

CITY OF GREEN  
**Planning Department Review**  
**DESIGN REVIEW BOARD**

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*June 3, 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 review for the renovation and reuse of the existing Rite Aid building located at 4503 South Main Street into a Friendly Express gas station and convenience store with a future tenant space. The proposal includes exterior building renovations, installation of fuel pumps and canopy, a drive-through facility, revised parking and circulation, updated landscaping, new lighting, and a freestanding monument sign.

The subject site contains approximately 1.755 acres, or 76,458 square feet. The total building area is approximately 11,672 square feet, including a 6,346 square foot convenience store and a 5,326 square foot future tenant space.

The property is located within the B-1 General Business District. While the proposed convenience store and fueling operations are permitted within the district, the proposed drive-through facility requires conditional use approval and public hearing review by the Planning and Zoning Commission.

The proposed development includes fuel pumps, drive-through circulation, customer parking, loading activity, pedestrian access, and shared access circulation between adjacent commercial properties. The applicant has submitted reciprocal access documentation indicating that existing traffic flow and cross-access between parcels are intended to remain in place.

Parking calculations have been provided for both the proposed convenience store use and a future retail occupancy scenario. The plans indicate that 20 parking spaces are required for the proposed convenience store use, with 34 spaces provided on site. Under a future full retail occupancy scenario, the plans indicate that 37 parking spaces would be required and 42 spaces are shown.

The submitted plans include six drive-through stacking spaces measuring 10 feet by 20 feet. Staff notes that the proposed stacking may require additional zoning interpretation or variance consideration depending on the final classification of the drive-through operation under the City's stacking regulations. If the use is determined to function similarly to a restaurant or food-service drive-through, additional stacking spaces may be required. Staff also notes that required service stacking spaces associated with fueling operations do not appear to be fully provided on the submitted plans and may require additional review or variance consideration.

Portions of the future tenant parking area appear to contain parking spaces measuring approximately 8 feet by 20 feet where standard parking dimensions require 10-foot-wide spaces. These spaces may **require revision** or **variance approval**.

The applicant submitted an AutoTURN analysis demonstrating vehicle maneuvering throughout the site, including circulation for tanker trucks and trailer movements. The revised location of the underground fuel

storage tanks appears to improve maneuverability and reduce circulation conflicts within the site. While the overall layout generally functions, the site remains relatively compact and highly programmed for its size. Long-term operational challenges may still occur during peak activity periods involving drive-through traffic, fueling activity, delivery operations, parking movements, and future tenant occupancy.

The submitted plans identify a loading area adjacent to the future tenant space at the drive-through circulation. While loading space has been shown, staff notes that the compact location of this area may create operational conflicts between delivery activity, parking movements, drive-through circulation. Continued review of loading operations and delivery routing is recommended during final engineering and tenant review.

The submitted elevations show exterior façade renovations, updated storefront elements, revised entry features, architectural accents, and canopy improvements intended to modernize the appearance of the existing building. The proposed renovations represent an improvement in the existing building condition and generally satisfy the intent of the City’s design standards related to commercial redevelopment and corridor appearance.

The proposed fuel canopy appears proportionate to the site and generally compatible with the scale of the development. However, the submitted plans provide limited information regarding the final colors, materials, architectural detailing, and overall design treatment of the canopy. Additional canopy elevations, material information, and color details should be provided during the next phase of review so the final appearance and integration of the canopy with the overall development can be fully evaluated.

Staff notes that some secondary elevations remain relatively simple and retain portions of the original building massing and blank wall conditions. Future tenant façade modifications or additional signage associated with the future tenant space may require further review to ensure continued consistency across the site.

Additional review of dumpster enclosure materials, mechanical screening, utility screening, and related service elements should continue during final engineering and permitting review.

The submitted landscape plan includes perimeter landscaping, foundation landscaping, and landscaped areas near portions of the parking lot and intersection frontage. The plans indicate approximately 56,758 square feet of impervious surface area, representing approximately 74 percent of the total site area, where 75 percent is permitted within the B-1 district.

The applicant has provided a photometric plan showing fixture locations, illumination levels, and lighting distribution throughout the site. Final lighting and glare impacts should continue to be reviewed during engineering and permitting review to ensure compatibility with surrounding properties and safe site visibility. The proposal includes a freestanding monument sign located near the intersection of South Main Street and East Turkeyfoot Lake Road. Based on the submitted sign information, the proposed sign face area, electronic message center area, and overall sign height appear to comply with the City’s sign regulations. Final sign placement and landscaping should continue to be reviewed to ensure that sight visibility at the intersection is maintained in accordance with the City’s visual obstruction requirements.

Additional review of dumpster enclosure materials, mechanical screening, utility screening, and related service elements should continue during final engineering and permitting review to ensure these features are appropriately integrated into the overall development design.

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### **ENGINEERING**

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

### **FIRE**

N/A

## **ZONING**

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

## **STAFF RECOMMENDATION**

*Staff recommend that the Design Review Board review the proposed site layout, circulation, architecture, landscaping, lighting, signage, and overall design of the development and forward the application to the Planning and Zoning Commission with comments.*

*Staff further recommends that final approval remain subject to the following:*

- *Conditional use approval for the drive-through facility following public hearing review by the Planning and Zoning Commission.*
- *Resolution of any required variances or zoning interpretations related to drive-through stacking, service stacking, and undersized parking spaces.*
- *Completion of final stormwater and engineering review.*
- *Continued review of loading operations, vehicle circulation, sign visibility, lighting impacts, canopy details and future tenant occupancy.*