Aldi – E. Monroe Ave.

SUP #2015-0026

City Council
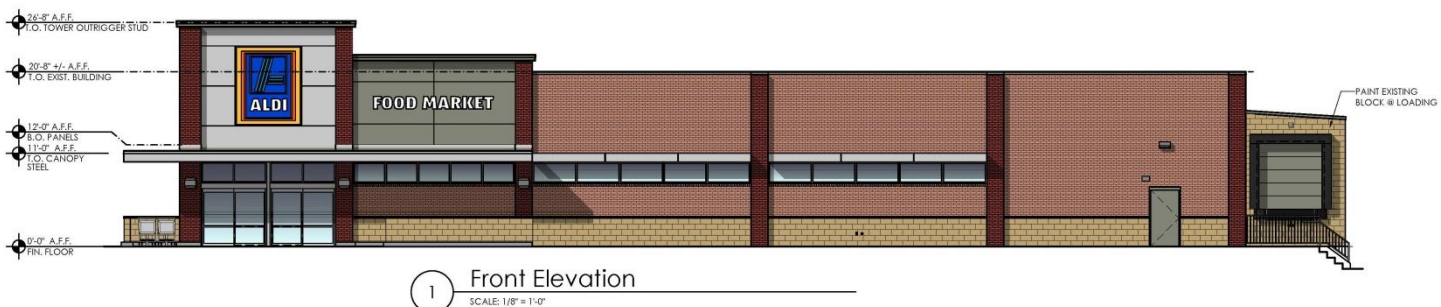## June 13, 2015

Site Context

Project Description & Requests

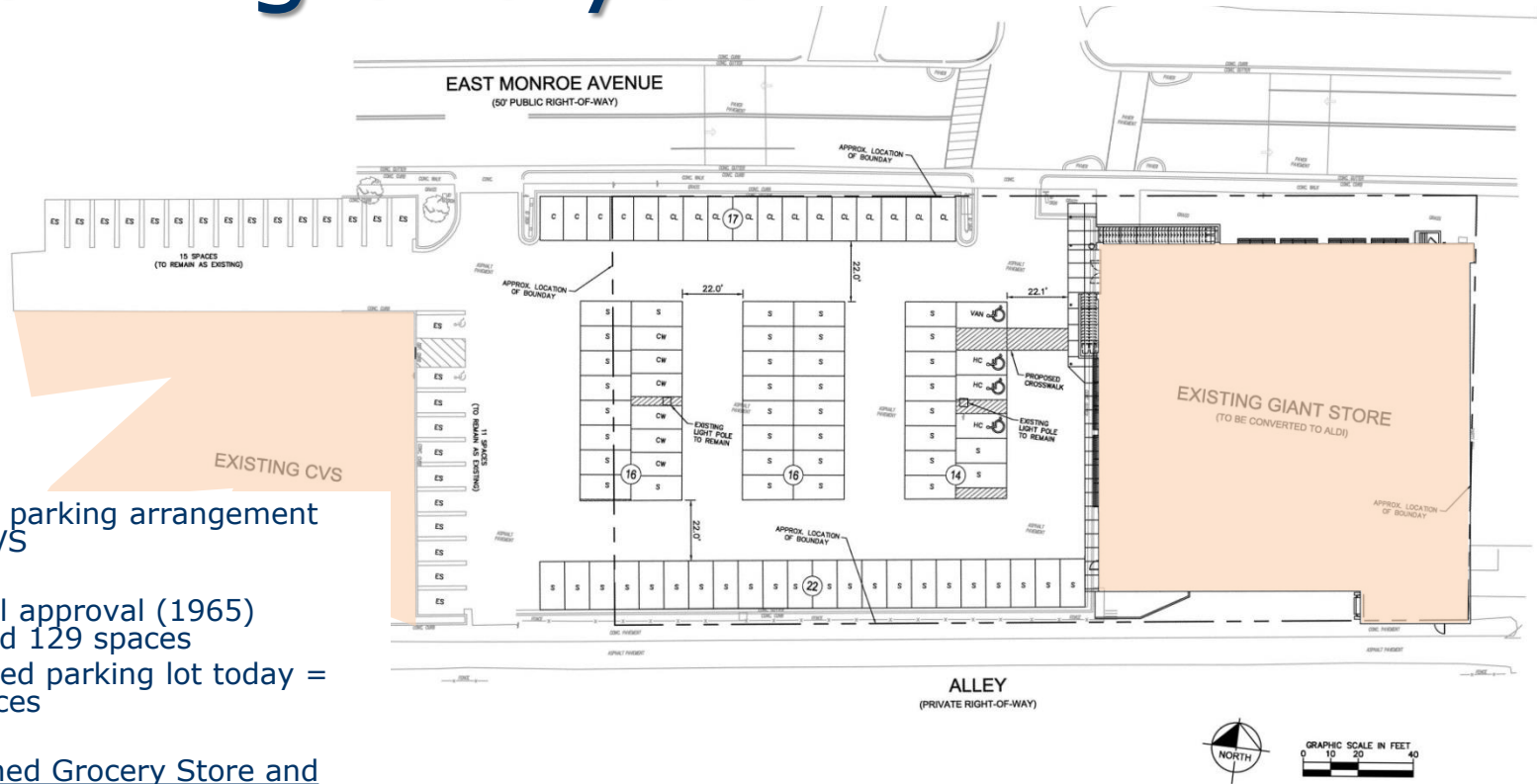## Request
- Parking reduction from 84 to 53 on Grocery Store lot

Project
- Renovate existing grocery store
- Operate as an Aldi store
- Site improvements
- 13 parking spaces added

Parking analysis

Re-striping plan

Shared parking arrangement with CVS

Original approval (1965) required 129 spaces
In shared parking lot today = 98 spaces

Combined Grocery Store and CVS
- 111 provided (141 required)

Grocery Store lot only
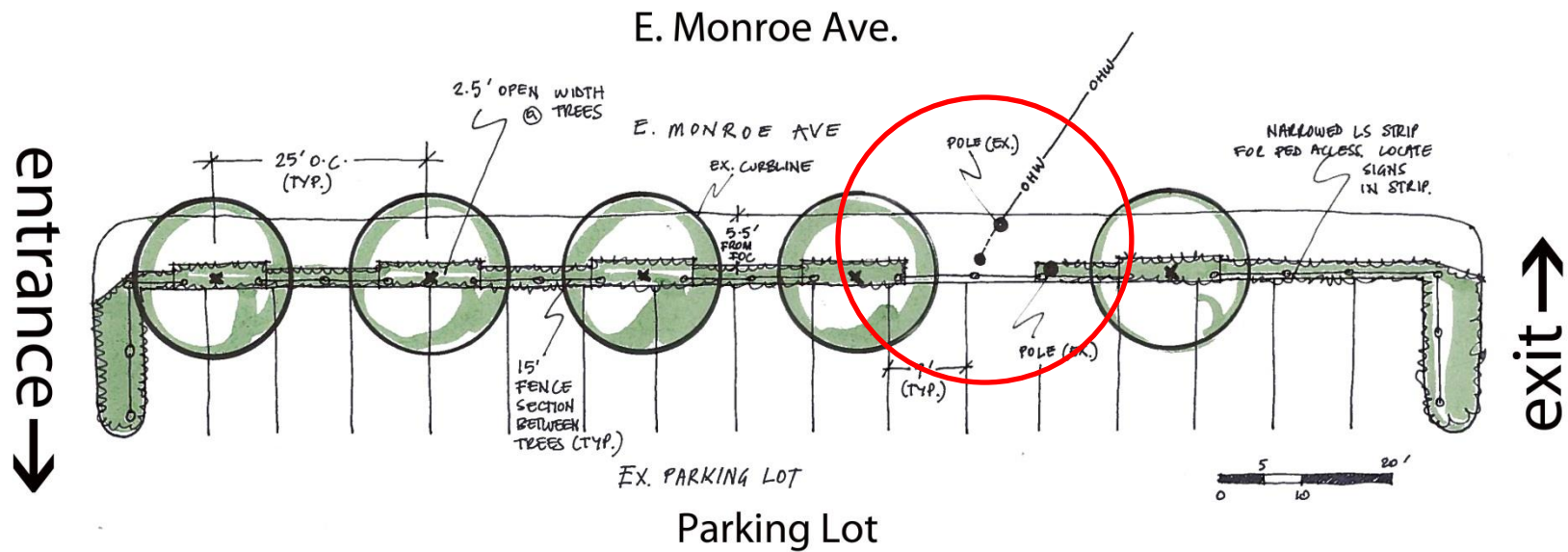- 71 spaces provided (84 required)

Streetscape improvements

- Monroe Ave Complete Streets project

- Lot and sidewalk is largely devoid of landscape

Streetscape improvements

Staff recommendation for landscape

Streetscape improvements

- Neighboring development has improved streetscape

Community

- Under-utilized lot with peaks at the weekend

- Some concern over Aldi and hours

- Support from DRCA and DRLUC

- Recommended site improvements

PLANNING & ZONING

Recommendation

Staff Recommends Approval

Parking Tabulation

Shared parking arrangement with CVS

Original approval (1965) required 129 spaces
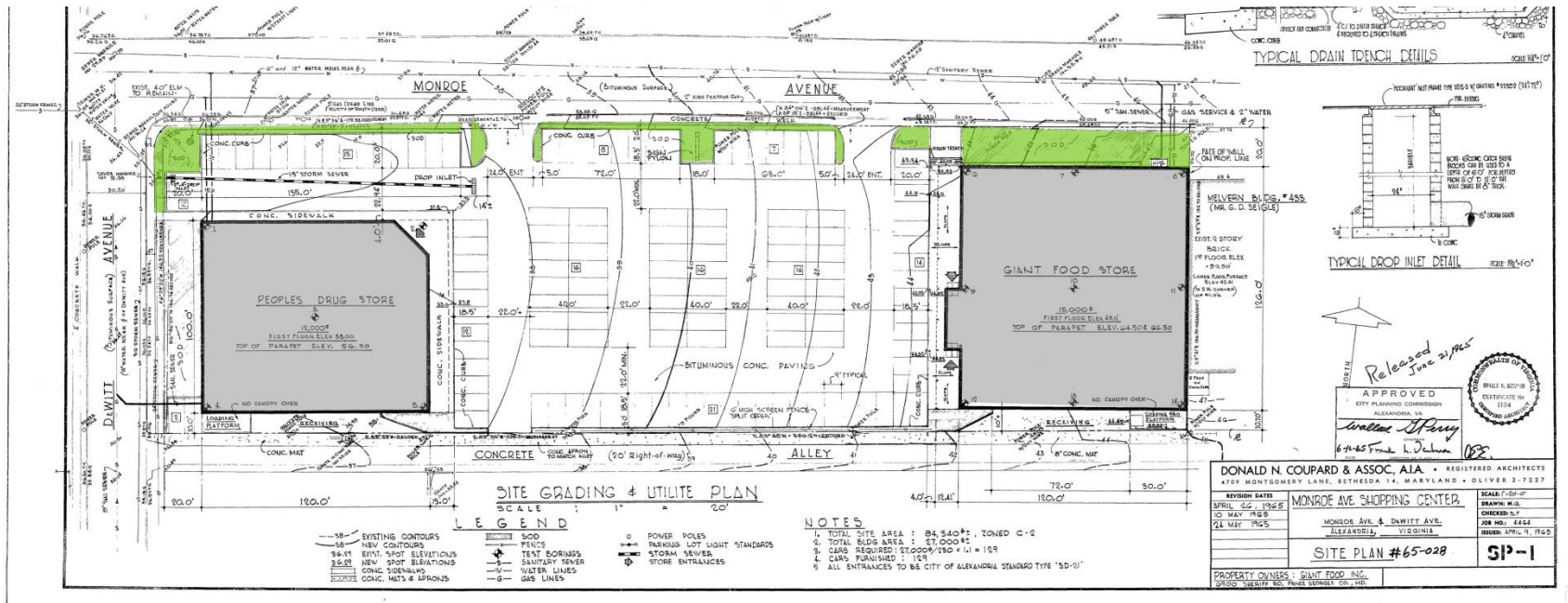In shared parking lot today = 98 spaces

Combined Grocery Store and CVS
- 111 provided = 3.8 per 1000 sf
- 141 required = 4.8 per 1000 sf

Grocery Store lot only
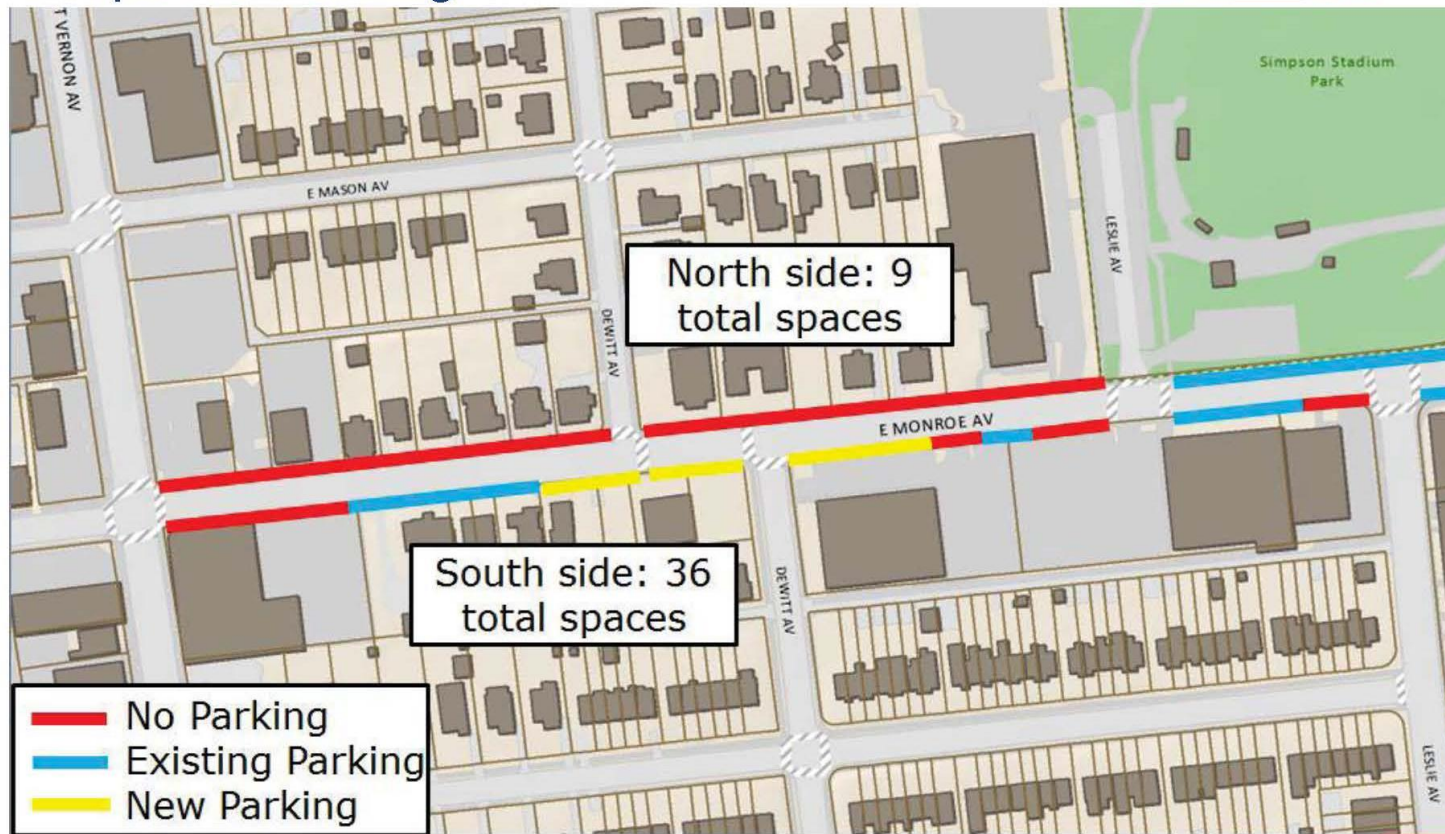- 71 spaces provided
- 84 required

Additional Information

Original site plan: #65-0028

Additional Information

Proposed Parking

North side: 9 total spaces

South side: 36 total spaces

E MONROE AV

Simpson Stadium Park

Legend:
- No Parking (red)
- Existing Parking (blue)
- New Parking (yellow)

Additional Information

Existing conditions

Additional Information

Existing conditions

PLANNING & ZONING