



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Hy-Vee Site Plan – C-Store, Carwash, Grocery Store

DATE: February 8, 2011

GENERAL INFORMATION:

Applicant: Hy-Vee, Inc.

Requested Action Site Plan Approval

Location and Size: Property generally located at the northwest corner of the E. Hickman Road and NE Alice’s Road intersection, containing approximately 13.46 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Community Village	C-1B
North	Vacant - Undeveloped	Community Village	C-4
South	Vacant - Undeveloped	Community Village	PD C-1
East	Vacant - Undeveloped	Community Village	A-1
West	West Bank / Undeveloped	Community Village	C-1B

BACKGROUND:

The subject property was established as a part of the Crossing at Alice’s Road Plat I and is considered a part of a larger overall development that was proposed by Knapp Properties during the rezoning of the approximately 134 acre development. The 13.46 acre lot owned by Hy-Vee is within the Regional Retail Center component of the development and is bordered on the north by a planned business park area. The proposed project will be developed in two phases. The first phase will include the construction of both a C-Store and Carwash in conjuncture with the private driveway (NE Venture Drive) that will be extended from the West Bank site, east to connect with NE Alice’s Road. The second phase will include the construction of the 87,240 square foot grocery store and associated parking area. Prior to the completion of the grocery store, Knapp Properties will be responsible for widening NE Alice’s Road from the Hickman Road intersection, north to the limits of the Hy-Vee property. At this time the applicant has indicated that the

anticipated start time for Phase I would occur this coming spring (2011), with the construction of the grocery store to follow at an undesignated time in the future.



Aerial Photo of Property and Surrounding Area

PROJECT DESCRIPTION:

The project will be developed in two phases. Phase I will include the construction of a 4,360 square foot c-store and a 3,700 square foot carwash. The c-store as proposed will have 8 gas pumps (16 stations). The first phase will also include the extension of NE Venture Drive from the West Bank site, east toward NE Alice's Road. The second phase consists of the construction of the 87,240 square foot grocery store and the associated parking area. The southwest corner of the lot will remain vacant, with the exception of perimeter plantings, for future use by Hy-Vee or could be sold and developed by a separate entity.

C-STORE

The 4,360 square foot c-store building will house typical retail operations for a convenience store in addition to a Caribou Coffee shop with drive-through. As a part of the initial development, there will be 8 gas pumps providing 16 pumping stations. As indicated on the site plan, the applicant will have outdoor display area for propane exchange and an ice merchandiser on the east side of the building.

CARWASH

The proposed 3,700 square foot carwash will include 4 wash bays and 4 vacuum stations on the north side of the building.

GROCERY STORE

The proposed 87,240 square foot grocery store will house a pharmacy, cafeteria, Caribou Coffee shop, in addition to the typical grocery operations of Hy-Vee, Inc. As indicated on the site plan, the store can be expanded in the future by another 26,150 square feet for a total of 113,390 square feet.

STREETS:

As a part of the initial phase of development, NE Venture Drive will be extended from the West Bank site, east to NE Alice's Road. The applicant will be installing a temporary curb along the north side of NE Venture Drive as a part of Phase I. NE Venture Drive, when completed, will act as a frontage road for the north side of Hickman Road in similar fashion to Laurel Street on the south. The second phase of development will include the widening of NE Alice's Road from Hickman Road, north to the property limits of the Hy-Vee property. Once the improvements (widening) to NE Alice's Road have been completed, the NE Venture Drive intersection with NE Alice's Road will become a right-in/right-out. In addition to the widening of Alice's Road, a primary driveway will be constructed from NE Alice's Road, west across the front of the grocery store. This driveway will serve as the primary entrance drive for the Crossing at Alice's Road development from NE Alice's Road. It is possible at a future date that this primary driveway's intersection with NE Alice's Road would become signalized in the future.

As indicated on the plans, the existing private driveway extending from Hickman Road north between the Hy-Vee site and West Bank will be extended further north to connect with the east/west driveway running along the front of the grocery store. The north/south driveway will function as an unsignalized full-access point to Hickman Road. The closest planned signalized intersection into the Crossing at Alice's Road development from Hickman Road will occur further west near the midpoint of the development as depicted in the conceptual development plan imposed on the aerial of the property above.

PARKING:

As a part of the development of the C-Store, the applicant is proposing to provide 23 parking stalls (1 handicapped) exclusive to customers of the store only. In addition, the applicant is providing 16 stalls for use by fueling customers to exceed the 22 stall requirement for the overall C-Store use. Four queuing stalls have been provided on the north side of the carwash in addition to the 12 queuing spaces for the wash bays to exceed the parking requirements for the carwash use.

The second phase of development will involve the creation of a 463 stall (9 handicapped stalls) parking lot for patrons of the grocery store, which exceeds the 454 stall requirement for the full build-out of the grocery store (future expansion included). Three loading docks and semi-turnaround are provided on the east side of the grocery store. Nine cart corral locations will be provided throughout the parking lot area as represented on the site plan. A garden center will be located in the southeast corner of the parking lot, which will occupy approximately 50 parking stalls.

SIDEWALKS/TRAILS:

A 4 foot public sidewalk will be installed on the south side of NE Venture Drive as a part of Phase I. A trail connection consistent with the conceptual development plan will be constructed along the east side of the north/south driveway between the Hy-Vee and West Bank sites. The portion of trail adjacent to the C-Store will be installed as a part of Phase I, with the remainder provided at the time the grocery store is constructed. A 10 foot public trail will be installed on the west side of NE Alice's Road as a part of the street widening project.

The applicant is proposing to provide a set of bike racks and outdoor seating area along the private trail on the west side of the site as a part of the initial site development.

EASEMENTS:

The majority of utility infrastructure within the Crossing at Alice's Road development will be private and has been addressed in the covenants for the properties. Public water and utility easements were acquired as a part of the Crossing at Alice's Road Plat 2 (West Bank) for the utilities running along NE Venture Drive. A 60 foot ingress/egress easement is proposed across NE Venture Drive. Remaining ingress/egress throughout the development is also addressed in the private covenants.

UTILITIES:

Sanitary sewer will be extended from Hickman Road, north to the C-Store, Gas Station, and Grocery Store through the vacant lot east of the car wash, then following NE Venture Drive west before it jogs north through the west side of the grocery parking area. Water will be provided from the existing main in the center of NE Venture Drive. Water service to the grocery store will be provided from the existing water main along NE Alice's Road. Storm water will be piped and connected to the existing storm sewer running through the middle of the grocery store parking lot. Gas utility is accessible to all proposed buildings from Hickman Road, NE Venture Drive and NE Alice's Road.

An oil/water separator is indicated for the carwash and grease trap interceptor will be provided for both the c-store and grocery store.

LANDSCAPING:

The project is within the Arterial Overlay District and the necessary plantings meeting the overlay requirements have been met based upon the 20 percent open space requirement for the site. In total 164 trees and 280 shrubs will be provided throughout the site. As a part of the initial phase of development, all plantings shown on the landscaping plan south of NE Venture Drive will be installed which includes 25 trees

and 164 shrubs. The applicant has incorporated a mix of tree types across the site including some evergreens used to screen the loading dock area from view along NE Alice's Road.

ELEVATIONS:

Elevations of all buildings have been provided for your review. Each building elevation meets the arterial overlay district requirement of a minimum 70% brick, stone, or glass. In addition, the applicant has provided pictures of a grocery store being built in Liberty, MO utilizing the same building design. These pictures have been provided for your reference.

STAFF RECOMMENDATION

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

CITY OF WAUKEE

Ben Landhauser

City Planner