Town of Arlington
Planning Commission Meeting

June 17, 2019
6:30 P.M.
Planning Commission Meeting
Monday, June 17, 2019
6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the May 20, 2019 Meeting Minutes

IV. Comments from Citizens

V. Old Business
   A. Other as Properly Presented

VI. New Business
   A. Myers Park PD, Phase 1 – Final Plat – Phase 1 of the Master Development Plan at the northeast corner of Memphis Arlington Rd. and Gerber Rd.
   B. Villages at White Oak 1st Addition PD, Ph 14 – Final Plat – Phase 14 of the Villages at White Oak 1st Addition Planned Development on the east side of Milton Wilson, east of Phase 3 and north of the original White Oak PD.
   C. Villages at White Oak 1st Addition PD, Ph 19 – Final Plat – Phase 19 of the Villages at White Oak 1st Addition Planned Development on the east side of Milton Wilson, east of Phase 14 and north of the original White Oak PD.
   D. Arlington Square PD, Ph 1 (formerly Palmetto) – Construction Plans – Phase 1 of a commercial Planned Development located at the southwest corner of Milton Wilson Boulevard and Airline Road.
   E. Arlington Square PD, Ph 1 (formerly Palmetto) – Final Plat – Phase 1 of a commercial Planned Development located at the southwest corner of Milton Wilson Boulevard and Airline Road.
   F. Other as Properly Presented

VII. Adjourn
TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION

DEVELOPMENT STAFF REPORT

Myer's Park PD – Phase 1
FINAL PLAT REVIEW

DATE: June 17, 2019

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

SUBJECT: Final Plat for Phase 1 of Myer’s Park PD

APPLICANT: Blue Sky Communities, LLC; Representative: Keith Grant

DESIGN PROFESSIONAL: Parker Estes & Associates; Representative: Will Sawtelle, P.E.

SITE LOCATION: Northeast corner of Memphis-Arlington Road and Gerber Road

ZONING CLASSIFICATION: M-1: Light Industrial

ACREAGE: 12.06 acres

LOTS PROPOSED: 44 Residential lots, 4 COS lots

PROPOSAL: The applicant is requesting Planning Commission approval of a Final Plat for Phase 1 of the Myer’s Park Planned Development.

In summary, this phase will create 44 single-family residential lots, a 2-acre common open space (COS) lot, a portion of another common area, a large detention basin on the north end of the PD, and a private Service Drive behind lots 1-12. Single-family residential lots in Phase 1 include lots in Areas 2 & 3 (Rear-Loaded lots) and Areas 5, 9, and 11 (Front-Loaded Lots).

The proposed Plat conforms to the approved Myer’s Park PD, which was approved by the Board of Mayor and Aldermen on October 1, 2018 as Resolution 2018-60.

ANALYSIS: The proposed lot layout and phasing is consistent with the approved PD (partial exhibit is attached). The lots meet minimum lot size, dimension, and access requirements as set forth in the original PD. Any remaining minor corrections will be addressed to the Engineer’s satisfaction prior to recording.

NEXT STEPS: If approved, the applicant is required to finalize plans that address all engineering comments, receive a Development Agreement from the BMA, and have a pre-construction meeting with staff prior to beginning any work.
RECOMMENDATION:
Staff recommends approval of the applicant's request, 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, dated April 1, 2019, and with the conditions of approval meets the provisions of the Town of Arlington Subdivision Regulations, the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

S-2. Final Plat approval is effective for two (2) years from the date of approval by the Planning Commission. The applicant may request two (2) one-year extensions from the Planning Commission, per the Subdivision Regulations, if needed to record the Plat.

S-3. A completed Development Agreement shall be prepared and executed prior to construction of any infrastructure within the development.

S-4. Prior to recording the final plat, the developer shall furnish the Town of Arlington approved security, per the Subdivision Regulations, in order to ensure the work will be completed in accordance with approved drawings and applicable specifications.

S-5. The developer shall provide the Town with a copy of the Final Plat using state plane coordinate system with NAD–27 or NAD–83 datum on disk or CD in a generally accepted format at the time the Final Plat is presented for recording.

PROJECT SPECIFIC CONDITIONS:
P-1. The applicant's design professional shall address all Final Plat mark-ups prior to recording.

P-2. Approval of the Final Plat is contingent upon and should be consistent with approved Construction Plans for the Phase.

P-3. The Plat should reference the Town-approved Planned Development, approved by the Board of Mayor and Aldermen on October 1, 2018 as Resolution 2018-60, as the guiding document for this Master Planned community.

P-4. By-laws and/or restrictive covenants for Phase 1 shall be provided to the Town for review and approval by the Town Attorney.

P-5. All phases shall be incorporated into a Master Homeowner's Association for Myers Park PD to ensure shared access and maintenance of HOA amenities. Provide proof the HOA was formed with the State of Tennessee. The HOA charter, by-laws and restrictive covenants must be recorded with the Shelby County Register prior to recording of the Final Plat.

P-6. All Common Open space in Phase 1 must be deeded to the HOA at the time of recording the Final Plat.

P-7. All common open space improvements and landscaping shall be installed and approved by the Town of Arlington prior to recording the plat.
# Town of Arlington

**Planning Commission**  
**Final Plat Application**  
**(Major and Minor Subdivisions)**

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Refer to Meeting and Submittal Dates Calendar for Application Deadlines

<table>
<thead>
<tr>
<th>Subdivision Name:</th>
<th>Myers Park PD</th>
<th>Phase:</th>
<th>1</th>
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<tbody>
<tr>
<td>Location:</td>
<td>northeast corner of Memphis-Arlington Rd and Gerber Rd</td>
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<tr>
<td>Owner of Record:</td>
<td>Blue Sky Communities, Inc.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner Address:</td>
<td>177 Crescent Drive, Collierville, TN 38017</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>901-854-0525</td>
<td>Fax Number:</td>
<td>901-854-0526</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:reaves@grantnewhomes.com">reaves@grantnewhomes.com</a></td>
<td></td>
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<thead>
<tr>
<th>Developer Contact:</th>
<th>Robert Reaves</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company Name:</td>
<td>Blue Sky Communities, Inc.</td>
</tr>
<tr>
<td>Mailing Address:</td>
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<tr>
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<tr>
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<thead>
<tr>
<th>Engineer/Designer Contact:</th>
<th>Will Sawtelle, P.E.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company Name:</td>
<td>Parker Estes &amp; Associates, Inc.</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>3460 Ridge Meadow Pky, Memphis, TN 38115-4000</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>901-360-9805</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:sawtelle@bellsouth.net">sawtelle@bellsouth.net</a></td>
</tr>
</tbody>
</table>

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**Instructions for Submitting an Application:**

- **☐** Fee Schedule: $300.00
  
  *Make checks payable to the Town of Arlington*

- **☐** Check all items on the following checklist. All items must be addressed or the application may be deemed incomplete and returned to the applicant.

- **☐** If it becomes necessary to make changes to the subdivision, review the procedure in Article 2, Section E.5.

- **☐** Refer to the Town of Arlington Subdivision Regulations, available at www.townofarlington.org, for all subdivision requirements.

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**Office Use Only**

Date Received:  
Amount:  
Fee Receipt #:  

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5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507  
Telephone (901) 867-3449 • Fax (901) 867-2638  

Revised: 1/8/2015
Planning Commission
Final Plat Application

It is understood that:

1. The applicant and owner bear the responsibility to submit a complete application package by the submittal deadline.

2. A completed application form and stated documents are required. The Planning Department will review each item to ensure it is complete. The application will not be considered filed with the Department until all items are complete and will not be placed on the Commission/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.

*Copy and use additional pages if necessary*

<table>
<thead>
<tr>
<th>APPLICANT:</th>
<th>OWNER:</th>
</tr>
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<tbody>
<tr>
<td>If an Entity:</td>
<td>If an Entity:</td>
</tr>
<tr>
<td>Name of Entity: Blue Sky Communities, Inc.</td>
<td>Name of Entity:</td>
</tr>
<tr>
<td>By (Signature): [Signature]</td>
<td>By (Signature):</td>
</tr>
<tr>
<td>Print Name: Keith Grant</td>
<td>Print Name:</td>
</tr>
<tr>
<td>Title: President</td>
<td>Title:</td>
</tr>
</tbody>
</table>

If an Individual(s):

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Disclosure Of Ownership Interests

In order to assist staff and appointed and elected officials of the Town of Arlington in complying with Ordinances of the Town relating to conflicts of interest, the following information is required to be furnished:

1. For Profit Entities: If the applicant submitting this Application ("Applicant") is a for-profit, e.g., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., trust, or any other form of for-profit business entity, the authorized representative of the Applicant must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Applicant. (If another business entity owns 10% or more of the ownership interests in the Applicant, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Applicant, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Applicant: Blue Sky Communities, Inc.

Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:

<table>
<thead>
<tr>
<th>Name</th>
<th>Business or Home Address</th>
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<tbody>
<tr>
<td>Keith Grant</td>
<td>177 Crescent Drive, Collierville, TN 38017</td>
</tr>
<tr>
<td>David Grant</td>
<td>&quot;</td>
</tr>
<tr>
<td>Kim Brown</td>
<td>&quot;</td>
</tr>
<tr>
<td>Richard Grant</td>
<td>&quot;</td>
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2. For Profit Entities: If the owner and any lessee of the land which is the subject of this Application ("Owner and Lessee") is a for-profit entity, i.e., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner and Lessee must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner and Lessee. (If another business entity owns 10% or more of the ownership interests in the Owners and Lessee, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner and Lessee, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Owner and Lessee:

Persons or Entities Owning 10% or More of the Ownership Interests of the Owner and Lessee:

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DATE: June 17, 2019

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

SUBJECT: Final Plat for Phase 14 of Village of White Oak 1st Addition PD

APPLICANT: Arlington Investors Group, LLC; Representative: Keith Grant

DESIGN PROFESSIONAL: McGuire Engineering; Representative Mark McGuire

SITE LOCATION: East side of Milton Wilson Boulevard in the Villages of White Oak 1st Addition PD, east of Phase 3

ZONING CLASSIFICATION: RS-18 and PD Overlay (Villages at White Oak 1st Addition PD)

ACREAGE: 12.27 acres

LOTS PROPOSED: 19 Residential lots, 1 COS lot

PROPOSAL: The applicant is requesting Planning Commission approval of a Final Plat for Phase 14 of the Villages at White Oak 1st Addition Planned Development.

In summary, this phase will create 19 single-family residential lots and 1 common open space (COS) lot for the development. Residential lots in Phase 14 include lots and homes identified as Greenway Lots (Area 1), Standard Lots (Area 16) and as Neighborhood Lots (Area 6) from the approved Planned Development.

The proposed Plat conforms to the approved White Oak 1st Addition PD, which was approved by the Board of Mayor and Aldermen on September 5, 2017 as Resolution 2017-44.

ANALYSIS: The proposed lot layout and phasing is consistent with the approved PD (partial exhibit is attached). The lots meet minimum lot size, dimension, and access requirements as set forth in the original PD. Any remaining minor corrections will be addressed to the Engineer’s satisfaction prior to recording.
NEXT STEPS: If approved, the applicant is required to finalize plans that address all engineering comments, receive a Development Agreement from the BMA, and have a pre-construction meeting with staff prior to beginning any work.

RECOMMENDATION:  
Staff recommends approval of the applicant’s request, 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, dated April 1, 2019, and with the conditions of approval meets the provisions of the Town of Arlington Subdivision Regulations, the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

S-2. Final Plat approval is effective for two (2) years from the date of approval by the Planning Commission. The applicant may request two (2) one-year extensions from the Planning Commission, per the Subdivision Regulations, if needed to record the Plat.

S-3. A completed Development Agreement shall be prepared and executed prior to construction of any infrastructure within the development.

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S-5. The developer shall provide the Town with a copy of the Final Plat using state plane coordinate system with NAD – 27 or NAD – 83 datum on disk or CD in a generally accepted format at the time the Final Plat is presented for recording.

PROJECT SPECIFIC CONDITIONS:
P-1. The applicant’s design professional shall address all Final Plat mark-ups prior to recording the Final Plat.

P-2. Revise the Typical Streetscape Plat to incorporate the entire sidewalk in the public ROW.

P-3. Approval of the Final Plat is contingent upon approval of the Construction Plans.

P-4. All lots in Phase 14 must be incorporated into the Master HOA for the Villages at White Oak 1st Addition PD, to ensure shared access and maintenance of HOA amenities. Proof the community HOA is in good standing with the State and documentation on how this Phase will be incorporated shall be provided to Town Staff for review and approval, and subsequently recorded, where necessary, prior to recording of the Final Plat.

P-5. The Plat should reference the Town-approved Planned Development, approved by the Board of Mayor and Aldermen on September 5, 2017 as Resolution 2017-44, as the guiding document for this Master Planned community.

P-6. All landscaping and common open space improvements shall be installed and approved by the Town of Arlington prior to recording the plat.
P-7. All Common Open Space in Phase 14 must be deeded to the HOA at the time of recording of the Final Plat.
Town of Arlington
Planning Commission
Final Plat Application
(Major and Minor Subdivisions)

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Subdivision Name: Villages at White Oak 1st Addition
Location: east side of Milton Wilson Blvd, south of Forrest Street
Owner of Record: Canale Properties, LLC
Owner Address: 79 S. Second Street, Memphis, TN 38125
Daytime Phone:
Fax Number:
E-mail Address:

Developer Contact: Robert Reaves
Company Name: Arlington Investment Group, LLC
Mailing Address: 177 Crescent Drive, Collierville, TN 38017
Daytime Phone: 901-854-0525
Fax Number: 901-854-0526
E-mail Address: rreaves@grantnewhomes.com

Engineer/Designer Contact: Mark McGuire, P.E.
Company Name: McGuire Engineering
Mailing Address: 289 Miss Camryn Lane, Collierville, TN 38017
Daytime Phone: 901-494-3201
Fax Number:
E-mail Address: mark@mcguirecompanies.biz

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<tr>
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<td>(if different from applicant – if same, note “same”)</td>
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<td><em>Owner information is required</em></td>
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<tr>
<td>Name of Entity: Arlington Investment Group, LLC</td>
<td>Name of Entity: Canale Properties, LLC</td>
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<tr>
<td>By (Signature):</td>
<td>By (Signature):</td>
</tr>
<tr>
<td>Keith Grant</td>
<td></td>
</tr>
<tr>
<td>Print Name:</td>
<td>Print Name:</td>
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<tr>
<td>President</td>
<td>Chief Manager</td>
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Applicant: Arlington Investment Group, LLC

Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:

Name | Business or Home Address
---|---
Wilson's Crossing Partners, LLC | 177 Crescent Drive, Collierville, TN 38017
Canale Properties, LLC | 79 S. Second Street, Memphis, TN 38125

2. For Profit Entities: If the owner and any lessee of the land which is the subject of this Application ("Owner and Lessee") is a for-profit entity, i.e., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner and Lessee must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner and Lessee. (If another business entity owns 10% or more of the ownership interests in the Owners and Lessee, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner and Lessee, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Owner and Lessee: Canale Properties, LLC

Persons or Entities Owning 10% or More of the Ownership Interests of the Owner and Lessee:

Name | Business or Home Address
---|---
Canale Properties, LLC | 79 S. Second Street, Memphis, TN 38125
DATE: June 17, 2019

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

SUBJECT: Final Plat for Phase 19 of Village of White Oak 1st Addition PD

APPLICANT: Arlington Investors Group, LLC; Representative: Keith Grant

DESIGN PROFESSIONAL: McGuire Engineering; Representative Mark McGuire

SITE LOCATION: East side of Milton Wilson Boulevard in the Villages of White Oak 1st Addition PD, east of Phase 14

ZONING CLASSIFICATION: RS-18 and PD Overlay (Villages at White Oak 1st Addition PD)

ACREAGE: 10.61 acres

LOTS PROPOSED: 26 Residential lots, 3 COS lots

PROPOSAL: The applicant is requesting Planning Commission approval of a Final Plat for Phase 19 of the Villages at White Oak 1st Addition Planned Development.

In summary, this phase will create 26 single-family residential lots and 3 common open space (COS) lot for the development. All of the lots in Phase 19 are in the Age Restricted Lots (Area 15) from the approved Planned Development; however, this phase will not buildout the entire Age Restricted area.

The proposed Plat conforms to the approved White Oak 1st Addition PD, which was approved by the Board of Mayor and Aldermen on September 5, 2017 as Resolution 2017-44.

ANALYSIS: The proposed lot layout and phasing is consistent with the approved PD (partial exhibit is attached). The lots meet minimum lot size, dimension, and access requirements as set forth in the original PD. Any remaining minor corrections will be addressed to the Engineer’s satisfaction prior to recording.
NEXT STEPS: If approved, the applicant is required to finalize plans that address all engineering comments, receive a Development Agreement from the BMA, and have a pre-construction meeting with staff prior to beginning any work.

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P-2. Revise the Typical Streetscape Plat to incorporate the entire sidewalk in the public ROW.

P-3. Approval of the Final Plat is contingent upon approval of the Construction Plans.

P-4. All lots in Phase 19 must be incorporated into the Master HOA for the Villages at White Oak 1st Addition PD, to ensure shared access and maintenance of HOA amenities. Proof the community HOA is in good standing with the State and documentation on how this Phase will be incorporated shall be provided to Town Staff for review and approval, and subsequently recorded, where necessary, prior to recordation of the Final Plat.

P-5. The Plat should reference the Town-approved Planned Development, approved by the Board of Mayor and Aldermen on September 5, 2017 as Resolution 2017-44, as the guiding document for this Master Planned community.

P-6. All landscaping and common open space improvements shall be installed and approved by the Town of Arlington prior to recording the plat.

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### Town of Arlington

**Planning Commission**
**Final Plat Application**
**(Major and Minor Subdivisions)**

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<td>Villages at White Oak 1st Addition</td>
</tr>
<tr>
<td>Location</td>
<td>east side of Milton Wilson Blvd, south of Forrest Street</td>
</tr>
<tr>
<td>Owner of Record</td>
<td>Canale Properties, LLC</td>
</tr>
<tr>
<td>Owner Address</td>
<td>79 S. Second Street, Memphis, TN 38125</td>
</tr>
<tr>
<td>Daytime Phone</td>
<td></td>
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<td>Fax Number</td>
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<td>E-mail Address</td>
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</table>

**Developer Contact:** Robert Reaves

**Company Name:** Arlington Investment Group, LLC

**Mailing Address:** 177 Crescent Drive, Collierville, TN 38017

**Daytime Phone:** 901-854-0525

**Fax Number:** 901-854-0526

**E-mail Address:** rreaves@grantnewhomes.com

**Engineer/Designer Contact:** Mark McGuire, P.E.

**Company Name:** McGuire Engineering

**Mailing Address:** 289 Miss Camryn Lane, Collierville, TN 38017

**Daytime Phone:** 901-494-3201

**Fax Number:**

**E-mail Address:** mark@mcguirecompanies.biz

### Instructions for Submitting an Application:

- **□** Fee Schedule: $300.00
  
  *Make checks payable to the Town of Arlington*

- **□** Check all items on the following checklist. All items must be addressed or the application may be deemed incomplete and returned to the applicant.

- **□** If it becomes necessary to make changes to the subdivision, review the procedure in Article 2, Section E.5.

- **□** Refer to the Town of Arlington Subdivision Regulations, available at www.townofarlington.org, for all subdivision requirements.

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Office Use Only

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Planning Commission
Final Plat Application

It is understood that:

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4. By signing this document, the applicant and owner accept the above conditions.

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<td>Name of Entity: Canale Properties, LLC</td>
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<td>By (Signature):</td>
<td>By (Signature):</td>
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<tr>
<td>Keith Grant</td>
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<td>Print Name:</td>
<td>Print Name:</td>
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<tr>
<td>President</td>
<td>Chief Manager</td>
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Disclosure Of Ownership Interests

In order to assist staff and appointed and elected officials of the Town of Arlington in complying with Ordinances of the Town relating to conflicts of interest, the following information is required to be furnished:

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   Applicant: Arlington Investment Group, LLC

   Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:

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<tr>
<td>Wilsons Crossing Partners, LLC</td>
<td>177 Crescent Drive, Collierville, TN 38017</td>
</tr>
<tr>
<td>Canale Properties, LLC</td>
<td>79 S. Second Street, Memphis, TN 38125</td>
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   Owner and Lessee: Canale Properties, LLC

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Arlington Square PD, Phase 1
CONSTRUCTION PLANS REVIEW

DATE: June 17, 2019

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

SUBJECT: Construction Plans Review for a commercial subdivision

APPLICANT: Arlington Development Co, LLC; Representative: Chad Fisher

DESIGN PROFESSIONAL: Pickering Firm Inc.; Representative: Cara Martin

SITE LOCATION: Southwest corner of Airline Road and Milton Wilson Boulevard

ZONING: SC (Shopping Center Commercial) and B-2 (General Commercial)

SITE ACREAGE: ± 7 acres

PROPOSAL: The applicant is requesting Planning Commission approval for construction plans for Phase 1 of the Arlington Square commercial Planned Development (PD). The project is located on the southwest corner of the intersection of Airline Road and Milton Wilson. The original PD was approved by the BMA as 'Palmetto PD' on July 5, 2017.

Phase 1 is the eastern end of the PD and is approximately 7 acres in size. It will ultimately include three (3) lots: a roughly 1.3-acre lot fronting Airline Road, a 2.98-acre lot fronting Milton Wilson, and a 2.12-acre lot on the corner. The Plat to create these lots is also on tonight’s agenda.

Access: The three (3) lots proposed in the subdivision share two (2) access points, one on Airline Road and one on Milton Wilson. Airline Road access is gained through a 36 ft-wide ingress/egress easement between Lots 1 and 2. Milton Wilson Access is gained through a 30 ft-wide ingress/egress easement along the east side of lot 3. Each driveway will be full access.

The applicant’s construction plans would complete roadway improvements along Milton Wilson and construct the two access drives that will be shared in this phase. This is consistent with the approved PD layout. The use of the proposed shared access easements supports access.
management to our public streets by limiting curb cuts and guiding their spacing, especially so close to this major intersection.

**Road Improvements:** Right-of-way dedication and roadway improvements will be required along the Milton Wilson Blvd frontage. Improvements will consist of pavement widening, curb & gutter and sidewalks. The width of Milton Wilson transitions from 48’ curb to curb west of this property, to 64’ curb to curb at the intersection with Airline Road. This transition occurs within the frontage of Lot 1.

Airline Road is also proposed to be improved, to ultimately have a 98’ right-of-way, consisting of 4 travel lanes, a center turn lane, a 4’ bike lane and sidewalks in this area. However, the Town has obtained necessary right-of-way and will be doing those improvements using Federal Highway Administration funding through the Memphis MPO. Construction is expected to begin on the Airline Road improvements in the fall of 2019. If this development is built prior to the Town’s Airline Road improvements construction, this developer will be required to widen the pavement on the Airline Road frontage to provide access to the new entrance drive.

**Drainage / Grading:** The development is providing a stormwater detention basin located in the future Phase 3 area of the site. In accordance with conditions imposed on the PD, the detention basin proposed for Phase 1 is designed to limit peak discharge to pre-developed flow rates for all storms up to the 100-year storm event. This is a requirement of this development due to the limited available capacity of the downstream storm drainage system in Summer Meadows subdivision and the historical flooding that has occurred downstream of this site.

**RECOMMENDATION:**
Staff recommends approval of the applicant’s request, 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 May 13, 2019, and with the conditions of approval, meets the provisions of the Town of Arlington Zoning Ordinance, Town of Arlington Subdivision Regulations, 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, Development Agreement, Subdivision Regulations and Technical Specifications, as directed and approved by the Town Engineer, unless otherwise noted.

S-3. Approval of these Construction Plans shall expire within one (1) year from the date of such approval unless a Final Plat based thereon is approved and/or an extension of time is requested by the applicant and approved by the Planning Commission.

S-4. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.

S-5. 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. 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.

S-6. Proof of TDEC approval of public sewer extensions is required prior to starting construction of sewer improvements in this Phase.

S-7. The Design Review Committee shall review and approve all proposed improvements (i.e. common landscape areas, streetscapes, site lighting, signage, etc.) for which it is authorized to review.

S-8. A Development Agreement, including all applicable development fees, shall be approved by the Board of Mayor and Aldermen prior to construction of any infrastructure within the development, per the Arlington Subdivision Regulations.

S-9. The applicant is required to have a pre-construction meeting with Town of Arlington staff prior to commencing improvements.

S-10. Prior to acceptance of any public improvement, the applicant will be required to provide as-builds for review and approval by Town Engineer. Upon approval, a copy of the Final Subdivision Plan documents including sewer, water and drainage as-built drawings must also be provided using Tennessee State Plane Coordinate System with NAD83, NAVD88 datum in DXF or DWG format (AutoCAD 2000 or earlier).

PROJECT SPECIFIC CONDITIONS:

P-1. Revise the Construction Plans to address all comments and “red-line” notes provided by the Town Engineer prior to final approval of Construction Plans. Resubmit corrected plans along with a response letter stating how each comment was addressed for Town review and approval.

P-2. All sidewalk paths, including those across driveways, shall be ADA compliant.

P-3. Milton Wilson Boulevard widening improvements shall be built in accordance with the most current TDOT Standard Specifications for Road and Bridge Construction, including any changes, modifications, or addenda.

P-4. If this development is built prior to the Town’s Airline Road improvements construction, this developer will be required to widen the pavement on the Airline Road frontage to provide access to the new entrance drive.

P-5. All landscaping and common open space improvements shall be installed and approved by the Town of Arlington prior to recording the plat.

P-6. Coordinate with MLGW regarding any adjustment and/or relocation of power poles or utilities on the site.
Town of Arlington
Planning Commission
Construction Plans Application
(Major Subdivisions Only)

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

<table>
<thead>
<tr>
<th>Subdivision Name: Arlington Planned Development</th>
<th>Phase: 1</th>
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<tr>
<td>Location: SW corner of Milton Wilson Road and Airline Road</td>
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<tr>
<td>Owner of Record: Arlington Development Co. LLC</td>
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<tr>
<td>Owner Address: 8888 Mid South Dr Olive Branch MS 38654-2908</td>
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<tr>
<td>Daytime Phone: 901-208-1578 / 901-794-4022</td>
<td>Fax Number:</td>
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<tr>
<td>E-mail Address: <a href="mailto:cfischer@sstower.com">cfischer@sstower.com</a></td>
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Developer Contact: Chad Fischer
Company Name: Arlington Development Co, LLC
Mailing Address: 8888 Mid South Dr, Suite 116 Olive Branch, MS 38654
Daytime Phone: 901-208-1578 / 901-794-4022 | Fax Number: |
| E-mail Address: cfischer@sstower.com |

Engineer/Designer Contact: Cara Martin
Company Name: Pickering Firm
Mailing Address: 6775 Lenox Center Court, Suite 300, Memphis, TN 38115
Daytime Phone: 901-726-0810 | Fax Number: 901-272-6911 |
| E-mail Address: cmartin@pickerlingfirm.com |

Instructions for Submitting an Application:

- Fee Schedule: $300.00, plus $45.00 per lot
  *Make checks payable to the Town of Arlington*

- Check all items on the following checklist. All items must be addressed or the application may be deemed incomplete and returned to the applicant.

- If in the process of completing the construction plans it becomes necessary to redesign the subdivision, review the procedure in Article 2, Section C.6.

- Refer to the Town of Arlington Subdivision Regulations, available at www.townofarlington.org, for all subdivision requirements.

Office Use Only

Date Received:  
Amount:  
Fee Receipt #:  

5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507
Telephone (901) 867-3449 • Fax (901) 867-2638

Revised: 1/8/2015
Planning Commission  
Construction Plans Application

It is understood that:

1. The applicant and owner bear the responsibility to submit a complete application package by the submittal deadline.

2. A completed application form and stated documents are required. The Planning Department will review each item to ensure it is complete. The application will not be considered filed with the Department until all items are complete and will not be placed on the Commission/Committee agenda.

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Applicant: Arlington Planned Development

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Arlington Square PD, Phase 1
FINAL PLAT APPLICATION REVIEW

DATE: June 17, 2019

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

SUBJECT: Final Plat for a commercial subdivision

APPLICANT: Arlington Development Co, LLC; Representative: Chad Fisher

DESIGN PROFESSIONAL: Pickering Firm Inc.; Representative: Cara Martin

SITE LOCATION: Southwest corner of Airline Road and Milton Wilson Boulevard

ZONING: SC (Shopping Center Commercial) and B-2 (General Commercial)

SITE ACREAGE: ± 7 acres

LOTS PROPOSED: 3 total

PROPOSAL: The applicant is requesting Planning Commission approval for a Final Plat for Phase 1 of the Arlington Square commercial subdivision. The project is located on the southwest corner of the intersection of Airline Road and Milton Wilson, primarily within the SC (Shopping Center) zoning district. The original PD

The subdivision will create three (3) lots: a roughly 1.3-acre lots fronting Airline Road, a 2.98-acre lot fronting Milton Wilson, and a 2.12-acre lot on the corner. The lots each have adequate frontage on Airline Road and/or Milton Wilson Boulevard, and will share two ingress/egress easements to serve the adjacent lots, with the intent of limiting driveway cuts on the public roads.

A Preliminary Plat was considered in the original Planned Development, which was approved by the BMA as ‘Palmetto’ in July 2017. Construction Plans for the subdivision are also being considered on tonight’s agenda.

ANALYSIS: The proposed lot layout is consistent with the approved PD layout for Phase 1, with the lots meeting minimum lot size, dimension, and access requirements. Any remaining minor corrections will be addressed to the Engineer’s satisfaction prior to recording.
NEXT STEPS: If approved, the applicant is required to finalize plans that address all engineering comments, receive a Development Agreement from the BMA, and have a pre-construction meeting with staff prior to beginning any work.

RECOMMENDATION:
Staff recommends approval of the applicant’s request, 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 April 1, 2019, and with the conditions of approval meets the provisions of the Town of Arlington Subdivision Regulations, the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

S-2. Final Plat approval is effective for two (2) years from the date of approval by the Planning Commission. The applicant may request two (2) one-year extensions from the Planning Commission, per the Subdivision Regulations, if needed to record the Plat.

S-3. A completed Development Agreement shall be prepared and executed prior to construction of any infrastructure within the development.

S-4. Prior to recording the final plat, the developer shall furnish the Town of Arlington approved security, per the Subdivision Regulations, in order to ensure the work will be completed in accordance with approved drawings and applicable specifications.

S-5. The developer shall provide the Town with a copy of the Final Plat using Tennessee State Plane Coordinate System with NAD83 datum, and NAVD88, on disk or CD in a generally accepted format at the time the Final Plat is presented for recording.

S-6. The applicant’s design professional shall address all Final Plat mark-ups prior to recording the Final Plat.

PROJECT SPECIFIC CONDITIONS:
P-1. Approval of the Final Plat is contingent upon approval of associated Construction Plans.

P-2. Add a note that all paved drives shall be perpetual ingress/egress easements across all internal lot lines for the benefit of the subdivision.

P-3. All access for lots with road frontage on Milton Wilson Boulevard and Airline Road shall be accessed by the ingress/egress easements as recorded here. No additional access points for Lots 1-3 shall be allowed on Milton Wilson Boulevard or Airline Road.
Town of Arlington
Planning Commission
Final Plat Application
(Major and Minor Subdivisions)

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

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| Daytime Phone: 901-208-1578 / 901-794-4022 Fax Number: |
| E-mail Address: cfischer@sstower.com |

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<tr>
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   Chad Fischer           8888 Mid South Dr, Suite 116 Olive Branch, MS 38654

2. For Profit Entities: If the owner and any lessee of the land which is the subject of this Application ("Owner and Lessee") is a for-profit entity, i.e., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner and Lessee must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner and Lessee. (If another business entity owns 10% or more of the ownership interests in the Owners and Lessee, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner and Lessee, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

   Owner and Lessee:

   Persons or Entities Owning 10% or More of the Ownership Interests of the Owner and Lessee:

   Name                  Business or Home Address


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