



CONTACT INFORMATION

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DOCKET/CASE/APPLICATION NUMBER

**ART 22-0073**

APPLICANT/OWNER

**Coralic, LLC/ Hussein Mohammadi**

MEETING DATE

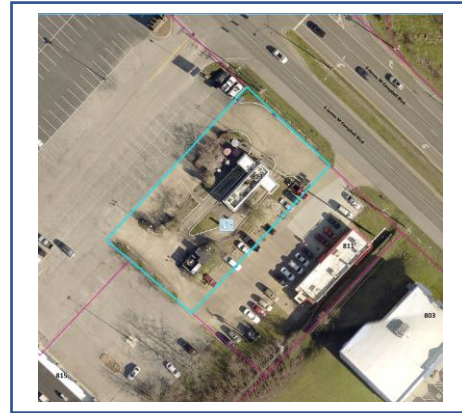
**N/A**

PROPERTY ADDRESS/LOCATION

**813 S James M. Campbell Blvd /  
 Tax Map 100 N Parcel 00203.00**

**PROJECT DESCRIPTION:**

This request is for the façade approval for new construction of a 975 SF drive-thru coffee shop (*Dutch Bros*). Primary façade materials include EIFS accented by a tower with fiber cement board cladding. A 3'2" CMU block base is proposed on all elevations other than the base of the tower elevation.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
GCS (General Commercial)	Vacant Drive-Thru Restaurant	GCS/ Restaurant & Shopping Center	New Construction (975 SF Drive-Thru Coffee Shop)	N/A

**Building Façade Design Standards Referenced:**

Sec. 6.1 General 6.1.6 Building façade Design Standards

**B. Standards**

1. All façades shall be constructed of one or a combination of the following materials: concrete aggregate, stucco, brick, stone, glass or wood, faced concrete block.
2. No portion of building constructed of unadorned (un-faced) concrete masonry units or corrugated and/or sheet metal shall be used.
3. Monolithic buildings are prohibited and no single façade extending unbroken more than approximately 35 feet in a horizontal plane may be visible from a public roadway. Compliance may be obtained through the following:
  - a. The use of projections or recesses (articulation).
  - b. The use of architectural detail to provide visual interest including but not limited to: columns, large windows, entry ways, beams, poles, or glass.

**C. Alternative Compliance**

Alternative Compliance may be obtained using the Design Review process. In such cases, the Architectural Design Review Team shall have the authority to approve the following:

1. Materials of construction not listed, provided the materials used are implemented in a manner that enhances the surrounding area and complies with the intent of the code.

### **PLANNING STAFF EVALUATION:**

This request is for construction of a 975 SF drive-thru coffee shop with primary façade materials being EIFS and fiber cement board accented by a CMU block base.

- Front elevation materials consist of a CMU veneer base with a CMU canopy column. Overall façade material will consist of a combination of EIFS accented by fiber cement board on the tower elevation. Per the guidelines, the proposed CMU block would be required to be finished as an unfaced CMU block is prohibited. A pre-fabricated metal awning will accent the front window.
- Rear elevation façade materials include a CMU veneer base. Overall façade material will consist of a combination of EIFS accented by fiber cement board on the tower elevation. Per the guidelines, the proposed CMU block would be required to be finished as an unfaced CMU block is prohibited.
- The walk-up-window elevation façade material will consist of a combination of EIFS accented by fiber cement board on the tower elevation. Per the guidelines, the proposed CMU block would be required to be finished as an unfaced CMU block is prohibited.
- A proposed 25' tall pylon sign has been included in this request. Signage can be considered a structure and would be recommended to be a sign that has similar façade materials as the primary building. If the proposed sign is less than 8 ft tall; the sign face area may be increased by 25% from the maximum allowance of 100 SF of sign area.