I. Call to Order and Roll:

Chairman Brian Thompson called the meeting to order and advised that a quorum was established.

Present
Brian Thompson, Chairman
Ron Colin
Jennifer Walls
Daniel Davidson
Susan Payne

Absent
Phillip Fung- Excused
Josh Holtgrew- Excused

Others Present
Angela Reeder, Town Planner
Cathy Durant, Town Administrator

III. Approval of Minutes from February 13, 2016 Meeting:

Motion: Ron Colin made a motion to approve the minutes of the February 13, 2016 meeting. Susan Payne seconded the motion.

Vote on Motion: The motion carried unanimously.

V. Old Business:

A. Other as Properly Presented

There was no old business to come before the Committee.

VI. New Business:

A. Olympic Steak and Pizza- Northwest corner of Airline Rd and Will Harris Street – Site Plan

Chairman Thompson recognized Angela Reeder, Town Planner, who provided an analysis (on file) and explained that Mr. Don Cole, representing business owner Harry Sinis, is requesting DRC approval of a site plan for a new restaurant to be located at the northwest corner of Airline Road and Will Harris Street.

Ms. Reeder explained that the applicant proposes to construct a single-story, 7,220 square foot sit-down restaurant on the two-acre lot. The building will face Airline Road, with parking in front, behind, and along the north property line. The building entrance will be on the east side facing Airline Road. A dumpster enclosure is proposed at the rear of the site, facing Will Harris St.
The proposed building is constructed of clay brick in a red/maroon color, a light gray stone veneer, and EIFS finished in a tan limestone finish. A stone knee wall wraps around the front and south elevations, with taller elements on each corner and brick in between. At the restaurant entrance, the stone is carried all the way to the roofline and small upper story windows are provided. The north and west elevations include primarily brick, with elements of the limestone EIFS and stone.

Windows wrap around three elevations, all but the back, and include black aluminum framing, as well as black metal canopies in several areas. A large black metal canopy wraps around the northeast corner of the building, where outdoor seating is provided by the entrance. One of the windows on the north side of the building will serve as a small pick-up window, but will otherwise look the same.

She noted that the landscape plan shows the site will well exceed the required 40 tree density units, providing 102 tree density units. The site is well landscaped with a wide variety of trees, shrubs, groundcover throughout, and all the trees are recommended species in our Design Guidelines.

Crepe Myrtles and Pin Oaks are proposed in the streetscape along Airline Road. Due to the site’s detention area along the street and overhead utility lines, the applicant had to pull the trees back from the road, outside of the standard streetscape area and MLGW tree trimming limits. While the tree layout does not match the Airline landscape plate exactly, it does include the correct tree species and they are proposed in an alternating layout to be somewhat consistent.

Sidewalks will be installed along both street frontages, as well as a walkway extending from Will Harris to the front of the building and one on the north side of the building across the pick-up aisle.

The lighting plan shows six 30-foot tall pole lights within the parking lot, each with square black poles and slim-profile LED heads. The lights are within the maximum height permitted, based on the site location. Black wall pack lights are proposed by side and rear doors, and downlights are proposed above the outdoor seating area. Two decorative lanterns are shown on each side of the front door, but were not added to the lighting plan. A condition requires those lights be included.

The trash enclosure is proposed to be finished in brick matching the building, with cedar picket doors on steel frames. An enclosure similar to the trash enclosure is proposed for a transformer pad at the rear of the, with brick sides and ceder gates.

No application for signage has been submitted at this time. However, the applicant has shown a black metal sign above the front canopy in their elevations, similar to the new Kroger Marketplace, which staff would encourage them to pursue.

Staff recommended approval of the proposed Olympic Steak & Pizza Site Plan, subject to the attached conditions and any recommended by the Design Review Committee.

**Main Motion:** Daniel Davidson made a motion to approve the Site Plan application for the Olympic Steak and Pizza subject to Staff conditions. Jennifer Walls seconded the motion.

**Discussion:**

Chairman Thompson stated that he really likes the elevations and that the building itself looks really nice. Susan Payne agreed. Jennifer Walls asked how many people the patio will seat. Chris Speltz with Renaissance answered that the area is mainly for overflow. Daniel Davidson offered some suggestions to change up some of the landscaping. Cory Brady stated that they would be willing to consider and make any changes needed. No conditions were added. After conversation between Ms. Reeder, Chairman Thompson and the applicant regarding the condition about the trash enclosure materials, it was confirmed that the trash and transformer enclosure doors would be painted to match the buildings stone and EIFS.

**Vote on Main Motion:** The motion to approve the Site Plan Application carried unanimously.

**CONDITIONS OF APPROVAL:**
1. It is found that the DRC application and plans dated March 7, 2017, 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. Prior to the issuance of a building permit, the applicant shall address the following conditions and make any necessary amendments to the plans. Amended plans must be submitted to staff for consideration and approval.
   a. Update the Site Plan to remove landscaping details, include the transformer location, and clearly identify the loading area boundaries.
   b. Provide a detail of the wall-mounted gas lanterns on either side of the front door in the lighting plans, consistent with elevations provided.
   c. 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.
   d. Note that all ground mounted equipment or meters must be screened by landscaping or other approved measures, unless the equipment is required to maintain visibility and access. All roof-mounted equipment must be fully screened by the building parapet.
   e. Identify the paving mechanism proposed for the two crosswalks on the north and south sides of the building (i.e. stamped, scored or color concrete, pavers).
   f. Provide drive-up aisle markings to clearly identify the pick-up aisle and provide plans for any directional signage (wall or otherwise) for review and approval.
   g. Revise the trash and transformer enclosures doors to match the building’s stone and/or EIFS.

B. O’Reilly Auto Parts – Out lot 1, Arlington Place SD, Phase II- Site Plan

Chairman Thompson recognized Angela Reeder, Town Planner, who provided an analysis (on file) and explained that the applicant is requesting DRC approval of a site plan for a new retail building on the southwest corner of Airline Road and the primary drive into the Arlington Place Subdivision.

Ms. Reeder stated the applicant proposes to construct a single-story, 7,569 square foot O’Reilly Auto Parts store on the 1.3-acre lot. The building is proposed in the center of the lot facing Airline Road, with parking along both street frontages, a detention basin on the south side of the lot, and open space and a dumpster enclosure along the west side of the lot.

The proposed building is constructed of primarily clay brick with EIFS accents around the roofline. The brick is a dove gray color, with an oxford brown band around the center and on the south elevation. The darker color brick is also used simulate columns or pilasters on the building corners and in the center of the east, west, and north elevations. At the building entrance, a bank of tinted windows with green framing system is proposed. Above the windows, a large area of red EIFS is proposed for the tenant’s sign.

Ms. Reeder explained that while the building is brick, a material encouraged by our Design Guidelines, it is otherwise a box, with little to no wall plane variation. The applicant provided the look of pilasters on three sides; however, the building still has no interruption of the wall. In addition, the Town requires each publicly visible façade be similar in their architectural treatment to the primary. This building sits on a major roadway and will have public visibility of all four sides,
as it serves as an outparcel to the commercial subdivision. The proposal provides minimal character or interest on the side elevations. Staff recommended additional architectural treatments or patterns be included to add interest.

The proposed green window framing system does not match any other detail on the building or site. The ‘positive red’ EIFS entrance is clearly more than an accent, as it does not complement any other building material or site element, and staff considers it a sign.

Staff included a condition of approval that requires the addition of architectural treatments to add interest to the three non-primary building facades, the addition of some type of wall plane variation and the requirement to recolor the front entry or reduce the red to a size meeting Town sign guidelines.

The site is approximately 55% open space, which results in large sodded areas on the south and west sides of the site. The landscape plan shows the site will exceed the required 26.6 tree density units, providing 67.75 tree density units.

The site is well landscaped with a variety of trees, shrubs, groundcover throughout. Along the Airline and entry road streetscapes, the plan proposes alternating Pin Oaks and Oklahoma Redbuds, consistent with the Airline Road plate. While Crepe Myrtles are generally used, due to the bark scale disease in the region, staff has allowed replacements. Clusters of smaller shrubs are proposed behind the sidewalk, and around the driveway entrance, as well as around the parking lot island, utility meters and a potential future ground sign.

She explained that the applicant will provide a walkway from Airline Road to the front of the building for pedestrian access. The lighting plan shows three 27.5-foot tall pole lights within the parking lot, each with square bronze poles and slim-profile LED heads. The lights are within the maximum height permitted, based on the site location. Four bronze wall pack lights are proposed along the north and east sides of the building.

The trash enclosure was recently shifted as noted on the Site Plan, per guidance from the Planning Commission, in order to screen it further from public right-of-way by the building. It is proposed in brick matching the building, with wood picket doors in dark green on steel frames. Rooftop units are noted as being screened by the parapet.

Staff recommended approval of the proposed O’Reilly Auto Parts Site Plan, subject to the attached conditions and any recommended by the Design Review Committee.

**Main Motion:** Susan Payne made a motion to approve the Site Plan application for the O’Reilly Auto Parts subject to Staff conditions. Ron Colin seconded the motion.

**Discussion:**

Chairman Thompson asked the applicant Todd Kimling from Hutton to step forward and address staffs concern about the lack of variation in wall plane relief. Mr. Kimling stated that they could add depth to the pilasters to at least provide some shadow as requested and a condition was added to note that it should be a minimum of four inches. Ron Colin made the comment that the cornice should be extended all the way around the west elevation. Mr. Kimling said the reasoning for not extending it was because of the lack of visibility of that elevation. Chairman Thompson stated that eventually that side will be visible and a condition was added to extend the cornice on the west elevation, and enhance this elevation. Ron Colin expressed concern about the color choice for the cornice, noting it seemed to be too “cool.” The Committee also noted concern with the red standard O’Reilly color and with the cornice and window framing color, feeling the color choices need to be more neutral earth tones, and that the Latte color should be used for the doors and downspouts instead of the birch white on the color board. Mr. Kimling said he felt the birch white was an error and that he would work with the Tenant to get these changes made. Several conditions were added to reflect those changes.

Ron Colin recommended a canopy be added over the entrance to the building to add some more interest, with a feature that would also be utilitarian for customers. Mr. Kimling responded that it may make the entrance look too busy to add an eyebrow canopy. No condition was added to install the canopies, but Chairman Thompson did propose that a green metal canopy could help incorporate the window framing that otherwise does not match the building. Mr. Kimling said he would go to the tenant and then work with staff moving forward to make changes consistent with the Committee’s recommendations. Ron Colin asked about the material of the upper band circling the building. The applicant was unsure. A condition was added to clarify the upper band proposed around the building should be either precast like the lower band or
as a soldier course of brick. Jennifer Walls asked for confirmation about the color around the windows. Mr. Kimling stated it is proposed as hunter green.

Daniel Davidson stated the streetscape is a long line of green plantings and recommended some different colors be used. He also said that if the plans are revised to use 3 gallon hollies instead of 5 gallon, the applicant and staff should make sure the spacing reflects that. Daniel Davidson also proposed to remove the three redbud trees in the parking lot island, and instead replace them with one crepe myrtle with a planting around it. Mr. Kimling agreed and a condition was added to reflect the tree change. Concern was expressed about that lack of lighting on the buildings south and west elevations. Mr. Kimling stated he would work on the placement of the lights in order to maximize the lighting throughout the site, including possibly shifting the southern-most pole light and adding wall packs to the west and south elevations. Two conditions were added reflect the change in the lighting and to state that more lighting will be added to the photometric plan. Lastly, Chairman Thompson confirmed that the dumpster enclosure should be painted to match the building colors.

**Vote on Main Motion:** The motion to approve the Site Plan Application with the added staff and committee conditions carried unanimously.

**CONDITIONS OF APPROVAL:**

1. It is found that the DRC application and plans dated March 6, 2017, 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 of any signs and shall conform to the requirements of the Town Sign Ordinance.

6. Prior to the issuance of a building permit, the applicant shall address the following conditions and make any necessary amendments to the plans. Amended plans must be submitted to staff for consideration and approval.
   a. 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.
   b. Note that all ground mounted equipment or meters must be screened by landscaping or other approved measures, unless the equipment is required to maintain visibility and access. All roof-mounted equipment must be fully screened by the building parapet.
   c. Identify the paving mechanism proposed for the crosswalks on the east side of the building (i.e. stamped, scored or color concrete, pavers).
   d. Revise the trash enclosure doors to match the building colors, and confirm the brick color proposed is Oxford brown.
   e. Pop out the pilasters to provide variation and some wall plane relief along the three non-primary building facades (a minimum of 4 inches).
   f. Extend the cornice on the west elevation, if not already proposed, and enhance this elevation, as it will be visible once the remainder of the subdivision develops.
   g. Revise the window framing system to a color consistent with the improvements (bronze to match lighting) or add elements to the building (such as a green eyebrow canopy) to incorporate the windows framing color.
I. Revise the front entry EFIS color to one complimentary to the building materials, as opposed to the currently proposed red.

m. Change the color of the building cornice to a complimentary color, perhaps a darker brown. The metal coping along the roofline shall match.

n. Clarify the upper band proposed around the building as either precast like the lower band or as a soldier course of brick

o. Revise elevations to note the Latte color from the materials board will be used for building downspouts and doors, including the roll-up-door (no birch white).

p. Consider revisions to the front landscaped parking lot island to remove the three (3) redbud trees and replace them with one Sioux Crape Myrtle and shorter plantings.

q. Add lighting, such as wallpacks, to the building’s west and south sides to balance the site and provide for security through lighting. Revise the photometric plan to validate the proposed revision is adequate

r. Consider relocation of the southern-most parking lot pole to redistribute light better along the east parking lot spaces. Include and revision in the revised photometric plan.

D. Other as properly presented.

There was no other new business to come before the Committee

VII. Adjournment:

Chairman Thompson called for a motion to adjourn.

Motion: Daniel Davidson made a motion to adjourn. Jennifer Walls seconded the motion.

[Signatures and dates]

Submitted By: Alex Barthol, Planning Clerk