Town of Arlington
Design Review Committee
Meeting

May 12, 2020
6:30 P.M.
AGENDA
Design Review Committee
Tuesday, May 12, 2020
6:30 p.m.

I. Call to Order & Establishment of a Quorum

II. Approval of the March 10, 2020 Meeting Minutes

III. Old Business
   A. Other as Properly Presented.

IV. New Business
   A. Christ Church Day Care - Site Plan – application to convert a retail building to a Day Care for Christ Church, located at 11888 US Hwy 70 in the former Fred’s building.
   B. Other as Properly Presented.

V. Adjourn
Christ Church – Daycare/Youth Facility
SITE PLAN APPLICATION REVIEW

DATE: May 12, 2020

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan to convert a retail building to a daycare use

APPLICANT: Christ Church; Representative: Chad Stewart

DESIGN PROFESSIONAL: Renaissance Group, Inc.; Representative: Ron Colin

SITE LOCATION: 11888 Hwy 70 (former Fred’s building)

ZONING CLASSIFICATION: SC: Shopping Center

ACREAGE: 6.1 acres

PROPOSAL: The applicant is requesting approval of a Site Plan to convert a previous retail store into a daycare/youth facility for the church. This review is required whenever a change of use is proposed that includes different site requirements, like parking or access.

The subject property is located at 11888 Highway 70, on the north side of the road, next to Christ Church. The site includes a 12,750 sf, single-story building most recently used as a Fred’s discount store. The new floor plan will include eight (8) classrooms for children, a front check-in area, and a large, central, youth room with a seating for 80. No building expansion is proposed and the current entrance will remain. New exits will be added on the sides of the building to meet code, including one where the metal pharmacy drive-through canopy at the northeast corner will be removed.

The Planning Commission approved the Site Plan for this site on March 16, 2020.

Building Elevations: This property was built with two metal buildings, each with brick fronts, that share a parking lot. Christ Church occupies the east building and modified the exterior to create their existing façade. They have now leased the western building and would like to renovate it to match and create a campus on the site.
As such, they propose to paint the red brick façade off-white/cream to match the church’s painted brick. They also propose to wrap the columns along the front walkway with a Rockcast stone veneer in a similar color to make them larger, and add white stone details at the top and bottom of the columns to provide interest and match the church.

The door and window framing is bronze and will stay that way. The brown metal panels above the front walkway are proposed to be covered with Dryvit (EIFS) in off-white with white rectangular details, trim and a cornice to match those on the church. The sides of the building are already a cream color and no changes are proposed, other than the addition of some windows and doors for light and egress and the removal of the drive-through canopy.

Lastly, the applicant proposes to gate the driveway between the two buildings, leaving only access for themselves and emergency personnel and reducing some prior security concerns in that area. The fence design indicates a black decorative steel fence with two 12’ swing gates and emergency access hardware.

Analysis: As proposed, this design will enhance the building’s street façade by 1) doing away with the metal panels, 2) providing larger, more proportional columns, and 3) adding architectural details and interest. It will also mimic the church next door, achieving the Guideline Compatibility Goals of “a consistent architectural style” and “unity between all buildings” throughout a commercial center or development.

While this elevation met prior Guidelines, revisions last August changed some details used in this design. One amendment was the addition of “painted masonry units” as a non-preferred building material, due largely to the added maintenance when masonry is painted. As an existing building, the only option to match the adjacent site other than painting the brick would be to add a new brick façade in a different color. Staff suggests consideration of this request since it is a conversion of an existing building, not new construction, and it would achieve the goal to create a unified site (the church brick is painted).

Another amendment moved EIFS from a primary material to a secondary material, limited its use on a street façade to ornamental details, and required it be at least 36 inches off the ground. While this design only proposes EIFS above the front entrance, it is a street facing façade and arguably includes more than
just “ornamental details.” As such, the applicant was encouraged to utilize an approved primary material on the walkway cover instead; primary materials include brick, stone, wood, and fiber cement board.

The applicant provided a written response (attached) stating the existing building does not have the structural support for a masonry veneer along the upper façade, and installation of a heavier masonry material would require the full removal and reconstruction of the front of the building. They request DRC’s consideration of the additional EIFS on the front to achieve the same finish as the church.

In the case of these 2 existing buildings, the Guidelines for Preferred Materials and Compatibility seem somewhat at odds. As proposed, the building would clearly match the style of the adjacent church and create an obvious church campus. It would use similar materials, color palettes, and architectural styles – all called for in our DGs. The DRC has the authority to consider other materials on a case-by-case basis if they and the project design professional “consider the architectural style of the building and select appropriate materials for the architectural style.”

On the other hand, to meet the new Building Materials guidelines on the front, the applicant would need to use less EIFS on the canopy and use more of a primary material. The applicant could rebuild the cover using light colored brick with an EIFS cornice, or they could cover the current canopy with a wood product (the only lightweight primary material option) and EIFS details. However, their ultimate goal is to match the church building and it’s likely either of these options would look similar from the street.

As such, DRC must determine the overriding goal on this building use conversion and consider whether strict adherence to our materials guidelines would result in a better product for the Town in this instance.

If a major revision is required, staff recommends it be brought back to DRC for approval. If the proposed elevation is accepted, staff recommends looking at whether the exterior of the existing church should be repainted or cleaned concurrent with this work to ensure it matches the new construction.

**Exterior Lighting and Photometric Plan:** The front parking lot is shared with the church and is currently lit with matching bronze light poles. No changes are proposed to the parking lot lighting.

The photometric plan includes both the existing and proposed fixtures to accurately show coverage proposed around the building. Only two new wallpack fixtures are proposed: one at the new entrance on the NE corner of building (previous pick-up window location) and one on the west side of the building where a new egress door is proposed. New recessed LED fixtures are proposed under the front canopy.

Photometrics appear to show adequate coverage around the building perimeter and exterior doors, with lower levels on the west side and little to no light on the back/north side. Staff often recommends lighting low light areas for security; however, the floor plans show no openings on the back wall for access and thus it is an owner preference.

**Landscaping and Tree Ordinance:** This building has a front parking lot with eight (8) islands, a planted streetscape, and a small grass lawn area on the west property line abutting the prior landfill. The Landscape plan notes that all materials in the parking lot islands shall be removed. Four of the islands include light poles, a new Fire Department Connection, and/or are too small to accommodate a tree. Softtouch Hollies and Liriope are proposed in those locations. In each of the other four islands, an Oklahoma Redbud tree and Liriope is proposed.

The front streetscape includes a row of Crepe Myrtles, many of which need treated and pruned, but are otherwise ok. Three (3) new matching trees are proposed to fill in existing gaps. New sod is also proposed to replace disturbed areas left after the existing Fred’s ground sign is removed.
This site was constructed without an irrigation system and no prior users have had to install one. As church plans did not include modification of the parking lot itself, they hoped to not have to install a system at this time either. The intent of a system is to help ensure the longevity and health of site landscaping required by the Town. Staff would note the applicant would still be required to maintain the landscaping and replace anything that dies if no irrigation is required, and a condition clarifies this requirement.

**Garbage Collection Areas:** A dumpster is currently located on the west side of the building near a covered loading dock. If this is to be used for the site, it should be enclosed in a masonry enclosure to meet Town Standards and finished to complement the building. If a full-size dumpster is not required, a separate enclosure for roll-off cans shall be provided on-site to meet Town requirements. A condition noting this has been added.

**Mechanical Units and Meters, Transformers, Rooftop Units:** No new mechanical units are proposed. Several concrete pads on the north side of the site (behind the building) currently hold the condensing units for the building. Any additional mechanical equipment would expect to be located there to be screened from view or otherwise properly screened per Town requirements.

**Signage:** No application for signage has been submitted at this time. Separate sign applications must be presented to staff for consideration and approval of any signs at a future date.

**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 Christ Church Site Plan to convert a retail building to a Daycare/Youth Facility, subject to the following conditions, in addition to any deemed necessary by the Design Review Committee:

**CONDITIONS OF APPROVAL:**

1. It is found that the DRC application and plans dated April 29, 2020, 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. If no irrigation system is installed at this time, applicant is still responsible for maintaining the health of all landscaping on the site as approved by the DRC for the life of the project.

7. Prior to a PreConstruction meeting, the applicant shall address the following conditions and make any necessary amendments to plans. Plans must be submitted for staff consideration and approval.
a. Any future exterior mechanical equipment shall be properly screened behind the building on pads by existing equipment, by the parapet, or by other approved means.

b. Provide plans for a trash enclosure on site to complement the building and meet Design Guideline screening requirements.
LOCATION MAP

Christ Church – Daycare Conversion/Campus
11888 Highway 70
proposed building renovation

existing Christ Church Elevation

new pac clad coping - color sandstone

dryvit color 1 at trim and cornice

rockcast stone 1 - artic white at base

rockcast stone 1 - artic white at column capital

dark bronze storefront frames to match existing storefront

proposed front elevation for

Christ Church Arlington
Arlington, Tennessee

revised 05-01-2020

proposed side elevation

dryvit color 1 - 101 super white at trim

dryvit color 2 - 102 brite white (creme color)

rockcast stone 2 - pebble to match painted brick

paint existing brick - farrell calhoun 0222 au natural

dryvit color 1 - 101 super white at trim

dryvit color 2

proposed Christ Church Elevation

signage location

dryvit color 2 - 102 brite white (creme color)

paint existing brick beyond - to match adjacent church fc 0222 au natural

rockcast stone 2 - pebble at columns only
April 29, 2020

RE: DRC Site Plan Application - Christ Church Arlington Campus
Arlington Planning Department
Angela Reeder
Town of Arlington
City Hall
Arlington, TN 38002

Ms. Reeder,
Please find attached our Site Plan Application and associated drawings illustrating the proposed renovations to be made to Christ Church-Arlington located at 11888 US Highway 70.

Christ Church is planning to renovate the existing adjacent vacant retail building and create a campus style atmosphere and aesthetic for their new daycare/Youth facility.

The exterior of the existing building is the same size and height as the existing church. Both are metal buildings with a brick front and metal panel exteriors. The church building was renovated to previous Town design guidelines and EIFS was incorporated at the front columns and high entry face at that time.

To continue the look and feel of the existing church building we are proposing the use of similar materials and finishes. The existing front elevation brick will be painted to match the existing brick on the church. The same EIFS finish and detailing will be used on the high entry over the covered front entrance. All this is to extend the campus style across both faces of buildings.

We propose wrapping the existing brick columns with Rockcast stone veneer to enhance and comply with new Design Guidelines. The existing storefronts are dark bronze per the guidelines as well.

We are exceeding the allowable percentage of secondary materials with the EIFS. We are limited on the high entry covered entrance along the front elevation due to the existing construction of the metal building with a metal panel skin. There is not any structural support for masonry veneer which is why EIFS is proposed. To install masonry veneer would be extremely costly because the entire covered walkway would be required to be taken down and new structural framing constructed to handle the weight and seismic loads required for a heavy masonry veneer.
While siding is a primary material and would meet the guidelines, it would not achieve the goal of a campus style aesthetic across the two buildings. We ask for the Design Review Commission to take this into consideration and approve the EIFS quantities on the front elevation.

Thanks for your consideration.

Sincerely,

Renaissance Group

[Signature]

Ronald E. Colin Jr.
Project Architect
**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>Christ Church Arlington Campus</th>
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<tbody>
<tr>
<td>Project Address:</td>
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<tr>
<td>Developer Contact:</td>
<td>Chad Stewart</td>
<td></td>
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<tr>
<td>Company Name (if applicable):</td>
<td>Christ Church</td>
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</tr>
<tr>
<td>Company Address:</td>
<td>11900 US Highway 70, Arlington, TN, 38002</td>
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<tr>
<td>Daytime Phone:</td>
<td>901-867-1230</td>
<td>Fax Number:</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:rlockley@ccarlington.org">rlockley@ccarlington.org</a></td>
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| Architect Contact:     | Ronald E. Colin Jr. |
| Company Name:          | Renaissance Group Inc. |
| Mailing Address:       | 9700 Village Circle, Ste. 100, Lakeland, TN, 38002 |
| Daytime Phone:         | 901-332-5533 | Fax Number: |
| E-mail Address:        | rcolin@rgroup.biz |

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

| Name of Property Owner: | Reed's Supermarkets Inc. |
| Mailing Address:        | 813 South Lamar Blvd., Oxford, MS, 38655 |
| Daytime Phone:          | 662-560-4953 | Fax Number: |
| E-mail Address:         | mikenreed194@yahoo.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: | _______ |
| Amount: | _______ |
| Fee Receipt #: | _______ |

5854 Airline Road ● P.O. Box 507 ● Arlington, TN 38002-0507  
Telephone (901) 867-2620 ● Fax (901) 867-2638  

Updated 09-23-19
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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<td>Name of Entity: Christ Church</td>
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<td>By (Signature):</td>
<td>By (Signature):</td>
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<tr>
<td>Print Name: Ronald E. Colin Jr.</td>
<td>Print Name: Chad Stewart</td>
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<tr>
<td>Title: Project Architect</td>
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