Design Review Committee
June 13, 2017
6:30 P.M.
Meeting Minutes

I. Call to Order and Roll:

Chairman Brian Thompson called the meeting to order and advised that a quorum was established.

Present
Brian Thompson, Chairman
Phillip Fung, Secretary
Susan Payne
Jennifer Walls
Josh Holigrew
Daniel Davidson

Others Present
Angela Reeder, Town Planner

Absent
Ron Colin - Excused

II. Approval of Minutes from May 9, 2017 Meeting:

Motion: Susan Payne made a motion to approve the minutes of the May 9, 2017 meeting. Daniel Davidson seconded the motion.

Vote on Motion: The motion carried unanimously.

III. Old Business:

A. Other as Properly Presented

There was no old business to come before the Committee.

IV. New Business:


Chairman Thompson recognized Angela Reeder, Town Planner, who provided an analysis (on file) and explained that the applicant is requesting DRC approval of a site plan for two new medical buildings on the west side of Airline Road, located just north of the recently approved O’Reilly Auto Parts.
The applicant proposes to construct two single-story medical facilities: one 4,652 square foot RedMed Urgent care clinic and one 5,661 square foot Champion Orthopedics office. The Site Plan shows the two buildings facing east toward Airline Road, with RedMed on the south and Champion on the north side of the lot.

The two proposed buildings utilize the same materials and color scheme. The buildings are constructed of clay brick in a white/light beige color with brown ledgestone accents, tan shutters, bronze gutters and downspouts, dark asphalt shingles and white wood trim. This color scheme is compatible with the adjacent O’Reilly approval.

The landscape plan shows the site will exceed the required 30.8 tree density units, by providing a total of 51.25 tdu across the site. Alternating Crepe Myrtles and Pin Oaks were proposed along the Airline Road streetscape and along the shared driveway on the south side of the lot. Four October Glory Maples were proposed throughout the parking lot and four crepe myrtles were proposed along the shared driveway on the north side of the site. Shrubs consist of soft touch holly around the buildings, sky pencil holly around the trash enclosures, and boxwood to screen the MLGW transformers and along the perimeter of the parking lot. Blue Liriope was also proposed in the landscape islands per Design Guideline requirements.

Sidewalks will be installed along Airline and the southern driveway frontage, and the applicant will extend walkways to the front of each building for pedestrian access. The crosswalks will be stamped concrete, giving the appearance of brick for aesthetics and visibility.

The lighting plan showed four 23-foot tall pole lights within the parking lot, each with square bronze poles and slim-profile LED heads. Dark bronze wallpack lights were proposed by rear doors of each building and a dark bronze fixture was proposed at the north facing entrance on the RedMed building. The dark bronze fixtures will complement the metal features on the building, and based on photometrics adequately light the parking area and entrances to the building. There were two areas with little to no light on the north and south sides of the site, and staff recommend considering additional fixtures in these areas.

Trash enclosures are proposed on the west side of the site, behind each of the two buildings. They will be finished in brick matching the building, with metal deck panel doors painted in aged bronze to match building downspouts.

Plans identified a ground mounted transformer behind each building, screened by landscaping.

Staff recommended approval of the proposed RedMed and Champion Orthopedic Site Plan, subject to staff and DRC conditions.

**Main Motion:** Josh Holtgrewe made a motion to approve the Site Plan application for Red Med and Champion Orthopedics subject to Staff and DRC conditions. Phillip Fung seconded the motion.

**Discussion:**

Brian Thompson asked why a color elevation wasn’t submitted with the plans. Ms. Reeder stated they did submit a color board and a color rendering was recommended, however a color rendering is not required. Brian Thompson asked if the doors are inset, or is there a covered porch over them. J.Wise Smith, the architect, stated the doors are recessed four feet. Jennifer Walls asked where the shutters are that are shown on the material board. Ms. Reeder answered the shutters by the doors are made of those materials. Jennifer Walls then asked where the ledge stone is proposed. Ms. Reeder stated it carries all the way around the entry door, and the architect agreed. Daniel Davidson stated there is a lot of green in the landscaping and asked if
there was a way to add some color. He recommended a loropetalum to add color. He also suggested the use of verigated monkey grass would add color. He noted that the plants near the dumpster enclosure are small, so he asked to have a cleara put in at 4 foot centers to add a little more fill to the area. He recommended taller plants in the corners to better shape and highlight the building. Daniel Davidson asked where the AC units are and J.Wise Smith answered at the rear of the building. Josh Holtgrew stated the double head pole is sharing space with a tree and should be looked at for conflicts. Brian Thompson asked the applicant how they planned to address the issue of dark areas on the east and west side of each building. The applicant stated they can continue the wall packs in those areas to make up for it.

**Vote on Main Motion:** The motion to approve the Site Plan with staff and DRC conditions carried unanimously.

**CONDITIONS OF APPROVAL:**

1. It is found that the DRC application and plans dated June 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 satisfying all requirements/conditions of 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 plan changes require prior approval by Town of Arlington staff and/or the appropriate 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. Provide revised building elevations for the file that clearly identify the extent of each primary material (brick and ledgestone), consistent with DRC meeting discussion and approval.

   b. 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.

   c. Note on plans that all ground mounted equipment or meters must be screened by landscaping or other approved measures, unless the equipment is required to maintain visibility and access. All roof-mounted equipment must be also fully screened by the building parapet.

   d. **Incorporate some of the suggested plantings from the DRC to add variety to the color and height of plantings on-site.**

   e. **Add lighting to the south side of RedMed and north side of Champion where photometric plans show little to no lighting. Provide revised lighting and photometric plan sheets to the Town that reflect these changes for review and approval.**
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f. Revise plans to alleviate potential conflict between landscaping and the double-head light pole in the parking lot, and provide revised plans for review and approval of the solution.

D. Other as properly presented.

There was no new business to come before the Committee

V. Adjournment:

Chairman Thompson called for a motion to adjourn.

Motion: Josh Holtgrewe made a motion to adjourn. Susan Payne seconded the motion.

Brian Thompson, Chairman  

Phillip Fung, Secretary  

Submitted By: Alex Barthol, Planning Clerk  

8/8/2017  

Date  

8/8/2017  

Date