Town of Arlington
Design Review Committee Meeting

January 15, 2019
6:30 P.M.
AGENDA
Design Review Committee
Tuesday, January 15, 2019
6:30 p.m.

I. Call to Order & Establishment of a Quorum

II. Approval of the December 11, 2018 Meeting Minutes

III. Old Business

A. Other as Properly Presented

IV. New Business

A. ABRA Auto Body Collision – Site Plan – West side of Airline Rd., roughly 600 feet south of Memphis Arlington Rd.

B. Wendy’s – Site Plan – Southwest corner of Airline and Memphis Arlington Rd.

C. Fairfield Inn & Suites – Site Plan – West side of Airline Rd., roughly 300 feet south of Brooks Branch Rd.

D. Sentry Self Storage – Site Plan – West side of Airline Rd., roughly 300 feet south of Brooks Branch Rd.

E. Other as Properly Presented

V. Adjourn
ABRA Auto Body
SITE PLAN REVIEW

DATE: January 15, 2019

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review for new commercial building

APPLICANT: D3 Arlington, LLC; Representative: David Bailey

DESIGN PROF./CONSULTANT: Kimley-Horn and Assoc., Inc.; Representative: Jarmon Peregoy

SITE LOCATION: West side of Airline Road, roughly 600 feet south of Memphis-Arlington Road.

SITE ACREAGE: 2.14 Acres

ZONING: SC (Shopping Center)

PROPOSAL: The applicant is requesting DRC approval of a site plan for a new auto body repair business on the west side of Airline Road, just south of Arlington Automotive. The area proposed is largely paved but otherwise unimproved, having previously been part of the Arlington Airport. The site is just over 2 acres in size and zoned SC: Shopping Center.

The applicant proposes to construct an 18,026 square foot building for a new ABRA Auto Body location. The building will front Airline Road and share the existing driveway from adjacent Arlington Automotive, which straddles their property lines. The driveway extends around the entire building, providing access to all sides (even though most of it is fenced for screening).

The use required a Conditional Use Permit from the Board of Zoning Appeals (BZA), with Planning Commission review and input, which was approved on December 20, 2018.

Building Elevations: The building is long and narrow, with the main entrance on the northeast corner, customer parking in the front, and the rear of the site screened with an eight (8) foot tall, black vinyl privacy fence (a screening requirement due to the use). The customer entrance area is identified by a slightly taller parapet and larger windows on each side, as well as business signage. A total of 25
service bays are provided within the building, with only 4 exterior bay doors, 3 on the north and 1 on the rear. At 225 feet long, the proposal was revised to include adequate wall plane variation to meet Code requirements; the use of varied materials and parapet heights avoid long, uninterrupted walls.

The applicant proposes a mixture of clay brick (driftwood and charcoal colors) and stucco to match the driftwood brick, with brick as the predominant material, and dark bronze metal downspouts. The window and door framing systems, as well as downspouts, are proposed in a black color to match the charcoal brick. Doors, both overhead and man, are proposed to be painted to match the adjacent wall, with most matching the lighter driftwood brick. A minimal amount of ABRA orange is proposed on safety bollards (by the bay doors and at the rear of the site) and on the inside trim of the 4 bay doors. As it is minimal and all but one of the doors is behind a screen wall, this use of full chroma color seems acceptable.

Color and material samples will be available at the meeting. A color rendering is included in the packet

**Landscaping and Tree Ordinance:** The project meets minimum open space requirements and will exceed the required 42.8 tree density units, providing 51 tdu as currently proposed.

The site is landscaped with a variety of trees, shrubs, groundcover throughout. The site will receive sod around the perimeter open spaces. Along the Airline Road streetscape, alternating Pin Oaks and Crape Myrtles are proposed, consistent with the Airline Road plate. Due to overhead utility lines, the trees are shifted closer to the parking lot than road. A row of Holly are proposed behind the tree line.

Other trees on-site include several Willow Oak, Sweet Bay Magnolia, and October Glory Maples on the side and rear, which are all recommended in our Design Guidelines. In response to BZA concerns about screening, a condition of their approval was the addition of at least 12-foot-tall mature evergreens be planted along the south side at ±20 centers. Those are not shown on this plan. A condition is included to require the landscape plan be updated.

Cluster of other smaller shrubs and groundcover are proposed along the pedestrian walkway at the driveway entrance, in the parking lot islands, around the lift station area, and around a potential future ground sign.

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 two parking lot fixtures on 25-foot tall poles within the parking lot, one at the front and one at the rear. Each pole light includes with square black poles and slim-profile LED heads. The lights are within the maximum height permitted, based on the site location, as the closest residential is over 200 feet from the site.

In addition, 14 black wallpack lights are proposed around the perimeter of the building. The proposed lighting provides little, if any, trespass onto adjacent properties.

**Garbage Collection Areas:** Dumpsters to serve the site are located at the rear of the site, in the northwest corner. As they are proposed behind an 8-foot black, privacy fence, the applicant has not proposed a separate masonry enclosure. Instead a concrete pad is proposed with bollards to guide
dumpster placement and ensure they are kept in this location only. If approved, it should be noted that should the use change and the fence ever be removed, a masonry trash enclosure would be required of the new user.

**Mechanical Units and Meters, Transformers, Rooftop Units:** Rooftop units shall be screened by the parapet, and Site Line drawings were provided to further support this. A condition of approval notes additional approved screening shall be provided if that is not the case. Also, ground mounted equipment or meters must be screened by landscaping or other means. Most meters and equipment should be screened by the 8’ tall privacy fence surrounding most of the site.

**Signage:** No application for signage has been submitted at this time. However, the applicant has included potential sign locations on the plan, including a ground sign and wall signs. A separate application must be presented to staff for consideration and approval of each of these signs.

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

**RECOMMENDATION:**
Staff recommends approval of the proposed ABRA 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 January 4, 2019, 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. If the use of the building ever changes and the privacy fencing is ever removed, the new user will be required to install a masonry dumpster enclosure on-site.

7. Prior to the starting construction, 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. Additional approved screening measures shall be added if the proposal does not adequately screen rooftop equipment from adjacent roadways.
b. Irrigation for designated landscape areas is required. An irrigation plan shall be submitted to Staff for review and approval prior to issuance of a building permit.

c. Note 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.

d. Provide a revised Landscape plan to meet BZA requirements. It shall include more mature landscaping and evergreens a minimum of 12-foot-tall and planted +/- 20 foot off center on the south side to ensure year-round screening of the storage area, or as approved by the DRC, due to elevation differences between the site and Airline Road.
Town of Arlington
Design Review Committee
Site Plan Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Project Name: ABRA Auto Body Repair of America
Project Address: Airline Road, Arlington, TN 38002
Zoned: S-C

Developer Contact: David Bailey
Company Name (if applicable): D3 Arlington, LLC
Company Address: 3841 Green Hills Village Drive, Suite 400, Nashville, TN 37215
Daytime Phone: 615-269-5444 Fax Number: 615-383-6686
E-mail Address: dbailey@oldacreemcdonald.com

Architect Contact: Patrick Bales
Company Name: MJM Architects
Mailing Address: 712 4th Avenue South, Nashville, TN 37210
Daytime Phone: 615-244-8170 Fax Number: N/A
E-mail Address: p.bales@mjmarch.com

Engineer Contact: Jarmon Peregoy, PE
Company Name: Kimley-Horn and Associates, Inc.
Mailing Address: 6750 Poplar Ave., Suite 600, Memphis, TN 38138
Daytime Phone: 901-881-7402 Fax Number: 
E-mail Address: Jarmon.Peregoy@kimley-horn.com

Name of Property Owner: Town of Arlington
Mailing Address: PO Box 507 Arlington, TN 38002-0507
Daytime Phone: 901-867-3449 Fax Number: 
E-mail Address: areeder@townofarlington.org

Instructions for Submitting an Application:

☒ Fee Schedule: $400.00
*Make checks payable to the Town of Arlington*

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

OFFICE USE ONLY
Date Received: 11/27/2018
Amount: $400
Fee Receipt #: 42628

5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507
Telephone (901) 867-3449 • Fax (901) 867-2638
Design Review Committee
Site 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. If all required materials/documents are not submitted to and received by the Planning Department by the deadline, the application will NOT be accepted or posted on the Design Review 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.

*Owner information is required

<table>
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<tr>
<th>APPLICANT:</th>
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<td>If an Entity:</td>
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<tr>
<td>Name of Entity: D3 Arlington, LLC</td>
<td>Name of Entity: [Name of Owner]</td>
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<td>By (Signature): [Signature]</td>
<td>By (Signature): [Signature]</td>
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<tr>
<td>Print Name: David Bailey</td>
<td>Print Name: [Print Name]</td>
</tr>
<tr>
<td>Title: Manager</td>
<td>Title: [Title]</td>
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If an Individual(s):

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| Print Name: | Print Name: |
| Signature: | Signature: |

Copy and use additional pages if necessary
TOWN OF ARLINGTON, TENNESSEE
DESIGN REVIEW COMMITTEE
DEVELOPMENT STAFF REPORT

Wendy’s
SITE PLAN REVIEW

DATE: January 15, 2019

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review for new drive-through restaurant

APPLICANT: Wendelta Property Holdings, LLC; Representative: Don Nichols
DESIGN PROF./CONSULTANT: Pickering Firm, Inc.; Representative: Cara Martin

SITE LOCATION: Southwest corner of Airline Road and Memphis-Arlington Road.

SITE ACREAGE: 1.00 Acres

ZONING: SC (Shopping Center)

PROPOSAL: The applicant is requesting DRC approval of a site plan for a new drive-through Wendy’s restaurant on the southwest corner of Airline Road and Memphis Arlington Rd. The area proposed is largely paved but otherwise unimproved, having previously been part of the Arlington Airport. The site is 1 acre in size and zoned SC: Shopping Center.

The Planning Commission approved the Site Plan layout for this site on December 17, 2018.

Building Elevations: The building is a narrow, rectangular structure, roughly 2,562 square feet in size. It faces Airline Road with a customer entrances on either side, a small patio with three umbrellas out front, and a drive-through that wraps around the rear and sides. The order board is on the west side of the building, with pickup windows on the south side.

The applicant proposes an exterior of primarily clay brick in a marble gray color with cottage stone wainscoting. The window and door framing systems, as well as downspouts, are proposed in a dark bronze. Gray accent walls with taller parapets are shown at the two pick-up windows, as well as two small awnings over the windows in dark bronze. A red brick accent wall is the primary feature at the front of the building. The brick is proposed in place of the typical red stucco wall on many of their new stores; it’s more in keeping with our Guidelines and compliments surrounding commercial buildings.

Color and material samples will be available at the meeting and a color rendering is included.

Landscaping and Tree Ordinance: The project meets minimum open space requirements and will exceed the required 20 tree density units, providing 39.9 tdu as currently proposed.
The site is landscaped with a variety of trees, shrubs, groundcover, including sod around any disturbed areas. Along the Airline Road streetscape, alternating Redbuds and Tree Form Yaupon are proposed as opposed to the Pin Oaks and Crape Myrtles in the Airline Road landscape plate. The applicant states the Pin Oaks were replaced due to overhead utility lines, which restricts their use of the larger Pin Oaks. The Redbuds are proposed to avoid the bark scale disease in the region on crape myrtle, a replacement which staff and the DRC have allowed in the recent past.

A row of alternating Indian Hawthorn and Dwarf Holly are proposed behind the street tree line. Other trees on-site include several Nuttal Oak and two Sweet Bay Magnolia on the side and rear, which are both recommended in our Design Guidelines. Cluster of other smaller shrubs and groundcover are proposed around the rear of the building, the front patio, parking lot islands, and the trash enclosure.

Black aluminum railings are proposed to frame out the small front patio and at each customer entrance. This adds a detail and restricts customers from stepping out of the building and directly into the drive-through lane. A detail of the railing is provided.

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 five 26-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.

Around the perimeter of the building there is a variety of building lights, including five custom bronze fixtures, three slim LED wallpacks around the windows and rear door, and several recessed downlights. The photometric shows little to no trespass onto adjacent properties.

**Garbage Collection Areas:** A double-wide trash enclosure is proposed at the southwest corner of the site. It will be brick matching the building (presumably marble gray) with a precast stone cap and deckplate door panels on metal frames. Staff recommends the door color be identified in a color to complement the building, such as the color of the metal doors and downspouts.

**Mechanical Units and Meters, Transformers, Rooftop Units:** No rooftop units are identified; however, any would have to be 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 planting at the rear of the building which would likely be the location of various meters.

**Signage:** No application for signage has been submitted at this time. However, the applicant has included potential sign locations on the plan, including a ground sign and wall signs. A separate application must be presented to staff for consideration and approval of each of these signs.

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

**RECOMMENDATION:**
Staff recommends approval of the proposed Wendy’s 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 January 4, 2019, 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 starting construction, 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 to the satisfaction of staff, unless the equipment is required to maintain visibility and access. All roof-mounted equipment must be fully screened from public right-of-way view by the building parapet.

   c. Revise the trash enclosure doors to match the building colors, such as the Mississippi Bronze or Knights Armor. The brick shall be Marble Gray to match the building.
# Town of Arlington

## Design Review Committee

### Site Plan Application

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**Refer to Meeting and Submittal Dates Calendar for Application Deadlines**

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Wendy's- Arlington</th>
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<tbody>
<tr>
<td>Zoned:</td>
<td>SC</td>
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<tr>
<td>Project Address:</td>
<td>Lot 1 A of Re-Subdivision of Lot 1, Re-Subdivision of the Old Arlington Municipal Airport</td>
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<tr>
<td>Developer Contact:</td>
<td>Don Nichols</td>
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<tr>
<td>Company Name (if applicable):</td>
<td>Wendelta Property Holdings, LLC</td>
</tr>
<tr>
<td>Company Address:</td>
<td>263 Wagner Place, Memphis, TN 38103</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>(901) 271-2500</td>
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<tr>
<td>Fax Number:</td>
<td></td>
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<tr>
<td>E-mail Address:</td>
<td>d <a href="mailto:nichols@carlislecorp.com">nichols@carlislecorp.com</a></td>
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</table>

| Architect Contact: | Gregg Soltis |
| Company Name: | The Wendy's Company |
| Mailing Address: | One Dave Thomas Boulevard, Dublin, OH 73017 |
| Daytime Phone: | (614) 764-3244 |
| Fax Number: |                |
| E-mail Address: | gregg.soltis@wendys.com |

| Engineer Contact: | Cara Martin |
| Company Name: | Pickering Firm |
| Mailing Address: | 6775 Lenox Center Court, Suite 300 Memphis, TN 38115 |
| Daytime Phone: | (901) 729-5508 |
| Fax Number: |                |
| E-mail Address: | cmartin@pickeringfirm.com |

| Name of Property Owner: | Town of Arlington |
| Mailing Address: | 5854 Airline Road, Arlington, TN |
| Daytime Phone: | (901) 867-3449 |
| Fax Number: |                |
| E-mail Address: | |

### Instructions for Submitting an Application:

- **X** Fee Schedule: $400.00
  - *Make checks payable to the Town of Arlington*
- **X** Attached is a Site Plan Checklist of required items. All items must be addressed or the application may be deemed incomplete and returned to the applicant.

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**Office Use Only**

Date Received: 11/27/18

Amount: $400.00

Fee Receipt #: 426-33

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5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507
Telephone (901) 867-3449 • Fax (901) 867-2638
Design Review Committee
Site 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. If all required materials/documents are not submitted to and received by the Planning Department by the deadline, the application will NOT be accepted or posted on the Design Review 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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DATE: January 15, 2019

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review for new hotel

APPLICANT: Grant Properties LLC; Representative: Milton Grant

DESIGN PROF./CONSULTANT: Renaissance Group, Inc.; Representative: Wesley Wooldridge, P.E.

SITE LOCATION: West side of Airline Road, south of I-40 and Brooks Branch Road.

SITE ACREAGE: 2.34 Acres

ZONING: SC (Shopping Center) with Arlington Trails PD overlay

PROPOSAL: The applicant is requesting DRC approval of a site plan for a hotel on the southwest corner of Airline Road and Brooks Branch/I-40. The area proposed is unimproved and treed. The site is 2.34 acre in size and zoned SC: Shopping Center with a PD overlay.

The Planning Commission approved the Site Plan layout for this site on December 17, 2018.

Building Elevations: The applicant proposes to construct a four-story, 56,776 square foot hotel at the end of Fair Springs Cove, a new street in the Arlington Trails PD. The building will sit in the center of the site, with the entrance facing I-40 (north) and the pool enclosure on the opposite side. Landscaping and parking surround the building on all sides.

The applicant proposes a mixture of clay brick (slate gray, dove gray, and crimson), ledgestone, stucco (white and sand drift) and architectural metal panels. The materials are mostly distributed as follows:

- Slate gray brick on the first floor and in large vertical sections on north and south sides.
- Crimson brick on vertical elements on all four sides, more substantial on east and west ends.
- Dove gray brick in the center of south side and on the ends of building (east/west)
- Metal panel on front center above entrance and on the large awning at the check-in area.
- Ledgestone is centered around the entrance, the front awning columns, and pool enclosure wall.
- Stucco on the 4 wall sections on the north and south sides that are cantilevered ±6 ft beyond the first floor (BMA condition of approval limits it to these areas).
The window and door framing systems are proposed as clear anodized, to complement the lighter brick and stucco, as well as the metal building accent wall. Windows will be a low e glass, with no tint planned. Additional trellis and awnings details are provided around the building at entrances and along the roofline for an accent. Metal exterior doors are painted to match their adjacent surface.

The stucco is proposed in two colors; white being the primary color with beige proposed in horizontal stripes under the windows (in line with the room AC vents). Color and material samples will be available at the meeting and a color rendering is included.

Brick pavers are proposed as accents in the drop-off area, in the walkway from the sidewalk, and in the walkway to the large open space area on the south side of the building. These were included in the PD as elements to tie it to the rest of the development. The walkway and open space may ultimately connect to adjacent lot and will include dog walking stations and benches for hotel customers.

**Landscaping and Tree Ordinance:** The project meets open space requirements and will well exceed the required 50 tree density units, providing 107 tdu as currently proposed.

The site is landscaped with a good variety of trees, shrubs, groundcover, including sod in all turf areas. Along the Fair Springs Cove streetscape, Green Vase Saw Leaf Zelkovas are proposed at 30-foot centers, consistent with the PD’s landscape plate. The streetscape will include almost the entire cul-de-sac with this first building. A row of alternating compact Juniper and Dwarf Holly are proposed along the street tree line.

Other trees on-site include Willow Oak, Sweet Bay Magnolia, Maples, Holly, American Hophornbeam, and Eastern Red Cedar. Cluster of other smaller shrubs and groundcover are proposed around all sides of the building, in parking lot islands, around the rear pool area, at the entrances and drop-off, and the trash enclosure. Annuals are also proposed at the site entrances for color.

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 site is well lit, but the photometric plan shows little to no trespass onto adjacent properties. The Lighting plan shows twelve (12) roughly 25-foot tall pole lights within the parking lot, each with bronze poles and slim-profile LED heads. Two similar lights on 14-foot poles are noted around the pool area. The pole lights are all within the maximum height permitted, based on the site location.

Around the perimeter of the building there is a variety of other building lights, including decorative bollards, recessed downlights, building uplights, in-ground uplights, accent lighting, and bronze wall fixtures. Due to the amount of lighting specific to the building, a vertical photometric plan was required. The vertical plan appears to show the lighting primarily concentrated on the lower floor, with little to any reaching the top floors.

**Garbage Collection Areas:** A trash enclosure is proposed on the south side of the site. It will be brick matching the slate gray on the building with a precast stone cap and metal door panels painted to match the brick on metal frames. It is shown as screened on three sides with evergreens.
Mechanical Units and Meters, Transformers, Rooftop Units: Rooftop units will be screened by parapets, screen walls, and the general height of the building. Ground mounted equipment or meters must be screened by landscaping or other means. Plans note an electrical transformer to be screened by landscaping on the rear of the building, and wall gas meters behind a brick screen wall.

Signage: No application for individual signage has been submitted at this time. However, the applicant has processed a Master Sign Policy that guides both ground and wall signs for the site. A separate application consistent with that Policy shall be presented to staff for approval of each of these signs before installation.

Next Steps: If approved, the applicant must next complete all conditions of approval, and have a pre-construction meeting with staff before starting work. Phase 1 of the Planned Development, which includes all the infrastructure (roads, utilities), will be required prior to any construction on the site unless a full bond is received for that work.

RECOMMENDATION:
Staff recommends approval of the proposed Fairfield Inn and Suites by Marriott Site Plan, subject to the following conditions and any additional recommended by the Design Review Committee:

CONDITIONS OF APPROVAL:

1. It is found that the DRC application and plans dated January 4, 2019, 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 starting construction, the applicant shall address the following 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. All trees must be planted at a minimum size of 2.5” caliper.
   c. Note that all ground mounted equipment or meters must be screened by landscaping or other approved measures to the satisfaction of staff, unless the equipment is required to maintain visibility and access. All roof-mounted equipment must be fully screened from public right-of-way view by the building parapet.
   d. Benches and dog walking stations shall be installed consistent with the approved PD.
## Town of Arlington

Design Review Committee
Site Plan Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

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<tr>
<th>Project Name: Fairfield Inn &amp; Suites Arlington</th>
<th>Zoned: PD-S-C</th>
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<td>Project Address: West of Airline Road and I-40</td>
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<tr>
<td>Developer Contact: Milton Grant</td>
<td></td>
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<td>Company Name (if applicable): Grant Properties LLC</td>
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<tr>
<td>Company Address: 9075 Forest Centre Dr., Germantown, TN 38138</td>
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<tr>
<td>Daytime Phone: 901-930-0590 Ex 5, Fax Number: 901-930-0591</td>
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<tr>
<td>E-mail Address: <a href="mailto:mgrant@granthomes.com">mgrant@granthomes.com</a></td>
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| Architect Contact: Barry Allmon |               |
| Company Name: Renaissance Group |               |
| Mailing Address: 9700 Village Circle, Suite 100, Lakeland, TN 38002 |               |
| Daytime Phone: 901-332-5533, Fax Number: |               |
| E-mail Address: ballmon@rgroup.biz |               |

| Engineer Contact: Wesley Wooldridge |               |
| Company Name: Renaissance Group |               |
| Mailing Address: 9700 Village Circle, Suite 100, Lakeland, TN 38002 |               |
| Daytime Phone: 901-332-5533, Fax Number: |               |
| E-mail Address: wwooldridge@rgroup.biz |               |

| Name of Property Owner: Bond Enterprises TN, Inc. |               |
| Mailing Address: 8006 Woodfern Dr, Indian Springs, AL 35124 |               |
| Daytime Phone: 205-733-9270, Fax Number: |               |
| E-mail Address: deverewb@hotmail.com |               |

### Instructions for Submitting an Application:

- Fee Schedule: $400.00
- Make checks payable to the Town of Arlington
- Attached is a Site Plan Checklist of required items. All items must be addressed or the application may be deemed incomplete and returned to the applicant.

**OFFICE USE ONLY**

Date Received: 10/25/18
Amount: $400
Fee Receipt #: 42444

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

Town of Arlington
Design Review Committee  
Site 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. If all required materials/documents are not submitted to and received by the Planning Department by the deadline, the application will NOT be accepted or posted on the Design Review 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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<td>By (Signature): [Signature]</td>
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<tr>
<td>Print Name: Milton Grant</td>
<td>Print Name: Dr. Winkler D. Bond</td>
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<tr>
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<td>Title: President</td>
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Sentry Self-Storage
SITE PLAN REVIEW

DATE: January 15, 2019

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review for new self-storage

APPLICANT: Grant Properties LLC; Representative: Milton Grant

DESIGN PROF./CONSULTANT: Renaissance Group, Inc.; Representative: Wesley Wooldridge, P.E.

SITE LOCATION: West side of Airline Road, south of I-40 and Brooks Branch Road.

SITE ACREAGE: 4.96 Acres

ZONING: SC (Shopping Center) with Arlington Trails PD overlay

PROPOSAL: The applicant is requesting DRC approval of a site plan for a self-storage facility on the west side of Airline Road, just south of I-40 in the Arlington Trails Commercial Planned Development (PD). The area proposed is unimproved and treed. The site is almost 5 acres in size and zoned SC: Shopping Center with a PD overlay.

The Planning Commission approved the Site Plan layout for this site on December 17, 2018.

Building Elevations: The applicant proposes a single story, 83,240 square foot self-storage facility which fronts on both Airline Road and the new Arlington Trails extension. The building is planned in a fort configuration and will be built toward the perimeter of most of the site. The rental office and primary entrance/exit will face Arlington Trails. A second emergency-only access faces Airline Road.

Red clay brick with a wainscoting of manufactured stone (alabaster, ground face) and Slate Gray brick cap are proposed around the entire building. A pitched, standing seam metal roof is proposed in charcoal gray, as are the exterior gutters. The building is roughly 17 feet tall at the ridge of the roof, with four tower features that are 28-32 feet in height. On the towers, gray stucco is proposed above the red brick. The window and door framing systems are proposed as clear anodized. (Gray/blue colors shown on the color board are proposed on interior gutters and unit doors only.)
The scale and unusual shape of the proposal, with exterior walls from 150-260 feet long, makes it difficult to envision the final product. The applicant has attempted to overcome this by graying out portions of an elevation that sit substantially farther back from the public ROW. For example, the Airline Road frontage only includes 50 feet of building at the front setback, the remaining 200+ feet of building face sits another 230 feet farther back (and largely behind the gas station).

The site also faces the challenge of providing wall plane variation to meet our Code, which only allows a max of 60 feet of uninterrupted wall. The rental office faces Arlington Trails and Airline Rd. and includes the tallest tower feature and nine (9) arched windows framed in gray block and keystones. Two other towers add variation to the Arlington Trails elevation, and one tower faces Airline Road with faux windows below it.

On other elevations, pairs of additional “faux windows” (arches the same scale of the office windows and surrounded by a similar gray block frame) are provided. Some include additional roof variation and others are generally flush with the wall. These window pairs are spaced along the exterior to meet our Code for wall plane variation. As noted, given the scale of the building this is difficult to achieve. Staff also notes the less adorned sides are those that will face the back of other buildings. However, staff questions if additional roofline elements might more successfully meet our Guideline’s intent.

Color and material samples will be available at the meeting and a color rendering is included. For discussion, staff would note the ground face stone differs from what has previously been accepted and suggests a different texture, such as a chisel face stone, would be more consistent.

Red brick pavers are proposed as accents in the right-in/right-out island off Airline Road and the walkway from the sidewalk. These were included in the PD as elements to tie it to the rest of the development.

**Landscaping and Tree Ordinance:** The project meets open space requirements and will exceed the required 99 tree density units by providing 126 tdu as currently proposed.

The site is landscaped with a variety of trees, shrubs, groundcover, including sod in all turf areas. The Arlington Trail streetscape is consistent with the PD, providing Yoshino Cherry and Flame Amur Maples at roughly 25-foot centers. The Airline Road streetscape proposes alternating Crape Myrtles and Trident Maples, backed by a line of junipers. The Trident Maples should be replaced with Pin Oaks to be consistent with the PD. In addition, the Planning Commission recommended enhanced planting along Airline Road to help screen the view beyond the emergency access gates.

Other trees on-site include Sweet Bay Magnolia, Maples, Hollies, and Arborvitae. A long row of Holly are proposed along the west building line, and a similar line of evergreens are proposed on the Fairfield site to the north, providing screening of that elevation. Cluster of holly are proposed along the other elevations to also soften the building appearance. Staff would expect these to be centered between the faux window banks along the wall. Other smaller shrubs and groundcover are proposed on the street frontages and around the customer parking lot. Annuals are also proposed by the entrance for color.

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 site is well lit on the inside for customers, including four 25 foot bronze pole lights. One similar pole light is proposed at the entry gates. Other building lights include bronze wall fixtures around the customer parking lot and some accent lights along the Airline Road frontage. The proposed lighting shows little, if any, trespass onto adjacent properties.

Garbage Collection Areas: Due to the nature of the building layout, no visible trash enclosure is proposed. A trash enclosure is proposed within the building enclosure, along with a trash compactor for tenants to utilize.

Mechanical Units and Meters, Transformers, Rooftop Units: No rooftop units are anticipated. Ground mounted equipment or meters must be screened by landscaping or other means, which is noted on plans.

Signage: No application for signage has been submitted at this time. Anything shown on the plans is conceptual only. However, the applicant has processed a Master Sign Policy that guides ground and wall signs for the site. A separate application consistent with that Policy shall be presented to staff for approval any signs before installation.

Next Steps: If approved, the applicant must next complete all conditions of approval, and have a pre-construction meeting with staff before starting work. Phase 1 of the Planned Development, which includes all the infrastructure (roads, utilities), will be required prior to any construction on the site unless a full bond is received for that work.

RECOMMENDATION:
Staff feels most of the Sentry Site Plan proposal meets our Design Guidelines and only the wall plane variation stands in question of whether it meets our design intent. If the exterior walls are satisfactorily enhanced, staff supports approval of the Sentry Storage Site Plan, subject to the following conditions and any additional recommended by the Design Review Committee:

CONDITIONS OF APPROVAL:
1. It is found that the DRC application and plans dated January 4, 2019, 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 starting construction, 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. All trees must be planted at a minimum size of 2.5” caliper. Provide a revised landscape plan noting trees and shrubs planted along Airline Road installed at larger sizes to meet goal of screening the emergency exit.

   c. Note that all ground mounted equipment or meters must be screened by landscaping or other approved measures to the satisfaction of staff, unless the equipment is required to maintain visibility and access. All roof-mounted equipment must be fully screened from public right-of-way view by the building parapet.
# Design Review Committee
## Site Plan Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

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| Architect Contact: | David Meinecke |
| Company Name: | Jordan Architects Inc. |
| Mailing Address: | 131 Calle Iglesia Suite 100 |
| Daytime Phone: | 949-388-8090 | Fax Number: 949-388-8290 |
| E-mail Address: | dmeinecke@jordanarchitects.com | |

| Engineer Contact: | Wesley Wooldridge |
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<tr>
<td>Title: <strong>Managing Member</strong></td>
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