Z&P Meeting: March 12, 2018
City Council Meeting: April 2, 2018

STAFF PLANNING REPORT
Site Plan

CASE 005-18 Site Plan Review

NAME OF SITE PLAN Menards Store

LOCATION: Approximately 1,000 feet East from the intersection of Richard Joseph Blvd West and Richard Joseph Blvd North

APPLICANT: Menards, Inc.

PRESENT ZONING: C2-PD, Central Business District Commercial Overlay District

PRESENT LAND USE: Vacant land

SITE CONTEXT:

	North	East	South	West
Existing Zoning	N/A	C2-PD	C2-PD	R3-PD
Land Use	Interstate 44	Commercial Center	Undeveloped	Call Center

SUBDIVISION:

Number of lots
1

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
North Richard Joseph Blvd.	Local	60’
West Richard Joseph Blvd.	Local	60’

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No, property currently has ingress/egress from Richard Joseph Blvd. North. Current right-of-way has sufficient capacity to serve this proposed development.

UTILITIES

Sewer is located adjacent to this property. Other utilities are located nearby and have adequate capacities to serve this development.

FLOOD PLAIN

The project is located near, but outside of the 100-yr. flood plain

DISCUSSION

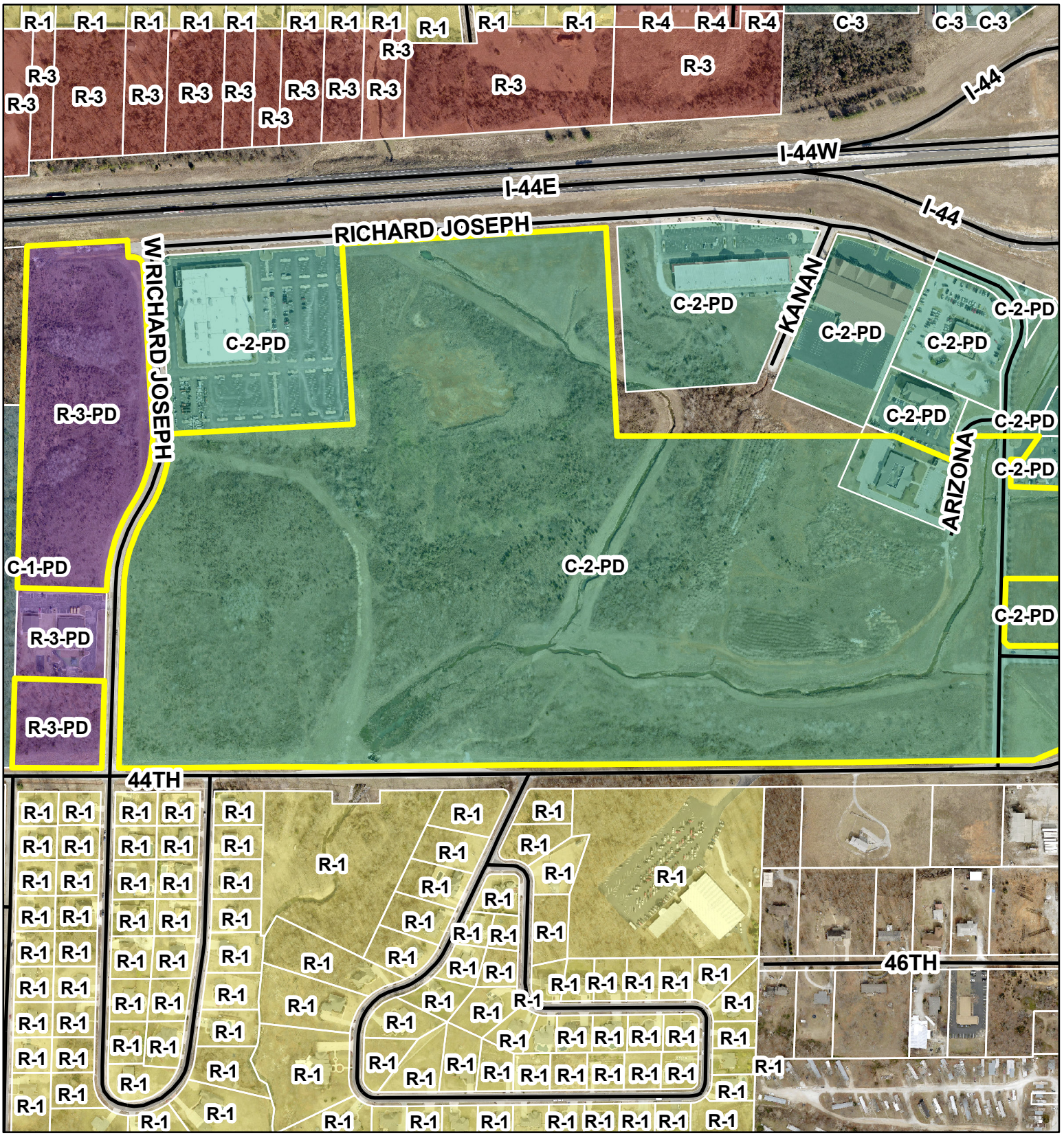
The planned (PD) overly district requires the review and approval of the site plan prior to the issuance of a building permit. The site plan submitted for review is for the construction of a new Menard's retail store located in the Silver Creek Galleria development. Total covered building area is approximately 206,000 sq. ft. The total outside yard area encompasses approximately 4.2 acres.

Staff has reviewed the site plan and has determine that it meets the requirements of our zoning code, including, requirements for off-street parking, landscaping and materials used on the front elevation of the store.

Staff recommends approval of Case 005-18.

ENCLOSURES:

Site Plan



0 355 710 1,420 2,130 2,840 Feet

N

Case 005-18: Located 1,000 feet East of the intersection of Richard Joseph Blvd West and Richard Joseph Blvd North – A request for a Site Plan Review – Menards, Inc.