Town of Arlington
Design Review
Committee Meeting

March 8, 2016
6:30 P.M.
AGENDA
Design Review Committee
Tuesday, March 8, 2016
6:30 p.m.

I. Call to Order & Establishment of a Quorum

II. Approval of the February 9, 2015 Meeting Minutes

III. Old Business
   A. Other as Properly Presented

IV. New Business
   A. Laboratory Express – Eastridge Business Park, Phase 1, Lot 2 – North side of Highway 64, West of the Fayette/Shelby County Line – Site Plan
   B. Arlington Automotive – 5769 Airline Road – Site Plan for Ancillary Building
   C. The Shops at Arlington – Airline Road PD, Phase 1 – Southeast corner of Milton Wilson Boulevard and Airline Road – Site Plan for Entire Site and Lot 2
   D. Kroger Marketplace – Airline Road PD, Phase 1, Lot 1 – Southeast corner of Milton Wilson Boulevard and Airline Road – Site Plan
   E. Other as Properly Presented

V. Adjourn
DATE: March 8, 2016

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review

APPLICANT: Laboratory Express; Owner: Jerry Knauss

DESIGN PROF./CONSULTANT: Urban Arch Associates; Representative: Brian Bullard
HNA Engineering; Representative: Josh Holtgrewe

SITE LOCATION: Lot 2 of the Eastridge Business Park, on the west side of Cypress Ridge Dr.

SITE ACREAGE: 3.2 Acres

ZONING: M-1: Light Industrial District

PROPOSAL: Mr. Brian Bullard with Urban Arch Associates is requesting Design Review Committee approval of a site plan for a 3.2-acre parcel located on the west side of Cypress Ridge Drive within the Eastridge Business Park. The subject property is located on Lot 2 of the business park and is within the M-1: Light Industrial Zoning District. The proposed office and laboratory is a permitted use in this district.

Access to the site will be via a driveway at the northeast corner of the site from Cypress Ridge Drive. The Planning Commission approved the site plan for the project on February 16, 2016.

Building Elevations: The proposed building includes an approximately 8,000 square foot office building with a 3,300 square foot garage area at the rear. The office building elevations include a modern design with a mixture of flatlock wall panels, horizontal corrugated wall panels, splitface block, trex select edge boards, and windows. The rear garage area is finished with vertical corrugated wall panels.

The primary material on the office, flat lock panels, is a flat light gray color and is proposed on all four (4) elevations. The walls are broken up with a large number of evenly spaced windows and dark gray horizontal corrugated panels situated above and below the windows. The gray splitface block is used as an accent around an outdoor patio area for employees on the north side of the building. The trex
boards will be in a Winchester Gray (not saddle brown as on renderings) and will be used as an accent along the ADA ramps at the front of the building and to screen the outdoor patio.

In industrial zoned properties, the flexibility to use other building materials is provided for in the Town Design Guidelines. The Guidelines state consideration of primary materials other than recognized standards (brick, stone, limestone, wood) shall examine the architectural style of the building and whether the materials are appropriate for that style. In addition, metal facades are identified in our Guidelines as acceptable on the side and rear of industrial buildings when not visible from a public right-of-way or residential property.

This site is well within an industrial park, surrounded on all sides by other industrial zoned lots and uses, and thus the use of the metal façade on three sides would seem acceptable. With regard to the front elevation, the modern architecture design is carried around the entire building, and thus the wall cladding system with the overlapped metal panels is found on all four sides. Given the location of the building and the modern design, the use of the proposed metal materials on all sides could be considered acceptable.

**Landscaping, Irrigation and Tree Ordinance:** A large portion of the site is currently wooded, including several larger specimens. While several trees will be removed, the applicant’s plan preserves a few oak and elm along the front southeast corner and the majority of those at the west end of the site.

A landscape plan has been provided showing a line of Autumn Blaze Maples along the street frontage, consistent with the requirements of the recorded plat for the Eastridge Business Park. Two Satomi Kousa Dogwoods are also proposed at the south end of the front parking lot. Additional flowering shrubs are proposed in the parking area and a mulched flower bed is proposed along the street frontage. All disturbed areas on-site will be sodded with Palisade Zoysia sod.

An irrigation plan will be required to be submitted to staff prior to the issuance of a building permit. A condition of approval has been added.

**Exterior Lighting and Photometric Plan:** The lighting and photometric plan shows the proposed light fixtures and lighting intensities. The plan shows parking lot pole fixtures installed at 25 feet, on 2-foot bases. Two wallpacks are also proposed at the rear of the site around the garage area. The proposed lighting intensity seems appropriate for the site and does not trespass onto adjacent properties.

**Garbage Collection Areas:** The garbage collection area will be located on the west side of the site. The applicant angled the enclosure and shifted it south behind the building and out of view from the street. The enclosure will be gray block to match the building with gates made of Trex Select boards on metal supports.

**Mechanical Units and Meters, Transformers, Rooftop Units:** All rooftop units will be screened with the parapet. Any ground-mounted equipment and meters will be screened with landscaping, unless restricted to maintain visibility and access.

**Signage:** No application for signage has been presented. A separate application shall be presented to staff for consideration. All references on the plans to signage shall be disregarded.
RECOMMENDATION:
Staff recommends approval of the proposed Lab Express office building Site Plan, subject to the following conditions and any additional conditions recommended by the Design Review Committee:

CONDITIONS OF APPROVAL:

1. It is found that the application and plans dated March 1, 2016, 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 changes to the plan require prior approval by the Town of Arlington staff and/or appropriate Commission or 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. Irrigation for designated landscape areas is required. An irrigation plan shall be submitted to staff for consideration and approval prior to issuance of a building permit.

6. No application for signage has been presented. A separate application shall be presented to staff for consideration. All references on the plans to signage shall be disregarded. It is noted that signage shall conform to the requirements of the Arlington Zoning Ordinance.
# Town of Arlington

## Design Review Committee

### Site Plan Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>LABORATORY EXPRESS OFFICE BLDG.</th>
<th>Zoned:</th>
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</thead>
<tbody>
<tr>
<td>Project Address:</td>
<td>3211 CYPRESS RIDGE DR, ARLINGTON, TN</td>
<td>(SEE PROPERTY OWNER INFORMATION BELOW)</td>
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<tr>
<td>Developer Contact:</td>
<td></td>
<td></td>
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<tr>
<td>Company Name (if applicable):</td>
<td></td>
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<tr>
<th>Architect Contact:</th>
<th>BRIAN BULLARD</th>
</tr>
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<tbody>
<tr>
<td>Company Name:</td>
<td>URBAN ARCH ASSOCIATES P.C.</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>498 SOUTH MAIN ST, MEMPHIS, TN 38103</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>901-578-7173</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:bbullard@uarch.com">bbullard@uarch.com</a></td>
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<tr>
<th>Engineer Contact:</th>
<th>JOSH HOLTEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company Name:</td>
<td>HNA ENGINEERING, PLLC</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>11880 CRAWFORD DR, SUITE 104, ARLINGTON, TN 38002</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>901-487-3967</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:josh@hnaengineering.com">josh@hnaengineering.com</a></td>
</tr>
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<th>JERRY KNAUSS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
<td>P.O. BOX 540, ARLINGTON, TN 38002</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>731-659-1087</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:jknauss@labexp.com">jknauss@labexp.com</a></td>
</tr>
</tbody>
</table>

**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: 1/5/16
Amount: $400.00
Fee Receipt #: RECEIVED

5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507
Telephone (901) 867-3449 • Fax (901) 867-2638
TOWN OF ARLINGTON, TENNESSEE
DESIGN REVIEW COMMITTEE
DEVELOPMENT STAFF REPORT

Arlington Automotive - Ancillary Building
Site Plan Review

DATE: March 8, 2016

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review

APPLICANT: Arlington Automotive; Representative: Brian Sorenson

DESIGN PROF./
CONSULTANT: Bill Fuller, Architect

SITE LOCATION: 5769 Airline Road; on the west side of Airline Road, south of Memphis-Arlington Road

SITE ACREAGE: 1.5 Acres

ZONING: SC: Shopping Center

PROPOSAL: Mr. Brian Sorenson of Arlington Automotive is requesting Design Review Committee approval of a site plan to expand his business on a 1.5-acre parcel located on the west side of Airline Road, just south of Memphis-Arlington Road. The subject property is within the SC: Shopping Center Zoning District.

The applicant proposes to construct a 4,200 square foot building at the rear of his property to be used for seven (7) additional auto repair bays and storage space. The proposal also includes the addition of striped parking spaces between the buildings. The proposal would not add a new use to the site, but rather allow for an expansion of the existing business and the removal of shipping containers currently being used on-site for storage.

Access to the site will be via two driveways at the northeast and southeast corners of the site from Airline Road. The Planning Commission approved the site plan for the project on February 16, 2016.

Building Elevations: The proposed building sits approximately 360 feet back from Airline Road, at the rear of the Arlington Automotive site. It is centered on the lot behind the existing shop and is very similar in design and color scheme. The new building includes a red brick exterior on all four sides with two bands of soldier course bricks on the top half of the wall. The brick is similar to the front of the existing building. The new building has a standing seam Galvalume metal roof (silver) and white roll-up garage doors. All metal gutters, downspouts and trim will be painted a rust red, to match the
brick exterior. Two glass doors and four windows on the east side facing the front building are proposed with bronze aluminum frames.

As a secondary structure for a commercial use in the Shopping Center Zone, the proposed building appears to meet Town Design Guidelines. The building includes compatible design elements and a strong visual relationship with the existing building, as encouraged by the Design Guidelines. Also, the building includes clay brick exterior on all four sides, which is a high quality material encouraged by the Town. In addition, the new building and especially the rear parking area will be screened behind a 6 foot wood privacy fence that encloses the rear half of the property and is proposed to remain.

**Landscaping, Irrigation and Tree Ordinance:** No additional landscaping is proposed at the front of the lot; however, the applicant has proposed to add three (3) Willow Oaks at the rear (west) side of the lot behind the new building. With the five (5) existing crepe myrtles along Airline Road and the new trees in the unpaved area at the rear of the site, the site will meet the Town’s Tree Density Unit requirements. A condition of approval was added to ensure the new trees are not located within a required sanitary sewer easement which was required by Planning Commission at the rear of the site.

An irrigation plan will be required to be submitted to staff prior to the issuance of a building permit. A condition of approval has been added.

**Exterior Lighting and Photometric Plan:** The lighting and photometric plan identifies nine (9) LED wall packs around the perimeter of the new building. No parking lot pole fixtures are proposed at this time. The photometric plan does not take into account any existing lighting on the current building; however, the applicant feels the lighting is appropriate for the site and their security needs. A condition of approval has been added to clarify the wall packs will be a dark bronze and that they will be shielded if necessary to prohibit light trespass onto adjacent properties.

**Signage:** No application for signage has been presented or is anticipated. If signage on the new building is desired in the future, a separate application shall be presented to staff consideration.

**RECOMMENDATION:**
Staff recommends approval of the proposed Arlington Automotive ancillary building Site Plan, subject to the following conditions and any additional conditions recommended by the Design Review Committee:

**CONDITIONS OF APPROVAL:**
1. It is found that the application and plans dated March 1, 2016, 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 changes to the plan require prior approval by the Town of Arlington staff and/or appropriate Commission or 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. Irrigation for designated landscape areas is required. An irrigation plan shall be submitted to staff for consideration and approval prior to issuance of a building permit.

6. All exterior lighting shall be dark bronze or a similar color to match the window framing and shall also be shielded in a manner as to not trespass onto adjacent properties per Town of Arlington Code requirements.

7. The three (3) new trees along the rear of the site shall be shifted outside of the 20’ wide public sanitary sewer easement required by the Planning Commission approval.
Town of Arlington
Design Review Committee
Site Plan Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Project Name: Architect Building 3501 Airline Rd
Zoned: 
Project Address: 
Developer Contact: Brian Sorensen

Company Name (if applicable):
Company Address: 5769 Airline Rd
Daytime Phone: 
Fax Number: 
E-mail Address: 

Architect Contact: Wall Fuller
Company Name: Wall Fuller Architects
Mailing Address: 32162 Indecuped Place
Daytime Phone: 904-562-101 Fax Number: 404-930-0364
E-mail Address: Fuller@architects.com

Engineer Contact: See Attached
Company Name: 
Mailing Address: 
Daytime Phone: 
Fax Number: 
E-mail Address: 

Name of Property Owner: Brian Sorensen
Mailing Address: 5769 Airline Rd
Daytime Phone: 904-562-101 Fax Number: 404-930-0364
E-mail Address: 

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.

OFFICE USE ONLY
Date Received: 2/24/14
Amount: 400.00
Fee Receipt #: 32880.1

5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507
Telephone (901) 867-3449 • Fax (901) 867-2638
TOWN OF ARLINGTON, TENNESSEE
DESIGN REVIEW COMMITTEE
DEVELOPMENT STAFF REPORT

Airline Road PD, Phase 1 – Lots 1 & 2 and the SHOPs retail building
Site Plan Review

DATE: March 8, 2016

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review for Lots 1 and 2

APPLICANT: SHOP Companies, Representative: Daniel Fuller

DESIGN PROFESSIONAL: Pickering Firm Inc., Representative: Cara Martin
Cortland Morgan, Architect

SITE LOCATION: South side of Milton Wilson Boulevard, East side of Airline Road

SITE ACREAGE: 19.64 acres (Phase 1 = 24 ac. total)

ZONING: SC: Shopping Center with a PD Overlay (Airline Road PD)

PROPOSAL: Mr. Daniel Fuller with SHOP Companies is requesting Design Review Committee approval of a site plan for 19.64 acres within Phase 1 of the Airline Road PD, on the southeast corner of Milton Wilson and Airline Road. The application includes site improvements for Lots 1 and 2, as well as a retail building on Lot 2. This site is within the SC: Shopping Center Zoning District, and the proposed retail uses are permitted use in this district. A separate application for the Kroger Marketplace building proposed on Lot 1 was submitted concurrently and will also be heard on this agenda.

Access to the site will be via two driveways along Milton Wilson and two driveways from Airline Road. The Planning Commission approved a site plan for the project on December 21, 2015, and a Master Development Plan for the project was approved by the BMA on February 22, 2016.

Building Elevations: The proposed project includes a 26,400 square foot building for multi-tenant retail uses, with the option to expand to 31,000 square feet. The building elevations show a four-sided brick design with aluminum-framed storefront windows along the entire front façade. A header and soldier course of bricks run along the roofline and metal eyebrow canopies cover all of the windows. Pavilions framed by columns with stone bases and emperor size bricks and a taller roofline are located at each end and in the center of the front façade.

Storefront windows wrap around the front corners and run approximately 30 feet down the side elevations. The sides also include a base of larger, emperor bricks and a column at the rear corner to frame out the wall. The rear elevation is brick with multiple access doors and an 8-foot screen wall and
dumpster enclosure in the center. The building is divided by an elevation change and a fire separation wall, which results in the southern half of the building sitting slightly lower than the northern half.

The color palette includes dark, earth-tone brick (similar to the Kroger Marketplace next door) on four sides, with a light stone base and caps on the columns. Dark bronze eyebrow canopies cover each of the windows and are also similar to the Kroger building. All pre-finished metal details, such as flashing, downspouts, or coping, will be finished in a dark bronze color to match the front canopies.

The proposed building is consistent with the approved Master Development Plan for the site with regard to building size, location, materials and style.

**Landscaping, Irrigation and Tree Ordinance:** A landscape plan has been provided showing proposed landscape materials, quantities, species and sizes. Existing trees along Hall Creek will be saved and maintained where possible.

The Streetscape plans include Blackgum and Nuttall Oak trees backed by a line of shrubs and interspersed with Redbuds and Chaste trees. This generous planting should provide a pattern of shade and flowering trees and effectively soften the view of the Kroger parking lot. Ginko trees are proposed to bookend the streetscape and are found at each driveway entrance. Milton Wilson’s streetscape also includes a row of Magnolias to provide additional screening to the fuel center.

The parking lot islands throughout include a 2-foot perimeter of variegated Liriope, as required, with either an October Glory Maple or Allee Elm and various shrubs. The six islands along the Kroger frontage have two smaller Chaste trees each, which further defines the main drive. Enhanced landscaping is also proposed around the detention basin and along the new public pedestrian trail along Hall Creek. Rows of Yoshino Cherry trees buffer the north end of the trail from the detention basin, while Holly trees frame the detention basin from the parking lot side. In addition, five (5) Bald Cypress trees are proposed in the detention area.

Lastly, landscape planters are identified along the front of each building, with fifteen (15) 3-foot box planters lining the front of Kroger, and planter areas with Cherry trees and shrubbery on each end of the SHOPs building.

The site requires a minimum of 449 tree density units. With the 222 new trees proposed and no credit taken for the Hall Creek area, the site will exceed that requirement with a total of 459.6 tree density units.

An irrigation plan will be required to be submitted to staff prior to the issuance of a building permit. A condition of approval has been added.

**Site Amenities:** The developer will construct a 10-foot wide, asphalt public pedestrian/bicycle trail near the west bank of the Hall Creek tributary. It will extend from Milton Wilson Boulevard to the south end of the site on Lot 2. The trail will be part of the Town’s overall trail system, and is consistent in design and landscaping with the approved Loosahatchie Greenway Trail Master Plan.

Amenities include outdoor seating and bicycle storage through the site, as well as a pavilion, seating and a water fountain along the Greenway Trail. Site furniture examples are included and will have to meet Master Development Plan requirements. In addition, a fenced outdoor dining area will be provided at the
south end of the Kroger building (on Kroger plans), and any future restaurants that develop in the SHOPs building are encouraged to provide outdoor dining areas as well.

**Exterior Lighting and Photometric Plan:** The lighting and photometric plan shows the proposed light fixtures on the building and lighting intensities, and indicates that light from the site will not trespass onto adjacent properties. The plan shows LED parking lot fixtures installed at 30 feet heights, with dark bronze steel poles on 2-foot bases.

Ornamental LED wall sconces are proposed along the front of the SHOPs building. The sconces are rectangular columns of silk-screened glass in bronze metal frames that provide a diffused ambient light. Standard, low profile wallpack lights are proposed above exit doors on the rear of the building. No lighting is proposed for the walking trail along Hall Creek.

**Garbage Collection Areas:** The garbage collection area for the SHOPs multi-tenant space will be located along the rear (east) side of the building. It is proposed in a brick enclosure that matches the building, with dark bronze panels on the gates that match the details on the building.

**Mechanical Units and Meters, Transformers, Rooftop Units:** All rooftop units will be screened by the building parapets. Any ground-mounted equipment and meters will be screened with landscaping or masonry walls, unless screening is constrained to maintain visibility and access.

**Signage:** No application for signage has been presented. A separate application shall be presented to staff for consideration. All references on the plans to signage shall be disregarded.

**RECOMMENDATION:**
Staff recommends approval of the proposed Airline Road PD, Phase 1 Lots 1 and 2 Site Plan, subject to the following conditions and any additional conditions recommended by the Design Review Committee:

**CONDITIONS OF APPROVAL:**
1. It is found that the application and plans dated March 1, 2016, 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 changes to the plan require prior approval by the Town of Arlington staff and/or appropriate Commission or 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. Irrigation for designated landscape areas is required. An irrigation plan shall be submitted to staff for consideration and approval prior to issuance of a building permit.
6. No application for signage has been presented. A separate application shall be presented to staff for consideration. All references on the plans to signage shall be disregarded. Signage shall conform to the requirements of the Arlington Zoning Ordinance and any deviations approved with the Master Development Plan for the site.
## Town of Arlington
### Design Review Committee
#### Site Plan Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

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<tr>
<td>Developer Contact:</td>
<td>Daniel Fuller</td>
<td></td>
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<td>Company Name (if applicable):</td>
<td>SHOP Companies</td>
<td></td>
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<tr>
<td>Company Address:</td>
<td>4809 Cole Ave., Suite 330, Dallas, TX, 75205</td>
<td></td>
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<tr>
<td>Daytime Phone:</td>
<td>214-960-4597</td>
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<tr>
<td>E-mail Address:</td>
<td><a href="mailto:daniel@shopcompanies.com">daniel@shopcompanies.com</a></td>
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<tr>
<th>Architect Contact:</th>
<th>Cortland Morgan, Architect, AIA (SHOP)</th>
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<td></td>
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<tr>
<td>Mailing Address:</td>
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</tr>
<tr>
<td>Daytime Phone:</td>
<td>817-635-5696 (CM) / 303-863.8100 (CR)</td>
</tr>
<tr>
<td>E-mail Address:</td>
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<tr>
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<th>Cara Martin</th>
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<tbody>
<tr>
<td>Company Name:</td>
<td>Pickering Firm Inc</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>6775 Lenox Center Court, Suite 300, Memphis, TN 38118</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>901-726-0810</td>
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<tr>
<td>E-mail Address:</td>
<td><a href="mailto:cmartin@pickeringfirm.com">cmartin@pickeringfirm.com</a></td>
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<th>John W. Hyneman</th>
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<tr>
<td>Mailing Address:</td>
<td>5465 N. Quail Hollow #200, Memphis, TN 38120</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>901-271-3642</td>
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<tr>
<td>E-mail Address:</td>
<td><a href="mailto:jhydev@aol.com">jhydev@aol.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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Kroger Marketplace - Airline Road PD, Phase 1
Site Plan Review

DATE: March 8, 2016

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review of new building

APPLICANT: Kroger; Representative: Dennis Cobb

DESIGN PROF./CONSULTANT: CR Architecture and Design; Representative: Baylor Bland Pickering Firm, Inc.; Representative: Cara Martin

SITE LOCATION: Lot 1 of Airline Road PD, Phase 1. Southeast corner of Milton Wilson Blvd. and Airline Road

SITE ACREAGE: 15.78 acres (Phase 1 = 24 ac. total)

ZONING: SC: Shopping Center with a PD Overlay (Airline Road PD)

PROPOSAL: Mr. Dennis Cobb with Kroger is requesting Design Review Committee approval of a site plan for a 15.78-acre parcel located within Phase 1 of the Airline Road PD, on the southeast corner of Milton Wilson and Airline Road. The subject property is located on Lot 1 of Phase 1 and is within the SC: Shopping Center Zoning District. The proposed grocery store is a permitted use in this district.

Access to the site will be via two driveways along Milton Wilson and two driveways from Airline Road. The Planning Commission approved a site plan for the project on December 21, 2015, and a Master Development Plan for the project was approved by the BMA on February 22, 2016.

Building Elevations: The proposed project includes an approximately 123,000 square foot Kroger Marketplace, with a primary façade approximately 460 feet wide (not including pharmacy canopy). The building elevations include a modern design with a combination of decorative concrete brick masonry, fiber cement siding, pre-finished metal and aluminum-framed storefront windows. The decorative brick masonry extends to all four sides of the building, including full screen walls for the two loading docks at the rear. The concrete brick mimics the look and scale of clay brick, but provides additional structural design and energy efficiency exceeding a standard clay brick. Due to the size of the building (over 100,000 square feet), the Master Development Plan permitted a deviation in the primary building material to allow this concrete brick masonry product.
The color palette includes dark, earth-tone base colors on four sides (masonry product and bronze metal accents) with sections of light wood (maple fiber cement siding) on the front and sides. All pre-finished metal details, such as flashing, downspouts, or coping, will be finished in a dark bronze color to match the front canopies.

The proposed building is consistent with the approved Master Development Plan for the site with regard to building size, location, and style. In addition, the architecture includes several wall plane offsets of up to 20 feet along the front, and both vertical and horizontal design elements (windows, eyebrow canopies, roof line heights) to break up the elevations. These variations avoid having long, continuous, uninterrupted façades.

**Landscaping, Irrigation and Tree Ordinance:** Landscaping for the site around the Kroger building (Lot 1) is included in the Site Plan application for the SHOPS retail building, which is also in Phase 1 and located adjacent to this building. Approval of this building will be contingent upon the approval of the site design and landscaping for the surrounding Lot 1.

**Exterior Lighting and Photometric Plan:** The lighting and photometric plan shows the proposed light fixtures on the building and lighting intensities, and indicates that light from the site will not trespass onto adjacent properties. The plan shows LED parking lot fixtures installed at 30 feet heights, with dark bronze steel poles on 2-foot bases. Recessed lights are proposed within the pharmacy drive-through canopy, fuel center canopy, and along the store front between the main entrances. Low profile wall pack lights are also proposed to be mounted above exit doors around the perimeter. No lighting is proposed for the walking trail along Hall Creek.

**Garbage Collection Areas:** The garbage collection area will be located along the east side of the building by the loading docks, and in an area screened behind a masonry wall matching the adjacent building.

**Mechanical Units and Meters, Transformers, Rooftop Units:** All rooftop units will be screened by the building parapets. While the 2D building elevations submitted appear to show the rooftop equipment, they are exaggerated views which are drawn flat to show design intent and materials. The sight line study and 3D perspective views also provided by the applicant consider vantage point and clearly demonstrate that all rooftop equipment will be screened.

Any ground-mounted equipment and meters will be screened with landscaping or masonry walls, unless screening is constrained to maintain visibility and access.

**Signage:** No application for signage has been presented. A separate application shall be presented to staff for consideration. All references on the plans to signage shall be disregarded.

**RECOMMENDATION:**
Staff recommends approval of the proposed Kroger Marketplace building, subject to the following conditions and any additional conditions recommended by the Design Review Committee:

**CONDITIONS OF APPROVAL:**
1. It is found that the application and plans dated March 1, 2016, along with the conditions of approval, meets the provisions of the Town of Arlington Zoning Ordinance and the Design

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 changes to the plan require prior approval by the Town of Arlington staff and/or appropriate Commission or 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. Irrigation for designated landscape areas is required. An irrigation plan shall be submitted to staff for consideration and approval prior to issuance of a building permit.

6. No application for signage has been presented. A separate application shall be presented to staff for consideration. All references on the plans to signage shall be disregarded. It is noted that signage shall conform to the requirements of the Arlington Zoning Ordinance, except where modified by a Town approved Planned Development Permit and Master Development Plan.

7. Approval of the Kroger Marketplace building’s DRC review is contingent upon DRC approval of the Site Plan improvements for Lot 1.
# Town of Arlington

## Design Review Committee

### Site Plan Application

**Refer to Meeting and Submittal Dates Calendar for Application Deadlines**

<table>
<thead>
<tr>
<th><strong>Project Name:</strong></th>
<th>Airline Road PD, Phase 1 - The Shops at Arlington Village</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zoned:</strong></td>
<td>S-C</td>
</tr>
<tr>
<td><strong>Project Address:</strong></td>
<td>SE Corner of Airline Road and Milton Wilson Blvd</td>
</tr>
<tr>
<td><strong>Developer Contact:</strong></td>
<td>Dennis Cobb</td>
</tr>
<tr>
<td><strong>Company Name (if applicable):</strong></td>
<td>Kroger</td>
</tr>
<tr>
<td><strong>Company Address:</strong></td>
<td>800 Ridgelake Blvd, Memphis, TN 38120</td>
</tr>
<tr>
<td><strong>Daytime Phone:</strong></td>
<td>901-765-4251</td>
</tr>
<tr>
<td><strong>E-mail Address:</strong></td>
<td><a href="mailto:dennis.cobb@kroger.com">dennis.cobb@kroger.com</a></td>
</tr>
</tbody>
</table>

| **Architect Contact:** | Baylor Bland (Kroger) |
| **Company Name:** | CR Architecture & Design |
| **Mailing Address:** | 1675 Broadway, Suite 2480, Denver, CO 80202 |
| **Daytime Phone:** | 303-863.8100  |
| **E-mail Address:** | b.bland@cr-architects.com |

| **Engineer Contact:** | Cara Martin |
| **Company Name:** | Pickering Firm Inc |
| **Mailing Address:** | 6775 Lenox Center Court, Suite 300, Memphis, TN 38118 |
| **Daytime Phone:** | 901-726-0810  |
| **E-mail Address:** | cmartin@pickeringfirm.com |

| **Name of Property Owner:** | John W. Hyneman |
| **Mailing Address:** | 6465 N. Quail Hollow #200, Memphis, TN 38120 |
| **Daytime Phone:** | 901-271-3642  |
| **E-mail Address:** | jhydev@aol.com |

### Instructions for Submitting an Application:

1. **Fee Schedule:** $400.00
   *Make checks payable to the Town of Arlington*

2. 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:  
- Amount:  
- Fee Receipt #:  

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