Town of Arlington
Planning Commission Meeting

December 16, 2019
6:30 P.M.
Planning Commission Meeting
Monday, December 16, 2019
6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the November 18, 2019 Meeting Minutes

IV. Comments from Citizens

V. Old Business
   A. Other as Properly Presented

VI. New Business
   A. Arlington Physical Therapy Center – Site Plan – plans for a new 3-bay retail/office building on Lot 5A of the Center at Hayes Crossing PD, located on the southeast corner of Airline Road and Cranston Drive.
   B. Other as Properly Presented

VII. Adjourn
Arlington Physical Therapy Center
SITE PLAN REVIEW

DATE: December 16, 2019

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

SUBJECT: Site Plan Review

APPLICANT: Arlington Physical Therapy Center; Representative: Matt Connell

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

SITE LOCATION: Lot 5A of the Center at Hayes Crossing PD, located on the southeast corner of Cranston Drive and Airline Road.

SITE ACREAGE: 0.73 Acres

ZONING: B-1 (Neighborhood Commercial) per PD Overlay (Center at Hayes Crossing)

ANALYSIS: The applicant is requesting Planning Commission approval of a site plan for a new 3-bay office/retail building on the southeast corner of Airline and Cranston Drive.

Proposal: The applicant proposes to construct a 5,288 square foot building for a new 3-bay center. The owner, Arlington Physical Therapy would take the largest suite, with two additional suites for future potential tenants. This site is located on lot 5A of the Center at Hayes Crossing PD. The lot is roughly 0.73 acres in size and subject to limited B-1 (neighborhood commercial) guidelines per the PD overlay. The proposed site is undeveloped at this time and sits across Cranston from Primary Eye Care.

The building is proposed on the east side of the lot facing Airline Road, with a small parking lot in the front. A shared trash enclosure is provided off the southern driveway on the Pediatrics East site to the east.

Access: The building will face Airline Road and utilize the existing shared driveway for the PD from Airline. This driveway will continue to the east onto the Pediatrics East site, and allow the
option of shared access to the adjacent properties when they develop, as planned in the PD. One additional shared access driveway is proposed over an existing access easement from Cranston Drive and will provide access to the building.

For pedestrian access, a walkway is provided from the Cranston Drive sidewalk to the building entrance.

**Parking:** Customer parking is proposed primarily on the west side of the building. The site plan provides a total of 26 parking spaces, which includes 2 ADA stalls. This falls within Zoning Ordinance requirements, which call for a minimum of 26 spaces (1:200sf) and a max of 29 spaces (1:180sf) for mixed commercial buildings of this size.

**Road Improvements:** Airline and Cranston are at their ultimate widths, with curb/gutter/sidewalk installed, and the shared driveway into the site from Airline Road is already in place. This project will share the new curb cut being installed on Cranston Drive by the developer of Lot 5B. This will provide access for this development, as well as future developments on other lots within the PD. No other road improvements are required for this project.

**Drainage / Grading:** The original PD was designed with one common detention basin near the center of the property. The drainage intent is that the rear portion of the lots adjoining the detention basin on the west side would drain into the basin, and the front portion of these lots would drain un-detained to the existing storm drain system along Airline Road. Lot 5A does not adjoin the detention basin and was intended to drain to the existing storm drain system un-detained. The design for this development is consistent with that intent and meets the Town’s detention requirements.

**Sanitary Sewer:** Sewer infrastructure was installed when the PD was developed. This development will only require a sewer line to an existing sanitary service connection on the Cranston Drive frontage.

**Landscaping and Tree Ordinance:** Open space of 41% is provided on the site, which meets the Town’s requirement for this lot. The site will be required to provide 15 tree density units, including along the site’s streetscapes. The Design Review Committee will review the final landscaping plans to confirm these items.

**Next Steps:** If the site plan is approved, the applicant will next be required to receive approval for site improvements from the Design Review Commission, complete all conditions of approval and have a Pre-Construction meeting with staff prior to beginning work.

**RECOMMENDATION:**
Staff supports a recommendation of approval of the applicant’s Site Plan for a new commercial building, subject to the following conditions, in addition to any other conditions levied by the Planning Commission.

**STANDARD CONDITIONS:**
S-1. It is found that the application as presented, with plans dated December 3, 2019, and with the conditions of approval meets the provisions of the Town of Arlington Zoning
Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

S-2. All construction improvements within the development shall be in compliance with the Town of Arlington Zoning Ordinance, Subdivision Regulations and Technical Specifications, as directed and approved by the Town Engineer, unless otherwise noted on the Site Plan.

S-3. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.

S-4. Prepare and submit to the State of Tennessee (with a copy to Arlington) a notice of intent and a Stormwater Pollution Prevention Plan for the site, as necessary.

S-5. Erosion control measures as approved by the Town Engineer shall be implemented in compliance with the applicant’s filed Notice of Intent, and approved Notice of Coverage prior to any earth disturbance activity.

S-6. All signage design and location is subject to the review and approval of the Design Review Committee or its designee.

S-7. The applicant is required to have a pre-construction meeting with Town of Arlington staff prior to commencing improvements.

S-8. All sidewalk paths, including those across driveways, shall be ADA compliant, including the installation of truncated domes to provide tactile surfaces where ADA routes cross driveways. This requirement applies both in the public right-of-way and within the site.

PROJECT SPECIFIC CONDITIONS:
P-1. Revise Plans to address comments as noted on the marked-up plan sheets provided by the Town Engineer and provide for Town review and approval.

P-2. Landscaping, lighting, building elevations and signage shall be reviewed and approved by the Design Review Committee in accordance with the Town Design Guidelines.

P-3. Revise plans to correctly note the max height permitted on this site per the approved Center at Hayes Crossing Planned Development is 1 ½ story, the rear setback as 20 feet, and to reference the Town-approved PD for the site as the guiding document for this Master Planned development.

P-4. Any associated common areas with this project must be incorporated into a POA (Property Owners Association) for the Center at Hayes Crossing PD, to ensure shared access and maintenance of POA amenities. Proof that the Owner’s Association is in good standing with the State and documentation on how each Phase will be incorporated shall be provided to Town Staff for review and approval, and subsequently recorded, where necessary, prior to final occupancy of the site.

P-5. Any shared common open space associated with this Site’s development must be deeded to the Owner’s Association and proof provided to the Town prior to occupancy of the building.
# Town of Arlington

## Planning Commission

### Site Plan Application

**Development Name:** The Center at Hayes Crossing Lot 5A  
**Zoned:** B1

**Location:** Western half of lot 5 at southeast cor of Cranston Drive and Airline Road

**Owner of Record:** Connell Real Estate, LLC

**Owner Address:** 9983 Autumlight Drive, Lakeland, TN 38002

**Daytime Phone:** 662-346-6185  
**Fax Number:** 901-317-7064

**E-mail Address:** mattconnell01@yahoo.com

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**Developer Contact:**

**Company Name:**

**Mailing Address:**

**Daytime Phone:**

**Fax Number:**

**E-mail Address:**

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**Engineer/Designer Contact:** J. Wesley Woodridge

**Company Name:** Renaissance Group

**Mailing Address:** 9700 Village Circle, Suite 100, Lakeland, TN 38002

**Daytime Phone:** 901.332.5533  
**Fax Number:** 901.332.5532

**E-mail Address:** wwooldridge@rgroup.biz

## Instructions for Submitting an Application:

- **X** Fee Schedule: Less than 5 acres – $800.00  
  Over 5 acres – $1,000.00

  *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.*

- **X** A preliminary meeting with Staff for review prior to submittal deadline date is suggested. Staff meets the first and third Monday of each month. Call the Planning Department to schedule.

- **X** When the Planning Commission approves a site plan, it shall lapse unless a building permit, based thereon, is issued within one (1) year from the date of such approval unless an extension of time is applied for and granted by the appropriate approving body.

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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.

*Owner information is required

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<td>Print Name: Matt Connell</td>
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