Town of Arlington
Planning Commission Meeting

October 16, 2017
6:30 P.M.
AGENDA
Planning Commission Meeting
Monday, October 16, 2017
6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the September 18, 2017 Meeting Minutes

IV. Comments from Citizens

V. Old Business
   A. Other as Properly Presented

VI. New Business
   A. C-store at Highway 64 and Airline—Final Plat – northwest corner of Highway 64 and Airline Road
   B. Depot Square Project—Final Plat – 6299 Quintard Street, northwest corner of Quintard and Walker Streets
   C. Shady Oaks Lakes - PD Master Development Plan - 38.39- acre residential development on the north side of Forrest St, west of Maple Grove

     Public Hearing: A request for a Master Development Plan for the Shady Oaks Lakes PD, a 38.39- acre residential development on the north side of Forrest St, west of Maple Grove.

   D. Appoint Nominating Committee for November Election of Officers
   E. Other as properly presented

VIII. Adjourn
C-Store at Highway 64 and Airline
FINAL PLAT

DATE: October 16, 2017

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

SUBJECT: Final Plat for C-Store at Airline and 64

APPLICANT: N & S, LLC.; Representative: Nizar Lalani

DESIGN PROF./CONSULTANT: McCarty Granberry Engineering; Representative: John McCarty

SITE LOCATION: Northwest corner of Airline Road and Highway 64

SITE ACREAGE: 3.8 Acres

ZONING: B-2: General Commercial; O: Office; and E: Estate Residential

LOTS PROPOSED: Two (2)

PROPOSAL: The applicant is requesting Planning Commission approval of a final plat for a new convenience store at the northwest corner of Highway 64 and Airline Road. The total site for the convenience store includes roughly 3.8 acres, which is a portion of a much larger, 76.5-acre site. The lot is somewhat oddly shaped, due to the requirement that it serves for septic system and field lines for the new store. The store and associated parking lot is located in the B-2: General Commercial zone. The remainder of the C-store lot is used for septic falls within the O: Office and E: Estate Residential zones.

In summary, the subdivision will create two (2) lots: the 3.8-acre lot for the C-store, and the larger remainder lot. The C-store lot will have frontage on both Airline and Highway 64, and a Site Plan has been approved by the PC for this site. The remainder lot will retain frontage along Airline Road to the north

ANALYSIS: The proposed lot is consistent with Land Use Code for a B-2 General Commercial zoned lot, meeting minimum lot size, having sufficient dimensions to allow development, and access requirements. It is also consistent with approved Construction Plans for the site. The project will require a small amount of street dedication along Airline Road, as well as improvements on Airline Road.
All additional required information was either identified on the plat or is required through a condition of approval.

**NEXT STEPS:** If approved, the applicant is required to receive a Development Agreement from the BMA, and have a pre-construction meeting with staff prior to beginning work.

**RECOMMENDATION:**
Staff recommends approval of the applicant’s request, subject to the following conditions, in addition to any other conditions levied by the Planning Commission.

**STANDARD CONDITIONS:**
S-1. It is found that the application as presented, dated May 2017, and with the conditions of approval meets the provisions of the Town of Arlington Subdivision Regulations, the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

S-2. Final Plat approval is effective for two (2) years from the date of approval by the Planning Commission. The applicant may request up to two (2) one-year extensions from the Planning Commission, per the Subdivision Regulations, if it has not been recorded within this time period.

S-3. The Final and Preliminary Plat shall conform to all requirements of the Town of Arlington Subdivision Regulations.

S-4. The applicant’s design professional shall address the Town Engineer’s final Preliminary Plat mark-ups prior to recording the Final Plat.

**PROJECT SPECIFIC CONDITIONS:**
P-1. Approval of a Final Plat is contingent upon approval of the Construction Plans.

P-2. All conditions of the Shelby County Health Department, Construction Plan approval and Final Plat approval shall be added to the plat prior to recording.

P-3. Shared ingress/egress easements shall be provided along the two access drives and stub streets that extend to the northern parcel.

P-4. All engineering red-line markups shall be addressed.
# Town of Arlington

**Planning Commission**  
**Final Plat Application**  
(Major and Minor Subdivisions)

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

<table>
<thead>
<tr>
<th>Subdivision Name: N/A</th>
<th>Phase: N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location: 12322 Highway 64</td>
<td></td>
</tr>
<tr>
<td>Owner of Record: Nizar Lalani</td>
<td></td>
</tr>
<tr>
<td>Owner Address: 8941 Hwy 64, Memphis, TN 38002</td>
<td></td>
</tr>
<tr>
<td>Daytime Phone: (901) 486-5963</td>
<td>Fax Number: N/A</td>
</tr>
<tr>
<td>E-mail Address: <a href="mailto:nizarlalani@bellsouth.net">nizarlalani@bellsouth.net</a></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Developer Contact: Nizar Lalani</th>
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</thead>
<tbody>
<tr>
<td>Company Name: N&amp;S, LLC</td>
</tr>
<tr>
<td>Mailing Address: 8941 Hwy 64, Memphis, TN 38002</td>
</tr>
<tr>
<td>Daytime Phone: (901) 486-5963</td>
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<tr>
<th>Engineer/Designer Contact: John Mccarty</th>
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</thead>
<tbody>
<tr>
<td>Company Name: Mccarty Granberry Engineering</td>
</tr>
<tr>
<td>Mailing Address: 198 Progress Road, Collierville, TN 38017</td>
</tr>
<tr>
<td>Daytime Phone: (901) 221-0075</td>
</tr>
<tr>
<td>E-mail Address: <a href="mailto:jmccarty@mccartygranberry.com">jmccarty@mccartygranberry.com</a></td>
</tr>
</tbody>
</table>

### Instructions for Submitting an Application:

- **X** Fee Schedule: $300.00  
  *Make checks payable to the Town of Arlington*

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

- □ If it becomes necessary to make changes to the subdivision, review the procedure in Article 2, Section E.5.

- **X** Refer to the Town of Arlington Subdivision Regulations, available at www.townofarlington.org, for all subdivision requirements.

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5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507  
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: _______ LACANI

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

Name: NGS LLC
Business or Home Address: 8941 HWY 64 MEMPHIS TN 38002

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: __________________________________________

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

Name: __________________________________________
Business or Home Address: __________________________________________
TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION

DEVELOPMENT STAFF REPORT

Depot Square Project
FINAL PLAT

DATE: October 16, 2017

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

SUBJECT: Final Plat for Depot Square retail project

APPLICANT: Cotton Gin Joint Venture; Representative: Bobby Winstead

DESIGN PROF./CONSULTANT: Renaissance Group; Representative: Doug Burris

SITE LOCATION: 6229 Quintard Street, Northwest corner of Walker and Quintard

SITE ACREAGE: 1.04 Acres

ZONING: B-3: Downtown Business district, within Depot Square Overlay

LOTS PROPOSED: One (1)

PROPOSAL: The applicant is requesting Planning Commission approval of a final plat for a new two-story retail building on the northwest corner of Quintard and Walker Streets. The total site for the center includes 1.40 acres, all located within the B-3 Downtown Business District.

In summary, the subdivision will help “cleanup” some of the old lot lines and eliminate a portion of old roadway Right-of-Way. Quintard no longer crosses the CSX rail line as it once did. Therefore the portion of Quintard Right-of-Way that is no longer needed is being abandoned. That portion of Quintard Right-of-Way will be quitclaimed to each respective property owner for their “half” of the abandoned Right-of-Way. An ingress/egress easement will be retained in this portion of abandoned Right-of-Way to prevent any lot from being land-locked.

As a part of the project development, a sanitary sewer line is being extended for future connection by lots north of the Blacksmith Shop. A sanitary sewer easement will be retained within the abandoned Quintard Right-of-Way for the public sewer line.

A small sliver of Right-of-Way abandonment and dedication will occur on the west and east side of Quintard, respectively. This is a result of proposed building placement within the lot. Awnings, covered walkways, etc, are not allowed to encroach Town Right-of-Way. To prevent this
encroachment, the applicant has requested a portion of Right-of-Way abandonment on the west side of Quintard. To maintain proper road and Right-of-Way width, a portion of Right-of-Way dedication is being proposed along the east side of Quintard. The applicant owns both pieces of property associated with the abandonment and dedication.

The lot will have frontage on both Walker and Quintard Streets, and a Site Plan has been approved by the Planning Commission for this site.

**ANALYSIS:** While the B-3 Zone does not have minimum lot sizes, the proposed lot is consistent with similar lots in the area and provides sufficient dimensions to allow development and proper access. It is also consistent with approved Site Plan for the site. The project will require a small amount of street dedication at the intersection, as well as improvements on both frontages.

All additional required information was either identified on the plat or is required through a condition of approval.

**NEXT STEPS:** If approved, the applicant is required to have a pre-construction meeting with staff prior to beginning work.

**RECOMMENDATION:**
Staff recommends approval of the applicant’s request, subject to the following conditions, in addition to any other conditions levied by the Planning Commission.

**STANDARD CONDITIONS:**
S-1. It is found that the application as presented, dated September 13, 2017, and with the conditions of approval meets the provisions of the Town of Arlington Subdivision Regulations, the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

S-2. Final Plat approval is effective for two (2) years from the date of approval by the Planning Commission. The applicant may request up to two (2) one-year extensions from the Planning Commission, per the Subdivision Regulations, if it has not been recorded within this time period.

S-3. The Final and Preliminary Plat shall conform to all requirements of the Town of Arlington Subdivision Regulations.

S-4. The applicant’s design professional shall address the Town Engineer’s final Preliminary Plat mark-ups prior to recording the Final Plat.

**PROJECT SPECIFIC CONDITIONS:**
P-1. Approval of a Final Plat is contingent upon approval of the Construction Plans.
P-2. All conditions of the Final Plat approval shall be added to the plat prior to recording.
P-3. All engineering red-lines shall be addressed prior to approval.
Town of Arlington
Planning Commission
Final Plat Application
(Major and Minor Subdivisions)

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Subdivision Name: Arlington Depot Square
Phase: 
Location: 6229 Quintard Street, Arlington
Owner of Record: Cotton Gin Joint Venture
Owner Address: 6280 Chester Street, Arlington TN.
Daytime Phone: (901) 867-0232 Fax Number: 
E-mail Address: bobby@sywilson.com

Developer Contact: Bobby Winstead
Company Name: Cotton Gin Joint Venture
Mailing Address: 6280 Chester Street, Arlington TN.
Daytime Phone: (901) 867-0232 Fax Number: 
E-mail Address: bobby@sywilson.com

Engineer/Designer Contact: J. Wesley Wooldridge
Company Name: Renaissance Group
Mailing Address: 9700 Village Circle, Lakeland, TN 38002
Daytime Phone: (901) 332-5533 Fax Number: (901) 332-5534
E-mail Address: wwooldridge@rgroup.biz

Instructions for Submitting an Application:

☑ Fee Schedule: $300.00
  *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.

☐ If it becomes necessary to make changes to the subdivision, review the procedure in Article 2, Section E.5.
☑ Refer to the Town of Arlington Subdivision Regulations, available at www.town.ofarlington.org, for all
  subdivision requirements.

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

Revised: 1/8/2015
Planning Commission
Final Plat 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 until all items are complete and will not be placed on the Commission/Committee agenda.

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*

<table>
<thead>
<tr>
<th>APPLICANT:</th>
<th>OWNER:</th>
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<tbody>
<tr>
<td><strong>If an Entity:</strong></td>
<td><strong>If an Entity:</strong></td>
</tr>
<tr>
<td>Name of Entity: Cotton Gin Joint Venture</td>
<td>Name of Entity: Cotton Gin Joint Venture</td>
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<tr>
<td>By (Signature):</td>
<td>By (Signature):</td>
</tr>
<tr>
<td>Print Name: Bobby Winstead</td>
<td>Print Name: Bobby Winstead</td>
</tr>
<tr>
<td>Title:</td>
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</table>
Final Plat Application Checklist

This checklist is provided as courtesy to aid in the preparation of a preliminary plat application. It is not meant to replace the Town of Arlington Subdivision Regulations.

☒ As a minimum, plans shall conform to the standards specific in the Town of Arlington Subdivision Regulations and the Local Government Public Works Standards and Specifications.

☒ The preliminary plat shall be prepared on sheets 20'' x 24''.

☒ The scale must be no smaller than 1'' = 100'. Developments with lots 15,000 ft² or smaller, the sale shall be no smaller than 1'' = 50'

☒ Plats must be prepared by a Licensed Professional Engineer or a Licensed Land Surveyor licensed to practice engineering in the State of Tennessee, whichever is applicable.

☒ Construction plans shall be substantially complete, as determined by the Town Engineer prior to the granting of final plat approval by the Planning Commission.

The Final Plat Should Contain:

☒ The entire subdivision, or phase thereof, for which final approval is sought.

☒ All relevant plat certificates as provided in the Subdivision Regulations, including an owner's certificate which includes the owner's dedication of all easements, right-of-way, streets, alleys, walks, parks, and other open space as noted on the plat.

☐ If the final plat contains jointly held open space, recreational facilities, or any portion of the site that is held in common ownership, plans shall be provided showing improvements of the open space or facilities located thereon, as approved by the Design Review Committee.

☒ The location of the property to be subdivided with respect to surrounding property and public ways and the names of adjoining public ways.

☒ The names of all adjoining property owners of record or the names of adjoining developments

☒ The location of all public ways, easements, water bodies, streams, rivers, railroads, parks, and cemeteries

☒ The limits of floodway and floodway fringe areas, the regulatory flood elevation, and regulatory flood protection elevation

☒ The location and width of all easements and rights-of-way for public ways, as well as building setback lines on all lots

☒ The location, dimensions, and area of all lots – all dimensions shall be field run to the nearest one hundredth of a foot and angles to the nearest second. Lot areas should be shown to the nearest square foot. Provide three (3) monuments within the subdivision.

☒ The names of all proposed public ways

☒ The zoning classification of all lots as well as an indication of uses other than residential proposed by the subdivider.

☒ The exact boundary lines of the tract, determined by a field survey, showing angles to the nearest second and distance to the nearest one hundredth of a foot. The adjusted accuracy of the survey shall meet or exceed the standards set forth in Title 62, Chapter 18, of the Tennessee Code of Annotated, for the category of survey required by these regulations. The category of survey shall be determined according to the average size of lots (see Table below) within the proposed subdivision. The survey shall be tied into the Tennessee Grid Coordinate System.
TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION

DEVELOPMENT STAFF REPORT

Shady Oaks Lakes Planned Development
MASTER DEVELOPMENT PLAN APPLICATION

DATE: October 16, 2017

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

SUBJECT: Master Development Plan for the Shady Oaks Lakes PD

APPLICANT: Creekside Homes, LLC; Representative: Barry Duke

DESIGN PROFESSIONAL: The Bray Firm; Representative: David Bray

SITE LOCATION: North side of Forrest Street, west of Maple Grove subdivision and south of the CSX Railroad tracks

ZONING CLASSIFICATION: RS-15: Medium Density Residential

ACREAGE: 38.39 acres

PROPOSAL: The applicant is asking for consideration of a Master Development Plan for an almost 40-acre property zoned RS-15 (Medium Density Residential) and located on the north side of Forrest Street between Forrest Street Park and Maple Grove. The site abuts the railroad on the north side, streams on both the east and west, and the nine (9) homes of Shady Oaks Estate to the south. It has access to Forrest Street through what was lot 10 of Shady Oaks Estate and is currently being used for agricultural purposes.

The site was previously considered by the PC in July, but was pulled by the applicant before a decision to allow him to address the comments that were provided at the meeting.

Proposed Uses
The project will now include 64 single-family lots, 5 fewer than the previous plan. On the 38.39 acres site, this results in a total density of 1.67 dwelling units per acre (previously 1.79du/acre). The application states the PD will be a high-quality development, with quality in both design and construction and the same sample floor plans and home elevations as previously provided would apply, which show largely two-story brick homes with double garages. The proposal also notes all garages shall be side or courtyard loaded, except for corner lots.
Lots range from 11,700 to 22,356 square feet in size, with the larger lots generally located along the south side of the development adjacent to the existing Shady Oaks homes. Homes on lots 1-12 which abut the Shady Oaks Estate lots must be a minimum of 3,000 square feet in size. Homes throughout the rest of the neighborhood must be a minimum of 2,600 square feet. These minimums are heated square footage, and thus do not include garages or patios, which will typically add another 500-600 square feet.

**Bulk Regulations**
The site is currently subject to the underlying RS-15 zoning regulations. The PD application requests exceptions with regard to lot size and building setbacks. Since the last meeting, the lot sizes, lot width, and front setbacks have all been increased.

The chart below summarizes the bulk regulations proposed, those previously considered, and the bulk regulations of the underlying RS-15 district for comparison.

<table>
<thead>
<tr>
<th></th>
<th>RS-15 Zoning District (existing)</th>
<th>Shady Oaks Lakes PD (current proposal)</th>
<th>Shady Oaks Lakes PD (previous)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>15,000 sf</td>
<td>11,700 sf</td>
<td>10,000 sf</td>
</tr>
<tr>
<td>Density</td>
<td>2.9 du/acre</td>
<td>1.67 du/acre</td>
<td>1.79 du/acre</td>
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<tr>
<td>Minimum Lot Width</td>
<td>100 ft</td>
<td>90 ft</td>
<td>80 ft</td>
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<tr>
<td>Front Yard Setback (min)</td>
<td>35 ft</td>
<td>30 ft</td>
<td>25 ft</td>
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<tr>
<td>Rear Yard Setback (min)</td>
<td>25 ft</td>
<td>20 ft</td>
<td>20 ft</td>
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<td>Side yard Setback (min)</td>
<td>15 ft</td>
<td>5 ft / 15 ft total</td>
<td>5 ft / 15 ft total</td>
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<tr>
<td>Minimum Home Size</td>
<td>No minimum required</td>
<td>3,000sf heated (lots 1-12)</td>
<td>3,000sf heated (lots 1-11)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2,600 sf heated (remainder)</td>
<td>2,600 sf heated (remainder)</td>
</tr>
</tbody>
</table>

**Vehicular Access:**
The primary access point for the development will still be from a main entrance on Forrest Street. The entrance will be landscaped with a center landscaped median and neighborhood sign. However, there will also be a connection on the northeast corner to Bevan Road in Maple Grove, which was stubbed out years ago for a future connection. All of the lots continue to face streets within the subdivision; none front on Forrest Street.

**Road Improvements:**
Public road improvements are required along Forrest Street on the east side of the property, where the primary entrance will be. This will be a minimum amount of improvements due to the limited frontage along Forrest Street. These road improvements would align and tie with Maple Grove’s road improvements on the north side of Forrest Street. There are two existing box culverts crossing Forrest Street (one on the east side and one on the west side of the
development) that are within the boundary limits of the subject project. Each of the box culverts shall be extended to accommodate the widening of Forrest Street.

The residential roadways within the development will all have a minimum right-of-way width of 50 feet, with a curb to curb width of 30 feet. Landscape plates are provided to identify the residential streetscape along each of the road types, including sidewalks and street trees beyond. A street connection to Bevan Drive in Maple Grove will be provided for interconnectivity.

**Surrounding Properties**

**Uses:** Surrounding uses include a variety of suburban residential developments and open space (see table below). The residential uses in Shady Oaks Lakes PD are consistent with these uses.

<table>
<thead>
<tr>
<th></th>
<th>Current Land Use</th>
<th>Current Zoning</th>
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<tbody>
<tr>
<td>North</td>
<td>Railroad tracks with Mary Alice subdivision beyond</td>
<td>RS-15: Medium Density Residential</td>
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<tr>
<td></td>
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<td>(Mary Alice subdivision)</td>
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<td>South</td>
<td>Shady Oaks Estate &amp; Ewing Place subdivisions</td>
<td>RS-18: Low Density Residential</td>
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<td>(Shady Oaks Est.)</td>
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<td></td>
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<td>RS-15: Medium Density Residential</td>
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<tr>
<td></td>
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<td>(Ewing Place)</td>
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<td>West</td>
<td>Forrest Street Park (Town)</td>
<td>B-3: Downtown Business</td>
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<td>(Depot Square Master Plan)</td>
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<tr>
<td>East</td>
<td>Maple Grove subdivision</td>
<td>RS-18 PD: Low Density Residential</td>
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<tr>
<td></td>
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<td>(Maple Grove)</td>
</tr>
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**Homes:** Homes in Shady Oaks Estates average 2,968 sf in size, which is consistent with the proposed minimum 3,000 sf homes adjacent to them. Homes in Maple Grove to the east range from 1,800 sf to 3,000 sf, with the average size around 2,400 sf, which is consistent with the proposed minimum 2,600 sf homes in the remainder of the development.

**Lot Sizes:** Lot sizes in the proposed development were increased to a minimum of 11,700 square feet in size, with 23 lots over 12,500sf in size. While these are smaller than recent lots farther east on Forrest Street, a review found these sizes are consistent with adjacent neighborhoods.

Lot sizes in nearby subdivisions are as follows:
- Shady Oaks Estate – 1 acre
- Forrest Grove - 10,000 sf
- Maple Grove - 11,250 sf
- Kensington - 6,500 sf
- Ewing Place - 12,500 sf
- Wilson’s Crossing - 8,750 sf

**Common Open Space / Landscaping:**
The revised proposal now includes 13.62 acres of open space (35%), slightly more than before. The open space includes common area at the subdivision entrance (roughly ½ acre), a 70-foot wide buffer around the stream on the eastern boundary (1.96 acres), and a 11-acre open space on the north and west side of the site. The large open space now includes only one 5.2-acre lake. It also includes a parking area, pavilion, picnic tables, grill, and walking trail. The trail extends
from the pavilion area along a sewer easement to Town’s Forrest Street Park. Staff recommends a second walking trail be added along the south side of the lake as well, to create a loop for residents. The 8-foot wide greenway section that will complete the trail system from Fayette County through Forrest Street Park to Depot Square.

In addition, previous plans noted that a cedar fence with brick columns would be placed along the property line between the proposed subdivision and the existing homes on Forrest Street. At the first PC meeting, the applicant agreed to make this an eight (8) foot tall fence to compensate for elevation differences between the homes.

The Design Review Committee will provide a final review all landscaping and common open space amenities.

**Objectives of a Planned Development**
Pursuant to our Zoning Code, the Town may grant a PD that results in specific tangible benefits to the community. Specific objectives for the Town, residents, and developer are noted below:

1. exceptional architectural and environmental innovation in design of the development;
2. exceptional preservation of rural character, open space, natural vegetation, natural geologic and topographic features, historic buildings and landmarks;
3. more efficient use of land resulting in networks of utilities, streets, and other infrastructure features that maximize allocation of fiscal and natural resources;
4. alternatives to private automobile travel and to prevent discontinuity on travel movements that would increase the length of trips;
5. to allow small businesses serving neighborhoods to provide convenient shopping that is accessible to pedestrians;
6. amenities not typically found in other developments such as greenbelts, pedestrian circulation, recreational facilities, etc.; and
7. developer benefits including conservation of lot density, lower cost of infrastructure, and increased design flexibility.

The proposed Shady Oaks Lakes PD accomplishes several of these objectives by: 1) providing some amenities such as the walking trail and picnic area for residents, 2) preserving natural features (creeks) along the east and west edges of the property, 3) providing decorative fence buffers and minimum home sizes to ensure consistency with adjacent uses, 4) utilizing an interconnected network of utilities, streets and infrastructure by connecting to existing stub streets, and 5) constructing a portion of our greenway trail to connect with Depot Square.

**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 preliminary and final plat, construction plans, and common open space plans will also have to be submitted for PC and/or DRC review and approval.
RECOMMENDATION: Staff recommends approval of the Master Development Plan, subject to the following conditions, in addition to any other conditions levied by the Planning Commission:

1. The Master Development Plan dated September 1, 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 an owners’ association.

5. Revise the Master Development Plan document to address:
   a. All comments and “red-line” notes provided by the Town Engineer prior to final approval,
   b. Verify the path of travel for a fire truck is adequate to meet Town equipment turning radius and length specifications, specifically around proposed center islands.

6. Common Open Space plans to be reviewed by the Design Review Committee must identify the extent of clearing and maintenance that will be the standard and obligation for the HOA.

7. 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), shall be required prior to beginning work on any phase of this development.
# 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.*

<table>
<thead>
<tr>
<th>Planned Development Name:</th>
<th>SHADY OAKS CAKES P.O.D.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>NORTH OF FORREST, SOUTH OF LENRR, WEST OF WILLIAMHILL</td>
</tr>
<tr>
<td>Owner of Record:</td>
<td>JOHN C. WILSON (TRUSTEE)</td>
</tr>
<tr>
<td>Owner Address:</td>
<td>480 NINGROVE, ORLANDO, FL 32819</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>901-465-1675</td>
</tr>
<tr>
<td>Fax Number:</td>
<td>901-465-1676</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:creeksidehomes@bellsouth.net">creeksidehomes@bellsouth.net</a></td>
</tr>
</tbody>
</table>

### Developer Contact: BARRY DUKE

| Company Name:              | CREEK SIDE HOMES, INC |
| Mailing Address:           | 2320 HWY 64, DALLAS, TN 38010 |
| Daytime Phone:             | 901-465-1625           |
| Fax Number:                | 901-465-1676           |
| E-mail Address:            | creeksidehomes@bellsouth.net |

### Engineer/Designer Contact: DAVID BRAY

| Company Name:              | THE BRAY FIRM |
| Mailing Address:           | 2950 STAGE PLAZA, N, BARTLETT, TN 38134 |
| Daytime Phone:             | 901-383-8720 |
| Fax Number:                | 901-383-8720 |
| E-mail Address:            | davidbray@comcast.net |

### 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 declined incomplete and returned to the applicant.

- Refer to the Town of Arlington Zoning Ordinance, available at [www.townofarlington.org](http://www.townofarlington.org), for all requirements.

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**Office Use Only**

Date Received: 3/6/17

Amount: 

Fee Receipt #: 

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**RECEIVED**

MAR 06 2017

Town of Arlington

5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507

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: **Cresterside Homes LLC**

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Business or Home Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barry Duke</td>
<td>7390 Hwy 69, Oakland, TX 75060</td>
</tr>
</tbody>
</table>

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: 

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Business or Home Address</th>
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</thead>
<tbody>
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</tbody>
</table>
THE COMMERCIAL APPEAL

Sales Rep: Beryl Foster (M9102) Phone: (901) 529-2732 Email: beryl.foster@commercialappeal.com

Account Information
Date: 09/29/17
Account Number: 361092 (M49252000)
Company Name: CITY OF ARLINGTON
Contact Name: Brittney Owens
Email: BOWENS@TOWNOFARLINGTON.ORG
Address: P O BOX 507, ARLINGTON, TN, 38002
Phone: (901) 867-2620 Fax: (901) 867-2638

Insertion Information
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Please confirm placement prior to deadline by contacting your account rep at .
Ad Id: 1774429 P.O. No.: Total Cost: $110.00
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Start Date: 10/01/17 Stop Date: 10/01/17
Number of Times: 1 Class: 16100 - Legal Notices
Publications: MC-Memphis Commercial Appeal, MC-Internet commercialappeal.com

I agree this ad is accurate and as ordered.

PUBLIC NOTICE
The Arlington Planning Commission will hold a public hearing on Monday, October 16, 2017, at Town Hall, 5854 Airline Rd. at 6:30pm to consider a request for a Master Development Plan for the Shady Oaks Lakes PD, a residential development on the north side of Forrest St., west of Maple Grove.

Thank you for your business. Our commitment to a quality product includes the advertising in our publications. As such, Gannett reserves the right to categorize, edit and refuse certain classified ads. Your satisfaction is important. If you notice errors in your ad, please notify the classified department immediately so that we can make corrections before the second print date. The number to call is 901-529-2700. Allowance may not be made for errors reported past the second print date. The Memphis Commercial Appeal may not issue refunds for classified advertising purchased in a package rate; ads purchased on the open rate may be pro-rated for the remaining full days for which the ad did not run.