

Town of Arlington

P.O. Box 507 • 5854 Airline Road • Arlington, TN 38002



**Design Review Committee
March 8, 2016
6:30 P.M.
Meeting Minutes**

I. Call to Order and Roll:

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

Present

Brian Thompson, Chairman
Phillip Fund, Secretary
Jeff McKee, Alderman
Ron Colin
Daniel Davidson
Josh Holtgrewe

Others Present

Angela Reeder, Town Planner
Hannah Taylor, Planning Clerk
Cathy Durant, Town Administrator
See list

II. Approval of Minutes from February 9, 2016 Meeting:

Motion: Daniel Davidson made a motion to approve the minutes of the February 9, 2016 meeting.
Jeff McKee seconded the motion.

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. Laboratory Express – Eastridge Business Park, Phase 1, Lot 2 – North side of Highway 64, West of the Fayette/Shelby County Line – Site Plan

Chairman Thompson recognized Angela Reeder, Town Planner, who provided an analysis (on file) and explained that this was a request for site plan approval for Laboratory Express on Lot 2 in the Eastridge Business Park. The 3.2-acre parcel is currently zoned M-1: Light Industrial and the proposed uses (office and laboratory) are permitted within the district. The proposed building includes approximately 8,000 square foot of office space with a 3,300 square foot garage at the rear. The modern design elevations include a mixture of flat light gray flatlock wall panels, dark gray horizontal corrugated wall panels, gray splitface block, gray trex select edge boards, and windows. She reminded the committee that the Design Guidelines state that buildings within industrial zoned areas are allowed some flexibility with building materials. Given the location and modern design, the proposed metal materials on all sides could be considered acceptable. Several of the existing trees on site will be removed, with the exception of those on the west end of the site. A landscape plan was provided that was consistent with the requirements of the plat for the development. The lighting plan shows 25-foot tall parking lot pole fixtures and wall packs, all seeming appropriate for the site. Staff recommended approval of the site plan, subject to staff conditions and any additional conditions recommended by the DRC.

Main Motion: Daniel Davidson made a motion to approve the site plan for Laboratory Express, subject to Staff conditions and possible added DRC conditions. Jeff McKee seconded the motion.

Prior to discussion, Josh Holtgrewe informed the committee that he acted as the electrical engineer for the project and was responsible for the photometric plan.

Brian Bullard of Urban Arch Associates explained that the modern design takes into account various textures and orientations of panels for visual interest. He stated that the light gray interlocking panels had very subtle seams without lacking texture. The Trex product will be used as a screening material along the front, as well as, for infill panels around the patio. The teak will be used inside of the building entry and overhang. Both staff and the committee recommended adding a condition that changed the color of the Trex material from gray to a wood finish that matched the teak proposed around the front door.

Mr. Bullard specified that Jerry Knauss, owner of Laboratory Express, did not intend to construct a ground mount sign. He asked that the committee approve the reverse-channel, wall mount sign as on the rendering, but with a different font. Chairman Thompson informed Mr. Bullard that a sign application would be needed for the wall sign, but Ms. Reeder would approve it administratively. Daniel Davidson pointed out that the plant schedule on the plans showed 134 puzzlegrass, but the plans only showed 72. Lance Lanier of Ledford Engineering and Planning verified that some of the plants were not shown because they were in the inside of the patio/breakroom area.

Chairman Thompson called for further discussion, and, hearing none, he called for a vote on the main motion as amended.

Vote on Main Motion: The motion passed unanimously.

Conditions of Approval:

1. It is found that the application and plans dated March 1, 2016, 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. Irrigation for designated landscape areas is required. An irrigation plan shall be submitted to staff for consideration and approval prior to issuance of a building permit.
6. 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. It is noted that signage shall conform to the requirements of the Arlington Zoning Ordinance.
7. **Change the color of the trex select edge boards to a wood finish that matches the teak proposed around the front door.**

B. Arlington Automotive – 5769 Airline Road – Site Plan for Ancillary Building

Chairman Thompson recognized Angela Reeder, Town Planner, who provided an analysis (on file) and explained that this was a request for site plan approval for an ancillary building for Arlington Automotive. This proposal will not add a new use to the 1.5-acre site, but rather allow for an expansion of the existing business. The 4,200 square foot accessory structure at the rear of the property will be used for seven (7) additional auto repair bays and storage space. The proposed building is centered on the lot behind the principal structure and is very similar in color and scheme. The new building includes a red brick exterior on all four (4) sides with two (2) bands of soldier course bricks on the top half of the

wall. It will also have a standing seam Galvalume silver metal roof and white roll-up garage doors. Doors and windows will have bronze aluminum frames, and all gutters, downspouts, and trim will be painted red to match the proposed brick. The applicant has also agreed to add three (3) Willow Oaks at the rear of the lot behind the new building. The lighting and photometric plan identifies nine (9) LED wall packs around the perimeter of the new building; no parking lot pole fixtures have been proposed. Brian Sorenson, owner of Arlington Automotive, and Bill Fuller, architect for Mr. Sorenson, were both in attendance to answer any questions. Staff recommended approval of the site plan, subject to staff conditions and any additional conditions recommended by the DRC.

Main Motion: Ron Colin made a motion to approve the site plan for Arlington Automotive, subject to Staff conditions and possible added DRC conditions. Phillip Fung seconded the motion.

Chairman Thompson liked that the design and elevations of the ancillary building were consistent with the existing building on site, but questioned the color of the doors. Bill Fuller of 3255 Inglewood Place explained they proposed white doors specifically to match the primary building, but both he and Mr. Sorenson were open to other suggestions. Mr. Colin felt white doors popped too much, but other committee members were not concerned with the issue because the building would be less visible from Airline than the existing building. Mr. McKee suggested painting the doors bronze to match the frames around the windows and doors. Mr. Colin and Chairman Thompson agreed; Mr. Sorenson agreed to do bronze doors, even though he would like the buildings to match. He stated that the doors are up most of the time anyway, so the color change was not an issue. Mr. McKee suggested adding a condition to change the color of the roll-up bay doors on the building to a bronze that matches the proposed man doors.

Primary Amendment: Jeff McKee made a motion to add condition eight (8) to change the color of the roll-up bay doors on the building to a bronze that matches the proposed man doors. Josh Holtgrewe seconded the motion.

Vote on Primary Amendment: The motion passed unanimously.

Mr. Holtgrewe asked Mr. Sorenson if he had lighting on the rear of the existing building that would allow for some visibility between the two (2) buildings. Mr. Sorenson explained that he did have lights on the existing building, and would install parking lot pole fixtures if the lighting were insufficient. Chairman Thompson called for further discussion, and, hearing none, he called for a vote on the main motion as amended.

Vote on Main Motion as Amended: The motion passed unanimously.

Conditions of Approval:

1. It is found that the application and plans dated March 1, 2016, 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. Irrigation for designated landscape areas is required. An irrigation plan shall be submitted to staff for consideration and approval prior to issuance of a building permit.
6. All exterior lighting shall be dark bronze or a similar color to match the window framing and shall also be shielded in a manner as to not trespass onto adjacent properties per Town of Arlington Code requirements.

7. The three (3) new trees along the rear of the site shall be shifted outside of the 20' wide public sanitary sewer easement required by the Planning Commission approval.
8. **Change the color of the roll-up bay doors on the new building to a bronze that matches the proposed man doors.**

C. Kroger Marketplace – Airline Road PD, Phase 1, Lot 1 – Southeast corner of Milton Wilson Boulevard and Airline Road – Site Plan

Chairman Thompson recognized Angela Reeder, Town Planner, who provided an analysis (on file) and explained that this was a request for site plan approval for the Kroger Marketplace building on a 15.78-acre parcel (Lot 1) within Phase 1 of the Airline Road PD. The Kroger building will include 123,000 square feet with a primary façade of approximately 460 feet wide, not including the pharmacy canopy. The building elevations include a modern design with dark, earth-tone base colors in a combination of decorative concrete brick masonry, fiber cement siding, pre-finished metal, and aluminum-framed storefront windows. The concrete brick will provide additional structural design and energy efficiency that a clay brick does not offer. The building is consistent with the approved Master Development Plan in building size, location, and style. Landscaping for the lot is included with the Site Plan application for the entire 24-acre site. All rooftop units will be screened by the building parapets, and any ground-mounted equipment and meters will be screened with landscaping or masonry walls. Baylor Bland, representative with CR Architecture and Design, and Cara Martin, engineer with Pickering Firm, Inc. were both in attendance to answer any questions the committee may have. Staff recommended approval of the site plan, subject to staff conditions and any additional conditions recommended by the DRC.

Main Motion: Phillip Fung made a motion to approve the site plan for Kroger Marketplace, subject to Staff conditions and possible added DRC conditions. Daniel Davidson seconded the motion.

Baylor Bland started by explaining the building materials and colors of the Kroger Marketplace building. Mr. McKee had an issue with the eight (8") inch concrete ground-face blocks used as an accent on certain areas of the building. He felt it would look less like a standard concrete block if two (2) four (4") inch blocks were used instead. Mr. Colin and Mr. Davidson disagreed and felt that, because of the size of the building, the block blended in well. Mr. McKee then suggested adding stone to the pillars on both the building and the fuel center for a more rustic feel. Mr. Bland stated that he will not design the fuel center, but the architect usually matches it to the building. The committee asked Staff to add a condition that required they review the proposed fuel center at a later date and that the materials be similar to the proposed Kroger building. Mr. Bland explained that he would be careful adding too many different types of materials to the building; the more materials there are, the harder it would be to blend things cohesively. Chairman Thompson and Mr. McKee understood Mr. Bland's viewpoint; their biggest issue was, instead, the size of the block. Mr. Colin and Mr. Davidson again stated they saw no problem with the size of the block. Mr. Colin felt it added character, while Mr. Davidson felt that, because of the size of the building, a breakup was needed.

Mr. McKee then asked Mr. Bland if the railing in front of the café on the southwestern end of the building could follow the shape of the curb line. Mr. Bland explained that the railing does not come in a curved variety, but the posts could be placed to where it would have a curved look. Mr. McKee then asked if the patio could be larger than what was proposed. Mr. Bland stated that he could look into it, but he would need to make sure the shopping carts have room to get through. Chairman Thompson and Mr. McKee asked Mr. Bland if he could provide them with details of the tables, chairs, and umbrellas placed on the patio. Mr. Bland advised the committee that he would get provide Staff with those renderings at a later date. Conditions nine (9) and ten (10) were added to revise the railing and provide details to staff regarding the tables and chairs on the patio.

Mr. McKee asked the applicant whether the cart bays in the parking lot could be more decorative than the typical aluminum frame corral. Cara Martin, engineer on the project, explained that Kroger has a standard cart corral they use which happens to be aluminum-framed. Mr. McKee felt that the flimsy aluminum corrals made a development look unfinished. Chairman Thompson agreed and asked the

applicant to work with Staff to incorporate a more decorative corral that more closely matched the design of the store.

Mr. Holtgrewe asked the applicant to add a shield to the lights along the rear of the property. According to Mr. Holtgrewe, the shield would prevent light from bleeding onto the greenway trail at night, but would allow workers, truck drivers, etc. some visibility when working around the building. He also suggested incorporating a feature on the parking lot pole lights that would allow the lights to dim at night during hours when the building was closed. Ms. Martin explained that the lights did have dimming capabilities, but no details were provided on the cut sheets. A condition was added regarding the light shield and the dimming feature.

Chairman Thompson called for further discussion, and, hearing none, he called for a vote on the main motion with the added conditions.

Vote on Main Motion: The motion passed unanimously.

Conditions of Approval:

1. It is found that the application and plans dated March 1, 2016, 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. Irrigation for designated landscape areas is required. An irrigation plan shall be submitted to staff for consideration and approval prior to issuance of a building permit.
 6. 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. It is noted that signage shall conform to the requirements of the Arlington Zoning Ordinance, except where modified by a Town approved Planned Development Permit and Master Development Plan.
 7. Approval of the Kroger Marketplace building's DRC review is contingent upon DRC approval of the Site Plan improvements for Lot 1.
 8. **The proposed fuel center will have to return to DRC for review and approval at a later date, and will be expected to incorporate materials from the Kroger building.**
 9. **Revise the railing around the outdoor seating area to follow the adjacent curb line where possible.**
 10. **Provide a detail of the proposed patio tables and chairs for review and approval by Town staff.**
 11. **Revise the lights proposed at the rear of the Kroger building to one with shielding (like the Airline Road and Milton Wilson proposed lights) to reduce light trespass on the Hall Creek trail and further deter activity there.**
 12. **Where available, incorporate a parking lot light feature that dims lights at night during hours when the buildings are closed.**
 13. **Provide a detail of the cart corrals proposed in front of Kroger for the review and approval by Town staff. Incorporate a more decorative design more fitting of the quality of the Kroger store than a typical aluminum frame corral.**
- D. The Shops at Arlington – Airline Road PD, Phase 1 – Southeast corner of Milton Wilson Boulevard and Airline Road – Site Plan for Entire Site and Lot 2

Chairman Thompson recognized Angela Reeder, Town Planner, who provided an analysis (on file) and explained that this was a request for site improvements for Lots 1 and 2, as well as the retail building on

Lot 2. The 19.64-acres within Phase 1 are currently zoned SC: Shopping Center and the proposed retail uses are permitted within the district. The proposed project includes a 26,400 square foot building for multi-tenant retail uses with the option to expand to 31,000 square feet. A revised elevation plan for the front of the building was provided to Staff after packets were delivered, but was given to the committee before the meeting for discussion. Building elevations show a four-sided dark, earth-tone brick design with aluminum-framed storefront windows along the entire front façade. A header and soldier course of bricks run along the roofline and metal eyebrow canopies cover all of the windows. The rear elevation includes multiple access doors, an 8-foot screen wall, and a dumpster enclosure in the center. A landscape plan was provided showing proposed landscape materials, quantities, species, and sizes; existing trees along Hall Creek will be saved and maintained where possible. The streetscape plan will provide a pattern of shade and flowering trees to soften the view of the Kroger parking lot and the fuel center. The parking lot islands throughout will further define the main drive and enhanced landscaping is proposed around the detention basin and the new public pedestrian trail along Hall Creek, which the developer will construct. Amenities include outdoor seating areas, bicycle storage areas, a pavilion, and a water fountain; outdoor dining areas are also encouraged. LED parking fixtures will be installed at 30-foot heights, with dark bronze steel poles on 2-foot bases. Ornamental LED wall sconces are also proposed along the front of the SHOPS building. All rooftop units will be screened by the building parapets, and any ground-mounted equipment and meters will be screened with landscaping or masonry walls. Daniel Fuller and Brad Terry with SHOP Companies were in attendance to answer any questions the committee may have. Staff recommended approval of the site plan, subject to staff conditions and any additional conditions recommended by the DRC.

Main Motion: Daniel Davidson made a motion to approve the site plan for the entire site and for lot 2 for The Shops at Arlington, subject to Staff conditions and possible added DRC conditions. Jeff McKee seconded the motion.

Although the committee like the revised elevation plan better than what they were previously given, they still felt the building was lackluster. Mr. McKee thought the building had very little character compared to the modern Kroger next door. Chairman Thompson asked the applicant, Staff, and other committee members for suggestions on what could be done architecturally to make the building more appealing. Phillip Fung liked the idea of a different material for each tenant space, but he understood the concerns about tenants falling into weird spaces within the changes. Brad Terry, representative from SHOP Companies, explained that they added a glass front to break up each tenant space. They also added two (2) additional "pavilion" details increasing the total to four (4). He also pointed out the brick detailing along the building and the added features to the revised rendering. Mr. Colin suggested adding a taller, beefier cornice, but Mr. McKee was afraid that the building would still be bland even after that minimal change. Ms. Reeder and Mr. Fuller suggested that the committee only add changes that would have minimal impact on tenants, especially considering the tenant spaces are not currently under contract. Mr. Colin asked if they could add more mass at the corners and the center, but Mr. McKee still felt it was just going to be a long building with few elevation changes and no diverse façades or depths. Cathy Durant, Town Administrator, asked whether the applicant could show a small variation in the color of brick, but Mr. Terry was concerned with adding a different color brick that was not displayed on the Kroger building. SHOPS intent was to have a sleek modern building without getting into old world architecture. Mr. McKee pointed out the fact that Kroger has different materials incorporated in its building, so SHOPS needed to consider including additional materials. Daniel Fuller, another representative from SHOP Companies, asked the committee that when contemplating adding or changing materials to understand that SHOPS typically works with tenants wanting spaces under 2,000 sq. ft. Although it is likely that restaurants will be placed on either end of the building, their spaces will not exceed approximately 4,000 sq. ft. Changing certain features and or adding different materials could cause practical hardships when trying to place tenants in bays. Chairman Thompson and Mr. McKee continued to discuss the building elevations until Ms. Reeder suggested deferring them to a later meeting. Mr. Fuller and Mr. Terry both objected and explained that they would like to have everything approved as soon as possible. Chairman Thompson was afraid if they approved the elevations tonight then the committee would not have the opportunity to see the great things the architect could do with

their suggestions. Mr. Fuller asked the committee if he and Mr. Terry could step out and possibly come up with a solution to please them; everyone agreed.

Daniel Davidson liked the landscape plan, but felt there was too little color in the plantings. Blair Parker of Blair Parker Designs explained that he tried to use plants native to this region. Even though all of the landscaping will be irrigated, the goal was to slow the irrigation down by using plants that will easily be sustainable on their own. Mr. Parker also explained his thought process behind the trees and shrubs along the streetscapes, detention basin, and parking lot islands. Mr. Davidson agreed with many of Mr. Parker's choices, but had a hard time picturing the landscaping around the signage, since no application for signage was presented. Staff explained that a sign permit for each ground sign would be submitted and reviewed by the DRC at a later date. Mr. Davidson replied that, when the landscaping around those signs is designed, he would like to see more seasonal color incorporated. He also asked if Staff had any details on the bronze statue and the walking trail pavilion. Unfortunately, neither Staff nor the applicant had details on either, so a condition was added for the applicant work with Staff on the landscaping around both. Mr. Davidson also asked that Staff add a condition to provide larger Needlepoint Holly specimens if site spacing indicates that the currently proposed sizes are too small.

According to Josh Holtgrewe, it is hard to determine whether the sconces would be an appropriate size for the building, so he asked Staff to verify that the proposed size is scaled appropriately to the size of the building. He also asked that the condition regarding the dimming feature on parking lot lights be added.

Chairman Thompson asked Ms. Reeder if she could give the committee some details on the crosswalks within the development. Ms. Reeder pointed out the locations of crosswalks and explained that the material was called out for all of the crosswalks except the large ones in front of the entrances at Kroger. Generally, it would be painted with yellow or white stripes, which is not ideal, so Ms. Reeder has been working with the applicant on other possible solutions. Cara Martin and Blair Baylor, representatives for Kroger, both explained some of the hazards with using a material other than asphalt. The committee asked the applicant to work with staff to determine a more decorative system of marking the crosswalks between the Kroger and handicap parking area than standard painted lines on asphalt.

Mr. Fuller and Mr. Terry brought forward a change to the SHOPS building that they hoped would satisfy the committee. The hand drawn renovation of the original plan showed added parapet variations, which the committee liked. They also raised the height of the tower elements on either end and in the middle of the Shops A and B building and included a larger cornice with cast stone elements to emphasize those areas. The committee asked that Staff add a condition to incorporate the changes made in the said revision.

Chairman Thompson called for further discussion, and, hearing none, he called for a vote on the main motion with the added conditions.

Vote on Main Motion: The motion passed unanimously.

Conditions of Approval:

1. It is found that the application and plans dated March 1, 2016, 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. Irrigation for designated landscape areas is required. An irrigation plan shall be submitted to staff for consideration and approval prior to issuance of a building permit.

6. 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. Signage shall conform to the requirements of the Arlington Zoning Ordinance and any deviations approved with the Master Development Plan for the site.
7. **Provide a detail of the proposed landscaping around the walking trail pavilion and bronze statue for review and approval by Town staff.**
8. **Provide larger Needlepoint Holly specimens if site spacing indicates the currently proposed sizes are too small.**
9. **Verify that the proposed size of the decorative wall sconces along the front of Shops A and B is scaled appropriately to the size of the building.**
10. **Where available, incorporate a parking lot light feature that dims lights at night during hours when the buildings are closed.**
11. **Work with staff to determine a more decorative system of marking the crosswalks between the Kroger and handicap parking area than standard painted lines on asphalt.**
12. **Incorporate the added parapet variations from the 3/7/16 revision, and raise the height of the tower elements on either end and in the middle of the Shops A and B building and include a larger cornice with cast stone elements to emphasize those areas.**

E. Other as Properly Presented

There was no new business to come before the Committee.

V. **Adjournment:**

Chairman Thompson called for a motion to adjourn.

Motion: Phillip Fung made a motion to adjourn. Daniel Davidson seconded the motion.

The meeting adjourned at approximately 9:53 pm.

Minutes approved. Signed minutes on file at Town Hall.

Brian Thompson, Chairman

Date

Phillip Fung, Secretary

Date

Submitted By: Hannah Taylor, Planning Clerk