



Legislation Text

File #: 21-4276, **Version:** 3

SUP#20-006: Public hearing continuation for a request for a Specific Use Permit for a gasoline service station on approximately 1.483 acres known as Lot 1, Block 2, Newport Addition, located at 2919 N. Main St.; Cody Brooks of Bannister Engineering, LLC (engineer), Jack Romigh of Knight Group Architects (architect), and Mark Feuling of Turnkey Construction and Development Group (developer) on behalf of Akram H. Chowdhury (owner)

Future Land Use designation: Sub-Area 1

Existing Use: Vacant land

Existing Zoning: C-2 Community Business District

Surrounding Land Use & Zoning:

North - Vacant land, C-2

South - Turner Warnell Rd.; discount store, C-2 (across the street)

East - N. Main St. (Business U.S. 287); gas station, City of Arlington (across the street)

West - Gertie Barrett Rd.; church, PR (across the street)

Thoroughfare Plan Specification:

N. Main St. (Business U.S. 287) - major arterial (four-lane divided)

Turner Warnell Rd. - minor collector (three-lane undivided)

Gertie Barrett Rd. - minor collector (three-lane undivided)

Continuation to October 18, 2021

On October 4, 2021, the Planning & Zoning Commission voted 7-0 to table consideration until October 18, 2021 to allow the applicant additional time to revise the architectural elevations based on ongoing discussions they have had with staff.

The applicant has provided revised building elevations and perspectives and a corresponding revised sign plan. The applicant worked collaboratively with staff and made several key revisions to improve the architecture of the building, including the removal of the canopy that previously connected the building to the fuel pump canopy (which allows the architecture of the building to stand out more), the addition of tower elements to accentuate the corners of the building, providing taller building parapets to give the building more bulk, additional windows and awnings to add better definition to the middle and upper portions of the building, resizing and realigning of the upper-story windows to add more definition to the second floor and better complement the first floor, adding cast stone to better define the windows, the addition of a strong decorative cornice treatment to accentuate the top of the building, and the replacement of stucco with brick and stone. Staff is fully supportive of the revisions as presented.

Continuation to October 4, 2021

The Planning & Zoning Commission held a public hearing on September 7, 2021 and voted 6-0-1 (Goodwin absent) to table consideration until October 4, 2021 to allow the applicant more time to

work with staff to revise the architectural elevations based on ongoing discussions they have had with staff. The applicant requests to table consideration until the next meeting on October 18, 2021, which staff fully supports.

Comments and Considerations

The subject property consists of 1.483 acres of vacant land, located on the north side of Turner Warnell Road, the west side of North Main Street (Business U.S. 287), and the east side of Gertie Barrett Road. The applicant is requesting a Specific Use Permit to develop a gasoline service station, which will also include an attached convenience store, office, and retail building.

Site Plan

The site will be developed in two phases. Phase 1, situated on the eastern portion of the property, will include a two-story building with a 3,150 sq. ft. convenience store on the first floor and a 1,100 sq. ft. office on the second floor. A detached fuel pump canopy with 12 fueling stations will be located on the east side of the building (facing North Main Street). The trash enclosure will be located on the north side of the building; the trash enclosure and all equipment will be screened in accordance with the City's Code of Ordinances. In addition, it is noted that there will be no outside storage of materials or vehicles on the property.

Phase 2, situated on the western portion of the site, will include a one-story building with 7,344 sq. ft. of retail space. This building will be connected to the convenience store/office building in Phase 1.

Including both phases, the site will include a total of 52 parking spaces, sidewalks along the perimeter of the building, and outdoor seating areas.

Access and Circulation

On-site full access will be provided from Turner Warnell Road. Additional off-site full access points will be provided from Gertie Barrett Road and North Main Street (Business U.S. 287) through the property to the north. The off-site access to Gertie Barrett will temporarily use asphalt paving until such time that the property to the north develops. Two-way access will be provided on the west, south, and east sides of the building. Due to site constraints, one-way access will be provided around the south and east sides of the fuel pump canopy.

The 52 total parking spaces to be provided meets the Zoning Ordinance requirements for the different mix of uses (1 space per 200 sq. ft. for service station uses, 1 space per 100 sq. ft. for eating places, 1 space per 300 sq. ft. for office uses, and 1 space per 250 sq. ft. for the first 3,000 sq. ft. of retail uses, and 1 space per 300 sq. ft. for the additional retail area beyond 3,000 sq. ft.). 26 parking spaces will be provided with Phase 1 to accommodate the mix of uses and the size of the spaces in that phase. 26 parking spaces will be provided in Phase 2 to accommodate the retail uses anticipated.

Sidewalks will be provided around the convenience store building to provide access to the building from the parking spaces, as well as access to the trash enclosure. Sidewalks are not proposed along the surrounding roadways.

Floor Plans, Elevations, and Perspectives

Floor plans, elevations, and perspectives have been provided for the proposed development. For Phase 1, the floor plans and interior perspectives show a convenience store with accessory kitchen

and eating area and a small office on the second floor. The provided elevations and exterior perspectives show that the building will be predominantly brick and stone, with cast stone and metal as accent materials. Phase 1 will be 86.2% masonry and Phase 2 will be 92.2% masonry. A stone base with water table will define the lower portion of the building. The middle portions of the building will be articulated by windows and metal awnings; many of the windows that don't include awnings will include cast stone headers and sills. In addition, most of the upper-story windows are sized and aligned with the first-floor windows to provide a more unified appearance. Raised parapets and a strong decorative cornice treatment will enhance the upper portion of the building. The corners of the building are well defined by tower treatments and the building is also horizontally articulated by various recesses and projections to add further interest to the building. The entrance to the convenience store is located at the most prominent corner of the building and will also include awnings over the entrance. The fuel pump canopy will be metal with brick & stone columns. A low stone wall to match the building will accent the patio area on the west side of the building and the trash enclosure will also be constructed of stone and will include metal gates.

Landscaping and Screening

Landscaping proposed for the site includes canopy trees in the required 20' landscape setback along Gertie Barrett Road, Turner Warnell Road, and North Main Street (Business US 287); the canopy trees along North Main and a portion of Turner Warnell will be placed in a detention/flood storage basin in front of a 1.5' - 2' tall retaining wall. Canopy trees will also be provided in the landscape buffer along the north property line. Trees will be provided in the parking lot islands and all parking areas and drive aisles will be screened from street frontages by dense evergreen shrubs. Foundation plantings will accent the west and east sides of the building, as well as the outdoor seating areas. Shrubs will accent the monument sign and screen the north side of the trash enclosure.

Signage

The plans specify that all signage will comply with the regulations applicable to C-2 zoning. A Sign Plan has been provided, showing the monument signage and wall signage planned for the development. A monument sign that adheres to the standard requirements will be provided at the entrance off Turner Warnell Road; the monument sign will also include an electronic message center sign that is less than 50% of the sign area in compliance with the City's regulations for electronic message centers. Wall signs will be provided on the front of each business, with the corner retail business to be allowed an additional wall sign on the side elevation facing Gertie Barrett Road as allowed by the City's signage regulations. The convenience store/office building will include signage on south and east sides, while the fuel pump canopy will include signage on the north, south, and east sides.

Land Use Plan

In the City's Land Use Plan, this property is located in Sub-Area 1. Recommendations for this area note that any commercial development should be limited in size and scope, may have to make road improvements, and should be focused at the intersections of arterials/collectors. Furthermore, it recommends rehabilitating and revitalizing North Main Street as a primary entrance into the City. In the Commercial Land Use Goals & Strategies, one identified strategy is to ensure that standards related to the development of non-residential uses along major corridors are the highest possible so that a positive visual perception of Mansfield is projected to citizens and visitors.

The subject property is located in the C-2 Community Business District, which allows for a gasoline

service station with a Specific Use Permit. Staff notes that the applicant worked collaboratively with staff to address the site planning, landscaping, and engineering-related items, and worked even further with staff to improve the architecture of the building so that it sets a high standard for the rehabilitation and revitalization of a key entrance to the City in accordance with the Land Use Plan recommendations. In addition, the signage has been reduced to adhere to the City's signage regulations. With the property's position at a well-traveled intersection surrounded by commercial zoning and uses, the gas station use is appropriate for this location. Staff believes that the high-quality architecture of the building in concert with the thoughtful site planning and landscaping of the site will help to set a higher standard for the development of the remainder of the tract as well as for the rehabilitation of this key entrance to the City and will help to mitigate any concerns with the use. Staff recommends approval as presented.

Attachments

Maps and Supporting Information

Exhibit A - Property Description

Exhibit B - Site Plan

Exhibit C - Floor Plans, Elevations, and Perspectives

Exhibit D - Landscape Plan

Exhibit E - Sign Plan

Letter of Opposition

Request to Table to 10.4.21

Request to Table to 10.18.21