
Town of Arlington

Design Review Committee Meeting



February 13, 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
Monday, February 13, 2017
6:30 p.m.

- I. Invocation
- II. Call to Order & Establishment of a Quorum
- III. Election of officers
- IV. Approval of the September 13, 2016 Meeting Minutes
- V. Old Business
 - A. Other as Properly Presented
- VI. New Business
 - A. Kroger Fuel Center- Southeast corner of Airline Rd and Milton Wilson Blvd – Site Plan
 - B. Shops of Airline – Northeast corner of Airline Rd and Otto Lane- Site Plan
 - C. Faith Baptist Arlington - North of Donelson Farms Parkway, 1735' West of Airline Road - Site Plan
 - D. A-Town CrossFit - South side of Highway 70, East of Trustmark Bank- Site Plan
 - E. Other as properly presented
- VII. Adjourn



TOWN OF ARLINGTON, TENNESSEE
DESIGN REVIEW COMMITTEE
DEVELOPMENT STAFF REPORT

Kroger Marketplace Fuel Center
SITE PLAN APPLICATION REVIEW

DATE: February 13, 2017

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review for new fuel center at Kroger Marketplace

OWNER: Kroger Limited Partnership I

**DESIGN PROF./
CONSULTANT:** Pickering Firm, Representative: Cara Martin

SITE LOCATION: South side of Milton Wilson Boulevard, East side of Airline Road

**ZONING
CLASSIFICATION:** SC: Shopping Center with a PD Overlay (Airline Road PD)

ACREAGE: 24 acres

PROPOSAL: Ms. Cara Martin, representing Kroger, is requesting DRC approval of a site plan for the fuel center building and canopy on the Kroger Marketplace property at the southeast corner of Airline and Milton Wilson Boulevard. The site is currently being developed with the new Kroger Marketplace and is located in the SC: Shopping Center Zone with an Airline Road PD overlay.

The applicant received Master Development Plan, as well as Site Plan approval for the site in 2016. While the approved plans include access and landscaping around the fuel center, it did not include details for the fuel center itself and therefore a condition of approval requires DRC approval for that portion of the plan.

The proposed fuel center includes a small, approximately 241 square foot kiosk with two restrooms and nine (9) fuel islands, with a column and two pumps each. The entire area is covered by an approximately 19'6" foot tall canopy, supported by the nine (9) columns.

Building Elevations: The fuel kiosk sits roughly in the middle of the fuel center. The kiosk is comprised of brick in a dark brown color to match the Kroger building (same brick used on the Shops building), with fascia and a wide cornice in a brown derby color intended to match the fiber cement siding on the Kroger building. All metal doors, gutters, downspouts and trim will be painted a dark brown to match the brick exterior.

The canopy mimics the kiosk, with nine brick columns and the same brown fascia and cornice on the flat roofed canopy.

Landscaping, Irrigation and Tree Ordinance: The landscape plan for this area was approved with the original Site Plan for the Kroger and Shops building. A copy of the approved plan has been attached to these plans to give context in your review.

The approved plans include streetscape plantings along Milton Wilson, including a line of Magnolias to partially screen the center, a Ginkgo and three Nuttall Oaks along the entry drive to the west, and a variety of plantings in the parking island south of the kiosk surrounding the fuel center parking. In addition, the detention basin to the east is heavily landscaped, providing additional screening.

Exterior Lighting and Photometric Plan: The lighting plan was also previously approved with the original Site Plan for the Kroger and Shops building. A copy of those approved plans and lighting cut sheets has also been provided.

Plans show four (4) parking lot fixtures approximately 30 feet tall, matching those throughout the parking lot, located around the drive aisles and parking adjacent to the fuel center. Primarily, site lighting is provided through under-canopy, recessed lights.

Mechanical Units and Meters, Transformers, Rooftop Units: Plans note one roof-top unit on the kiosk, which will be screened by the cornice and an additional screen painted to match the cornice.

Signage: No application for signage has been presented. A separate application shall be presented to staff for consideration. All references on the plans to signage shall be disregarded.

RECOMMENDATION: Staff recommends approval of the proposed Fuel Center 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 application and DRC plans dated February 6, 2017, along with the conditions of approval, meet the provisions of the Town of Arlington Zoning Ordinance and the Design Guidelines Manual.
2. All proposed work shall be in conformance with the approved Master Development Plan, Planning Commission and Design Review Committee Site Plans, Arlington Zoning Ordinance, and Arlington Design Guidelines Manual, and shall be subject to any relevant conditions of previous project approvals.
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. Any metal doors, gutters, downspouts, trim, etc. shall be painted to match the structure.
6. A separate sign application shall be presented to staff for consideration. All references on the plans to signage shall be disregarded.



Town of Arlington

Design Review Committee
Site Plan Application

RECEIVED

JAN 10 2017

Town of Arlington

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Project Name:	Airline Road PD, Phase 1 - The Shops at Arlington Village	Zoned:	S-C
Project Address:	SE Corner of Airline Road and Milton Wilson Blvd		
Developer Contact:	Andrew Ward		
Company Name (if applicable):	Kroger		
Company Address:	800 Ridgelake Blvd, Memphis, TN 38120		
Daytime Phone:	901-765-4203	Fax Number:	
E-mail Address:	andrew.ward@kroger.com		

Architect Contact:	Cara Martin		
Company Name:	Pickering Firm Inc		
Mailing Address:	6775 Lenox Center Court, Suite 300, Memphis, TN 38115		
Daytime Phone:	901-726-0810	Fax Number:	901-272-6911
E-mail Address:	cmartin@pickeringfirm.com		

Engineer Contact:	Cara Martin		
Company Name:	Pickering Firm Inc		
Mailing Address:	6775 Lenox Center Court, Suite 300, Memphis, TN 38115		
Daytime Phone:	901-726-0810	Fax Number:	901-272-6911
E-mail Address:	cmartin@pickeringfirm.com		

Name of Property Owner:	Kroger Limited Partnership I		
Mailing Address:	800 Ridgelake Blvd, Memphis Tn 38120		
Daytime Phone:	901-765-4199	Fax Number:	
E-mail Address:	dennis.cobb@kroger.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.*

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Telephone (901) 867-3449 • Fax (901) 867-2638

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Date Received: 1/10/17
Amount: 400
Fee Receipt #: 039418

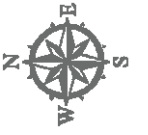
Design Review Committee Site Plan Application

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: Kroger Limited Partnership I	Name of Entity: Same
By (Signature): 	By (Signature): Same
Print Name: Dennis Cobb	Print Name: Same
Title: Senior Construction Manager	Title: Same
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:



Kroger Fuel Center



TOWN OF ARLINGTON, TENNESSEE
DESIGN REVIEW COMMITTEE
DEVELOPMENT STAFF REPORT

Shops of Airline
SITE PLAN APPLICATION REVIEW

DATE: February 13, 2017

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review for new 3-bay retail building

APPLICANT: Marty Mathews, owner

**DESIGN PROF/
CONSULTANT:** Vertu Design Studio; Representative: Douglas Leininger

SITE LOCATION: Northeast corner of Airline Road and Otto Lane

SITE ACREAGE: 0.64 acres

ZONING: SC: Shopping Center District

PROPOSAL: Mr. Douglas Leininger is requesting DRC approval of a site plan for a new retail building at the northeast corner of Airline Road and Otto Lane. The property is Lot 3 of the B-H Commercial Subdivision, which includes the strip center to the north with Dominos, Lenny's and Tas-T-O Donuts. The site is currently undeveloped and located in the SC: Shopping Center Zone.

The applicant proposes a single-story, 4,175 square foot, 3-bay retail building on the 0.64-acre lot. The building will be situated like the adjacent strip center, with the building in the center of the lot facing Airline Road, one aisle of parking in front, and employee parking along the rear. A dumpster enclosure is proposed at the rear of the site, near Otto Lane and facing Airline Road.

The Planning Commission considered and approved the Site Plan for this site on December 19, 2016.

Building Elevations: The proposed building is constructed of standard brick in a light, neutral beige color (ACME Brompton, Heritage Texture). A rowlock and soldier course circle the building at knee height to define the building base, and the cap is identified by a dark bronze metal cap along the entire roofline. On the front elevation facing Airline Road, the outer suites have an approximately 3-foot taller roofline to break up the roofline and accentuate those suites. In addition, a darker brown, king-size brick is proposed along the Airline Road elevation to provide interest and further distinguish the three (3) different suites.

Three entry doors and tall, storefront windows line the front of the building, and windows also wrap around to the Otto Lane side as well. The door and window framing is finished in a dark bronze, which matches the tall parapet caps and three eyebrow canopies that line the front elevation.

A small drive-up window is planned on the north side of the building (facing the adjacent strip center) with a 7'x3' awning over the window. While the awning is needed to protect employees and customers and adds details to this elevation, the applicant has proposed it in the Little Caesar's standard orange color, with their pick-up logo and internal illumination. The Design Guidelines do not permit back-lighting on awnings and require sign colors complement the building and avoid "full chroma colors." As such, staff has included a condition of approval that requires the awning be revised to a color to complement the building and removal of the back-lighting. Signage can be permitted on the awning, but must also meet sign ordinance requirements.

Existing sidewalks run along both street frontages. The applicant will provide a walkway from the Otto Lane side of the site to the front of the building for pedestrian access.

Landscaping, Irrigation and Tree Ordinance: A landscape plan has been provided showing the site will provide 24.5 tree density units, which exceeds the 12.8 tree density units required.

Alternating Crepe Myrtles and Pin Oaks are proposed in the streetscape plantings along both Airline Rd and Otto Ln, consistent with the tree plate for Airline and the adjacent center. In addition, smaller shrubs (Japanese holly) are proposed to fill in between the street trees. A condition is included to ensure the streetscape on Otto Ln. extends to the edge of the property. Additional crepe myrtles and Japanese holly are proposed around the building, and hollies are proposed to ring the dumpster enclosure.

Lastly, a line of eight (8) Leland Cypress are proposed along the rear of the site between the employee parking and a 6-foot tall, wooden privacy fence (which is an extension of an existing fence). Staff feels these trees should be replaced with crepe myrtles or a similar tree, consistent to the other development on this block, and the trees should be shifted closer to the fence line to an existing landscape easement.

An irrigation plan will be required to be submitted to staff prior to the issuance of a building permit. A condition of approval has been added.

Exterior Lighting and Photometric Plan: The lighting plan shows six 15-foot light poles in a dark bronze finish throughout the site that will illuminate the parking lot. The lights are similar to the shoebox design in the adjacent shopping center, but have a slimmer profile as an LED light.

In addition, four bronze wallpack lights are also proposed by the rear doors and on the north side of the building along the pick-up lane. The proposed lighting intensity seems appropriate for the site and includes minimal light trespass onto adjacent properties.

Garbage Collection Areas: The trash enclosure will be located on the southeast corner of the site. The enclosure is proposed to be finished in a brick to match the building with bronze steel frame doors to match the metal accents on the building.

Mechanical Units and Meters, Transformers, Rooftop Units: All rooftop units will be screened by the parapet. Meters at the rear of the building will be screened with a brick wall, and any additional ground mounted equipment or meters must be screened by landscaping, unless they are required to maintain visibility and access.

Signage: No application for the wall signage has been submitted at this time. A separate application shall be presented to staff for consideration of any future tenant signs.

Next Steps: If approved, the applicant will next be required to complete all conditions of approval and have a Pre-Construction meeting with staff prior to beginning work.

RECOMMENDATION:

Staff recommends approval of the proposed Shops of Airline 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 February 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 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. 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. Revise the awning over the pick-up window to a more neutral color that complements the building and remove the back-lighting. While signage may be permitted on the awning, it must meet sign ordinance requirements.
 - b. 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.
 - c. Extend the project's streetscape plantings along the full frontage of Otto Lane.
 - d. Replace the eight (8) Leland Cypress on the landscape plan with crepe myrtles or a similar tree, consistent with adjacent development, and relocate them into the site's landscape easement.
 - e. 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.



Town of Arlington

Design Review Committee Site Plan Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Project Name: NATIONAL CITIES CORP. Zoned: BH Comm
 Project Address: NE CORNER AIRLINE + OTTO
 Developer Contact: MARTY MATHEWS
 Company Name (if applicable): NATIONAL CITIES CORP
 Company Address: 2641 UNION AVE EXT.
 Daytime Phone: 901.454.4741 Fax Number: N/A
 E-mail Address: CAESAR479@AOL.COM

Architect Contact: DOUGLAS LEWINGER
 Company Name: VERTU-DESIGN STUDIO
 Mailing Address: 10257 EVENING HILL
 Daytime Phone: 901.340.5507 Fax Number: N/A
 E-mail Address: DOUGLAS@VERTU-DS.COM

Engineer Contact: _____
 Company Name: _____
 Mailing Address: _____
 Daytime Phone: _____ Fax Number: _____
 E-mail Address: _____

Name of Property Owner: MARTY MATHEWS
 Mailing Address: 2641 UNION AVE EXT.
 Daytime Phone: 901.454.4741 Fax Number: N/A
 E-mail Address: CAESAR@AOL.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 #:	_____

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REVISED RECEIVED
 JAN 09 2017

Town of Arlington



**Shops of Airline
Northeast corner of Airline Rd and Otto Ln**



TOWN OF ARLINGTON, TENNESSEE
DESIGN REVIEW COMMITTEE
DEVELOPMENT STAFF REPORT

Faith Baptist Arlington
SITE PLAN APPLICATION REVIEW

DATE: February 13, 2017

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review

APPLICANT: Wells and Assoc.(for Faith Baptist Arlington); Representative: Tripp Wells

DESIGN PROF./CONSULTANT: Ledford Engineering; Representative: Lance Lanier

SITE LOCATION: North side of Donelson Farms Parkway, west of Donelson Elementary School

SITE ACREAGE: 11.99 Acres

ZONING: E: Estate Residential district

PROPOSAL: Ledford Engineering, representing Faith Baptist Arlington, is requesting DRC approval for a new church to be located on Donelson Farms Parkway beside Donelson Elementary School. The subject property is currently undeveloped and is located in the E: Estate Residential zone. Donelson Elementary to the east is the only improved lot adjacent to the site.

The applicant's proposed church will be situated in the center of the 12-acre site, approximately 310 feet back from Donelson Farms Parkway. Parking is located primarily behind the building, on the north side of the lot, as is the building entrance. The applicant has left the front portion of the lot open to allow for future expansion. If that occurs, a new Site Plan would be required, as no phases or expansion plans are included with this application.

The Planning Commission recommended approval of the Site Plan on January 17, 2017. The Board of Zoning Appeals will consider an associated Conditional Use Permit application on February 13th prior to the DRC meeting. A CUP is required for any church looking to locate in a residential zone.

Building Elevations: The proposed building includes over 30,000 square feet on one level and rises to an ultimate height of 53 feet. The building may exceed the standard 35' height limit in this zone, as the added height is a church roof structure only and not intended for human occupancy.

To frame a building this size, the applicant proposes a 36-inch high, stone veneer, knee wall that wraps the entire building and provides a clear base. To define the cap, the roof is an espresso brown, standing seam metal roof with an EIFS cornice in the same color brown to give it added weight. A

large covered patio and drop off area at the entrance on the north elevation will have a similar espresso roof and stone columns with espresso brown posts.

Evenly spaced windows with bronze frames break up the walls on all four sides. The walls consist of brick veneer between the windows and a lighter brown, macadamia-colored EIFS with darker score lines above. An espresso brown trim line is proposed above the windows, about 10 feet off the ground, encircling the entire building to break up the bulk.

Stone accent walls are proposed on both the north and south elevations where the building is taller. In addition, on the south elevation, espresso brown trim is used to frame an approximately 25-foot tall central area for a future cross or church logo.

Landscaping, Irrigation and Tree Ordinance: The landscape plan shows the site improved with a mixture of evergreen and deciduous materials which, along with the existing hardwoods and softwoods being retained, will exceed the minimum 240 tree density units required.

October Glory Maples are proposed along the Donelson Farms Pkwy street frontage, with meandering understory plantings of Japanese holly and Indian Hawthorn. Additional plantings are proposed at the church driveway and the eastern corner of the lot. The remainder of the site around the building and the parking lot is proposed with various, appropriately placed trees and foundation plantings. Plantings include Natchez Crape Myrtles, Tulip Trees, magnolias, switch grass, dwarf fountain grass, and Andorra junipers.

Lastly, a row of forty (40) Leland Cypress are proposed along the east property line, which will eventually provide a nice buffer between the church site and the elementary school. A chain link fence is existing on the school site along this property line. The church currently has no proposal for fencing.

An irrigation plan must be submitted to staff prior to the issuance of a building permit and a condition of approval notes that.

Exterior Lighting and Photometric Plan: The lighting plan shows ten 27-foot poles in a dark bronze finish throughout the site to illuminate the long driveway and parking lot. The lights are similar to a shoebox design, only with a slimmer profile as an LED light.

In addition, several bronze wallpack lights are proposed around the building exterior, and 6" cylinder lights are proposed under the awning at the front door. All of the light fixtures are in a bronze finish. The proposed lighting intensity seems appropriate for the site and includes minimal if any light trespass onto adjacent properties. Staff only recommendation would be that the applicant consider a motion dimming detector option with their parking lot lights, to reduce lighting when the site is empty.

Garbage Collection Areas: A trash enclosure will be located on the northwest corner of the parking area. The enclosure is proposed to be finished in a brick to match the building with black metal gates on metal supports. Staff recommends the metal be a bronze finish to match the other metal elements on site and has provided a condition to note that.

Mechanical Units and Meters, Transformers, Rooftop Units: No rooftop units are proposed. Any meters or ground mounted equipment must be screened by landscaping, unless they are required to

maintain visibility and access. The landscape plan provides a typical utility screen detail, using evergreens to screen the equipment.

Signage: No application for the wall signage has been submitted at this time. A separate application shall be presented to staff for consideration of any future tenant signs.

Next Steps: If approved, the applicant will next need approval of a Development Agreement from BMA for public improvements, complete all conditions of approval and have a Pre-Construction meeting with staff prior to beginning work.

RECOMMENDATION:

Staff recommends approval of the proposed Faith Baptist Arlington 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 February 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 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. 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. Revise plans to be consistent with the approved Planning Commission Site Plan.
 - b. Revise the metal doors on the trash enclosure to a bronze or brown finish, instead of the proposed black, to coordinate with other metal accents on the building.
 - 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.



Town of Arlington

Design Review Committee
Site Plan Application

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Town of Arlington

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Project Name: FAITH BAPTIST CHURCH- ARLINGTON Zoned: ESTATE
 Project Address: DONELSON FARMS PARKWAY WEST OF DONELSON ELEMENTARY
 Developer Contact: TRIPP WELLS
 Company Name (if applicable): WELLS AND ASSOCIATES PLLC
 Company Address: 4722 MALONE ROAD, OLIVE BRANCH MS 38654
 Daytime Phone: 901.299.7401 Fax Number: _____
 E-mail Address: TWELLS@WELLSPLLC.COM

Architect Contact: STEPHANIE WILBANKS, AIA
 Company Name: LEDFOORD ENGINEERING, PLANNING, AND ARCHITECTURE
 Mailing Address: 5567 COMMANDER DRIVE, 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, PE
 Company Name: LEDFOORD ENGINEERING, PLANNING, AND ARCHITECTURE
 Mailing Address: 5567 COMMANDER DRIVE, SUITE 105, ARLINGTON TN 38002
 Daytime Phone: 901.867.5220 Fax Number: 901.867.5331
 E-mail Address: KDLEDFOORD@LEDFORDEP.COM; LANCE@LEDFORDEP.COM

Name of Property Owner: FAITH BAPTIST CHURCH-ARLINGTON
 Mailing Address: 5959 AIRLINE ROAD, ARLINGTON TN 38002
 Daytime Phone: 901.867.9111 Fax Number: _____
 E-mail Address: _____

Instructions for Submitting an Application:

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OFFICE USE ONLY	
Date Received:	<u>1/10/17</u>
Amount:	<u>400</u>
Fee Receipt #:	<u>039421</u>

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



Faith Baptist Arlington



TOWN OF ARLINGTON, TENNESSEE
DESIGN REVIEW COMMITTEE
DEVELOPMENT STAFF REPORT

A-Town CrossFit
SITE PLAN APPLICATION REVIEW

DATE: February 13, 2017

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Site Plan Review for new commercial gym with upstairs residence

APPLICANT: A-Town CrossFit; Representative: Ty and Kelly Babb, owners

**DESIGN PROF./
CONSULTANT:** Renaissance Group; Representative: Wesley Wooldridge

SITE LOCATION: South side of Highway 70, east of Greenlee St. and beside Trustmark Bank

SITE ACREAGE: 0.967 acres

ZONING: B-3: Downtown Business District

PROPOSAL: Mr. Wesley Wooldridge, representing A-Town CrossFit, is requesting DRC approval of a site plan for a new commercial gym with a residential unit above it. The project property is located on the south side of Highway 70, east of Greenlee Street, between Trustmark Bank and Quick Market. The undeveloped site is located in the B-3: Downtown Business zone and also the Depot Square Master Plan.

The applicant proposes to construct a two-story building on the 0.967-acre parcel, with 6,000 square feet of space for their commercial gym on the first floor, and an approximately 3,000 square foot residence above. The building faces Hwy 70, with a small parking lot for customers in the front. The second-floor residence is proposed above the rear half of the building, pushing it away from Hwy 70. The entrance to the residence will be at the rear of the building, separate from the gym entrance at the front.

The Planning Commission recommended approval of the Site Plan on January 17, 2017.

Building Elevations: The buildings elevations include a mixture of brick, stucco textured EIFS, metal paneling and canopies, and various sized windows.

The primary material on the front Hwy 70 elevation is Pine Hall Habersham brick, which is a heritage series brick with hues of red, gray, and burgundy that is intended to give an antique look. A soldier course of bricks is proposed along the roofline and also at knee height, and two rowlock bands are also proposed along the front to provide interest. Two smaller sections of metal panels are proposed on the front elevation, one light and one dark gray, and two metal awnings are proposed over the windows and doors. The front elevation incorporates several of the Depot Square guidelines, including storefront and upper story windows, antique style brick, vertical and horizontal divisions to reinforce scale, a sloped

awning, and transom windows over the doors. While the Guidelines call for avoiding metal awnings, staff notes there are several existing examples within Depot Square (SY Wilson, Vinegar Jim's, the Sassafras retail center, and the Blacksmith shop) and feels it is quite appropriate.

The brick, dark gray metal panel, and the eyebrow canopy at the building entrance wrap around the northwest corner to the west elevation (facing Trustmark Bank). Similarly, the brick at full wall height wraps around the northeast corner. A brick knee wall runs along the full west and south elevations. The remainder of the east and west side walls are a stucco finished EIFS in light gray (London Fog), providing a look somewhat similar to the east side of SY Wilson. Small storefront windows and similar sized louvers are scattered along the upper wall on each side to provide detail and natural light in the gym.

Gray metal paneling is proposed on the upstairs residential suite at the rear of the building. The residence extends beyond the 1st floor by approximately 16 feet at the back to provide a covered patio area for the residents. All building accessories, windows and doors are finished to match the adjacent material, unless otherwise noted. A material sample board was provided and will be at the meeting.

Landscaping, Irrigation and Tree Ordinance: The landscape plan shows four (4) Nuttall Oak along the street frontage, consistent with the Depot Square Master Plan for plantings on Hwy 70. Smaller, Dwarf Burford Holly are proposed between the trees and behind the sidewalk.

The ditch that runs the length of the western property line will remain with sod and a new concrete lining at the bottom is required for function. Alternating Ruby Loropetalum and Emerald Green Arborvitae are proposed along the driveway fence toward the rear of the site, and three Magnolias are proposed at the back of the property. Otherwise, a future volleyball court will be seeded and all other areas are hardscape. However, the applicant has noted that they will likely provide a couple planters along the building front and west elevation.

The rear of the site will be fully fenced with a 6-foot wooden privacy fence to restrict access to the pool and future volleyball area. An irrigation plan for the site must be submitted to staff prior to the issuance of a building permit and a condition of approval notes that.

Exterior Lighting and Photometric Plan: The lighting plan shows three (3) parking lot fixtures with 14-foot candy-cane poles and decorative downlight fixtures. The bell-domed parking lot lights will have a black, textured finish, and are similar to three (3) gooseneck lighting proposed along the building's west side. In addition, several decorative metal sconces are proposed around the entrance and on the west side and 12 recessed fixtures are proposed at the covered patio at the rear of the building.

The proposed light fixtures are quality, decorative lights that are consistent with the scale of the building and enhance the historic aesthetics (as opposed to more modern parking lot light styles). The parking lot lights include shielding to reduce spillage off-site and the photometric plans notes that will the shielding it will meet or exceed Town standards.

Garbage Collection Areas: Trash for the gym is handled with a standard residential size bin at their current location. As such, while a separate agreement for pick-up will be required for the gym, the applicant proposes to store both the business and residential cans in the covered garage at the rear of the site.

Mechanical Units and Meters, Transformers, Rooftop Units: All rooftop units will be screened by the parapet. Any ground-mounted equipment and meters will be screened with landscaping or the privacy fence. Any building mounted meters will be painted to match the adjacent surface.

Signage: No application for the signage has been submitted at this time, although plans note a possible area for future ground sign along Hwy 70 and wall signage on the building front. A separate application will need to be presented to staff for consideration of any future signs and a condition of approval notes this requirement.

Next Steps: If approved, the applicant will next need approval of a Development Agreement from BMA for public improvements, complete all conditions of approval and have a Pre-Construction meeting with staff prior to beginning work.

RECOMMENDATION:

Staff recommends approval of the proposed A-Town CrossFit 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 February 8, 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 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. 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. A waste management plan for both residential and commercial waste shall be submitted to the Town to identify commercial service is established and how pickup will be handled.
 - c. Roof access, other than for maintenance purposes, must be reviewed and approved by the Arlington Fire Department and Shelby County Code Enforcement.
 - d. Note that all ground mounted equipment or meters must be screened by landscaping, fencing, or other approved measures, unless the equipment is required to maintain visibility and access.



Town of Arlington

Design Review Committee Site Plan Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Project Name: New Construction of A-Town Crossfit Zoned: B-3
Project Address: Lot 3, Douglas Commercial HWY 70
Developer Contact: Ty and Kelly Babb
Company Name (if applicable): A-Town Crossfit
Company Address: 11994 HWY 70, Suite 102
Daytime Phone: 901-628-1786 Fax Number: _____
E-mail Address: kellynguyen14@aol.com

Architect Contact: Doug Burris
Company Name: Renaissance Group Inc.
Mailing Address: 9700 Village Circle, Suite 100; Lakeland, TN 38002
Daytime Phone: 901-332-5533 Fax Number: 901-332-5534
E-mail Address: dburris@rgroup.biz

Engineer Contact: Wesley Wooldridge
Company Name: Renaissance Group Inc.
Mailing Address: 9700 Village Circle, Suite 100; Lakeland, TN 38002
Daytime Phone: 901-332-5533 Fax Number: 901-332-5534
E-mail Address: wwooldridge@rgroup.biz

Name of Property Owner: Ty and Kelly Babb
Mailing Address: 11994 HWY 70, Suite 102
Daytime Phone: 901-628-1786 Fax Number: _____
E-mail Address: kellynguyen14@aol.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.*

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

OFFICE USE ONLY

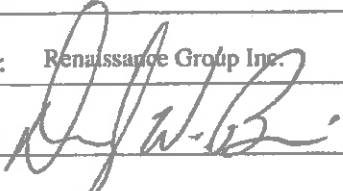

Date Received: 1/10/17
Amount: 400.00
Fee Receipt #: 059412

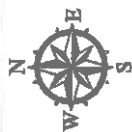
Design Review Committee Site Plan Application

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: A-Town Credit
Name of Entity: Renaissance Group Inc.	Name of Entity: A-Town Credit
By (Signature): 	By (Signature): 
Print Name: Doug Burris	Print Name: Phippany Ngwen Lub
Title: Principal Architect	Title: Owner
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:



A-Town CrossFit