
Town of Arlington

Design Review

Committee Meeting



April 11, 2017
6:30 P.M.

Town of Arlington

P.O. Box 507 • 5854 Airline Road • Arlington, TN 38002-0507
(901) 867-2620 • Fax: (901) 867-2638 • www.townofarlington.org



AGENDA
Design Review Committee
Tuesday, April 11, 2017
6:30 p.m.

- I. Call to Order & Establishment of a Quorum
- II. Approval of the March 14, 2017 Meeting Minutes
- III. Old Business
 - A. Other as Properly Presented
- IV. New Business
 - A. Wilson's Crossing PD, Phase 3 & 4 – North side of Forrest Street, West of Forrest Lake PD – Common Open space
 - B. Arlington Climate Controlled Storage - 6001 Airline Rd - Site Plan
 - C. Ortho One – Southwest corner of Airline Road and Will Harris Drive – Site Plan
 - D. Other as properly presented
- V. Adjourn



TOWN OF ARLINGTON, TENNESSEE DESIGN REVIEW COMMITTEE

DEVELOPMENT STAFF REPORT

Wilson's Crossing Planned Development, Phase 3 & 4 Site Plan Review for Common Open Space Improvements

DATE: April 11, 2017

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Common Open Space Site Plan Review

APPLICANT: Wilsons Crossing Partners, LLC; Representative: Keith Grant

**DESIGN PROF./
CONSULTANT:** Integrated Land Solutions, PLLC.; Representative: Cory Brady

SITE LOCATION: East Side of Milton Wilson Boulevard, south Hwy 70 and CSX railway

SITE ACREAGE: 29.55 acres

ZONING: RS-15 with a PD Overlay (Wilson's Crossing PD)

BACKGROUND:

The BMA approved the Master Development Plan (MDP) for the Wilson's Crossing PD in 2013. The current phasing includes four phases. Most recently, construction plans for Phase 2 were approved on December 21, 2015 by the Planning Commission and they have recently recorded their plat to being home construction.

PROPOSAL:

The applicant is requesting Design Review Committee approval for their common open space improvements for Phases 3 and 4, the final two of the Wilson's Crossing PD. The development is on the east side of Milton Wilson Boulevard, south of the CSX railway. The proposed improvements include work within the two open space areas in these phases.

Building Elevations: Unlike Phase 2, which includes a pool and pool house, no architectural elements are proposed in this portion of the subdivision. However, benches are proposed in Common Open Space A; one at the end of Burren Way Cove and one at the trailhead on Rutherford Drive. While a detail was not included, the plan calls for 6-foot ornamental metal benches which would generally be acceptable.

Staff supports the benches, but would recommend they be relocated away from the trail heads and side yards of those homes, and instead be back along the greenway trail. There are few flat areas and plenty of slopes along the edge of the greenway trail, but staff requests the applicant consider locations where

there may be enough space for a bench (such as the trail connection with Forrest Lake and perhaps the Willow oak on the west side of the pond).

Landscaping and Irrigation: A landscape plan has been provided which includes two (2) common open space areas. An irrigation plan is typically required to be submitted and approved by staff prior to work beginning on the site; however, the applicant is asking for a waiver of that condition given the location of the landscaping being around the two lakes and somewhat scattered. Their letter explains their request and belief that providing separate meters, controllers, etc. at the various trailheads would be a financial burden on the HOA. They have proposed hardy, drought tolerant materials in response to these concerns and plan to hand water them until established.

Streetscape: Typical residential streets are found throughout the development, including a minimum 4.5 foot landscape strip and 5 foot concrete sidewalks. In addition, a minimum of one tree is required to be planted on each lot's front yard before the homes are occupied, per the Zoning Code.

A small portion of Phase 4 also includes five homes which front on Milton Wilson Boulevard. The streetscape here will mimic the adjacent Maple Grove homes, with only a landscape strip, sidewalk and any trees planted in the homes front yards.

Open Space: Phases 3 and 4 include two common open space lots. The largest is approximately 21-acres and includes two lakes at the north end of the development. While one lake is existing, the other will be created. The developer will be installing a portion of greenbelt walking trail cross this site and between the lakes, which will connect the trail on Forrest Lake to the east to Rutherford Drive. From the Rutherford connection, walkers can then use a short section of sidewalk out to Milton Wilson and will be able to cross over to the next section of the greenbelt running behind Maple Grove.

In addition, the applicant proposes to improve the lot with sod around the lake, a white 2-rail fence along the end of Burren Way Cove and at the Rutherford Drive connection, and various oaks and Blackgum trees. The white fence is intended to give a visual end to the road, clearly distinguish it as common open space, and guide pedestrian and bicycle users to the trailhead for access. In addition, the trailheads will include other plantings to highlight them, similar to Phase 2.

The other open space lot is only 1,275sf in size and sits between lots 107 and 108. It serves both as a utility easement and to provide pedestrian access for homes in Phase 4 to the rest of the subdivision and its amenities.

Signage: No subdivision entrance signage is proposed with these phases.

Exterior Lighting: No exterior lighting is proposed in the open space areas. Should the applicant determine lighting is desired, a condition is added requiring a light plan be submitted and approved.

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 on April 3, 2017, 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. 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.
4. If no irrigation is required, all plants must be hardy, drought tolerant and hand watered until established.
5. Prior to the commencement of construction, the following information shall be provided or revised:
 - a. Should the applicant determine that lighting is desired in the common open space lots, a lighting plan along with cut sheets of the proposed fixtures is to be submitted to staff and/or the Design Review Committee.
 - b. Revise the location of the two proposed benches to place them away farther from the streets and further back along the greenway.



Town of Arlington

Design Review Committee
Site Plan Application

RECEIVED

MAR 07 2017

Town of Arlington
for April DRC

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Project Name: Wilson Crossing, Phase 3 & 4 Zoned: PD
 Project Address: Forrest St/ Milton Wilson Blvd.
 Developer Contact: Keith Grant
 Company Name (if applicable): Wilson, Crossing, PMT Homes, LLC
 Company Address: 177 Crescent Drive, Collierville, TN 38017
 Daytime Phone: (901) 854-0525 Fax Number: _____
 E-mail Address: kgrant@grantnewhomes.com

Architect Contact: Cory Brady, RLA, AICP
 Company Name: Integrated Land Solutions, PLLC
 Mailing Address: 975 Fair Oaks Drive, Collierville, TN 38017
 Daytime Phone: (901) 493-6996 Fax Number: _____
 E-mail Address: corybrady@gmail.com

Engineer Contact: Mark McGuire, PE
 Company Name: McGuire Engineering, LLC
 Mailing Address: 289 Miss Camryn Lane, Collierville, TN 38017
 Daytime Phone: (901) 854-3420 Fax Number: _____
 E-mail Address: mark@mcguirecompanies.biz

Name of Property Owner: Wilson Crossing, PMT Homes LLC
 Mailing Address: See Above
 Daytime Phone: _____ Fax Number: _____
 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: 3/7/17
 Amount: 400.00
 Fee Receipt #: 031708

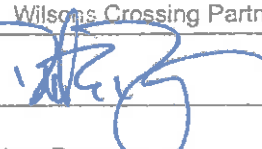
5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507
 Telephone (901) 867-3449 • Fax (901) 867-2638

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.

Copy and use additional pages if necessary

APPLICANT:	OWNER: (if different from applicant - if same, note "same") <i>*Owner information is required</i>
If an Entity:	If an Entity:
Name of Entity: Wilsons Crossing Partners, LLC	Name of Entity: same
By (Signature): 	By (Signature):
Print Name: Robert Reaves	Print Name:
Title: Director of Land Development	Title:
If an Individual(s):	If an Individual(s):
Print Name:	Print Name:
Signature:	Signature:
Print Name:	Print Name:
Signature:	Signature:
Print Name:	Print Name:
Signature:	Signature:



Wilson's Crossing Ph 3 & 4



TOWN OF ARLINGTON, TENNESSEE
DESIGN REVIEW COMMITTEE
DEVELOPMENT STAFF REPORT

Arlington Climate Controlled Storage
SITE PLAN APPLICATION REVIEW

DATE: April 11, 2017

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review

APPLICANT: Arlington Investments GP; Representative: Bill Powell

DESIGN PROF./
CONSULTANT: Roy L. Scobey, Architect

SITE LOCATION: 6001 Airline Road. West side of Airline Road, across from Village Center Drive

SITE ACREAGE: 5.33 Acres

ZONING: M-1: Light Industrial zoning district

PROPOSAL: The applicant, Arlington Climate Controlled Storage, is requesting DRC approval for a site plan to convert an existing manufacturing site on 5.33 acres into commercial uses. The property is the previous location of Grisham Bros. Corporation, on the west side of Airline Road and is zoned M-1: Industrial. Chem-Tainer Industries is adjacent to the north, and Exhibit A Inc. is adjacent to the south.

The Planning Commission approved the Site Plan for this site on March 20, 2017.

Proposal: The proposal would convert the large existing building and a proposed 3,000 sf addition into two primary uses: climate controlled, indoor storage (approx. 79,000sf) and indoor athletic/fitness (18,200sf). Both uses will be completely enclosed within the existing building and a proposed addition. Parking is also being provided for each.

A new office and entrance for the climate-controlled storage is proposed on the east side of the building, facing the front parking and Airline Road. Loading/unloading for customers using the primary (front) storage space will be provided within a fenced area. The fencing includes a large, rolling gate across from the site entrance and will utilize an existing ramp and dock. The secondary storage area at the rear will be accessed through an existing truck well, and the fitness area will have access on the rear of the building across from the new parking spaces.

The applicant proposes to leave the northeast portion of the lot open to allow for future development. If that occurs, a new Site Plan would be required, as no plans for that area are included with this application.

Building Elevations: The proposed building is an existing manufacturing building constructed primarily of metal siding, with one addition with a brick façade facing Airline Road. The applicant proposes to unify the buildings by creating a new office entrance along Airline Road, and through using a consistent color scheme on the remainder of the entire building.

The proposed color scheme includes a darker taupe on the bottom 15 feet of the building, a 5-foot-tall dark green band around the middle, and a beige color on the top half of the building. The new office entrance will wrap around the front corner of the building by the front parking lot and includes a taller façade and parapet to give it added bulk and height. It will include brick along the base, a bank of new windows with the green band above it, and a metal awning at the entrance facing the parking. The color scheme is similar, but uses the darker taupe on the top and bottom to highlight the entrance, with only a stripe of lighter beige around the top where the building name will be located.

As a storage use, there are several roll up doors (existing and proposed), which all face north toward the parking lot. The proposal is to paint the doors in green to match the banding and paint any man doors to match the adjacent wall. While this will highlight the doors, they are not facing the street, almost all are behind a 6-foot tall wrought iron fence, and the green could complement the overall design on this rather large building.

Landscaping and Tree Ordinance: The site is an existing industrial site, with landscaping consisting of a row of trees along Airline Road, some lawn areas, and a few scattered trees beyond the rear parking. The landscape plan shows that the site will meet the required 106 tree density units by providing 66 new tdu and retaining one large, 40" oak at southeast corner of the site.

The applicant is removing the existing trees along Airline, which have been topped over the years due to their location under MLGW lines, and upgrading the front landscape area. It includes alternating Nuttall Oaks and Red Buds, to mimic the streetscape plate for Airline Road, with a line of Dwarf Bufford Holly behind the trees. While the Red Buds are accepted replacements for Crepe Myrtles, the six (6) Nuttall along the road must be replaced with Pin Oaks. Planter beds along the building face include a nice variety of emerald green arborvitae, schip laurel, and lorapetalum, as well as a ring of Holly around a new flag pole.

Throughout the remainder of the site there are several Bald Cypress in the parking lot islands and around the detention basin, and a few additional Nuttall Oaks around the parking, both of which encouraged species.

Sidewalks will be installed along the street frontages as well as a walkway extending from Airline Road to the sidewalk at the front of the building for pedestrian access.

Streetscape plantings are not proposed along of the northern side of the lot at this time, as the applicant intends to potentially subdivide and develop this area within the next year. While staff will require sidewalk be installed, a condition of approval has been added to allow the applicant one year to receive approval for development on that portion of the lot, or otherwise install matching streetscaping.

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

Exterior Lighting and Photometric Plan: The lighting plan shows six 30-foot tall pole lights within the parking lot, each with bronze poles and slim-profile LED heads. The lights are within the maximum height permitted, based on the site location, and the bronze fixtures will complement the awnings and colors on the building.

In addition, bronze wallpack lights are proposed throughout, downlights are proposed at the entrance and under a loading dock canopy, and lighting is proposed on the flag pole at the entrance. The proposed lighting intensity seems appropriate for the site and shows minimal trespass onto adjacent properties.

Garbage Collection Areas: Two dumpster enclosures are proposed to serve the site, one within the fenced warehouse area and one at the rear of the site. The trash enclosures are proposed in a masonry block painted gray, with solid metal gates on metal frames. A condition of approval notes the enclosures should be painted Moth Wing to match the lower half of the buildings instead and that the applicant shall identify a complimentary door color proposal.

Mechanical Units and Meters, Transformers, Rooftop Units: HVAC units are proposed in a narrow area between the primary storage building and the smaller brick storage building, and should therefore be well screened. Some existing meters are located on the south side of the building and should be screened from the street by the new plantings along Airline Road. Any additional ground mounted equipment or meters must be screened by landscaping, unless required to maintain visibility and access.

Signage: No application for signage has been submitted at this time. However, the applicant has shown a black metal sign above the front entrance in their renderings, and a ground sign on the landscape plans. These seem like they would be consistent with Town guidelines; however, a separate sign application must be presented to staff for full consideration and final approval of any signs.

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

RECOMMENDATION:

Staff recommends approval of the proposed Arlington Climate Controlled Storage Site Plan, subject to the following conditions and any additional recommended by the Design Review Committee:

CONDITIONS OF APPROVAL:

1. It is found that the DRC application and plans dated April 3, 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. Streetscape plantings consistent with the remainder of the site must be installed along the northern 135 feet of Airline Road within one year of this approval unless a separate development approval has been granted by the Town for that portion of the site, or prior to that portion of the lot changing ownership.
7. Acceptable Fire Department access into the fenced storage area must be coordinated with the Arlington Fire Department prior to occupancy of the buildings.
8. 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. Any roof-mounted equipment must be fully screened by the building parapet.
 - c. Revise the trash enclosures detail to note the block will be painted Moth Wing to match the lower half of the buildings and to propose a complimentary door color.



Town of Arlington

Design Review Committee
Site Plan Application

RECEIVED

MAR 07 2017

Town of Arlington

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Project Name: ARLINGTON CLIMATE CONTROLLED SELF STORAGE Zoned: M-1
 Project Address: 6001 AIRLINE ROAD, ARLINGTON TN 38002
 Developer Contact: BILL POWELL
 Company Name (if applicable): ARLINGTON C.C. STORAGE
 Company Address: 6001 AIRLINE ROAD, ARLINGTON, TN 38002
 Daytime Phone: 901-483-8556 Fax Number: _____
 E-mail Address: bill@creconsultinggroup.com

Architect Contact: Roy Scobey
 Company Name: Roy L Scobey ARCHITECT
 Mailing Address: 3080 STAGE POST DRIVE, MEMPHIS, TN 38133
 Daytime Phone: 901-384-8008 Fax Number: _____
 E-mail Address: r/scobey@aol.com

Engineer Contact: LANCE LANIER, EI for KEVIN LEDFORD, PE
 Company Name: LEDFORD ENGINEERING PLANNING + ARCHITECTURE
 Mailing Address: 5567 COMMANDER DRIVE SUITE 105 ARLINGTON TN
 Daytime Phone: 901-867-5220 Fax Number: 901-867-5331
 E-mail Address: lance@ledfordep.com

Name of Property Owner: ARLINGTON C.C. STORAGE
 Mailing Address: 6001 AIRLINE ROAD, ARLINGTON, TN 38002
 Daytime Phone: 901-483-8556 Fax Number: _____
 E-mail Address: bill@creconsultinggroup.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:	<u>3/7/17</u>
Amount:	<u>400.00</u>
Fee Receipt #:	<u>039707</u>

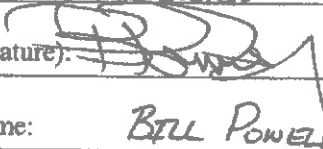
5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507
Telephone (901) 867-3449 • Fax (901) 867-2638

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.

Copy and use additional pages if necessary

APPLICANT:	OWNER: (if different from applicant - if same, note "same") <i>*Owner information is required</i>
If an Entity:	If an Entity:
Name of Entity: <i>ARLINGTON C.C. Storage G.A.</i>	Name of Entity:
By (Signature): 	By (Signature):
Print Name: <i>BILL POWELL</i>	Print Name:
Title:	Title:
If an Individual(s):	If an Individual(s):
Print Name:	Print Name:
Signature:	Signature:
Print Name:	Print Name:
Signature:	Signature:
Print Name:	Print Name:
Signature:	Signature:



Arlington Climate Controlled Storage



TOWN OF ARLINGTON, TENNESSEE
DESIGN REVIEW COMMITTEE
DEVELOPMENT STAFF REPORT

Ortho One
SITE PLAN APPLICATION REVIEW

DATE: March 20, 2017

STAFF: Angela Reeder, AICP, Town Planner
Steve Hill, P.E., Town Engineer

SUBJECT: Site Plan Review

APPLICANT: DPL Holdings, LLC.; Representative: Gail Lindberg

DESIGN PROF./
CONSULTANT: Ledford Engineering Planning Architecture; Representative: Stevie Wilbanks

SITE LOCATION: Southwest corner of Airline Road and Will Harris Drive

SITE ACREAGE: 1.26 Acres

ZONING: SC: Shopping Center district

PROPOSAL: Ledford Engineering, representing Ortho One, is requesting DRC approval of a site plan for a new medical building to be located at the southwest corner of Airline Road and Will Harris Drive. The subject property is currently undeveloped and is located in the SC: Shopping Center Zoning District.

The applicant proposes to construct a single-story, 5,200 square foot Ortho One office on the 1.26-acre lot. The building is proposed in the center of the lot facing the Airline and Will Harris intersection, with parking on three sides, a detention basin on the southwest corner, and open space along the west side of the lot.

The Planning Commission approved the Site Plan for this site on March 20, 2017.

Building Elevations: The proposed building is constructed of clay brick in a dark gray color, a light gray stone veneer, a black wood-look exterior composite cladding, and black metal canopies. Windows around the building include black aluminum framing, consistent with the metal canopies. The majority of the building is brick, with a soldier/rowlock/soldier course along the roofline, and soldier course above each window.

The stone veneer is used at the building entrance feature on the northeast corner of the building. The entry feature extends four feet taller than the majority of the building height and has a large metal canopy drop-off area facing the intersection. Lastly, the black wood-look cladding is used in several areas, including on either side of the entrance and are paired with metal eyebrow canopies.

Landscaping and Tree Ordinance: A landscape plan shows the site will exceed the required 25 tree density units, providing 60 tdu overall.

The site is landscaped with a variety of trees, shrubs and groundcover which are all recommended in our Design Guidelines. Streetscapes include alternating Parsley Hawthorns and Magnolias along Will Harris, and Red Buds and Yoshino Cherries along Airline Road. While the trees on Will Harris are at the back of the sidewalk, due to overhead utility lines on Airline, the applicant has pulled the trees back from the road and the MLGW tree trimming limits as much as possible. While the Town has allowed for variations on the Crepe Myrtles, such as the Red Buds proposed, Pin Oaks will have to replace one of the two trees proposed to be consistent with the Airline landscape plate.

The shrubs and groundcover selection around the building foundation provide for a variety of heights; however, they seem to include more evergreen than color. Staff recommends the five American holly around the building be replaced by accent trees with color.

Sidewalks will be installed along both street frontages, as well as a walkway extending from Will Harris to the front of the building for pedestrian access. A condition of approval has been added to state these crosswalks must be identified with some type of decorative paving mechanism, such as pavers, scored or stained concrete.

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

Exterior Lighting and Photometric Plan: The lighting plan shows three 25-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, and the black fixtures will complement the awnings and materials on the building.

In addition, black cylinder lights are proposed on either side of the entrance and flood lights are proposed in the north, east and south planters for façade lighting. The proposed lighting intensity seems appropriate for the various areas of the site and shows little to no trespass onto adjacent properties.

Garbage Collection Areas: The trash enclosure on the southeast corner of the building is proposed to be finished in brick matching the building, with matching doors on steel frames.

Mechanical Units and Meters, Transformers, Rooftop Units: A transformer pad is planned at the northeast side of the site, and the landscape plan identifies a ring of boxwoods to screen it. In addition, two lines of Emerald Green are proposed around the trash enclosure. Rooftop units must be screened by the parapet, and any additional ground mounted equipment or meters must be screened by landscaping, unless required to maintain visibility and access.

Signage: While the applicant has shown an aluminum wall sign on each street frontage, 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 receive approval of a Development Agreement, complete all conditions of approval, and have a pre-construction meeting with staff before starting work.

RECOMMENDATION:

Staff recommends approval of the proposed Ortho One 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 April 3, 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. 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 north sides of the site and whether it will be stamped concrete to match the adjacent walkway.
 - d. Provide drive-up aisle markings or signage on-site to clearly identify the direction for traffic using the drop-off area at the building entrance.
 - e. Replace the five American holly around the building with an accent tree with more color.
 - f. Revise the plantings along Airline to be consistent with the Airline landscape plate, which will require replacing one of the two trees with Pin Oaks. The Town has allowed for variations on the Crepe Myrtles, such as the Red Buds proposed, due to the regional blight.



Town of Arlington

Design Review Committee Site Plan Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Project Name: Ortho One - Arlington Zoned: _____
 Project Address: 11851 Will Harris
 Developer Contact: _____
 Company Name (if applicable): Ortho One
 Company Address: 99 Market Center Dr, Collierville, TN 38017
 Daytime Phone: 901-861-9610 Fax Number: _____
 E-mail Address: gail@orthoone.org

Architect Contact: Stephanie Wilbanks, AIA
 Company Name: Ledford Engineering Planning Architecture
 Mailing Address: 5567 Commander Dr, Suite 105, Arlington, TN 38002
 Daytime Phone: 901-867-5220 Fax Number: 901-867-5331
 E-mail Address: stevie@ledfordep.com

Engineer Contact: Kevin Ledford
 Company Name: Ledford Engineering Planning Architecture
 Mailing Address: 5567 Commander Dr, Suite 105, Arlington, TN 38002
 Daytime Phone: 901-867-5220 Fax Number: 901-867-5331
 E-mail Address: kdledford@ledfordep.com

Name of Property Owner: Gail Lindberg
 Mailing Address: _____
 Daytime Phone: _____ Fax Number: _____
 E-mail Address: _____

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OFFICE USE ONLY	
Date Received:	<u>2/7/17</u>
Amount:	<u>400.00</u>
Fee Receipt #:	<u>039560</u>

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Town of Arlington
for April DRC

Design Review Committee Site Plan Application

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4. By signing this document, the applicant and owner accept the above conditions.

Copy and use additional pages if necessary

APPLICANT:	OWNER: (if different from applicant - if same, note "same") <i>*Owner information is required</i>
If an Entity:	If an Entity:
Name of Entity: LEDFORD EPA	Name of Entity: DPL Holdings, LLC
By (Signature): 	By (Signature): 
Print Name: STEPHANIE O WILBANKS	Print Name: Jeffrey A. Blabach, M.D.
Title: ARCHITECT	Title: President
If an Individual(s):	If an Individual(s):
Print Name:	Print Name:
Signature:	Signature:
Print Name:	Print Name:
Signature:	Signature:
Print Name:	Print Name:
Signature:	Signature:



Ortho-One