

**DESIGN REVIEW COMMISSION  
MUNICIPAL CENTER COUNCIL CHAMBERS  
Tuesday, March 25, 2014  
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 March 25, 2014. Chairman Saunders called the meeting to order at 6:00 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. Paul Bruns, Vice Chairman; Mr. Neil Sherman, Secretary; Alderman Greg Marcom; Mr. John Walker; Mr. Henry Porter; Mr. Ralph Smith; Christopher Schmidt; and Mr. Eric Alter

**DEVELOPMENT STAFF PRESENT:**

Mr. Cameron Ross, Economic and Development Services Director; Mr. Wade Morgan, Chief Planner; Ms. Regina Gibson, Administrative Secretary; and Mr. Robert McLean, Attorney

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**1. Approval of Minutes for February 25, 2014**

Mr. Sherman moved to approve the Design Review Commission minutes of February 25, 2014, seconded by Mr. Bruns, with no further comments or discussions.

**ROLL CALL:** Mr. Walker – Yes; Mr. Alter - Yes; Mr. Bruns – Yes; Alderman Marcom – Abstain; Mr. Smith – Abstain; Mr. Sherman – Yes; Mr. Schmidt - Yes; Mr. Porter – Abstain; Chairman Saunders – Yes.

**MOTION PASSED**

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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. Sanders Ridge PUD – Request Approval of a Subdivision Entrance Feature.  
Sanders Ridge, Inc. (Homeowners Association) - 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. Sherman made a motion to approve the Consent Agenda as discussed, seconded by Mr. Walker.

**ROLL CALL:** Mr. Bruns – Yes; Mr. Schmidt – Yes; Mr. Sherman- Yes; Mr. Smith – Yes; Mr. Porter – Yes; Alderman Marcom – Yes; Mr. Alter – Yes; Mr. Walker – Yes; Chairman Saunders - Yes

**MOTION PASSED**

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**STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS**

**a. Sanders Ridge PUD – Request Approval of a Subdivision Entrance Feature.**

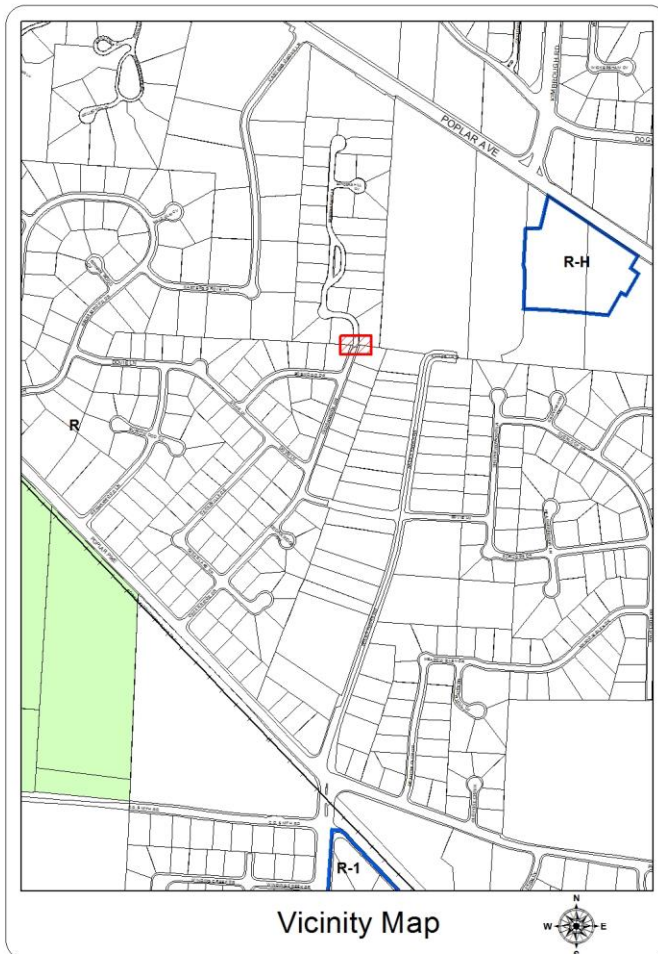
**BACKGROUND:** DATE SUBDIVISION APPROVED: The Sanders Ridge PUD was approved by the Planning Commission in 2003. The Board of Zoning Appeals approved on March 11, 2014, a variance to allow the proposed entrance feature to be located 10 feet behind the curb of Sanders Ridge Lane.

**DISCUSSION:** The proposed Subdivision Entrance Feature (SEF) is to be constructed 10 feet to the curb of Sanders Ridge Lane. The proposed SEF will consist of a ten foot tall brick entrance column and a seven (+/-) foot tall brick wall on each side of Sanders Ridge Lane at the subdivision entrance. The SEF will replace an existing brick wall that is 2 to 3 feet in height. A plaque containing “Sanders Ridge” will be incorporated into the entry feature wall on the east side of the entrance.

The existing entrance feature is setback 10 feet from the curb of Sanders Ridge Lane. The HOA desires to improve the appearance of the entrance without impacting the existing homeowners.”

**STAFF COMMENTS:**

1. A landscape/fence easement shall be created on the Sanders Ridge PUD plat for the entrance feature.





**SANDERS RIDGE EXISTING ENTRANCE – EAST SIDE**





**SANDERS RIDGE EXISTING ENTRANCE – EAST SIDE**



**SANDERS RIDGE EXISTING ENTRANCE – WEST SIDE**



**SANDERS RIDGE EXISTING ENTRANCE – WEST SIDE**





**CITY OF  
GERMANTOWN  
TENNESSEE**

1930 South Germantown Road, Germantown, Tennessee 38138-2815  
Phone (901) 757-7200 Fax (901) 757-7292 www.ci.germantown.tn.us

**DESIGN REVIEW COMMISSION  
PROJECT REVIEW APPLICATION**

Date: January 31, 2014

Project Name: New Sanders Ridge Entry Feature

Project Address: Beginning of Sanders Ridge Lane and end of Cedar Ridge Lane

Previous Tenant: NA

Applicant's Name: Sanders Ridge, Inc (Homeowner's Association)

Mailing Address: 2488 Sanders Ridge Lane, Germantown, TN 38138

Email Address: Mike Studdard (mikeaok@gmail.com)

Telephone: 901-309-2094 Fax Number: NA

Zoning District where project (sign or item) is to be located: Zone 2 Wellhead Overlay District (Ordinance no. 1997-21) Zone R, plat book 45, page 24

**Specific Approval requested:**

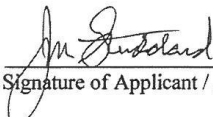
- Preliminary Plan  Final Plan  Change in Use  
(Site plan, building elevations, landscaping, lighting, etc.) (Complete "OG" Checklist)
- Wireless Transmission Facility  Landscaping (only)  Lighting (only)
- Other: New Entry Feature to replace existing

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

This application is for a new entry feature to the existing Sanders Ridge residential community. This entry feature replaces an existing entry feature. The new feature includes a limestone marker with the name Sanders Ridge, a lantern, low voltage landscape lighting, and a new iron street sign. We are proposing that the new entry feature be 10'-0" from the curb. The feature is not at a street intersection and therefore does not block any traffic site lines.

Mike Studdard, homeowner's assoc. president

Print Name of Applicant / Agent

  
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.*

2. **Not for Profit Entities.** If the owner of the land which is the subject of this Application (“Owner”) is a not for profit entity, the authorized representative of the Owner must list below the name and business or home address of the President (or equivalent chief executive officer) and the members of its board of directors:

Owner: Sanders Ridge, Inc. (non-profit, non-stock)

President or Equivalent  
Chief Executive Officer President: Mike Studdard

Members of the Board of Directors of the Owner:

Name	Business or Home Address
<u>President: Mike Studdard</u>	<u>2488 Sanders Ridge Lane, Germantown, TN 38138</u>
<u>Treasurer: Donal McDonagh</u>	<u>2416 Sanders Ridge Lane, Germantown, TN 38138</u>
<u>Secretary: Luisa Stubbs</u>	<u>2389 Sanders Ridge Lane, Germantown, TN 38138</u>
<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>

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**PROPOSED MOTION:** To approve a subdivision entrance feature for the Sanders Ridge PUD subject to staff comments and the site plan submitted with the application.

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3. **Circle K Convenience Store – 9113 Winchester Road – Request Preliminary and Final Plan Approval.**

**BACKGROUND:** The Forest Hill Heights PUD was initially approved by the Memphis and Shelby County Land Use Control Board on September 6, 1996, and by the Shelby County Commission on November 1, 1996. The property was annexed into the City of Germantown in July 2000. The Germantown Planning Commission granted Final Plat approval for Forest Hill Heights PUD August 7, 2001. The Planning Commission approved the preliminary and final site plan on March 4, 2014.



**DISCUSSION:** The plan proposes a 4,000 sq. ft. convenience store with 10 fuel pump islands under a 6,885 sq. ft. canopy.

TOTAL SITE AREA	1.62 ac.
BUILDING SIZES	4,000 sq. ft. convenience store 6,885 sq. ft. fuel pump canopy
NUMBER OF PARKING SPACES	20 provided 20 required

*The following checklist describes the characteristics of each part of the property.*

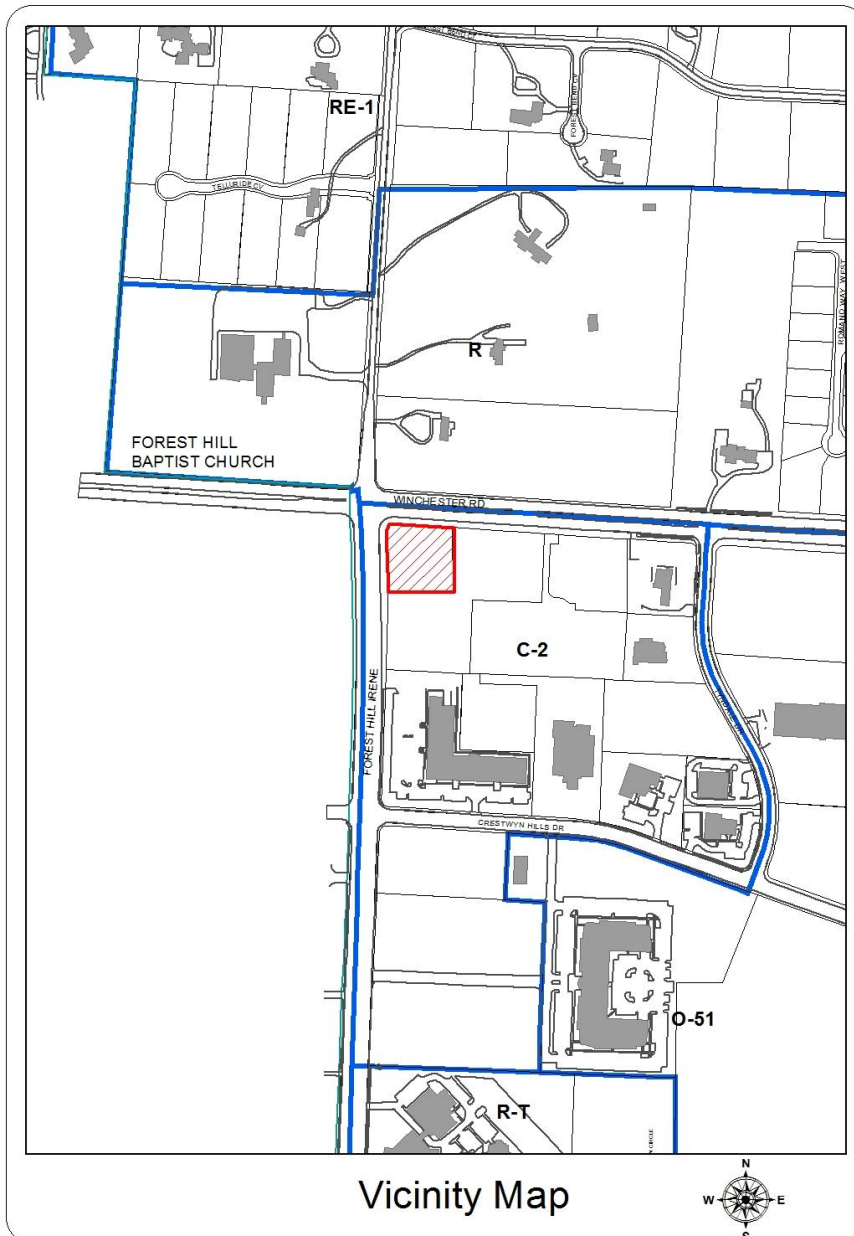
**DESIGN REVIEW COMMISSION CHECKLIST:**

1. *Site Layout:* The project consists of a retail building and a fuel pump island. Both structures will be oriented parallel to Winchester Rd., with the retail building near the southern side of the lot and the fuel pump canopy placed 65+/- feet from the Winchester Rd. right of way (90 feet from the curb).
2. *Building Elevations:* Retail Building - the building's front and sides are to finished with a combination of stone and stucco painted a sand finish. The rear of the building is to be all stucco. Windows and doors are to be bronze aluminum. A color rendering has been provided. Material samples will be available at the DRC meeting.  
  
Fuel Pump Canopy – Proposed to be constructed of aluminum with ledgestone veneer columns and the remainder painted dark brown. A color rendering has been provided.
3. *Street Improvements and Curb Cuts:* The convenience store will have access to Winchester Rd. via a curb cut shared with the lot to the east and access to the access drive serving the Hyatt Hotel.
4. *Parking Lots:* parking spaces are to be located adjacent to the retail building, on the north and west sides.
5. *Exterior Lighting:* Site lighting is to consist of 17 ft. tall parking lot lights, wall packs, and lights under the fuel canopy. Light fixtures are to be LED. The photometric plan indicates an average of 1.85 foot-candles of illumination within the parking area, an average of 0.13 foot-candles at the property line and 14.68 foot-candles under the canopy.
6. *Garbage Collection Area:* the dumpster is to be located to the east of the retail building, near the property line. A plan for the enclosure is provided.
7. *Vents:* Locations are not provided, but parapet walls and roof-top enclosures are provided for screening.
8. *Gas, Electric and Water:* meters are to be located on the south side of the building, behind a landscape screen.
9. *Mechanical Units:* information on the location of HVAC and other units is not provided.
10. *Emergency Generators:* none indicated on the plan.
11. *Landscaping:* A landscaping plan has been provided.
12. *Mailboxes:* None proposed.

13. *Signs*: No specific information provided. Any new signs will have to be approved by the DRC by a separate application. Signs on the building elevation plans are for illustration purposes only and are not part of the DRC approval.

COMMENTS:

1. According to the trash dumpster plan, the stone veneer is to be provided on the east, front and back sides. Staff suggests that the west side, facing the store, have a similar finish.
2. After DRC final approval, the developer shall enter into a standard development contract with the City.





# CITY OF GERMANTOWN

TENNESSEE 1930 South Germantown Road, Germantown, Tennessee 38138-2815  
Phone (901) 757-7200 Fax (901) 757-7292 www.ci.germantown.tn.us

## DESIGN REVIEW COMMISSION PROJECT REVIEW APPLICATION

Date: February 27, 2014

Project Name: Circle K

Project Address: 9113 Winchester

Previous Tenant: N/A

Applicant's Name: Michael J. Fahy

Mailing Address: 7520 Capital Drive, Ste. 200, Germantown TN 38138

Email Address: mfahy@pdg-m.com

Telephone: 901-753-6840 Fax Number: 901-753-7403

Zoning District where project (sign or item) is to be located: C2 (Planned Development)

**Specific Approval requested:**

Preliminary Plan  Final Plan  Change in Use  
(Site plan, building elevations, landscaping, lighting, etc.) (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)

Final Plan drawings as per DRC Checklist.

Michael J. Fahy  
Print Name of Applicant / Agent

  
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.*

**DISCLOSURE OF OWNERSHIP INTERESTS**

In order to assist staff and appointed and elected officials of the City of Germantown in complying with Ordinances of the City relating to conflicts of interest, the following information is required to be furnished:

1. For Profit Entities. If the applicant submitting this Application ("Applicant") is a for-profit entity, i.e. general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Applicant must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Applicant. (If another business entity owns 10% or more of the ownership interests in the Applicant, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Applicant, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Applicant: Circle K Stores, Inc.

Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:

Name	Business or Home Address
	See Attached

2. For Profit Entities: If the owner and any lessee of the land which is the subject of this Application ("Owner and Lessee") is a for-profit entity, i.e. general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner and Lessee must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner and Lessee. (If another business entity owns 10% or more of the ownership interests in the Owner and Lessee, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner and Lessee, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Owner and Lessee: SHG Germantown, LLC

Persons or Entities Owning 10% or More of the Ownership Interests of the Owner and Lessee:

Name	Business or Home Address
SREFI Investments, LLC,	1001 E Telecom Dr, Boca Raton, FL 33431
Silver Real Estate Fund II, LP,	1001 E Telecom Dr, Boca Raton, FL 33431
Silver Capital Advisors, Inc., general partner	1001 E Telecom Dr, Boca Raton, FL 33431
Larry D. Silver, CEO/President,	1001 E Telecom Dr, Boca Raton, FL 33431

OFFICERS.XLS

Circle K Stores Inc.  
 Texas 68161  
 Charter No. 0010897700  
 FIN# 74-1149540

OFFICE	Name	RESIDENTIAL ADDRESS	D.O.B	Place of Birth	Driver License	DL EXP
* President and Secretary	Brian Hamasch	8815 West SR 46, Columbus, IN 47201	10/3/66	Carroll, IA	0280-43-3532 IN	10/3/2012
Sr Vice President	Darrell Davis	8082 W Evergreen Dr., Columbus, IN 47201	12/23/58	Louisville, KY	6280-10-0072 IN	12/23/2016
Vice President	Brian Bednarz	205 Silverwood Circle, Southlake, TX 76092	10/7/65	Plainfield, NJ	27652287 TX	10/7/2014
Assistant Secretary	David Morgan	17840 Ashor Greene Dr., Tampa, FL 33647	7/7/65	Pampa, TX	M625-167-65-247-0 FL	7/7/2016
Assistant Secretary	Sylvain Aubry	11705 rue de L'Orme, Mirabel, Quebec, Canada, J7N 0A4	10/23/67	Montreal, Canada	A1608231087-04 (Canada)	10/23/2007
Assistant Secretary	Randy Horne	8803 Burning Tree Rd., Pensacola, FL 32514	8/24/56	Raleigh, NC	H650-723-56-344-0 FL	8/24/2020
Assistant Secretary	Edward Gutina	1606 Culbreath Isles Dr., Tampa, FL 33629	3/4/67	Tampa, FL	G590226870840 FL	9/4/2016
Assistant Secretary	Peter Ulrich	10235 Estuary Dr., Tampa, FL 33647	4/24/59	Klagenfurt, Austria	U420-667-58-144-0 FL	4/24/2012

\* Director

Business Address: 1130 W. Warner Road, Bldg B, Tampa, AZ 85284 (602) 728-8000  
 Dunlap Address: % OSC-Lawyers Incorporating Service Company, 211 E 7th Street, Suite 620, Austin, TX 78701-3218

Circle K Stores Inc. is qualified in:  
 AL, AZ, AR, CA, CO, FL, GA, ID, KS, LA, MA, MS,  
 MO, NJ, NY, NM, NC, OK, OR, SC, TN, TX, UT, WA

12,000,000 Shares of Common Stock Authorized, 1,000 Issued at \$1.00 Par. 100% of common stock owned by Circle K Delaware Inc. (FIN: 48-0520672)

**Corporate Structure:**

Circle K Delaware Inc. is 100% owned by The Circle K Corporation  
 The Circle K Corporation is 100% owned by Couche-Tard U.S. G.P.  
 Couche-Tard U.S. G.P. (the General partner is 9855854 Nova Scotia Company; the limited partner is Mac's Convenience Stores Inc.)  
 3059864 Nova Scotia Company is 100% owned by Mac's Convenience Stores Inc.  
 Mac's Convenience Stores Inc. is 100% owned by Couche-Tard Inc.  
 Couche-Tard Inc. is 100% owned by Depan-Escompte Couche-Tard Inc.  
 Depan-Escompte Couche-Tard Inc. is 100% owned by Alimentation Couche-Tard Inc.  
 Alimentation Couche-Tard Inc. is a publicly traded company

**PROPOSED MOTION:** To approve the request for Preliminary and Final Plan Approval for the Circle K convenience store at 9113 Winchester Rd., subject to the comments contained in the staff report.

Alderman Marcom recused himself from this item.

Mr. Mike Fahy explained the stone that is on the building would wrap the dumpster as well. The dumpster gate would be self closing metal frame doors with wood insert which would be painted Portabella to match the rest of the building.

The commission asked that a side door be included to the dumpster for the employees use and that caps be added to the top of the dumpster so it will have a nicer appearance, and Mr. Fahy agreed.

The commission requested that Mr. Fahy extend the stone at the base of the east and west sides of the building, and Mr. Fahy agreed.

The commission expressed concern over the canopy lighting. Mr. Fahy agreed to lower the candle levels from 16 foot candles to 14 foot candles and the fixtures will be flush with the fuel canopy ceiling.

After much discussion, Chairman Saunders called for a motion.

Mr. Alter moved to approve the request for Preliminary and Final Plan Approval for the Circle K convenience store at 9113 Winchester Rd., as discussed and subject to the comments contained in the staff report, and seconded by Mr. Walker.

**ROLL CALL:** Mr. Walker – Yes; Mr. Porter – Yes; Alderman Marcom – Recused; Mr. Bruns – Yes; Mr. Smith – Yes; Mr. Alter – Yes; Mr. Sherman – Yes; Mr. Schmidt – Yes; Chairman Saunders – Yes.

**MOTION PASSED**

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**4. Germantown Crossing Center – Southeast Corner of Germantown Rd and Farmington Blvd – Request Preliminary and Final Plan Approval.**

**DISCUSSION:**

TOTAL SITE AREA	14.45 ac.	
BUILDING SIZE	Current – 97,088 sq. ft.	Proposed – 116,281 sq. ft.
NUMBER OF PARKING SPACES	Current - 527	Proposed - 516
IMPERVIOUS AREA	Current – 35%	Proposed – 30%

The plan proposes the following variances from the standard development regulations and guidelines:

1. Thirty percent of the site is in pervious space. The standard guideline for pervious space is 35%.
2. The new proposed parking area has landscaped islands at the ends of each row of parking. The standard guidelines call for a landscaped island every 10<sup>th</sup> parking space.

*The following checklist describes the characteristics of each part of the property.*

**DESIGN REVIEW COMMISSION CHECKLIST:**

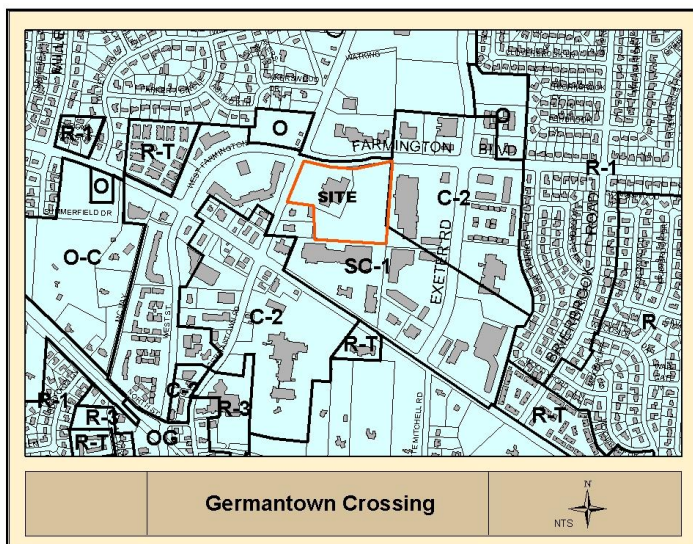
1. *Site Layout:* The plan involves the demolition of the portion of the existing shopping center building between the Kroger store and the Firehouse Subs restaurant, (13,435 sq. ft. of floor area) and the construction of 33,115 sq .ft. of new building area for the expansion of the Kroger store. The expansion will include a pharmacy with a drive-through facility.
2. *Building Elevations:* Color illustrations of the existing building and addition are provided. A Kroger representative has stated that the new construction will match the existing building in terms of brick and paint color.
3. *Street Improvements and Curb Cuts:* No changes to the existing curb cuts are proposed.

4. *Parking Lots:* The plan removes 96 spaces and adds 92 spaces. 73 spaces between the Kroger store and Auto Zone will be modified and 24 spaces to the west of the expansion area will be added.
5. *Exterior Lighting:* A lighting plan and photometric analysis is provided that indicates an average illumination level of 5.12 foot-candles in the parking lot.
6. *Garbage Collection Area:* The Kroger store will use a compactor located near the southwest corner of that building, near the loading dock. A dumpster is to be located to the rear of the Firehouse Subs space, adjacent to the rear access drive.
7. *Vents:* Locations are not provided.
8. *Gas, Electric and Water:* meters are to be located on the south side of the building.
9. *Mechanical Units:* information on the location of HVAC and other units is not provided.
10. *Emergency Generators:* near the compactor and loading dock.
11. *Landscaping:* A landscaping plan has been provided.
12. *Mailboxes:* None proposed.
13. *Signs:* Signs are illustrated on the elevation plans, but are not consistent with Germantown sign regulations. Germantown Crossing has an existing sign policy for administrative approval of wall signs.

**STAFF COMMENTS:**

1. Staff notes that the change to the pervious area is in the area of the former detention area. Landscaped areas along the Germantown Rd. and Farmington Blvd. frontages and within the parking areas outside the new construction area.
2. The proposed dumpster enclosure will be visible from the new parking area and access drive for the pharmacy drive-through. Prior to final DRC approval, a dumpster enclosure plan should be provided for DRC approval.

Prior to final DRC approval, the applicant shall provide information on the type (LED, metal halide, etc.) of light fixtures and on existing versus new fixtures.





February 28, 2014

**Mr. Wade Morgan**  
**Chief Planner**  
**City of Germantown**  
**1930 Germantown Road South**  
**Germantown, TN 38138**

**Re: City of Germantown**  
**Design Review Commission Submittal**  
**Kroger V-419 Expansion**  
**7735 Farmington Road**

Dear Mr. Morgan:

On behalf of Kroger Limited Partnership I (Kroger), Pickering Firm Inc. (Pickering) is pleased to submit this Design Review Application for the expansion of the existing Kroger grocery store at 7735 Farmington Road at the Germantown Crossing shopping center. The submittal includes this narrative along with the application form, Design Review Commission Checklist, disclosure form, 3 sets of full-sized drawings, and a CD containing all plans, applications, and checklists.

The project will include the demolition of 13,435 square feet of existing retail space east of Firehouse Subs, and subsequent expansion of the Kroger from 63,365 square feet to 96,480 square feet. To accommodate the expansion, utilities and site storm drainage will be relocated. The existing detention pond is being replaced with an underground detention system, and the site parking and landscaping is being updated to best meet the City of Germantown zoning code.

There are two variances to the landscaping regulations that were approved by the City of Germantown Planning Commission:

1. The first variance is the required green space of 35% reduced to 29%. The requested reduction is based on the replacement of the existing detention pond with an underground detention system. The area the existing detention pond was will now be a landscaped and well maintained parking area.
2. The second variance is landscape islands to be required every 16 spaces rather than every 10 spaces for the new parking rows. The requested reduction is based on the proximity to large landscaped areas of these parking rows and providing Germantown Crossing with adequate parking.





# CITY OF GERMANTOWN

TENNESSEE 1930 South Germantown Road, Germantown, Tennessee 38138-2815  
Phone (901) 757-7200 Fax (901) 757-7292 www.ci.germantown.tn.us

## DESIGN REVIEW COMMISSION PROJECT REVIEW APPLICATION

Date: FEBRUARY 28, 2014

Project Name: KROGER V-419 EXPANSION

Project Address: 7735 FARMINGTON BOULEVARD

Previous Tenant: —

Applicant's Name: TOM MCCONNELL

Mailing Address: 6775 LENOX CENTER COURT, SUITE 300 MEMPHIS, TN 38115

Email Address: TMCCONNELL@PICKERINGFIRM.COM

Telephone: 901-726-0810 Fax Number: 901-272-6911

Zoning District where project (sign or item) is to be located: SC-1

**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)

SITE PLAN, SITE LIGHTING PLAN, LANDSCAPE PLAN, AND EXTERIOR ELEVATIONS

THOMAS R. MCCONNELL  
Print Name of Applicant / Agent

[Signature]  
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.

**DISCLOSURE OF OWNERSHIP INTERESTS**

In order to assist staff and appointed and elected officials of the City of Germantown in complying with Ordinances of the City relating to conflicts of interests, the following information is required to be furnished:

1. **For Profit Entities.** If the owner of the land which is the subject of this Application ("Owner") is a for-profit entity, i.e. general partnership, limited partnership, corporation, limited liability company, R.E.I.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner. (If another business entity owns 10% or more of the ownership interests in the Owner, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Owner: KRUGER LIMITED PARTNERSHIP I (KLPI)

Persons or Entities\* Owning  
10% or More of the Ownership  
Interests of the Owner:

Name	Business or Home Address
<u>KLPI</u>	<u>800 RIDGELAKE BOULEVARD, MEMPHIS, TN 38120</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

\*See language in parenthesis above.

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**PROPOSED MOTION:** To approve the Preliminary and Final Plan for the Germantown Crossing shopping center, located on the southeast corner of Germantown Rd and Farmington Blvd, subject to the comments listed above.

Mr. Blair Parker w/Parker Design, Mr. Greg Caricco, and Brandon (inaudible) w/The Pickering Firm explained that the basic plan for the dumpster was to match the existing façade. All existing light poles

are being replaced by the tallest light poles allowed and they agreed to place these light poles into the larger landscaped islands that will be installed and into existing landscape areas where possible.

The DRC members expressed concern about the number of contiguous parking spaces not being broken up by landscape islands. They requested the designers to eliminate 2 parking spaces in the row containing 16 spaces and to convert 4 spaces in the row of 29 spaces to landscape islands. The applicant agreed to the changes.

Mr. Dennis Cobb explained that they were eagerly waiting for this approval so they could move forward. Currently they anticipate possibly July or August 2014 demolition start date. The store will be closed during the construction phase and will take approximately one year to complete.

After much discussion, Chairman Saunders called for a motion.

Mr. Sherman moved to approve the request for Preliminary and Final Plan for the Germantown Crossing shopping center, located on the southeast corner of Germantown Rd and Farmington Blvd., as discussed and subject to the comments contained in the staff report, and seconded by Mr. Bruns.

**ROLL CALL:** Alderman Marcom – Yes; Mr. Alter – Yes; Mr. Schmidt – Yes; Mr. Smith – Yes; Mr. Sherman – Yes; Mr. Bruns – Yes; Mr. Porter – Yes; Mr. Walker – Yes; Chairman Saunders – Yes.

#### **MOTION PASSED**

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#### **5. The Village of Germantown – 7820 Walking Horse Circle – Request Preliminary and Final Site Plan Approval.**

**BACKGROUND:** The Village at Germantown was initially approved as Project Development Contract #1098 by the Board of Mayor and Aldermen on June 23, 2003. It is a 247-unit continuing care retirement community for seniors and contains varying levels of housing and care, including single-family cottages, independent living apartments, assisted living, skilled care and special care units.

**DISCUSSION:** The expansion plan proposes the following:

- a. New Memory Care and Assisted Living Facility – a new 3-story building containing 49,705 sq. ft. of floor area. The building will contain 30 assisted living dwelling units, 16 memory care dwelling units and 2 skilled care units;
- b. Rehabilitation Facility – a 1,760 sq. ft. building to be located in the existing northern courtyard.
- c. Kitchen Facility Expansion – the existing building footprint will be expanded by approx. 2,968 sq. ft.
- d. Parking Area Expansion – an additional 17 parking spaces are to be constructed along the southern portion of Walking Horse Circle. These spaces were approved with the original site plan but were not constructed.

*The following checklist describes the characteristics of each part of the property.*

#### **DESIGN REVIEW COMMISSION CHECKLIST:**

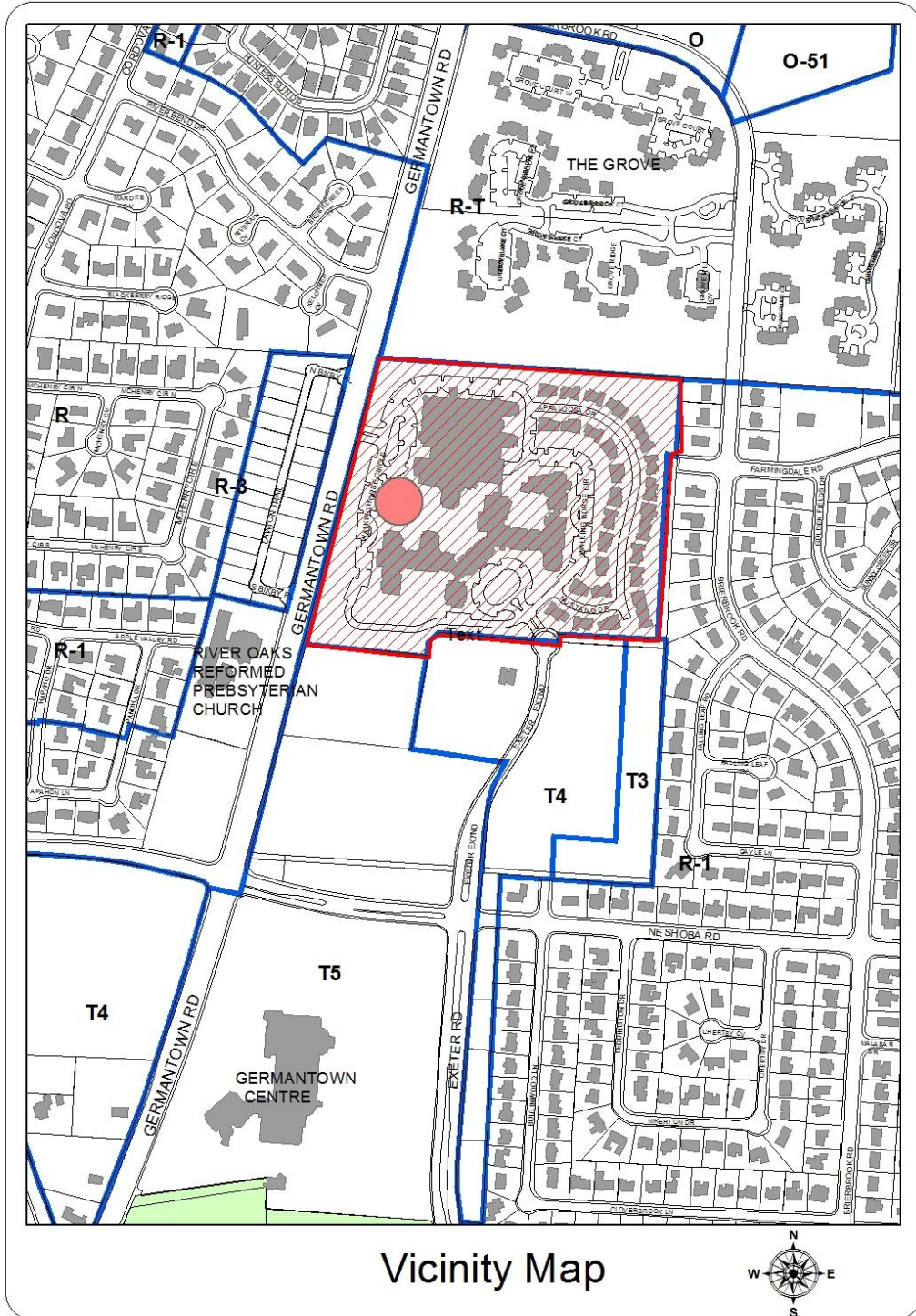
1. *Site Layout:* The project consists of one new building located in the western area of the Village at Germantown, near the Germantown Rd. entrance drive. The remaining new construction will be expansions of existing buildings.

2. *Building Elevations*: The new building will be 3 floors in height, as are the existing buildings. The exterior of the first and second floors will be primarily brick veneer, and the third floor will be EIFS. That scheme matches
3. *Street Improvements and Curb Cuts*: The existing entrances to Germantown Rd. and Exeter Rd. will be used.
4. *Parking Lots*: 17 additional parking spaces are to be provided on the southern portion of the drive that serves the Village at Germantown. The existing drive area will be modified slightly to accommodate the new building.
5. *Exterior Lighting*: One existing acorn pole light will be removed and one pole light will be relocated as part of the modification to the drive area for the new building. 36 inch tall bollard lights are proposed to illuminate pedestrian entrances and walkways.
6. *Garbage Collection Area*: No changes to the existing area is proposed.
7. *Vents*: no information provided.
8. *Gas, Electric and Water*: no information provided.
9. *Mechanical Units*: information on the location of HVAC and other units is not provided.
10. *Emergency Generators*: a new emergency generator is proposed to the south and west of the new memory care building. A detail of an enclosure is provided.
11. *Landscaping*: A landscaping plan has been provided.
12. *Mailboxes*: None proposed.
13. *Signs*: No information provided. Any new signs will have to be approved by the DRC by a separate application.

STAFF COMMENTS:

A. PRIOR TO CONSTRUCTION PLAN APPROVAL

1. Include locations of mechanical units and all building vents. Screening of mechanical units and vents shall be provided.





CITY OF  
**GERMANTOWN**  
TENNESSEE

1930 South Germantown Road, Germantown, Tennessee 38138-2815  
Phone (901) 757-7200 Fax (901) 757-7292 www.ci.germantown.tn.us

**DESIGN REVIEW COMMISSION  
PROJECT REVIEW APPLICATION**

Date: February 28, 2014

Project Name: The Village at Germantown Planned Expansion

Project Address: 7820 Walking Horse Circle Germantown, TN 38053

Previous Tenant: N/A

Applicant's Name: The Village at Germantown

Mailing Address: 7820 Walking Horse Circle Germantown, TN 38138

Email Address: rrukstad@village-germantown.com

Telephone: 901.752.2580 Fax Number: \_\_\_\_\_

Zoning District where project (sign or item) is to be located: \_\_\_\_\_

**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)*

Expansion of existing facilities (rehab, kitchen & laundry) and addn. of three story memory care & assisted living facility

MIKE DAVIS / THE REEVES FIRM  
Print Name of Applicant / Agent

[Signature]  
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.*





**Board Members:**

- 1 William Kenley, FACHE Chairman**  
Sr. Vice President/CEO  
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Asst: Rae Millard

**PROPOSED MOTION:** To approve the preliminary and final plan for additional buildings and facilities at the Village at Germantown at 7820 Walking Horse Circle, subject to the comments listed in the staff report.

Alderman Marcom recused himself from this item.



The commission requested that the materials used on the primary structure be used to enclose the generator as well; Mr. John Langdon w/SFCS Architects agreed.

After much discussion, Chairman Saunders called for a motion.

Mr. Walker moved to approve the Preliminary and Final Plan Approval for additional buildings and facilities at the Village at Germantown at 7820 Walking Horse Circle, as discussed and subject to the comments contained in the staff report, and seconded by Mr. Alter.

**ROLL CALL:** Mr. Schmidt – Yes; Mr. Sherman – Yes; Alderman Marcom – Recused; Mr. Bruns – Yes; Mr. Porter – Yes; Mr. Smith – Yes; Mr. Walker – Yes; Mr. Alter – Yes; Chairman Saunders – Yes.

### **MOTION PASSED**

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OLD BUSINESS: Mr. Cameron Ross explained that the changes to the current sign ordinance went through the BMA for the second reading on March 24, 2014. The third reading is scheduled for April 14, 2014 with the public hearing attached. He asked the board to clarify what is needed from the applicant in order to get the application finalized and what this board would like to see at the next meeting on April 22, 2014.

Chairman Saunders explained that the Design Review Commission agreed to what was sent to the Board of Mayor and Alderman and would follow whatever they approved.

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### ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 7:36 p.m.