Town of Arlington
Design Review Committee Meeting

November 13, 2018
6:30 P.M.
AGENDA
Design Review Committee
Tuesday, November 13, 2018
6:30 p.m.

I. Call to Order & Establishment of a Quorum

II. Election of Officers

III. Approval of the August 14, 2018 Meeting Minutes

IV. Old Business
   A. Other as Properly Presented

V. New Business
   B. Arlington Trails Planned Development – Master Sign Plan – Airline and Brooks Branch Rd. – PULLED
   C. Other as Properly Presented

VI. Adjourn
DESIGN REVIEW COMMITTEE
Member List and Term Expirations
November 13, 2018

Jeremy Biggs, Alderman .................................. November 2019
Josh Holtgrewe, Chairman .............................. November 2019
Ron Colin .................................................... November 2019
Tommy Reyes .............................................. November 2019
Daniel Davidson ........................................... November 2020
Jeanne Myers ............................................. November 2020
TOWN OF ARLINGTON, TENNESSEE
DESIGN REVIEW COMMITTEE
DEVELOPMENT STAFF REPORT

Regions Bank
SITE PLAN APPLICATION REVIEW

DATE: November 13, 2018

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review

APPLICANT: Regions Bank; Representative: John Earley

DESIGN PROF./CONSULTANT: The Roberts Group, PSC; Representative: Janet Pugh, R.A.

SITE LOCATION: 4900 Milton Wilson Blvd; Lot 4 of the Airline Road PD at the southeast corner of Airline Road and Milton Wilson

SITE ACREAGE: 0.874 Acres

ZONING: SC (Shopping Center) – with Airline Road PD overlay

PROPOSAL: The applicant is requesting DRC approval of a site plan for a new bank on the southeast corner of Airline Road and Milton Wilson, on the Shops at Arlington Village property. The out-lot is just under 1 acre in size, within the SC zoning district, and subject to the Airline Road PD overlay. The proposed subject area was graded and seeded during development of the Airline Road PD property, in preparation for a tenant.

The applicant proposes to construct a 2,257 square foot building for Regions Bank. The building will front Milton Wilson with parking on the north and west side, and will gain access off a shared drive from an existing curb cut on Milton Wilson (currently blocked with a guardrail). A driveway will extend around the entire perimeter of the building and provide access to parking and bank teller lanes on the east side of the building. All site improvements (building and parking) lie outside the front 25-foot streetscape/setbacks.

The Planning Commission approved the Site Plan for this site on September 17, 2018.
Building Elevations: The proposed building is constructed primarily of clay brick in a running bond pattern, with the entrance and ATM area on the north side of the building and teller lanes on the west side. The sides and rear of the building are primarily a dark reddish/brown brick (Interstate Brick: Ironstone), which is the same brick used on the existing Shops building within the PD. The front elevation utilizes a darker, black brick (Endicott: Manganese Ironspot), which wraps around the west side roughly 12 feet.

Metal cap flashing in a charcoal color is proposed around the roofline and a metal canopy in the same color is proposed over the windows at the entrance. The ATM area inside the windowed northwest corner has aluminum wall panels that look like wood and is visible from the outside. An accent of the same aluminum panels extends down the west wall just outside the windows.

The bank teller lanes are proposed with a metal canopy that matches other metal accents on the building, supported by brick columns in the dark Manganese Ironspot brick to match the front elevation. The applicant proposes to use aluminum panels in a “Regions green” color around the teller window (14’x10’ area) and after-hours deposit box (3’x6’ area). In addition, the atm/teller machines and bollards in the drive-through area also include Regions green details.

Town Design Guidelines call for exterior finish colors to fit into the built environment, using subtle earth tones as opposed to bright colors. The approved Planned Development (PD) on this property calls for outlots to complement the primary buildings in the PD (Kroger and Shops). The proposed exterior brick and “wood” accents clearly follow Town guidance and the direction of the approved Planned Development. The Regions green panels in the teller area are a clear deviation. The applicant proposes this minimal use of bright green to assist in branding the bank, as it is their signature color. Staff generally looks for branding to take place with signage or accessory features on site. As such, if the Committee determines the wall panels should be removed, staff feels use of the Regions green on the equipment and/or bollards would be an acceptable way for site branding. It is also one that is more easily modified, should the tenant ever change in the future.

Landscaping and Tree Ordinance: A landscape plan shows the site will well exceed the required 17.5 tree density units, by providing a total of 19.75 tdu across the site.

The site must follow the adopted landscape plates for Airline and Milton Wilson, as laid out in the approved Airline Road PD overlay. The plan includes a streetscape with alternating Nuttal Oak and Crape Myrtle on Airline Road, and alternating Sunset Maple and Crape Myrtle on Milton Wilson. The site also includes 7 additional Red Sunset Maples around the property. Red Sunset Maple are approved trees in the PD; however, the maples on the Milton Wilson streetscape must be revised to include one of the four approved on that frontage.
The remainder of the site includes a variety of trees, shrubs, and groundcover throughout. A ring of holly and reed grass is proposed to provide screening of the transformer on the north side. A variety of smaller foundation plantings are also proposed around the building, including hydrangea, holly, and junipers.

The applicant will extend a pedestrian walkway from Milton Wilson to the building with this project.

An irrigation plan for the new areas 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 four pole lights within the front parking lot and two pole lights along the new driveway. The light fixtures will be 30 feet tall, and a dark bronze color, matching existing lighting in the development. Photometrics appear to show adequate coverage across the site, with some spillage onto the property to the east. However, the property to the east is another commercial outlot in this PD and will ultimately be lit in a similar manner when developed. The fixtures should complement elements on the proposed building.

**Garbage Collection Areas:** A small brick enclosure at the rear of the building is intended to allow for residential size roll-off cans, which is all that is needed for a bank. They noted that most trash from the site includes personal information that must be shredded or disposed of in a similar way. The enclosure will be finished in brick matching the surrounding building, with a rowlock cap and iron gate, which will match other metal accents.

**Mechanical Units and Meters, Transformers, Rooftop Units:** The only ground mounted equipment noted is the electrical transformer, which is screened by landscape plantings. Screening of rooftop equipment was a concern, due to elevation variations on the site. The architect has shown rooftop equipment proposed in mechanical wells, which allow the parapet walls to screen it. In addition, the front elevation was extended another 16”, to provide additional bulk and screening from Milton Wilson. A condition of approval notes additional screening will be necessary if the requirement for screening from public roadways is not met. Any additional ground mounted equipment or meters will also have to be appropriately screened if added outside of the existing mechanical area.

**Signage:** No application for signage has been submitted at this time. However, the applicant has shown possible locations for signage around the building and at the site entrance, to ensure landscaping consideration of the sign. A separate sign application must be presented to staff for consideration and approval of any 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 Regions Bank 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 October 26, 2018, along with the conditions of approval, meets the provisions of the Town of Arlington Zoning Ordinance and the Design

2. Any approval shall be contingent upon the applicant satisfying all requirements/conditions of Site Plan approval levied by the Planning Commission.

3. All plans submitted to Shelby County for the issuance of a building permit shall be consistent with the plans approved by the Planning Commission and Design Review Committee. Any plan changes require prior approval by Town of Arlington staff and/or the appropriate Committee.

4. The site shall be maintained in accordance with the approved plans for the life of the project. Any revisions to the site or building require prior approval from the appropriate Board/Commission.

5. No application for signage has been presented. A separate application shall be presented to staff for consideration and shall conform to the requirements of the Arlington Zoning Ordinance.

6. Prior to the issuance of a building permit, the applicant shall address the following conditions and make any necessary amendments to the plans. Amended plans must be submitted to staff for consideration and approval.
   a. Revise the landscape plan to replace the maples on the Milton Wilson streetscape with one of the four approved trees on that frontage, per the Airline Road PD.
   b. Irrigation for designated landscape areas is required. An irrigation plan shall be submitted to Staff for review and approval prior to issuance of a building permit.
   c. Note on plans that all ground mounted equipment or meters must be screened by landscaping or other approved measures, unless the equipment is required to maintain visibility and access.
   d. Additional approved screening measures shall be added if the proposed wells and parapets do not adequately screen rooftop equipment from adjacent roadways.
# Town of Arlington

**Design Review Committee**

**Site Plan Application**

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

<table>
<thead>
<tr>
<th>Project Name: Regions Bank</th>
<th>Zoned: SC</th>
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<tbody>
<tr>
<td>Project Address: 4900 Milton Wilson Boulevard, Arlington TN 38002</td>
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<tr>
<td>Developer Contact: John D. Earley</td>
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<tr>
<td>Company Name (if applicable): Regions Bank</td>
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<tr>
<td>Company Address: 250 Riverchase Parkway E Suite 600, Birmingham, AL 35244</td>
<td></td>
</tr>
<tr>
<td>Daytime Phone: 205-560-5247</td>
<td>Fax Number:</td>
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<tr>
<td>E-mail Address: <a href="mailto:john.earley@regions.com">john.earley@regions.com</a></td>
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| Architect Contact: Janet L. Pugh, R.A. |
| Company Name: The Roberts Group, PSC |
| Mailing Address: 239-C Southland Drive, Lexington, KY 40503-1928 |
| Daytime Phone: 859-276-2006 | Fax Number: 859-276-2901 |
| E-mail Address: jpugh@trgpasc.com |

| Engineer Contact: Vaughn R. Hill, P.E. |
| Company Name: The Roberts Group, PSC |
| Mailing Address: 239-C Southland Drive, Lexington, KY 40503-1928 |
| Daytime Phone: 859-276-2006 | Fax Number: 859-276-2901 |
| E-mail Address: vhill@trgpasc.com |

| Name of Property Owner: Daniel A. Fuller, Jr., Manager - Arlington TN Ventures, LP |
| Mailing Address: 4809 Cole Avenue, Suite 330, Dallas, TX 75205-3553 |
| Daytime Phone: 214-960-4597 | Fax Number: |
| E-mail Address: daniel@shopcompanies.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.

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**OFFICE USE ONLY**

Date Received: 9/30/18
Amount: $400.00
Fee Receipt #: 042223

5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507
Telephone (901) 867-3449 • Fax (901) 867-2638
Planning Commission  
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 Planning Commission 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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<tr>
<th>APPLICANT:</th>
<th>OWNER:</th>
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<td>(if different from applicant - if same, note &quot;same&quot;)</td>
<td><em>Owner information is required</em></td>
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<td>If an Entity:</td>
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<td>Name of Entity:</td>
<td>Name of Entity: <strong>ARLINGTON TN VENTURES GP</strong></td>
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<td>By (Signature):</td>
<td>By (Signature): <strong>DA</strong></td>
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<tr>
<td>Print Name:</td>
<td>Print Name: <strong>DANIEL FULLER</strong></td>
</tr>
<tr>
<td>Title:</td>
<td>Title: <strong>MANAGER</strong></td>
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<td>If an Individual(s):</td>
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<tr>
<td>Print Name: <strong>Lovell Foushee, Agent</strong></td>
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