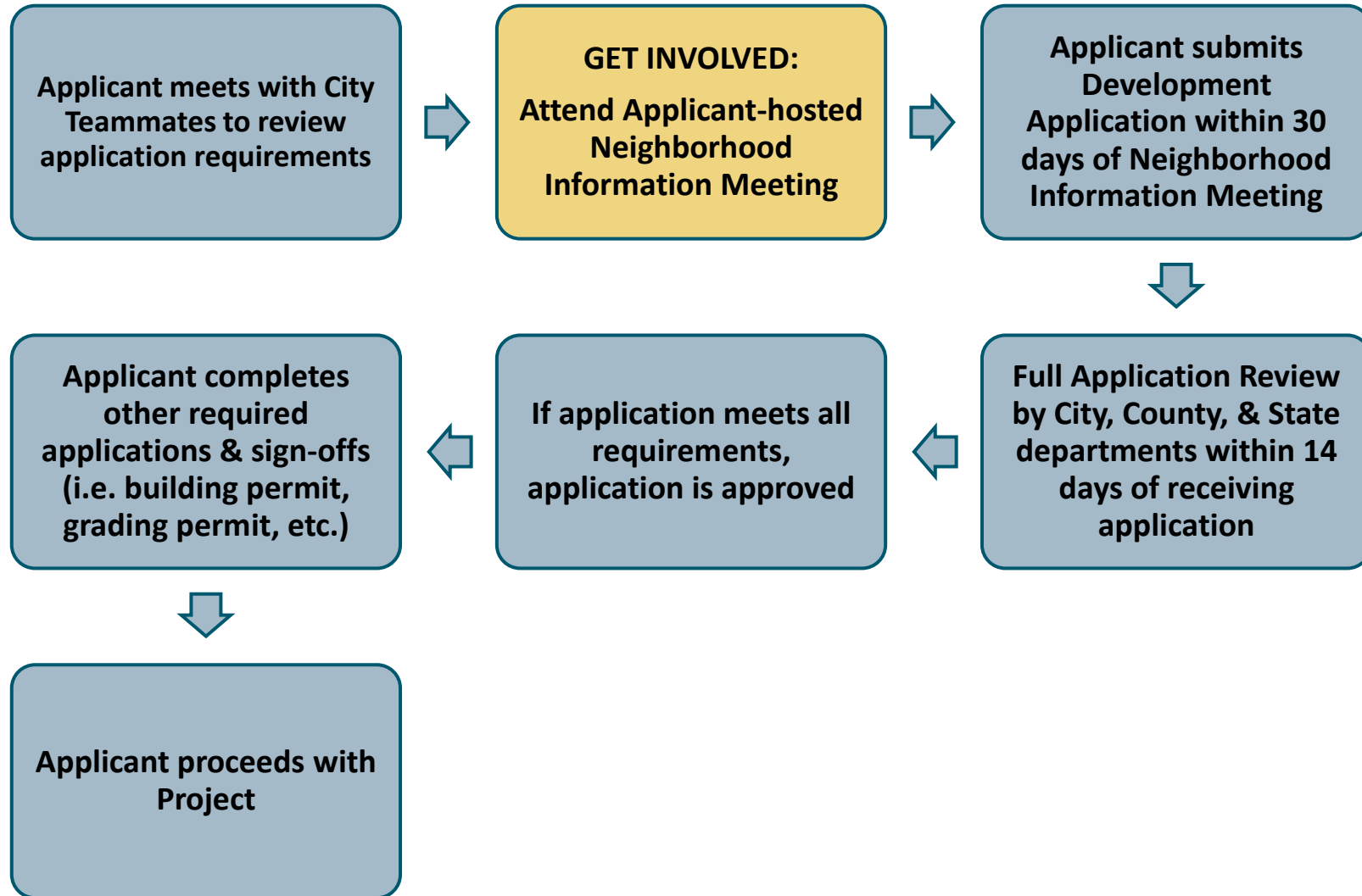
- Architect of Record providing architectural planning and design, interior design, and construction administration
- ACME is a retail chain with locations throughout Minnesota, North Dakota, and Iowa, specializing in power tools, outdoor power equipment, and tool accessories
- Our goal for this project is to bring a valuable contribution to Rochester's economic well-being by increasing the area's retail footprint and space recycling opportunities

About our Project

The ACME Tools project is a single-story masonry building consisting of 43,900 SF interior and exterior fit up of an existing retail store. The project will include:

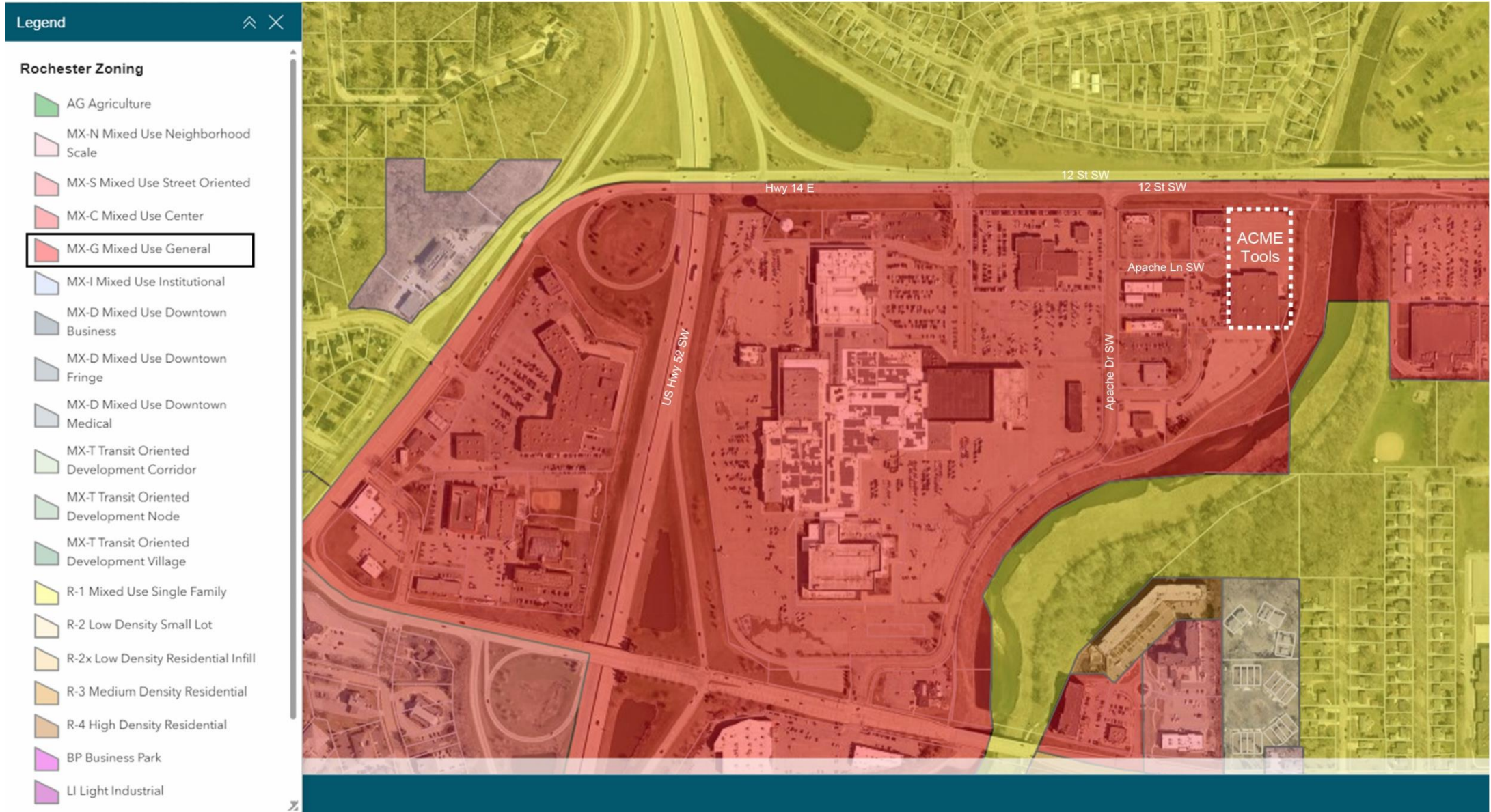
- Spacious showroom retail space and well-stocked warehouse
- Dedicated service department for electric motor repair and gas engine maintenance
- Back of house spaces include office space, breakroom, and training room
- All new mechanical and electrical systems

The Application Process



Existing Zoning District

MX-G Zoning: Mercantile is an approved project type for this zone.



Proposed Street Layout & Densities

All existing conditions are to remain in place.

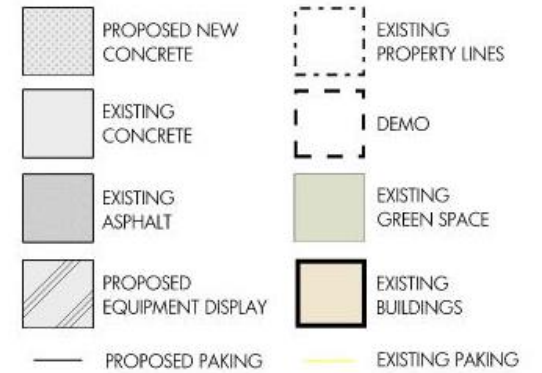
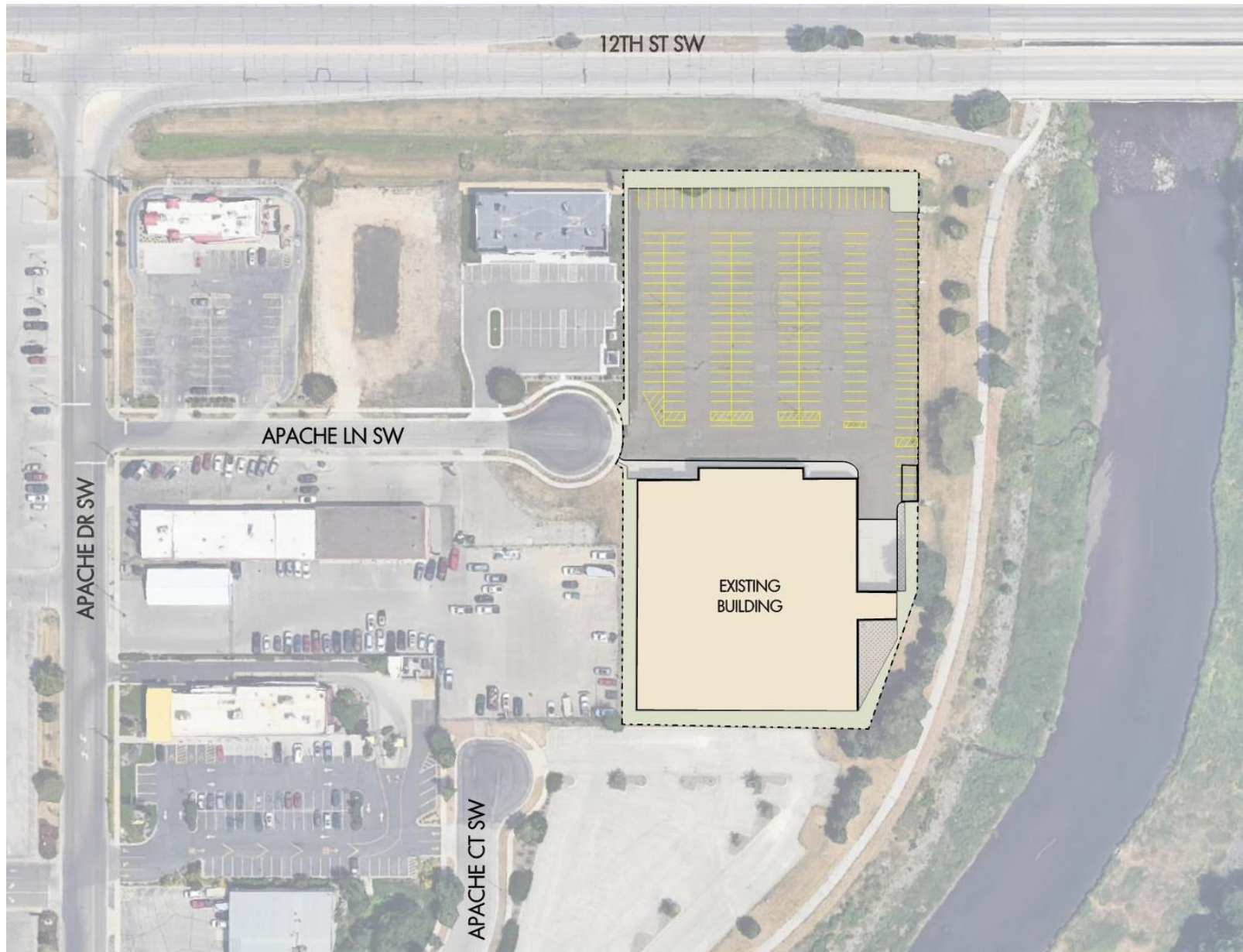


Future Project Details | Building Elevation

Exterior modifications to front of building



Future Project Details | Site Plan



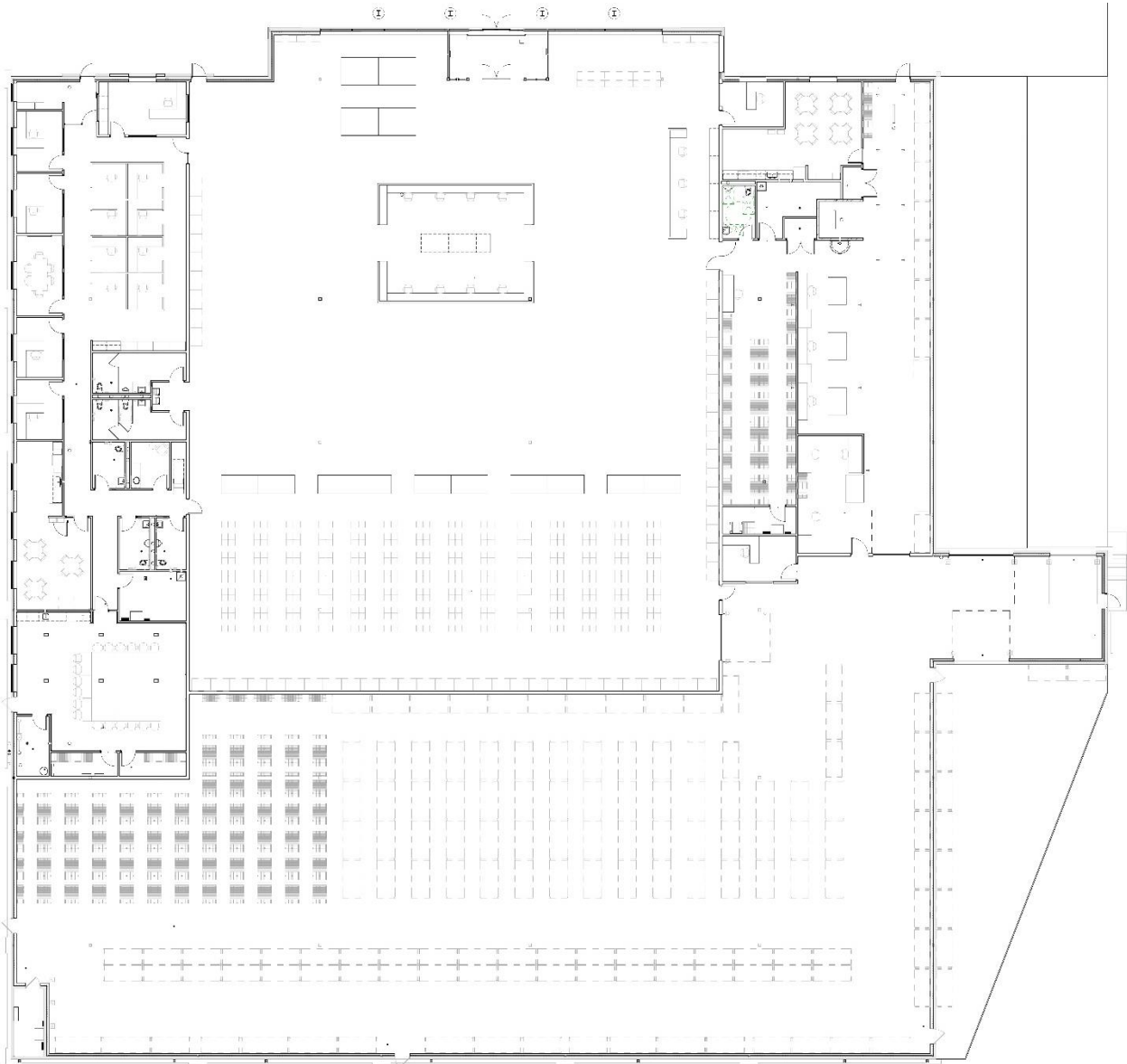
Parking Updates:
Mill and overlay

Future Environmental Features:
All existing conditions are to remain in place

Landscape Plan:
All existing conditions are to remain in place

Future Project Details | Floor Plan

Interior fit-up



Photometric Plan:

All existing conditions are to remain in place

Traffic Impacts

The traffic impact on Apache lane will be minimal in relation to ACME's increased business presence in the area. The reason for this is that the main cliental for ACME tools is the construction worker. Construction workers intend to retrieve their tools and return to their job sites quickly. Reducing the time they are in the store and away from the job site. This is how they become profitable in our growing economy.



SERVICE

Q&A

ACME TOOLS



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).