Town of Arlington
Design Review Committee Meeting

March 14, 2017
6:30 P.M.
AGENDA
Design Review Committee
Tuesday, March 14, 2017
6:30 p.m.

I. Call to Order & Establishment of a Quorum

II. Approval of the February 13, 2017 Meeting Minutes

III. Old Business

   A. Other as Properly Presented

IV. New Business

   A. Olympic Steak and Pizza – Northwest Corner of Airline Road and Will Harris Street - Site Plan
   B. O’Reilly Auto Parts – Out lot 1, Arlington Place SD, Phase II – Site Plan
   C. Other as properly presented

V. Adjourn
Olympic Steak & Pizza
SITE PLAN APPLICATION REVIEW

DATE: March 14, 2017

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review for new restaurant building

APPLICANT: Harry Sinis, owner

DESIGN PROF./CONSULTANT: Renaissance Group; Representative: Sal Feraci

SITE LOCATION: Northwest corner of Airline Road and Will Harris Street

SITE ACREAGE: 2.0 Acres

ZONING: SC: Shopping Center District

PROPOSAL: Mr. Don Cole, representing business owner Harry Sinis, is requesting DRC approval of a site plan for a new restaurant to be located at the northwest corner of Airline Road and Will Harris Street. The subject property is undeveloped and located in the SC: Shopping Center Zoning District.

The applicant proposes to construct a single-story, 7,220 square foot sit-down restaurant on the two-acre lot. The building will be in the center of the lot facing Airline Road, with parking in front, behind, and along the north property line. The building entrance will be on the east side facing Airline Road. A dumpster enclosure is proposed at the rear of the site, facing Will Harris St.

The Planning Commission approved the Site Plan for this site on November 21, 2016.

Building Elevations: The proposed building is constructed of clay brick in a red/maroon color (Pine Hall, Habersham), a light gray stone veneer (Country Ledgestone, White Oak), and EIFS finished in a tan limestone finish. A stone knee wall wraps around the front and south elevations, with taller elements on each corner and brick in between. At the restaurant entrance, the stone is carried all the way to the roofline and small upper story windows are provided. The north and west elevations include primarily brick, with elements of the limestone EIFS and stone.

Windows wrap around three elevations, all but the back, and include black aluminum framing, as well as black metal canopies in several areas. A large black metal canopy wraps around the northeast corner of the building, where outdoor seating is provided by the entrance. One of the windows on the north side of the building will serve as a small pick-up window, but will otherwise look the same.
Landscaping and Tree Ordinance: A landscape plan shows the site will well exceed the required 40 tree density units, providing 102 tdu, due largely to the existing trees being retained on-site.

The site is well landscaped with a wide variety of trees, shrubs, groundcover throughout. Several larger existing oaks and a walnut are also being preserved around the northern perimeter of the site. New trees include Nuttall Oaks, Magnolias, Japanese Maples, Red Holly, and Bald Cypress, which are all recommended in our Design Guidelines. The only exceptions are the Black Tupelo or Black Gum trees along Will Harris; however, they are colorful trees and widely accepted for streetscapes so staff has no concern. The shrubs and groundcover selection seem to include a good variety of both evergreen and color, as encouraged.

Both Crepe Myrtles and Pin Oaks are proposed in the streetscape along Airline Road. Due to the site's detention area along the street and overhead utility lines, the applicant had to pull the trees back from the road, outside of the standard streetscape area and MLGW tree trimming limits. While the tree layout does not match the Airline landscape plate exactly, it does include the correct tree species and they are proposed in an alternating layout to be somewhat consistent.

Sidewalks will be installed along both street frontages, as well as a walkway extending from Will Harris to the front of the building for pedestrian access. A second pedestrian walkway is provided on the north side of the building and crosses over the pick-up aisle. A condition of approval has been added to state these crosswalks must be identified with some type of decorative paving mechanism, such as pavers, scored or stained concrete.

An irrigation plan will be required to be submitted to staff prior to the issuance of a building permit.

Exterior Lighting and Photometric Plan: The lighting plan shows six 30-foot tall pole lights within the parking lot, each with square black poles and slim-profile LED heads. The lights are within the maximum height permitted, based on the site location, and the black fixtures will complement the awnings and railings on the building.

In addition, black wallpack lights are proposed by side and rear doors, and downlights are proposed above the outdoor seating area. Two decorative lanterns are shown on each side of the front door, but were not added to the lighting plan. A condition requires those lights be included. The proposed lighting intensity seems appropriate for the site and shows little to no trespass onto adjacent properties.

Garbage Collection Areas: The trash enclosure on the northeast corner of the site is proposed to be finished in brick matching the building, with cedar picket doors on steel frames. Staff recommends the doors instead be finished in a color to complement the stone and EIFS on the building.

Mechanical Units and Meters, Transformers, Rooftop Units: An enclosure similar to the trash enclosure is proposed for a transformer pad at the rear of the, with brick sides and cedar gates. Rooftop units must be screened by the parapet, and any additional ground mounted equipment or meters must be screened by landscaping, unless required to maintain visibility and access.

Signage: No application for signage has been submitted at this time. However, the applicant has shown a black metal sign above the front canopy in their elevations, similar to the new Kroger
Marketplace, which staff would encourage them to pursue. A separate sign application must be presented to staff for consideration and approval of any signs.

Next Steps: If approved, the applicant must next receive approval of a Development Agreement, complete all conditions of approval, and have a pre-construction meeting with staff before starting work.

RECOMMENDATION:
Staff recommends approval of the proposed Olympic Steak & Pizza Site Plan, subject to the following conditions and any additional conditions recommended by the Design Review Committee:

CONDITIONS OF APPROVAL:

1. It is found that the DRC application and plans dated March 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. Update the Site Plan to remove landscaping details, include the transformer location, and clearly identify the loading area boundaries.
   b. Provide a detail of the wall-mounted gas lanterns on either side of the front door in the lighting plans, consistent with elevations provided.
   c. 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.
   d. Note 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 fully screened by the building parapet.
   e. Identify the paving mechanism proposed for the two crosswalks on the north and south sides of the building (i.e. stamped, scored or color concrete, pavers).
   f. Provide drive-up aisle markings to clearly identify the pick-up aisle and provide plans for any directional signage (wall or otherwise) for review and approval.
   g. Revise the trash and transformer enclosures doors to match the building’s stone and/or EIFS.
Revised South Elevation - red brick

proposed elevation for

Olympic Steakhouse
Arlington, Tennessee
Revised Front Elevation - red brick

proposed elevation for

Olympic Steakhouse
Arlington, Tennessee
TOWN OF ARLINGTON, TENNESSEE
DESIGN REVIEW COMMITTEE
DEVELOPMENT STAFF REPORT

O’Reilly Auto Parts
SITE PLAN APPLICATION REVIEW

DATE: March 14, 2017

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review for new retail building

APPLICANT: The Hutton Company; Representative: Josh Ligon

DESIGN PROF./CONSULTANT: Wolverton & Associates, Inc.; Representative: Evan Bennett

SITE LOCATION: West side of Airline Rd, north of Milton Wilson Blvd in Arlington Place S/D

SITE ACREAGE: 1.33 Acres

ZONING: SC: Shopping Center district

PROPOSAL: The applicant is requesting DRC approval of a site plan for a new retail building on the southwest corner of Airline Road and the primary drive into the Arlington Place Subdivision. The subject property is currently undeveloped and is located in the SC: Shopping Center Zoning District.

The applicant proposes to construct a single-story, 7,569 square foot O’Reilly Auto Parts store on the 1.3-acre lot. The building is proposed in the center of the lot facing Airline Road, with parking along both street frontages, a detention basin on the south side of the lot, and open space and a dumpster enclosure along the west side of the lot.

The Planning Commission approved the Site Plan for this site on February 21, 2017.

Building Elevations: The proposed building is constructed of primarily clay brick with EIFS accents around the roofline. The brick is a dove gray color, with an oxford brown band around the center and on the south elevation. The darker color brick is also used simulate columns or pilasters on the building corners and in the center of the east, west, and north elevations. At the building entrance (east elevation) a bank of tinted windows with green framing system is proposed. Above the windows, a large area of red EIFS is proposed for the tenant’s sign.

Staff is concerned that while the building is brick, a material encouraged by our Design Guidelines, it is otherwise a box, with little to no wall plane variation. The applicant has provided the look of pilasters and has raised the roofline by roughly 2 feet on three sides; however, the building still has three 85 foot walls with no interruption of the wall (maximum uninterrupted is 60 feet). In addition, the Town requires each publicly visible façade be similar in their architectural treatment to the
primary. This building sits on a major roadway through town, and will have public visibility of all four sides, as it serves as an outparcel to the commercial subdivision. The proposal provides minimal character or interest on the side elevations. Staff recommends additional architectural treatments or patterns be included to add interest (windows, faux windows, eyebrow canopies, awnings, varied materials, wall-mounted landscape trellis, decorative lighting fixtures, etc). Attached to this report are two pictures of an O’Reilly in South Carolina that uses several of these techniques on a similar building layout.

Lastly, Town Guidelines discourage full chroma colors, except as building accents. The proposed green window framing system does not match any other detail on the building or site (lighting is bronze, doors are tan, and downspouts are white). Also, the ‘positive red’ EIFS entrance is clearly more than an accent, as it does not complement any other building material or site element, and staff would have to consider it a sign (as the company’s signature sign colors).

Staff has included a condition of approval that requires the addition of architectural treatments to add interest to the three non-primary building facades, the addition of some type of wall plane variation (such as popping out the pilasters to throw shadows), and the requirement to recolor the front entry or reduce the red to a size meeting Town sign guidelines. These revisions can be brought back to the Design Review Committee, or reviewed and approved by staff as currently written.

**Landscaping and Tree Ordinance:** The site is approximately 55% open space, which results in large sodded areas on the south and west sides of the site. However, the landscape plan also shows the site will exceed the required 26.6 tree density units, providing 67.75 tdv.

The site is well landscaped with a variety of trees, shrubs, groundcover throughout. Along the Airline and entry road streetscapes, the plan proposes alternating Pin Oaks and Oklahoma Redbuds, consistent with the Airline Road plate. While Crepe Myrtles are generally used, due to the bark scale disease in the region, staff has allowed replacements. Due to overhead utility lines, the applicant may want to shift the trees to the edge of MLGW tree trimming limits.

Other trees on-site include several Black Gum trees, Eastern Red Cedar and American Holly, which are all recommended in our Design Guidelines. In response to Planning Commission concerns about the building setback, the plan provides a row of 22 alternating red cedar and holly along the south building line as a buffer. Clusters of smaller shrubs are proposed behind the sidewalk, and around the driveway entrance, as well as around the parking lot island, utility meters and a potential future ground sign.

The applicant will provide a walkway extending from the Airline Road sidewalk to the front of the building for pedestrian access. A condition of approval requires the crosswalk be identified with some type of decorative paving mechanism, such as pavers, scored or stained concrete, per Guidelines.

An irrigation plan will be required to be submitted to staff prior to the issuance of a building permit.

**Exterior Lighting and Photometric Plan:** The lighting plan shows three 27.5-foot tall pole lights within the parking lot, each with square bronze poles and slim-profile LED heads. The lights are within the maximum height permitted, based on the site location.
In addition, four bronze wallpack lights are proposed along the north and east (front) sides of the building. The proposed lighting intensity provides little, if any, lighting around the rear of the building, and little to no trespass onto adjacent properties.

**Garbage Collection Areas:** The trash enclosure was recently shifted as noted on the Site Plan, per guidance from the Planning Commission, in order to screen it further from public right-of-way by the building. It is proposed in brick matching the building, with wood picket doors in dark green (Hunt Club) on steel frames. The green is intended to match the front window framing system. Staff recommends the doors instead be finished in a color to complement the alternate brick color or another building detail, such as the metal doors or downspouts.

**Mechanical Units and Meters, Transformers, Rooftop Units:** Rooftop units are noted as being screened by the parapet, and a condition of approval reiterates this. Also, ground mounted equipment or meters must be screened by landscaping or other means, and the landscape plan shows a holly at the rear of the building and junipers near the road to screen various meters.

**Signage:** No application for signage has been submitted at this time. However, the applicant has included sign details with the plans, including a ground sign, temporary sign, and wall sign. A separate application must be presented to staff for consideration and approval of each of these signs. While not being considered tonight, staff would note the ground sign appears to be in an approved location and within height limits; however, the wall sign cannot be internally illuminated per Town Sign Ordinance.

**Next Steps:** If approved, the applicant must next complete all conditions of approval, and have a pre-construction meeting with staff before starting work. In addition, all improvements associated with the Arlington Place Subdivision Phase 2 construction plans, including Airline Road widening, must be completed prior to O'Reilly being allowed to open for business.

**RECOMMENDATION:**
Staff recommends approval of the proposed O'Reilly Auto Parts Site Plan, subject to the following conditions and any additional conditions recommended by the Design Review Committee:

**CONDITIONS OF APPROVAL:**
1. It is found that the DRC application and plans dated March 6, 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 of any signs and shall conform to the requirements of the Town Sign Ordinance.
6. Prior to the issuance of a building permit, the applicant shall address the following and provide a revised elevation for Design Review Committee review and approval. The revised plans shall be received no later than 2 weeks prior to the DRC meeting where it will be heard.

   a. Add architectural treatments to add interest to the three non-primary building facades,

   b. Provide some type of wall plane variation (such as popping out the pilasters to throw shadows) on the three non-primary building facades, and

   c. Revise the window framing system and front entry EIFS color to one complementary to the building materials, or with regard to the red, reduce it to a size meeting Town sign guidelines.

7. 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. 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.

   b. Note 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 fully screened by the building parapet.

   c. Identify the paving mechanism proposed for the crosswalks on the east side of the building (i.e. stamped, scored or color concrete, pavers).

   d. Revise the trash enclosure doors to match the building colors, such as a tan or dove gray.
Architectural Options to Enhance Consistent with Design Guidelines: