

Planning Commission Agenda Item for April 8, 2014

Case Number 13.037DP: Menards Development Plan

Applicant/Owner: Tyler Edwards, Real Estate Representative – Menard, Inc.

Agent: Carol Chadwick, Engineer

Summary:

Menard, Inc. is requesting approval of a Development Plan for a new retail store.

The 16.33 acre property is located northwest of the intersection of Lakeway Road and Butler Spaeth Road. The site is located within Lot 1, Lakeway II Subdivision, which is proposed to be resubdivided to create the lot on which the Menards retail store is planned. The property has a zoning designation of C-1, General Commercial District and the store is a permitted use in this zoning district. The site is surrounded by vacant land except for residential development to the northwest and commercial development to the southeast. The store will have 94,432 square feet of indoor retail space and 172,874 square feet of outside yard area.

Access will be from Lakeway Road via KG Avenue, a private road planned to be a public right-of-way when extended north, and Town Center Drive, an existing private road. Water, sewer, and electric are adjacent to the site. The applicant has submitted information about the parking requirements for numerous other stores. The project proposes parking spaces be calculated at 1 space/275 square feet of low volume retail space and 1 space/2 employees in the yard area. The number of parking spaces exceeds the amount required in the Zoning Ordinance. No waivers are being requested. The Parks and Beautification Board approved the Landscape Plan for the site on March 27, 2014.

Planning Requirements:

1. KG Avenue shall be completed and approved by City Engineering prior to a Final Certificate of Occupancy being issued.
2. A Permit to Construct shall be obtained from City Engineering for the required improvements. The Permit to Construct shall be issued prior to issuing a building or zoning permit.
3. Easements covering the public utility infrastructure not shown on the plat and required by the City shall be submitted prior to the Final Certificate of Occupancy for the building.
4. A wastewater survey shall be provided to City Wastewater prior to a building permit being issued.
5. A construction access acceptable to the City Engineer and the Campbell County Fire Department shall be provided to the site for the duration of construction.

6. The project shall follow the Fire Code requirements set forth by the Campbell County Fire Department.
7. The Landscape Plan, as approved by the Parks and Beautification Board, shall be implemented and maintained as required by the Zoning Ordinance.
8. Any signage on the site shall be permitted separately by the City Building Inspection Division prior to installation.
9. The Final Plat of the Resubdivision of Lot 1, East Lakeway Subdivision II, creating Lot 1A, a Resubdivision of Lot 1, East Lakeway Subdivision II shall be recorded prior to recording the Development Plan.
10. The Development Plan and any required documents shall be submitted to the Planning Division, and recorded at the Campbell County Clerk's Office, prior to obtaining any building or zoning permits.

Staff Recommendation:

Staff recommends approval of the Menards Development Plan, subject to all Planning requirements.

*The Planning Commission has the sole authority to approve Development Plans under the Zoning Ordinance.*

File: 13.037DP Case Sheet  
Attachments: Vicinity and Aerial Map, Development Plan  
Case Manager: Larry Manning  
ePlans: 13-037DP