

**DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, May 27, 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 May 27, 2014. Chairman Saunders called the meeting to order at 6:09 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; John Walker; Henry Porter; Ralph Smith; 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

1. Approval of Minutes for April 22, 2014

Mr. Sherman moved to approve the Design Review Commission minutes of April 22, 2014, seconded by Mr. Smith, with no further comments or discussions.

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


MOTION PASSED


2. Baptist Memorial Rehabilitation Hospital – 1240 S. Germantown Road – Request Approval of a Sign Package.

BACKGROUND: The Planning Commission gave preliminary and final site plan approval on June 3, 2013; the DRC gave preliminary and final plan approval on Jun3 25, 2013.


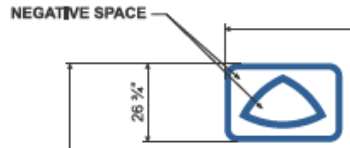
DISCUSSION: The application proposes a complete plan for wall and ground-mounted project identification signs, traffic directional signs and traffic control signs.

SIGN A: Ground Sign


Location & Height:	the single-faced sign is to be located approx. 325 feet from Germantown Rd.. Total sign height is 49 in.
Content:	
Colors & Materials:	<p>Color: letters to be painted black and blue.</p> <p>Materials: aluminum letters on a brick background color and material samples have been provided</p>

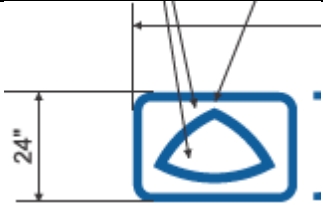
Font:	Trump Medieval
Sign Area:	32.66 sq. ft.
Logo:	
Logo Area:	0.45 sq. ft.
Mounting Structure:	Brick base
Lighting:	none

SIGN B: Germantown Rd. Wall Sign

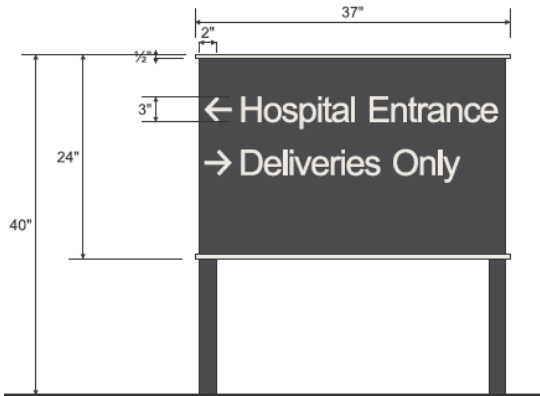
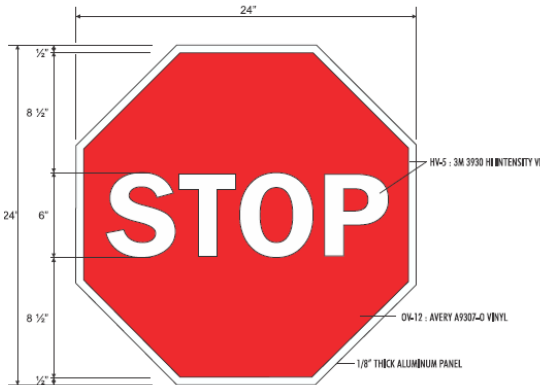
Location & Height:	the sign is to be located on the front (west elevation, Germantown Rd.) facade of the building, on a screen wall above the building roof.
Content:	
Colors & Materials:	Color: Black and blue letters Materials: Aluminum letters
Font:	corporate
Sign Area:	119 sq. ft.
Logo:	
Logo Area:	7.4 sq. ft.
Mounting Structure:	Mounted to brick building façade with silicone and stud fasteners
Lighting:	Two 400 watt flood lights; a photometric analysis is provided.

SIGN C: South Elevation Wall Sign

Location & Height:	the sign is to be located on the rear (Poplar Pike) facade of the building.
Content:	
Colors & Materials:	Color: black and blue letters Materials: Aluminum letters
Font:	Alright Sans Medium and Trump Medieval Roman
Sign Area:	90 sq. ft.

Logo:	
Logo Area:	6 sq. ft.
Mounting Structure:	Mounted to brick building façade with stud fasteners and silicone
Lighting:	LED back lighting

SIGNS D: Site Directional and Traffic Sign

Location & Height:	the directional signs will be 40 in. in height, with locations as shown on the sign plan. The traffic control signs will be mounted so as to have 84 in. (7 ft.) clearance above the ground.
Content (typical):	 
Colors & Materials:	Color: varies Materials: Aluminum signs with vinyl letters
Font:	Ariel
Sign Area:	Directional signs: 6.17 sq. ft. each
Logo:	None
Logo Area:	NA.
Mounting Structure:	Mounted to a 2 in. square aluminum post
Lighting:	none

STAFF COMMENTS:

1. The western wall sign is 119 sq. ft. in area, which requires specific DRC approval in order to exceed 100 sq. ft. The hospital's total length of wall on the west elevation is 209 ft.
2. In addition, the sign is mounted above the building's roof on a screen wall. Sec. 14-34.d. requires signs to not project above the roofline unless incorporated in the roof design and only if approved by the design review commission. The attached photo shows the proposed location.
3. The western wall sign is to be illuminated by two 400 watt LED floodlights mounted on the building. The photometric study shows illumination levels of 19 foot-candles average, with a max. of 29 foot-candles.
4. If approved, the applicant must obtain a permit from the Memphis /Shelby County Office of Code Enforcement prior to installing the signs.





WEST ELEVATION SIGN LOCATION



SOUTHERN ELEVATION SIGN LOCATION

PROPOSED MOTION: To approve the request for a sign package consisting of a ground-mounted tenant identification sign, two wall-mounted signs, including one sign of 119 sq. ft. mounted above the building roofline, and directional and traffic signs for the Baptist Rehabilitation Hospital at 1240 S. Germantown Rd. subject to staff comments.

Mr. David Brandt with Fravert Services and Tim Duke with Earl Swenson and Associates were there to answer any questions that the commission might have.

After much discussion Chairman Saunders explained that the changes that the commission would be approving would be the ground mounted sign, two signs on the building with the color scheme of blue and black, dark bronze with reflective silver band directional signs, back of the traffic control signs to match the post, and the two LED light fixtures on the western entrance sign at 119 sq ft. Chairman Saunders called for a motion.

Mr. Walker moved to approve the request for a sign package consisting of a ground-mounted tenant identification sign, two wall-mounted signs, including one sign of 119 sq. ft. mounted above the building roofline, and directional and traffic signs for the Baptist Rehabilitation Hospital at 1240 S. Germantown Rd., as discussed and subject to the comments contained in the staff report, and seconded by Mr. Sherman.

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

MOTION PASSED

3. Kimbrough Office Park PUD – Located on the Southeast Corner of Wolf River Blvd and Kimbrough Rd – Request Preliminary and Final Plan Approval.

DISCUSSION: The plan proposes two “residential-style” office buildings, with access to Kimbrough Rd.

TOTAL SITE AREA	1.226 ac.
BUILDING SIZES	Lot 1 – 12,000 sq. ft., single story Lot 2 – 8,025 sq. ft., single story
NUMBER OF PARKING SPACES	127 provided 100 required

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

DESIGN REVIEW COMMISSION CHECKLIST:

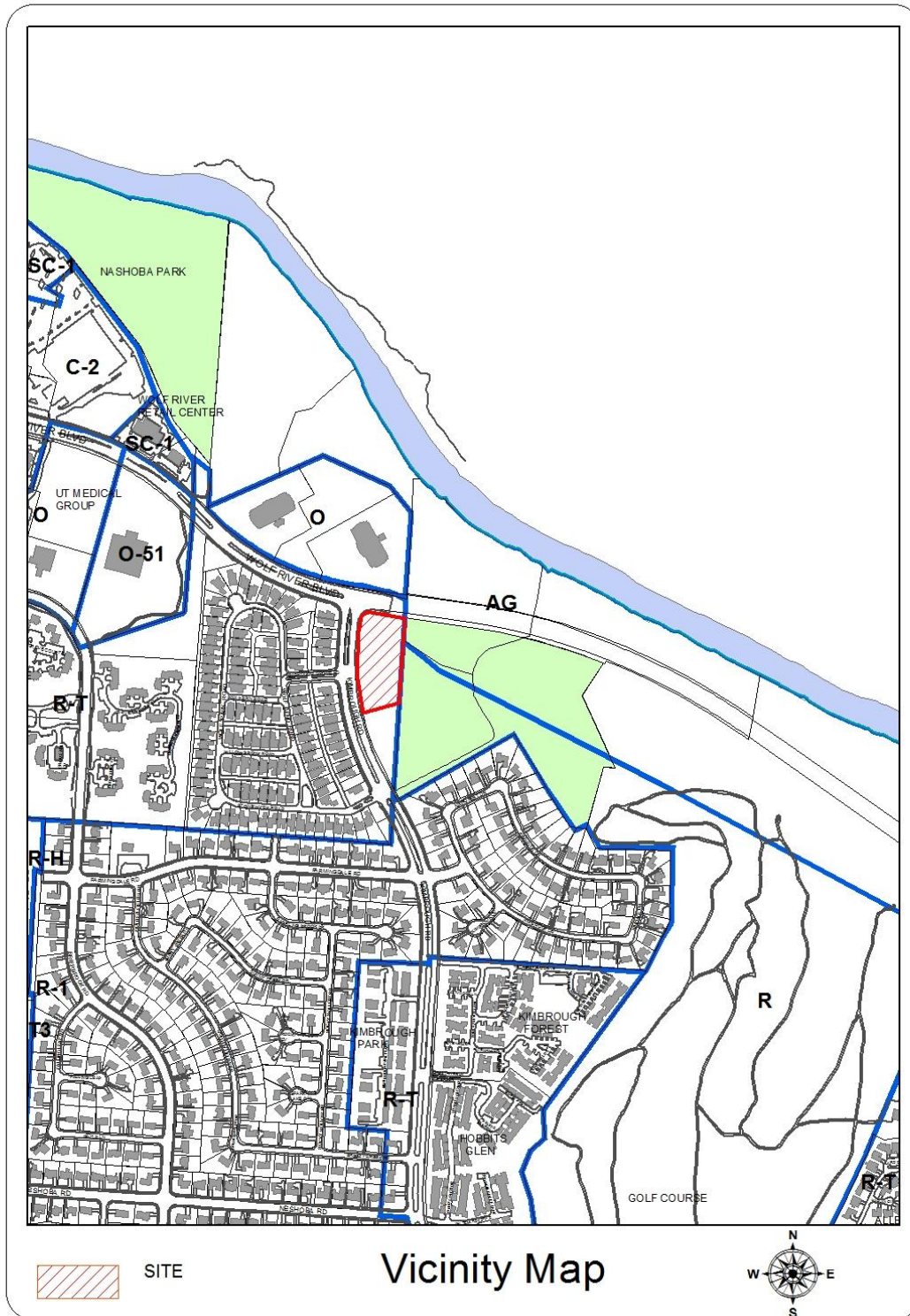
1. *Site Layout:* The project consists of 2 office buildings; one on each lot/phase. The building on Lot 1 will be placed 41.5 ft. from Wolf River Blvd. and 30 ft. from Kimbrough, and the building on Lot 2 will be placed 10.53 ft. from Kimbrough Rd. Those setbacks are consistent with the Kimbrough Office Park PUD.
2. *Building Elevations:* The lot 1 building entrance will be on the south elevation, along with the porte-cochere. The Lot 2 building entrance will be on the east elevation, toward the parking lot. Both buildings’ street facades will be similar in material, window placement and roofing, but without entrance doors. A color rendering has been provided.

Both buildings are to have natural stone veneers, architectural asphalt shingle roofing, aluminum storefront framing (“light amber” finish) and bronze or brown trim and gutters. Material samples have been provided and will be available at the DRC meeting.

3. *Street Improvements and Curb Cuts*: Two driveways to Kimbrough are provided. All street improvements are already in place.
4. *Parking Lots*: parking areas are on the south and east sides of the buildings.
5. *Exterior Lighting*: Parking lot lighting is to consist of LED fixtures mounted 20 feet above the ground on 19 foot poles. 22 wall-mounted LED building floodlights are placed on the buildings, and 9 recessed down-lights are in the canopy's ceiling. The photometric plan indicates an average of 1.8 foot-candles of illumination within the parking area, an average of 1.5 foot-candles at the wall face and 15.3 foot-candles under the canopy.
6. *Garbage Collection Area*: Two brick dumpster enclosures (one for each lot) are to be located near the east property line. A plan for the enclosure was provided.
7. *Vents*: Vents are to be located on the flat roof, and hidden behind the mansard roof.
8. *Gas, Electric and Water*: meters are to be located on the south elevation of building 1 and the east elevation of building 2, behind a landscape screen.
9. *Mechanical Units*: HVAC and other units are to be located on the flat roof, and hidden behind the mansard roof.
10. *Emergency Generators*: none indicated on the plan.
11. *Landscaping*: A landscaping plan has been provided.
12. *Mailboxes*: to be located within the parking lot island.
13. *Signs*: No specific information provided. Any new signs will have to be approved by the DRC by a separate application.

COMMENTS:

1. There may be conflicts between the landscape plan and the placement of pole lights in the lighting plan. Two Village Green Zelkovas appear to be in the same location as light poles, and can grow above the light fixtures.
2. After DRC final approval, the developer shall enter into a standard development contract with the City.



PROPOSED MOTION: To approve the Preliminary and Final Plan for the Kimbrough Office Park, located on the southeast corner of Wolf River Blvd. and Kimbrough Rd. subject to the comments contained in the staff report.

Mr. Spence Ray with McNeil Company and Mr. Jim Shumpert with the Reaves Firm explained that they took a two story building design that was outside of London and the stone work from a building at Rhodes College for their design. All natural stone is being used on this building and they would answer any questions that the commission might have.

Chairman Saunders commended the plan design for using the building to block the parking area.

The commission explained that the site plan and the landscape plan didn't match up. Mr. Ray apologized for the confusion and said that the landscape plan is the correct one to use. However, after much discussion Mr. Ray agreed to provide staff with a new corrected landscape plan.

Chairman Saunders called for a motion.

Mr. Alter moved to approve the request for Preliminary and Final Plan for the Kimbrough Office Park located on the southeast corner of Wolf River Blvd. and Kimbrough Rd., as discussed which is splitting the parking spaces and islands to provide 10 or less parking spaces in a row, moving the northeast parking lot flag pole away from the parking lot, moving the landscaping and providing the staff with the correct landscape plan; all subject to the comments contained in the staff report, and seconded by Mr. Walker.

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

MOTION PASSED

ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 7:11 p.m.