Town of Arlington
Design Review Committee Meeting

February 9, 2016
6:30 P.M.
AGENDA
Design Review Committee
Tuesday, February 9, 2016
6:30 p.m.

I. Call to Order & Establishment of a Quorum

II. Approval of the December 8, 2015 Meeting Minutes

III. Old Business
   A. Belmont PD, Phase 1 – North side of Forrest Street, East of Milton Wilson Boulevard – Site Plan
   B. Other as Properly Presented

IV. New Business
   A. Other as Properly Presented

V. Adjourn
TOWN OF ARLINGTON, TENNESSEE
DESIGN REVIEW COMMITTEE

DEVELOPMENT STAFF REPORT

Belmont Planned Development
Site Plan Review for Common Open Space Improvements

DATE: February 9, 2016

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Common Open Space Site Plan Review

APPLICANT: Payne Lane Development, LLC, Representative: David Goodwin

DESIGN PROF./
CONSULTANT: Greenscape, Representative: Ralph Fagan

SITE LOCATION: North Side of Forrest Street, East of Milton Wilson Boulevard

SITE ACREAGE: 82.44 acres

ZONING: RS-22 with a PD Overlay (Belmont PD)

SITE PLAN CHECKLIST:

1. Basic Submittals:
   a. Site Plan and Application Form: Provided
   b. Building Elevations: Provided
   c. Floor Area (in square feet) of buildings: N/A

2. Landscaping:
   a. Landscaping Plan: Provided
   b. Identification of all existing trees, those to remain and be removed with grading to shown to save trees where possible: N/A
   c. Proposed new trees, shrubs, and ground covers shown graphically with plant common names and size: Provided
   d. Adequate landscaping along property lines where required: Provided
   e. Grass strip between sidewalk and street curb: N/A
   f. Street trees: Provided
   g. Parking lot planters: N/A

3. Exterior Lighting:
   a. Location: N/A
   b. Height: N/A
   c. Style of Fixtures: N/A
   d. Design and arrangement to prevent intrusion on adjoining property, streets: N/A
4. Exterior material:
   a. Materials: Provided  
   b. Colors: Provided  

PROPOSAL:

Mr. David Goodwin is requesting Design Review Committee approval for common open space improvements for the Belmont Planned Development. The development is located on the north side of Forrest Street, east of Milton Wilson Boulevard, west of the Shelby County/Fayette County boundary. The proposed improvements include several open space areas, streetscape, and walking trail around the lake.

The plans submitted are for all phases of development, and are to be installed as each phase is constructed.

Building Elevations: The approved Planned Development showed three “architectural elements” to be placed in several of the common open space areas. The landscape plans propose 12’ x 12’ cedar arbors outfitted with four benches in each of those areas.

A detail of the proposed benches is provided, showing them as a garden-style design with an arched back, and made of black, powder-coated steel.

Landscaping and Irrigation: A landscape plan has been provided showing the proposed landscaping along the Forrest Street streetscape, and in the various areas of common open space, including medians, traffic circle and on the south side of the lake.

The Forrest Street streetscape includes Willow Oaks, Indian Hawthorne, Dwarf Yaupon Holly, Crape Myrtle and Loropetalum. The streetscape is consistent with other developments in the area which have a meandering sidewalk and raised beds. The spacing of the Willow Oaks is 30 feet on center and the shrubs are a minimum of 3 feet in height, in accordance with the approved Planned Development overlay plan.

A 7’ brick wall with 8’ tall brick columns at 40 feet on center is proposed along the Forrest Street streetscape, at the rear property lines of the lots the back up to Forrest Street. This is consistent with the approved Planned Development in this area. A brick sample for the wall proposes a beige colored brick (Natchez Trace). This is consistent with the approved Planned Development for the project.

The common open space area immediately west of the Forrest Street entrance is proposed with sod, and with the 30’ tree preservation area on the western boundary. No other improvements are proposed in this area. Staff recommends some ornamental trees and shrubs be added within this open lawn to provide seasonal color.

Internal to the development, there are landscaped medians, a traffic circle and passive open space areas. The landscaped medians include Dwarf Youpon Holly, Willow Oak, Redbud and Bald Cypress trees, as well as other shrubs and groundcover. The traffic circle contains Crape Myrtles and Drift Roses which ring the wood arbor and benches in the center.
The development will have a lake at the north end of the subdivision. A pedestrian/bicycle trail will be constructed around the perimeter of the lake, and access points will be provided from two (2) places on the northernmost street. Landscaping at each street entrance to the trail includes crape myrtles and knock out roses. Additional plantings and benches are provided at the lake perimeter and at the rear of the residential properties that back up to the lake. Those plantings include Crape Myrtles, Red Maples, Sawtooth Oaks, and Bald Cypress. Additionally, another arbor and seating area is provided at the southeast edge of the lake perimeter.

**Exterior Lighting:** No exterior lighting is proposed in the open space areas. Should the applicant determine that lighting is desired, a condition is added requiring a light plan along with cut sheets of the proposed fixtures to be submitted to staff and/or the Design Review Committee.

**Signage:** The applicant has included a proposed subdivision entrance sign with the application. The proposed sign is a single-faced, brick sign positioned within the landscaped median at the subdivision entrance. The sign is shown to have brick columns and brick base with a limestone cap. It includes 21.5 square feet of text area centered within the 6 foot columns. This is within the maximum allowable size and height for a subdivision entrance sign. No lighting is proposed for the sign.

**RECOMMENDATION:**

Staff recommends approval, 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 as presented and 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. The common open space plans are for all phases of development of the Belmont Planned Development. Improvements are to be installed as each phase of development is constructed.

6. Irrigation for designated landscape areas is required. An irrigation plan shall be submitted to Staff for review and approval prior to issuance of a building permit.

7. Prior to the commencement of construction, the following information shall be provided or revised:
a. Additional landscape materials shall be added to the common open space area to the west of the subdivision entrance, including a mixture of ornamental trees as well as shrubbery to add some seasonal color.

b. Should the applicant determine that lighting is desired, a light plan along with cut sheets of the proposed fixtures is to be submitted to staff and/or the Design Review Committee.

c. A detail of the landscaping around the entrance sign shall be provided, showing the locations and quantities of the landscape materials. The addition of tall evergreen material shall be placed behind the sign.