

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Hy-Vee Aisles Online

**PREPARED BY:** Melissa DeBoer, AICP – Planner II

**REPORT DATE:** February 21, 2019

**MEETING DATE:** February 26, 2019

### GENERAL INFORMATION

**Owner/Applicant:**

Hy-Vee, Inc.

**Project Manager:**

Jeff Stein, P.E., Hy-Vee, Inc.

**Request:**

The applicant is requesting approval of a site plan for the addition of an accessory building for the purpose of grocery pick-up.

**Location and Size:**

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

**Property Address:**

1023 E. Hickman Road

### AREA MAP



**ABOVE:** Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Hy-Vee Grocery Store	Community Village	C-1B (Large Scale Commercial District)
North	Multi-Family Apartment Complex	Neighborhood Residential	R-3 (Multi-Family Residential District)
South	Bank, Convenient Store, Car Wash	Community Village	C-1B (Large Scale Commercial District)
East	Hy-Vee Grocery Store	Community Village	C-1B (Large Scale Commercial District)
West	Hy-Vee Parking Lot / Undeveloped	Community Village	C-1B (Large Scale Commercial District)

## BACKGROUND

The subject property is currently open parking lot for the Hy-Vee grocery store. Hy-Vee has recently expanded their parking lot to the west and have more than enough parking spaces to meet the parking requirements for the grocery store use. Hy-Vee is looking to build an accessory building in the south portion of their parking lot to be used only for the online grocery pick-up. This will allow them to free up the area at the front of the parking lot, closer to the main entrances to the store, which is currently used for online pick-up.

## PROJECT DESCRIPTION

The project includes the addition of a 960 sq ft accessory building within the parking lot that will be used to store online grocery orders for customer pick-up. The building includes a canopy with four drive-thru pick-up lanes. A curbed island and directional signage is proposed in order to help traffic flow through this area of the parking lot.

## ACCESS AND PARKING

Access is provided to the proposed grocery pick-up location off of NE Venture Drive at the southern portion of the parking lot.

A total of 36 parking spaces will be removed for this addition. The grocery store is still meeting the parking requirements of the ordinance with a total of 689 parking stalls, the requirement is 481 parking stalls.

## SIDEWALKS/TRAILS

No new sidewalks or trails are proposed with this project. The existing 8-foot wide pedestrian path that runs north and south through the parking lot will remain.

## UTILITIES

No sanitary or water services will be provided to the proposed accessory building. Electric service will be provided to the proposed building.

Storm water detention for this site is provided through the existing detention basin located on the north side of NE Horizon Drive, known as the Prairie Crossing Detention Basin.

**LANDSCAPING & OPEN SPACE**

A minimum of 20% of the site area is required to be open space. The total amount of open space provided is 28%. The applicant has provided plantings in accordance with the Landscaping and Open Space Ordinance.

**ELEVATIONS**

The elevations of the building are proposed to be constructed of brick, stucoflex coating, and metal panels to be compatible with the existing Hy-Vee buildings within the development. Elevations of the proposed building have been provided for review.

**LIGHTING PLAN**

Canopy lighting is proposed with this project. This includes five canopy lights. The applicant has submitted a photometric plan and the plan meets the lighting requirements of the Site Plan Ordinance.

**STAFF RECOMMENDATION**

Staff recommends approval of the proposed site plan subject to remaining staff comments.