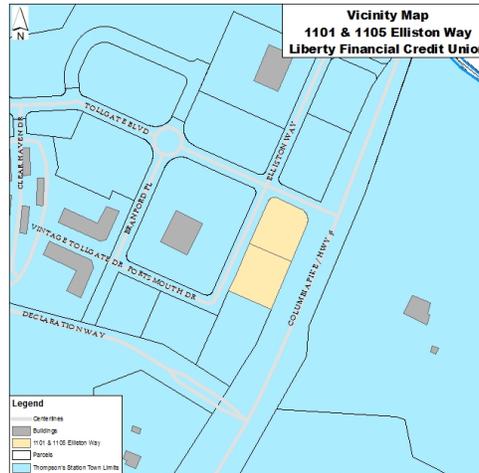


**Thompson's Station Design Review Commission**  
**Staff Report - (SP 2019-003, DR 2019-003)**  
**November 20, 2019**

**Request for a 6,950 square foot financial institution and a future 7,400 square foot commercial building located at 1101/1105 Elliston Way within the Tollgate Village neighborhood.**

**REQUEST**

The applicant, Hafer, on behalf of Liberty Financial is requesting design approval for the development of a 6,950 square foot financial service building and a future 7,400 square foot commercial building within the Neighborhood Commercial (NC) zoning district in the community of Tollgate Village.



**BACKGROUND**

On June 25, 2019, the Planning Commission reviewed the proposal and approved the project with the following contingencies:

1. *Prior to the issuance of grading or building permits for phase 1, approval of the project design by the Design Review Commission shall be obtained.*
2. *Prior to the approval of construction drawings, the pedestrian path of travel shall be noted on the site plan and shall match the treatment used for the entry driveways and additional landscaping shall be incorporated around the trash enclosure.*
3. *Prior to the issuance of grading or building permits for phase 1, construction drawings shall be reviewed and approved. Any corrections or issues with the drawings related to regulations may be subject to further Planning Commission review. Any upgrades to the utility infrastructure necessary for the project shall be incorporated into the construction plans and shall be completed by the applicant.*
4. *Within 60 days of project approval, a performance surety in the amount of \$38,835 for onsite landscaping improvements shall be submitted for phase 1.*
5. *Prior to installation of the landscaping for phase 1, the applicant shall meet with staff to confirm location of all landscaping.*
6. *Prior to the installation of any signage, a sign application shall be submitted and all signs shall conform to the LDO.*
7. *Prior to the issuance of building permit for phase 2 of the project, the applicant shall obtain approval of the necessary sewer.*
8. *Prior to the issuance of a building permit for phase 2 of the project, the applicant shall submit an opinion of probable cost with a 15% contingency and the surety shall be submitted.*

9. Prior to the issuance of building permits for phase 2 of the project, floor plans and parking analysis for each use shall be submitted and shall meet the requirements set forth within the Land Development Ordinance.
10. Any change of use or expansion of the project site shall conform to the requirements set forth within the Zoning Ordinance and shall be approved prior to the implementation of any changes to the project.

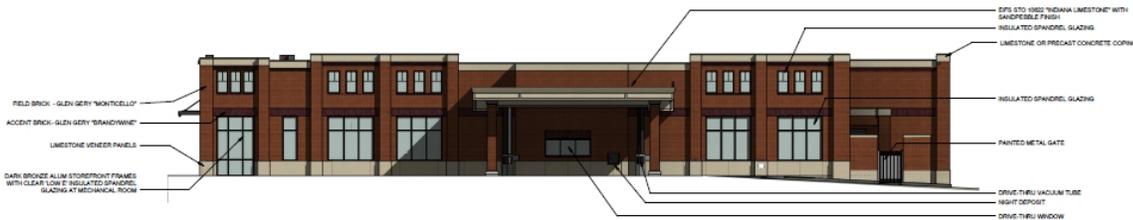
**ANALYSIS**

**Project Description**

The project site which consists of two parcels is 1.99 acres and is located along east side of Elliston Way with additional frontage on Tollgate Boulevard and Columbia Pike. The proposal consists of two phases: a one-story financial service building with a drive through three bay drive through canopy on the south lot (phase 1) and a 7,400 square foot commercial building on the north lot (phase 2).



**NORTH ELEVATION - TOLLGATE BLVD**  
1/8" = 1'-0"



**EAST ELEVATION - COLUMBIA PIKE**  
1/8" = 1'-0"



**SOUTH ELEVATION**  
1/8" = 1'-0"



WEST ELEVATION - ELLISTON WAY  
1/8" = 1'-0"

The project site, containing two parcels has a slight slope toward the rear property line and bordered by three roadways. The financial service building is located on the southern parcel along Elliston Way setback behind the required landscaping with the parking located predominantly in the rear of the site. The building has a maximum height of 23 feet with an attached canopy. The building and the canopy are predominantly brick with some accent limestone along lower elevation. The building meets the minimum glazing requirement for the lower level and has a second row of aluminum framed spandrel windows with turned brick as an accent along the roofline and a sandstone finish and a metal coping/fascia at the roofline.

### RECOMMENDATION

Based on the project's consistency with the Town's Design Guidelines, Staff recommends the Design Review Commission approve the design with the following contingencies:

1. *Prior to the issuance of grading or building permits for phase 2, approval of the project design by the Design Review Commission shall be obtained.*
2. *Prior to the issuance of a sign permit, the applicant shall submit a request for sign approval in accordance with the Land Development Ordinance.*

### ATTACHMENTS

DRC packet