

**DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, October 22, 2013
6:00 p.m.**

The regular meeting of the Design Review Commission was scheduled and held in the Council Chambers of the Municipal Center on October 22, 2013. Chairman Saunders called the meeting to order at 6:03 p.m. requesting the roll call. Ms. Regina Gibson called the roll of the Board and established a quorum:

COMMISSIONERS PRESENT:

Mr. Keith Saunders, Chairman; Mr. Neil Sherman, Vice Chairman; Mr. Ralph Smith; Mr. John Walker; Ms. Robbie Ann Pahlow; Mr. Henry Porter; and Mr. Eric Alter

DEVELOPMENT STAFF PRESENT:

Mr. Wade Morgan, Chief Planner; Ms. Regina Gibson, Administrative Secretary and Mr. Robert McLean, Attorney

1. Approval of Minutes for September 24, 2013

Mr. Sherman moved to approve the Design Review Commission minutes of September 24, 2013, seconded by Mr. Alter, with no further comments or discussions.

ROLL CALL: Mr. Walker – Abstain; Mr. Alter - Yes; Mr. Smith – Abstain; Mr. Sherman – Yes; Ms. Pahlow – Yes; Mr. Porter – Yes; Chairman Saunders – Abstain.

MOTION PASSED

Comment: The Chairman stated the Commission reviewed the items on tonight's agenda in the Executive Session meeting and the following items were added to the Consent Agenda:

2. CONSENT AGENDA

- a. Farmington Center, Southeast Corner of Farmington Boulevard and Exeter Road – Request Approval of Lighting Plan.
Scott Jones, w/Complete Lighting - Applicant

Comment: The Chairman stated he would like to remind the Commissioners that voting on all matters on the Consent Agenda constitutes an acknowledgement that the member has read and reviewed the application materials/plans/staff reports and determines further discussion or presentation of an item is not necessary. He stated if there was anyone in the audience that would like an item pulled, please request so at this time, and in seeing none, he asked for a motion.

Mr. Smith made a motion to approve the Consent Agenda as discussed, seconded by Mr. Sherman.

ROLL CALL: Ms. Pahlow – Yes; Mr. Sherman –Yes; Mr. Porter – Yes; Mr. Smith – Yes; Mr. Walker – Yes; Mr. Alter – Yes; Chairman Saunders - Yes

MOTION PASSED

STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS

a. **Farmington Center, Southeast Corner of Farmington Boulevard and Exeter Road – Request Approval of Lighting Plan.**

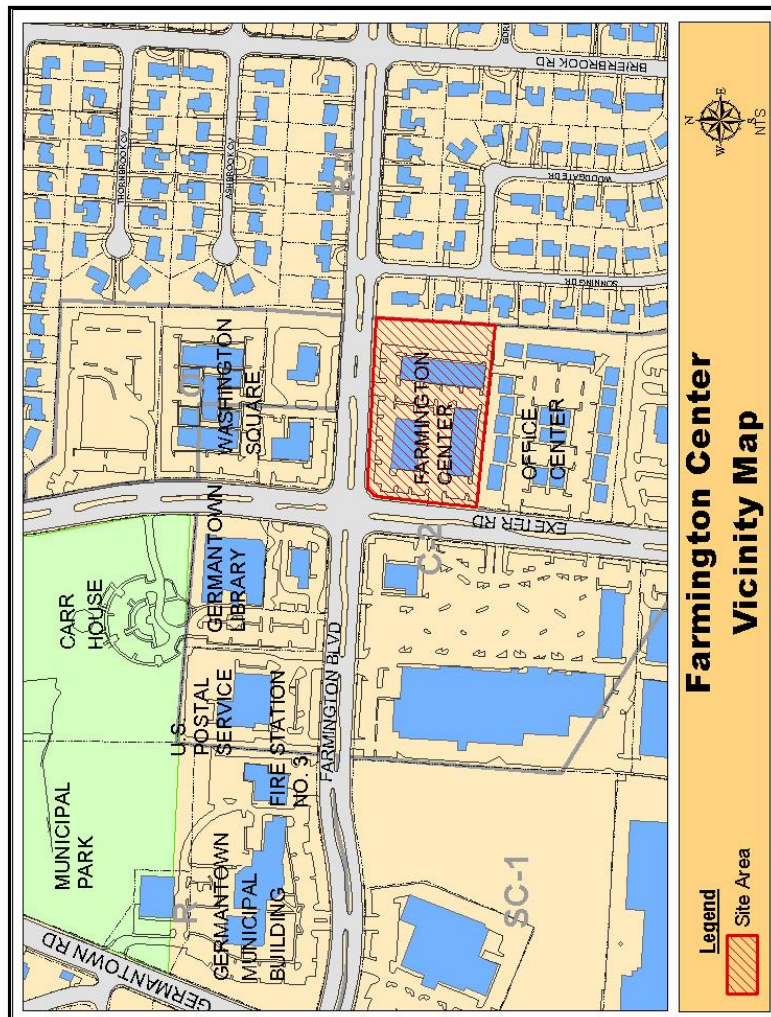
BACKGROUND: The Farmington Center received DRC approval of a landscape plan on May 17, 1983, May 25, 1999, and April 22, 2003. A sign policy for the center was approved on May 28, 1998. A ground mounted project sign was approved on March 25, 2003.

DISCUSSION: The applicant proposes to retrofit the existing parking lot lights by replacing the existing 400 watt metal halide fixtures with 250 watt metal halide fixtures and adding additional 250 watt fixtures to the existing poles. In addition, 2 new poles with one fixture on each one are to be installed at the Exeter entrance, and 3 new poles with a total of 8 fixtures are proposed in the parking lot interior between the two western buildings.

Product information sheets on the proposed fixtures have been provided. A photometric plan has been provided.

COMMENTS:

1. The DRC site lighting guidelines call for an average of 2.5 foot-candles on commercial developments. The proposed lighting plan will have an average of 3.16 foot-candles in the parking lot. *Prior to the meeting, the applicant provided a revised site plan that reduces the number of light fixtures and reduced the foot candle average to 2.49.*
2. The proposed plan indicates up to 6.7 foot-candles at the east edge of the parking lot, near the existing eastern-most light. The DRC site lighting guidelines call a maximum of 1 foot-candle at the property line. However, the center's property line is 50 feet beyond that line, with a 50 foot greenbelt separating the parking lot from abutting dwellings





CITY OF GERMANTOWN

TENNESSEE

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DESIGN REVIEW COMMISSION PROJECT REVIEW APPLICATION

Date: 9-23-13

Project Name: Farmington Center

Project Address: SE Corner - Farmington Blvd and Exeter Rd

Previous Tenant: _____

Applicant's Name: Complete Lighting and Sign Service, Inc.

Mailing Address: 46 Mill Ave Memphis, TN 38105

Email Address: sjones@complete-lighting.com

Telephone: 901-527-6580 Fax Number: 901-527-6532

Zoning District where project (sign or item) is to be located: C-2

Specific Approval requested:

- Preliminary Plan (Site plan, building elevations, landscaping, lighting, etc.)
- Final Plan
- Change in Use (Complete "OG" Checklist)
- Wireless Transmission Facility
- Landscaping (only)
- Lighting (only)
- Other

Describe project item(s) to be reviewed: (please provide additional sheet / letter if needed)

Lighting upgrade requested: Retrofit existing parking lot lights from 400 watt probe start metal halide to 250 watt pulse start metal halide. Add additional 250 watt pulse start metal halide fixtures to existing poles. Install 2 new poles with one fixture each at west Exeter entrance. (See below)

Scott Jones
Print Name of Applicant / Agent

Scott Jones
Signature of Applicant / Agent

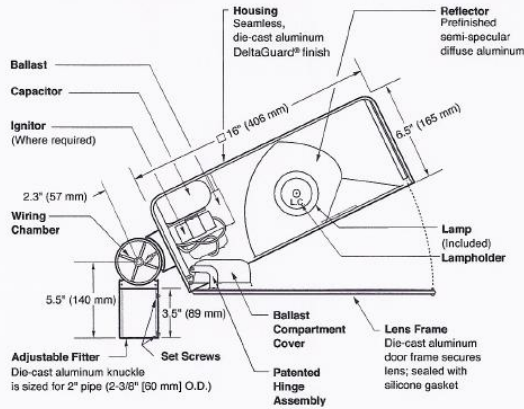
By my signature, I attest that all of the required information associated with this application has been submitted to the Department of Community Development by the scheduled deadline date. Any failure on my part not to submit any of the required information may result in the removal of the application from the agenda.

Install 3 new poles with a total of 8 fixtures in interior of parking lot between the two west buildings. All fixtures and pole heights will be exact matches to existing. (See photo metrics chart)

2" ADJUSTABLE FITTER

16" (406 mm) CUTOFF FLOODLIGHT

CF3-16
SERIES



Notes

SPEC #	WATTAGE	CATALOG #
PULSE START METAL HALIDE		
<input type="checkbox"/> SPEC #	150W PSMH	CF3615-(a)(b)
<input type="checkbox"/> SPEC #	200W PSMH	CF3620-(a)(b)
<input type="checkbox"/> SPEC #	250W PSMH	CF3625-(a)(b)
<input type="checkbox"/> SPEC #	320W PSMH	CF3632-(a)(b)
<input type="checkbox"/> SPEC #	350W PSMH	CF3635-(a)(b)
<input type="checkbox"/> SPEC #	400W PSMH	CF3640-(a)(b)
HIGH PRESSURE SODIUM		
<input type="checkbox"/> SPEC #	250W HPS	CF3525-(a)(b)
<input type="checkbox"/> SPEC #	400W HPS	CF3540-(a)(b)

Specify (a) Voltage & (b) Options.

(a) VOLTAGE SUFFIX KEY
M 120/208/240/277V (Standard)
T 120/277/347V (Canada Only) (Standard)
1 120V
2 277V
27 277V Reactor (PSMH Only)
3 208V
4 240V
5 480V
6 347V (Canada Only)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

(b) OPTIONS (factory-installed)
-(a)F Fusing
-5P External Photocell (for 480V)
Q Quartz Standby (includes 100W quartz lamp) (N/A on 277V Reactor)
U Uplight Lens Frame

Specify (a) Single Voltage — See Voltage Suffix Key

GENERAL DESCRIPTION

Sharp cutoff luminaire for HID lamp, totally enclosed. Housing is seamless, die-cast aluminum. Aluminum die-cast adjustable fitter mounting is sized for 2" pipe (2-3/8" [60 mm] O.D.). Allows for directional aiming as well as 2-1/2° incremental vertical adjustment. Contains integral wiring compartment. Two stainless-steel set screws provide clamping to vertical tenons. Lens assembly consists of rigid aluminum frame and high-impact, clear-tempered glass.

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in US and Canada for wet locations and enclosure classified IP65 per IEC 529 and IEC 598.

ELECTRICAL

Fixture includes clear, mogul-base lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder with spring-loaded center contact. Lamp ignitor included. All ballast assemblies are high-power factor and use the following circuit type:

277V Reactor
150 – 400W PSMH

HX — High Reactance
150W PSMH

CWA — Constant Wattage Autotransformer
200 – 400W PSMH; 250 – 400W HPS

PATENTS

US 4,689,729; 4,709,312

FINISH

Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

ACCESSORIES

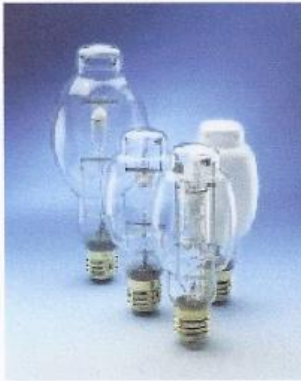
FWG-16	Wire Guard
LS-16	Polycarbonate Vandal Shield (not for use with fixtures in uplight position)
PC-1	Button Photocell (for fixtures set to 120V)
PC*6	Button Photocell (for fixtures set to 347V)
PC-2	Button Photocell (for fixtures set to 208, 240, 277V)
PGM-1	Ground Mount Post
SBL-16	Backlight Shield — Perimeter Poles

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RUUD LIGHTING
DIRECT

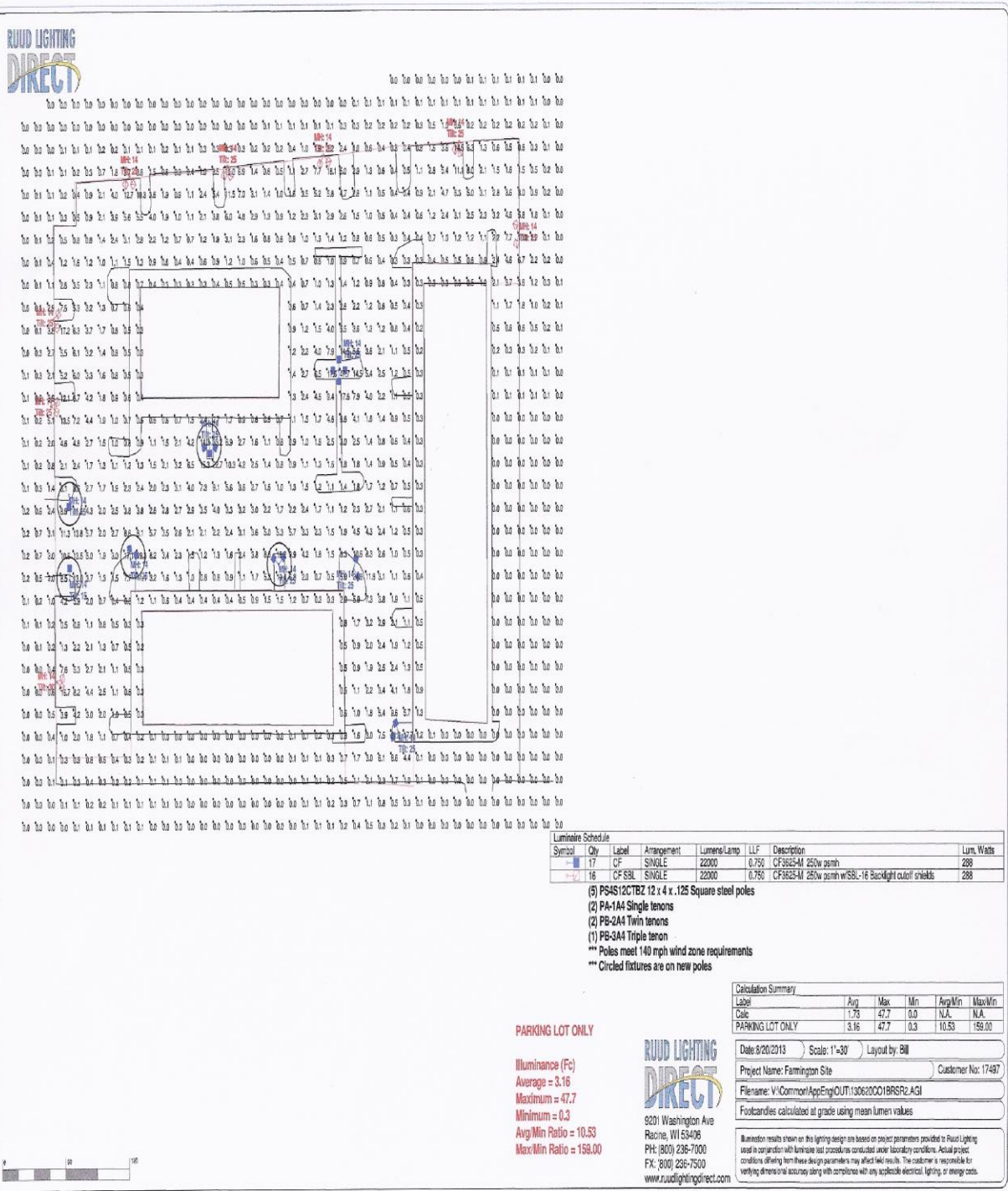


Product Number: 64320

Order Abbreviation: M250/PS/U

General Description: 250W METALARC PULSE START metal halide lamp, reduced color shift, E39 base, BT28 bulb, enclosed fixture rated, universal burn, clear, 3800K

Product Information	
Abbrev. With Packaging Info.	M250PSU 6/CS 1/SKU
ANSI Code	M153/E: M138/E
Approx. Lumens (initial - horizontal)	18000
Approx. Lumens (initial - vertical)	21000
Approx. Lumens (mean - horizontal)	11000
Approx. Lumens (mean - vertical)	15400
Arc Length (in)	1.38
Arc Length (mm)	35
Average Rated Life - Horizontal (hr)	12000
Average Rated Life - (hr)	12000
Average Rated Life - Vertical (hr)	15000
Base	E39 Mogul
Bulb	BT28
Color Rendering Index (CRI)	65
Color Temperature/CCT (K)	3800
Diameter (in)	3.504
Diameter (mm)	89.00
Family Brand Name	Metalarc® Pulse Start
Fixture Requirement	E
Hot Restrike Time (min)	7-12
Lamp Finish	Clear
Light Center Length - LCL (in)	5
Light Center Length - LCL (mm)	127
Maximum Base Temperature - Fahrenheit	482
Maximum Base Temperature - Celsius	250
Maximum Bulb Temperature - Fahrenheit	752
Maximum Bulb Temperature - Celsius	400
Maximum Overall Length - MOL (in)	8.31
Maximum Overall Length - MOL (mm)	211
Nominal Wattage (W)	250.00
Operating Position	Universal



PROPOSED MOTION: To approve the installation of new lighting fixture and new parking light poles in the Farmington Center, subject to staff comments and the plan submitted with the application.

ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 6:07 p.m.