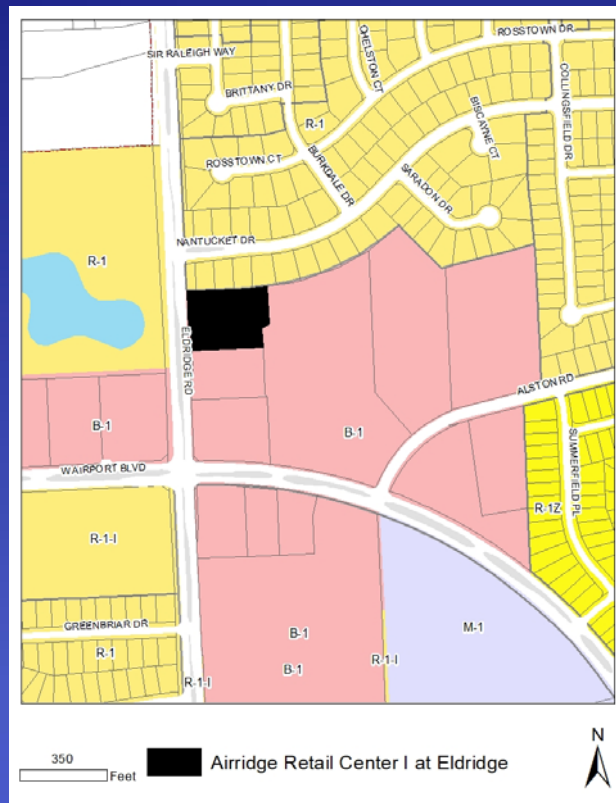


# Overview



- Currently undeveloped
- Proposal for low impact retail bldg
- CUP required due to residential proximity of commercial lot

# Aerial Photograph



## Surrounding Area:

- Barrington Place Subdivision
- Neighborhood Walmart
- CVS
- Eldridge Park



# Aerial (Google Earth)



# **CUP for Residential Proximity**

- **Ordinance No. 2063 approved in 2016**
- **Required for new uses immediately adjacent to rear property line of SF**
- **Allow for Commission & Council to examine site and assess the physical impacts for a specific site proposal (not whether comm. should be allowed)**
- **Determine necessary mitigation**
  - **Brings certainty to physical layout with site plan and elevations**



# Proposed Retail Building

- Located directly north of CVS and Neighborhood Walmart
- Platted as a commercial lot in B-1 District
- Access via existing private access easement off Eldridge Road
- Abuts residential SF at rear of property
- 16,400 s.f. one-story bldg w/ multiple tenant suites
- All uses will comply with B-1 zoning district
  - Reviewed during building permit submittal process

# Proposed Retail Building

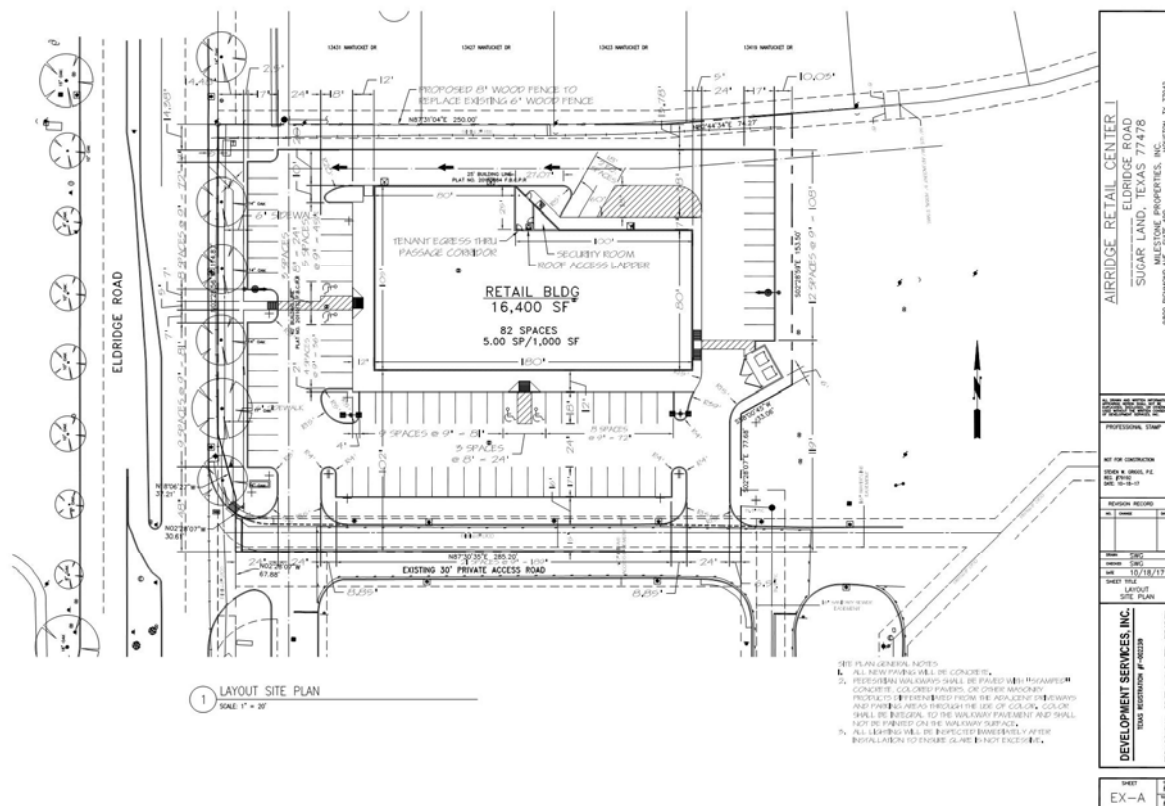
- Majority of activity to occur in front of bldg away from adjacent SF
- Building setback minimum 34.2 feet from SF homes
- 13.78 ft landscaped area at rear of building
- Shade trees planted every 20 feet
  - 4 in caliper, 10 feet in height
- Elevations provided for retail bldg
  - Height of bldg max of 28 feet
  - Masonry, glass cementious materials



# **P&Z Commission Overview**

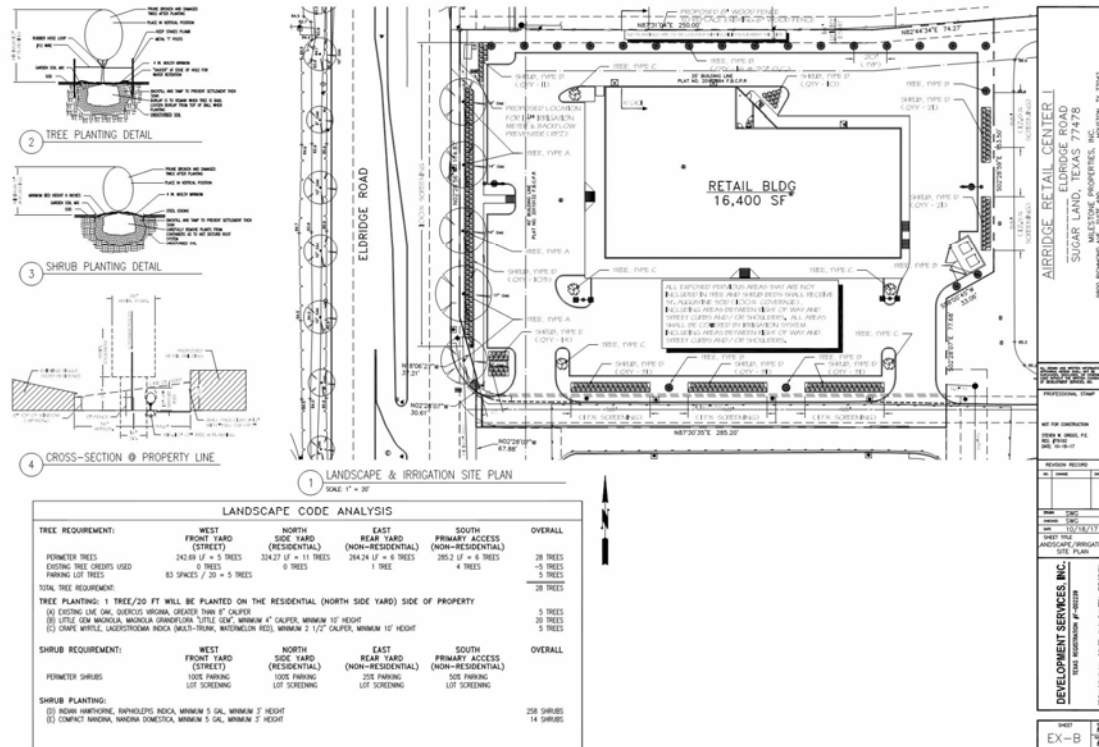
- **Public Hearing held 9/28/17**
  - 1 member of the public spoke
- **Discussions focused on:**
  - Request for more information regarding the rear service doors w/max number of tenants
  - Request for more detail on proposed screening options between residences and building
  - Request regarding an alternate location for the refuse container
- **Consideration and Action held 11/14/17**
  - Unanimous recommendation w/conditions

# Site Plan

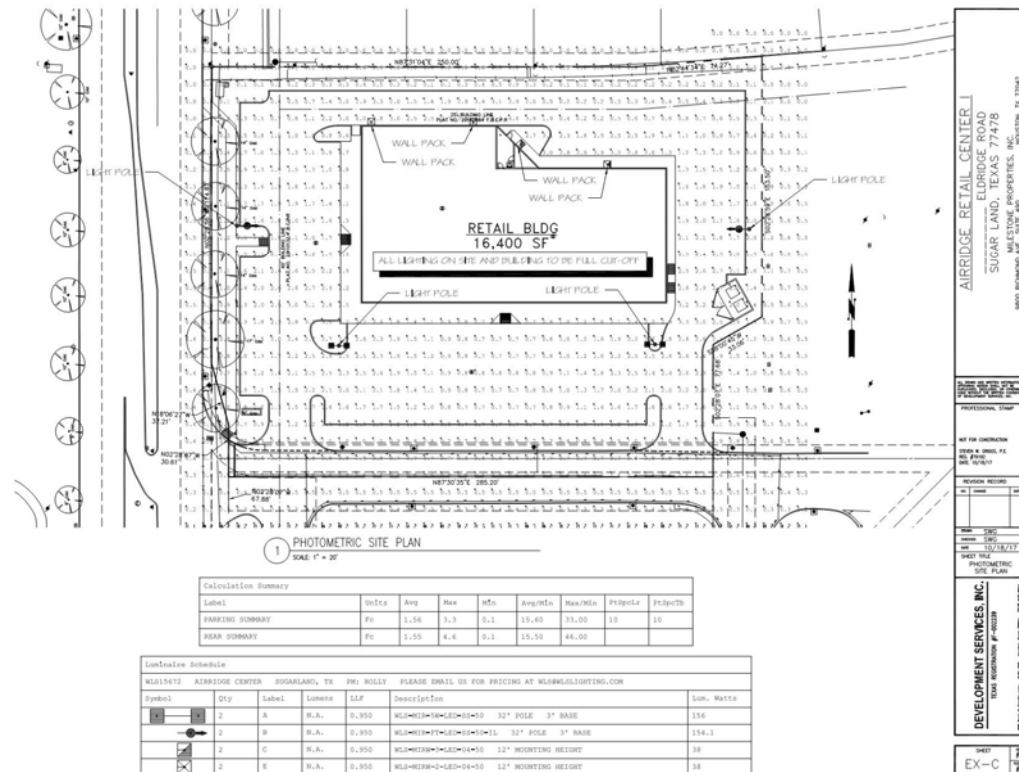




# Landscape Plan

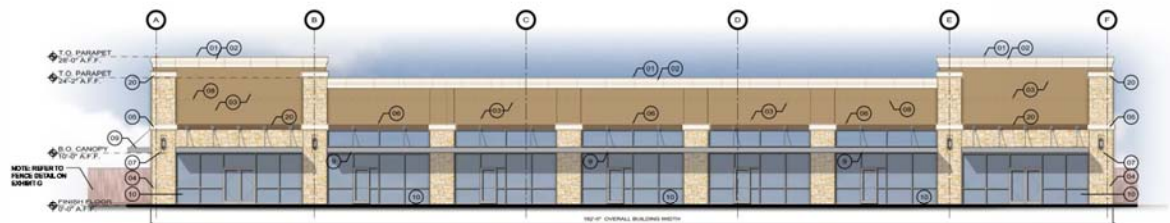


# Photometric Plan





# Building Elevations



**01 SOUTH ELEVATION**  
SCALE NOT TO SCALE



**02 WEST ELEVATION**  
SCALE NOT TO SCALE

## KEYED NOTES:

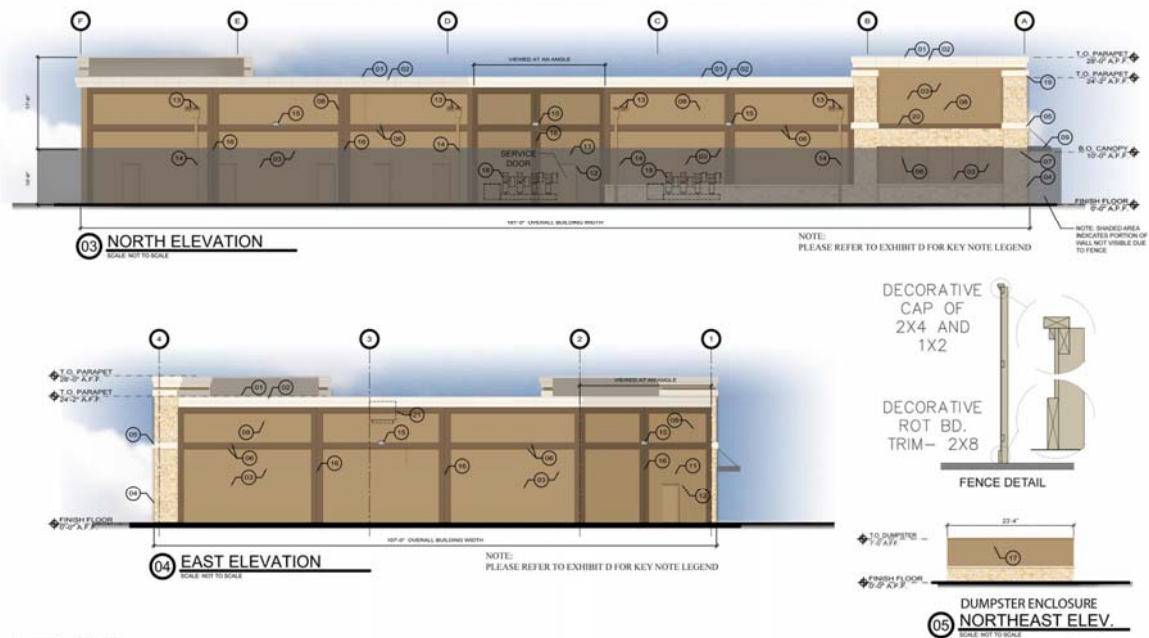
- |    |   |    |  |
|----|---|----|--|
| 01 | PRE-FINISHED METAL CAP FLASHING, TYPICAL. COLOR TO MATCH SHERWIN WILLIAMS SW - 7566 WESTHOUSE AND WHITE LRV 85%.  | 12 | PRE-FINISHED METAL DRIP HOOD, TYP. SLUPLIP OPENING AND OVERFLOW, RE: SECTIONS.   |
| 02 | INTEGRAL COLOR EPS CORNICE, TYPICAL. COLOR TO MATCH SHERWIN WILLIAMS SW - 7566 WESTHOUSE AND WHITE LRV 85%.   | 13 | PRE-FINISHED METAL COLLECTOR BOX AND DOWNSPOUT SYSTEM.   |
| 03 | ARCHITECTURALLY SCORED CONCRETE TILT WALL PANEL WITH COARSE PAINTED FINISH. COLOR TO MATCH BENJAMIN MOORE PUTNAM IVORY HC-39.   | 14 | PROVIDE WALL PACK FIXTURE AT 12'-0" A.F.F. TO BOTTOM OF FIXTURE, RE: ELECTRICAL.   |
| 04 | NATURAL STONE MASONRY, TYPICAL "TEXAS" GOLD RANDOM ASHLAR PATTERN / MORTAR COLOR LIGHT QUARRY IV.   | 15 | CONCRETE TILT-WALL PANEL JOINT.  |
| 05 | PRECAST STONE BAND, COLOR - "NATURAL WHITE", MORTAR COLOR - LIGHT QUARRY IV.  | 16 | DASHED LINE INDICATES DIAPHRAGM ENCLOSURE. ENCLOSURE SHALL HAVE STONE WAINSCOT BELOW W/ STUCCO FINISH ABOVE AS INDICATED. COLORS AND MATERIALS TO MATCH BUILDING, RE: EXHIBIT 'E'. |
| 06 | CONCRETE TILT-WALL PANEL REVEAL, TYP. RE: SECTIONS.   | 17 | ELECTRICAL GUTTERS/METERS, RE: ELECTRICAL.   |
| 07 | 12" X 42" BURNISHED CMU BLOCK, FEDERAL MASONRY, TEXTURE "200GP ISLAND SAND, GROUND FACE".   | 18 | EPS TRIM, TYP. COLOR TO MATCH SHERWIN WILLIAMS SW - 7552 SAUHAUS BLUFF LRV 25%.  |
| 08 | DASHED LINE INDICATES ROOF LINE, RE: STRUCTURAL.  | 19 | EPS TRIM, TYP. COLOR TO MATCH BENJAMIN MOORE PUTNAM IVORY HC-39.   |
| 09 | METAL CANOPY AND HANGER RODS, TYP. HANGER RODS TO ALIGN WITH STOREFRONT MULLIONS AS INDICATED, RE: SECTIONS. COLOR TO MATCH SHERWIN WILLIAMS SW - 7563 MONSIEUR SILVER LRV 47%. | 20 | DASHED LINE INDICATES ROOF TOP UNITS SCREENED FROM VIEW.   |
| 10 | CLEAR ANODIZED ALUMINUM STOREFRONT FRAME SYSTEM AND GLAZING AS SPECIFIED.   | 21 |  |
| 11 | EMERGENCY EXIT LIGHT FIXTURE, TO BE MOUNTED AT 9'-0" A.F.F. TO BOTTOM OF FIXTURE, TYPICAL.  |    |  |



AIRRIDGE RETAIL CENTER  
SUGAR LAND, TEXAS

**ELEVATIONS  
EXHIBIT D**

# Building Elevations



AIRRIDGE RETAIL CENTER  
SUGAR LAND, TEXAS

ELEVATIONS  
EXHIBIT E



# Site Photographs



# Site Photographs





## Points for Consideration

- Rear of site directly abuts existing SF
  - Commission recommended appropriate mitigation measures with CUP
- No windows abutting existing SF
- 1-way drive and 2 parking spaces abutting existing SF
- Elevations comply with B-1 district regs
- Relocation of refuse container to area away from residences lessened impact
- Providing an 8' decorative screening fence

## **Public Hearing**

- **Notified property owners within 200-ft**
- **Published notification in newspaper of general circulation**
- **Published notification on City website**
- **Courtesy notification sign**
- **No inquiries w/this public hearing notice at this time**



## **Recommendation**

- **Approval of the Conditional Use Permit with the following conditions:**
  - The site is developed in accordance with the site plan as shown (Exhibit A).
  - The landscaping is developed in accordance with the landscaping plan as shown (Exhibit B).
  - All site or building lighting will be full cut-off and will be inspected prior to issuance of the Certificate of Occupancy (Exhibit C).
  - The building is constructed in accordance with the building and site elevations as shown (Exhibit D, E).

## **Recommendation cont.**

- **The applicant will coordinate with the residential property owners at the rear of the site in regards to fence installation and maintenance**
- **The fence will face with the pickets towards the commercial property (South) in order to create easier maintenance opportunities for the commercial property owners.**



## **Next Steps**

- **Hold a Public Hearing for 1.73 acres**
- **1<sup>st</sup> Reading of CUP Ordinance No. 2122**
- **2<sup>nd</sup> Reading of the Ordinance at future City Council Meeting**