

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY AT 7117 NORTH PROSPECT AVENUE, ALSO KNOWN AS HY VEE FOOD STORES.

WHEREAS, pursuant to Section 32-37 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request for site plan approval at 7117 N. Prospect; and

WHEREAS, public hearings have been held after the publishing of the required notices; and

WHEREAS, the City Council finds that the planned development does not materially injure the property and the uses of the properties immediately adjacent to the proposed development; and

WHEREAS, the City Council finds that the site plan presents a unified and organized arrangement of buildings and facilities which have a functional relationship to the property comprising the development; and

WHEREAS, the City Council finds it is in the best interest of the citizens of the City of Gladstone that the site plan submitted by the applicant be approved subject to the terms and conditions set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

SECTION 1. SITE PLAN APPROVAL.

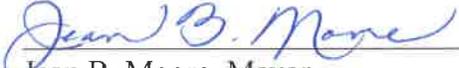
The Site Plan for 7117 N Prospect Avenue is hereby approved subject to the terms and conditions set forth herein;

1. All exterior lighting shall be LED.
2. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
3. Any and all disturbed areas shall be sodded.
4. All landscaped areas shall be irrigated and maintained in perpetuity.
5. All mechanical equipment on the roof(s) shall be screened from public view and the view to the neighborhood south of the project by a parapet similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.
6. Any new exterior lighting being added to the south side of the building, in relation to the 4,000 square feet addition, will be no higher than 10 feet, angled downward, and/or covered by light shields in an effort to preserve residential properties south of Hy-Vee.
7. Tractor trailers and storage containers shall not be parked or stored overnight in the main parking lot.

8. Tint or install window blinds operated by a timer located on the southeast side of the building adjacent to the neighborhood located to the south.

SECTION 2. SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 13th DAY OF JULY, 2020.



Jean B. Moore, Mayor

ATTEST:



Ruth E. Bocchino, City Clerk

First Reading: July 13, 2020

Second Reading: July 13, 2020

File #2020-006



Community Development Department

Staff Report

Date: April 29, 2020

File #: 2020-006

Requested Action: Site Plan Revision, 7117 N Prospect

Date of PC Consideration: June 15, 2020

Date of Council Consideration: July 13, 2020

Applicant: John Brehm
Hy-Vee
7117 N Prospect Avenue
Gladstone, MO 64119

Owner: Hy-Vee
5820 Westown Parkway
WDSM, IA 50266

Architect/ Engineer: Olsson Associates
Shannon Buster
1301 Burlington St
North Kansas City, MO 64119

Address of Property: 7117 N Prospect

Planning Information

- Current Zoning: CP-1; Planned District, Local Business
- Planned Land Use: Commercial
- Surrounding Uses: North – Commercial (Walmart); South – Residential (Northhaven Gardens); East – Residential (Linden Woods Village); West – North Prospect Avenue
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Additional Information

- Public Utility Availability: Existing
- Ingress/Egress: 72nd Street and North Prospect Avenue
- Traffic Impacts: Using a queue system to regulate traffic
- Proposed On-Site Improvements: See Attached Plan
- Proposed Landscaping: See Attached Plan
- Proposed Signage: - Refurbish or Replace Existing Signage

Analysis

Hy-Vee is proposing to relocate their Aisles Online services to the south side of the property into the 4,000 square foot addition approved last year (2019) by the Planning Commission and City Council. The original plan was to build an Aisles Online Kiosk on the north side of the Hy-Vee property, but given inside renovations, Hy-Vee has determined that moving the Aisles Online services to the south side expansion, logistically works better for them.

The building expansion footprint is the same as originally approved, except the canopy to cover the double drive thru is extended to the south approximately 20 feet – 10 feet per lane.

The Aisles Online pick-up will become two lanes, supervised by an employee at all times to greet and load orders. Orders are processed by time slot to control the number of orders coming in at any one time to regulate traffic.

In regard to the already approved 4,000 square foot building addition to the south side of the building located adjacent to their Wine & Spirits section of the store. City staff wants to reiterate and request that exterior lighting be no higher than 10 feet, angled downward and/or covered with light shields in an effort to preserve residential properties south of Hy-Vee. City Staff also requests that Hy-Vee extend their proposed tree line, within reason, to the southeast side of the property to cover the proposed addition and canopy.

The minimum setback requirement is 35 feet and this project meets that standard.

Linden Woods Village has submitted a letter of support for this project and it can be found in your packet.

Recommended Conditions

City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

1. All exterior lighting shall be LED.
2. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
3. Any and all disturbed areas shall be sodded.
4. All landscaped areas shall be irrigated and maintained in perpetuity.
5. All mechanical equipment on the roof(s) shall be screened from public view and the view to the neighborhood south of the project by a parapet similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.
6. Any new exterior lighting being added to the south side of the building, in relation to the 4,000 square feet addition, will be no higher than 10 feet, angled downward, and/or covered by light shields in an effort to preserve residential properties south of Hy-Vee.
7. Tractor trailers and storage containers shall not be parked or stored overnight in the main parking lot.
8. Tint or install window blinds operated by a timer located on the southeast side of the building adjacent to the neighborhood located to the south.

Hy-Vee has agreed to all conditions.

Recommendation

City Staff recommends that the request be APPROVED contingent upon the conditions listed above.

SCENIC
DEVELOPMENT
RETIREMENT COMMUNITY DEVELOPERS

May 27, 2020

TO: Community Development Department & City Council
City of Gladstone, Missouri
7010 North Holes
Gladstone, Missouri 64118

FROM: Scenic Development, Managing Partner of Linden Woods Village
2901 NE 72nd St.
Gladstone, Missouri 64119

SUBJECT: Site Plan Revision at Hy-Vee Food Stores, Inc.
Public Hearing #2020-006

To Whom It May Concern,

Scenic Development has carefully reviewed the plans proposed by Hy-Vee Food Stores, Inc. to expand a canopy on the south side of their building. Adding on-line pickup isles would be a benefit to some of the residents of Linden Woods Village that are still able to drive, as well as other residents of Gladstone, especially as they attempt to stay safe from COVID-19.

Scenic Development is in support of Hy-Vee's proposal, and hopes to see the addition come to fruition.

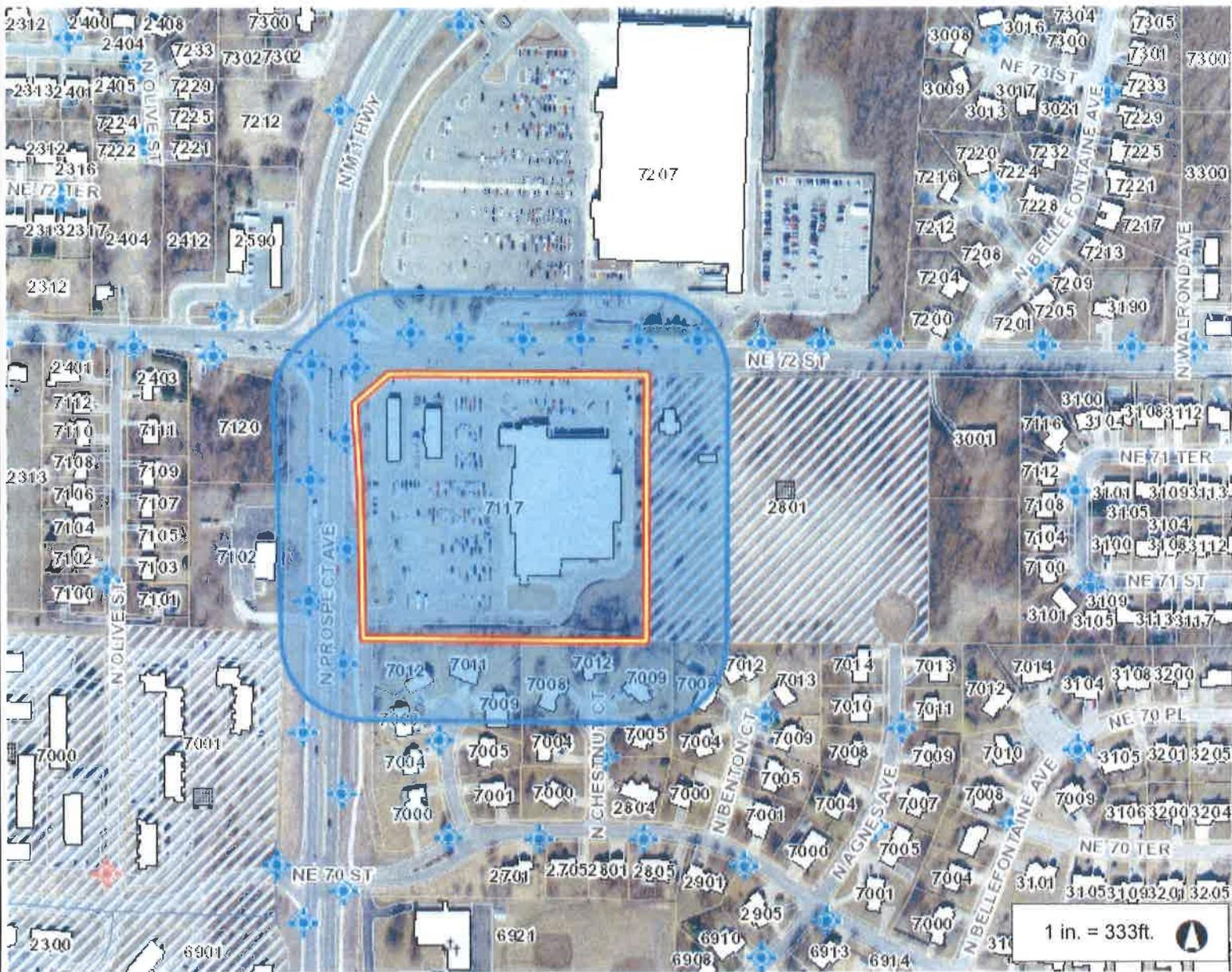
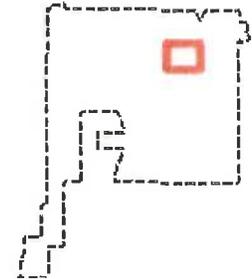
Sincerely,



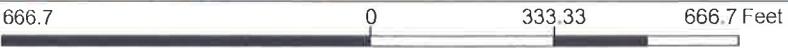
Jordan R. Anderson
President, Scenic Development



Gladstone, MO



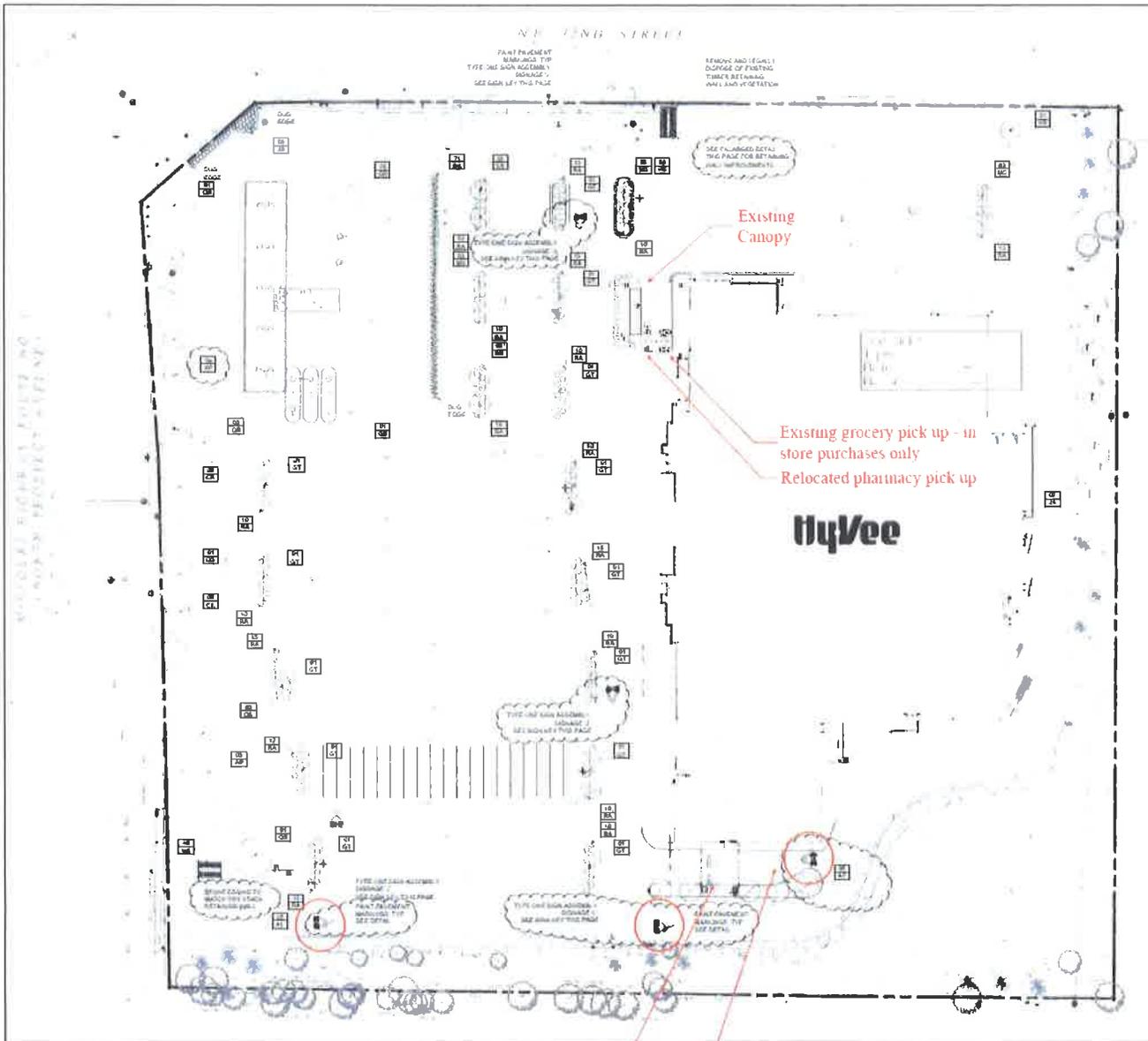
- Legend**
- KCPL Lights
 - Gladstone Lights
 - School Point
 - Bike Parking
 - Bus Stop
 - Point of Interest
 - Church
 - Apartment Point
 - Street Centerline
 - Edge Of Pavement
 - Driveway
 - City Limits
 - Parcel
 - House Number
 - Building Footprint
 - School Polygon
 - City Park
 - Villages
 - Apartment Polygon



1 in. = 333ft.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
Hy-Vee Food Stores, Inc.
File #2020-006
Canopy Addition



Aisles Online Pick up. Two lanes, employee on hand at all times to greet and load orders. Orders are processed by time slot to control the number of orders coming at any one time

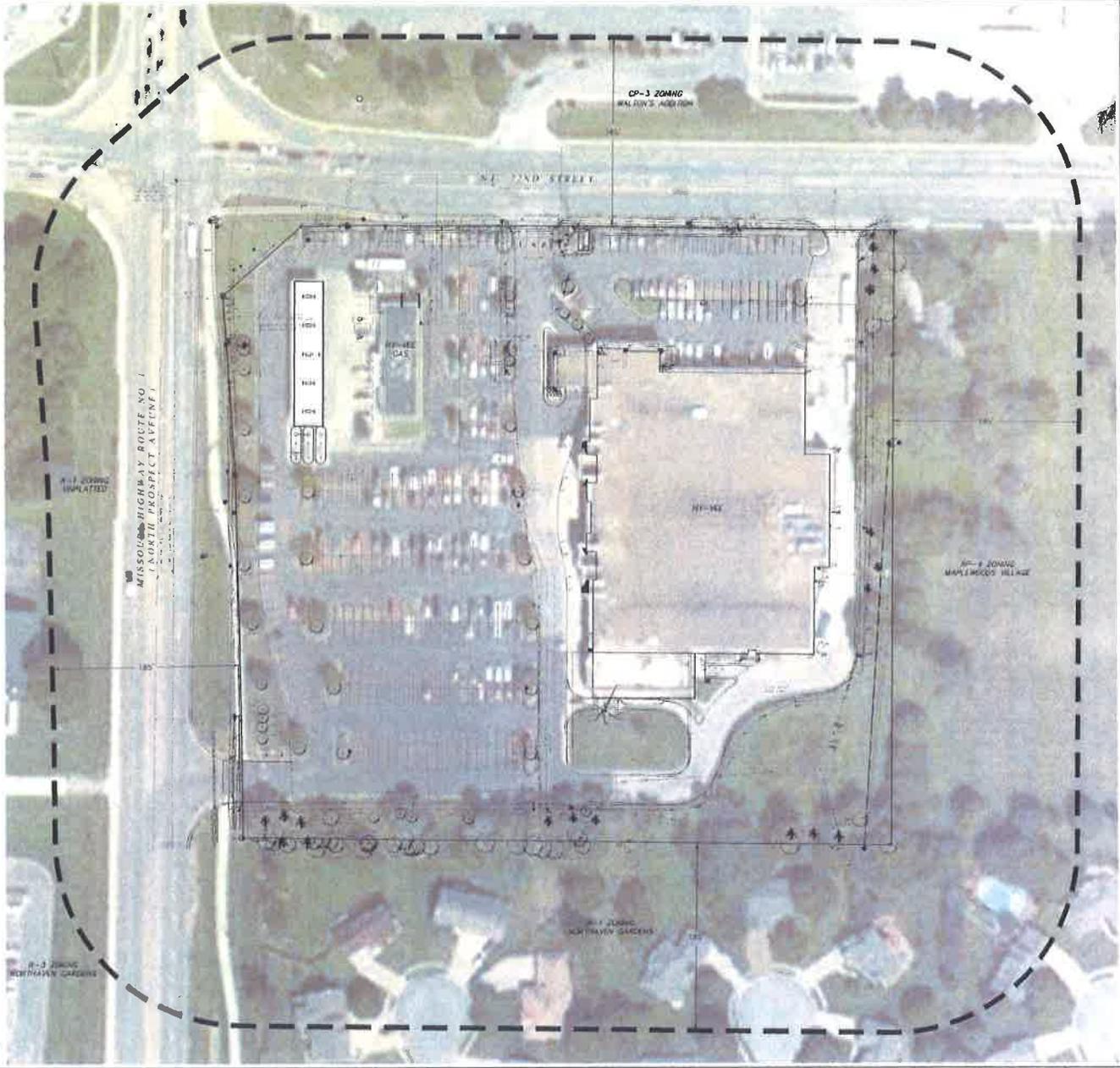
Queue space for Aisles Online Pick up



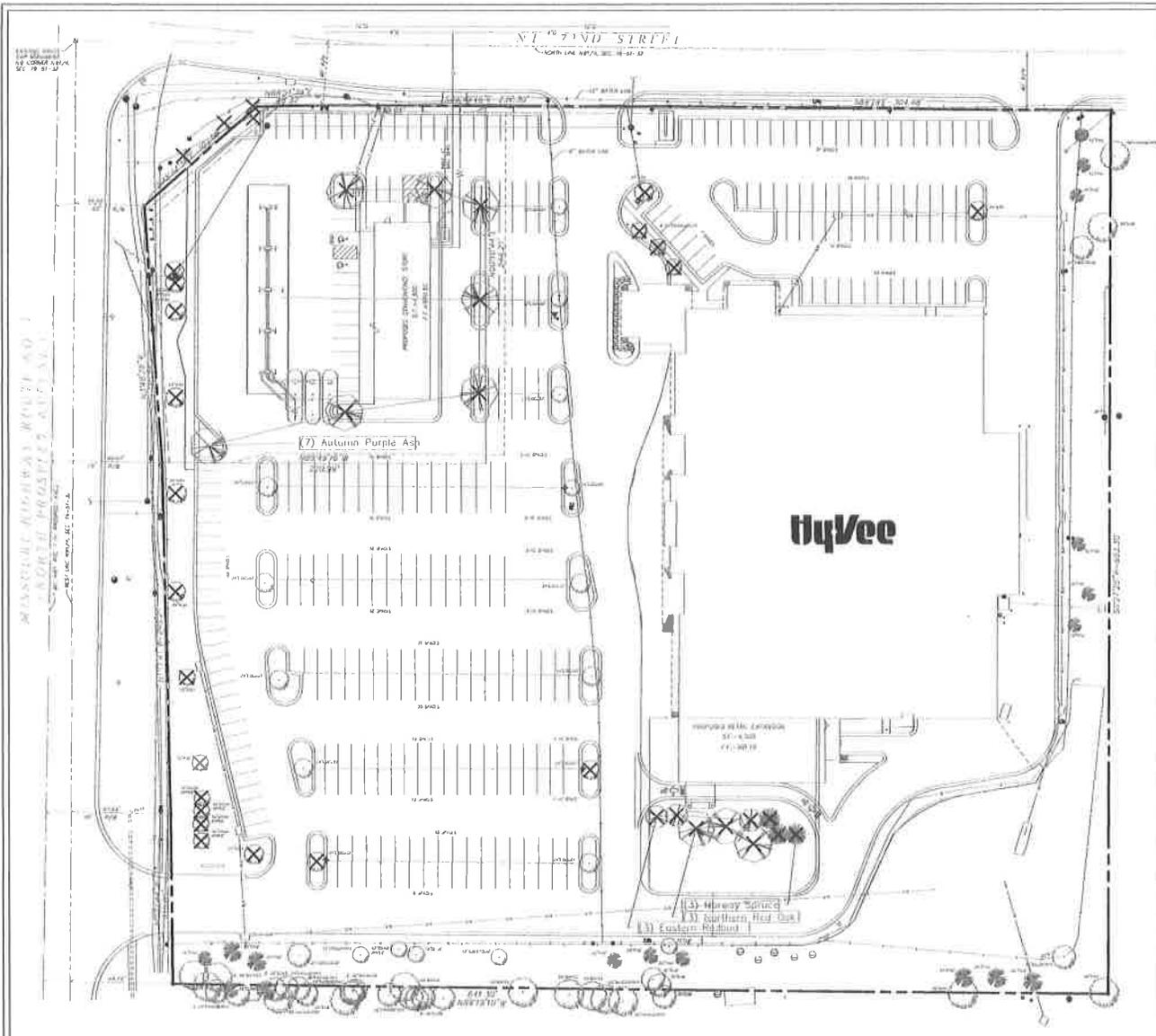
DATE: 10/20/18
 USER: gpm/rls

PROJECT: MISSOURI HIGHWAY ROUTE NO. 1
 NORTH PROSPECT AVENUE

PROJECT NO: 18-0001
 SHEET NO: C10



EXISTING CONDITIONS		GLADSTONE, MO
GLADSTONE HY-VEE SITE PLAN REVISION		2018
Drawn by	gpm/rls	olsson Olsson Engineering 1302 Burlington Street Northland City, MO 64116 TEL: 816.351.1177 WWW.OLSSON.COM
Checked by	gpm	
App'd by	gpm	
Scale	AS SHOWN	
Project No	18-0001	
Drawn by	gpm/rls	SHEET C10
Checked by	gpm	
App'd by	gpm	REVISIONS
Scale	AS SHOWN	
Project No	18-0001	
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Checked by	gpm	
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Scale	AS SHOWN	
Project No	18-0001	



DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION BOTH PUBLIC AND PRIVATE.
2. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DEPOSITED OR RECYCLED OFF SITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
3. PROTECT ADJACENT PROPERTY DURING DEMOLITION.
4. PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES NOTICED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN MAY BE PRESENT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND SALVAGING ANY REMAINING COMPONENTS AND ADJUSTING IRRIGATION AS REQUIRED FOR OPERATION ON REMAINDER OF SITE DURING CONSTRUCTION.
6. REMOVE AND LEGALLY DEPOSE OF ALL TREES AND ROOTS AS NOTED. FREE WASTE MUST BE DEPOSED OF ACCORDING TO THE MISSOURI DNR PROTOCOLS FOR ASH TREES. TREE WASTE SHALL REMAIN IN CLAY COUNTY AND STATE OF MISSOURI.

LEGEND	
	REMOVE VEGETATION

PLANT REMOVAL LIST

- 21 OVERSTORY TREES
- 15 UNDERSTORY
- 3 EVERGREENS



HY VEE INC.
3423 WEST DAWN PARKWAY
WEST FOLSOM, OHIO 50264
P 515 287 2800
F 515 281 7953

GLADSTONE FOOD STORE
7117 NORTH PROSPECT
PLANTING PLAN

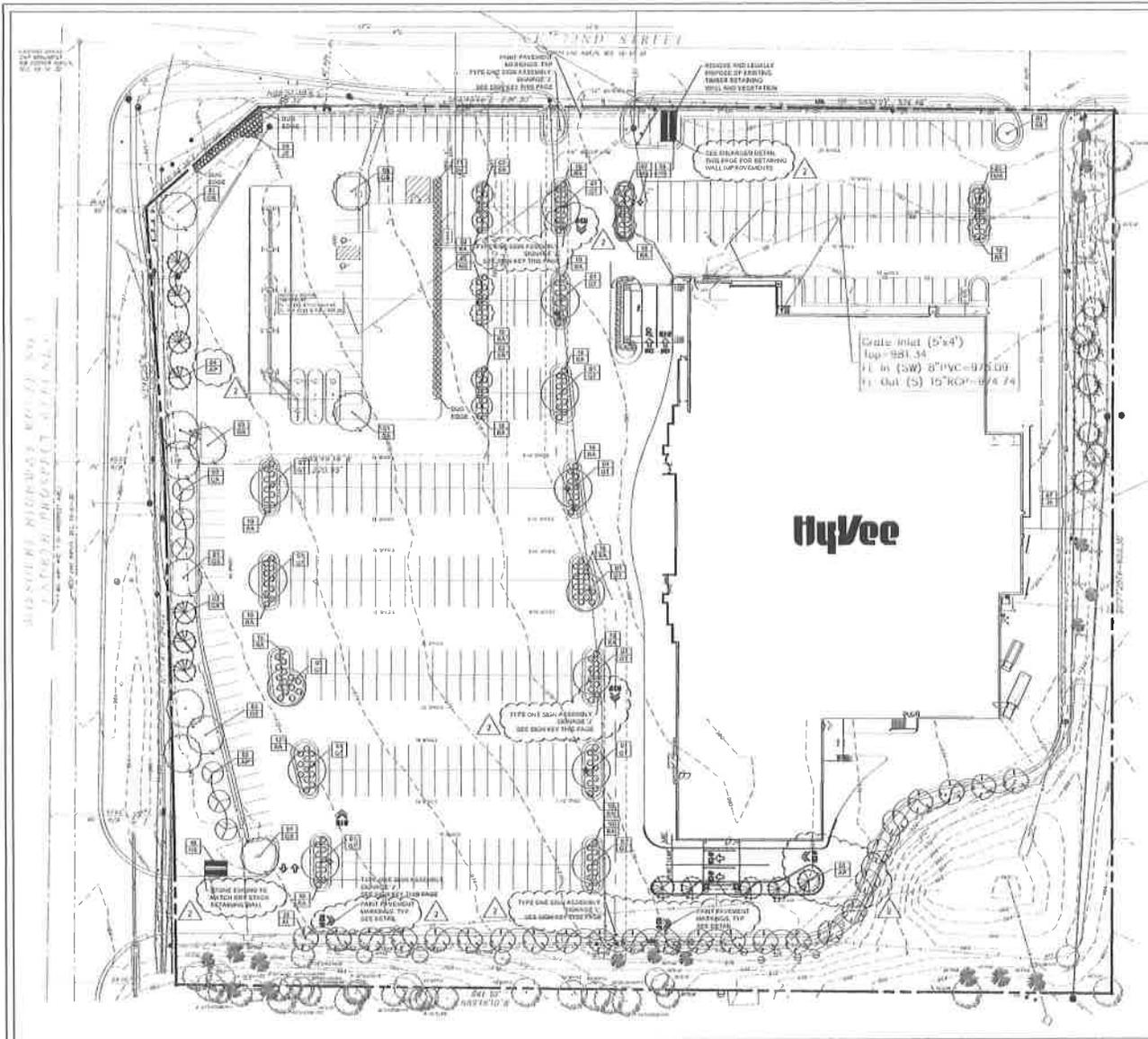
REVISIONS DATE
DRAWN BY

DEMOLITION PLAN

DRAWN BY: JMO DATE: 06/15/2018
SCALE: 1"=30'-0" SHEET

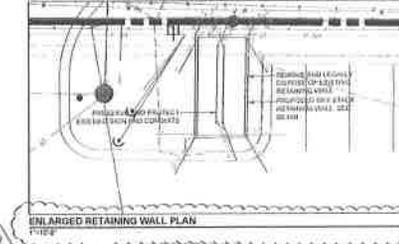
C1.1



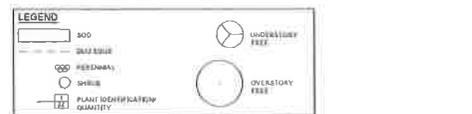


THIS STORE, INCLUDING THE SIGNAGE, IS THE PROPERTY OF HY-VEE FOOD STORES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

HyVee

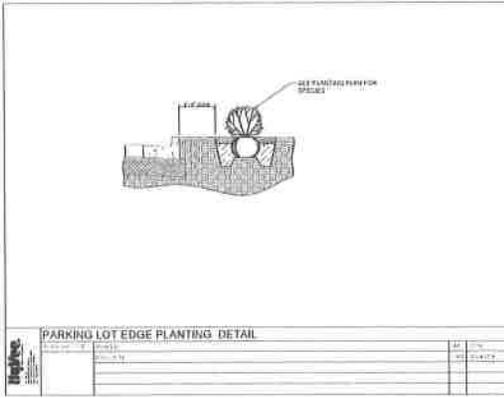
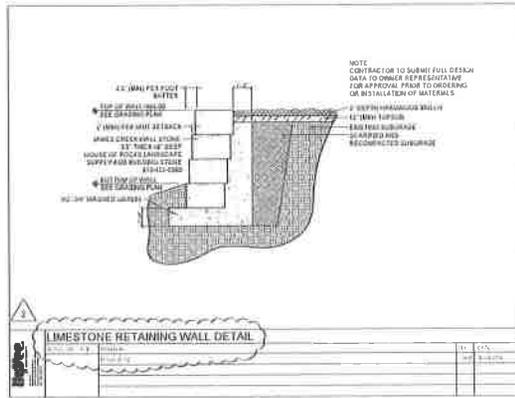
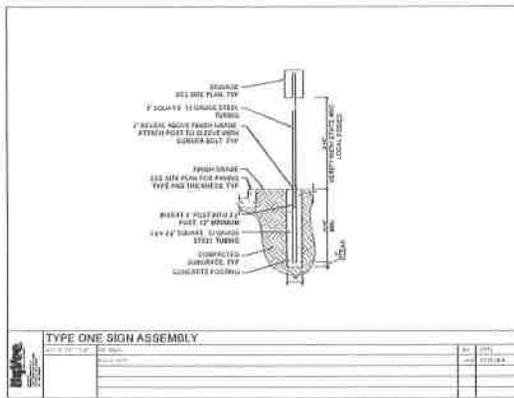
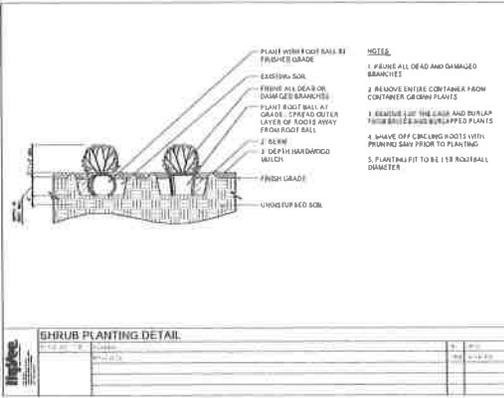
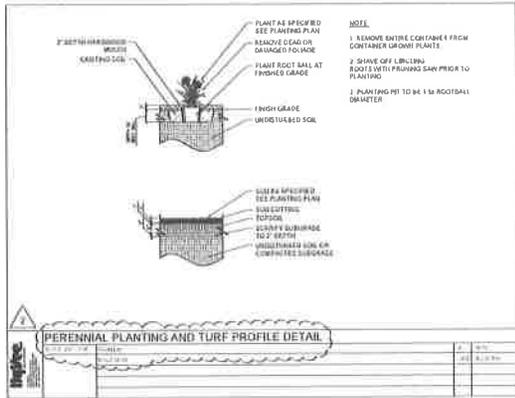
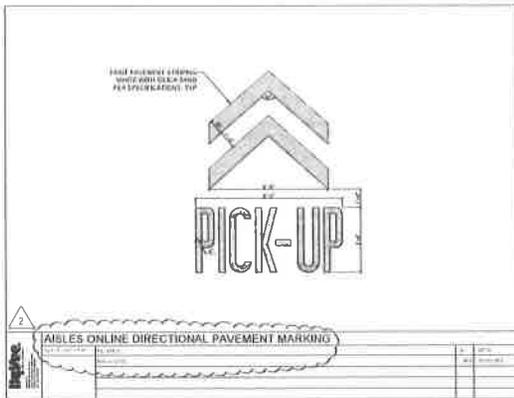
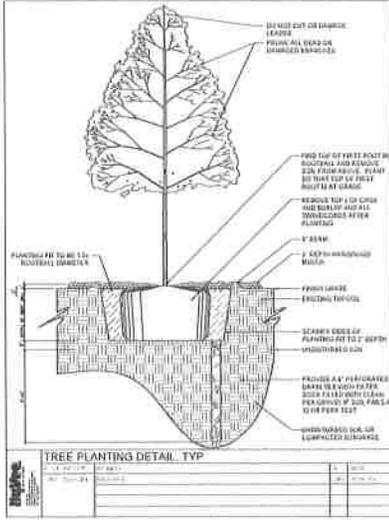
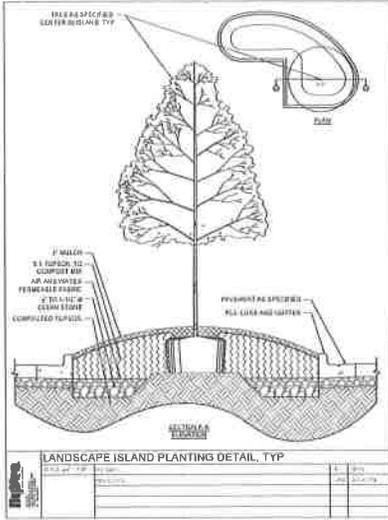
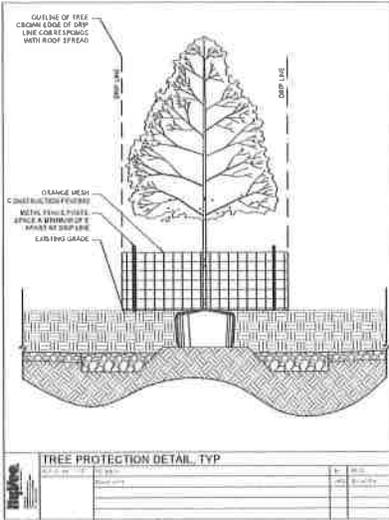


PLANTING SCHEDULE					
TREES	CITY #	ESTIMATE NAME	COMMON NAME	SIZE	METHOD
01	01	Amelanchier	ALLIGATOR BARK	2 1/2" CAL	BAR
02	02	Amelanchier	EASTERN REDBUD	1 1/2" CAL	BAR
03	03	Amelanchier	COLUMBIA REDBUD	1 1/2" CAL	BAR
04	04	Amelanchier	STAGHOLEY REDBUD	2 1/2" CAL	BAR
05	05	Amelanchier	BLACK CHERRY	8" DB	BAR
06	06	Amelanchier	SILVER BUCKLEBERRY	1 1/2" CAL	BAR
07	07	Amelanchier	SPYGLASS	2 1/2" CAL	BAR
08	08	Amelanchier	DECATUR	2 1/2" CAL	BAR
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100	100	Amelanchier	DECATUR	2 1/2" CAL	BAR



- GENERAL NOTES**
- ALL PLANT MATERIAL INSTALLATION, INCLUDING SEED AND SOO, SHALL BE COMPLETED PRIOR TO GRADE FINISH.
 - ALL PLANT MATERIAL SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
 - PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE OWNER.
 - THE CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITIES.
 - PLANT MATERIAL QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. DRAWINGS SHALL GOVERN.
 - SEE THE GRADING, UTILITY, AND SITE PLANS FOR ADDITIONAL INFORMATION.
 - PROVIDE A ONE-YEAR WARRANTY ON ALL TREES, SHRUBS AND PERENNIALS.
- SOIL PREPARATION**
- TOPSOIL SHALL BE LOCAL FERTILE AGRICULTURAL SOIL, FREE OF STONES, ROCKS, GLASS, PLANTS, WEEDS, RODS AND OTHER IMPURITIES. PH VALUE SHALL BE 5.5 AND 7.0.
 - REMOVE GRASS AND WEEDS FROM ALL SOIL.
 - SECURITY DRAINAGE TO DEPTH OF 1" FIBER TO PLACING SURFACE.
 - SPREAD TOPSOIL TO A MINIMUM DEPTH OF 4". TOPSOIL PLACEMENT SHALL TAKE PLACE BEFORE OR NEARLY AFTER TOPSOIL SO THAT IT IS FREE OF SOIL AND GRADED TO GRADINGS INDICATED ON GRADING PLANS.
 - EASILY COMPACT TOPSOIL AFTER PLACEMENT AND PROVIDE CONSTRUCTION TRAFFIC FROM AREAS WITH TOPSOIL.
- PLANTING**
- PRESERVE AND PROTECT EXISTING TREES TO REMAIN. CONTRACTOR SHALL EXCAVE A CONSTRUCTION EDGE AROUND PERIPHERY OF TREES AT THE DEEP END. CONTRACTOR SHALL NOT STORE MATERIALS OR TREES AT VEHICLES TO ACCESS OR PARK INSIDE DRIP LINES.
 - DO NOT INSTALL PLANTS WHEN AMBIENT TEMPERATURES DROP BELOW 35° OR RISE ABOVE 90°. DO NOT INSTALL PLANTS WHEN WIND VELOCITIES EXCEED 30 MPH.
 - GRASSES OR PERENNIAL PLANTS WILL BE REJECTED.
 - TREES SHALL HAVE A REASONABLE STRAIGHT TRUNK AND SINGLE LEADER.
 - SOIL AMENDMENTS SHALL BE TOPSOIL OR COMPOST. COMPOST (DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER DERIVED FROM AGRICULTURAL, FOOD, INDUSTRIAL RESIDUALS, BIODEGRADABLE WASTE, TRANSPARENT, COMPOST WILL BE FREE OF LARGE PARTICLES AND WILL POSSESS NO OBJECTIBLE ODOR, NOR RESIDUAL MATERIAL FROM WHICH IT WAS DERIVED).
 - MULCH: COMPOSTED, SHARDED HARDWOOD BARK, DARK BROWN IN COLOR.
 - ALL PLANTING PITS WITH WATER TO DETERMINE DRAINAGE. IF WATER REMAINS IN HOLE AFTER 24 HOURS, INSTALL FRENCH DRAIN AS SHOWN IN DETAILS TO INSURE PROPER DRAINAGE.
 - INITIAL ACCEPTANCE UPON COMPLETION OF PLANTING. OWNER'S REPRESENTATIVE WILL REVIEW WORK AND TAKE INITIAL ACCEPTANCE OF WORK UPON CORRECTION OF ALL NOTED DEFICIENCIES.





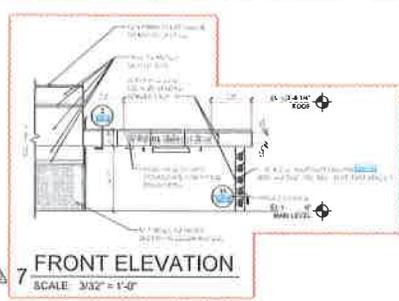
GLADSTONE FOOD STORE
7117 NORTH PROSPECT
PLANTING PLAN

REVISIONS	DATE	DESCRIPTION

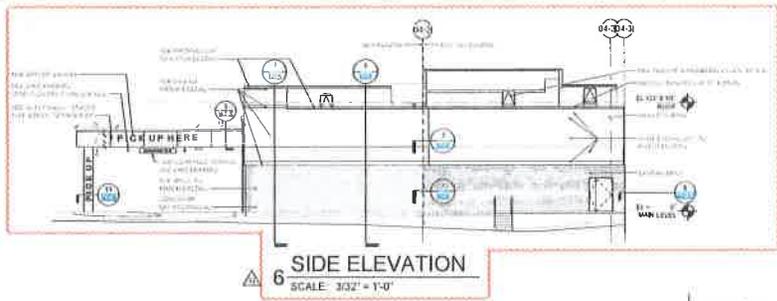
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PLANTING DETAILS

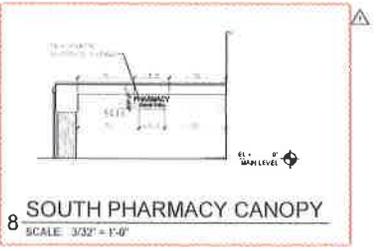
DRAWN BY	DATE
AM	06/15/2018
AS NOTED	
SHEET	



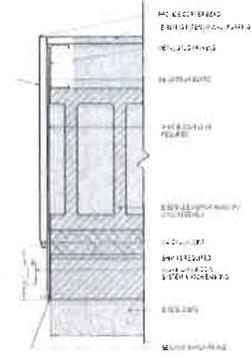
7 FRONT ELEVATION
SCALE: 3/32" = 1'-0"



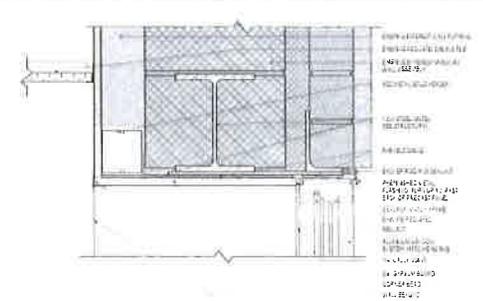
6 SIDE ELEVATION
SCALE: 3/32" = 1'-0"



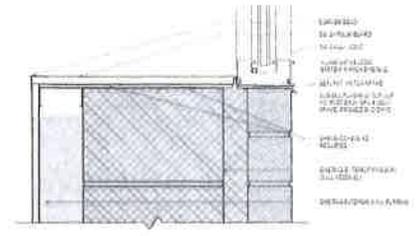
8 SOUTH PHARMACY CANOPY
SCALE: 3/32" = 1'-0"



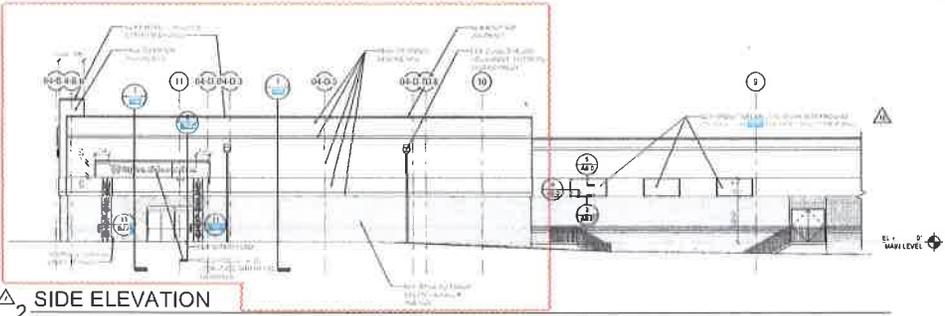
4 WINDOW JAMB
SCALE: 3" = 1'-0"



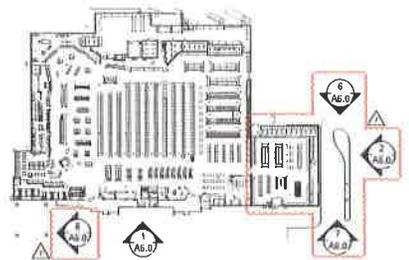
5 ALUMINUM WINDOW HEAD
SCALE: 3" = 1'-0"



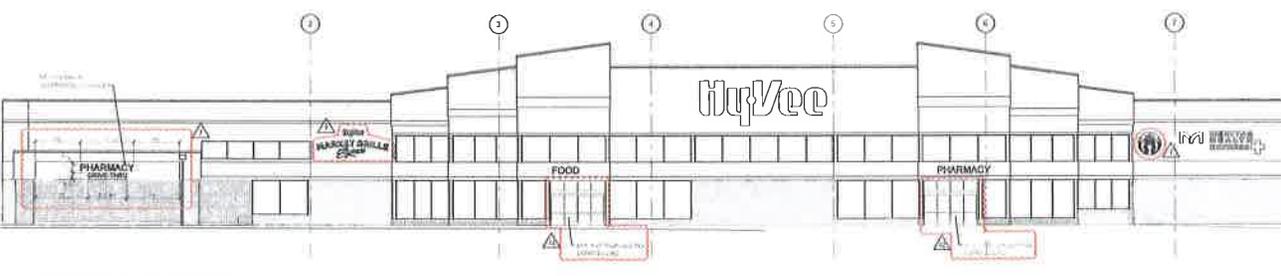
3 WINDOW SILL
SCALE: 3" = 1'-0"



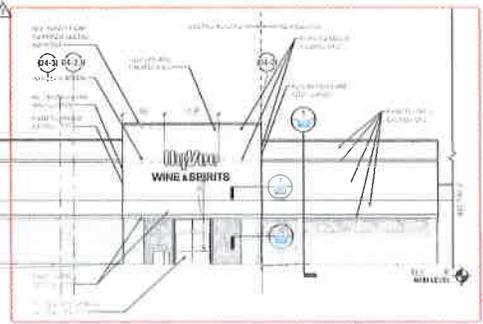
2 SIDE ELEVATION
SCALE: 3/32" = 1'-0"



KEY PLAN
SCALE: N.T.S.



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"



REVISIONS	
NO.	DESCRIPTION



CUNNINGHAM GROUP

10000 N. 100th St.
Overland Park, MO 66214
Tel: 913.241.1000
Fax: 913.241.1001

LOCATION: MISSOURI
GLADSTONE, MISSOURI
GLADSTONE, MISSOURI
HyVee
HYVEE STORES, INC.
1801 WEST DOWNS AVENUE
DES MOINES, IOWA 50319
TELEPHONE: (515) 281-7000
FAX: (515) 281-9350



EXTERIOR ELEVATIONS

DATE	BY	APP.
12-11-19		

A6.0

Commission. The Planning Commission members did not have any comments. The public hearing was closed.

MOTION: By Mr. Cookson, second by Ms. Lowe to approve Site Plan Revision for White Chapel Funeral Home; 6600 NE Antioch Road.

Vote: Mr. Cookson	Yes
Mr. Ebenroth	Yes
Ms. Hommon	Yes
Ms. Lowe	Yes
Ms. Middleton	Yes
Mr. Murch	Yes
Mr. New	Yes
Chairperson McGee	Yes

All said Aye. The motion carried. (8-Yes, 0-No)

Item 5 on the Agenda: PUBLIC HEARING: On a request for a Site Plan Revision at 7117 N. Prospect Avenue (Hy-Vee Food Stores, Inc.). Applicant/Owner: Hy-Vee Food Stores, Inc. File #2020-006. *The City Council Public Hearing is scheduled for July 13, 2020.*

Mr. Greer read the staff report. Hy-Vee is proposing to relocate their Aisles Online services to the south side of the property into the 4,000 square foot addition approved last year (2019) by the Planning Commission and City Council. The original plan was to build an Aisles Online Kiosk on the north side of the Hy-Vee property, but given inside renovations, Hy-Vee has determined that moving the Aisles Online services to the south side expansion, logistically works better for them.

The building expansion footprint is the same as originally approved, except the canopy to cover the double drive thru is extended to the south approximately 20 feet – 10 feet per lane.

The Aisles Online pick-up will become two lanes, supervised by an employee at all times to greet and load orders. Orders are processed by time slot to control the number of orders coming in at any one time to regulate traffic.

In regard to the already approved 4,000 square foot building addition to the south side of the building located adjacent to their Wine & Spirits section of the store. City staff wants to reiterate and request that exterior lighting be no higher than 10 feet, angled downward and/or covered with light shields in an effort to preserve residential properties south of Hy-Vee. City Staff also requests that Hy-Vee extend their proposed tree line, within reason, to the southeast side of the property to cover the proposed addition and canopy.

The minimum setback requirement is 35 feet and this project meets that standard.

Linden Woods Village has submitted a letter of support for this project and it was included in the Planning Commission member's packets.

Mr. Greer stated that City staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

1. All exterior lighting shall be LED.
2. Trash service, deliveries, and distribution shall be scheduled between the hours of 7:00 a.m. to 10:00 p.m.
3. Any and all disturbed areas shall be sodded.
4. All landscaped areas shall be irrigated and maintained in perpetuity.
5. All mechanical equipment on the roof(s) shall be screened from public view and the view to the neighborhood south of the project by a parapet similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.
6. Any new exterior lighting being added to the south side of the building, in relation to the 4,000 square feet addition, will be no higher than 10 feet, angled downward, and/or covered by light shields in an effort to preserve residential properties south of Hy-Vee.
7. Tractor trailers and storage containers shall not be parked or stored overnight in the main parking lot.
8. Tint or install window blinds operated by a timer located on the southeast side of the building adjacent to the neighborhood located to the south.

Hy-Vee has agreed to all conditions and City staff recommends approval of this project contingent upon the recommended conditions. The applicant, John Brehm, from Hy-Vee is here tonight to answer any questions.

Chairperson McGee asked if the applicant would like to come forward.

John Brehm, Director of Site Planning for Hy-Vee, 5820 Westown Parkway, West Des Moines, Iowa, addressed the Commission. Mr. Brehm said that he was in front of the Commission about a year ago when Hy-Vee received approval of the Wine and Spirits addition, canopy addition to the south and a small building to the north for grocery pick up. As things have changed during Covid-19, they have seen a 500% increase for on-line ordering. The small building that was planned is not large enough to manage that amount of traffic. Covid-19 has advanced on-line ordering and store pick-up probably 4-5 years ahead of what they had anticipated. The Hy-Vee operations team decided to change their plan and move the aisles on-line to the south side of the building where the pharmacy pick-up was. The pharmacy pick-up and the traditional grocery pick-up will now be located at the front of the store.

Mr. Brehm stated that the building expansion has not changed from his original request last year. The only thing that has caused him to come back to the Planning Commission is a canopy that will be over the second lane in the aisles on-line service. When they began the planning process, City staff asked if it would be possible to just have one lane, but after discussion with the operations unit at Hy-Vee, they determined the expansion to two lanes was necessary. This makes an extra 10' of canopy to the south residential area. Everything else that was approved in the Site Plan has stayed the same. There is significant landscaping being added on the south side as well as landscaping on the median where the canopy sits and in the curblin on the south side of the store towards the residences/fence. In this location they are adding trees along the entire stretch. Mr. Brehm offered to answer any questions.

Chairperson McGee asked if anyone in the audience would like to speak in favor of the application.

Connie Pflug, 7009 N. Montgall Court, addressed the Planning Commission. Ms. Pflug said she just had a question about the fence. She asked if there were any plans to improve the fence along the south boundary because when Linden Woods Village built their project, they put in a fence that is much higher than [the Hy-Vee fence] and it's a much better fence. She was hoping Hy-Vee was planning on doing something like that since they are coming closer to the residences.

Mr. Brehm answered that the fence that is on the south side of their property is wood and the fence that Linden Woods put in is a composite fence. He thought they were the same height. [Ms. Pflug commented that they are not the same height]. Mr. Brehm said that they do not have plans to replace the fence. It is good shape; they just repaired it a few years ago.

Chairperson McGee asked for those in opposition to come forward. There was no response. She asked for discussion from the Planning Commission.

Ms. Middleton questioned the increase in traffic Mr. Brehm discussed and asked if he had a number of cars per day or per hour, etc.

Mr. Brehm said that what is happening is that instead of people shopping in the store, they are ordering their groceries on-line and picking them up so it's roughly the same amount of traffic in total for the store. Before Covid-19 they were seeing maybe 4-5% of their customers using on-line ordering, now they're seeing upwards of 20-30% of their customers ordering on-line. He said that the busiest pick-up times are between 10:00 am- 12:00 pm and 5:00 pm- 7:00 pm.

Mr. Murch said he is confused about the traffic flow in the diagrams. He asked if they are indicating that people are going to come in from the main parking lot headed east and then do a u-turn and head west.

Mr. Brehm explained that the plan is for vehicles to come in through the south drive of the store head east into the pick-up lanes, which will u-turn them back west to exit.

Mr. Murch asked if there will be four lanes of traffic. He said that cars can drive around from the north side (back of the building) to get into the main parking lot.

Mr. Brehm replied that is possible, but they're not going to encourage that. It's not a separate lane; they are utilizing the existing lane of traffic and the stacking will be on the side of the building facing the parking lot.

Mr. Murch asked if they are advocating a one-way headed east and then north.

Mr. Brehm answered yes, the traffic under the canopy is one-way – east to west.

Mr. Murch said he agreed with the woman who asked about the fence; the Linden Woods fence is somewhere in the 10' range. He didn't know if staff knew [the exact height].

Mr. Greer said he was not sure what size the fence is off-hand.

Mr. Murch asked how tall the [Hy-Vee] building is.

Mr. Brehm said that the building is roughly 20' or so. Typically they are 22-26' feet tall, but the lighting is limited to 10'.

Mr. Murch said if there is 10' lighting in the lanes, it's going to shine right into the windows of those houses south of the fence.

Mr. Brehm replied that they are installing LED lighting and it has been there for years. The only light they are adding is under the canopy and it will be focused straight down. They are also adding a few building fixtures.

Mr. Murch commented that was when one lane was approved. Now they are adding a lane.

Mr. Brehm answered that they are not adding light to any of those items. They are only adding lighting to the building that was approved last time.

Mr. Ebenroth said he doesn't have a question about the site plan, but he is concerned about the construction crew that is on site right now. There are approximately 55 spaces taken up by construction equipment and 12 more spaces for the aisles on-line program. This is making it difficult for customers to find a space to park.

Mr. Brehm said he will talk with Hy-Vee Construction about re-arranging their staging.

Hearing no further comments, Chairperson McGee closed the public hearing.

MOTION: By Mr. New, second by Mr. Ebenroth to approve the Site Plan Revision at 7117 N. Prospect Avenue.

Vote: Mr. Cookson	Yes
Mr. Ebenroth	Yes
Ms. Hommon	Yes
Ms. Lowe	Yes
Ms. Middleton	Yes
Mr. Murch	Yes
Mr. New	Yes
Chairperson McGee	Yes

All said Aye. The motion carried. (8-Yes, 0-No)

Item 6 on the Agenda: Other Business.

None.

Item 7 on the Agenda: Communications from the City Council.

Mayor Moore said that since the Planning Commission last met there have been two new members that have joined the City Council – Tina Spallo and Tom Frisby. She has also taken the role of Mayor for the coming year and Councilman Mallams is now the Mayor Pro Tem.

Mayor Pro Tem Mallams said that we need to give the Leadership Team, City Manager and all of the staff members pats on the back for the job they did working through the Covid Virus. The City was able to reduce the staff while providing basic services to the residents.

Mayor Pro Tem Mallams made a couple of announcements including the opening of the outdoor pool and an upcoming public hearing at the City Council for the budget.

Item 8 on the Agenda: Communications from City Staff.

Mr. Greer introduced the new Administrative Assistant for Community Development, Jenny Cisar. He added that she comes with a wealth of knowledge of the public sector and will be a huge asset to the team.

Mr. Greer continued with a few announcements: the Atkins-Johnson Farm will re-open on June 3rd. The downtown Marriott hotel has finally broken ground. The beautification project has been re-scheduled for September 18-20, 2020 at Happy Rock West.

Item 9 on the Agenda: Communications from the Planning Commission Members.

Ms. Middleton asked if the City is doing a study to find out if there are any inherent, systemic racism issues that may be going on.

Mr. Greer answered that City Manager Wingerson released a statement that is located on the home page of the City's website. He thinks that should cover what Ms. Middleton is asking. He hasn't heard of any study being done, but all departments will be reviewing their policies and determining things the City can be doing better.

Ms. Hommon wanted to thank City staff for how they handled everything during Covid-19. She also thought the Community Update was great and hopefully it can continue on.

Item 10 on the Agenda: Adjournment

Chairperson McGee adjourned the meeting at 7:31 pm.

Respectfully submitted:

Jennifer McGee, Chairperson

Approved as submitted _____

Becky Jarrett, Recording Secretary

Approved as corrected _____