



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Hy-Vee Fast & Fresh – Site Plan

DATE: December 28, 2017

GENERAL INFORMATION:

Applicant:

Hy-Vee, Inc.

Requested Action

Site Plan Approval

Location and Size:

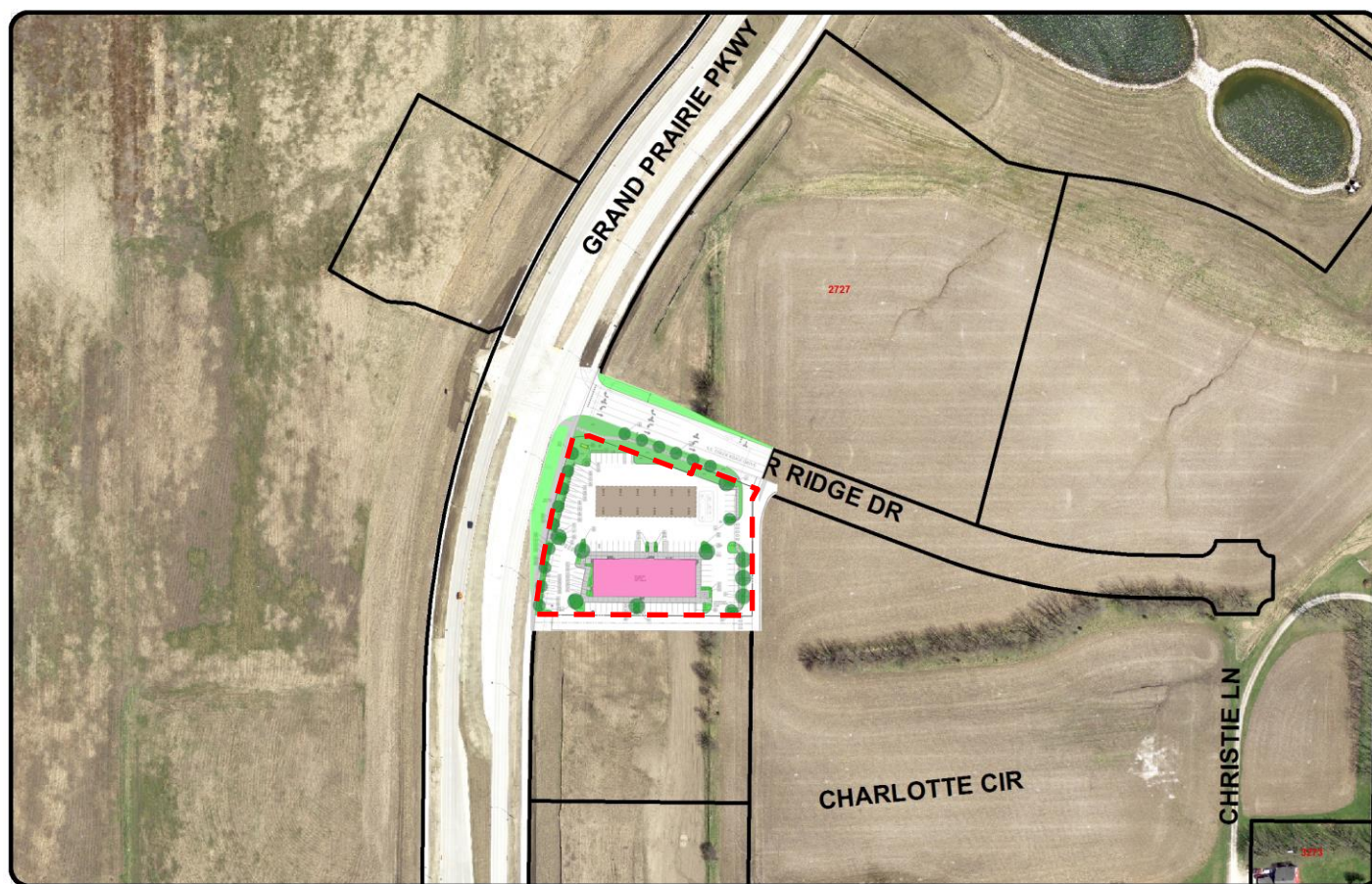
Property is generally located east of Grand Prairie Parkway and south of SE Esker Ridge Drive and contains approximately 2.06 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Kettlestone Retail Community	K-RC
North	Office (Holmes Murphy)	Kettlestone Office	K-OF
South	Undeveloped	Kettlestone Retail Community	K-RC
East	Undeveloped	Kettlestone Retail Community	K-RC
West	Undeveloped	Kettlestone Retail Community	K-RC

BACKGROUND:

The subject property is located east of Grand Prairie Parkway and south of SE Esker Ridge Drive, just north of Ashworth Road, and contains 2.06 acres. The applicant, Hy-Vee, Inc., is requesting approval of a site plan in order to construct a gas station and convenience store.



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

PROJECT DESCRIPTION:

The project involves the construction of a single-story, Hy-Vee convenience store that is proposed to be 10,600 square feet in area along with a fuel canopy and 12 fuel pumps. A monument sign is planned at the northwest corner of the site. The fuel storage tanks will be located underground on the northeast side of the property.

ACCESS AND PARKING:

There will be one main access point to this site off of SE Esker Ridge Drive. This access is a private drive and includes an ingress/egress easement to allow for access to the surrounding properties as they develop. The private drive includes two access points into the subject site. The driveway located on the south is a shared access.

The K-RC zoning district requires one parking space per 250 square feet of retail/office space. The proposed use requires 42 parking spaces and the site plan identifies a total of 89 parking spaces being provided. Three bike racks have been provided on the west side of the site, close to the trail, in order to meet the Kettlestone bicycle parking requirements.

SIDEWALKS/TRAILS:

A five foot wide sidewalk will be constructed on the north side of the site along SE Esker Ridge Drive. An existing 10 foot wide trail fronting the subject property runs along Grand Prairie Parkway. A private sidewalk will be constructed along the east side of the site to provide a future connection to the property located to

the south. The applicant has provided pedestrian connections from both the trail along the west side of the site and from the sidewalk along the north side of the site.

UTILITIES:

All utilities will be provided to this site. The sanitary connection will be provided from the existing sanitary that runs along the east side of Grand Prairie Parkway. A grease interceptor is shown just to the north of the building as there will be a commercial kitchen on-site. Water service will be provided from the water main located on the east side of the site.

Storm water will be collected into intakes located throughout the property and taken to the storm sewer main located at the south of the site.

OPEN SPACE AND LANDSCAPING:

A minimum of 20% of the project area is required to be open space. However, the Kettlestone Design Guidelines allow for reductions in open space if the applicant provides land for regional storm water detention. The property owner has dedicated regional storm water detention between this lot and the lot to the south and qualifies for a 5% reduction in open space. The minimum amount of open space required is 15%. The applicant has provided only 11% at this time, but City Staff will continue to work with the applicant in order to get the minimum required 15% of open space on this site.

The landscape plan identifies the required landscaping for the site. In addition to the typical landscaping requirements, street trees are required along SE Esker Ridge Drive. The plan set identifies the required street tree plantings along SE Esker Ridge Drive. The applicant has met the required number of plantings for the site per the Kettlestone Design Guidelines.

ELEVATIONS:

The elevations are proposed to be constructed primarily of brick, fiber cement siding, an aluminum canopy system, and vision and spandrel glass windows. The trash enclosure will be proposed of the brick to match the building and the gate will consist of corrugated steel panels. The fuel canopy elevations consist of aluminum panels and the fuel canopy columns include the brick to match the building.

STAFF RECOMMENDATION:

At this time staff would recommend approval of the site plan subject to the site meeting the 15% minimum open space requirement and any other remaining staff comments.

CITY OF WAUKEE

Melissa DeBoer, AICP
Planner II