

City of Scottsbluff, Nebraska

Monday, November 13, 2023

Regular Meeting

Item Pub Hear3

Planning Commission to conduct a Public Hearing to consider an Off-Street Parking Requirement Exception Permit to First Link, LLC for a retail store at 1008 W. Overland Drive

Staff Contact:



Dollar General Corporation
100 Mission Ridge
Goodlettsville, TN 37072

10/09/2023
City of Scottsbluff
Attn: Zachary Glaubius
2525 Circle Drive
Scottsbluff, NE 69361

Re: Parking requirements at the proposed Dollar General at Overland Drive, Scottsbluff, Nebraska

To Whom It May Concern:

Through the years, Dollar General has refined the design criteria for new store development. With over 19,000 stores in productive operation, we have gathered significant data.

One area which we are balanced between development cost and customer need is parking requirements and accessibility for our build-to-suit locations. Our stores average 15 to 20 transactions per hour. We have estimated and confirmed that 35 spaces will accommodate the customer flow rate that our business generates. This standard has also been sufficient for traffic generated at the peak Christmas season levels.

Thanks for your consideration and feel free to contact me with any other questions you may have.

Best Regards,

Sarah James Myatt

Dollar General Corporation
Plan Coordinator Southeast Region
615.855.5223
smyatt@dollargeneral.com

Proudly serving our clients and community for over 50 years.

From: Edmunds Pelds <ed@pelds.com>
Sent: Tuesday, October 17, 2023 1:35 PM
To: Brandon Short <brandon@pelds.com>
Subject: FW: DG Parking Counts - Surrounding Area

ED PELDS

Vice President, Principal Project Manager



PELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street | Des Moines, IA | 50316

O: 515 | 265 | 8196 P: 515 | 978 | 4945

Proudly serving our clients and community for over 50 years.

From: Matt Davis <mattdavis@firstlinkllc.com>
Sent: Tuesday, October 17, 2023 11:38 AM
To: Edmunds Pelds <ed@pelds.com>
Subject: DG Parking Counts - Surrounding Area

Ed – below are parking counts for DG’s in the surrounding area. Let me know if I can provide any additional information.

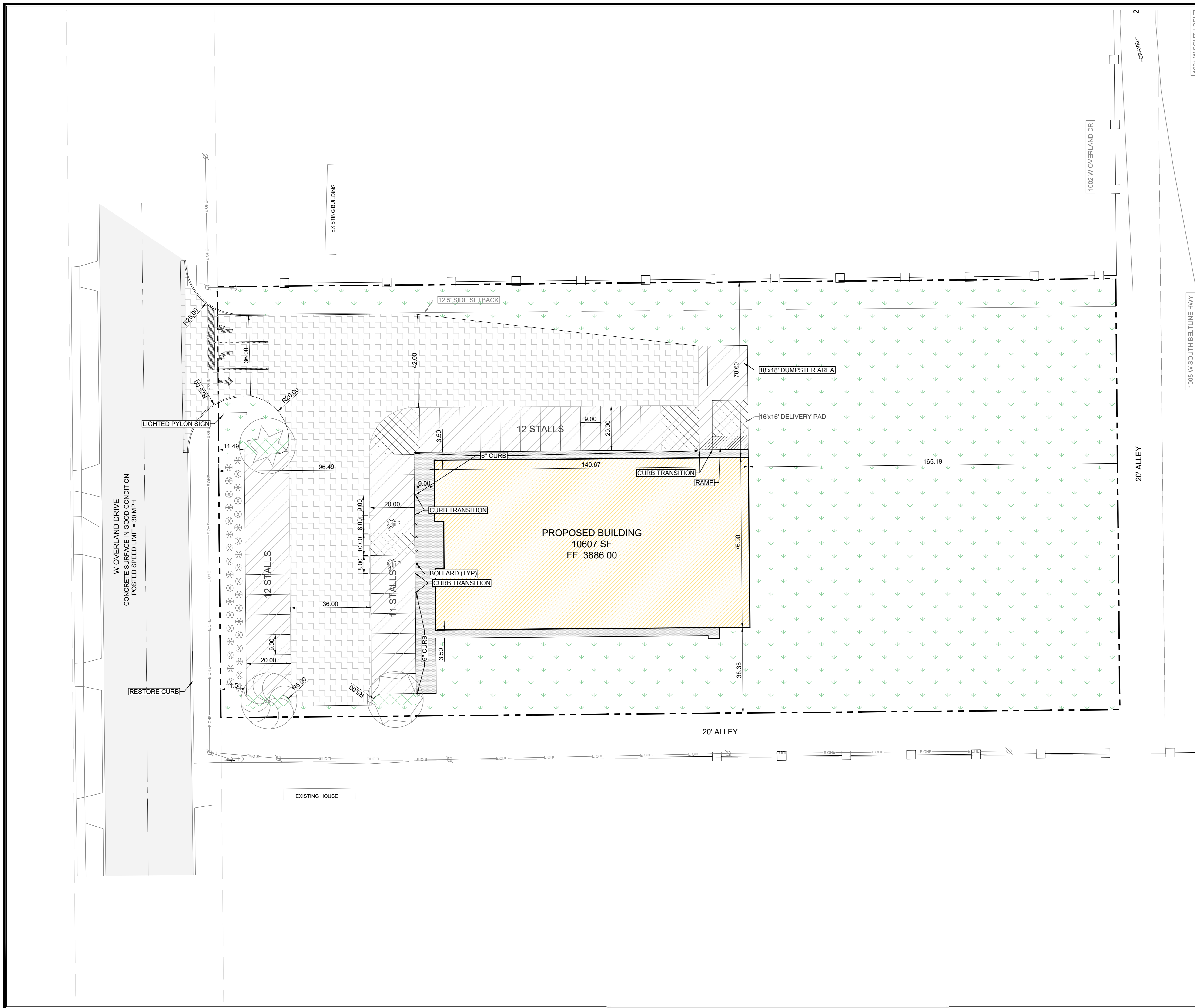
- 818 E Overland – 35 spaces
- 918 W 27th Street – 30 spaces
- 1645 10th Street, Gering - 12 spaces
- 130910 Stonegate Road, Minatare – 35 spaces
- 1303 Broadway, Mitchell – 35 spaces

Matt Davis, RLA

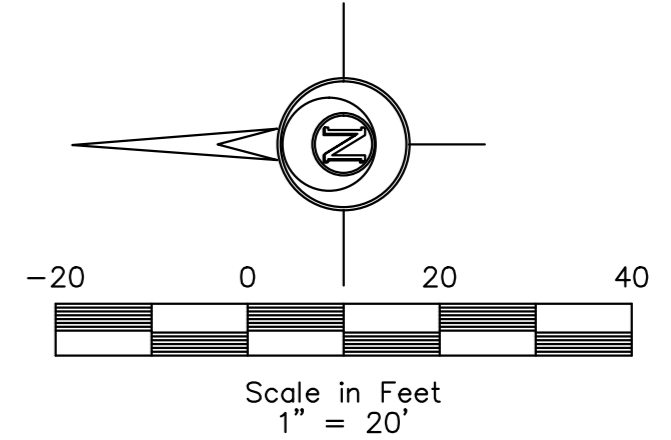
Due Diligence Manager
FIRSTLINK

1300 Freeport Rd
[Pittsburgh, PA 15238](https://www.pittsburghpa.com)
Mobile: 904-400-3949
mattdavis@firstlinkllc.com

www.firstlinkllc.com




- EXISTING PAVEMENT
- PROPOSED BUILDING
10,606 SQ. FT.
- PROPOSED 4" SIDEWALK
2,055 SF
- STANDARD PAVEMENT
8,200 SF
- HEAVY DUTY PAVEMENT
13,804 SF
- LANDSCAPE ISLAND
324 SF
- SOD/IRRIGATION LIMITS
42,530 SF



LEGEND:

+/-	MORE OR LESS		DOWNSPOUT
F.F.	FINISHED FLOOR		AREA INTAKE
123.456	EXISTING ELEVATION		SINGLE INTAKE
123.45/123.45	EXISTING/PROPOSED ELEVATION		THROAT INTAKE
FL	FLOWLINE ELEVATION		FIRE HYDRANT
	CONTROL POINT		VALVE
	CALCULATED CORNER	P XX	PROPOSED UTILITY LINE
	FOUND CORNER	E XX	EXISTING UTILITY LINE
	SIGN	FO	FIBER OPTIC
	STREET LIGHT	GAS	GAS LINE
	POWER POLE	OHE	OVERHEAD ELEC.
	GUY ANCHOR	SAN	SANITARY SEWER
	UTILITY PEDESTAL	ST	STORM SEWER
	SANITARY SEWER MANHOLE	UGE	UNDERGROUND ELEC.
	STORM SEWER MANHOLE	W	WATER
	CLEANOUT		FENCE



ELDS DESIGN SERVICES

Architecture | Engineering | Surveying
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

SCOTTSBLUFF DOLLAR GENERAL
LOTS 2A, 2B, & 2C EISLE SUBDIVISION
SCOTTSBLUFF, NE

PRELIMINARY	
COPYRIGHT DATE: ---- DRAWN BY: B. SHORT SCALE: 1"=20' FILE PATH: J:\2022 Projects\22-194 DG ScottsBluff, NE\Engineering\Sheet Set	REVISIONS: LATEST REVISION: 09.01.2023 DRAWING NO: 22-194 C-102 - LAYOUT PLAN

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: October 24, 2023

For Hearing of: November 13, 2023



I. GENERAL INFORMATION

A. Applicant: Elara Jondle First Link LLC
2323 Dixon Street PO Box 38548
Des Moines, IA 50316 Pittsburgh, PA 15238

B. Property
Owner: Clifford and Laura Hilbert
1125 17th Street
Gering, NE 69341

C. Proposal: Request for Off-Street Parking Requirement Exception under 25-5-2

D. Legal Description: Lots 2A, 2B, and 2C Eisele Subdivision Replat Lot 2

E. Location: 1008 W. Overland Drive

F. Existing Zoning & Land Use: C-2 Neighborhood and Retail Commercial

Size of Site: Approximately 1.78 Acres

II. GENERAL INFORMATION

A. Required Off-Street Parking per 25-5-1

1. Retail Store: 1 space per 250 square feet gross floor area
2. Proposed Dollar General Store: 10,607 square feet
3. Total Required Off-Street Parking: **42 parking stalls**

B. Requested Off-Street Parking

1. 35 Parking Stalls

III. ANALYSIS

A. Dollar General submitted the following evidence to support the parking space exception:

1. Stores average 15-20 transactions per hour
2. Standard Dollar General store has 35 parking stalls
 - i. Stated this has been sufficient for peak Christmas season customer levels
3. Area Dollar General Parking Stall Counts
 - i. E. Overland Store: 35 stalls
 - ii. W. 27th Street Store: 30 stalls
 - iii. Gering Store: 12 stalls
 - iv. Minatare Store: 35 stalls
 - v. Michell Store: 35 stalls

IV. STAFF COMMENTS

- A. The evidence provided supports Dollar General’s off-street parking requirement exception request.
- B. By permitting less parking pavement, less pressure will be put on the stormwater infrastructure system.

V. FINDINGS OF FACT

A. Findings of Fact to Recommend Its Approval May Include:

- 1. Evidence has been submitted for the exception as per 25-5-2.
- 2. 35 parking stalls is consistent with newer Dollar General stores in the area.

B. Findings of Fact to Not Recommend Approval May Include:

- 1. None

VI. STAFF RECCOMENDATION

- A. Staff recommends Planning Commission approve the permit for the off-street parking requirement request to First Link LLC for the proposed Dollar General store at 1008 West Overland Drive.