

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: The Crossing at Alice's Road Plat 5
Final Plat and Hy-Vee Waukee 2022
Expansion Site Plan

PREPARED BY: Bill Mettee – Planner

REPORT DATE: March 25, 2022

MEETING DATE: March 29, 2022

GENERAL INFORMATION

Owner/Applicant:

Hy-Vee, Inc.

Owner's Representative:

Rachel Harris, PLA, LT Leon Associates, Inc.

Request:

The applicant is requesting approval of a final plat and site plan for a grocery store expansion with an Aisles Online canopy.

Location and Size:

Property is located at the northwest corner of the intersection of East Hickman Road and NE Alice's Road and contains approximately 15.00 acres.

Property Address:

1005 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 Commercial	C-1B (Large Scale Commercial District)
North	Multi-Family Apartment Complex	High-Density Residential	R-3 (Multi-Family Residential District)
South	Bank, Convenient Store, Car Wash	Community Commercial	C-1B (Large Scale Commercial District)
East	Hy-Vee Grocery Store	Community Commercial	C-1B (Large Scale Commercial District)
West	Bricktowne at Prairie Crossing Apartments	Mixed Use	R-3 (Multi-Family Residential District)

BACKGROUND

The subject building was constructed in 2013 and currently operates as a grocery store. Prior to this construction, Hy-Vee built a gas station and a car wash on the south end of the parcel. In 2019, Hy-Vee constructed an Aisles Online structure immediately north of NE Venture Drive

Hy-Vee has proposed an expansion of approximately 30,383-square feet to the west side of the existing grocery store, which will encroach onto the lot immediately to the west (Parcel 1227410008). In order to combine the lots, a Final Plat was submitted for review. Parcel 1 is approximately 11.89-acres and Parcel 2 is approximately 3.11-acres. Once combined, the parcel will be 15.00-acres and will be recorded as The Crossing at Alice’s Road Plat 5.

PROJECT DESCRIPTION

The project includes an addition of approximately 30,383-square feet to the existing store and the construction of a 14-foot-tall canopy that will serve as the new Aisles Online customer pick-up option. Four aisles are proposed for customer vehicles to enter the new Aisles Online. The 2019 Aisles Online project will be removed from its current location in the southern portion of the parking lot. This area will be returned to standard customer parking spaces. Additionally, two loading dock spaces will be constructed on the west side of the addition. The current loading docks on the east end of the building will remain in use, but in a reduced capacity.

ACCESS AND PARKING

Standard customer vehicular access for the proposed Aisles Online will be from the south side of the canopy, drive north and loop around to the south to exit. Proposed semi-truck access will be to enter from East Hickman Road and utilize the drive aisle furthest west to the loading dock area, where the truck will maneuver and park. The applicant has provided a semi-truck circulation plan. The trucks will not drive beneath the canopy.

Approximately 35 parking spaces will be replaced with the removal of Aisles Online. The grocery store is still meeting the parking requirements of the ordinance with a total of 721 parking stalls where the requirement is 509 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. A maintenance path will be installed in the rear of the building.

UTILITIES

The parcel is currently served by all necessary utilities. These services will be extended to service the expansion.

Storm water runoff from the proposed loading dock, building expansion, drive aisle, new canopy and a portion of the proposed Aisles Online lanes will drain to a bioretention cell via storm sewer.

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 20.27%. 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, EIFS, precast concrete panels and glazing. These materials are compatible and match the existing Hy-Vee building. Elevations of the proposed building have been provided for review.

LIGHTING PLAN

Canopy lighting and pole lighting is proposed with this project. This includes a total of 10 lights. The applicant has submitted a photometric plan and manufacturer's cut sheets and the plan meets the lighting requirements of the Site Plan Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the proposed site plan and final plat subject to remaining staff comments and review of the legal documents.