City of Omaha Planning Department

APPLICATION
ZONING

Rezoning from ______ to ______

Special Use Permit

Base Zoning District: CC

Property Owner: McNail, Inc.
Name: ______
Address: 501 McNail Dr
City: Eau Claire
State: WI
Zip: 54703
Phone #: 715-876-2143

Applicant: Same as owner
Name: ______
Address: ______
Zip: ______
Phone #: ______

Representative: ______
Firm Name: ______
Address: ______
Zip: ______
Phone #: ______

Contact: Tyler Edwards
Name: McNail, Inc.
Address: McNail, Inc.
Phone #: 715-876-2143
E-Mail Address: ______

Postal Address (or General Location if no address has been assigned): 708 N 120th Street

Legal Description: Lot 2+3 of Miracle Hills Plat 2

Proposed Use Type: No Change to Use
Existing Use Type: Commercial Home Improvement

Building and Parking Information:

a. Total Site Area: 641,035 Sq. Ft.
c. Building Coverage (b/a): 38.5 %
d. Maximum Building Height: 45 Ft.
e. Total Floor Area: 199,471 Sq. Ft.
f. Floor Area Ratio (e/a): 31
g. Total Paved Area: 549,224 Sq. Ft.
h. Impervious Coverage (b+g+a): 15 %
i. Number of Parking Stalls: 911
   Number of Compact Stalls: 8
   Number of Handicapped Stalls: 12

Landscaping Information:
k. Street Yard Landscaped Area: 157,373 Sq. Ft.
l. Street Yard Landscaped Area (k+i): 100 %
m. Parking Lot Area: 142,178 Sq. Ft.

o. Interior Lot Landscaping (n+m): 7 %

Residential Uses Only:
p. Total Number of Units: ______
   for Multi-Family: ______
   #1 Bedrooms: ______
   #2 Bedrooms: ______
   #3 Bedrooms: ______

q. Density (s-p): ______

r. Total Floor Area of Any Incidental Office or Commercial Use: ______

If you have any questions about this application, please contact the Current Planning Division at 402-444-5150.

Applicant Signature
Real Estate Rep McNail, Inc.

Date: 11/1/19

Date: ______

1/28/2014
October 25, 2019

RE: Menards Special Use Permit Applications

Dear Mr. Carter,

Menard, Inc. is submitting Special Use Permit Applications to amend Special Use Permit for construction and sales service C8-02-063 and Special Use Permit for a large project C8-02-064. These application are being made following the site plan review application process. These plans being submitted address the comments from the 10/15/19 site plan review letter and Menards is agreeable to the addition of the ACI Overlay addition to the property. An updated summary of the project is below.

This location has been open since 1991 and needs to be expanded to offer the same features new Menards locations have. In 2019 if retail businesses do not expand and remodel to adapt to market demand they can quickly become obsolete and Menards wants to operate this Omaha store for another 30 years. There are three major parts to this project, the expansion of the garden center area to the south, the expansion of the warehouse building and the relocation of the gate.

Warehouse Expansion
Menards has found that we need to keep more products in stock so we don’t run out and have a delay in shipping from the distribution center to the store. Any delay causes guests to shop online or at a competitor. The larger warehouse will allow more of those products to be kept in stock at the store and it will keep them out of the elements by putting a roof over them. The warehouse addition will be identical to the existing warehouse. It will be a drive through building that is supported by the racks and open on the front side.

Gate Relocation
Menards is in the process of adding another lane to the yard gates at all store locations. The new lane is an order pickup lane for guests with online orders. Guests scan a barcode from their order and enter the yard to pick up their materials without waiting for the gate guard to let them in. This addition helps Menards compete with internet sales in the retail market. In order to fit three lanes on the gate it is being move to the west side of the property and the wall holding back the hill between Menards and Costco will be redone to accommodate the gate and the drive lane.

Garden Center Expansion
All new Menards stores have a 75’ wide unheated garden center space along the entire side of the store building. The angle of the fence north of the store the garden center would not be added for the entire length of the store and is smaller than we need. To fix that the building portion of the garden center that is missing will be added south of the existing structure in the parking lot. Outside the garden center there is normally a plant and block space that is 150’ wide and about 300’ long. This did not exist at the store in its current configuration and has now been added south of the store as shown on the plans.
Impervious Coverage
The revised plans now have an impervious percentage of 85% and are compliant with the ordinance. The parking lot green space was increased to 7% by increasing the size of the islands in the lot.

Parking
The existing Menards store has 441 parking stalls. That number has served the store well for the last 28 years. The plan is to redo the parking layout to conform to the new standard of 90 degree parking stalls. The reconfiguration of the parking lot will create a total of 411 usable parking stalls. That number is right around the average for new Menards stores and on par with our needs.
Indoor Sales – 108,945 sq ft = 218 Spaces
Office – 12,750 sq ft = 43 Spaces
Indoor Warehouse – 54,964 Sq Ft = 11 Spaces
Outdoor Sales – 18,144 sq ft = 9 Spaces
Outdoor Warehouse – 52,604 sq ft = 11 Spaces
Outdoor Storage Yard – 141,528 sq ft = 28 Spaces
Outdoor Garden Sales Area – 37,200 sq ft = 19 Spaces
Total Required Spaces = 339

Landscaping
The existing 30’ buffer to the north will remain in place as part of this project. The western setback is being reduced from 60’ of green space to 30’ along most of the fence line and 10’ next to the gate.
The eastern setback will be reduced along the curve because of the wide right of way there. The distance from the sidewalk to the property line is 40’ of grass ROW area. Compared to the properties in front of Menards that have 3’ from the sidewalk to the property line. The setback from the ROW line to the fence is now 10’.
The edge of the parking lot on the south end of the site was adjusted to meet the 10’ setback comment in the site plan review letter.
Additional trees were added to the east and south buffer yards to address the comments in the site plan review letter.
The site plan review letter notes trees from the existing landscape plan have died off and been removed over the years and a note has been added to the plans that those trees will be replaced with this project to ensure compliance with that plan.

Elevations
The materials used on the expansion will be identical to all the materials used on the existing buildings. The east side of the property is the most visible to the public. The exterior of the warehouse building will not be changing. The changes to that building will be interior to the yard fence. There will be more of the 14’ treated wood fence around the east and south sides of the expanded garden center sales area. The west side of the sales are will be black wrought iron fence to match the existing fence at the garden center. The addition to the covered garden center space will match the existing building and are shown on the elevation page.
Fencing
The fence along the east and south property line was updated to have the same block columns as the 72nd & L Street store location. That detail is shown on the fence elevation page. The wood screening fence along the north and west side of the yard was extended to the edge of the store building per the site plan review letter.

Signage
There will be no changes to the signage on the store building or the pylon sign. The in and out signs on the existing gate will be relocated to the new gate location. A new sign will be added above the order pickup entrance lane.

Menards appreciates your consideration and review of this expansion. The project will ensure that this store conforms to the layout at all the other Menards store locations across the country. If you have any questions during your review please let me know. Thank you.

Sincerely,
Menard, Inc.

Tyler Edwards
Real Estate Representative
Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703
O: 715.876.2143 C: 715.579.6699 tedwards@menard-inc.com