Town of Arlington
Planning Commission Meeting

October 21, 2019
6:30 P.M.
Planning Commission Meeting
Monday, October 21, 2019
6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the September 16, 2019 Meeting Minutes

IV. Comments from Citizens

V. Old Business
   A. Other as Properly Presented

VI. New Business
   A. Providence Place PD, Phase 1 – Construction Plans – Phase 1 of the Master Development Plan located on the south side of Milton Wilson, 1,100 ft. east of Airline Road.

   B. Center at Hayes Crossing PD – PD Amendment – located on the east side of Airline Road, north of Hayes Road, south side of Cranston Drive.

      PUBLIC HEARING - a request to amend the Center at Hayes Crossing PD to revise allowable uses on one lot in Area C from O: Office to B-1: Neighborhood Commercial.

   C. Other as Properly Presented

VII. Adjourn
TOWN OF ARLINGTON, TENNESSEE
Board of Mayor and Aldermen
DEVELOPMENT STAFF REPORT

Providence Place PD, Phase 1
CONSTRUCTION PLANS

DATE: October 21, 2019

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

SUBJECT: Construction Plan for Providence Place Phase 1

APPLICANT: Bank of Bartlett; Representative: Robert Byrd

DESIGN PROFESSIONAL: Renaissance Group; Representative: Wesley Wooldridge

SITE LOCATION: South side of Milton Wilson Blvd, east of Hall Creek

ZONING CLASSIFICATION: SC (Shopping Center) per Providence Place PD Overlay

ACREAGE: 23.79 acres (of the 44.9-acre site)

PROPOSAL: The applicant is requesting Planning Commission approval for construction plans for Phase 1 of the Providence Place mixed use Planned Development (PD). The project is located on the south side of Milton Wilson, east of Hall Creek and Airline Road. The original PD was approved by the BMA on April 1, 2019.

Phase 1 is the western end of the PD and is approximately 24 acres in size. It will ultimately include five (5) commercial lots and three (3) common open space (COS) lots. The commercial lots include the mixed-use property (lot 1), the hotel site (lot 2), and three retail sites (Lots 3-5). The COS lots include a shared detention basin, a portion of the east-west pedestrian corridor, and the roundabout median.

Access: The lots proposed in this phase will all gain access from the primary roadway, Providence Place, which extends south from Milton Wilson to the southern PD boundary. A second roadway, Providence Circle, extends east from a roundabout in front of Lot 2. This is consistent with the approved PD layout. The use of the proposed new roadway supports access management to Milton Wilson by limiting curb cuts.

Sidewalks are proposed along each of the roadways for pedestrians. A raised pedestrian crossing, as conditioned by the BMA approval, will extend across the roadway and connect the end of the pedestrian corridor to Lot 1 and the public plaza.
Road Improvements: No roadway improvements are needed on Milton Wilson Blvd. along the front of the property. The PD includes two public street connections to Milton Wilson Blvd. Providence Place is proposed as an 84’ right of way extending from Milton Wilson south to the south property line of the development. Providence Circle is proposed to extend from a one lane roundabout on Providence Place east through the PD, then turn north to provide a second public street connection to Milton Wilson.

Providence Place will include standard street improvements (curb, gutter, sidewalks, storm drainage, etc.), but will also have dedicated on-street bike lanes that transition to shared use paths for pedestrians and cyclists through the roundabout intersection. The east side of Providence Place will include a 23’ wide urban greenway with an 8’ sidewalk and landscape areas. Providence Place will also include a raised crosswalk for pedestrian connectivity within the PD located about midway between Milton Wilson and the roundabout intersection. This street will be striped for one lane in each direction with a center turn lane, except for the roundabout.

Providence Circle will be a standard 60’ right of way commercial street with curb, gutter, 5’ sidewalks, storm drainage, etc. This street will be striped for one lane in each direction with a center turn lane. Providence Circle will be built to the east line of Lot 4 in Phase 1. Future phases will complete the connection to Milton Wilson.

Drainage / Grading: The development is providing a stormwater detention basin for the PD in the southwest corner of the site. A 2.3-acre wet detention basin will be built at this location, sized to handle the 25-year drainage from the entire PD at full development. This basin will serve as a sediment basin during construction and converted to a permanent water feature when construction is complete. Storm drainage infrastructure will be installed throughout the PD in accordance with Arlington’s design requirements.

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 October 7, 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-builts 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 any comments and “red-line” notes provided by the Town Engineer and Planner prior to final approval of Construction Plans.

P-2. All sidewalk paths, including those across driveways, shall be ADA compliant.
Town of Arlington
Planning Commission
Construction Plans Application
(Major Subdivisions Only)

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Subdivision Name: Providence Place Planned Development
Location: South side of Milton Wilson Rd; 1100 ft east of Milton Wilson & Airline Rd Intersection
Owner of Record: Bank of Bartlett
Owner Address: 6281 Stage Rd, Bartlett, TN 38134
Daytime Phone: 901-382-6600 Fax Number: 901-382-6609
E-mail Address: cwilloughby@bankofbartlett.com

Developer Contact: Chris Willoughby
Company Name: Bank of Bartlett
Mailing Address: 6281 Stage Rd, Bartlett, TN 38134
Daytime Phone: 901-382-6600 Fax Number: 901-382-6609
E-mail Address: cwilloughby@bankofbartlett.com

Engineer/Designer Contact: Wesley Wooldridge
Company Name: Renaissance Group
Mailing Address: 9700 Village Circle, Suite 100, Lakeland, TN 38002
Daytime Phone: 901-332-5533 Fax Number: 901-332-5534
E-mail Address: wwooldridge@rgroup.biz, cbaker@rgroup.biz

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.town.ofarlington.org, for all
subdivision requirements.

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. 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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Applicant:  

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<tr>
<td>Name of Entity: <strong>Bank of Bartlett</strong></td>
<td>Name of Entity: <strong>SAME</strong></td>
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<td>By (Signature): [Signature]</td>
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<td>Print Name: <strong>Chris Willoughby</strong></td>
<td>Print Name:</td>
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<tr>
<td>Title: <strong>Special Assets Officer</strong></td>
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TOWN OF ARLINGTON, TENNESSEE
Planning Commission

DEVELOPMENT STAFF REPORT

Center at Hayes Crossing PD
MASTER PLAN AMENDMENT

DATE: October 21, 2019

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

SUBJECT: Master Plan Amendment for the Center at Hayes Crossing Planned Development

APPLICANT: Connell Real Estate, LLC.; Representative: Matt Connell

DESIGN PROFESSIONAL: Property Solutions; Representative: Mark Underwood

SITE LOCATION: East side of Airline Rd, north of Hayes Road and south of Cranston Drive

ZONING CLASSIFICATION: O: Office with PD overlay

ACREAGE: roughly 6.84 acres

BACKGROUND: The project includes 6.8 acres of vacant land on the east side of Airline Road, between Cranston and Hayes Rd. The Center at Hayes Crossing PD was approved by the BMA in July 2007. The project included just under 7 acres divided into three Areas (A, B, and C) and a Common Open Space (COS) lot for shared detention. Uses were limited to Office on Areas A and B, and a restricted list of B-1 (Neighborhood Business) uses on Area C. In 2008, it was revised to shift the lot sizes and amend the phasing plan, creating 2 phases. In 2014, the PD was amended again to remove the B-1 uses and make all the lots Office uses. Phase 1 of the project, which included grading/drainage, roadway improvements, and the addition of driveway curb cuts was completed, but no other development has occurred.

The property owner of Area C, on the southeast corner of Cranston and Airline, has since sold over half of their lot for development as a medical office and has begun plans to develop the remainder with another medical use and potential extra suite. They
submitted this application to request amending the PD again, to return the originally B-1 list of uses to the portion of Area C fronting Airline Road. They state their intent is to allow some flexibility in finding possible future tenants.

**PROPOSAL AND ANALYSIS:**

**Proposed Uses**
The uses allowed in Areas A, B, and over half of Area C would not change; they would remain Office.

The proposal requests to change the front 0.73 acres of Area C back to the original approval, allowing B-1 uses with some restrictions (no churches, convenience stores, gas sales, day cares, or funeral homes). Neighborhood Commercial (B-1) is the most restrictive commercial designation. Uses that would be permitted include bakeries, drug stores, food stores, general merchandise, small restaurants (under 39 seats, no drive-thru), offices, banks, barber shops, and business service uses.

**Bulk Regulations**
The site is currently subject to the O: Office zoning regulations in place at the time of the original approval. This Amendment application requests to divide Area C into two designations and revise the front setback in C-1 to match B-1 zoning. No other changes to bulk regulations are proposed.

The applicant states using the B-1 front setback will help on this lot which, as a corner lot, will have two front-yard setbacks and streetscapes where no improvements can be built. The chart below summarizes the existing bulk regulations and the proposed addition/change in red.

<table>
<thead>
<tr>
<th>BULK REGULATIONS*</th>
<th>Area “A”</th>
<th>Area “B”</th>
<th>Area “C-1”</th>
<th>Area “C-2”</th>
<th>COS</th>
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<td><strong>Minimum Lot Requirements</strong></td>
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<tr>
<td>Minimum Area (sq ft)</td>
<td>8,800</td>
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<td>Minimum Width (ft)</td>
<td>80</td>
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<td><strong>Minimum Yard Requirements</strong></td>
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<td>Front Yard (ft)</td>
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<td>Side Yard (ft)</td>
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<td>Rear Yard (ft)</td>
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<td>Maximum Height (ft)</td>
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<td>40</td>
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* All other bulk regulations shall conform to the underlying zoning requirements noted.

**Remainder of Master Plan**
Staff suggested a couple other edits regarding driveways and easements to the text of the Master Plan document in an attempt to “clean up” the language and incorporate previous BMA conditions of approval.
The applicant also proposes adding language to clarify that owners of the four lots that are proposed to have retaining walls (those adjacent to Hayesville neighborhood) are responsible for constructing and maintaining those walls on their lots. This is already implied, but not implicitly written in the Master Plan currently.

Regarding the shared detention basin, the applicant proposes to remove language that calls for the detention basin to serve as a “water feature” by removing the requirement for an alternative source of water for dry periods and removing the language about providing a “walkway, landscaping, benches, and other features” around the basin. Staff believes this would remove a quality feature from the center of this PD and recommends maintaining it as a feature. However, there are several different property owners in the PD at this point, so the timing on when these improvements must be added is not clear. Staff would instead encourage language clarifying how and when this should be accomplished and language to clarify an owner’s association should be formed concurrent with any development in PD.

**Surrounding Uses**

Surrounding properties include several offices to the north across Cranston, the Hayesville Estates neighborhood to the east, single-family homes to the south across Hayes, and MicroPort and a couple single-family homes to the east across Airline Road.

As the area in question fronts Airline Road, will have a several acre office buffer between it and Hayesville Estates, and is limited to only neighborhood commercial uses, staff feels the proposal is acceptable in this location. It could also provide some limited, small-scale commercial uses within walking distance of several neighborhoods.
Next Steps: The Planning Commission’s recommendation will be forwarded to the Board of Mayor and Aldermen, who will consider the request at a future public hearing.

Any future development on the site will require Site Plan approval for each by the PC and DRC.

RECOMMENDATION: Staff recommends approval of the proposed Master Plan Amendment, subject to the following conditions, in addition to any other conditions levied by the Commission:

1. The Center at Hayes Crossing PD Amendment dated October 2, 2019, if approved by the Board of Mayor and Aldermen, may be subject to revisions as a result of engineering design and Town technical specification considerations. The Town’s Zoning Ordinance, Subdivision Regulations, Stormwater Regulations and Technical Specifications Manual shall govern development of the Subject Property unless specifically modified as part of the approved Master Development Plan.

2. All conditions previously approved by the Board of Mayor and Aldermen for this Planned Development shall continue to apply, other than those amendments approved herein.

3. Upon final approval of the Board of Mayor and Aldermen, an amended Planned Development shall be recorded with the Shelby County Register of Deeds.

4. After approval of the amended Master Development Plan, the applicant will be required to submit and receive standard approvals from the Planning Commission, the Design Review Committee, and/or Board of Mayor and Aldermen for each phase or lot therein.

5. All open space and amenities identified as shared in the Master Development Plan shall be owned and maintained by a business owners association. Each lot of the PD shall be incorporated into the Business Owners Association, to share the amenities and maintenance costs from the development.

6. Revise the Master Development Plan document to address:

   a. Revise the plan to replace the language regarding the retention basin serving as a water feature and amenity.

   b. Add language to clarify how and when the retention basin improvements should be constructed and maintained.
Town of Arlington
Planning Commission
Planned Unit Development
Master Development Plan Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Note: A pre-application conference is required at least one (1) month prior to filing an application for a Master Development Plan. Contact the Town Planner at 901-867-3449 to schedule an appointment.

Planned Development Name: Center at Haynes Crossing
Location: Crenshaw and Airline Road
Owner of Record: Connell Real Estate, LLC  Matt Connell
Owner Address: 9983 Autumnlight Drive, Lakeland, TN 38001
Daytime Phone: 662-346-6145  Fax Number: 901-317-7064
E-mail Address: mconnell101@yahoo.com

Developer Contact: Matt Connell
Company Name: Connell Real Estate, LLC
Mailing Address: 9983 Autumnlight Drive, Lakeland, TN 38001
Daytime Phone: 662-346-6145  Fax Number: 901-317-7064
E-mail Address: mconnell101@yahoo.com

Engineer/Designer Contact: Mark Underwood
Company Name: Property Solutions
Mailing Address: 784 Deans Creek Drive, Collierville, TN 38017
Daytime Phone: 901-457-0528  Fax Number: 901-230-5867
E-mail Address: underwood@ earthlink.net

Instructions for Submitting an Application:

☑ Fee Schedule: Residential PD – $500.00 + $10.00 per lot
☑ Commercial/Industrial PD – $2,500.00
☑ Mixed-Use/Traditional Neighborhood Design PD – $2,500.00
☑ PD Amendment – $250.00

*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.

☐ Refer to the Town of Arlington Zoning Ordinance, available at www.townofarlington.org, for all requirements.
Planning Commission
Master Development 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. 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 and will not be placed on the Commission/Committee agenda until all items are complete.

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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<th>OWNER:</th>
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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
The Center at Hayes Crossing

Location Map
CITY OF ARLINGTON
P O BOX 507
ARLINGTON TN 38002-

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Order Taker: aarbeitman
Order Created 10/03/2019

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* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Text of Ad: 10/03/2019

PUBLIC NOTICE

The Planning Commission will hold a public hearing on Monday, October 21, 2019 at Town Hall, 5854 Airline Rd. at 6:30 PM to consider a Planned Development Amendment request for The Center at Hayes Crossing located on the east side of Airline Rd., north side of Hayes Rd., south side of Cranston Drive to rezone a portion of area C from O: Office Zoning to B-1: Neighborhood Commercial
Center at Hayes Crossing
Double Sided Sign
One Facing Airline Rd. One Facing Cranston Drive

PUBLIC HEARING
AN APPLICATION HAS BEEN
FILED FOR A
AMENDMENT TO A PD

A PUBLIC HEARING IS TO BE HELD
OCTOBER 21ST, 2019 AT 6:30
ARLINGTON TOWN HALL
5854 AIRLINE ROAD
901.867.2620