Town of Arlington
Planning Commission
Meeting

February 18, 2020
6:30 P.M.
Planning Commission Meeting
Tuesday, February 18, 2020
6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the January 21, 2020 Meeting Minutes

IV. Comments from Citizens

V. Old Business
   A. Other as Properly Presented

VI. New Business
   A. R&L Carriers – Site Plan – to consider an expansion of the existing building and loading dock facilities Located at 11305 Gulf Stream Road.
   B. Other as Properly Presented

VII. Adjourn
R&L Carriers Expansion
SITE PLAN APPLICATION REVIEW

DATE: February 18, 2020

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

SUBJECT: Site Plan Review

APPLICANT: R & L Carriers; Representative: Neil Mullins

DESIGN PROF./CONSULTANT: Carlson Consulting Engineers; Representative: Joseph Parsley, P.E.

SITE LOCATION: 11305 Gulf Stream Road

SITE ACREAGE: 54.47 Acres

ZONING: M-1 (Light Industrial)

ANALYSIS: The applicant is requesting Planning Commission approval for an expansion of R&L Carriers, an existing freight shipping business located within the Town’s Light Industrial (M-1) district. The property includes almost 55 acres situated between Gulf Stream and Memphis-Arlington Roads, on west side of I-269.

Proposal: The proposal would almost double the size of the existing facility. It would add 19,645 square feet (sf) to the existing shop on the east side of the property, for a total of 35,000sf of shop space. It expands the front parking lot to accommodate new employees. Most notably, it would expand the existing cross docks, adding 62,822sf and 100 new docks, for a total of 143,225sf.

The building will be expanded to the south, onto a 29.6-acre lot owned by R&L Carriers. The lot is currently undeveloped and was most recently used for agriculture. A lot consolidation by the applicant is required and will avoid the building and its parking straddling a property line.

Adjacent Uses/Compatibility: The site fronts Gulf Stream Road to the north, Hwy 385 on the east, Memphis-Arlington to the south, and the Myer’s Park PD to the west. The expansion will stop well short of Memphis-Arlington Road, and the remaining land there will continue to be farmed. As such, no impacts to the north, east, or south are anticipated.
The proposed expansion will extend south but will maintain the current setback of approximately 75 feet from the west property line.

Myer’s Park is under construction to the west. It includes a detention basin and row of single-family homes that back up to the R&L land. In 2018 when it was approved, only nine (9) of the homes would abut industrial activities. The PD called for a 6-ft wood privacy fence be installed behind those 9 lots and evergreen be planted at 15 foot spacing along the fence line. Combined with the large R&L setback, it was meant to provide a buffer between the uses.

R&L proposes to continue the Myer’s Park wood fence south along their property line and stop it 33 feet beyond the end of their proposed expansion. The wood fence would then turn east across the rear of the site, terminating at the tree line along Hwy 385, and screening views from the south. They propose to maintain their security fencing around the facility; however, it would be behind the wood screen fence and interior to their site. A proposed condition requires evergreens also be planted on the shared property line, to match the requirement placed on Myer’s Park.

**Parking:** The site plan includes an expansion of the front parking lot for employees. It will provide a total of 207 parking spaces in the front lot, including 7 required ADA stalls. The parking will provide 1 space for each of the 30 office staff, 30 mechanics, and drivers for 2/3 of their dock doors. The plan also includes a handful of motorcycle spaces for employees (not included in total).

The proposal includes the addition of 100 new cross dock doors at the rear of the site, as well as 102 spaces for truck parking adjacent to the expansion.

**Access and Loading:** Access to the site will continue to be through the existing driveway on Gulf Stream Road. The internal driveway system would remain; however, a second emergency-only access gate is proposed on the west side of the building. This was required by Arlington Fire, to allow them to safely access and serve both sides of the expanded facility.

**Traffic / Road Improvements:** The applicant provided a Traffic Study to assess the impact to the surrounding roads due to increased truck traffic generated by the expansion of the facility. The area studied included Gulfstream, Jetway, and the intersection at Highway 70 and Jetway. The results of that study are summarized below:

*The results of the capacity analyses for the 2021 projected traffic conditions at the intersections studied are presented in Table 6. At all intersections except that of US Highway 70 and Jetway Drive (intersection #1), good levels of service (LOS B or better) are indicated for the AM,*
Midday, and PM peak hours of traffic. At intersection #1, the unsignalized levels of service are projected to be D and E for the AM and PM peaks, respectively. However, as noted previously, the intersection will be improved to include a westbound left turn lane and a traffic signal. With signalized control, the projected conditions at this intersection are expected to improve to LOS B or better for the AM, Midday, and PM peak hours.

The completion of the Town’s roadway improvements project currently underway at Highway 70 and Jetway will correct the deficiencies identified in the traffic study. This work should be complete by mid-summer 2020. No roadway improvements are needed on Gulfstream or Jetway related to this project.

For the southern boundary of the site fronting on Memphis-Arlington Road, the Town is in the process of adding bike and pedestrian facilities using Surface Transportation Project (STP) funds. This project will widen the road and add curb, gutter and sidewalk. R&L will dedicate the right-of-way needed for this project.

**Drainage / Grading:** A stormwater detention basin will be constructed east of the building expansion to accommodate the increased stormwater discharge from the expanded buildings and parking lot. A 0.9-acre dry detention basin will be built at this location, sized to handle the 25-year drainage discharge from the site. This basin will serve as a sediment basin during construction and will be converted to a permanent stormwater detention basin when construction is complete. Storm drainage infrastructure will be installed around the building to convey runoff to the detention basin.

**Sanitary Sewer:** Sewer service to the expanded building will be provided by a private sewer pump which will discharge into the existing sewer service line for R&L Carriers. No public sewer infrastructure will be required for the project.

**Water/Fire Protection:** The Arlington Fire Department has worked closely with the applicant to identify the minimum required Fire Flow capacity needed to serve the proposed expansion. As the required flow will exceed the available capacity, the applicant will be required to design an appropriate system to supply the site and receive all required approvals. The minimum fire flow is identified in a condition of approval.

**Landscaping and Tree Ordinance:** Open space of 55% is provided on the site, which exceeds the 20% required for industrial properties. This is largely due to the southern portion of the site left as agriculture, and the eastern portion along the creek remaining undeveloped.

**Next Steps:** If 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 recommends approval of the R&L Carrier Site Plan shall be subject to the following conditions, in addition to any others levied by the Planning Commission.

**STANDARD CONDITIONS:**

S-1. It is found that the application as presented, with plans dated January 24, 2020, 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.

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.

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

PROJECT SPECIFIC CONDITIONS:

P-1. Revise the Construction 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 of Arlington Design Guidelines Manual.

P-3. Consolidation of the two project parcels must be completed, with proof provided to Town staff, prior to a PreConstruction meeting and the issuance of building permit authorization letter.

P-4. Landscape plans must include evergreens along the west property line wood fence to act as a buffer, consistent with the landscape plate and buffer requirements on the Myer’s Park PD.

P-5. The site must meet all relevant Fire Protection requirements, to the satisfaction of the Arlington Fire Department, to include a minimum 3600 gpm fire protection water supply provided in equally sized mains.

P-6. The emergency access gate shall be properly signed and meet access requirements to the satisfaction of the Arlington Fire Department, including a SOS (Siren Operated System), Access Gate Box, and Gate mechanism for KNOX padlock for manual operation.
# Town of Arlington

## Planning Commission
### SITE PLAN APPLICATION

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

<table>
<thead>
<tr>
<th>Development Name:</th>
<th>R &amp; L Carriers</th>
<th>Site Zoning: M-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>11305 Gulf Stream Road</td>
<td></td>
</tr>
<tr>
<td>Owner of Record:</td>
<td>R L R Investments, LLC</td>
<td></td>
</tr>
<tr>
<td>Owner Address:</td>
<td>600 Gillam Road, Wilmington, OH 45177</td>
<td></td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>(800) 543-5589</td>
<td>Fax Number:</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:neil.mullins@rlcarriers.com">neil.mullins@rlcarriers.com</a></td>
<td></td>
</tr>
</tbody>
</table>

| Developer Contact: | Neil Mullins                               |                  |
| Company Name:      | R & L Carriers                             |                  |
| Mailing Address:   | 600 Gillam Road, Wilmington, OH 45177      |                  |
| Daytime Phone:     | (800) 543-5589                             | Fax Number:      |
| E-mail Address:    | neil.mullins@rlcarriers.com                |                  |

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

### Instructions for Submitting an Application:

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

- 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.

- When thePlanning 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.

**OFFICE USE ONLY**

Date Received: 12/26/19

Amount: 1,000

Fee Receipt #: 444-78

5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507
Telephone (901) 867-2620 • Fax (901) 867-2638

Received
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*

<table>
<thead>
<tr>
<th>APPLICANT:</th>
<th>OWNER: (if different from applicant)</th>
</tr>
</thead>
<tbody>
<tr>
<td>If an Entity:</td>
<td>If an Entity:</td>
</tr>
<tr>
<td>Name of Entity: Carlson Consulting Engineers</td>
<td>Name of Entity: R L R Investments, LLC</td>
</tr>
<tr>
<td>By (Signature):</td>
<td>By (Signature):</td>
</tr>
<tr>
<td>Print Name: Joseph Parsley</td>
<td>Print Name: <strong>Michael Shroyer</strong></td>
</tr>
<tr>
<td>Title: Vice President</td>
<td>Title: CFO</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>If an Individual(s):</th>
<th>If an Individual(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Print Name:</td>
<td>Print Name:</td>
</tr>
<tr>
<td>Signature:</td>
<td>Signature:</td>
</tr>
<tr>
<td>Print Name:</td>
<td>Print Name:</td>
</tr>
<tr>
<td>Signature:</td>
<td>Signature:</td>
</tr>
<tr>
<td>Print Name:</td>
<td>Print Name:</td>
</tr>
<tr>
<td>Signature:</td>
<td>Signature:</td>
</tr>
</tbody>
</table>