



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Melissa DeBoer

**RE:** Hy-Vee Parking Lot Addition – Site Plan

**DATE:** August 22, 2017

**GENERAL INFORMATION:**

**Applicant:** Hy-Vee, Inc.

**Requested Action** Site Plan Approval

**Location and Size:** Property is located at the northwest corner of Hickman Road and NE Alice's Road, containing approximately 3.11 acres.

**LAND USES AND ZONING:**

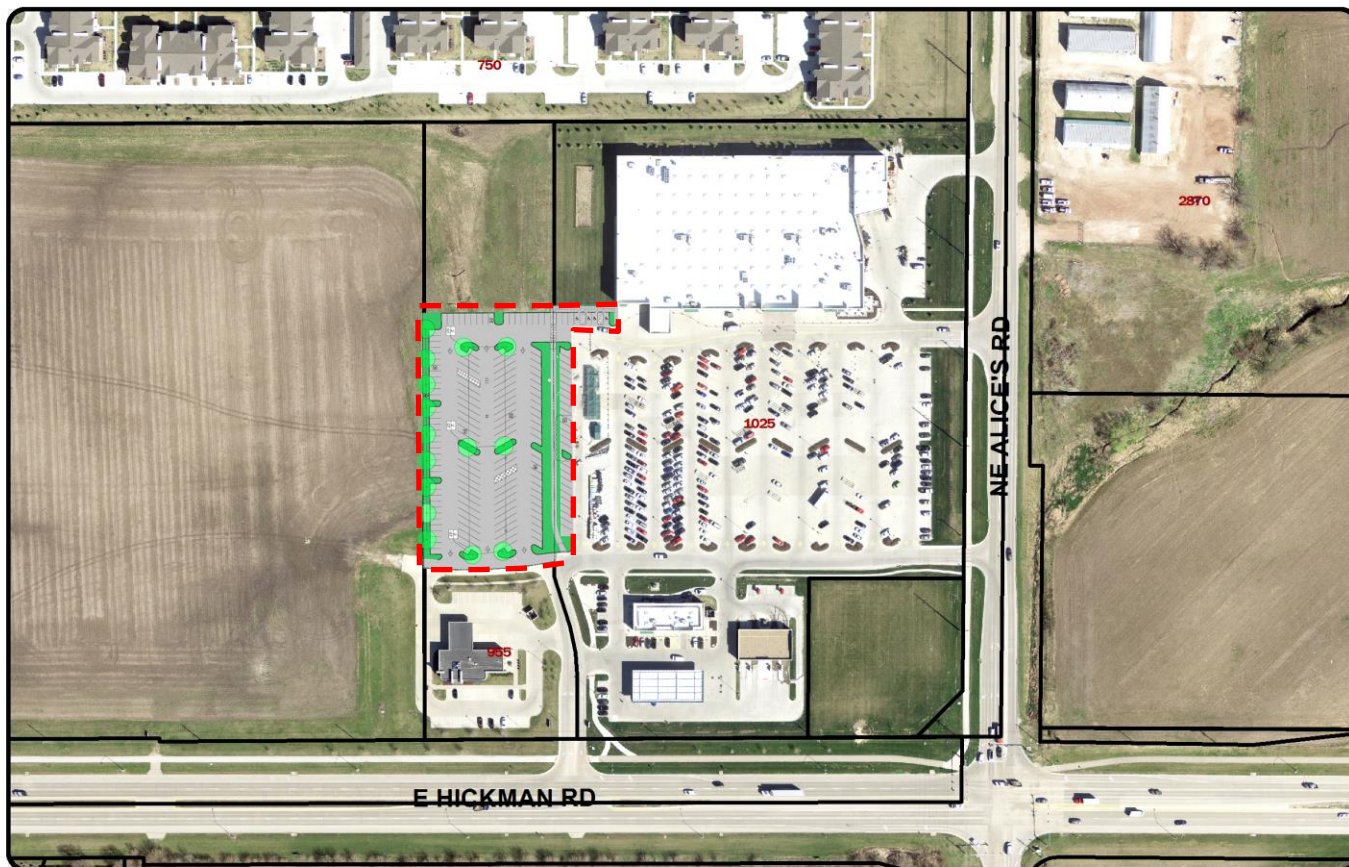
Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	Community Village	C-1B
North	Springs at Waukeee Apartment Complex	Neighborhood Residential	R-3
South	West Bank (Bank)	Community Village	C-1B
East	Hy-Vee (Grocery Store)	Community Village	C-1B
West	Vacant / Undeveloped	Community Village	C-1B

**BACKGROUND:**

The subject property is located at the northwest corner of Hickman Road and NE Alice's Road. The property is currently undeveloped and located immediately to the west of the existing Hy-Vee building and Hy-Vee parking lot. The applicant, Hy-Vee, is requesting approval for a site plan for an addition to the parking lot.

**PROJECT DESCRIPTION:**

The project involves the addition of 196 total parking spaces for the Hy-Vee parking lot. This would make for a total of 746 spaces between the existing parking lot and this proposed addition. The parking lot addition includes restriping of the most western row of parking spaces within the existing parking lot from 90° spaces to 60° angled parking spaces and adding a landscape island to break up the parking spaces within that existing row. The addition also includes four ADA accessible stalls immediately southwest of the existing Hy-Vee building as well as a striped pedestrian crosswalk on the north side of the parking lot connecting the existing sidewalk to the building. Several landscaped islands are proposed throughout the parking lot addition, consistent with the current parking lot.



**ABOVE:** Aerial of the site plan (outlined in **RED**) in relation to the surrounding properties.

**SIDEWALKS/TRAILS:**

The existing 8 foot wide pedestrian connection that runs north and south through the parking lot is to remain. In addition, a pedestrian crosswalk is provided at the north side of this existing sidewalk providing a pedestrian connection to the existing building.

**UTILITIES:**

Storm water detention is provided through the existing detention basin located on the north side of NE Horizon Drive, immediately west of NE Alice's Road. This detention basin is known as the Prairie Crossing Detention Basin.

**STAFF RECOMMENDATION:**

At this time staff is comfortable with the site plan and would recommend approval of the site plan subject to remaining staff comments.

**CITY OF WAUKEE**

Melissa DeBoer, AICP  
Planner II