

MEMO

To: Planning Commission
From: C. Shannon McGuire, Planning Manager
CC: File
Date: February 21, 2025
Re: Appl. #PL2024-302 - PRELIMINARY DEVELOPMENT PLAN - Express Stop convenience store, 3394 NW Village Park Dr; Engineering Solutions, LLC, applicant

Following the applicant's and staff's presentations during the public hearing held on January 23, 2025, the Planning Commission expressed concerns about the architectural style and materials of the proposed building and how it would fit with the character of the area, specifically the New Longview neighborhood. Following the Planning Commission discussion and question/answer period with the developer, the Commission voted to continue the application to give the applicant an opportunity to propose new elevations that are better aligned with the surrounding neighborhood.



Figure 1 – Previously proposed architectural elevations (south elevation)

In response to the concerns voiced by the Planning Commission, the applicant submitted updated architectural elevations on February 2, 2025. The previous elevations proposed a butterfly roof line and black/grey color palette. The previously proposed materials included dark gray brick veneer, light gray stucco and a Nichiha panel system in varying gray tones. Updated elevations have removed the butterfly roof line and replaced it with a flat roof line that is more typical of the commercial buildings in New Longview. The color palette was updated to reflect a color palette representative of those found in the area. These include a more traditional red brick color and cream color for the stucco. The gray Nichiha panel system was replaced with Stocast Resin Wood Grain Plank system in a more natural “Adler” color finish. A full set of the updated architectural elevations has been uploaded to the meeting packet as an attachment.



Figure 2 – Updated architectural elevation (south elevation)

In response to the revised elevations, staff has updated the Site Specific Recommended Conditions of Approval to ensure development is in accordance with the revised preliminary development plan and the building elevations contained therein.

Recommendations

1. Development shall be in accordance with the preliminary development plan dated January 3, 2025, uploaded February 5, 2025, and building elevations contained therein.
2. Road improvements shall be constructed as recommended in the Transportation Impact Analysis conducted by staff dated January 9, 2025.