

# Town of Arlington

5854 Airline Road, Arlington TN 38002



**Town Of Arlington  
Board of Mayor and Aldermen  
Special Called Meeting  
February 22, 2016  
6:00 P.M.**

## **MEETING MINUTES**

### **I. Call to Order and Roll Call.**

#### Present

Mike Wissman, Mayor  
Gerald McGee, Alderman  
Jeff McKee, Alderman  
Brian Thompson, Alderman  
Harry McKee, Vice Mayor  
Oscar Brooks, Alderman  
Larry Harmon, Alderman

#### Others Present

Gerald Lawson, Attorney  
Jason Allen, Engineer  
Angela Reeder, Planner  
Catherine Durant, Town Administrator  
Brittney Owens, Recorder/Treasurer  
See List

Mayor Wissman called the meeting to order and advised that a quorum was established.

### **II. Opening Prayer.**

Opening prayer was led by Vice Mayor McKee.

### **III. Pledge to the Flag.**

The Pledge of Allegiance was led by Chief Franks, Arlington Fire Department.

### **IV. New Business**

#### **A. Resolution 2016-03 to approve a Master Development Plan for the Airline Road PD, Phase 1, also known as The Shops of Arlington, a 24-acre development located on the Southeast corner of Milton Wilson Boulevard and Airline Road.**

Mayor Wissman recognized Angela Reeder, Town Planner. Ms. Reeder advised that this Master Development Plan was intended to establish the overall design intent for a first class shopping center. She explained that this site is divided into two principal lots and four outparcel lots. The anchor tenant on Lot 1 would be a 123,000 square foot Kroger Marketplace. On Lot 2, The Shops building includes 26,000 to 31,500 square feet of space for multi-tenant retail uses. The four outparcels will be developed by future tenants and each lot will be required to receive Site Plan approval from the Planning Commission as they develop. The plan states that the future building

on these outparcels shall be situated as close to the right-of-way as practicable and discourages a double-loaded row of parking along the street frontage. She explained that the Applicant is requesting a deviation for the Principal Building to allow the use of a concrete brick masonry product given the building's scale of over 100,000 square feet. The Plan explains how the concrete brick would mimic the look and scale of clay brick, but provide for additional structural design and energy efficiency that exceeds what is available from a clay brick. Lot 2 will be subject to Town Design Guidelines and be required to complement the themes of the Kroger building. The four outparcels will also be subject to Town Design Guidelines and are encouraged to support the design narrative for the Kroger building. This plan will meet the Town's 30% open space requirements across the entire site. The developer will construct a 10-foot wide public pedestrian/bicycle trail near the west bank of the adjacent Hall Creek tributary. The trail will be part of the Town's overall trail system and is consistent in design and landscaping with the approved Loosahatchie Greenway Trail Master Plan. A conceptual Landscape plan is included, which is extensive and applies throughout the site.

Signage is subject to the Zoning Ordinance and Design Guidelines; however, the applicant is requesting three deviations from those guidelines 1) pertaining to sign illumination, 2) free-standing sign location to be closer than 200 feet, and 3) the Kroger sign size allowed. She stated that staff and the Planning Commission recommend approval based on the outlined conditions.

Mayor Wissman called for a motion.

**Main Motion:** Alderman Brooks made a motion to approve Resolution 2016-03. Vice Mayor McKee seconded the motion.

Mayor Wissman called for a motion to suspend the Board of Mayor and Aldermen Meeting and Open Public Hearing.

**Motion:** Alderman Brooks made a motion to suspend the Board of Mayor and Aldermen Meeting and open the Public Hearing. Alderman Harmon seconded the motion.

**PUBLIC HEARING RESOLUTION 2016-03 to approve Master Development Plan for the Airline Road PD, Phase 1, also known as The Shops of Arlington, a 24-acre development located on the Southeast corner of Milton Wilson Boulevard and Airline Road.**

Mayor Wissman advised that notice of Public Hearing was published in The Commercial Appeal on February 4, 2016. Mayor Wissman stated that anyone wishing to speak for or against the request to please stand to be recognized and state their name and address for the record.

After hearing no further comments, Mayor Wissman called for a motion to close the Public Hearing and resume the Board of Mayor and Aldermen Meeting.

**Motion:** Alderman Brooks made a motion to close the Public Hearing and resume the Board of Mayor and Aldermen Meeting. Alderman Harmon seconded the motion. The meeting was resumed.

Mayor Wissman thanked staff for their hard work and thanked Kroger for working with the staff to produce a quality product. Mayor Wissman recognized the applicants to give a presentation on the Master Development Plan. Cara Martin, Pickering Firm, 6775 Lenox Center Court, thanked staff and the Board for their hard work on this project. She gave a presentation and explained the changes from the standards that were made during the review process including the movement of the building, building materials, signage and pedestrian interconnectivity. They also propose to include a life size bronze structure on the site.

Baylor Bland, 1675 Broadway Suite 2480 Denver, Colorado 80202, discussed the architectural elevations and stated that this Kroger Marketplace will be the first in West Tennessee with a brand new 2017 building elevation design. The building façade will be comprised of a combination of decorative concrete brick masonry, fiber cement siding, pre-finished metal and aluminum-framed storefront windows. An exception from the Town's Design Guidelines Manual is requested to permit the use of concrete brick masonry for the Principal building which is greater than 100,000 square feet. He explained the applicant's proposal to change Kroger signage from the original proposal for Kroger building to include back lit signage with a white facing.

Brad Terry, 4809 Cole Avenue Dallas, Texas, explained that the design intent for Shops A & B is to draw directly from the architectural themes and design materials of the principal building. He explained that there would be landscaped patios, patterned sidewalks and crosswalks, ornate small-scale lighting, and pedestrian-scaled site amenities. A custom life-sized bronze sculpture by Stephen LeBlanc will be an added amenity.

The applicant requested the following signage exceptions:

1. Internally lit logo signage be permitted provided it is accompanied by halo lit individual channel letters and is proportional in scale to the overall sign. This exception is requested for any single tenant user over 10,000 SF and any freestanding single tenant outparcel/lot user.
2. Outparcel widths and driveway locations prevent a minimum free-standing sign spacing of 200 feet, each outparcel lot shall be permitted on permanent free-standing sign which may be spaced closer than 200 foot intervals. Shopping center signs shall be as depicted on the Site Plan.

3. The Kroger building may have up to 515 square feet of wall signage due to larger size and scale of building, which exceeds Code allowance.

Mayor Wissman called for discussion or questions.

**Amended Motion:** Alderman Thompson made a motion to amend the Master Development Plan to include the added amenities presented to include outdoor railing around patio, sculpture and revised signage lighting requirements. Aldermen McKee seconded the motion.

Alderman Thompson expressed his appreciation to the Staff and Applicants for working together. He inquired about the intention behind internally illuminated signs for out parcels. Mr. Terry expressed that concern kept arising from corporate companies wanting their logo due to the national branding it provides. They want to leave flexibility for future tenants but will encourage them to use externally lit logo signage. Alderman Thompson asked for clarification as to which signs would be backlit on the Kroger building. Mr. Bland stated that all wall-mounted signs would be backlit whereas the signage on the canopies would not be lit. Mayor Wissman inquired about the signage on the Click List and Pharmacy. Mr. Bland stated that these signs would also be on a canopy and not lit.

Alderman Thompson inquired about the impact these changes on signage and materials would have on the Site Plan. Ms. Reeder stated that this Master Development Plan would outline the guidelines for review and construction in this development and the site plan would still go before the Design Review Committee. The Design Review Committee will ensure construction adheres to the guidelines set forth in the Master Development Plan.

Alderman Brooks thanked staff and applicants for an excellent job and all of the hard work that was put into making this a quality product. Aldermen McKee inquired about the railing that was being proposed around outdoor seating areas. Mayor Wissman called for a vote on the amendment to the motion.

**Vote on Amended Motion:** The motion carried unanimously.

Mayor Wissman called for discussion on the Main Motion as Amended. Aldermen McKee requested to see an example of the textured faced brick. It was advised that this would be addressed at the Design Review Committee and examples would be provided. Alderman Harmon inquired about the buildings being moved closer to the street. Gerald Lawson, Town Attorney advised that the Site Plan for the outparcels would be reviewed by the Planning Commission. The discussion continued. There are elevation challenges on the Milton Wilson side of this property which will impact individual site designs. Vice Mayor McKee applauded all efforts in making this development a quality product to be proud of.

Alderman Thompson inquired about group signage for the development. He advised that the percentage (%) of signage permitted for logos should be considered moving forward.

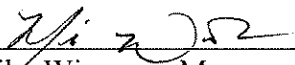
After hearing no further discussion, Mayor Wissman called for a vote on the main motion.

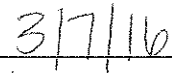
**Vote on Main Motion:** The motion carried unanimously.

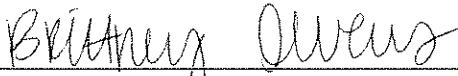
**XI. Adjournment**

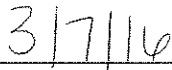
**Motion:** Vice Mayor McKee made a motion to adjourn.  
Alderman Brooks seconded the motion.

Meeting adjourned.

  
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Mike Wissman, Mayor

  
\_\_\_\_\_  
Date

  
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Brittney Owens, Recorder

  
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Date