Town of Arlington
Design Review Committee Meeting

August 14, 2018
6:30 P.M.
AGENDA
Design Review Committee
Tuesday, August 14, 2018
6:30 p.m.

I. Call to Order & Establishment of a Quorum

II. Approval of the June 12, 2018 Meeting Minutes

III. Old Business
    A. Other as Properly Presented

IV. New Business
    A. Wright Medical – Site Plan – 11576 Memphis-Arlington Road
    B. Enscor – Site Plan – West Side of Commander Drive, roughly 950 feet south of
       Memphis-Arlington Rd.
    C. Forrest Street Campus – Ph 1 and Amphitheater – Cursory Review
    D. Design Guidelines – Updates / Discussion
    E. Other as Properly Presented

V. Adjourn
Wright Medical Expansion
SITE PLAN APPLICATION REVIEW

DATE: August 14, 2018
STAFF: Angela Reeder, AICP, Town Planner
SUBJECT: Site Plan Review
APPLICANT: Wright Medical.; Representative: Bud Courtney
DESIGN PROF./ CONSULTANT: HM Architects/Engineers, Inc.; Representative: Hunter Garrett
SITE LOCATION: 11576 Memphis-Arlington Road
SITE ACREAGE: 21.74 Acres
ZONING: M-1: Light Industrial district

PROPOSAL: The applicant is requesting DRC approval of a site plan for a new warehouse on the north side of Memphis-Arlington Road, located alongside the existing Wright Medical site and across the street from Arlington Public Works. The lot is approximately 21.7 acres and is currently undeveloped and treed. As the use is not changing, the proposal remains a permitted use in the site’s M-1 Light Industrial zone.

The applicant proposes to construct a 43,750 square foot warehouse to expand their manufacturing opportunities. The Site Plan shows the building fronting Memphis-Arlington with parking primarily on the west side, similar to their existing site next door. A driveway will extend around the entire perimeter of the building, providing access to all sides.

The Planning Commission approved the Site Plan layout for this site on July 16, 2018.

Building Elevations: The building expansion will utilize similar materials and color scheme as their existing building next door (pictures below). The front elevation is roughly 25-ft tall and incorporates full-height window banks that incorporate around 55% of the elevation. The windows utilize a “fashion
gray” storefront system similar to their existing building. Between the windows is an EIFS dryvit finish in a dark beige (Monastery Brown), similar to the bottom of the existing building next door. The center of the front elevation is a solid wall in a lighter beige EIFS (Oyster Shell) with geometric score lines (similar to next door). It includes the main entryway to the building with Wright’s signature ‘V’ awning in gray.

The front elevation wraps around the building approximately 60 feet on each side. Beyond that, the walls drop a few feet in height and are comprised of flat metal panels that are embossed with a ‘stucco finish’ and painted “Rock Tan” to match the lighter beige of the entry section of the building. Photos of the existing building are attached for comparison.

**Analysis:** As an industrially zoned property, Town Design Guidelines allow for more flexibility in materials and design, especially on elevations not visible from roadways and specifically from a few primary roadways (Airline, Hwy 70 and Hwy 64). Buildings may use metal on the sides and rear that do not abut residentially zoned property or are generally visible from a public row. Also, those buildings not on a primary roadway may use up to 60% tilt-up concrete wall panels on front elevations.

With regard to the panels proposed on the sides and rear, this building does not abut residential properties and should not be visible from Memphis-Arlington. As such, metal panels would be permitted. In addition, the applicant proposes to finish the metal panels with a stucco finish and color to match the front of the building. As such, staff feels proposed material would be more consistent with the remainder of the building and Town Guidelines.

With regard to the front elevation, the building utilizes a higher percentage of EIFS than called for in the Guidelines. However, it will have the appearance of tilt-up panels and possibly more important, it will be compatible with the adjacent building and support the applicant’s idea of a Wright “campus.” The DRC has the ability to consider materials deviations on a case by case basis, and staff feels there are factors which could support the requested exception.

**Landscaping and Tree Ordinance:** A landscape plan shows the site will well exceed the required 434 tree density units, by providing a total of 2,151 tdu across the site (105 new, 2046 existing).

The existing site is wooded with a variety of trees. The proposal will clear the area necessary for the site, maintaining a large portion of existing trees along the creek, 385, and northern end of the property. The new site will be landscaped with a wide variety of trees, shrubs, groundcover, including 14 different tree species. Streetscape behind the front sidewalk includes Willow Oaks and meandering shrubs and plantings between them. Staff has no concerns with the extent of landscaping proposed.

Sidewalks have been previously installed along Memphis-Arlington Rd, and an extension to the new building will be installed with this project.

An irrigation plan for the new areas will be required to be submitted to staff prior to the issuance of a building permit.

**Exterior Lighting and Photometric Plan:** The lighting plan proposes five (5) LED pole lights within the side and rear parking lot, as well as 10 LED wallpacks around the building exterior. The fixtures are proposed in a “fashion gray” to compliment the storefront framing on the building and existing
poles next door on the current Wright property. The parking lot lights will be mounted on 28-ft poles, which is within the 30-ft height allowance in this area.

The photometric plan shows no light is cast beyond the site property lines, as is required. It also shows little to no light on the front driveway from the lights proposed; however, existing street lights on Memphis-Arlington Road would be expected to light this area.

**Garbage Collection Areas:** The applicant plans to use two (2) trash compactors at the rear of the to handle any waste: one for cardboard and one for trash. It is not proposed within a separate enclosure, but rather attached to the rear of the building alongside the loading docks and mechanical meters.

**Mechanical Units and Meters, Transformers, Rooftop Units:** Design Guidelines note any roof-mounted mechanical equipment must be screened from public view at the right-of-way. The applicant is proposing roof mounted equipment on the back of the building and has provided Line of Sight elevations to demonstrate how the location will be screened by the building itself. This is acceptable, but staff would caution the applicant to ensure this remains the case when construction begins. Any ground mounted equipment is noted at the rear of the building, between the loading dock and trash compactors.

**Signage:** No application for signage has been submitted at this time. A separate sign application must be presented to staff for consideration and approval of any signs.

**Next Steps:** If approved, the applicant must next complete all conditions of approval and have a pre-construction meeting with staff before starting work.

**RECOMMENDATION:**
Staff recommends approval of the proposed Wright Medical Expansion 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 DRC application and plans dated August 1, 2018, 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 plan changes require prior approval by Town of Arlington staff and/or the appropriate 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. No application for signage has been presented. A separate application shall be presented to staff for consideration and shall conform to the requirements of the Arlington Zoning Ordinance.
6. All roof mounted equipment must be screened from public view at the public right-of-way, through existing building features or added mechanical screening.

7. 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.
**Town of Arlington**  
**Design Review Committee**  
**Site Plan Application**

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

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<th>Project Name:</th>
<th>WRIGHT MEDICAL</th>
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<td>Developer Contact:</td>
<td>HUNTER GARRETT</td>
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<td>Company Address:</td>
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<td>Daytime Phone:</td>
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| Architect Contact: | KYLE ROOKSTOOL |        |     |
| Company Name: | H AND M ARCHITECTS/ENGINEERS |        |     |
| Mailing Address: | 50 SECURITY DRIVE JACKSON, TN 38305 |        |     |
| Daytime Phone: | 731.660.6330 | Fax Number: |     |
| E-mail Address: | krookstool@hmcompany.com |        |     |

| Engineer Contact: | ALLEN BROWN |        |     |
| Company Name: | H AND M ARCHITECTS/ENGINEERS |        |     |
| Mailing Address: | 50 SECURITY DRIVE JACKSON, TN 38305 |        |     |
| Daytime Phone: | 731.660.6330 | Fax Number: |     |
| E-mail Address: | abrown@hmcompany.com |        |     |

| Name of Property Owner: | WRIGHT MEDICAL |        |     |
| Mailing Address: | 1157G MEMPHIS ARLINGTON ROAD |        |     |
| Daytime Phone: | 901.287.9148 | Fax Number: |     |
| E-mail Address: | bct@wmt.com |        |     |

**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: 5/31/18
- Amount: $400
- Fee Receipt #: 1247163

5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507  
Telephone (901) 867-3449 • Fax (901) 867-2638
Design Review Committee  
Site Plan Application

It is understood that:

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

2. If all required materials/documents are not submitted to and received by the Planning Department by the deadline, the application will NOT be accepted or posted on the Design Review 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.

*Owner information is required

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DATE: August 14, 2018

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Courtesy Review of Town project

SITE LOCATION: 12121 Forrest Street

SITE ACREAGE: 25 Acres

PROJECT SUMMARY: The Town of Arlington owns 25 acres on the north side of Forrest Street, just east of Depot Square, which was purchased in 2005. When the Depot Square Master Plan was adopted in 2013, it included a concept for this property. Since that time, Arlington was awarded a Local Parks and Recreation Fund (LPRF) Grant for the park portion of the property (eastern 15 acres). Then in 2017, a Master Plan for the Municipal Campus was approved for the balance of the site (below). The BMA entered into a contract with Powers Hill and Fisher and Arnold in March to begin plans for Phase 1 of the campus plan. Phase 1 primarily will include grading of the entire campus, installation of the parking lot, and landscaping.
Landscaping: The Phase 1 Landscape plans have been prepared. Staff believes they are in keeping with Town Goals and Guidelines, and they are being presented tonight for a courtesy review by the DRC. It includes extensive landscaping throughout the parking lot, utilizing materials in the Municipal Facilities Guidelines created last year. Streetscape plantings are also provided along Forrest Street, as well as an extension of the split rail fencing already seen around Town parks.

Plans also include future plantings around the proposed Amphitheater and Farmers Market on the western portion of the property.

Amphitheater: A crucial piece of the Municipal Campus is the amphitheater, which can serve many different roles: special events, Music on the Square, community theater groups, school arts groups (music, theater), outdoor library functions, etc. As such, plans for the amphitheater were started once phase 1 work was complete. They are also provided for your Courtesy Review.

The Amphitheater is intended to pull materials from the Concession Stand being built with the soccer fields in the LPRF grant next door, with the goal that it creates a unified site. It utilizes the same gray brick as is found on that building, similar wood treatments (including light wood on the inside of the amphitheater like the light wood on the underside of the concession roof), and gray/silver metal roof accents (though much less than the concession building). Some fixed seating is proposed, with a sloped lawn beyond.

Restrooms were originally intended to be part of the amphitheater building. However, plans now include two small restroom buildings, one on either side of the amphitheater. This will spread them out and provide facilities closer to the Farmer's Market and Parking area. When combined with the facilities being built at the Concession building, the entire complex should be adequately served.

Next Steps: Any comments or feedback from the DRC will be shared with staff, the BMA, and consultants working on the project. Once finalized, work on the municipal complex will have to go out for bid and be awarded by the BMA. While landscaping and parking lot plans should move forward shortly. The Amphitheater will take extra consideration by the BMA to ensure the design and costs fall within the intent and money set aside for this project.
DATE: August 14, 2018

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: DG Amendments discussion

The DRC has expressed an interest in considering amendments to the Town’s Design Guidelines Manual. Any amendments proposed by the DRC would be drafted by staff and forwarded to the Board of Mayor and Aldermen, who have the ultimate authority to consider and adopt any changes.

A second copy of the Design Guidelines (DGs) was provided to each member for use in considering those amendments and initial conversation was had at the June meeting. Staff discussed three specific areas for consideration: building materials, EIFS, and tree spacing. Building materials seemed to be the primary area of interest, although consideration of a few other areas (such as LED lighting) was also discussed. Below is a summary of the current language in the Code.

**Building Materials** – Currently our DGs differentiate between *primary* and *secondary* exterior building materials in Chapter II, Section A.

- **Primary materials** are specifically identified as natural materials (stone, clay brick, wood, etc.), stucco and hardiplank. Other materials can be considered on a case by case basis.

- **Secondary materials** are allowed for up to 10% of the exterior and are intended to provide interest and variety. They can include precast concrete, EIFS, precast concrete and textured block, or any materials to simulate the appearance of primary materials. If the rear of a building is not visible, up to 50% of that elevation may consist of these materials.

- **Non-preferred materials** include painted concrete block, metal, plywood, vinyl or aluminum siding, and plastic materials.

- **Door/Window framing** is not supposed to use clear anodized or silver aluminum.

- **Variations** can be considered by the DRC based on the use (industrial has some leeway), the building architecture and scale, and surrounding built environment.

Variety in materials is encouraged on individual buildings and throughout Town to promote interest. Pictures of several buildings around Town are attached to demonstrate existing variety and materials found here.

**RECOMMENDATION:** Staff recommends the DRC either provide clear direction on which items should be amended and brought back for consideration, or if necessary, a Work Session be scheduled to allow additional discussion.