Town of Arlington
Planning Commission Meeting

December 18, 2017
6:30 P.M.
AGENDA
Planning Commission Meeting
Monday, December 18, 2017
6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the November 20, 2017 Meeting Minutes

IV. Comments from Citizens

V. Old Business
   A. Other as Properly Presented

VI. New Business
   A. Haysville-Arlington Commons PD – Master Development Plan – South side of Mott Street, roughly 400 feet east of Chester Street.

      PUBLIC HEARING- To consider a request for a Master Development Plan for the Haysville-Arlington Commons PD, a two-story, mixed-use project on 1.33 acres at the east end of Mott Street.

   B. Other as properly presented

VII. Adjourn
Haysville-Arlington Commons PD
MASTER DEVELOPMENT PLAN APPLICATION

DATE: December 18, 2017

STAFF: Angela Reeder, AICP, Town Planner
       Steve Hill, P.E., Town Engineer

SUBJECT: Master Development Plan for the Haysville-Arlington Commons PD

APPLICANT: H. Saga International, Inc.; Representative: Bob Wilson

DESIGN PROFESSIONAL: Ledford Engineering Planning Architecture; Rep: Kevin Ledford

SITE LOCATION: South side of Mott Street, roughly 400 feet east of Chester Street

ZONING CLASSIFICATION: B-3: Downtown Business District; within Depot Square Overlay District

ACREAGE: 1.29 acres

PROPOSAL: The applicant is requesting consideration of a Master Development Plan for a Mixed-Use PD on property zoned B-3 (Downtown Business District). The site is located at the eastern end of Mott Street. The property was most recently used as the Town’s Community Garden, before it was sold to the applicant earlier this year.

As the site is under 50 acres in size, the Code allows applicants to begin the PD process with a Master Development Plan and skip the General Development Plan stage. The project includes approximately 25,000 square feet of new mixed-use space and associated parking and site improvements. The following examines the specific details of the proposal and reviews it for consistency with Town Code.

Proposed Uses: The applicant states Haysville-Arlington Commons will be a mix of “premier office and retail space” on the ground floor, with 10 single-family residential units above. Allowable uses will mirror what is allowed in the B-3 Zone, with no exceptions requested.

With regard to the residential units, they are permitted above retail and office in our B-3 Downtown zone. The Depot Square Master Plan also encourages residential above retail to establish a base of activity throughout the day and identifies this site as a preferred location for residential.
Any proposal with over five (5) units requires a PD, which is the reason for this application. Residential uses must also meet certain requirements spelled out in the Code with regard to size, access, waste management, and parking. The PD notes that the residential units will exceed the minimum size, they will have reserved parking spaces, designated trash collection areas, and access points to their homes that are separate from the commercial users (stairs and an elevator).

The project will include 10 residential units on the 1.29 acres, resulting in a total density of 7.7 dwelling units per acre (du/ac). The B-3 zone does not specify a maximum density; however, the Future Land Use Plan calls for up to 8 du/ac in Mixed Use, and thus the proposal is within the permitted allowance.

**Design Standards / Compatibility:** This development intends to complement existing Depot Square buildings and build on the intent of our Depot Square Master Plan. The PD obligates the project to several design features, including use of green infrastructure (permeable pavers, rain barrels, and LED lighting), bike racks, outdoor patios, rooftop gardens, and native plantings.

The proposed building will be largely visible on all sides except the east, which faces the TDOT property. The PD calls for historic architecture and design, with nine (9) different facades along those three primary frontages to give the appearance of individual buildings like a typical historic downtown. The Plan states four (4) different brick colors will be utilized, and details such as metal canopies, balconies, and awnings will be incorporated to add further detail.

The PD also identifies specific colors to mimic existing nearby buildings, such as the dark green of the Senior Center, red/maroon like LivFit, brown like the cannery building, and dulled silver like SY Wilson and others in the square. Lighting styles is also called out in the PD, which notes that gooseneck and lantern style lights shall be used to complement our historic district.

Lastly, the PD notes that restrictions will be placed on the use of balconies and patio areas on the second floor to ensure they are only used for plantings and temporary seating and maintain a quality appearance (no outdoor storage or grills permitted).

**Common Open Space / Landscaping:** The B-3 zone does not require a specific percentage of open space be provided; however, this site provides 23% open space around the building and the site perimeter. In addition, it will provide a rooftop patio for the residents to use as common area, which is something often lost in mixed use developments.

Landscaping is proposed to be native when possible and is shown throughout the site. The Design Review Committee will provide a final review all landscaping and common open space amenities.

**Bulk Regulations**
The site is currently subject to the underlying B-3 zoning regulations. No exceptions from the bulk regulations are requested.

**Vehicular and Pedestrian Access:**
Two access points are proposed for the development: Mott Street (existing) and a shared driveway from Chester along the north side of the railroad (proposed). The applicant must
obtain an access easement from the adjacent property owner for the shared driveway, which has been previously discussed with the owners and staff. The driveway will provide both vehicular and pedestrian access to the new development. The PD also includes a detail to identify how Town emergency vehicles will be able to traverse the site.

**Roadway Improvements**

Chester Street: Minor road improvements are proposed along the east side of Chester Street, which includes curb, gutter, and sidewalk. These improvements are proposed primarily along the new access being constructed for the site, immediately north of the CSX ROW. No additional ROW dedication is required along Chester Street.

Mott Street: The developer is proposing to abandon approximately 200’ of the eastern ROW of Mott Street to be incorporated into the proposed site plan. The abandonment of ROW shall be accomplished by recording a Plat. The Plat recording will dedicate the northern and southern halves of the ROW to each respective property owner. The developer’s consultant shall provide separate Quit Claim deeds with descriptions to abandon the Town’s ROW to each property owner.

Minor improvements will be required along the terminus of Mott Street to provide access to the site, some of which will be within Mott Street ROW, some within the abandoned ROW of Mott Street. These road improvements shall consist of widening Mott Street to a 24’ width with curb and gutter to allow for 2-way traffic to the proposed development. These improvements shall extend to the end-of-radius of the proposed curb and gutter where it terminates on Mott Street.

**Drainage / Grading:** The initial application for this site requested a waiver from detention requirements. Staff studied the site and found it is located at the lower end of a 45-acre drainage basin. The main drainage way within this basin is an unimproved open ditch that flows north under the railroad just east of Depot Square, continues north along the east edge of this site, then under Highway 70 between Dollar General and the TDOT Maintenance facility. The drainage structure under CSX Railroad is a wooden trestle bridge which provides plenty of opening for stormwater conveyance. The drainage structure under Highway 70 is a 4’ wide by 2’ high box culvert, which is extremely undersized. This box culvert can carry a 2-year storm under the highway, but any larger storm event will result in water overtopping the highway, and cause flooding to any buildings on the south side of the highway with a finished floor elevation below the elevation of highway (Elevation ~272).

Because of the undersized box culvert at Highway 70, any increase in peak flow within this basin will contribute to the existing flooding problem in this area. Especially since this existing culvert can only handle the 2-year storm, it is critical that this development not increase the peak flow from the site for any storm above the 2-year event. For this reason, stormwater detention must be done within the Hayesville-Arlington Commons development.

Detention can be in the form of an open-air detention basin or an underground detention basin. The Dollar General site to the immediate north has both underground detention and an open-air detention basin. Because of the box culvert capacity limitations at Highway 70, detention must limit the peak discharge from the site to undeveloped conditions for all storm events. Staff understands that the applicant now believes this can be accommodated on-site.
Sanitary Sewer: Public sanitary sewer is available for this site. The proposed development will be required to extend this sewer for service. This extension would be considered a private extension since it would not serve any existing or future upstream development. Depending on the usage and anticipated flows, the extension may need to be larger than a standard 6” service line used for single lot residential or commercial development.

Surrounding Properties: Surrounding properties include a true mix of uses: single-family, commercial (Dollar General, Off the Hoof, Grapevine), office (SPM Realty, Enterprise Realty), institutional (Senior Center, Masonic Lodge), and industrial uses (10-acre TDOT site). The proposed mixed-use PD would be consistent with all of these uses and, more importantly, is consistent with the Town’s future vision for the area as outlined in our Future Land Use Plan, Zoning Map, and Depot Square Master Plan.

Objectives of a Planned Development
Pursuant to our Zoning Code, the Town may grant a PD that results in specific tangible benefits to the Town, residents, and developer.

The proposed Haysville-Arlington Commons PD accomplishes several of the identified objectives by meeting the regulations set forth for this site, while also providing exceptional architecture and design to further our Depot Square Master Plan, and providing added locations for small businesses that can serve our community and rejuvenate our historic town center.

Next Steps:
The Planning Commission’s recommendation of approval or denial will go to the Board of Mayor and Aldermen, who will consider the request at a future public hearing.

If approved, a final plat, construction plans, and common open space plans will also have to be submitted for Town review and approval.

RECOMMENDATION: Staff recommends approval of the Haysville-Arlington Commons Master Development Plan, subject to the following conditions, in addition to any others levied by the Planning Commission:

1. The Master Development Plan dated December 7, 2017, if approved by the Board of Mayor and Aldermen, may be subject to revisions as a result of engineering design and Town technical specification considerations. The Town’s Zoning Ordinance, Subdivision Regulations, Stormwater Regulations and Technical Specifications Manual shall govern development of the Subject Property unless specifically modified as part of the approved Master Development Plan.

2. Upon approval of the Board of Mayor and Aldermen, the Planned Development shall be recorded with the Shelby County Register of Deeds.

3. The site plan submitted, showing the locations of roads, lots, open space, and detention areas is subject to final review and approval of the various Boards, Commissions and Committees with the applications and required documents for final plats, construction plans, and thus may require minor modifications.
4. All open space proposed as part of the Master Development Plan shall be privately owned and maintained by the individual property owners or an owners’ association.

5. Any public infrastructure will necessitate a Development Agreement, representing a binding agreement between the Developer and the Town of Arlington pertaining to all conditions of approval, including the submitted Master Development Plan (as amended), prior to beginning work on any phase of this development.

6. The design intent provided with the application is to be incorporated into the building and site design, and is to be considered by the Design Review Committee at the time of site plan review.

7. Approval of the Final Plat will be contingent upon approval of the Construction Plans.

8. All sidewalk paths, including those across driveways, shall be ADA compliant.

9. Revise the Master Development Plan to address comments as noted on the marked-up plan sheets provided by the Town Engineer and provide for Town review and approval.

10. Detention shall be provided for this site per Town requirements.

11. A letter from the adjacent property to the west (Wooley) shall be provided granting access and improvements to their property for the purpose of this development.

12. The developer’s consultant shall provide separate Quit Claim deeds with descriptions to abandon the Town’s ROW to each property owner adjacent to the area proposed for abandonment on Mott Street.

13. Construction plans must include improvements to the identified section of Mott St. to allow 24’ travel way for two-way traffic.

14. A Comprehensive Sign Policy shall be reviewed and approved by the DRC before any sign permit is approved for the PD.

15. A Plat application and fee shall be submitted to the Town for review and approval to:
   a. Formally abandon the eastern ±200’ of Mott Street ROW
   b. Record an Ingress/Egress Easement across the Wooly property and proposed development if item 14 above is satisfied.
Town of Arlington
Planning Commission
Planned Unit Development
Master Development Plan Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Note: A pre-application conference is required at least one (1) month prior to filing an application for a Master Development Plan. Contact the Town Planner at 901-867-3449 to schedule an appointment.

Planned Development Name: H. Saga International Planned Mix Use Development
Location: Eastern End of Mott Street
Owner of Record: H. Saga International, Inc.
Owner Address: 12029 Mott Street, Arlington, Tennessee 38002
Daytime Phone: 901-878-3236 Fax Number: 208-460-7701
E-mail Address: bob.wilson@sagaintl.com

Developer Contact: Mr. Robert A. Wilson
Company Name: H. Saga International, Inc.
Mailing Address: 12029 Mott Street, Arlington, Tennessee 38002
Daytime Phone: 901-878-3236 Fax Number: 208-460-7701
E-mail Address: bob.wilson@sagaintl.com

Engineer/Designer Contact: Kevin D. Ledford
Company Name: Ledford Engineering Planning Architecture
Mailing Address: 5567 Commander Drive, Suite 105, Arlington, Tennessee 38002
Daytime Phone: 901-867-5220 Fax Number: 901-867-5331
E-mail Address: kdledford@ledfordep.com

Instructions for Submitting an Application:

☐ Fee Schedule: Residential PD – $500.00 + $10.00 per lot
☐ Commercial/Industrial PD – $2,500.00
☐ Mixed-Use/Traditional Neighborhood Design PD – $2,500.00
☐ PD Amendment – $250.00

*Make checks payable to the Town of Arlington*

☐ Check all items on the following checklist. All items must be addressed or the application may be deemed incomplete and returned to the applicant.

☐ Refer to the Town of Arlington Zoning Ordinance, available at www.townofarlington.org, for all requirements.

5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507
Telephone (901) 867-3449 • Fax (901) 867-2638

Revised: 1/8/2015

Office Use Only
Date Received: 11/3/17
Amount: $2,500
Fee Receipt #: 46739
Planning Commission  
Master Development Plan Application

It is understood that:

1. The applicant and owner bear the responsibility to submit a complete application package by the submittal deadline.

2. A completed application form and stated documents are required. The Planning Department will review each item to ensure it is complete. The application will not be considered filed with the Department and will not be placed on the Commission/Committee agenda until all items are complete.

3. In cases where the applicant is not the property owner, it is also hereby acknowledged by the property owner that he or she is in full agreement with the content of this application.

4. By signing this document, the applicant and owner accept the above conditions.

*Copy and use additional pages if necessary*

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<td>Name of Entity: <strong>Ledford EPA</strong></td>
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<td>Print Name: <strong>Kevin D. Ledford</strong></td>
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Telephone (901) 867-3449 • Fax (901) 867-2638  
Revised: 1/8/2015
Disclosure Of Ownership Interests

In order to assist staff and appointed and elected officials of the Town of Arlington in complying with Ordinances of the Town relating to conflicts of interest, the following information is required to be furnished:

1. For Profit Entities: If the applicant submitting this Application ("Applicant") is a for-profit, e.g., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., trust, or any other form of for-profit business entity, the authorized representative of the Applicant must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Applicant. (If another business entity owns 10% or more of the ownership interests in the Applicant, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Applicant, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Applicant: __________________________________________

Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:

Name | Business or Home Address
---|---

2. For Profit Entities: If the owner and any lessee of the land which is the subject of this Application ("Owner and Lessee") is a for-profit entity, i.e., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner and Lessee must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner and Lessee. (If another business entity owns 10% or more of the ownership interests in the Owners and Lessee, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner and Lessee, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Owner and Lessee: **Mr. Robert A. Wilson**

Persons or Entities Owning 10% or More of the Ownership Interests of the Owner and Lessee:

Name | Business or Home Address
---|---
Robert A. Wilson | 12029 Mott Street, Arlington, Tn 38002

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PUBLIC NOTICE

The Arlington Planning Commission will hold a public hearing at 6:30 p.m. on Monday, December 18, 2017, at Town Hall, 5854 Airline Rd., to consider a request for a Master Development Plan for Haysville-Arlington Commons PD, a two-story, mixed-use project on a 1.33-acre site at the east end of Mott St.
PUBLIC HEARING

AN APPLICATION HAS BEEN FILED FOR A MIXED USE PLANNED DEVELOPMENT
A PUBLIC HEARING IS TO BE HELD DECEMBER 18, 2017 @ 6:30 PM @ ARLINGTON TOWN HALL
5854 AIRLINE RD. 867-2620
From: Deadrick D. Turner <dturner@ledfordep.com>
Sent: Saturday, December 2, 2017 7:24 PM
To: Angela Reeder
Subject: Sign
Attachments: 20171202_191135.jpg

Here's a picture of the sign. I had to improvise.

Thanks,

Deadrick D. Turner

Ledford
Engineering, Planning, Architecture
5567 Commander Drive, Suite 105
Arlington, Tennessee 38002
901.867.5220 (o) 901.867.5331 (f)