

Advantage Custom Paint

Presentation by Mark Welch / G-Cubed Inc. on Behalf of Greg Austin

August 12th, 2025

6:00 PM

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Site Plan
 - Landscape Plan
 - Building Elevation
 - Photometric Plan – To be updated by time of meeting
- Traffic Impacts
- Q&A

Introduction

- Mark Welch – P.E., G-Cubed Engineering
 - Senior Vice President – Civil Division Chief
- Greg Austin
 - Owner of Advantage Custom Paint

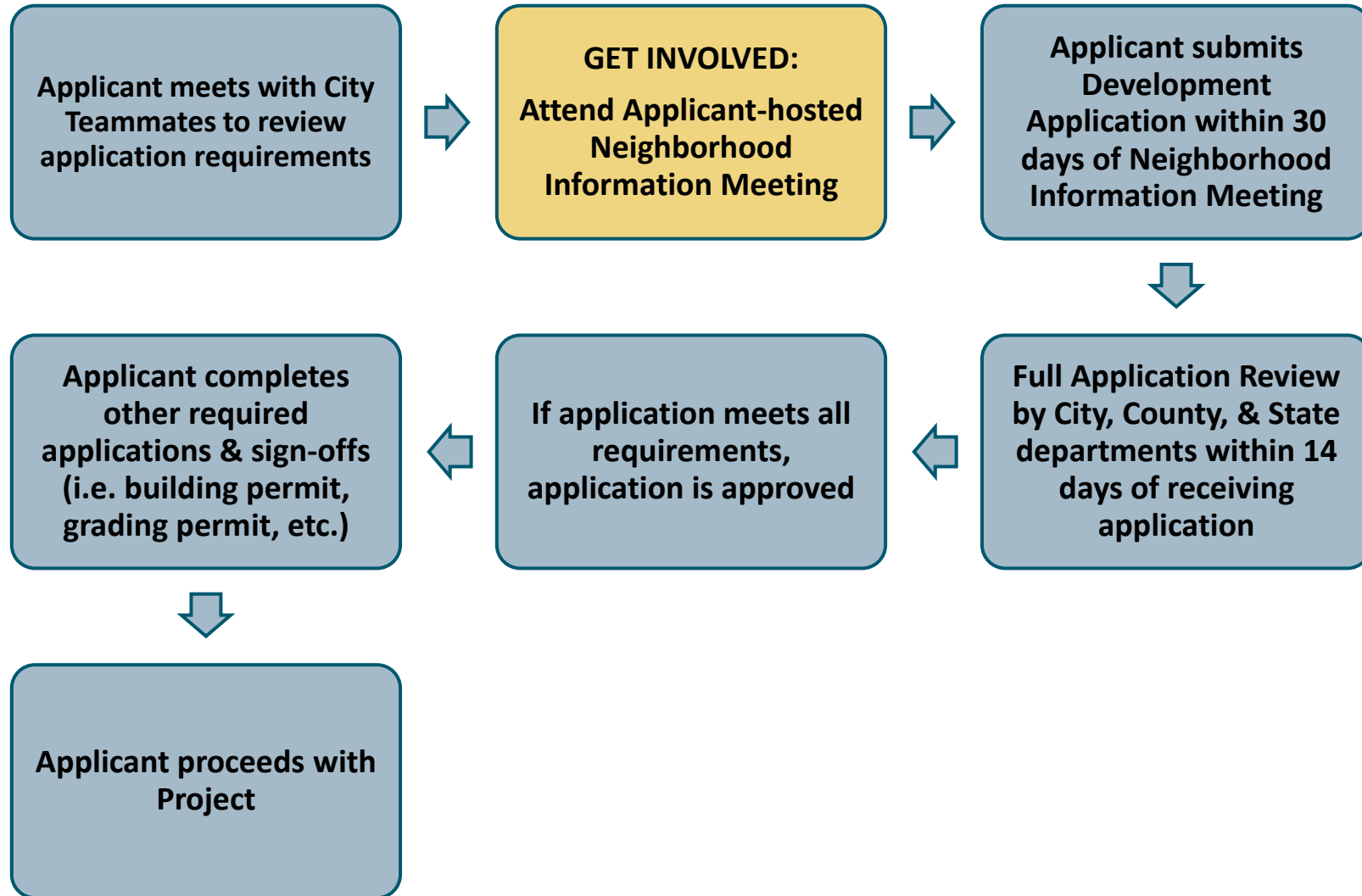


About our Project

Location: The project is located at the northwest intersection of 7th St NW and West Frontage Rd Hwy 52 NW. The site is south of John Hardy's and East of Nolans Place.

Proposal: The construction of Advantage Custom Paint and Collision repair along with the associated parking and drives.

The Application Process



Site Plan

Zoned: LI (Light Industrial)

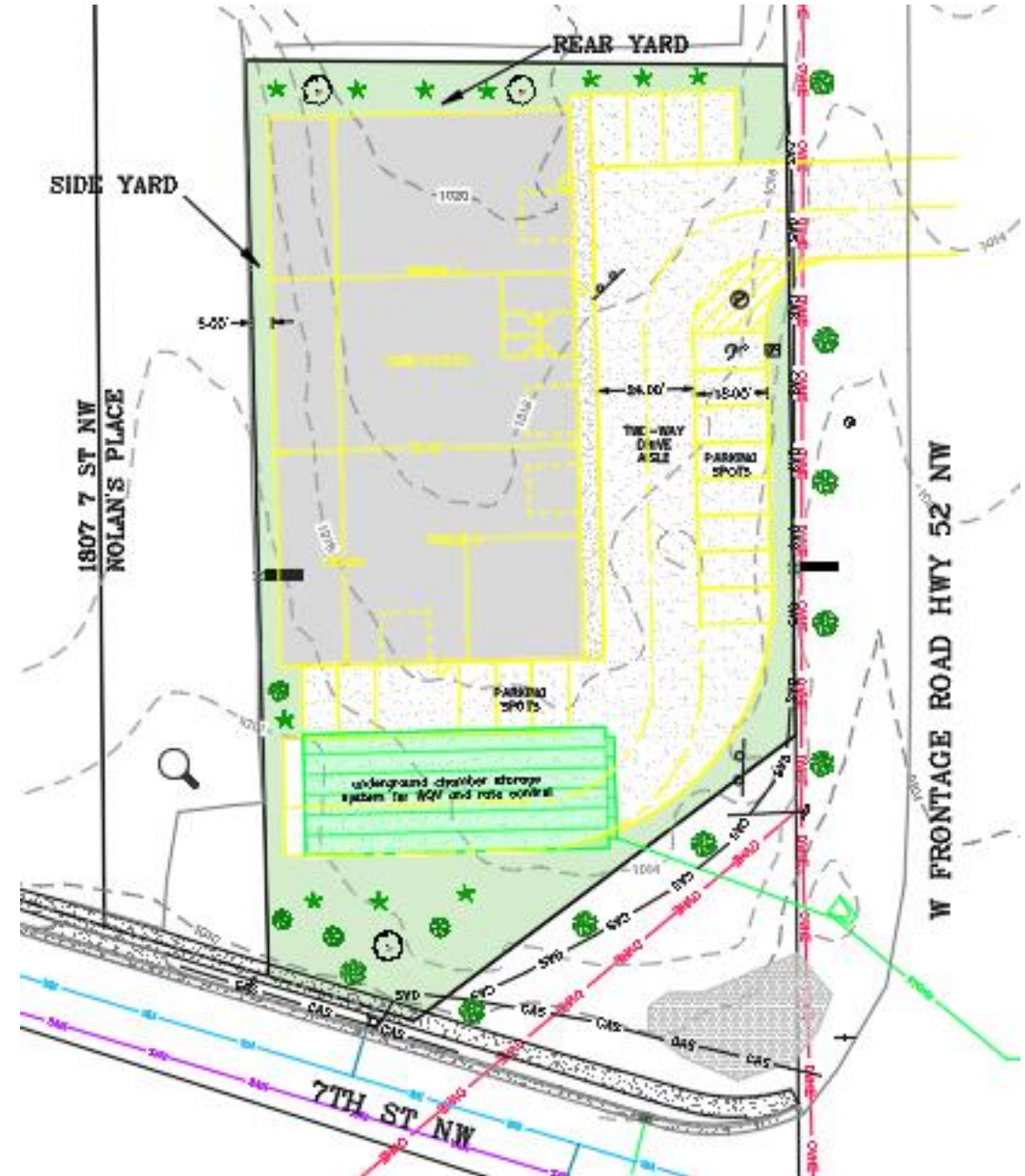
Setbacks:

- Front: 25
- Rear: 10
- Street Side: 12

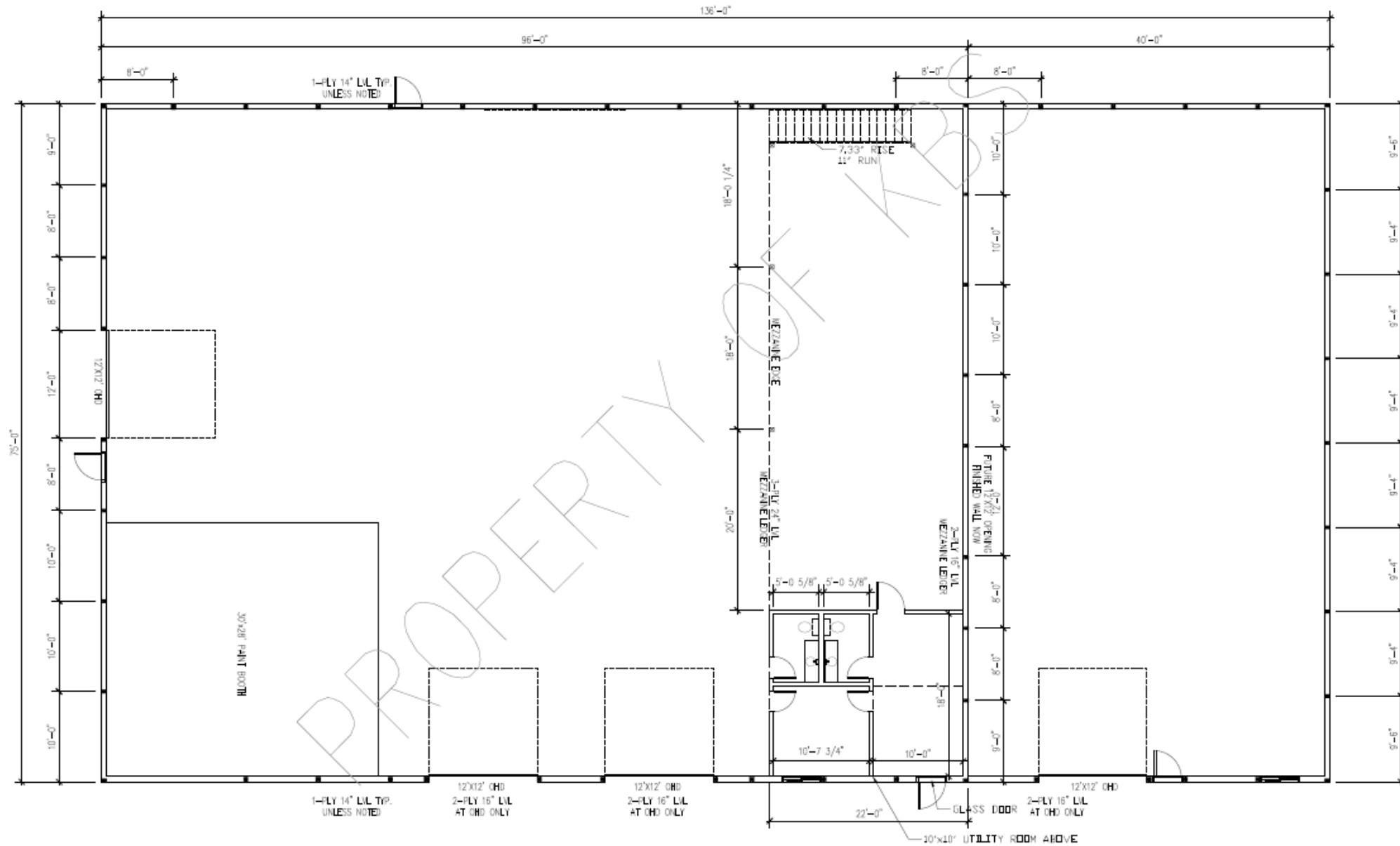


Landscape Plan

- For LI zoning, there is a minimum of 3 canopy trees; 4 understory trees; and 3 deciduous or evergreen shrubs for every 30 feet of lot frontage, planted at least 3 feet apart on center.
- For LI zoning, boulevard trees must be planted at a rate of 1 tree per 35 linear feet of lot frontage.
- Boulevard trees: 10 required
- Plantings: 3 canopy trees, 4 understory trees, and 11 shrubs are required.



The proposed building dimensions are 136' X 75'



Photometric Plan

To be updated by time of meeting.

Traffic Impacts

- The proposed site for Advantage Custom Paint is being considered under land use code 942 (Automobile Care Center) because of its designated use as a business that provides automobile-related services, such as repair and servicing. The square footage of the building is going to be 10,200 sq. ft. According to the Trip Generation Manual 10th Edition, for land use 942 there is an average rate of 31.70 daily trips per 1,000 sq. ft. Based on this data, there will be an average increase in daily trips of about 324 trips. This value is well below the 750 minimum required for a Traffic Impact Analysis. Also, it is believed that the impact to traffic in the area will not be significant, and therefore it is being requested that the site be exempt from / Waived of TIS.

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).