

## STAFF REPORT

**PROJECT:** Hy-Vee Fast & Fresh – Site Plan

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

**REPORT DATE:** March 17, 2020

**MEETING DATE:** March 24, 2020

## GENERAL INFORMATION

**Owner/Applicant:**

Hy-Vee, Inc.

**Request:**

The applicant is requesting approval of a site plan for a convenience store / gas station.

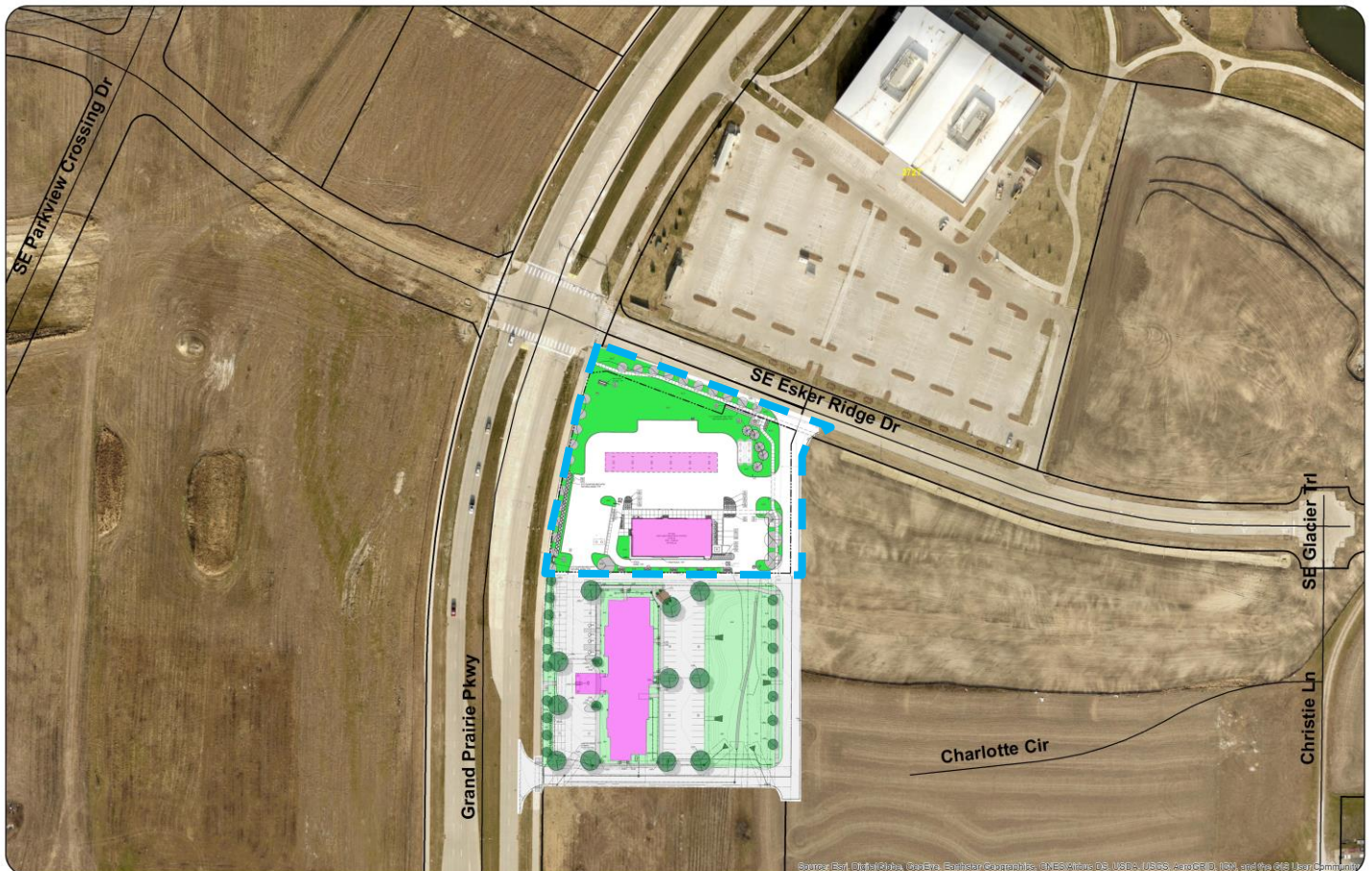
**Location and Size:**

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

**Property Address:**

2855 Grand Prairie Parkway

## AREA MAP



**ABOVE:** Aerial of Property identifying the proposed plat (outlined in **BLUE**).

**LAND USES AND ZONING:**

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

**HISTORY**

The City Council approved a site plan for Hy-Vee Fast & Fresh at this location in January 2018. Since then, Hy-Vee has decided to revise their plans for the site, including proposing a smaller building size and adding a drive-thru for the coffee shop.

**PROJECT DESCRIPTION**

The project involves the construction of a single-story, Hy-Vee convenience store that is proposed to be 6,700 square feet in area along with a Smokey Row coffee drive-thru, fuel canopy and 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.

A trash enclosure is located on the east side of the building.

**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 drive with the Sleep Inn site to the south.

The proposed use requires 53 parking spaces per the Kettlestone parking requirements (15/1,000 sq ft for coffee shop and 1/250 sq ft for C-store) and the site plan identifies a total of 54 parking spaces being provided. Three bike racks have been provided at the northeast corner of the site, 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 and along the private drive on the east. An existing 10-foot wide trail fronting the subject property on the west runs along Grand Prairie Parkway. The applicant has provided a pedestrian connection into the site 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 west of the building. Water service will be provided from the water main located on the east side of the site.

Storm water will be collected in the detention basin located to the south of the subject site, on the Sleep Inn property.

## **LANDSCAPING & OPEN SPACE**

A minimum of 10% of the project area is required to be open space and the applicant is providing 34% open space.

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, limestone, horizontal cladding, storefront system, and an aluminum canopy system. The trash enclosure will be proposed of the brick to match the building and the gate will consist of metal doors. The fuel canopy elevations consist of aluminum panels and the fuel canopy columns include the brick to match the building.

## **MISCELLANEOUS:**

The applicant has submitted a photometric plan and associated light fixture cut sheets. The lighting plan meets the lighting requirements of the Site Plan Ordinance and the Kettlestone Design Guidelines.

## **STAFF RECOMMENDATION**

The site plan is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the site plan for Hy-Vee Fast & Fresh subject to remaining staff comments.