Town of Arlington
Design Review Committee Meeting

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

I. Call to Order & Establishment of a Quorum

II. Approval of the December 12, 2017 Meeting Minutes

III. Old Business
   A. Other as Properly Presented

IV. New Business
   A. Haysville-Arlington Commons PD – Mixed commercial/residential development on the South side of Mott Street, roughly 400 feet east of Chester Street.
   B. Other as Properly Presented

V. Adjourn
Haysville-Arlington Commons PD
SITE PLAN APPLICATION REVIEW

DATE: February 13, 2018

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review for Master Development Plan

APPLICANT: H. Saga International, Inc.; Representative: Bob Wilson

DESIGN PROFESSIONAL: Ledford Engineering Planning Architecture; Rep: Kevin Ledford

SITE LOCATION: South side of Mott Street, roughly 400 feet east of Chester Street

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

SITE ACREAGE: 1.29 Acres

PROPOSAL: The applicant is requesting DRC approval of a new mixed use development at the eastern end of Mott Street, north of the CSX railroad in downtown Arlington. The property was most recently used as the Town’s Community Garden before it was sold to the applicant last year. The site falls within the B-3: Downtown Business zone and the Depot Square Overlay.

The applicant proposes to construct a two-story, 25,000 square foot, mixed-use building with retail and office on the ground floor and 10 single-family residential units above. The building is situated on the east side of the property, with a parking lot on the north, west, and south sides to serve the site. Access is provided through Mott Street and through a new driveway with sidewalk that extends from Chester to the building.

The BMA approved a Master Development Plan (MDP) for the Haysville-Arlington Commons PD on February 5, 2018.

Building Elevations: The proposed building is 38 feet tall and constructed of clay brick in four different colors, and with rooflines, accent materials, and other details that vary and are intended to simulate separate attached buildings. From the north, south, and west, it provides the appearance of nine (9) separate buildings.

The building utilizes many of the architectural features that are common in early 1900s commercial design, with each façade having lower storefront windows, an upper façade, and various parapet cornice treatments. The parapet for each façade is unique, further supporting the look of multiple
buildings through a varied roofline. The colors chosen for details on the building include a ruddy red, forest green, beige and dark brown color, all of which are intended to complement other structures in Depot Square.

The building has a primarily brick façade, but does include a few areas with a cast stone base, and wood window accents and framing. The building also includes a few facades with recessed entryways, which are more visible in the renderings. Sloped metal awnings, metal canopies, and metal balconies are provided on almost every façade. The balconies have iron railings and vary from 3 to 5 feet deep. As a note, the approved PD includes restrictions on the use of the balconies for café furniture and plantings only to ensure they maintain a quality appearance.

Several of the first-floor windows and doors include a transom and/or painted wood bulkheads. The upper windows include a variety of shapes and sizes, with brick headers, cast-concrete caps, or arched caps with keystones. Windows are also proposed with a variety of frame and muntin designs. Additional cast concrete accents, bands, pilasters, and balconies are provided throughout.

The front elevations incorporate several of the Depot Square guidelines, including storefront and upper story windows, vertical and horizontal divisions to reinforce scale, sloped awnings, and transom windows over the doors. These features complement existing and proposed buildings in this area.

The building’s west elevation will face a pedestrian walkway and the TDOT industrial yard beyond. That elevation includes the fewest details, with only brick façade, cast stone base, windows with cast stone caps, and two sloped awnings over the doors to the residential stairway and mailroom/elevator area. The level of detail along this ‘rear’ of the building seems appropriate, given its visibility, and considering it still includes quality materials.

A small, garage/storage building is also proposed on the southern side of the site, and complements the primary building. It is roughly 13’ tall to the top of parapet, and constructed of brick with rowlock and soldier course bands circling the building. An overhead door is located on side, a man-door on another, and has five windows in bronze framing.

**Landscaping and Tree Ordinance:** The applicant has provided a landscape plan which includes a line of trees along the parking lot’s southern boundary, adjacent to the railroad tracks, and along the eastern boundary, adjacent to TDOT.

Nine (9) Shumard Oaks are proposed along the railroad boundary and around the parking lot. A couple varieties of Crape Myrtles and Chinese Dogwoods are also proposed in islands around the parking lot. In addition, five-gallon Buttermint Camellia are proposed around the trash enclosure and storage building. At the building’s foundation, a mix of various arborvitae, holly and azalea are proposed in planter beds behind a small sod lawn.

Sidewalks will be installed around the building perimeter, as well as along the new driveway that connects to Chester Street. The finish of the concrete walkways and crosswalks are not identified. Staff would encourage stamped, stained concrete to give the appearance of brick pavers, similar to other sidewalks throughout Depot Square.
An irrigation plan has been provided to identify how the site and all landscaping improvements will be irrigated. The controller and backflow preventer are identified on the west side of the site and parking lot, and shall be screened per Code.

**Exterior Lighting and Photometric Plan:** The lighting plan shows five 22-foot tall pole lights, each with square bronze poles and bell-shaped, LED fixture heads. The fixture will be either hook mounted or side arm mounted. Staff anticipates either of those options would be acceptable, but requests review of the mounting style prior to installation. The five parking lot lights are consistent with the Depot Square style, and the bronze fixtures will complement the metal window framing and awnings on the building.

Around the perimeter of the building, there is a variety of LED gooseneck lights and lantern-style wall fixtures in various bronze colors. The lights are of a scale and decorative, period design that is consistent with the Depot Square district.

**Garbage Collection Areas:** The trash enclosure for the site is proposed on the southwest corner of the lot, adjacent to the railroad tracks. It will be finished in brick matching the building with a soldier course and cap for added detail. The doors are identified as bronze metal on steel frames.

**Mechanical Units and Meters, Transformers, Rooftop Units:** Plans note rooftop mechanical units for the building will be screened from view by the building’s parapet, and that any additional ground mounted equipment or meters will have to be screened by landscaping or another approved method, unless required to maintain visibility and access. A standard condition of approval also notes this.

**Signage:** No signage is proposed at this time. However, the plans identify several areas where signage might be located. A condition of approval for the Planned Development requires a Comprehensive Sign Plan for the site be submitted and approved. That condition is copied here as well. Afterwards, a separate sign application must be presented to staff for consideration and approval for any signs for the future tenants.

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

**RECOMMENDATION:**
Staff recommends approval of the proposed Haysville-Arlington Commons 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 February 1, 2018, 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 Comprehensive Sign Plan shall be reviewed and
   approved by the DRC before any sign permit is approved for the PD. Afterwards, separate
   applications shall be presented to staff for consideration of each sign and shall conform to the
   requirements of the Arlington Zoning Ordinance and the approved Comprehensive Sign Plan.

6. Landscape and irrigation plans shall be included with the set of civil construction plans and mylars
   for approval.

7. 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. Wall mounted meters
   and equipment must be painted to match the adjacent wall surface. All roof-mounted equipment
   must be fully screened by the building parapet.

8. 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. Clarify the proposed mounting style for the parking lot light fixtures.

   b. Revise plans to indicate the walkways on the site shall be stamped, stained concrete to give the
      appearance of brick pavers, similar to other sidewalks throughout Depot Square.

   c. The irrigation controller and backflow preventer shall be screened to the extent possible.
**Design Review Committee**  
**Site Plan Application**

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

<table>
<thead>
<tr>
<th><strong>Project Name:</strong></th>
<th>Hayesville Arlington Commons</th>
<th><strong>Zoned:</strong> B-3</th>
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<tbody>
<tr>
<td><strong>Project Address:</strong></td>
<td>Eastern End of Mott Street</td>
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<tr>
<td><strong>Developer Contact:</strong></td>
<td>Robert Wilson</td>
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<tr>
<td><strong>Company Name (if applicable):</strong></td>
<td>H. Saga International</td>
<td></td>
</tr>
<tr>
<td><strong>Company Address:</strong></td>
<td>12029 Mott Street, Arlington, TN 38002</td>
<td></td>
</tr>
<tr>
<td><strong>Daytime Phone:</strong></td>
<td>901-878-3236</td>
<td><strong>Fax Number:</strong> 208-460-7701</td>
</tr>
<tr>
<td><strong>E-mail Address:</strong></td>
<td><a href="mailto:bob.wilson@sagaintl.com">bob.wilson@sagaintl.com</a></td>
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| **Architect Contact:** | Stephanie O. Wilbanks | |
| **Company Name:** | Ledford Engineering Planning and Architecture | |
| **Mailing Address:** | 5567 Commander Drive, Suite 105, Arlington, TN 38002 | |
| **Daytime Phone:** | 901-867-5220 | **Fax Number:** 901-867-5331 |
| **E-mail Address:** | stevie@ledfordep.com | |

| **Engineer Contact:** | Kevin Ledford | |
| **Company Name:** | Ledford Engineering Planning and Architecture | |
| **Mailing Address:** | 5567 Commander Drive, Suite 105, Arlington, TN 38002 | |
| **Daytime Phone:** | 901-867-5220 | **Fax Number:** 901-867-5331 |
| **E-mail Address:** | kdledford@ledfordep.com | |

| **Name of Property Owner:** | Robert Wilson | |
| **Mailing Address:** | 12029 Mott Street, Arlington, TN 38002 | |
| **Daytime Phone:** | 901-878-3236 | **Fax Number:** 208-460-7701 |
| **E-mail Address:** | bob.wilson@sagaintl.com | |

**Instructions for Submitting an Application:**

*Check the appropriate box*

- [ ] 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: 11-30-17
- Amount: $400.00
- Fee Receipt #: 070944

5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507
Telephone (901) 867-3449 • Fax (901) 867-2638
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>
<thead>
<tr>
<th>APPLICANT:</th>
<th>OWNER:</th>
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<tbody>
<tr>
<td>If an Entity:</td>
<td>(if different from applicant - if same, note &quot;same&quot;)</td>
</tr>
<tr>
<td>Name of Entity:</td>
<td>H. SAGA INTERNATIONAL INC</td>
</tr>
<tr>
<td>By (Signature):</td>
<td></td>
</tr>
<tr>
<td>Print Name:</td>
<td>ROBERT A WILSON</td>
</tr>
<tr>
<td>Title:</td>
<td>CEO</td>
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| If an Individual(s): | |
| Print Name: | |
| Signature: | |
| Print Name: | |
| Signature: | |
| Print Name: | |
| Signature: | |
| Print Name: | |
| Signature: | |