

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, JULY 1, 2019 -- 7:00 P.M.
FINAL

REGULAR AGENDA -- ITEM 1:

REQUEST: **REVISED BUILDING ELEVATIONS - STOCK & TRADE DESIGN COMPANY, BRENTWOOD PLACE SHOPPING CENTER, PART OF FORMER KROGER TENANT SPACE**

PROJECT NUMBER: **BPC1903-003**

CURRENT ZONING: **C-2 -- COMMERCIAL RETAIL**

GENERAL INFORMATION:

H. Michael Hindman Architects, requests approval of revised building elevations for the easterly portion of the former Kroger tenant space in the Brentwood Place Shopping Center. The tenant space includes a total of 29,857 square feet -- 26,393 sf on the main floor and 3,464 sf on a mezzanine level.

Stock & Trade offers custom upholstery, furniture, lighting accessories as well as antiques and custom pieces from local artisans. This would be the first location in Tennessee. Other locations are in Alabama, Florida and Georgia.

The Brentwood Place Shopping Center is built on approximately 29.9 acres and includes a total of 318,220 square feet of building area.

PROJECT LOCATION:

The subject property is located 330 Franklin Road.

APPROVAL HISTORY:

At its June 4, 2018 meeting, the Brentwood Planning Commission voted to approve minor revisions to the existing building elevations for the Brentwood Place Shopping Center. The revised elevations propose the following:

- 1. Painting all four sides of the building (Tan tones), and*
- 2. Replacing the fabric awnings (same size).*
- 3. Replacing the CVS prescription drive thru awning with a 'Jockey Red' awning of the same size*

At its September 5, 2017 regular meeting, the Brentwood Planning Commission voted to approve a revised site plan for the Brentwood Place Shopping Center that changed the striping to angled parking spaces in front of the Stein Mart tenant and added new curbed islands. A total of 42 additional parking spaces are proposed.

The plan also modifies the access drive aisle across from Chick-Fil-A and adds a by-pass lane in the center entrance off of Franklin Road. The addition of the by-pass lane was recommended by the City's traffic consultant.

CONDITIONS OF APPROVAL

Staff recommends that the following condition be attached to the approval of the request.

1. Approval of a site plan by the planning commission shall remain valid for a period of three years for the original date of approval.

STANDARD REQUIREMENTS:

Staff recommends that the following 11 standard requirements be attached to the approval of the request.

1. Add the following note to the site plan;

*This site plan is subject to a three year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **July 1, 2022**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the

project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

4. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
5. The property owner/developer is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.
6. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
7. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.
8. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
9. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
10. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **July 1, 2019**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Planning staff requests that the Planning Commission approve the proposed revised building elevations, subject to the requirements of the staff report.