

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Aldi

PREPARED BY: Melissa DeBoer, AICP – Planner II

REPORT DATE: March 8, 2019

MEETING DATE: March 12, 2019

GENERAL INFORMATION

Applicant: Aldi, Inc. (Minnesota)

Owner: Hurd Waukee, LLC

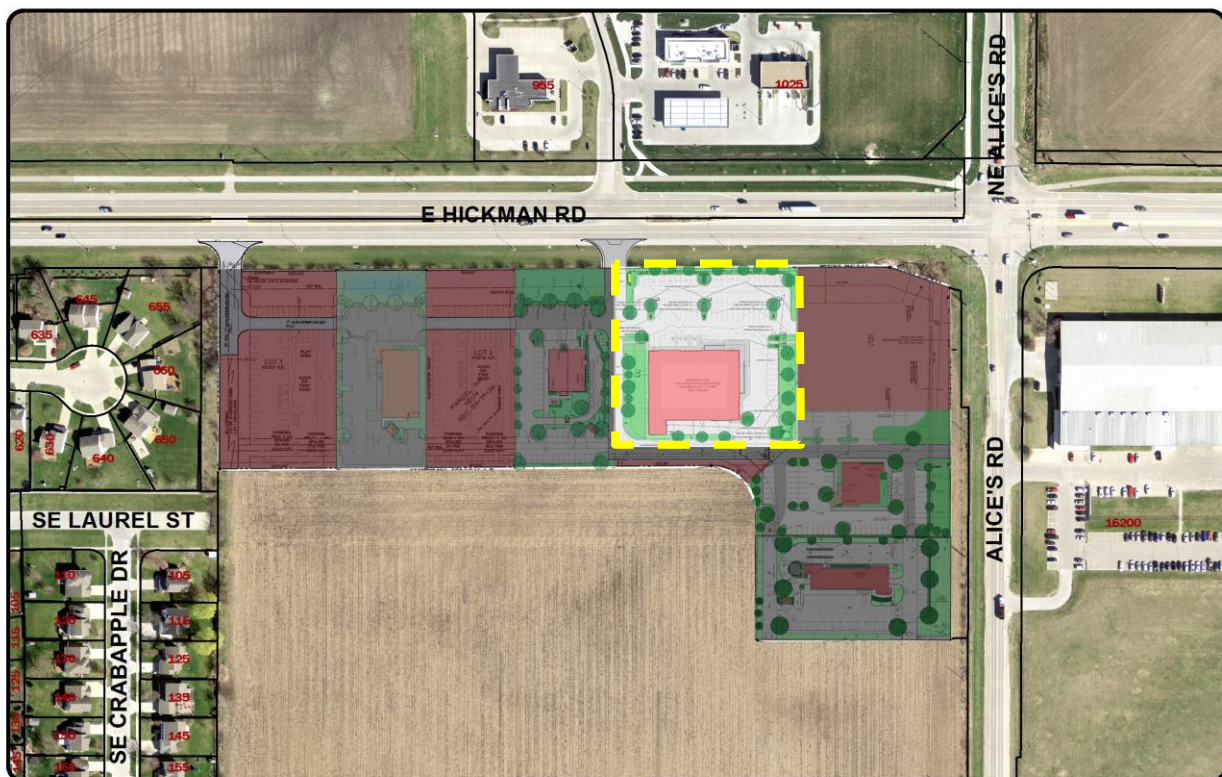
Project Manager: Ryan Anderson, ISG

Request: The applicant is requesting approval of a site plan for a grocery store.

Location and Size: Property is located south of Hickman Road and west of SE Alice's Road, containing approximately 2.36 acres.

Property Address: 1030 E. Hickman Road

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Village	PD/C-1 (Planned Development/Community & Highway Service Commercial District)
North	Commerical (Hy-Vee, Hy-Vee Gas, Westbank, & U of I Community Credit Union)	Community Village	C-1B (Large Scale Commercial District)
South	Vacant – Undeveloped	Community Village	PD/C-1 (Planned Development/Community & Highway Service Commercial District)
East	Vacant – Undeveloped / IHOP	Community Village	PD/C-1 (Planned Development/Community & Highway Service Commercial District)
West	Starbucks	Community Village	PD/C-1 (Planned Development/Community & Highway Service Commercial District)

PROJECT DESCRIPTION

The project involves the construction of a single-story, grocery store building for an Aldi. The building is proposed to be approximately 19,200 square feet in area. The building includes a loading dock on the south side of the building for truck deliveries. The dumpster is proposed within the loading dock area and will be screened with a gate. A monument sign is shown to be located on the northwest side of the site.

ACCESS AND PARKING

There are several accesses into this site from the surrounding properties. The main access into the Waukee Market Place development is off of Hickman Road. There is another access into the development off of SE Alice’s Road, which will eventually be a right-in right-out.

A total of 77 parking spaces are required for this facility. The total amount of parking proposed is 95 spaces including 4 accessible stalls. The proposed site plan meets the parking requirements of the ordinance.

SIDEWALKS/TRAILS

Five foot wide sidewalks are provided to the adjacent properties to both the east and the west in order to provide pedestrian access throughout the entire Waukee Market Place development. Sidewalks are provided around the exterior of the building on both the north and east sides, in order to provide pedestrian access to and from the parking lot.

UTILITIES

This site will be serviced with all public utilities. Sanitary and water will be brought in from the mains located to the south of the subject site. Storm water detention is provided with underground storage located at the north side of the site.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 21%. The applicant has provided the required amount of plantings per the landscaping ordinance.

ELEVATIONS

The proposed building is a single story building. The elevations of the building are mainly proposed to be constructed of modular brick, Nichiha panels, aluminum panels, EIFS, and storefront system. The cart corrals are fully enclosed as part of the building on the north and east elevations. The south elevation includes the loading dock and dumpster, which is partially below grade. The dumpster is screened with a trex board gate.

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

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