
Town of Arlington

Design Review Committee Meeting



August 9, 2016
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, August 9, 2016
6:30 p.m.

- I. Call to Order & Establishment of a Quorum
- II. Approval of the June 14, 2016 Meeting Minutes
- III. Old Business
 - A. Other as Properly Presented
- IV. New Business
 - A. The Villages at White Oak PD, 1st Addition, Phase 1A – east side of Milton Wilson, south of the Kensington PD, and Phase 1B – east side of Milton Wilson, adjacent to the Villages at White Oak PD, Phase 1 – Site Plan
 - B. Other as Properly Presented
- V. Adjourn



TOWN OF ARLINGTON, TENNESSEE DESIGN REVIEW COMMITTEE

DEVELOPMENT STAFF REPORT

Villages at White Oak 1st Addition Planned Development, Phase 1 Site Plan Review for Common Open Space Improvements

DATE: August 9, 2016

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Common Open Space Site Plan Review

APPLICANT: Arlington Investors Group LLC; Representative: Keith Grant

**DESIGN PROF./
CONSULTANT:** Fisher and Arnold, Inc.; Representative: David Baker

SITE LOCATION: East side of Milton Wilson Boulevard, south of Kensington neighborhood and north of the existing Villages at White Oak neighborhood

SITE ACREAGE: 33.23 acres

ZONING: RS-18 with a PD Overlay (Villages at White Oak 1st Addition PD)

BACKGROUND:

In February of this year, the BMA approved the General Development Plan (GDP) for the Villages of White Oak 1st Addition PD, which covers 274 acres and includes a total of 567 residential units and some commercial space. The applicant has since received approval of a Master Development Plan for Phase 1 of the plan, which will include 68 single-family lots on around 33 acres. This Phase is divided into two areas, one on the north end of the project (1A) and one on the south end (1B), but both fronting Milton Wilson Boulevard.

PROPOSAL:

Mr. Keith Grant is now requesting Design Review Committee approval for common open space improvements for Phase 1 of the White Oak 1st Addition PD. The development is on the east side of Milton Wilson Boulevard, south of the Kensington neighborhood and north of the existing Villages of White Oak neighborhood. The proposed improvements include three open space areas, streetscape details, and entry signage.

Building Elevations: The approved Planned Development only shows one architectural element, a gazebo, to be placed in the common open space in Phase 1B. The applicant has identified this as 20ft x 20ft in size, with white, wooden columns and a pitched, gray shingle roof.

Benches are proposed in two of the open space areas. A detail of the benches shows them as a 6 foot standard metal design with horizontal slats and a black, powder-coated finish. Plans show two benches along the walkway in the Phase 1A detention basin, and four in the open play area in Phase 1B.

Landscaping and Irrigation: A landscape plan has been provided which includes all proposed streetscapes, the Milton Wilson Blvd medians, signage, and three (3) common open space areas. An irrigation plan will be required to be submitted and approved by staff prior to work beginning on the site and a condition of approval was added to note that.

Streetscape: Typical residential streets throughout the development include 5ft- 6ft concrete sidewalks (6-ft in the Urban Greenway), a minimum of 4.5 ft landscape strip, and street trees placed at 50 ft o.c. A minimum of one street tree is required to be planted on each lot.

The Milton Wilson streetscape includes a 20 foot wide landscape area alongside the sidewalk, which will be bordered by a 42-inch tall, white, 3-rail wooden fence. The fence will include posts set at 8 ft centers and 2ft x 2ft square stone columns set every 100 feet. The stone columns are intended to match in color and tone to those in the adjacent White Oak neighborhood (example: Arriscraft brand, Citadel block, Cobble Hill color). Schumard Red Oaks are proposed along the street, between the fence and sidewalk, and shall be planted at no more than 75 feet o.c. per the approved Master Plan. Sixteen foot breaks in the 3-rail fence will be provided where necessary to accommodate individual driveways.

The Milton Wilson streetscape is similar to the adjacent White Oak neighborhood, which has a wooden privacy fence with stone columns along the rear yards of the homes, and a single row of trees between the fence and sidewalk. However, the homes in 1st Addition face Milton Wilson, not back up to it, therefore the fencing is more appropriate for a front yard and the columns are set farther apart.

As the white fence intended to distinguish this neighborhood is located on the individual lots on Milton Wilson, a condition of approval has been added to require the HOA covenants clearly state that this improvement must remain on these lots and identify who is responsible for the fence maintenance.

Medians (Milton Wilson Blvd): The medians in Milton Wilson adjacent to the current phase will be landscaped and become the responsibility of the HOA. Plans propose Chinese Elm trees, which are identified as good shade or avenue trees, spaced at a maximum of 50 ft o.c. along the frontage of both Phase 1A and 1B.

This proposal deviates from the adjacent medians to the south in the existing White Oak neighborhood, but is consistent with the medians to the north along Kensington. The approved General Development Plan intended the medians to be consistent with the landscape plate to the south; however, the applicant feels the existing tree layout to the south is too closely spaced and a poor choice of trees. He has therefore asked for this variation to instead mimic the medians to the north.

Open Space: In Phase 1A, the common open space includes an approximately 0.7 acre stormwater retention area on "Street J." The applicant proposes to improve this lot with sod around the retention pond, a white 3-rail fence along the street to identify it as open space, a 5-foot concrete walkway around the perimeter, two benches, and several trees (Bald Cypress, Swamp Chestnut Oak, and Chinese Pistache).

In Phase 1B, two open space areas are proposed: a 1.6-acre Open Play Area between Selby Drive and Noble Oak Drive, and a smaller approximately 0.7-acre space on the southern boundary. The 1.6-acre Open Play Area is an entry feature for the neighborhood. It will be improved with a 5-foot concrete walking trail around an open center, white 3-rail fencing around the perimeter, a gazebo, signage, corner monuments, and enhanced landscaping.

The smaller 0.7 acre open area is proposed with sod, white 3-rail fencing along Milton Wilson Blvd, and street trees. No other improvements are proposed at this time, with the intent that it could remain open or be used by the HOA in the future for a variety of options based on their needs.

Entry Features: Landscape details are provided for each of the three proposed neighborhood entry monuments and signage. Each entry feature includes a stone sign wall bordered by columns with stone caps and a curved, 18-inch planter/seat wall in front of it. The landscaping in the planer includes a variety of shrubs and seasonal color, with Star Magnolia trees framing the walls on either side.

Signage: The applicant has included proposed subdivision entrance signage with the application, including two (2) signs on either side of the Phase 1A entrance road and one (1) sign for Phase 1B on a stone wall centered in the open space along Milton Wilson. The signs are single-faced, cast stone inserts with black lettering and a logo, positioned on stone sign walls within common area landscaping along Milton Wilson. In addition, stone columns with the oak leaf neighborhood logo on 16"x 16" medallions are proposed on at the entry street corners where no signage is proposed.

The proposed sign walls are intended to match the colors and tones of the stone in signs in the original White Oak neighborhood. In addition, the oak leaf logo is carried from the original development. The signs are constructed of approved materials and shown at approximately 11.5 square feet, which is within the maximum allowable size and height for a subdivision entrance sign. No lighting is proposed for the signs.

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 along with cut sheets of the proposed fixtures to be submitted to staff and/or the Design Review Committee.

The applicant intends to request an alternate type of street lighting for this project, which as public infrastructure falls under the authority of the Planning Commission through the Subdivision Regulations. However, the applicant has provided a detail of the lighting they propose and the DRC may provide an advisory opinion on the proposed lighting design, should they wish. The lighting is a decorative, black light fixture proposed on an 8ft tall, round, decorative pole.

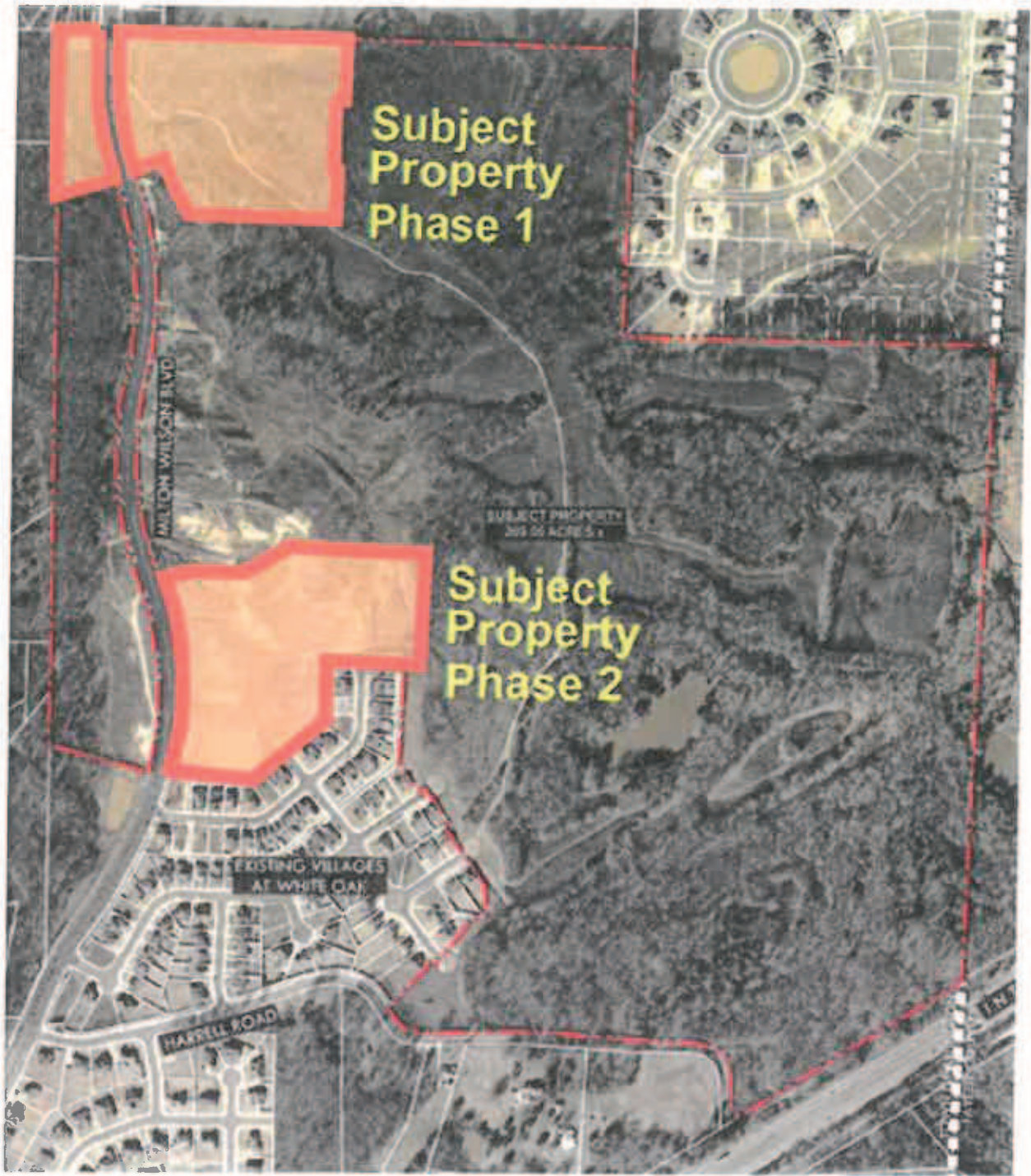
RECOMMENDATION:

Staff recommends approval, subject to the following conditions and any additional conditions recommended by the Design Review Committee:

CONDITIONS OF APPROVAL:

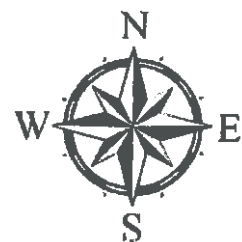
1. It is found that the application as presented and with the conditions of approval meets the provisions of the Town of Arlington Zoning Ordinance and the Design Guidelines Manual. The project shall be constructed in accordance with all provisions of the Zoning Ordinance and Design Guidelines Manual.

2. Any approval shall be contingent upon the applicant satisfying all requirements/conditions of Site Plan approval levied by the Planning Commission.
3. 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. Irrigation for designated landscape areas is required. An irrigation plan shall be submitted to Staff for review and approval prior to a PreConstruction meeting for this phase.
5. 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.
6. Home Owners Association guidelines shall clearly identify the requirement that the white, three-rail wooden fence and landscaping be maintained on those lots abutting Milton Wilson Blvd. and identify who is responsible for the on-going maintenance of that improvement.
7. 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 Landscape Plate 4 to correctly note a minimum 6 foot concrete sidewalk in the Urban Greenway, per the General Development Plan (IV. G).
 - c. Add size, color, and material details for the gazebo to the landscape plans.
 - d. Details of the subdivision identification signage shall be provided to staff for review and approval, including final sign size, materials, and color choices.
 - e. Include a fountain in the retention pond in Phase 1A to aerate the pond and keep it from becoming stagnant.



Villages of White Oak PD, 1st Addition, Phases 1 and 2

Location Map





Town of Arlington

Design Review Committee
Site Plan Application

RECEIVED

JUN 07 REC'D

Name: DRC
07/12/10

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Project Name: The Villages at White Oak PD, 1st Addition, Phase 1 Zoned: RS-18 (PD)
 Project Address: Milton Wilson Boulevard
 Developer Contact: Mr. Keith Grant
 Company Name (if applicable): Arlington Investors Group, LLC
 Company Address: 177 Crescent Drive, Collierville, Tennessee 38017
 Daytime Phone: (901) 854-0525 Fax Number: N/A
 E-mail Address: kgrant@grantnewhomes.com

Architect Contact: N/A
 Company Name: N/A
 Mailing Address: N/A
 Daytime Phone: N/A Fax Number: N/A
 E-mail Address: N/A

Engineer Contact: Mr. David Baker
 Company Name: Fisher Arnold, Inc.
 Mailing Address: 9180 Crestwyn Hills Drive, Memphis, TN 38125
 Daytime Phone: (901) 748-1811 Fax Number: (901) 748-3115
 E-mail Address: dbaker@fisherarnold.com

Name of Property Owner: Canale Properties LLC
 Mailing Address: 79 South Second Street, Memphis, TN 38103
 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: 6/7/10
 Amount: 400-
 Fee Receipt #: 38567