

STAFF REPORT

PROJECT: Hy-Vee Fast & Fresh – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Senior Planner

REPORT DATE: July 24, 2020

MEETING DATE: July 28, 2020

GENERAL INFORMATION

Owner/Applicant:

Hy-Vee, Inc.

Request:

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

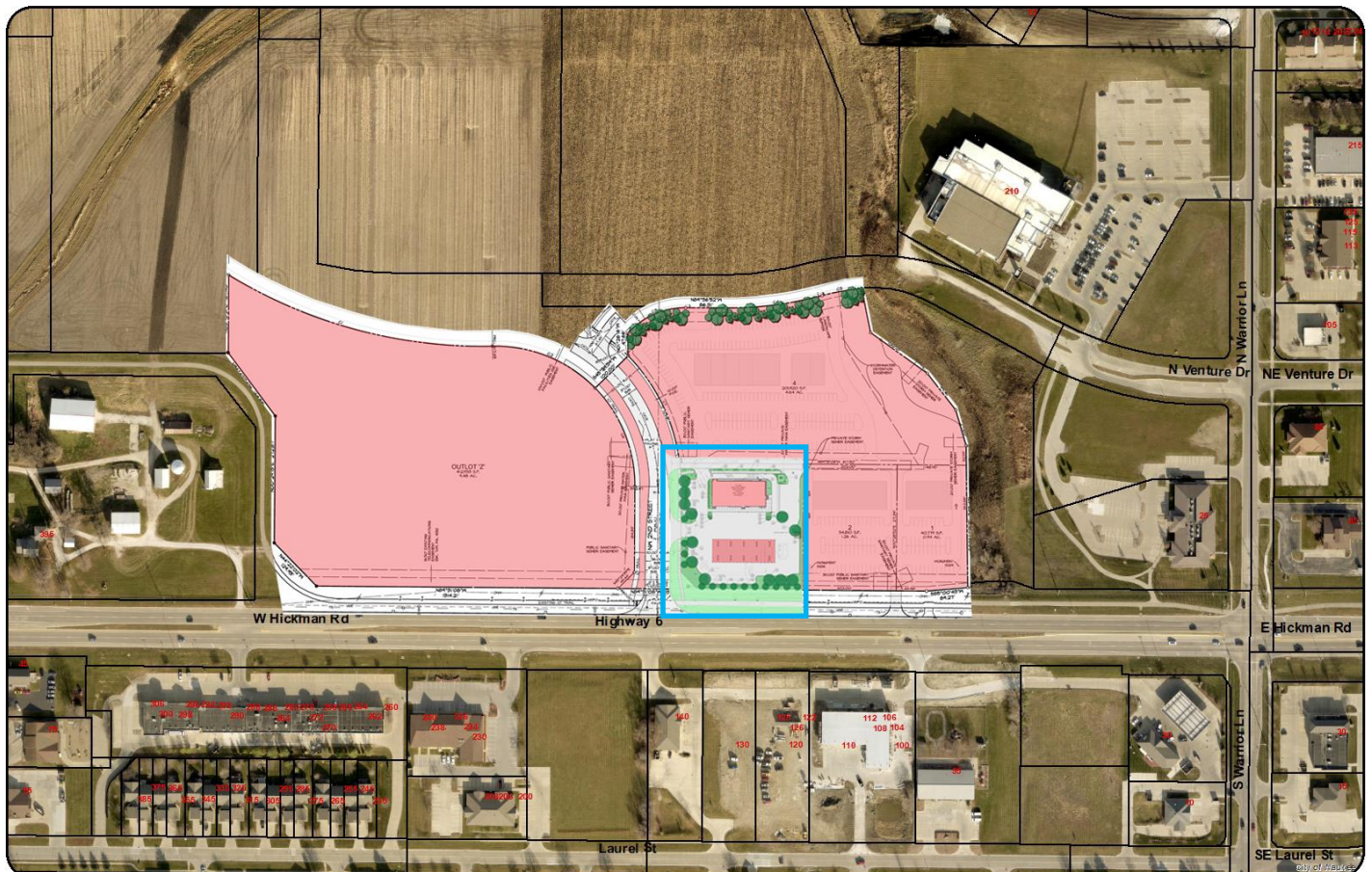
Location and Size:

Property is generally located north of Hickman Road and west of N Warrior Lane and contains approximately 1.62 acres.

Property Address:

105 W Hickman Road

AREA MAP



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

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Mixed Use	C-1 (Community & Highway Service Commercial District)
North	Vacant – Undeveloped	Mixed Use	C-1 (Community & Highway Service Commercial District)
South	Commercial	Mixed Use	C-1 (Community & Highway Service Commercial District)
East	Vacant – Undeveloped	Mixed Use	C-1 (Community & Highway Service Commercial District)
West	Vacant – Undeveloped	Mixed Use	C-1 (Community & Highway Service Commercial District)

HISTORY

The City Council approved a final plat for Waukee Crossing Plat I in January 2020. This is the first site plan request for this plat.

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 coffee shop drive-thru, fuel canopy and fuel pumps. A monument sign is planned at the southwest corner of the site. The fuel storage tanks will be located underground on the southeast side of the property.

A trash enclosure is located along the east side of the site.

ACCESS AND PARKING

There will be one right-in right-out access into the site off of NW 2nd Street. There are two other accesses proposed off of the private drive located along the north side of the site.

The proposed use requires 46 parking spaces (10/1,000 sq ft for coffee shop and 5/1,000 sq ft for C-store) and the site plan identifies a total of 47 parking spaces being provided. Three queuing spaces are required for the coffee shop drive-thru and 11 queuing spaces are provided. Three bike racks are provided at the west side of the site.

SIDEWALKS/TRAILS

Five-foot wide sidewalks will be installed along both the north and west sides of the site. There is an existing 10-foot wide trail located to the south of the site along Hickman road. The applicant has provided a pedestrian connection into the site from the sidewalk along the west side of the site.

UTILITIES

All utilities will be provided to this site. The sanitary connection will be provided from the sanitary main from the north. A grease interceptor is shown just to the west of the building. Water service will be provided from the water main located to the north of the site.

Storm water will be collected in intakes and will be detained in the detention basin located within the overall plat, to the northeast of the subject property.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space and the applicant is providing 20% open space. The landscape plan identifies the required landscaping for the site.

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.

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.