

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Chris Bennett, Director of Neighborhood Services

Date: June 12, 2023

Re: Item 7: Site plan review and possible approval of a proposed grocery store located at 1380 W. Main Street, Parcel #/WUP 00159, for DLK Farm Service.

Summary of Request	
Requested Approvals:	Site plan review and approval
Location:	/WUP 00159, City of Whitewater - 1370, 1380 and 1390 West Main Street.
Current Land Use:	Retail
Proposed Land Use:	Retail
Current Zoning:	B-1 – Community Business
Proposed Zoning:	Same
Future Land Use, Comprehensive Plan:	Community Business

Synopsis

In front of the PARC for consideration is site plan review for a proposed ALDI grocery store on parcel /WUP 00159. The addressed involved are 1370, 1380 and 1390 West Main Street.

Per the city’s B-1 zoning district, plan review is required for any development.

Site Plan Review

Per 19.27.010 the B-1 Community Business District is established to accommodate retail shopping and service needs in a manner compatible with the desired community character. The district should be located in relative proximity to residential areas and major traffic routes. The proposed grocery store is a permitted use.

A review of the plans submitted, reviewed against the city’s B-1 ordinance, shows the following:

Lot area

- Per B-1: 15,000 square feet.
- Parcel: 117,651 square feet.

Lot width

- Per B-1: 50 feet.
- Parcel: 348.54 feet at the front and 263 feet at the rear.

Yard requirements

- Per B-1
 - Front and street side: 15 feet.
 - Side: 10 feet.
 - Rear: 20 feet.
- Parcel
 - Front and street side: 15 feet.
 - West side: 10 feet.
 - Rear: 20 feet.
 - East side: 10 feet.

Lot coverage

- Per B-1: No provision for maximum.
- Parcel: Total impervious surface area is 75,177 square feet.
 - 45,544 green space (37.91% of lot).
 - 20,664 building area.

Building height

- Per B-1: Maximum five stories or 100 feet, whichever is greater.
- Parcel: 28 feet, 10 inches.

Parking

- Per 19.51.130, there must be one stall for each 200 square feet of primary floor area for restaurants, bars and places of entertainment.
- Per A1.1 in the plans there is 12,589 usable square feet in the building for sales and restrooms, meaning 63 parking stalls are required.
- The developer is providing 95 spaces – four of which are handicapped accessible.

Lighting

- PHO 1.1 provides the photometric plan. Height of light fixtures should be verified.
- Average illumination levels within parking lots shall not exceed 2.5 footcandles. The illumination level at any property line shall not exceed 0.5 footcandles above the ambient lighting conditions on a cloudless night where the property adjoins land in a residential district, and 2.0 footcandles above the ambient lighting conditions on a cloudless night where the property adjoins land in any other zoning district. Per PHO 1.1, all average illumination levels are within standards.

Landscaping & screening

- There are no minimum requirements for landscaping in B-1. Per the submitted plan 29.1% of the site is landscaped.

Access

- Strand Associates studied traffic at the proposed ALDI. Their memo is included.
- Strand reached the following conclusion:
 - “The proposed Aldi that will replace the vacant Hawk Bowl property should have minimal impacts to traffic on West Main Street. The section of Main Street that this site is located along has substantial excess capacity to support the redevelopment of the site. The eastern

driveway is likely to be experience the highest traffic volumes, but significant delays and queueing are not anticipated.

Given the results of this analysis, it appears that the proposed Aldi is a good fit for this site.”

Architecture

- A-2091 shows the building’s exterior and elevations. The building is to be constructed with quality materials in earth tones. The building will blend well with its surroundings, be aesthetically pleasing and carry design cues from other ALDI locations.

Planner’s Recommendations

The city recommends site plan approval, subject to any conditions stipulated by the PARC.

Site Plan Review for: ALDI, /WUP 00159

Plan Review Standards per Section 1919.63.100:

STANDARD	EVALUATION	COMMENTS
1. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located	Yes	The proposed use is surrounded by B-1 uses.
2. The proposed development will be consistent with the adopted city comprehensive plan	Yes	Comp plan shows area marked for retail.
3. The proposed development will be compatible with and preserve the important natural features of the site	Yes	Site contains no natural features.
4. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property	Yes	The proposed use is consistent with the Comprehensive Plan.
5. The proposed development will not create traffic circulation or parking problems	Yes	The project is consistent with the use requirements of the B-1 District.

<p>6. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area</p>	<p>Yes</p>	<p>The building will fit and augment its surrounding area.</p>
<p>7. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted</p>	<p>N/A</p>	<p>N/A</p>
<p>8. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties</p>	<p>Yes</p>	<p>The structure will not affect the sun and light.</p>