

CITY OF GREEN
Planning Department Review
DESIGN REVIEW BOARD

May 6, 2026

Item 26-14

Friendly Express Gas Station

(J. Presutto, Four Points Architectural Services, Inc.)

Location: 4503 S. Main Street

Site Plan Review

Zoning: B-1

PLANNING DEPARTMENT

The applicant is requesting Design Review Board consideration for the renovation of the existing Rite Aid building into a Friendly Express gas station and convenience store at 4503 S. Main Street (northeast corner of S. Main Street and E. Turkeyfoot Lake Road). The proposal includes a convenience store, future tenant space, fuel pumps and canopy, a drive-through window, revised site circulation, updated building elevations, landscaping, lighting, and a new freestanding sign. The 1.755-acre site is located in the B-1 General Business District, where the proposed use is permitted. For fuel sales on a corner lot, the site complies with the minimum 150' of frontage along each street.

The existing building is a mix of tan-color brick veneer and gray EIFS on all four sides (see attached photos). The proposed building renovations include new storefront elements, architectural accents, canopy features, and façade improvements. This includes removal of the existing tower at the southwest corner, adding a matching brick veneer at the drive-through window on the west side, painting of the EIFS in tan/brown tones to match the brick, and adding greenish-color pre-finished standing seam metal roof sections, as shown. The primary elevations provide visual interest and improve the appearance of the existing building. Overall, the building design appears generally appropriate for the proposed commercial reuse. An existing masonry dumpster enclosure north of the building would remain for re-use.

The site layout introduces several active functions within a constrained parcel, including fuel pump circulation, drive-through movement, customer parking, delivery activity, and access from two road frontages (which are existing). The submitted plans include dimensions for parking spaces and drive aisles, identify drive-through stacking spaces, and provide pump and canopy setbacks from the right-of-way. The eight (8) stacking spaces and pump/canopy setbacks would comply. The plans also include a pedestrian connection from South Main Street to the primary building entrance.

Existing parking would be modified/eliminated to accommodate the gas station use. This includes eliminating the spaces in the proposed fuel pump area and adding spaces along the S. Main Street frontage (seven 10' x 20' and two 10'-4" x 24' parallel spaces). All parking setbacks would comply except for the northern portion of the parallel spaces at 9' (10' minimum). Total on-site parking is proposed at 33 spaces (including 2 handicap). Spaces at each of the six (6) fuel pumps are also shown per code (total of 12). Required parking for the 6,346 SF of retail convenience store would be 20 spaces when factoring out 20% floor area for storage. Likewise, the future 5,326 SF tenant space would require 17 spaces (assuming retail use) for a total of 37 required spaces. Additional landbanked parking would need to be indicated for future use to meet the code.

The addition of the fueling area in front of the building would require additional impervious surface on site. This includes the modified parking area referenced above and a 15' wide portion of the existing lawn area along E. Turkeyfoot Lake Road that would need to be hard surfaced for vehicular flow. The impervious surface ratio will need to be calculated to confirm site compliance (75% maximum in the B-1 District).

The drive-through circulation route would involve the adjacent property to the east (Extreme Clean Car Wash) due to a jog in the property line. Customers would travel around the east and north sides of the building to the drive-through lane that would curve around to the west side of the building to the window. This is similar to the drive-through that was utilized by the former pharmacy. No order station/menu board is proposed. The proposed drive-through would be used by customers to pick up items that are sold in the store (beverages, tobacco products, lottery tickets, and packaged/possibly prepared food items).

Staff notes that the site remains tightly organized, particularly where parking, fuel pump activity, and drive-through circulation occur near one another. The applicant should provide an AutoTURN or similar movement analysis for fuel delivery vehicles, service trucks, and other larger vehicles to confirm that these vehicles can safely access, maneuver within, and exit the site.

The plans also indicate proposed underground fuel storage tanks situated along the east property line in front. Fuel tanker access is shown with a truck parked on the adjacent property, which may be in conflict with the car wash operation and/or the drive-through. Cross-access between parcels is a common condition in commercial developments and is acknowledged as part of the site's circulation and use. The Board may wish to consider whether the overall site design functions clearly and efficiently given this dependency, particularly in relation to vehicle movement, stacking, and interaction with other uses. Evidence of legal use of the adjacent property will need to be clarified.

A proposed freestanding identification sign would consist of four different sections: Marathon, Friendly Express, changeable digital fuel price read-outs, and an electronic message center for changeable messages, all on a brick base to match the building. The plans indicate that the proposed overall sign face area of 70 SF would exceed the maximum permitted size (60 SF maximum due to frontage) and the electronic message area also exceeds the allowable area (< 20 SF). The location would meet setbacks and is beyond a 30' radius from the intersection of the right-of-way lines at the corner (at the location of the existing sign). Overall height of 9'-10" would comply (10' maximum). The site address number is shown on the front edge of the sign. Landscaping around the sign is proposed, including evergreen shrubs.

The landscape plan includes foundation plantings (which do not currently exist), perimeter landscaping, and plantings near the sign and parking areas, which would enhance the existing site conditions. Most of the existing trees along the site frontage would remain.

The applicant has submitted a photometric plan showing lighting levels and containment within the site. The plan consists of 20' high pole lights with cut-off style LED fixtures (which complies with the 20' maximum), wall mount fixtures, and recessed lights on the underside of the fuel canopy. Fixture specs are provided.

Stormwater run-off currently sheet flows toward the southwest corner of the site into a depressed grassy area through a curb cut there. Engineering analysis of the site will be needed to confirm if additional stormwater management is needed due to the additional hard surface area. Water quality is not currently provided, and this will also need to be included in the plan.

Overall, the project represents reinvestment in an existing commercial property and includes building and site improvements that generally support the proposed reuse. However, several items remain important for the Board's consideration, including the scale and location of the freestanding sign, visibility at the intersection, the tight relationship between parking, pump activity, and drive-through circulation, vehicle maneuvering for larger service and delivery vehicles, and the treatment of landscaping and screening.

DESIGN REVIEW BOARD

ENGINEERING

Civil plans will be submitted upon completion for review by the City's Review Engineer.

FIRE

Reviewed with no comments.

ZONING

Zoning and building permits are required for canopy and all signage. A Certificate of Use and Compliance is required prior to operation of the facility.

STAFF RECOMMENDATION

Staff notes that the site remains tightly organized, particularly where parking, fuel pump activity, and drive-through circulation occur near one another. The applicant should provide AutoTurn or similar movement analysis, primarily for fuel delivery trucks/convenience store delivery trucks to confirm that these vehicles can safely access, maneuver within, and exit the site. The Board should consider whether the overall site design functions clearly and efficiently, also given future tenant uses and its dependency on the use of the adjacent property.

In particular, Staff would also recommend the following:

- 1. Provide evidence of legal access through/use of the adjacent property to the east.*
- 2. Adjust the parking setback of the parallel parking so it meets the 10' minimum.*
- 3. Provide at least four (4) landbanked parking spaces to meet code as it relates to the currently proposed use and future tenant uses.*
- 4. Confirm the overall impervious surface ratio of the site given the net increase of hard surface on site.*
- 5. Provide required civil plans and assessment of the need for stormwater management. Provide stormwater quality.*
- 6. Reduce the overall sign face area of the freestanding identification sign to the 60 SF maximum and LED display to the 20 SF maximum.*