

First Meeting Noodle

Presentation by Mark Welch / G-cubed Inc. on behalf of First Meeting Noodle

Tuesday October 21st, 2025

5:00 pm

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Site Plan/Grading Plan
 - Landscape Plan
 - Building Elevation
 - Photometric Plan – to be added when complete
- Traffic Impacts
- Q&A

Introduction

Mark Welch – P.E., G-Cubed Engineering

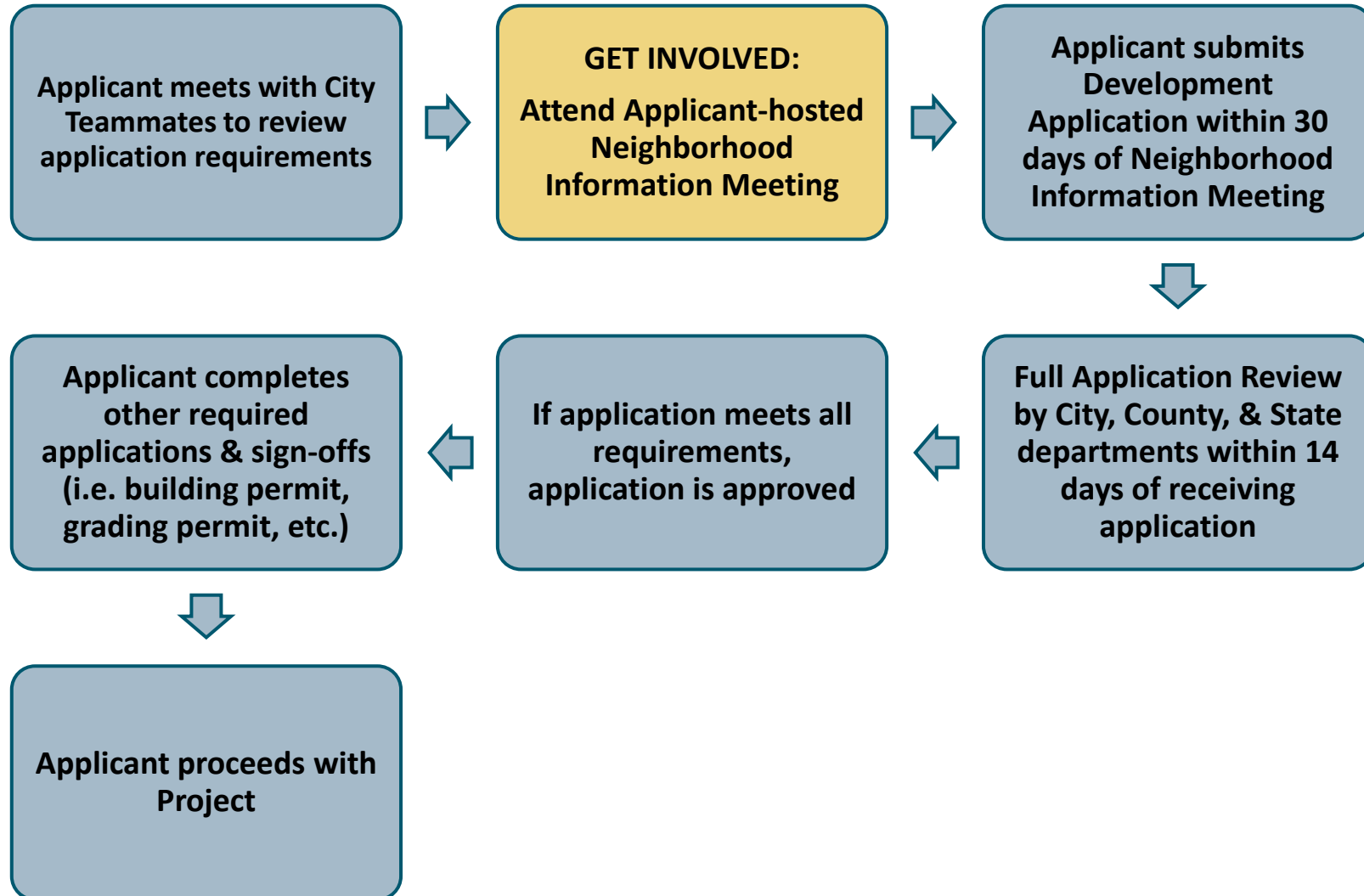
- Senior Vice President – Civil Division Chief

About our Project

Location: Villa Road NW (address to be assigned). East of Firestone Complete Auto Care, on the North side of 55th St NW across from Affinity Credit Union and Kwik Trip.

Proposal: A First Meeting Noodle restaurant and associated parking and drives.

The Application Process



Site Plan/Grading Plan

Zoning: MX-N – Mixed Use Neighborhood Scale

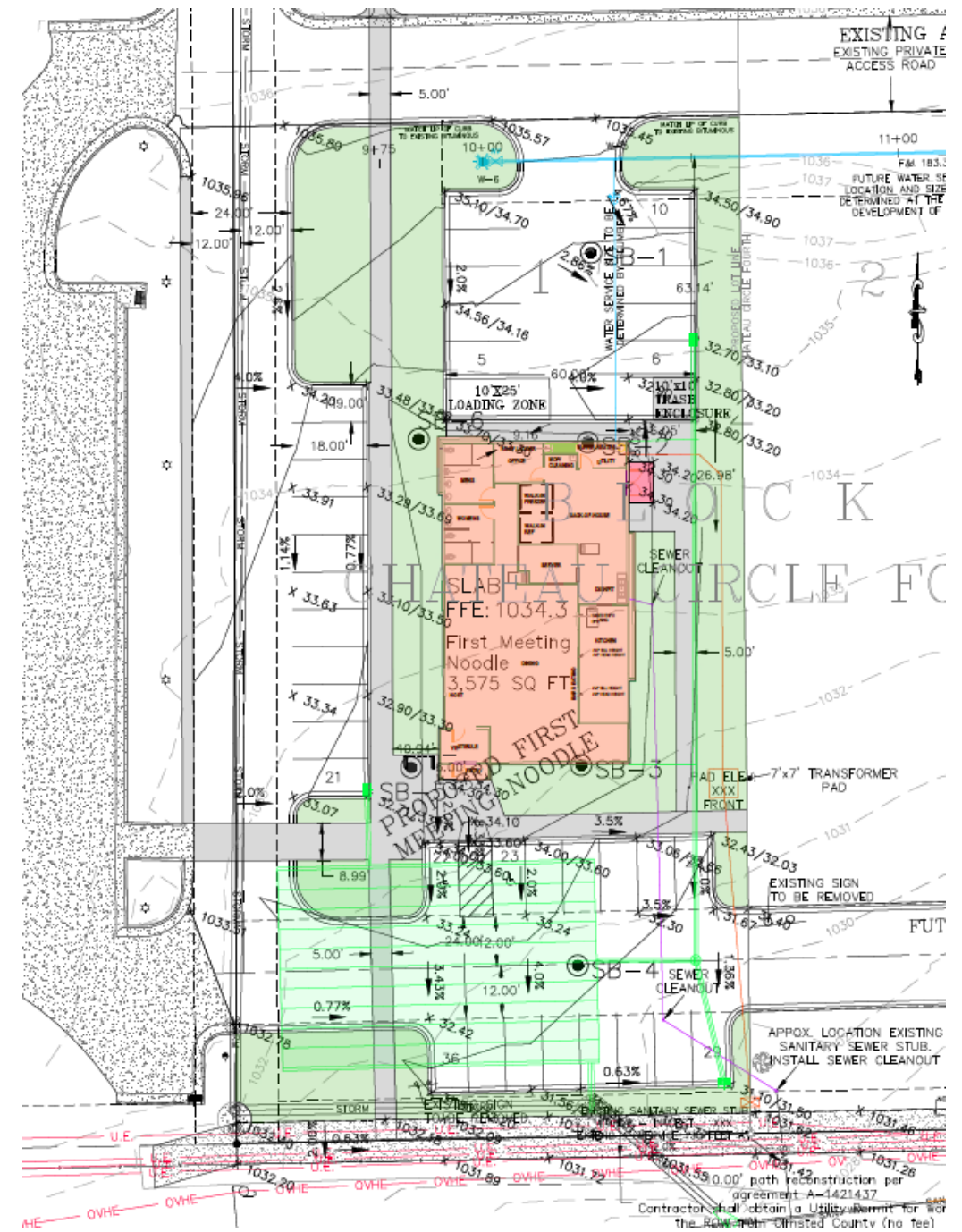
- The MX-N district is intended to maintain and provide for a mix of low-intensity commercial and residential uses in areas adjacent to more traditional residential districts

Table 200.03-7 MX-N Lot and Building Standards

Lot Dimensions (Minimum)		
Lot Area		None
Lot Width		None
Building Setbacks (Minimum or Maximum, in feet)		
A Front		None to 15 (maximum)
B Interior Side		5
Street Side		7
Minimum Sum of Interior Side Yards		10
C Rear		5
Building/Structure Height (Maximum in feet)		
D Primary Structure		24
Accessory Structure		15 [1]
NOTES		
[1] 24 feet for Accessory Dwelling Units.		

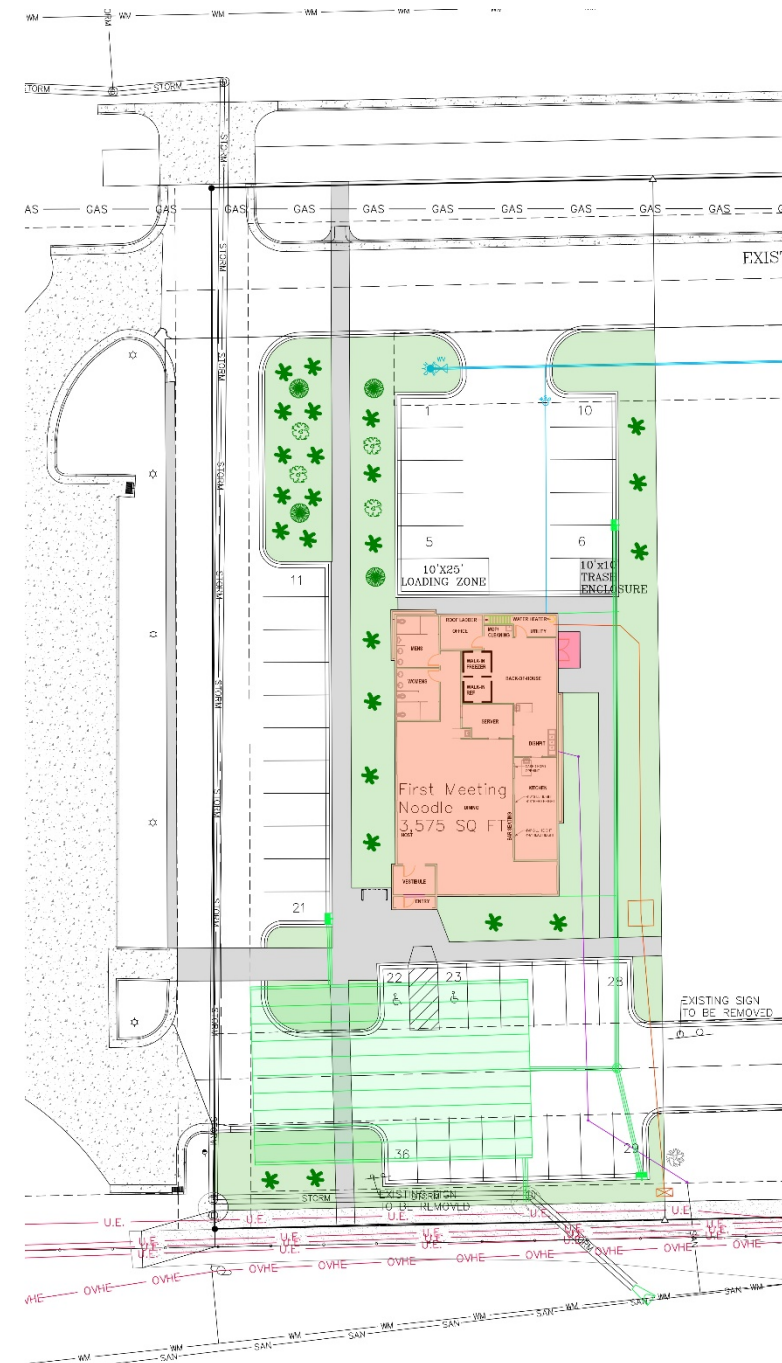
Grading

- The site gradually slopes from north to south. Grading will follow the existing contours.
- Catchbasins will capture stormwater runoff and route it to a chamber system on site, which will then connect to the existing storm infrastructure on the south side of the site.



Landscape Plan

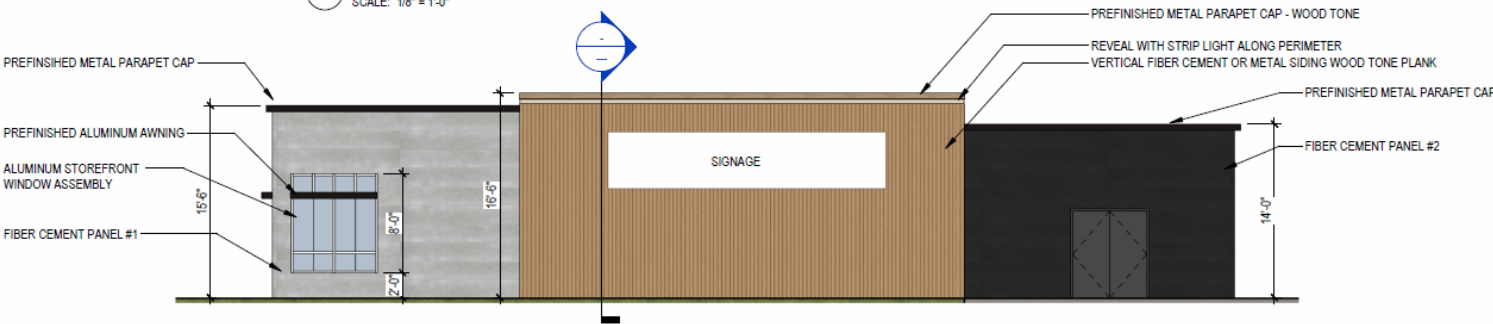
- There are existing boulevard trees along Villa Road NW – no new boulevard trees required
- For MX-N zoning, there is a minimum standard of 1 canopy tree, 1 understory tree, and 6 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet apart on center. The preliminary landscape plan takes into account locations where plantings are undesirable due to easements, sight lines or safety reasons.
- 1 canopy tree, 1 understory tree, and 24 deciduous or evergreen shrubs required



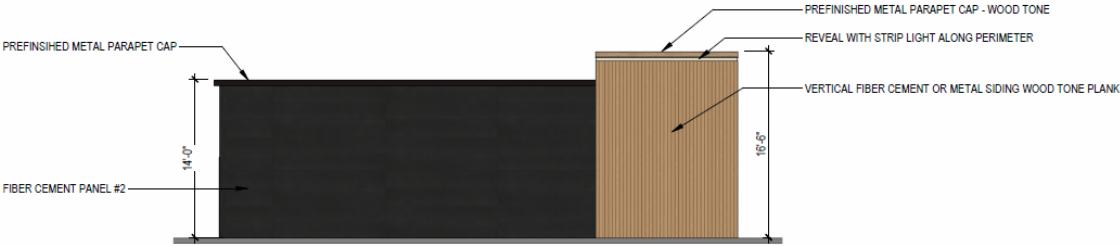
Building Elevation



1 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

Photometric Plan

A photometric lighting plan will be completed and submitted along with the Site Development Plan.

Traffic Impacts

There was a traffic study completed for the Chateau Circle subdivision in 2017, and this falls within the trip generation that was studied. This restaurant will generate approximately 29 AM peak hour trips, 27 PM peak hour trips, and 322 total weekday trips. A waiver for a further Traffic Impact Study was applied for and granted by the city based on the previous traffic study.

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).