Town of Arlington
Design Review Committee
Meeting

October 8, 2019
6:30 P.M.
AGENDA
Design Review Committee
Tuesday, October 8, 2019
6:30 p.m.

I. Call to Order & Establishment of a Quorum

II. Approval of the September 10, 2019 Meeting Minutes

III. Old Business

A. Other as Properly Presented.

IV. New Business

A. Sherwin Williams – Site Plan – 5405 Airline Road; west side of Airline Rd., north of RedMed site.

B. Arlington Falls PD, Phase 1 Lot 3 – Site Plan – southwest corner of Airline Road and Milton Wilson Boulevard.

C. Other as Properly Presented.

V. Adjourn
TOWN OF ARLINGTON, TENNESSEE
DESIGN REVIEW COMMITTEE
DEVELOPMENT STAFF REPORT

Sherwin Williams
SITE PLAN REVIEW

DATE: October 8, 2019

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review for new retail store

APPLICANT: RDM3, LLC.; Representative: Channing Walker

DESIGN PROF./CONSULTANT: Carlson Consulting Engineers, Inc.; Representative: Joseph Parsley
Edye M. Conkerton, architect

SITE LOCATION: 5405 Airline Road; west side of Airline, north of the RedMed site

SITE ACREAGE: 0.84 Acres

ZONING: SC (Shopping Center)

PROPOSAL: The applicant is requesting DRC approval of a site plan for a new retail store on the west side of Airline Road, Lot 2B in the Arlington Place commercial subdivision. The proposed site is an undeveloped pad, approximately 0.84 acres in size and zoned SC: Shopping Center.

The Planning Commission approved a Site Plan layout for this site on May 15, 2017. At that time, it was considered in a joint application with RedMed and was originally intended for Champion Orthopedics.

Building Elevations: The building is a rectangular 4,000 square foot structure to house a Sherwin Williams paint store. It faces Airline Road, with parking in the front and on the south side. It includes entrances facing Airline and one facing the south parking spaces. A small loading is provided at the rear of the building and a trash enclosure is provided off the rear access road.

The applicant proposes an exterior of simulated wood siding (Hardie, 8” lap siding) in a soft tan color with a cultured ledge stone wainscot ranging from 3’9” to 10’ tall (Boral ProStone, Savannah Ledge in Bayshore). These are each approved Primary Materials in our Design Guidelines.

Accents include a stone sill at just over 14 feet and trim in a dark tan (Sherwin Williams, Dapper Tan). The roofline includes a parapet wall with metal cap flashing in dark bronze, which steps up in the
center of the side elevations to provide variety on the longer side walls and meet roofline variation requirements. The parapet is lower on the rear (west) side of the building, which provides a view of the gray roof system.

Metal canopies are proposed over each of the entrances (front and side) in a dark bronze; downspouts, gutters, and the window and door framing will match the awning color, which is encouraged by Design Guidelines.

Color and material samples will be available at the meeting and a color rendering is included. The proposed colors and materials should nicely complement the RedMed facility next door, which includes a light tan brick, ledgestone, and tan trim.

**Landscaping and Tree Ordinance:** The project meets minimum open space requirements and will exceed the required 16.8 tree density units, providing 18.75 tdu as currently proposed.

The site is landscaped with a variety of trees, shrubs, groundcover, including sod around any disturbed areas. A large lawn is shown on the north side of the building, a result of the previous building being larger. However, it will allow for a future expansion of the building, if desired.

The streetscape plantings are shifted into the site some due to stormwater detention at the street but include alternating Pin Oak and Crepe Myrtle as required on Airline Road. A row of boxwood is proposed between the parking lot and street trees. Clusters of other smaller shrubs and groundcover are proposed around the rear of the building, in parking lot islands, and around the trash enclosure. Additional plantings and seasonal plants are proposed around the front monument sign, and three October Glory Maples are shown in the 3 islands around the store.

Two stamped concrete crosswalks, with the appearance of brick pavers, are proposed across the driveway from Airline Road for pedestrians. This mimics the other 2 sites within the commercial subdivision.

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 no pole lights proposed within the parking lot, only building mounted lights. Bronze LED wallpack fixtures are proposed along the north and rear of the buildings. More decorative white and bronze LED sconces are proposed along the front and south side of the building, facing parking and alongside the entrances.

The photometric shows adequate coverage of the entrances and sidewalks alongside the building, but the parking area and driveways are not illuminated with the current plan. However, the photometric doesn’t appear to take the existing pole lights next door into account. The original plan for this full site (RedMed/Champion Ortho) included one pole light on the lot being considered tonight. That light was proposed on the east edge of the parking lot, facing the building entrance. Combined with the existing lights on the north side of RedMed, staff feels it could provide adequate coverage for the driveway and parking lot.
Staff recommends a condition that a minimum of one light consistent with those at the adjacent site be installed, and that a revised photometric plan be provided first to ensure consistent lighting and adequate coverage for customers using the site.

**Garbage Collection Areas:** A trash enclosure is proposed at the northwest corner of the site, which mimics RedMed next door. It will be finished to match the building with the same siding and stone wainscot, and a dark bronze metal panel door. The steel pipe gate posts should be painted the same.

**Mechanical Units and Meters, Transformers, Rooftop Units:** Rooftop units are identified and shown on elevations to be screened by the parapet on three sides. On the rear (west) side of the building, the roof is visible, and the units are screened by a metal screen to match the roof instead. This is inconsistent with Design Guideline language stating, “individual rooftop screens are not acceptable.” As such, a condition of approval states the units must be screened with an integrated screening system to blend with the architecture, such as an extension of the parapet on the rear of the building.

Any ground mounted equipment or meters must be screened by landscaping, fencing, or painted to match adjacent surface if surface mounted. Final location of those items may require additional landscape materials be provided, such as around the transformer.

**Signage:** No application for signage has been submitted at this time. Staff would review a sign application when it is presented for consideration, to confirm size, design, and lighting meets our Code allowances.

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

**RECOMMENDATION:**
The proposed building is an attractive store which meets Town requirements for materials, colors, roof form, and façade design. It also includes landscaping, colors, and materials that should complement existing commercial structures nearby.

As such, Staff recommends approval of the proposed Sherwin Williams Site Plan, subject to the following conditions:

**CONDITIONS OF APPROVAL:**
1. It is found that the DRC application and plans dated September 26, 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. 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 roof-mounted equipment must be fully screened from public right-of-way and adjacent properties with an integrated screening system to blend with the architecture of the building, such as an extension of the parapet on the rear of the building. Provide a revised elevation for staff review and approval prior to issuance of a building permit. If upon inspection it is found to be visible, additional screening measures must be installed.
   c. A revised photometric plan shall be provided to Town Staff for review and approval prior to issuance of a building permit. The revised plan shall incorporate existing light poles next door to ensure consistent lighting and adequate coverage for customers using the site. A minimum of one pole light matching those on the adjacent site shall be installed, consistent with the Town-approved Site Plan, if it is supported by the revised photometric.
   d. Note that all ground mounted equipment or meters must be screened by landscaping, fencing or other approved measures to the satisfaction of staff, unless the equipment is required to maintain visibility and access. Wall mounted equipment may be painted to match the adjacent wall, if an option.
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</th>
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<tbody>
<tr>
<td>Project Address</td>
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<tr>
<td>Developer Contact</td>
<td>Channing Walker</td>
<td></td>
</tr>
<tr>
<td>Company Name (if applicable):</td>
<td>RDM3, LLC</td>
<td></td>
</tr>
<tr>
<td>Company Address</td>
<td>440 N Lamar Blvd., Suite 3</td>
<td></td>
</tr>
<tr>
<td>Daytime Phone</td>
<td>(662) 321-6756</td>
<td>Fax Number:</td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:channing@retaildev.net">channing@retaildev.net</a></td>
<td></td>
</tr>
</tbody>
</table>

| Architect Contact     | Edye M. Conkerton                         |            |
| Company Name          | Edye M. Conkerton, Architect              |            |
| Mailing Address       | PO Box 153, Taylors, MS 38673              |            |
| Daytime Phone         | (662) 501-8101                            | Fax Number: |
| E-mail Address        | ecosarchitect@gmail.com                   |            |

| Engineer Contact      | Joseph Parsley                            |            |
| Company Name          | Carlson Consulting Engineers              |            |
| Mailing Address       | 7068 Ledge Stone Commons, Bartlett, TN 38133 |            |
| Daytime Phone         | (901) 384-0404                            | Fax Number: (901) 384-0710 |
| E-mail Address        | josephparsley@carlsonconsulting.net       |            |

| Name of Property Owner: | RM No. 2, LLC - Wise Smith                |
| Mailing Address        | 771 Brookhaven Circle, Memphis, TN        |
| Daytime Phone          | (901) 465-0004                            | Fax Number: (901) 328-5791 |
| E-mail Address         | wise@mpcon.biz                            |            |

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.

Date Received: 8-28-19
Amount: 400.00
Fee Receipt #: 13341

Town of Arlington
5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507
Telephone (901) 867-3449 • Fax (901) 867-2638
DATE: October 8, 2019

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review for new shopping center

APPLICANT: Arlington Development Company, LLC; Representative: Chad Fischer

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

SITE LOCATION: Southwest corner of Airline Road and Milton Wilson Blvd; Lot 3 of 1st Phase of Arlington Falls PD

SITE ACREAGE: 2.98 Acres

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

PROPOSAL: The applicant is requesting DRC consideration of a Site Plan for a new shopping center in Phase 1 of Arlington Falls PD, located on the southwest corner of Airline Road and Milton Wilson Blvd. The PD (originally named Palmetto) was approved, including three lots in Phase 1, on July 5, 2017, but each lot still requires individual Site Plan approvals.

The Planning Commission approved a Site Plan layout for this site on September 16, 2019.

Building Elevations: The applicant proposes to construct a single-story, 18,000 square foot shopping center with 15 suites. The lot is just under 3 acres in size and is within the SC zoning district. The building is a long, multi-bay center which will sit in the center of the site, with the entrances facing Airline Road to the east. A 10-12-foot-wide sidewalk is proposed in front of the building, alongside a double-loaded aisle of parking. Additional parking is provided on the north along Milton Wilson and behind the building near two trash enclosures and a designated loading area. The building includes a 20’x 30’ outdoor patio area on the north end and a drive-through lane at the southern-most suite.

The exterior is proposed with various wall heights and color combinations to provide variety among the individual suites from the front elevation. The parapet wall heights range from 18’6” to 24’ tall around the perimeter of the building, with height variations provided on all four sides as required.
The building exterior consists primarily of brick (various colors), but also includes cultured ledge stone wainscoting, EIFS (off white), standing-seam metal awnings (silver), flat metal canopies (matte black), and wood lintels and awning brackets. The building includes just over 80% primary materials (brick and stone) and almost 20% secondary materials (EIFS), consistent with our revised Design Guidelines. The EIFS is proposed along the top of the wall on the sides and rear of the building only.

The Planning Commission and staff stressed the need for 4-sided architecture on this building, due to its ultimate visibility from all sides. While not equal in quality to the front and sides, the applicant did revise the plan since the first submittal to include more brick and variety in roofline along the rear elevation.

One area of inconsistency with Design Guidelines is the proposal to paint one of the 4 bricks used on the building (white). Recently approved revisions to the Guidelines lists painted masonry as a non-preferred building material. The DRC can decide if the portions of painted brick within the building design complements the overall design or if another material (or non-painted brick) should be used.

The metal canopies and awnings are proposed over each of the entrances (front and sides). The window and door framing is proposed in clear anodized, which will match the metal coping along the roofline and standing seam awnings. While acceptable, black or bronze framing is more encouraged by Town Design Guidelines.

Color and material samples will be available at the meeting and a color rendering is included. The proposed colors and materials are consistent with the Planned Development for the site, which calls for “quality materials such as brick and stone with color palettes consisting of neutral tones.”

Landscaping and Tree Ordinance: The project meets minimum open space requirements and will exceed the required 60 tree density units, providing 91.5 tdu as currently proposed. Much of the open space is along the west side of the site and acts as a buffer between the rear of the site and future adjacent development in the next phase.

The site is well landscaped with a wide variety of trees, shrubs, groundcover, including sod around any disturbed areas. A small lawn area is proposed on the north side of the building, adjacent to the patio.

The streetscape plantings on Milton Wilson include alternating Nuttal Oak and Yoshino Cherry, which is consistent with the approved PD, as is the row of Dwarf Burford Holly between the parking and street trees. Other trees on-site include October Glory Maples along the front driveway, Redbuds, Little Gem Magnolias and Alee Elm around the parking lots, and two lines of Black Pine and Holly to serve as screening along the west property line. Several of these are also specifically called for in the PD.

Clusters of other smaller shrubs and groundcover are proposed around the site and in parking lot islands. They are provided as screening around the patio area, along the drive through lane, around proposed electrical/transformer pads, and around the trash enclosure. The Planning Commission was concerned
about adequate landscaping on the south end of the building, to fully differentiate the drive-through from travel lanes, and it appears this has been done.

An irrigation plan will be required prior to the issuance of a building permit, and plans note this.

**Hardscape:** Crosswalks within the site are proposed as painted striped. A condition of the PD approval required the creation of a standard for internal crosswalks. As such, if approved, this will be the standard throughout the remainder of the Arlington Falls development. Staff would encourage pavers or stamped concrete as a higher quality design.

No details are provided for site furniture or fixtures, such as patio railing, benches, trash cans, or bicycle racks. Bicycle parking is required to be provided within the development. Staff encourages a detail of those items be provided prior to approval of any building permits for the site, to gauge quality and consistency with the site improvements.

**Exterior Lighting and Photometric Plan:** The lighting plan shows ten 20-foot tall pole lights within the parking lot, single and double heads, each with dark bronze poles and slim-profile LED heads. The lights are within the max height permitted, based on the site location and adjacent uses.

Around the perimeter of the building there is a variety of building lights, including black goose-neck fixtures, LED wall sconces, slim LED wallpacks, and several linear fixtures proposed under the awnings. The photometric plan shows appears to show adequate coverage of the parking lot, entrances and sidewalks around the building. The photometric shows little to no trespass onto adjacent properties, except to the east onto the commercial driveway within the center.

**Garbage Collection Areas:** Two trash enclosures are proposed on the west side of the site, behind the building. They will be finished to match the building with a brick veneer with a rowlock detail, brick cap, and a painted metal panel door and bollards.

**Mechanical Units and Meters, Transformers, Rooftop Units:** Ground mounted mechanical units are identified on the back of the building behind brick screen walls. Any additional ground mounted equipment or meters must be screened by landscaping, fencing, or painted to match adjacent surface if surface mounted. Final location of those items may require additional landscape materials be provided.

**Signage:** No application for signage has been submitted at this time. Due to the number of suites, Guidelines require the applicant to submit a Master Sign Plan for the building. That application would be required prior to any signage approvals for the site and would be reviewed for approval by the DRC after it is presented for consideration.

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

**RECOMMENDATION:**
Staff recommends approval of the proposed Arlington Falls Ph 1 Lot 3 Site Plan, subject to the following conditions, in addition to any deemed appropriate by the Committee:
CONDITIONS OF APPROVAL:

1. It is found that the DRC application and plans dated September 26, 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. Note that all ground mounted equipment or meters must be screened by landscaping, fencing or other approved measures to the satisfaction of staff, unless the equipment is required to maintain visibility and access. Wall mounted equipment may be painted to match the adjacent wall, if an option.

6. The Palmetto PD Master Plan document (now Arlington Falls PD) with any required changes from the original conditions of approval shall be provided to the Town for review and approval, then recorded with the Shelby County Register of Deeds prior to the start of construction on Lot 3.

7. 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 a PreConstruction meeting for the site.

   b. Provide details of exterior furniture or fixtures (i.e. fencing, benches, trash cans, bicycle storage), prior to approval of any building permits for the site, to allow review of the quality and consistency with site improvements.

   c. Provide a standard detail for crosswalks to be used within this site and the remainder of the PD for review and approval prior to a PreConstruction meeting for the site.
Location Map

Arlington Falls Planned Development Lot 3
**Town of Arlington**  
**Design Review Committee**  
**Site Plan Application**

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

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<td>Developer Contact: CHAD FISCHER</td>
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<tr>
<td>Company Name (if applicable): ARLINGTON DEVELOPMENT COMPANY</td>
<td></td>
</tr>
<tr>
<td>Company Address: 9888 MIDSOUTH DRIVE SUITE 116 OLIVE BRANCH, MS</td>
<td></td>
</tr>
<tr>
<td>Daytime Phone: 901-208-1578 Fax Number: 38654</td>
<td></td>
</tr>
<tr>
<td>E-mail Address: <a href="mailto:cfischer@sstorcer.com">cfischer@sstorcer.com</a></td>
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<tr>
<th>Architect Contact: DOUG BURRIS</th>
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<tbody>
<tr>
<td>Company Name: RENAISSANCE GROUP</td>
</tr>
<tr>
<td>Mailing Address: 9700 VILLAGE CIRCLE SUITE 100</td>
</tr>
<tr>
<td>Daytime Phone: 901-332-5533 Fax Number: 901-332-5534</td>
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<td>E-mail Address: <a href="mailto:kburriss@rgroup.biz">kburriss@rgroup.biz</a>, <a href="mailto:dburris@rgroup.biz">dburris@rgroup.biz</a></td>
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<tr>
<th>Engineer Contact: WESLEY WOODRIDGE</th>
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<td>Mailing Address: 9700 VILLAGE CIRCLE SUITE 100</td>
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<tr>
<td>E-mail Address: <a href="mailto:wwoodridge@rgroup.biz">wwoodridge@rgroup.biz</a></td>
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<tr>
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<tr>
<td>E-mail Address: <a href="mailto:cfischer@sstorcer.com">cfischer@sstorcer.com</a></td>
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**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: 7-5-19  
Amount: 400.00  
Fee Receipt #: 04364-8
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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<th>OWNER:</th>
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<tbody>
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| If an Individual(s): | |
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| Print Name: | Print Name: |
| Signature: | Signature: |
| Print Name: | Print Name: |
| Signature: | Signature: |