Town of Arlington
Planning Commission Meeting

August 21, 2017
6:30 P.M.
AGENDA
Planning Commission Meeting
Monday, August 21, 2017
6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the July 17, 2017 Meeting Minutes

IV. Comments from Citizens

V. Old Business
   A. Other as Properly Presented

VI. New Business
   A. Forrest Lake PD, Phase 2 - Final Plat - North side of Forrest Street, West of Cambridge Manor PD

   B. Villages at White Oak 1st Addition PD, Phases 2-20 – Master Development Plan – East and west sides of Milton Wilson Boulevard, south of Kensington PD.

   **PUBLIC HEARING**- To consider a request for a Master Development Plan for the Villages at White Oak 1st Addition PD, Phases 2-20, a roughly 270-acre primarily residential development on the east and west sides of Milton Wilson, south of the Kensington PD.

   C. City Enterprises PD – General Development Plan – northwest corner of Highway 64 and State Route 385.

   **PUBLIC HEARING**- To consider a request for a General Development Plan for the City Enterprises PD, a roughly 70-acre commercial development located on the northwest corner of Highway 64 and State Route 385.

   D. Other as properly presented

VII. Adjourn
TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION

DEVELOPMENT STAFF REPORT

Forrest Lake PD – Phase 2
FINAL PLAT APPLICATION REVIEW

DATE: August 21, 2017

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

SUBJECT: Final Plat for Phase 2 of Forrest Lake Planned Development

APPLICANT: Creekside Homes, LLC; Representative: Barry Duke

DESIGN PROFESSIONAL: The Bray Firm; Representative: David G. Bray

SITE LOCATION: North Side of Forrest Street, West of Cambridge Manor PD and east of Wilsons Crossing PD

ZONING CLASSIFICATION: RS-22 with a PD Overlay (Forrest Lake PD)

ACREAGE: 30.92 acres

LOTS PROPOSED: 38 Residential lots

PROPOSAL: Mr. Barry Duke is requesting Planning Commission approval of a Final Plat for Phase 2 of the Forrest Lake PD. Phase 2 incorporates 30.92 acres, including the northern lake. It is located on the north side of Forrest Street, north of Phase 1.

This final phase of the PD will create 38 single-family residential lots and 1 common open space (COS) lot for the development. Residential lots in Phase 2 range in size from 10,000 (the minimum allowed in this PD) to 18,973 square feet.

ANALYSIS: The proposed lot layout and phasing is consistent with the approved PD (exhibit attached) and the construction plans approved in July. The lots meet minimum lot size, dimension, and access requirements set forth in the PD. Any remaining minor corrections will be addressed to the Town’s satisfaction prior to recording.

NEXT STEPS: If approved, the applicant is required to finalize plans that address all engineering comments, receive a Development Agreement from the BMA, and have a pre-construction meeting with staff prior to beginning any 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 June 27, 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 two (2) one-year extensions from the Planning Commission, per the Subdivision Regulations, if needed to record the Plat.

S-3. A completed Development Agreement shall be prepared and executed prior to construction of any infrastructure within the development.

S-4. Prior to recording the final plat, the developer shall furnish the Town of Arlington approved security, per the Subdivision Regulations, in order to ensure the work will be completed in accordance with approved drawings and applicable specifications.

S-5. The developer shall provide the Town with a copy of the Final Plat using state plane coordinate system with NAD – 27 or NAD – 83 datum on disk or CD in a generally accepted format at the time the Final Plat is presented for recording.

S-6. The applicant’s design professional shall address all Final Plat mark-ups prior to recording the Final Plat.

PROJECT SPECIFIC CONDITIONS:
P-1. Approval of the Final Plat will be contingent upon approval of the Construction Plans.

P-2. All lots in Phase 2 must be incorporated into the HOA for the Forrest Lake PD, to ensure shared access and maintenance of HOA amenities. Proof that the community HOA is in good standing with the State and documentation on how this Phase will be incorporated shall be provided to Town Staff for review and approval, and subsequently recorded, where necessary, prior to recordation of the Final Plat.

P-3. All common open space in Phase 2 must be deeded to the HOA at the time of recording of the Final Plat.

P-4. Provide a pedestrian easement over the full length of the 8’ wide greenbelt trail, and coordinate the trail connection location on the west side with the approved Wilson’s Crossing Phase 3 plans.

P-5. Reroute the walking trail around the front of the parking spaces at Creekside Lake Dr. cul-de-sac to allow users to continue without walking in the road.

P-6. Identify all the required setbacks in either a note or a table on Sheet 1. Approved setbacks are: 25’ front, 20’ rear, and 5’ minimum side setback with a combined total of 15’.

P-7. Remove the rear setback line on corner lot 51 and identify it as a side setback similar to all other corner lots.
Town of Arlington
Planning Commission
Final Plat Application
(Major and Minor Subdivisions)

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Subdivision Name: Phase 2, Forrest Lake Planned
Location: North of Forrest Road at Terminals of Phase 1
Owner of Record: Creekside Homes LLC
Owner Address: 1390 N. S. Highway L4, Oakland, TN 38060
Daytime Phone: 901-465-1675 Fax Number: 901-465-1676
E-mail Address: barry@creeksidenewhomes.com

Developer Contact: Barry Duke
Company Name: Creekside Homes LLC
Mailing Address: 1390 N. S. Highway L4, Oakland, TN 38060
Daytime Phone: 901-465-1675 Fax Number: 901-465-1676
E-mail Address: barry@creeksidenewhomes.com

Engineer/Designer Contact: David C. Bray
Company Name: The Bray Firm
Mailing Address: 2950 Stag Plaza North, Bartlett, TN 38134
Daytime Phone: 901-383-8668 Fax Number: 901-383-8920
E-mail Address: dbray@comcast.net

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.townofarlington.org, for all subdivision requirements.

Office Use Only
Date Received: 6/14/17
Amount: $300.00
Fee Receipt #: 040186

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

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TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION

DEVELOPMENT STAFF REPORT

Villages at White Oak 1st Addition, Phases 2-20
MASTER DEVELOPMENT PLAN APPLICATION REVIEW

DATE: August 21, 2017

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

SUBJECT: Master Development Plan for Phases 2-20 of the Villages at White Oak 1st Addition Planned Development

APPLICANT: Arlington Investors Group, LLC; Representative: Keith Grant

DESIGN PROFESSIONAL: Dalhoff Thomas Design Studio; Representative: Bob Dalhoff

SITE LOCATION: East and West Sides of Milton Wilson Boulevard, south of Kensington

ZONING CLASSIFICATION: RS-18 with a PD Overlay (Villages at White Oaks 1st Addition PD)

ACREAGE: 269.5 acres

PROPOSAL: On February 1, 2016, the BMA approved the General Development Plan (GDP) for White Oak 1st Addition, which covers 274 acres and includes a total of 567 homes and some commercial space. A Master Development Plan for Phase 1 was approved in August 2016, and Phase 1 is under construction. Keith Grant of Arlington Investors Group is now asking for Planning Commission approval of a Master Development Plan for the remainder of the PD, including Phases 2 through 20.

A Master Development Plan is the next step for processing a PD and is intended to provide more details than the initial GDP. However, the original GDP for 1st Addition was very detailed, and therefore much of the current plan duplicates the previous approval.

PROPOSED PROJECT:

Proposed Uses
Proposed uses include detached single-family, retail/office and common open space. This is consistent with the approved GDP. The Master Plan proposes 433 homes in Phases 2-20 (561 total for the PD), which is six (6) fewer than the approved GDP, as some were lost due to topography and a stream on the southwest corner of the site. The density is still 2.1 dwelling units per acre,
consistent with the approved General Plan. The remaining phases include lots from all eight of the different lot types that were approved.

The general layout has not changed. Plans for east side of Milton Wilson Boulevard include only single-family detached residential uses and several areas of common open space. The west side of Milton Wilson Boulevard still includes roughly 6-acres of commercial uses (Area 3) and the remaining area is designated as open space with no amenities identified.

One change in uses is that Area 15 has been renamed ‘Lifestyle Community with Universal Design,’ as opposed to ‘Age Targeted’ which was in the GDP and is apparently a term no longer used in the senior housing world. The Master Plan also provides some minimal details as to how the homes and neighborhood would be targeted to older adults.

**Common Open Space**
The entire plan consists of four (4) designated Common Areas totaling 47.9 acres, and is consistent with the General Plan. COS 1 on Milton Wilson was slightly reduced in size with Phase 1, in order to match up with existing curb cuts on the street; however, COS 3 is slightly larger. Multiple smaller open areas are interspersed throughout the development and will likely be used for detention/retention basins. Combined, these areas result in 22.8% open space (61.6 acres), which meets the 20% Town requirement.

The urban greenway is still proposed throughout the development, and the nature trail in COS 3 has been extended in a corridor between Areas 15 and 16, so that it now wraps around both sides of the senior/lifestyle housing.

The streetscape width along Milton Wilson Blvd. will continue to match the adjacent phases of development, and landscaping will be planted in the median as those phases are developed.

While the Design Review Committee will provide a final review of all landscaping and common open space amenities, a standard bench detail is included for use in common areas. Staff recommends the Master Plan also add language to call for use of a white, 3-rail fence like the one approved for Phases 1A and 1B to distinguish common areas within the neighborhood, to ensure it is continued throughout the neighborhood.

**Bulk Regulations:**
The proposal is consistent with the approved General Development Plan with regard to lot sizes, building setbacks, and minimum home sizes. The only exception is Area 15, where the applicant states a typo in the GDP noted 7,500sf lots, but the plan was drawn and intended to have 6,250 sf lots. As a result, while a new lot size is noted, the setbacks and number of senior lots has not changed.

An exhibit in the Master Plan identifies all the requested exceptions from R-18 zoning and areas where the plan exceeds the underlying zoning. These exceptions are consistent with the plans approved in the GDP.
Lastly, the plan includes Design Standards that require all buildings have a minimum of 50% brick façade (residential and commercial) and call for them to match the stated architectural styles such as Colonial, European, Craftsman, and traditional southern.

**CorneRoadways, Parking, Circulation:**
No road improvements (other than landscaping) are required along Milton Wilson Boulevard, as it is already at full width and improved with curb, gutter and sidewalk.

Consistent with the approved GDP, the roadways 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 streetscape along each of the road types, including sidewalks and street trees throughout.

As required in the GDP, those homes fronting Milton Wilson are still required to provide a driveway pad that allows vehicles to turn around and exit the lot in a forward motion (not back onto Milton Wilson). A Figure has been added to the Plan to show a typical turnaround.

A request for a reduction of the distance from an intersection corner to a driveway has been requested. The Code currently requires 50’ from the end of turn radius to the center line of a driveway, and the applicant has proposed a minimum of 20’ (25’ and 30’ on larger lots) corner clearance. This requirement has not been strictly enforced in several neighborhoods in Town, and we have not had an obvious problem as a result of that. As such, staff sees the benefit of providing some flexibility from the 50’ requirement on interior subdivision streets only, which do not intersect a current or potential arterial (Ex.: Airline Road) or collector (Ex.: Milton Wilson Boulevard) street. In situations where a proposed lot is at the corner of an interior local road and an arterial or collector street, staff recommends that a 50’ minimum corner clearance is still required, due largely to higher speeds on those roads and related longer distances required to stop a vehicle at those speeds (Figure 1: Stopping Site Distances data).

A comparison to other local municipalities was performed. City of Memphis and Town of Collierville have a similar 20’ minimum corner clearance requirement, whereas City of Germantown simply states the corner should be as far from the end of radius as practicable.

**Phasing:**
The Master Development Plan is required to provide a phasing schedule. The proposal shows development of the remaining 19 phases and 493 lots over the next 14 years. The commercial lot (Area 3) is not included in the phasing plan, and is intended to develop at any point based on market demands, which seems reasonable. In addition, Phases 1A and 1B, as well as Area 17 are not included, as 1A and B are currently under construction, and Area 17 is a 2-acre area intended to be provided to the adjacent Villages of White Oak HOA for open space. Area 17 will be graded concurrent with the adjacent Phase 3 construction, as shall be deeded at that time. In addition, Staff recommends that the temporary cul-de-sac be re-constructed to permanent street standards, with curb, gutter and sidewalk, and that Right of Way be dedicated to the Town for this cul-de-sac. Staff as requested that language be added to the MDP to further clarify the timing of dedicating Area 17 to the Villages of White Oak HOA.
Street Lights:
The applicant proposes to utilize a decorative street light with LED fixture for all phases of the White Oak 1st Addition PD, as opposed to the standard 30’ concrete cobrahead lights from MLGW. The plan notes that a specific pole or Town approved equal be installed by the applicant in the public right-of-way. An exhibit of the 12-foot-tall metal pole and fixture is included in the plan, and is not equivalent to any design currently available from MLGW. Electricity for the lights will be billed to the Town, similar to current lighting, but is projected to be reduced due to LED fixtures.

Any required maintenance of street lights is currently performed by MLGW and paid for by the Town each year as a percentage of the light fixtures value. Currently, applicants cover the first several years of this maintenance requirement with a payment to the Town at the time of installation. The PD’s proposal would require the Town to enter into a contract with an outside company to perform maintenance on an as-needed basis, such as replacing bulbs or poles which are damaged. While the maintenance of an LED fixture is promoted to be less than a typical fixture, since the applicant would no longer be contributing toward lighting maintenance with this proposal, staff recommends the developer provide 1 additional fixture complete with pole for every 5 fixtures installed to offset that loss, as well as an extended manufacturer’s full warranty. In addition, staff would require the PD state the applicant is responsible for providing engineer certified lighting plans for each phase to confirm it meets IES standards.

Staff does not disagree with the advantages of using an LED fixture, as well as the aesthetics of the proposed fixture compared to a cobrahead fixture. Staff has reservations about switching from MLGW to a third-party maintenance provider. Some of these reservations are listed below:

- Maintenance costs are known with MLGW, but the Town does not have bids or estimates at this time as to the cost from a third-party vendor.
- Does this set a precedence for all future developments in Arlington to allow for this lighting and immediate maintenance responsibility of the Town?
- Public Works and other Town staff will have to compile and track a new maintenance contract, as well as which areas of Town this new maintenance contract will apply.
- Will MLGW provide service to privately installed lighting in the public right-of-way and what is that process?

If there is a desire from Town officials, staff is willing to look further into these outstanding items. However, given the existing unknowns, staff recommends the PD utilize the standard MLGW lighting used by the Town for now. If follow-up research identifies the alternate proposal is feasible, the PD should then be brought back for an amendment to include the alternate lighting.

SUMMARY ANALYSIS
Staff found the proposed Master Development Plan for Phases 2 through 20 consistent with the approved General Development Plan for White Oak 1st Addition. It provides adequate details and requirements to guide development within the future Phases, with a attention to detail of all aspects of design throughout, and included the additional details required with a Master Development Plan.
Next Steps:
The Planning Commission will make a recommendation of approval or denial of this request to the Board of Mayor and Aldermen, who will consider the request at a future date and will hold a public hearing on the request.

In addition, preliminary plats, final Plats, and construction documents for each of these Phases will come before the Planning Commission for review. An open space/landscape plan must also be considered by the Design Review Commission.

RECOMMENDATION
Staff recommends approval of the Master Development Plan for Phases 2-20, subject to the following conditions, in addition to any other conditions levied by the Planning Commission:

1. The Master Development Plan, dated August 4, 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 General and Master Development Plans.

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 for final plats, construction plans, and all the required documents of those applications.

4. 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 and all phases of this development.

5. All open space proposed as part of the Master Development Plan shall be privately owned and maintained by a homeowners association.

6. Revise the Master Development Plan document to:
   a. Revise language in IX. Water Service/Utilities to note that the project will utilize standard MLGW lighting approved by the Town for subdivisions. If follow-up Town research identifies the alternate proposal is feasible, the PD should then be brought back for an amendment to include the alternate lighting.
   b. Add language to Section V Landscaping, Screening and Open Space to describe the white 3-rail fence to be used in COS areas to distinguish them in the neighborhood.
   c. Delete item Q in section V. Landscaping, Screening and Open Space, which is currently an incomplete sentence, and appears to repeat Item A.
d. Remove language specifically referencing T.C.A. § 13-4-310. The Town is bound to follow state law and strives to do so.

e. Add language to Section C regarding Area 17 and when the common open space will be dedicated to the adjacent Villages of White Oak HOA, as well as the required improvements to construct a permanent cul-de-sac that was agreed upon at the Planning Commission meeting on December 21, 2015, when the GDP was approved for the Villages of White Oak PD 1st Addition.

f. Address all engineering comments throughout, which include but are not limited to minimum corner clearance requirements.
This table is provided for information purposes to illustrate the distance required to stop a vehicle at various speeds. AASHTO defines Stopping Sight Distance as "the sum of two distances: (1) the distance traversed by the vehicle from the instant the driver sights an object necessitating a stop to the instant the brakes are applied; and (2) the distance needed to stop the vehicle from the instant brake application begins." Corner Clearance is important to help prevent rear-end and broadside collisions caused by inadequate time for motorists to react to vehicles entering and exiting the driveway.
Reference:
A Policy on Geometric Design of Highways and Streets, 2001
Fourth Edition
American Association of State Highway and Transportation Officials

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Note: Brake reaction distance predicated on a time of 2.5 s; deceleration rate of 3.4 m/s² (11.2 ft/s²) used to determine calculated sight distance.

Exhibit 3-1. Stopping Sight Distance

Fig. 1 - Stopping sight distances data
(Villages at White Oak 1st Addition MDP)
Town of Arlington  
RECEIVED  
AUG 04 2017  
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: | The Villages at White Oak, 1st Addition - Phases 2 - 20 |
| Location: | located on east and west sides of Milton Wilson Blvd, just north of Harrell's Ridge subdivision |
| Owner of Record: | Canale Properties, LLC |
| Owner Address: | 79 2nd Street, Memphis, TN 38103-3011 |
| Daytime Phone: |  | Fax Number: |
| E-mail Address: | |

| Developer Contact: | Mr. Keith Grant |
| Company Name: | Arlington Investment Group, LLC |
| Mailing Address: | 177 Crescent Drive, Collierville, TN 38017 |
| Daytime Phone: | 901-854-0525 | Fax Number: 901-854-0526 |
| E-mail Address: | kgrant@grantnewhomes.com |

| Engineer/Designer Contact: | Mr. Bob Dalhoff |
| Company Name: | Dalhoff Thomas design studio |
| Mailing Address: | 6465 North Quail Hollow, Suite 401 |
| Daytime Phone: | 901-646-5071 | Fax Number: n/a |
| E-mail Address: | bob@dt-designstudio.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.

Office Use Only

Date Received: 6/20/17  
Amount: 250.00  
Fee Receipt #: 040178

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

Revised: 1/8/2015
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: Canales Properties, LLC</td>
</tr>
<tr>
<td>By (Signature): Keith Grant</td>
<td>By (Signature):</td>
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<tr>
<td>Print Name: Keith Grant</td>
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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: Arlington Investment Group, LLC

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

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<th>Name</th>
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<tr>
<td>Wilsons Crossing Partners, LLC</td>
<td>177 Crescent Dr. Collierville, TN 38017</td>
</tr>
<tr>
<td>Canale Properties</td>
<td>79 S. Second Street, Memphis, TN 38103</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: Canale Properties, LLC

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

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PUBLIC NOTICE

PLANNING COMMISSION HEARING

APPLICANT: BRADFORD DEVELOPMENT TRUST, LLC.
CASE INFORMATION: 2017-009

MEETING DATE: AUG 22, 2017

NOON TO 2 PM

TOWN HALL
200 ARMS HILL ROAD
ARLINGTON, TX 76012

ATTENTION: Those individuals who are the subject of the topic to be discussed at said meeting, who may be more directly and substantially affected by the action to be considered, are hereby given notice that the Arlington City Council shall consider adoption of a Resolution authorizing the issuance of bonds in an aggregate principal amount of up to $5,000,000 to finance the design, engineering, permitting, construction and other costs incurred in connection with the development of the Trinity Metro Arlington Gateway Project.

SIGNED:

[Signatures]

AUG 6, 2017
DATE: August 21, 2017

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

SUBJECT: General Development Plan for the City Enterprises PD

APPLICANT: City Enterprises; Representative: Barton Thomas

DESIGN PROFESSIONAL: SR Consulting, LLC; Representative: Cindy Reaves

SITE LOCATION: Northwest corner of Highway 64 and State Route 385

ZONING CLASSIFICATION: E: Estate Residential

FUTURE LAND USE CLASSIFICATION: Regional Support Commercial

ACREAGE: 70.3 acres

PROPOSAL AND ANALYSIS:
The applicant is asking for consideration of a General Development Plan for their roughly 70-acre project area. The City Enterprises PD is located on the north side Highway 64, on the west side of State Route 385. As the site is over 50 acres in size, the Code requires them to begin the PD process with a General Development Plan.

This site sits at a gateway location for Arlington, at the intersection of 64 and 385, and is intended for Regional Commercial per the Future Land Use Plan. However, development is currently limited due to a lack of sewer availability. As a result, the zoning is identified as E: Estate, which allows for agriculture and large lot residential until such time as services are available for it to develop with the Future Land Use Plan vision. As such, the applicant’s PD is intended to provide for some limited development of the site using septic, until such time that all utilities are available. However, we must not forget our long-term vision for the area or the location of this site at the southern doorstep to town.

Proposed Uses
The applicant is looking to develop the site with a wholesale auto auction as the primary user on the northern 50 acres, and a retail auto sales lot and convenience store along Highway 64. They
have informed staff this is their primary concern, but in an attempt not to box in the site too much, the PD proposes a wide variety of other retail and warehouse uses.

The plan proposes to allow most uses in the B2: General Commercial zone, with the addition of some wholesale uses, including mini-warehouse, office showroom, and wholesale auto. Their goal was to include businesses that were low water users and could potentially operate from a septic system.

Staff feels that in an attempt to manage this large site, any approval should limit the uses to only those few proposed on the site now, and possibly an accessory use that may typically be seen in a C-store (such as a donut, ice cream or sandwich shop). If a separate user were to show interest in the future, the PD can and should be amended to address that situation at that time.

**Bulk Regulations**
The PD proposes to follow all bulk regulations of B2: General Commercial zoning. Staff would note that the primary use requested, wholesale sales, is considered an Industrial use by our Land Use Code. As such, staff would recommend that the rear portion of the site be subject to M-1: Light Industrial bulk regulations instead.

The PD notes that they must also receive TDOT approval for access from 64, and Shelby County Health Department approval for septic systems, which are both accurate in this area. Town Staff would also be involved in the approval process for access from 64. However, it also notes that BZA approval should not be required for conditional uses called out in the PD. A Planned Development cannot remove this land-use permitting requirement, and any standard entitlement process would still be required.

**Architectural Design**
No unique architectural design guidelines have been proposed with the GDP, so the project will be subject to the Town’s Design Guidelines for all improvements. The application did include a possible elevation of the wholesale sales building. Staff has informed the applicant that the initially proposed metal siding would not be acceptable per our Design Guidelines. If approved, the Master Development Plan would need to address this topic further.

**Site Layout, Access, and Traffic**
Access to the site is limited to two driveways on Highway 64. Access is limited due to the second frontage abutting 385 and an off-ramp. However, the immediate access to 385 is also a main driver for locating on this site.

The applicant states that they are open M-F. They will be receiving deliveries of vehicles continually. On their auction day each week, they expect 300-400 dealers to attend and those that purchase several vehicles will often have a car carrier to pick up the vehicles. The applicant has provided general traffic information projected for this site only. Staff would require a complete traffic Impact Study be provided that would analyze existing and projected traffic volumes on both Highway 64 and SR385. In addition, signal timing of the traffic signal at SR385 would be analyzed, along with the anticipated delay for vehicles entering and exiting this site for all turning movements under peak traffic conditions.
Stormwater Detention
Stormwater detention facilities to conform to Town regulations will be required, which is especially important on a lot this large with so much impervious surface. Plans currently show areas reserved for detention on the northernmost end of the site and they appear to be shared detention for the entire site. The detention for this project site has not been evaluated at this time to determine their sufficiency. It will be evaluated at the time construction plans are submitted, if this application is approved. The areas shown on the GDP as “Reserved for Detention” are general in nature and shown only as a place holder.

Common Open Space/Landscaping
The Plan states it will meet the Town’s 30% open space requirement across the entire site.

No conceptual Landscape Plan is included at this time. A Master Development Plan would need to include one and set streetscape requirements, landscaping in parking islands, screening of loading areas and mechanical equipment, and possible additional enhancements at the entrances.

The applicant is requesting an exception from parking lot landscape requirements for the wholesale storage lot. They request the option to use painted islands in that area, as opposed to internal landscaped islands. They claim it is not a typical parking lot, as it is being used for storage, and they do not want tree litter falling on the cars. While consideration could be given to reducing the number of islands required, given the size of this site, staff does not support the removal of all landscape islands in this roughly 50-acre area. Currently the Code calls for a landscape island every 15 spaces (roughly 135 ft). It would be more acceptable to reduce this requirement to 1 island every 22 spaces (roughly 200 ft), as opposed to tossing it out.

Objectives of a Planned Development
Pursuant to our Zoning Ordinance, the Town may grant approval for a Planned Development when it results in specific tangible benefits to the community. Specific objectives for the Town, residents, and the developer are identified 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 General Development Plan for the City Enterprises PD accomplishes the objective of using interconnected access to serve a large site with limited driveway cuts, and it provides design flexibility with the parking lot landscaping for this unique use. However, as proposed, staff does not feel it meets the other objectives set forth. It doesn’t have architectural guidelines to result in exceptional design over this large site, it doesn’t preserve open space other than floodplain and a large MLGW easement at the far northern end, and it doesn’t seem to provide amenities or shopping opportunities we wouldn’t see elsewhere.

A General Development Plan is intended to be an overall, schematic plan for a PD and to focus largely on uses and the character of the development. While they could follow this with a Master Development Plan that provides additional landscaping and design guidelines, staff is not convinced that it is a proposal that will result in a quality development that meets the ‘Regional Commercial’ intent of the Future Land Use Plan, that it would not create traffic concerns at this busy roadway, and that it would result in a quality development at the entrance to our town.

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

In addition, a Master Development Plan, preliminary plats, final Plats, site plans and construction documents for this project will come before the Planning Commission for review. Additional site plan review by the Design Review Commission will also be required for each phase. The auto uses would also have to be heard by the Board of Zoning Appeals, as Conditionally allowed uses.

RECOMMENDATION:

Staff does not recommend approval of the General Development Plan as proposed.

If the Planning Commission wishes to recommend approval, staff suggests it be subject to the following conditions, which will restrict the uses permitted, subject uses to Town guidelines and approval processes, require some landscaping the large parking lot, and require proof that the traffic generated can be accommodated safely as proposed in this location:

1. The General Development Plan dated July 12, 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 General 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. After approval of the General Development Plan, the applicant will be required to submit, and receive a Master Development Plan, and standard Site Plan approvals from the Planning Commission, the Design Review Committee, and/or Board of Mayor and Aldermen for each phase or lot therein.
4. All open space proposed as part of the General Development Plan shall be privately owned and maintained by the individual property owners or an owners’ association.

5. Revise the General Development Plan document to address the following:
   a. To replace any language regarding Town entitlement procedures with the statement: Regulations and not specifically addressed in the PD or elsewhere in a condition of approval, such as parking, setbacks, and uses, shall be as defined in the Town of Arlington Zoning Ordinance, and are subject to final Town approval.
   b. To reduce allowable uses on the southern end of the site to only Automobile Sales and Service, Office, and Convenience Stores with accessory retail bakery or walk-up food sales, and to wholesale auto sales on the northern end of the site (as divided in the exhibits provided). All uses must be able to be served by septic facilities located on the property with the principal structure that the system is to serve.
   c. To note that the wholesale auto sales portion of the PD will be subject to M1: Light Industrial bulk regulations.
   d. To note that any development must follow Town Design Guidelines and metal façade buildings are not acceptable.
   e. To replace language about painted parking lot islands with language stating a reduction in required landscaped islands to 1 every 22 spaces in the auto auction storage lot.
   f. To note that the development will provide a regional stormwater detention facility(s) per Town requirements for the entire site. Any underground drainage network shall be designed to Town stormwater requirements.
   g. To note that a Transportation Impact Study shall be that addresses both the impacts to Highway 64 and SR385. Transportation Impact Study shall include but not be limited to existing and projected traffic volumes, signal timings and analysis, and anticipated vehicle delays for vehicles entering and exiting the site for all turning movements during peak traffic conditions.
   h. To note that the allowable uses states above shall be approved by the Shelby County Health Department to be served by an individual, on-site sanitary sewer septic system. Each lot shall be required to have an individual septic system and duplicate area completely within their individual lot. An “alternative” wastewater treatment system will not be allowed to serve this overall development. Arlington does not allow the use of spray irrigation systems or “drip fields” for wastewater disposal.
**Town of Arlington**

**Planning Commission**

**Planned Unit Development**

**General Development Plan Application**

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*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 General Development Plan. Contact the Town Planner at 901-867-3449 to schedule an appointment.*

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<tr>
<th>Planned Development Name:</th>
<th>City Enterprises P.D.</th>
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<tr>
<td>Location:</td>
<td>Northwest corner of Hwy 64 and State Route 385</td>
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<tr>
<td>Owner of Record:</td>
<td>BFT, LLC</td>
</tr>
<tr>
<td>Owner Address:</td>
<td>6314 W. Pierson Road, Flushing, MI 48433</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>810-240-3058</td>
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<tr>
<td>E-mail Address:</td>
<td><a href="mailto:jbanacki2424@gmail.com">jbanacki2424@gmail.com</a></td>
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| Developer Contact:        | Barton Thomas         |
| Company Name:             | City Enterprises      |
| Mailing Address:          | 5240 Poplar Ave., Suite 300 |
| Daytime Phone:            | 507-4766              |
| E-mail Address:           | btjomas@cityllc.com   |

| Engineer/Designer Contact:| Cindy Reaves          |
| Company Name:             | SR Consulting, LLC    |
| Mailing Address:          | 5909 Shelby Oaks Drive, Suite 200, Memphis, TN 38134 |
| Daytime Phone:            | 373-0380              |
| E-mail Address:           | cindy@srece-memphis.com |

**Instructions for Submitting an Application:**

- [x] 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*

- [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.

- [x] Refer to the Town of Arlington Zoning Ordinance, available at [www.townofarlington.org](http://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
Planning Commission
General 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.

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Revised 1/2015
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   Applicant: Prewitt Andrews, LLC

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

   Name                Business or Home Address
   David S. Andrews    945 Casey Key Road, Nokomis, FL 34275
   Maryanne P. Andrews 945 Casey Key Road, Nokomis, FL 34275

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   Owner and Lessee: BFT, LLC

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

   Name                Business or Home Address
3. Not for Profit Entities: If the applicant submitting the Application ("Applicant") is a not for profit entity, the authorized representative of the Applicant must list below the name and business or home address of the President (or equivalent chief executive officer) and the members of its board of directors:

Applicant:  

President or Equivalent  
Chief Executive Officer:  

Members of the Board of Directors of the Applicant:  

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President or Equivalent  
Chief Executive Officer:  

Members of the Board of Directors of the Owner and Lessee:  

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PUBLIC HEARING
TO CONSIDER AN APPLICATION FOR A COMMERCIAL PLANNED DEVELOPMENT ON 70 ACRES OF LAND
APRIL 21, 2017 AT 6:30 P.M.
ARLINGTON TOWN HALL
590 AIRLINE ROAD
(904) 486-2520