Town of Arlington
Design Review Committee Meeting

September 12, 2017
7:00 P.M.
AGENDA
Design Review Committee
Tuesday, September 12, 2017
7:00 p.m.

I. Call to Order & Establishment of a Quorum

II. Approval of the August 8, 2017 Meeting Minutes

III. Old Business
    A. Other as Properly Presented

IV. New Business
    A. Brendalay Grill – 6359 Quintard Street – Site Plan
    B. Other as properly presented

V. Adjourn
TOWN OF ARLINGTON, TENNESSEE
DESIGN REVIEW COMMITTEE
DEVELOPMENT STAFF REPORT

Brendalay Grill
SITE PLAN APPLICATION REVIEW

DATE: September 12, 2017

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review for new restaurant with upstairs residence

APPLICANT: Deven Patel, owner

DESIGN PROF./CONSULTANT: Jeff Blackledge Architecture Studio; Representative: Jeff Blackledge
The Bray Firm; Representative: David Bray

SITE LOCATION: 6259 Quintard Street; west side of Quintard, north of railroad tracks

SITE ACREAGE: 2.2 acres

ZONING: B-3: Downtown Business District

PROPOSAL: Mr. Deven Patel is requesting DRC approval of a site plan for a new sit-down restaurant with a residential unit upstairs. The project property at 6259 Quintard Street is the location of the previous Brendalay Grill, which was destroyed in a fire earlier this year. The site is now vacant, except for the previous parking lot. It is located in the B-3: Downtown Business zone and the Depot Square Master Plan.

The applicant proposes to construct a two-story, 8,000 square foot building on the 2.2-acre parcel, with a restaurant on both floors and an apartment on the upstairs corner of the building. The restaurant includes roughly 6,450 square feet, and the two-bedroom apartment includes the remaining 1,550 square feet. The building sits on the southwest corner of the site facing north toward the rear of A-Town, Quick Market and Hwy 70. A parking lot for customers is on the northwest side of the site. Stairway access to the residence will be on the west side of the building, separate from the restaurant entrances. Additional access is also available from within the restaurant.

Building Elevations: The buildings elevations include brick, metal canopies, and various sized windows. The primary material on the elevations is brick parged (covered) with a colonial buff stucco finish. The center, taller section is a brick parged (covered) with an argos dark brown stucco finish. A soldier course of bricks is proposed along the roofline and above several windows. A single course of brick is also proposed to project out at knee height around the entire building.

The front (north) elevation includes a center section with a double-door entrance covered by a flat metal eyebrow canopy, a large upper story window above the entrance, and an opening to look into the covered outdoor area on the second floor. To the right of the entrance are three 20-foot tall windows with
individual bronze metal awnings. To the right of the entrance is a shorter wall with two folding windows on the first floor and an open, roof-deck area on the second.

The east side elevation, facing Quintard and Mott Streets, has three large storefront “windows” on the first floor, including one with a door and two that are roll-up doors. Two slightly smaller storefront windows are located above it, and the second story open deck is also visible.

The west and south elevations (facing Greenlee and the railroad tracks) each include an exterior stairway and are otherwise relatively plain with a few upper story windows. The south parapet wall is shorter and thus the standing seam metal roof and metal panel on the back of the front parapet will be visible.

Staff has concerns about the building elevations and orientation. With regard to orientation, buildings in the Town and specifically within Depot Square are generally oriented toward the street. We also encourage those in Depot Square to push toward the road to create the downtown feel, such as on Walker Street. The applicant is trying to face Hwy 70 and their parking lot; however, the view from Quintard Street, Mott Street, and our Depot Square will be of the side or rear of the building.

With regard to the elevations, staff does not think they are consistent with our historic area. While the building is primarily brick, which we encourage, it is not clear if the stucco wash will allow us to still know that. Where a stucco wash is light and shows the brick below, it could age the brick and look appropriate in our historical area (see fig 1). However, a parged finish where the material may be think could look more like a stucco covered block wall on the entire building (see fig 2). Staff recommends clarification be provided to explain the proposed intent with the finish.

In addition, staff feels the window proportions are wrong, especially the 20-ft tall ones on the right side of the entrance, and details are missing. Typical historic facades have items such as: display windows with upper floor windows, transom windows, bulkheads, piers to create vertical separation, recessed entries, a sash above doors, a mid-level cornice or sign board to separate the floors, etc. These items are not provided with this design. In addition, the grid or muntin for the panes in the larger windows seems to be a more modern layout. While the sloped metal awning would be consistent, it should be provided on a lower window, with separate upper windows to be more consistent with a historic downtown design in this area. Some examples are shown below, including SY Wilson:

By including storefront and upper story windows and other vertical and horizontal divisions, it will help reinforce a more pedestrian scale, which is the goal in Depot Square.
Lastly, staff would recommend additional enhancement to the south and west elevations, such as the addition of louvers or brick pilasters to add interest, and also that the rear parapet wall be extended to not allow the view of the roofdeck from Depot Square.

**Landscaping, Irrigation and Hardscape:** The landscape plan shows five (5) Pin Oak along the Quintard street frontage, twelve (12) Potomac crepe myrtles throughout the parking lot, a row of dwarf yaupon and loropetalum at the east edge of the parking, and three (3) square planters to close off the existing driveway. Staff would note that there are also 6-8 existing crepe myrtles along the current driveway to the site, which are not shown, and a few trees in a grass area that is proposed to be asphalted in front of the current entrance. No details are provided for the proposed planters.

Staff recommends enhancements to the landscaping plan that at minimum include a row of shrubs between the street trees consistent with a typical streetscape, addition of a tree in the small island on the north side of the parking lot, details for the planters, and some plantings around the building base. The applicant has noted they would prefer to leave the existing driveway for future development access on the site, which is atypical; however, that access would not need to extend beyond the back of the front lot. As such, staff also recommends any areas that are not reserved for parking, walkways, or access be sodded, unless another specific use that requires a hard surface is clearly identified.

The detention area is proposed to be removed; however, the ditch that runs the length of the western property line will remain with sod and a new concrete lining at the bottom for function. As with all plan, an irrigation plan for the site must be submitted to staff prior to the issuance of a building permit and a condition of approval notes that.

The front of the site is proposed to be fully fenced with a 4-foot decorative iron fence to allow for an outdoor recreation area. No detail of the fencing is provided; however, a 4-foot tall fence would be permitted in this area.

A pedestrian path is identified along the existing driveway. While the Town requires pedestrian access be provided from the street, plans appear to show this access as a painted striped walkway, which is unacceptable. Generally, walkways are concrete or in Depot Square we also have colored/stamped concrete made to look like brick. Staff recommends the applicant clarify their proposal for the sidewalk to the building, and also provide walkways to access the proposed stairwells leading to the apartment and rear upstairs emergency exit.

**Exterior Lighting and Photometric Plan:** The lighting plan shows three (3) parking lot fixtures with 20-foot square poles with LED fixtures, two (2) driveway fixtures with 14-foot square poles with LED fixtures, and four (4) outdoor fixtures in the front grass area with 14-foot round poles and diamond-shaped LED fixtures. Colors are not identified. These pole lights are more consistent with more modern parking lot light styles and do not enhance the historic aesthetics of the district. Other recent developments have proposed candy-cane poles with downlight fixtures, or more decorative round poles with lantern-style fixtures. Staff recommends more appropriate period lights be proposed.

In addition, several metal cylinder sconces are proposed around the tall windows at the building front. No finish is identified. Like the parking lot lights, staff feels these are more modern and inconsistent with the period design desired. However, several black gooseneck lights are proposed around the building. These bell-shaped lights are appropriate for the Depot Square area and for lighting the sign
intended over the entrance. Lastly, several wallpacks are proposed around the rear and side, which appear adequate but would need to be provided in a complementary finish to the rest of the lights and building.

If revised, quality, decorative light fixtures that are consistent with the scale of the building can help enhance the historic aesthetics. Minimal spillage off-site appears on the photometric plan on the southern side of the lot, which does not extend beyond the railroad tracks.

**Garbage Collection Areas:** A trash enclosure is proposed on the southwest corner of the site, behind the building. The enclosure plan notes it will be brick to match the building, specific color is not noted. The doors are noted as chain link with vinyl slats, which is not permitted. Plans should note the door as metal or wood panels, in a color to coordinate with the building finishes (bronze, brown or black). No notes are provided as to how the apartment trash will be handled. A condition, per the Code, requires a plan for these two separate uses be provided.

**Mechanical Units and Meters, Transformers, Rooftop Units:** All rooftop units must be screened by the parapet, which will require extension of the southern parapet wall. No ground-mounted equipment and meters is identified; however, they must be screened with landscaping or the privacy fence. Any building mounted meters shall be painted to match the adjacent surface.

**Signage:** No application for the signage has been submitted at this time, although plans note a possible area for a wall sign on the building front. A separate application will need to be presented to staff for consideration of any future signs and a condition of approval notes this requirement.

**Next Steps:** If approved, the applicant will next need approval of a Site Plan by the Planning Commission, to complete all conditions of approval and have a Pre-Construction meeting with staff prior to beginning work.

**RECOMMENDATION:**
Staff recommends the current Brendalay Site Plan DRC application be denied as proposed.

If the DRC feels all items of concern can be addressed to their satisfaction through a second review by either the Commission or staff, staff recommends the following conditions be applied, as well as any added by the DRC:

**CONDITIONS OF APPROVAL:**

1. It is found that the DRC application and plans dated September 7, 2017, along with the conditions of approval, meets the provisions of the Town of Arlington Zoning Ordinance and the Design Guidelines Manual. The project shall be constructed in accordance with all provisions of the Zoning Ordinance and Design Guidelines Manual.

2. Any approval shall be contingent upon the applicant receiving and satisfying all requirements/conditions of a Site Plan approval levied by the Planning Commission.

3. All plans submitted to Shelby County for the issuance of a building permit shall be consistent with the plans approved by the Planning Commission and Design Review Committee. Any changes to the plan will require prior approval by Town of Arlington staff and/or the appropriate Commission or Committee.
4. The site shall be maintained in accordance with the approved plans for the life of the project. Any revisions to the site or building require prior approval from the appropriate Board/Commission.

5. No application for signage has been presented. A separate application shall be presented to staff for consideration and shall conform to the requirements of the Arlington Zoning Ordinance.

6. Prior to the issuance of a building permit, the applicant shall address the following conditions and make any necessary amendments to the plans. Amended plans must be submitted to staff for consideration and approval.
   a. Orient the building entrance toward Quintard Street.
   b. Revise the building façade to include more typical historic features, such as transom windows, piers, bulkheads, a recessed entry, or a mid-level cornice.
   c. Redesign the tall windows on the north elevation to instead include lower and upper story windows, and if necessary, revise the window muntin to be consistent.
   d. Provide additional enhancements to the south and west elevations to result in four-sided architecture, as these elevations are visible in our downtown area.
   e. Extend the rear parapet wall to screen the roof deck and any future equipment in that area.
   f. Enhance the landscaping plan to at a minimum include a row of shrubs between the street trees consistent with a typical streetscape, the addition of a tree in the small island on the north side of the parking lot, a design of the proposed planters, and plantings around the building base.
   g. Any areas not reserved for parking, walkways, or access shall be sodded, unless another specific use that requires a hard surface is clearly identified and approved.
   h. Provide a concrete walkway to the upstairs apartment access, as well as the rear access stairs. In addition, clarify the proposal for the sidewalk extension from Quintard to the building.
   i. Revise exterior pole lights and cylinder sconces to designs more appropriate for the Depot Square area. Fixture colors shall be consistent and complement the building, either bronze or black.
   j. Revise the trash enclosure doors to be constructed of metal or wood plank or panels in a color consistent with the building finishes.
   k. Irrigation for designated landscape areas is required. An irrigation plan shall be submitted to Staff for review and approval prior to issuance of a building permit.
   l. A waste management plan for both residential and commercial waste shall be submitted to the Town to identify commercial service is established and how pickup will be handled for each.
   m. Note that all ground mounted equipment or meters must be screened by landscaping, fencing, or other approved measures, unless the equipment is required to maintain visibility and access.
   n. All rooftop units must be screened by the parapet, which will require extension of the southern parapet wall, and any building mounted meters shall be painted to match the adjacent surface.
# Town of Arlington

**Design Review Committee**  
**Site Plan Application**

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

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<tr>
<td>Project Address</td>
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<tr>
<td>Developer Contact</td>
<td>DEVEN PATEL</td>
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<tr>
<td>Company Address</td>
<td>5500 STANSBURY LAKE ARLINGTON TN</td>
</tr>
<tr>
<td>Daytime Phone</td>
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<tr>
<td>E-mail Address</td>
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<tr>
<td>Architect Contact</td>
<td>JEFF BLACKLEDGE</td>
</tr>
<tr>
<td>Company Name</td>
<td>JEFF BLACKLEDGE ARCHITECTURAL STUDIO</td>
</tr>
<tr>
<td>Mailing Address</td>
<td>672 MARSHALL AVE., MEMPHIS TN, 38103</td>
</tr>
<tr>
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<td>E-mail Address</td>
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<tr>
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<tr>
<td>Company Name</td>
<td>THE BRAY FIRM</td>
</tr>
<tr>
<td>Mailing Address</td>
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<tr>
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**Instructions for Submitting an Application:**

- [X] Fee Schedule: $400.00  
  *Make checks payable to the Town of Arlington*

- [ ] Attached is a Site Plan Checklist of required items. All items must be addressed or the application may be deemed incomplete and returned to the applicant.

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**OFFICE USE ONLY**

Date Received: 8/1/17  
Amount: 400.00  
Fee Receipt #: 0404600

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Telephone (901) 867-3449 • Fax (901) 867-2638