

Windsor Heights Planning and Zoning Commission

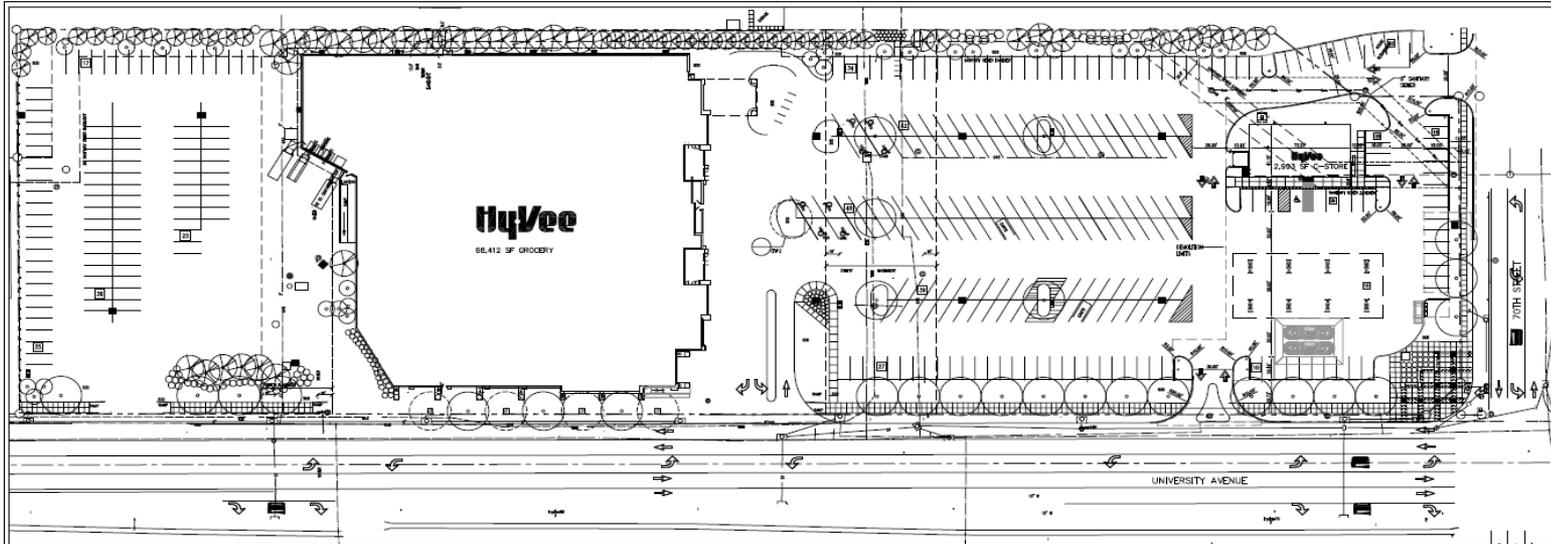
August 27, 2014

Consideration of Rezoning Application for Hy-Vee
Food Stores, Inc.

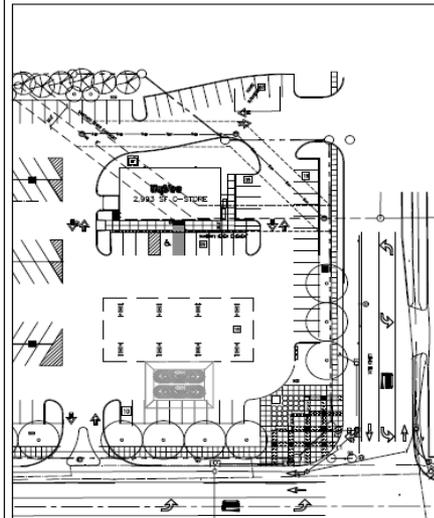


Windsor
Heights
the heart of it all

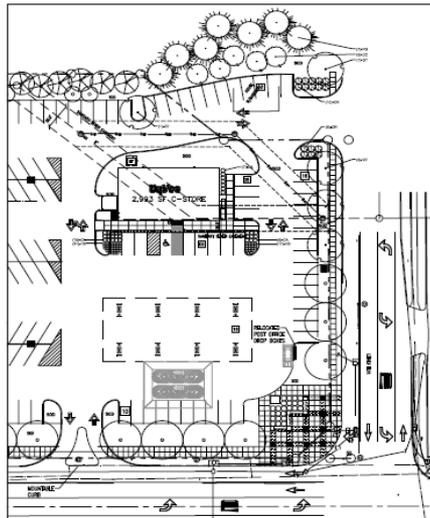
Hy-Vee Preliminary Site Plan Review



OVERALL SITE PLAN



AUTOTURN



PLANTING PLAN

LANDSCAPE SCHEDULE

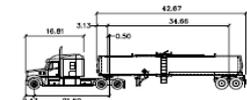
QTY	#	COMMON NAME	BOTANICAL NAME	SIZE	METHOD	HEIGHT	WIDTH
CANOPY TREE							
1	BT	INVERMOUNT HONEYSUCKLE	Lonicera xanthocarpa var. aurea	2-1/2" GAL	9-08	45'-50'	30'-35'
ORNAMENTAL TREE							
2	CO	EVERGREEN HEDERA	Conium maculatum	1-1/2" GAL	9-08	30'-35'	20'-25'
EVERGREEN TREE							
7	PS	BLACK HILLS SPRUCE	Picea canadensis	4'-6" BT	9-08	35'-40'	10'-10'
DECIDUOUS SHRUB							
18	OR	HERN DOBSON	Cornus paniculata	3 GAL	CONT.	3'-4'	3'-4'
PERENNIALS							
18	BT	WINDY FLOWERS	Helianthus scaberrimus	1 GAL	CONT.	18"	14"-24"
ORNAMENTAL GRASSES							
21	OR	HEATHER HED HEDERA	Lobelia sp. - number	3 GAL	CONT.	4'-5'	3'-5'

NOTE:
 (BT) EVERGREEN TREES REQUIRED
 (OR) DECIDUOUS TREES REQUIRED

SITE SUMMARY

SOIL: UNCLASSIFIED	SOIL STRESS: 44,412 SF
SOIL STRESS: 44,412 SF	TOTAL PARKING STALLS: 200 STALLS
TOTAL PARKING STALLS: 200 STALLS	PARKING RATE: 3.00 STALLS/1,000 SF
SOIL: UNCLASSIFIED	SOIL STRESS: 44,412 SF
SOIL STRESS: 44,412 SF	TOTAL PARKING STALLS: 200 STALLS
TOTAL PARKING STALLS: 200 STALLS	PARKING RATE: 3.00 STALLS/1,000 SF
SOIL: UNCLASSIFIED	SOIL STRESS: 44,412 SF
SOIL STRESS: 44,412 SF	TOTAL PARKING STALLS: 200 STALLS
TOTAL PARKING STALLS: 200 STALLS	PARKING RATE: 3.00 STALLS/1,000 SF
SOIL: UNCLASSIFIED	SOIL STRESS: 44,412 SF
SOIL STRESS: 44,412 SF	TOTAL PARKING STALLS: 200 STALLS
TOTAL PARKING STALLS: 200 STALLS	PARKING RATE: 3.00 STALLS/1,000 SF

AREA TO BE DISTURBED, AS AC:



Polar Tank Trailer

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Tractor Height	: 8.00	Steering Angle	: 40.1
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

REVISION

WINDSOR HEIGHTS C-STORE
 UNIVERSITY AVENUE

 HY-VEE
 EMPLOYEE OWNED

OVERALL SITE PLAN

DATE: 02/15/2014
 AS NOTED
C0.0

Hy-Vee Preliminary Site Plan Review- Aerial View



General Information

- Rezoning Property
 - 1230 70th Street, Windsor Heights
- Applicant
 - Hy-Vee, Inc.
- Property Owner
 - Jeraa LLC
7204 Franklin Ave, Windsor Heights
- Current Zoning
 - R-1, Single Family Residential, Low Density
- Current Land Use
 - Residential since 1941
 - .0274 acres

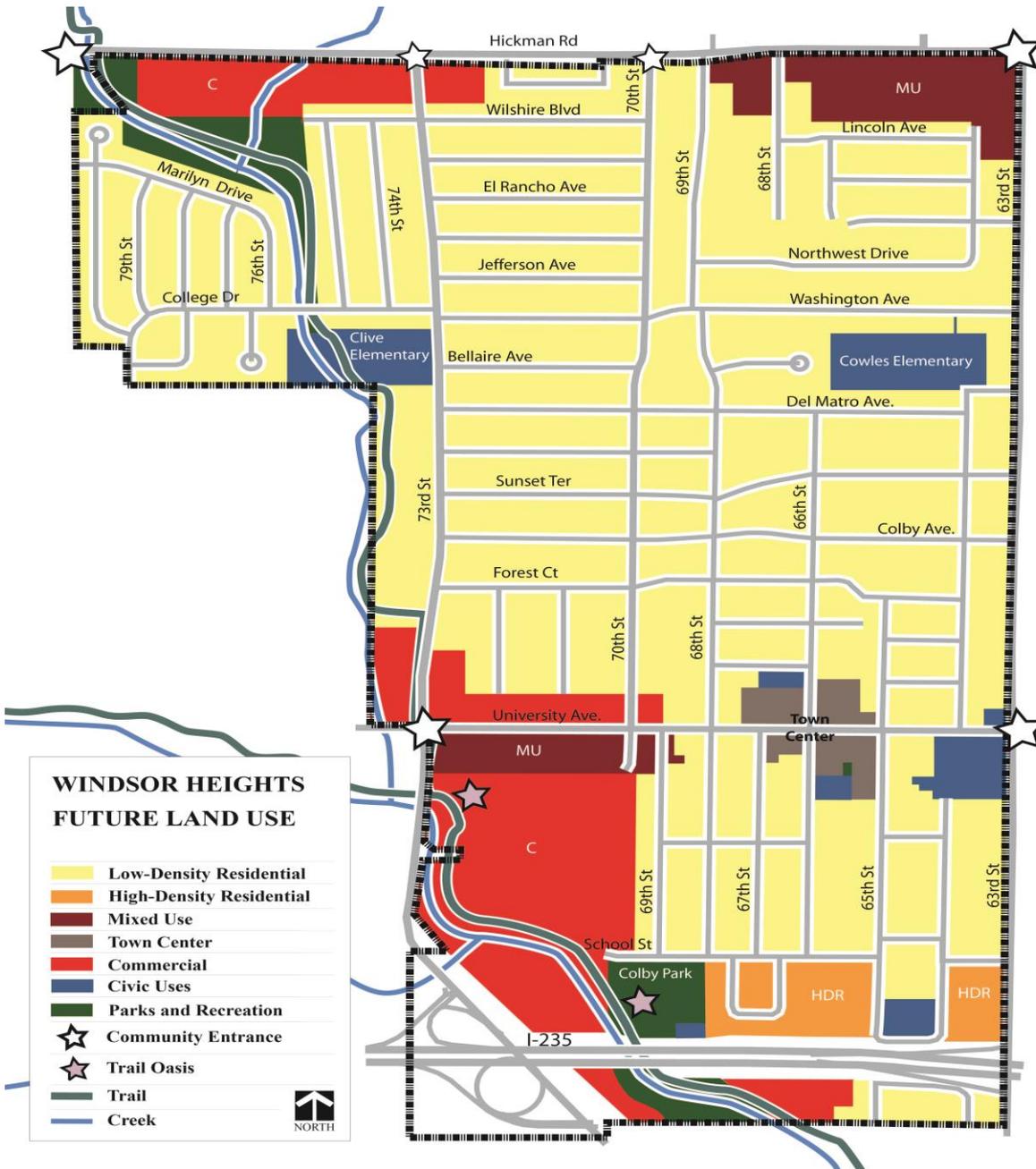
Requested Action

- Review Rezoning Application
 - Request is to rezone property at 1230 70th Street from R-1, Single Family to UC, University Commercial for the proposed use for access to 70th Street and additional parking for Hy-Vee to consider a gas station/convenience store.
- A recommendation for rezoning needs to go to City Council- if the recommendation is denied by Planning and Zoning, a majority vote plus one of the City Council shall be required for approval.
- Review Proposed Site Plan and Conditional Use Permit
 - Planning and Zoning is required to make a recommendation for both site plan approval to the City Council as well as Conditional Use Permit to the Board of Adjustment for final approval.

Land Use and Zoning

Location	Existing Land Use	Current Zoning
Subject Site	Single family residential (low density)	R-1-low density
North	Single family residential	R-1-low density
South	Commercial	UC-University Commercial- Mixed Use
East	Residential (north east), Commercial (south east)	R-1,UC-University Commercial- Mixed Use
West	Residential	R-3-Urban Family Residential

Future Land Use Map



Case History

- 1941- house at 1230 70th Street was built
- Prior to February of 1998- City bought the property at 1230 70th Street as part of the University Avenue Redevelopment Project
 - Property was zoned R-1 to the North and UC to the South
- 1999- Planning and Zoning held public hearing to rezone entire property to UC
 - Planning and Zoning made recommendation to rezone entirely to R-1 after public hearing
- April 1999- City Council approved to rezone the property entirely to R-1.
- 2001- City sold the property and property owner rehabilitated the house
- Has since remained R-1 zoning designation

Analysis

- Land Use
 - Subject property has been used as residential since before the adoption of the Zoning Code in 1997.
 - Hy-Vee may have been interested in the property at one time as the south portion of property was zoned UC.
- Layout
 - The applicant is proposing to utilize the subject property to create additional parking and access for a gas station and convenience store. The subject property will also be used as part of buffering requirements from the adjacent land use.
- Scale (setback- minimum requirements)
 - Front yard- 25 feet
 - Street side yard- 25 feet
 - Interior side yard- 0 feet
 - Rear yard- 10 feet

Analysis

- Site Development
- Buffer
 - A 20 foot buffer would need to be provided along the north end of the subject property to separate adjacent land uses
- Design and landscaping
 - Any trees being removed will need to be replaced
 - Unenclosed parking facilities shall provide a minimum landscaped buffer of 10 feet along any street property line.
 - Staff has not yet received elevations- building should be compatible with the current Hy-Vee Food Store.

Analysis

- Parking and internal circulation
 - 1 space per 200 square feet of building
 - Pre-development parking spaces = 363 stalls
 - Post-development parking spaces = 358 (includes parking under gas canopy)
 - Required- 357
 - Entrances and exits serving gasoline stations and convenience stores offering gas shall be at least 150 feet from a residential use, as measured along any public street.
 - The applicant has shown a right-in, right-out off of University Ave, specifically for the use of tank trucks- this has been accepted by the City Engineer as long as the traffic study does not come back negative.
 - The City is still waiting to received a Traffic Impact study which our City Engineer will be reviewing.

Analysis

- Stormwater
 - The development is proposed to disturb less than 1 acre of land- since staff report was sent out, staff was informed they will be filling an NPDES with the state so they will be required to file a construction site erosion and sediment control application with the City.
 - The development must not inhibit development of other properties and should not increase the probability of erosion, flooding, or other run-off related events.
- Utilities
 - Sanitary sewer easement runs south through the Hy-Vee parking lot. Hy-Vee has shown an relocating route as shown in the updated site plan to run north and east of the building instead of through the building.

Other

- Applicant is working with the postmaster to relocate the post office boxes.
- Public Comments
 - Notice was posted at the property
 - Notice was sent to property owners within 300 feet of the subject property
 - Notice was published in the Des Moines Register 2 times within 10 days of the public hearing
 - Notice was posted at City Hall, Hy-Vee, and Banker's Trust
 - Staff has received many comments which have been distributed to Planning and Zoning Commission members

Staff Findings

- Items yet to consider
 - Traffic impact study
 - Counting stalls under canopy (Ok vs. Not)
 - Building elevations and brick canopy columns (cost comparison)

Alternatives

- The Planning and Zoning Commission may consider the following alternatives:
 - Recommend approval of rezoning application and preliminary site plan to City Council and Conditional Use to the Board of Adjustment.
 - Recommend applicant come back with more information.
 - Recommend approval of rezoning application with modifications to City Council.
 - Recommend denial of rezoning application to the City Council.