



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

January 11, 2009 Meeting

SUBJECT: Consider approval of an amended PUD Master Plan for Village Square Mall and PZ Case 10-01, proposing a 4,372 square foot addition to the current Hy-Vee at Village Square Mall located at 5750 Merle Hay Road.

SYNOPSIS:

The applicant Hy-Vee, Inc. is proposing to develop a 4,372 square foot wine and spirits addition along the east side of the existing building on Lot 25 of Prairie View Plat I. The zoning classification is PUD which allows C-2 uses. The PUD Master Plan has been updated to reflect the proposed addition. A similar 4,589 square foot addition was approved by the City Council in July of 2008; however, that approval has expired because no building permit was issued within 12 months of approval.

RECOMMENDATION:

Staff recommends approval and provides the following motion for the commission's consideration:

The Planning & Zoning Commission recommends approval of amended PUD Master Plan for Village Square Mall and PZ Case No. 10-01 a Site Plan for addition of 5750 Merle Hay Road, Hy-Vee subject to the following conditions:

1. The project shall conform with the requirements, standards and regulations of the City of Johnston.
2. Pursuant to the existing Memorandum of Understanding, the parking stalls shown as future on the PUD Master Plan shall be deferred at this time, but shall be constructed if needed at the discretion of the City Council.
3. Photometric plans and manufacturer's cut sheets for all fixtures need to be provided for all proposed lighting.
4. Correct the PUD Master Plan to show 24 required spaces for the proposed addition instead of the 23 required spaces currently indicated on the Master Plan.
5. Site plans must show the words "no parking" painted on the pavement or with additional signage in the access aisles for handicapped parking spaces.
6. Building architecture is required to be 75% permanent material on

all three sides of the building. Elevations must be revised as needed to meet city requirements.

Motion by _____, seconded by _____ to recommend approval of PZ Case 10-01; the site plan for the Hy-Vee addition at 5750 Merle Hay Road, with the noted Conditions.

Attachments:

Site Plan prepared by Hy-Vee Inc., dated 12/23/09;
Memo from City Staff, dated 06/03/08;
Letter from Bob Veenstra, Veenstra and Kimm, dated 06-09-08 and 06-20-08;
Village Square PUD and Amended Master Plan;
Vicinity Map.
Memo of Understanding

APPLICANT:

John Brehm
Hy-Vee, Inc.
5820 Westown Parkway
West Des Moines, IA 50266

REPRESENTATIVE:

Jeff Markey, Assistant Vice President, Engineering/Construction
Hy-Vee, Inc.
5820 Westown Parkway
West Des Moines, IA 50266

**BACKGROUND &
PRIOR APPROVALS:**

This site plan submittal is directly related to three other Planning and Zoning cases that have come before the Commission and were approved:

- P&Z Case No. 84-11 (Hy-Vee Site Plan); rezoning of Lot 25, Prairie View Plat I from C-1 (Limited Commercial District) to C-2 (General Commercial District) and approval of site plan on July 26, 1984.
- P&Z Case No. 99-27; approval of Village Square Amendment on July 19, 1999.
- P&Z Case No. 99-33 (Hy-Vee expansion); Site plan review for a 27,000 square foot expansion of the existing store; approved by city council on August 2, 1999.

**ZONING DISTRICT &
BULK
REGULATIONS:**

The site is zoned PUD, allowing C-2 uses with the following bulk requirements:

Lot Area = 20,000 sq. ft.
Lot Width = 100 ft.
Front Yard Setback = 30 ft.
Side Yard Setback = 10 ft.
Sum of both side yard setbacks = 20 ft.
Rear yard setback = 35 ft.

**TRAFFIC ACCESS &
CIRCULATION:**

Transportation access to the site includes use of the existing driveway entrances on Merle Hay Road and Greendale Road along with access points from the north and south parking lot. The proposed addition will alter the two way drive south of the addition to a one way drive heading east. Staff notes this will not cause any circulation issues on the site, as the area is generally only used for staff parking and delivery traffic.

PARKING

Parking calculations on the site plan must include the relationship to the entire PUD Master Plan.

Parking for Village Square Mall is calculated as 1 space per 187 square feet of gross floor area.

Proposed Hy-Vee: 4,372 sq. ft.
(1 space/187 sq. ft.) x (4,372 sq. ft.)
= 24 stalls required.

The new 4,372 square foot addition will cause a need for an additional 24 parking spots. The current square footage of the entire PUD and the new addition is 162,029 square feet which will cause a need for a required 866 stalls. The current number of existing and proposed stalls is 853. These site amendments are replacing all existing stalls that are being displaced.

The PUD Master Plan indicates 45 spaces that are designated as future parking.

A Memorandum of Understanding was executed on August 17, 1999. The Memorandum addresses the need for additional parking stalls on the site. In addition, the Memorandum indicates the installation of parking stalls designated as “future” on the master plan. These stalls will remain as greenspace until they are needed and the City Council requires their construction. They are not included in the current greenspace calculations. As the location of the “future” parking stalls are not immediately adjacent to the Hy-Vee addition, it does not seem prudent to require construction at this time.

SIDEWALKS/TRAILS

The site has two existing sidewalks located east of the proposed building along Merle Hay Road and located west along Greendale Road.

There is also a trail connection from the west into the shopping center site, and also to the north along Winwood Drive which are all addressed in the Village Square Mall PUD amendment.

UTILITIES:

All existing utilities’ locations will not change. The existing 6 inch water main will be extended to connect to the relocated hydrant. Since the existing water main is 6 inch into the site, a cinch extension will be permitted instead of replacing it with an 8 inch water main.

FIRE PROTECTION:

Fire hydrants are required to be spaced every 300 feet (150-foot radius) in commercial areas. A fire hydrant coverage map has been provided and is in compliance. The new addition is covered by one fire hydrant.

In addition, the building will be served by a sprinkler system that is an expansion of the existing system. Since the new system will be an expansion a review and determination will be required at the time of the building permit to ensure existing piping will be able to handle future demand.

FLOODPLAIN:	This site is not located in the 100 year floodplain.
OPEN SPACE:	Open space calculations on the site plan must include the relationship of this site to the entire PUD master plan.
LANDSCAPING:	<p>The PUD requires 24% open space of the entire site. The current PUD Master Plan including the proposed addition provides 33% open space.</p> <p>Based on Village Square Mall PUD, any disruption to mature landscaping must be replaced by new trees and shrubs as required in section 17.30.030. Existing plantings that will be removed due to the proposed addition will be replaced with new plantings, as noted on this site plan.</p>
ARCHITECTURE:	<p>The PUD requires the building to meet the C-2 architectural requirements. The primary exterior material should include at least 75% permanent material. This standard shall apply to each elevation of the proposed building.</p> <p>As proposed, the building does not meet the above listed requirement utilizing the following building materials:</p> <p>East (Front) Elevation:</p> <ul style="list-style-type: none"> • 46% Brick • 16% Glass/Glazing • 38% E.F.I.S. <p>South Elevation</p> <ul style="list-style-type: none"> • 77% Brick • 2% Glass/Glazing • 21% E.F.I.S. <p>West Elevation</p> <ul style="list-style-type: none"> • 82% Brick • 18% E.I.F.S.
SITE LIGHTING:	<p>Based on City Code section 166.35 the primary material for exterior walls should constitute at least 75% of the wall area, excluding glass. In addition, no non-permanent material, including E.F.I.S., should constitute a portion of any building greater than 25 %.</p> <p>The applicant will need to provide a photometric plan and manufacturer's cut sheets to determine if all proposed lighting will meet city requirements.</p>
ADJACENT OWNERS COMMENTS:	No adjacent property owners will be affected.
CONSULTANT COMMENTS:	Bob Veenstra Jr. with Veenstra & Kimm has reviewed the Site Plan and offered comments in his June 9, 2008 and June 20, 2008 letters.