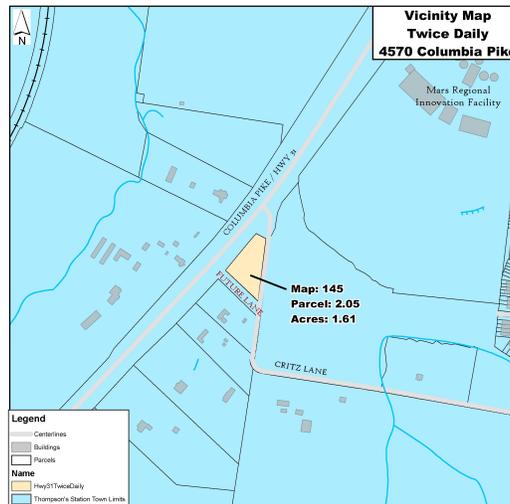


**Thompson's Station Planning Commission
Staff Report - Item 1 (SP 2018-003; DR 2018-003)
April 24, 2018**

Request for site plan approval of a gas station/convenience center with a drive through coffee shop (Twice Daily & White Bison Coffee) located at 4570 Columbia Pike.

REQUEST

The applicant, Gresham Smith and Partners on behalf of Twice Daily is requesting approval of a site plan to construct a gas station/convenience center with a drive through coffee shop at 4570 Columbia Pike within the Community Commercial (CC) zoning district.



ANALYSIS

Site Plan

Site plan is a plan presenting the general details of a development proposal. Review by the Planning Commission is required for all multi-family and non-residential developments to ensure “compliance with the development and design standards” (Section 5.4.4) of the Land Development Ordinance.

The subject site is 1.61 acres and located at the northeast corner of Columbia Pike and Critz Lane. The site is zoned Community Commercial and is surrounded by vacant land to the north and east, residential uses to the south (across Critz Lane) and residential/agricultural to the east (across Columbia Pike). The Community Commercial zone “includes a range of commercial activities that serve a community or several neighborhoods, and allow larger commercial businesses” (LDO Section 1.2.7). Retail sales including gas stations and drive through establishments are permitted with the approval of a site plan and design review.

The project includes a 4,800-square foot gas station/convenience center with a drive through coffee shop and a gas canopy with 16 gas pumps. The site will have two entrances, one on Columbia Pike (which may require TDOT approval) and one on Critz Lane. Both entrances will consist of a stamped concrete with a herringbone pattern. A landscape planter is proposed along Columbia Pike (10 feet, six inches in width) and along Critz Lane (10-feet in width) between the roadway and the proposed drive through, which will wrap around the building along both road frontages. The drive through is twenty feet in width and has approximately a seven-car storage queue free and clear of parking and drive aisles. The gas pumps will be located under a canopy structure located to the side and rear of the

primary building. Trash will be located within an enclosure that is proposed to match the building, however, no additional landscaping to screen the trash area is shown on the plans.

As an automotive use, the project is subject to the requirements set forth with Section 4.11.5 of the Land Development Ordinance.

Automotive Uses (Section 4.11.5)

Main buildings and structures shall be located as close as allowable to the public right-of-way, adjacent to landscaping, and the front façade of the main structure shall orient toward the public right-of-way. Automotive bays, canopies, and gasoline pumps, and other garage space access shall be oriented away from public rights-of-way.

The project site is located at the northeast corner of Columbia Pike and Critz Lane. The building is set back from approximately 40 feet along the property line fronting Columbia Pike and approximately 34 feet along the property line fronting Critz Lane. The front façade of the building is oriented toward the interior of the site with the rear façade fronting Columbia Pike. A drive through that wraps around the building fronts Columbia Pike and Critz Lane with a landscape planter between the drive through and the property line. The landscape plan shows some foundation plantings along the north, south and west elevations, adjacent to the building and a 10.5 landscape planter is proposed along Columbia Pike and a 10-foot landscape planter is proposed along Critz Lane (adjacent to the drive through). The proposed gas pumps under a canopy structure located to the north and west of the building.

Lot coverage for automotive facilities shall include all buildings and canopies on site and shall not exceed 25%. Total amount of impervious surface shall be limited to 40%.

The lot coverage for the buildings on site is approximately 16.8%, and the impervious surface is 38.7%.

Parking shall be predominantly located in the rear of the site behind the main structure, where feasible. In cases where a portion of the parking fronts a public right of way, a landscaped hedge shall be provided to screen all parking spaces. The overnight parking or storage of any vehicles shall be fully screened from all public rights-of-way.

The lot fronts two roadways and all parking is located along the north (side) and the east (front) of the building.

A maximum height of 25 feet is permitted for all structures.

The convenience store and drive through coffee shop has a height of 18 feet with a maximum height of 21½ feet at the entrance and 20 feet for the rear (Columbia Pike) parapet. The canopy structure has a maximum height of 15 feet.

Car washes and other automotive uses that require vehicle stacking for quick service functions shall have a minimum queuing or stacking of three (3) cars or 60 feet. The queue cannot block any ingress/egress, drive aisles or parking.

No car wash or automotive uses other than fuel sales are proposed on the site, however, a drive through coffee shop is proposed. The drive through has a queue or vehicle stacking length of approximately seven vehicles.

Temporary display is permitted. Displays may not be located within any vehicular or pedestrian path of travel or any parking areas.

No temporary display is proposed, as submitted with the drawings.

Internal pedestrian access shall be provided and shall consist of paved walkways, decorative treatments, etc. to clearly identify the pedestrian path.

The plans include a cross walk from the gas pumps to the building for pedestrian access. A sidewalk wraps the building providing access to an outdoor seating area.

Uses not associated with the business. No sale of merchandise such as, cars, motor vehicles, etc. by private parties shall be permitted on the premises.

The project does not include the sales cars or other motor vehicles.

All buildings shall be reviewed by the Design Review Committee.

The Design Guidelines seek to promote design excellence in character and compatibility of development to its surroundings. Staff has concerns that the proposed structure does not conform to the Design Guidelines, however the project architect is working on changes to proposed building, signage and gas canopy. The project will be required to be reviewed by the DRC.

Canopy fascia shall match the color and materials of the other buildings on site. No more than two points of ingress/egress shall be permitted and no more than 35% of the street frontage shall be dedicated to curb cuts. Driveways shall be located a minimum of 200 feet from any intersection.

The canopy fascia does not match the color and materials of the building on site. Staff recommends the fascia be modified to include use of the proposed materials and colors of the primary structure as required. Two entrances, a minimum of 200 feet from the intersection of Columbia Pike and Critz Lane with two-way ingress/egress are proposed with a maximum width of 24 feet.

Automotive uses shall be operated and maintained in accordance with all applicable state and building codes.

Staff anticipates that any approved project will comply with all required codes.

Parking

All parking is provided on site and is located to the side and the rear of the primary structure. The parking is based on one space for every 375 square feet of area for the gas station resulting in 15 spaces and one space for every 250 feet for the drive through facility which requires one space for a total requirement of 16 spaces. The project exceeds the required parking calculation and is therefore subject to low impact design (LID). To reduce the overall impervious surface and to comply with LID requirements for a parking coverage, the area between the store and the gas pumps along with the drive through and to the project entries, including all parking spaces is designed using pervious pavers. This reduces the allowable impervious surface to less than 40% and provides 50% of the area as LID.

Lighting

The Land Development Ordinance has lighting standards to “minimize light trespass and spill-over of light and glare” (Section 4.13) and requires the lighting plan be reviewed by the Planning Commission for development. A photometric study was submitted and demonstrates that with the exception of the entrance/exits, the foot candle levels appear to be less than five foot candles. It is likely some light trespass will occur from the development of this project, however given the project’s current condition and the need to provide lighting for safe access on the site, staff doesn’t anticipate a significant impact as a result.

Utilities

The project has not been granted sewer by the Town’s Board of Mayor and Aldermen and staff cannot favorably recommend a project without adequate utilities. However, the Board of Mayor and

Aldermen intends to discuss the issue of sewer for commercial at the May Board meeting, therefore, Staff would recommend deferral of this request until the Board has further discussed permitting sewer approvals for commercial.

Architecture and Signage

Building Design and the proposed signs will be considered by the Design Review Commission. Staff is working with the project architect on changes to the building design, canopy design and sign package.

RECOMMENDATION

Staff recommends a deferral of this site plan request to the May Planning Commission meeting to allow for revisions to the plans and to discover whether changes to the policy related to sewer approvals is modified by the Board of Mayor and Aldermen.

ATTACHMENTS

Site plan packet