

Town of Arlington

5854 Airline Road, Arlington, TN 38002



Design Review Committee
May 14, 2013
6:30 P.M.

MEETING MINUTES

I. CALL TO ORDER AND ROLL CALL

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

Present

Brian Thompson, Chairman
Phillip Fung, Secretary
Jeff McKee, Alderman
Matthew Thie - Late
Tim Carter
Brandon Holley
Ron Colin

Others Present

Heather Sparkes, Planner
See List

Absent

Chris Burcky
Daniel Davidson - Excused

II. APPROVAL OF THE MINUTES FROM MARCH 12, 2013

Chairman Thompson called for a motion.

Motion: Jeff McKee made a motion to approve the minutes from March 12, 2013, as presented. Tim Carter seconded the motion.

Chairman Thompson called for discussion or corrections. Hearing no reply, he called for a vote.

Vote on Motion: The motion carried unanimously.

III. OLD BUSINESS

A. Other as Properly Presented

There was no old business to come before the Committee.

IV. NEW BUSINESS

A. Hayes Place Planned Development, Hayes Road, East of Airline Road – Site Plan

Chairman Thompson recognized Heather Sparkes, Town Planner, who presented the analysis (on file) and advised that this is a request for approval for improvements to the common open space for Hayes Road Planned Development (PD), which is on the north side of Hayes Road, east of Airline Road and west of Cranston Drive. She noted that the property is 13.09 acres in size and will be a 32-lot single-family planned development. Ms. Sparkes noted that there are two common open space (COS) areas. COS A is located along Hayes Road at the front of the PD, and will contain two wet retention basins, a five-foot asphalt walking trail, benches, landscaping and lighting. She noted that COS B is located on the east side of the PD along Hayes Road and around the PD boundary, and will include a natural area along Hayes Road, a 30-foot natural buffer between the Hayes Place PD and the Hayesville Estates Subdivision. She noted that the areas will be initially cleared of underbrush and then maintained by the homeowners association. Ms. Sparkes reviewed the landscaping, irrigation and tree density factor and exterior lighting and photometric plan. She advised that Mr. Davidson was unable to attend the meeting; however, he did send comments and was generally pleased with the plan.

Chairman Thompson called for a motion.

Main Motion: Jeff McKee made a motion to approve the site plan for Hayes Place Planned Development subject to compliance with the conditions presented in the staff report and additional DRC condition (in bold). Phillip Fung seconded the motion.

Chairman Thompson asked Ms. Sparkes to review Daniel Davidson's comments which were positive regarding the Loropetalum and streetscape trees and recommendations which included a change to the entrance monument landscaping by planting Ruby Loropetalum instead of the Frost Proof Gardenia to add color in the beds. She noted that he suggested changing the Emerald Green Arborvitae to Foster Holly, and that he requested clarification that the area would be sodded. Chairman Thompson addressed the applicant, Sean Carlson, who replied that the area will be either hydro-seeded or sodded. Ms. Sparkes advised that the area would need to be stabilized first. Chairman Thompson called for discussion regarding COS A. He asked about the the policy regarding fencing for the lots that back up to the common open space. Mr. Carlson responded that with the foliage already in place, the fencing will not be that visible. He

advised that there will be a standard fence. Mr. Carlson noted that he wants to keep as many trees as possible. There was discussion regarding the irrigation requirements for designated areas. Chairman Thompson noted the bench detail and Jeff McKee asked if the bench will be made of a synthetic material. After brief discussion, the members agreed to add a condition to install a bench made of a synthetic material for appearance and wear and tear. There was discussion regarding the style and placement of street lighting, as well as the landscaping and lighting in the future monument areas. Chairman Thompson asked about sidewalks on Hayes Road. Ms. Sparkes responded that eventually the hill on Hayes Road will be cut down and the public sidewalk will be extended down to Airline Road. Mr. McKee noted that he would like to ensure that there is adequate space between the public sidewalk and the Hayes Place walking path. There was discussion regarding the visible fencing from the street and what type of fencing would be most appropriate. Mr. Carlson explained that the changes to the hill on Hayes Road will not have that much impact on increasing lot visibility from the street. Chairman Thompson advised that the conditions being added include the changes recommended by Mr. Davidson, requiring the bench to be a synthetic material, coordinate illumination and landscaping, and ensuring there is adequate space between the walking path and the public sidewalk along Hayes Road. Mr. Carlson responded to a comment about adding fountains in the wet detention basins by advising that cost to install and cost to the homeowner's to maintain becomes a consideration. There was discussion. Chairman Thompson called for a vote on the main motion.

Vote on Main Motion: The motion carried unanimously.

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. 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. Irrigation for designated landscape areas is required. An irrigation plan shall be submitted to Staff for review and approval prior to the pre-construction meeting for the project.

6. Lighting of COS A is required and shall be submitted to staff for review and approval prior to a pre-construction meeting. The lighting shall meet the requirements of the Design Guidelines Manual for illumination.
7. The minimum size permitted for the approved street tree is 2" caliper at the time of planting.
8. The Residential Subdivision Entrance signs shall be reviewed at a later date, prior to installation. A maximum of 2 signs is permitted, one at each entrance. All requirements of the Zoning Ordinance shall be met.
- 9. Bench to be a synthetic material.**
- 10. Coordinate illumination and landscaping.**
- 11. The Frost Proof Gardenia shall be changed to Ruby Loropetalum. The Arborvitae shall be changed to 6'-8' Foster Holly. The Otto Luyken Laurel needs to be noted as a 5 gallon size.**
- 12. Ensure that the walking path has adequate space from the public sidewalk along Hayes Road.**


B. Other as Property Presented

There was no further business to come before the Committee.

VI. ADJOURNMENT

Chairman Thompson called for a motion to adjourn.


Motion: Phillip Fung made a motion to adjourn. Matt Thie seconded the motion. The meeting adjourned.



Brian Thompson, Chairman

6/11/13

Date



Phillip Fung, Secretary

8/13/13

Date

Submitted By: Theresa Smith