Key Elements

- Greenway trail on western side of site
- Mixture of desirable land uses
- Accommodation of development storm water needs
- Relocation of poles allows Johnny Cake Ridge Road widening
- Completion of roadway infrastructure on- and off-site:
  - » Extend new north/south street on west side:
  - » Signalized intersection: Johnny Cake Ridge Rd. and 147th St./CR 42
  - » Traffic circle intersection: Johnny Cake Ridge Rd. and 148th St. / 149th St.
  - » Full intersection: New Street and 147th St.
  - » 3/4 intersection: New Street and CR 42
  - » Right out intersection: CR 42

Strengths and Opportunities

- Planned greenway on west edge of site
- New road (147th st.) provides additional access
- Creation of shovel-ready pads
- Creation of landmark corner site
- Reservation of potential commercial expansion area
- Preservation of view corridors to office / medical office uses
- Roundabouts assist Johnny Cake Ridge Road operations and aesthetics
- Proximity to employment center to east
- Creates new road connection between 147th St. and CR 42
- Large flat site
- Multiple access points off CR 42

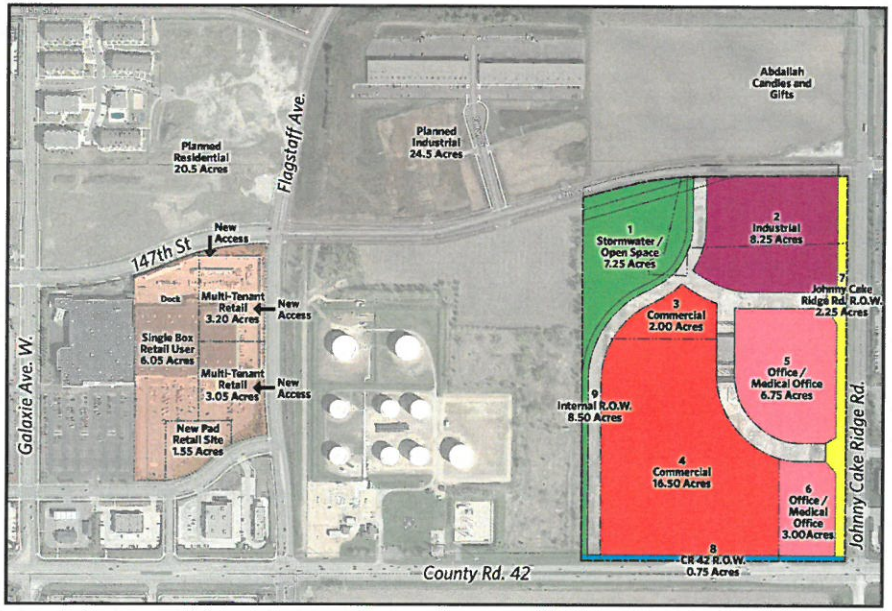
Weaknesses and Issues

- Adjacency to petroleum storage
- Utility easements to north, south and east

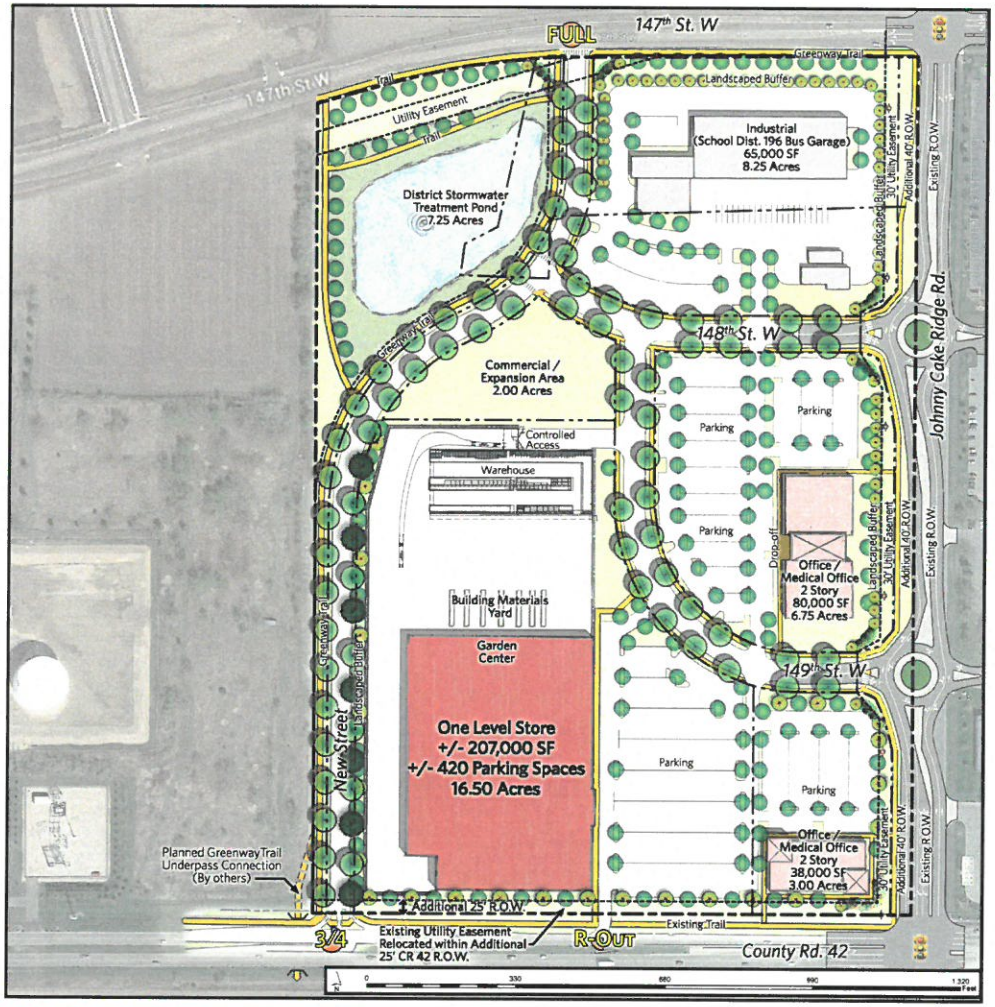
Development Summary

	Land Use:	Net Acreage:	Major Utility Easements:	Proposed Dev. Sq. Feet:	Parking Shown:
1	Stormwater / Open Space	7.25 AC	Approx.. 0.50 AC	-	-
2	Industrial (Bus Garage)	8.25 AC	Approx.. 0.25 AC	65,000	150
3	Commercial (Expansion Area)	2.00 AC	-	TBD	TBD
4	Commercial (Menards)	16.50 AC	-	207,000	420
5	Medical Office	6.75 AC	Approx. 0.50 AC	80,000	410
6	Medical Office	3.00 AC	Approx. 0.25 AC	38,000	195
7	Johnny Cake Ridge Rd. Addl. R.O.W.	2.25 AC	-	-	-
8	Co. Rd. 42 Addl. R.O.W.	0.75 AC	-	-	-
9	Internal R.O.W.	8.50 AC	-	-	-
	TOTAL				

Development Context and Land Use



Development Concept



MENARDS NOV 2016 **LAND USE AND DEVELOPMENT PLAN**

HK si Hoisington Koegler Group Inc.

Exhibit C: Bike & Pedestrian Circulation Plan

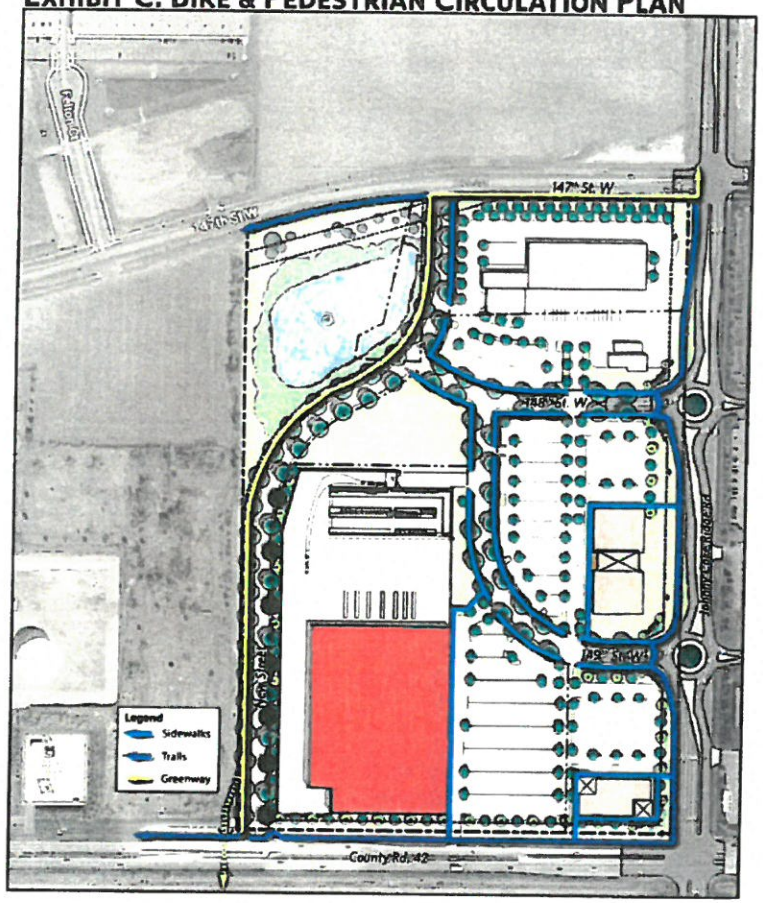


Exhibit D: Phasing Plan

