

**DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, March 24, 2015
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 24, 2015. 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. Paul Bruns, Vice Chairman; Mr. Neil Sherman, Secretary; Alderman Dave Klevan; Mr. Steve Landwehr; Mr. Christopher Schmidt; and Mr. Henry Porter

DEVELOPMENT STAFF PRESENT:

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

1. Approval of Minutes for February 24, 2015

Mr. Sherman moved to approve the Design Review Commission minutes of February 24, 2015, seconded by Mr. Schmidt, with no further comments or discussions.

ROLL CALL: Mr. Bruns – Abstain; Mr. Porter – Yes; Alderman Klevan – Yes; Mr. Sherman – Yes; Mr. Schmidt – Yes; Mr. Landwehr – Yes; Chairman Saunders – Yes.

MOTION PASSED

2. CONSENT AGENDA

- a. Triumph Bank – 7550 W. Farmington, Saddle Creek North Shopping Center – Request Approval of a Wall-Mounted Tenant Identification Sign (Case # 15-511).
Mitchell Robinson w/Sign Erectors, Inc. – Representative
- b. Madonna Learning Center – 7007 Poplar Avenue – Request Approval of a Wall Mounted Building Identification Sign (Case #: 15-512).
Tamera Redburn w/Fleming Architects – Representative
- c. Poplar Avenue at Kimbrough Road Cell Tower – 8151 Poplar Avenue – Request Approval of Additional Antennas on a Wireless Transmission Facility (Case #: 15-515).
Cindy Reaves w/SR Consulting, Inc. - Representative
- d. Farmington Elementary School – 2085 Cordes Rd – Request Approval of a Ground-Mounted Project Identification Sign.
Melissa Tolison w/Farmington PTA – Representative
- e. Village at Germantown – 7820 Walking Horse Circle – Request Approval of Additional Fence along Germantown Rd.
Tim McCaskill w/McCaskill and Associates – Representative

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. Bruns made a motion to approve the Consent Agenda for Triumph Bank with 36” letters as discussed and all others as presented, seconded by Mr. Schmidt.

Mr. Landwehr recused himself from Triumph Bank and Madonna Learning Center.

ROLL CALL: Mr. Bruns – Yes; Mr. Schmidt – Yes; Mr. Sherman – Yes; Mr. Porter – Yes; Alderman Klevan – Yes; Mr. Landwehr – Yes; Chairman Saunders - Yes

MOTION PASSED

STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS

a. Triumph Bank – 7550 W. Farmington, Saddle Creek North Shopping Center – Request Approval of a Wall-Mounted Tenant Identification Sign (Case #: 15-511).

BACKGROUND: A wall-mounted tenant identification sign was approved by the Design Review Commission (DRC) for Victory Bank, on December 20, 1994. Victory Bank was purchased by First American Bank and a wall-mounted tenant identification sign was approved by the Design Review Commission for First American Bank, on April 28, 1998. The DRC approved a wall-mounted tenant identification sign for AmSouth on May 23, 2000 and for Regions Bank on September 25, 2007 at the same location. The currently proposed sign will be in the same location as all previously approved signs on this site.

DISCUSSION: The applicant is requesting a new wall-mounted tenant identification sign for Triumph Bank, a new tenant that will soon occupy the space at 7550 W. Farmington Boulevard within the Saddle Creek North Shopping Center.

WALL SIGN

Location & Height:	One sign is to be mounted on the wall of the front of the building facing the parking lot and West Farmington Blvd. Sign height is 50 3/8 inches.
Content:	
Sign Area	64 square feet
Color & Materials:	Letters to be painted black (PMS 632) with green (360C) painted logo on the existing brick wall background. Material is Aluminum.
Font:	Block
Logo Sign Area:	
Mounting Structure:	Individual Letters & logo mounted directly to the wall with aluminum studs.
Lighting:	LED


STAFF COMMENTS:

1. The 2014 amendment to Section 14-34(c) of the Sign Regulations permits a “maximum total sign area of 75 square feet or one square foot for each lineal foot of building wall or lease

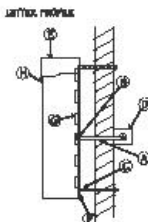
space...whichever results in the smaller sign area". The building has a total of 75 feet of applicable linear building/tenant frontage, allowing a total signage of 75 square feet.

2. The total sign size requested is 64.5 square feet including a logo, 6 square feet in size. The total proposed sign size and materials usage are in conformance with the approved sign policy for this shopping center and the T5 district.
3. The proposed letter height of 39" is not in conformance with Section 14-34(c) of the Sign Regulations, which permits a maximum letter height of 36". A warrant of 2" for letter height is needed from the DRC for the proposed sign.
4. The proposed sign colors of black and green are not in conformance with the approved shopping center sign policy. These colors are not on the list of approved colors for signs within criteria of the Saddle Creek North Shopping Center Sign Policy.
5. The Saddle Creek North Shopping Center management has no objections to the proposed sign colors and has provided to the DRC approval signatures on the sign plan and a letter of support for the proposed sign. (See Attached Letter)
6. If approved, the Saddle Creek North Shopping Center Sign Policy should be amended to add the colors to its current template.

If approved, the applicant must obtain a permit from the Memphis /Shelby County Office of Code Enforcement prior to installing the sign.

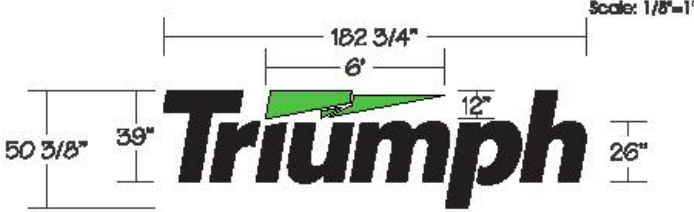


LETTER PROFILE




A	1/2" GREENFIELD CHANNEL
B	1/2" 303 STAINLESS STEEL BRACKET
C	1/2" 303 STAINLESS STEEL LETTER MOUNTING PLATE
D	1/2" 303 STAINLESS STEEL LETTER
E	1/2" 303 STAINLESS STEEL LETTER MOUNTING PLATE
F	1/2" 303 STAINLESS STEEL LETTER MOUNTING PLATE
G	1/2" 303 STAINLESS STEEL LETTER MOUNTING PLATE
H	1/2" 303 STAINLESS STEEL LETTER MOUNTING PLATE

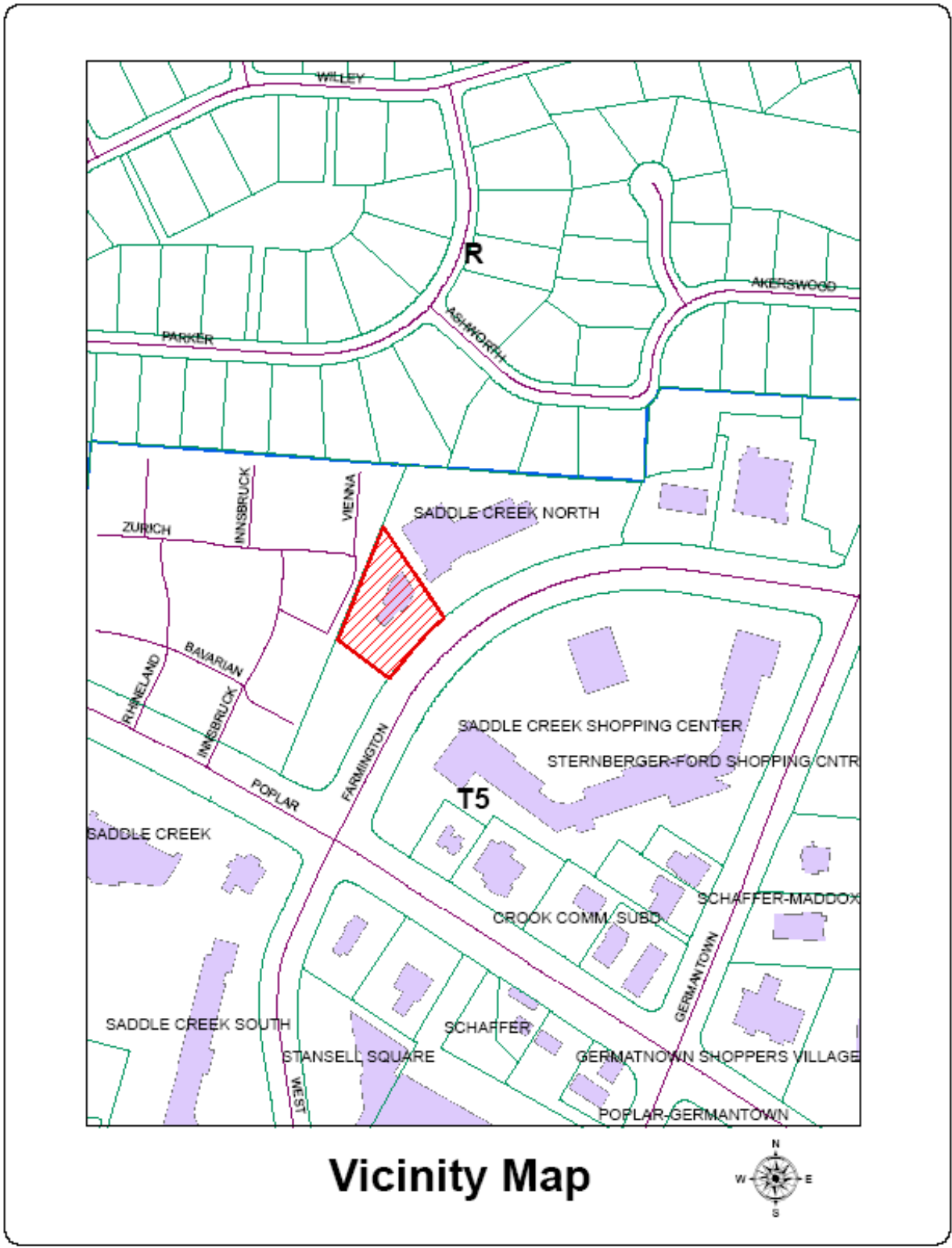
Scale: 1/8"=1'



Scale: 1/4"=1'

	Customer: Triumph Bank Location: GERMANTOWN, TN	
Approved By: _____	Date: 12-27-14	Sales Rep: M.R.
This is an original unpublished design created by Ruberik Sign, Inc. for your personal use. In conjunction with a project being planned for you by Ruberik Sign, Inc. It is not to be shown to anyone outside your organization, nor is it to be copied, reproduced, altered or submitted in any way.		

64 SQ. FT.



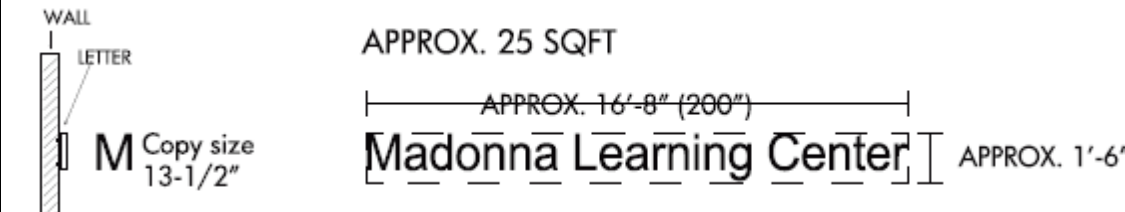
PROPOSED MOTION: To approve a wall-mounted tenant identification sign for Triumph Bank at 7550 W. Farmington, Saddle Creek North Shopping Center, subject to staff comments.

b. Madonna Learning Center – 7007 Poplar Avenue – Request Approval of a Wall-Mounted Building Identification Sign (Case #: 15-512).

BACKGROUND: The Board of Zoning Appeals approved a use on appeal for the expansion of the school on November 12, 2013. The Planning Commission approved the preliminary and final site plan for the expansion on February 4, 2014. The DRC approved on February 25, 2014 the plans for construction of a 3,770 sq. ft. building on the southwest side of the site that will house the school’s Adult Training Program; and 2) the demolition of the existing chapel in order to construct a 25,580 sq. ft. single-story addition to the existing 2-story classroom building.

The existing ground sign was approved by the DRC on July 23, 1996. It is 24.5 sq. ft. in area and six feet in height. It is located 13 feet from the edge of the Poplar Ave. pavement.

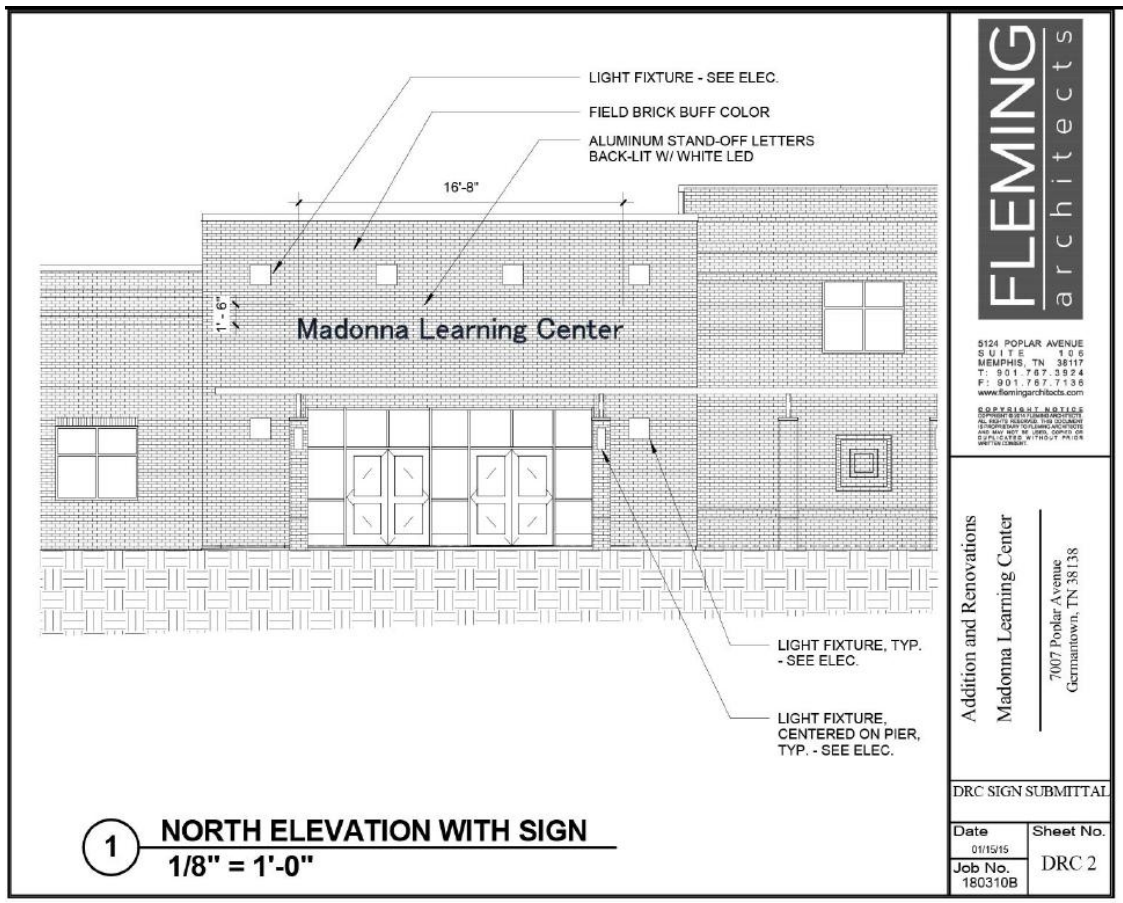
DISCUSSION:

WALL SIGN	
Location & Height:	One sign to be mounted on the wall of the building above the public entrance facing Poplar Ave.
Sign Area	25 square feet
Content:	
Color & Materials:	Letters to be aluminum with a dark bronze finish
Font:	Arial Font
Letter Size	1 ft. 6 in. in ht.
Mounting Structure:	Individual letters to be mounted to the building wall with stud fasteners.
Lighting:	LED white
Landscaping	N/A

STAFF COMMENTS:

1. The proposed sign conform to the requirements for private school signs.
2. The existing ground sign is to remain in its current location.

If approved, the applicant must obtain a permit from the Memphis /Shelby County Office of Code Enforcement prior to installing the signs.



Description: W6489 Building Letters
 Qty: 1
 APPROX. 48.42 SQFT



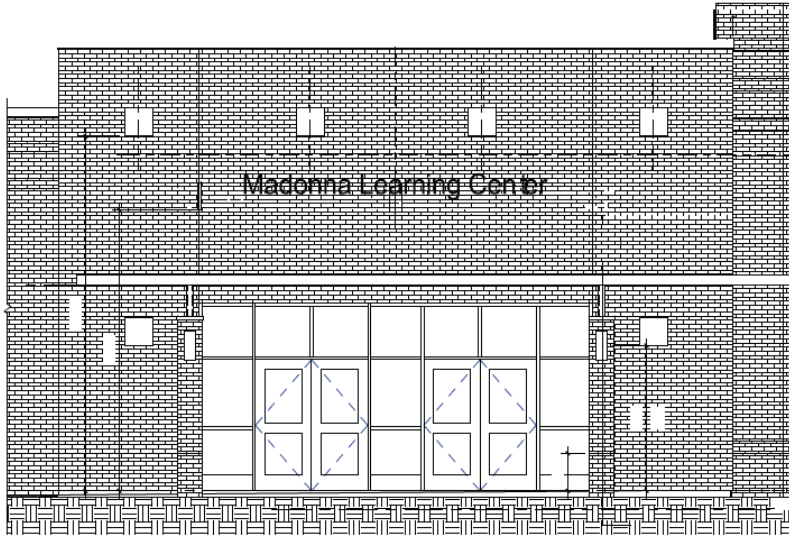
APPROX. 25 SQFT

APPROX. 16'-8" (200")

Madonna Learning Center

APPROX. 1'-6" (18")

32' (384")

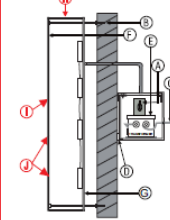


BACK LIT WITH LEXAN BACKS

MANUFACTURE AND INSTALL ONE SET OF INDIVIDUALLY MOUNTED BACK LIT (L.E.D) CHANNEL LETTERS. THESE LETTERS WILL HAVE CLEAR LEXAN BACKS FOR ADDED PROTECTION.

1.5" LETTER STROKE

LETTER THRU SECTION

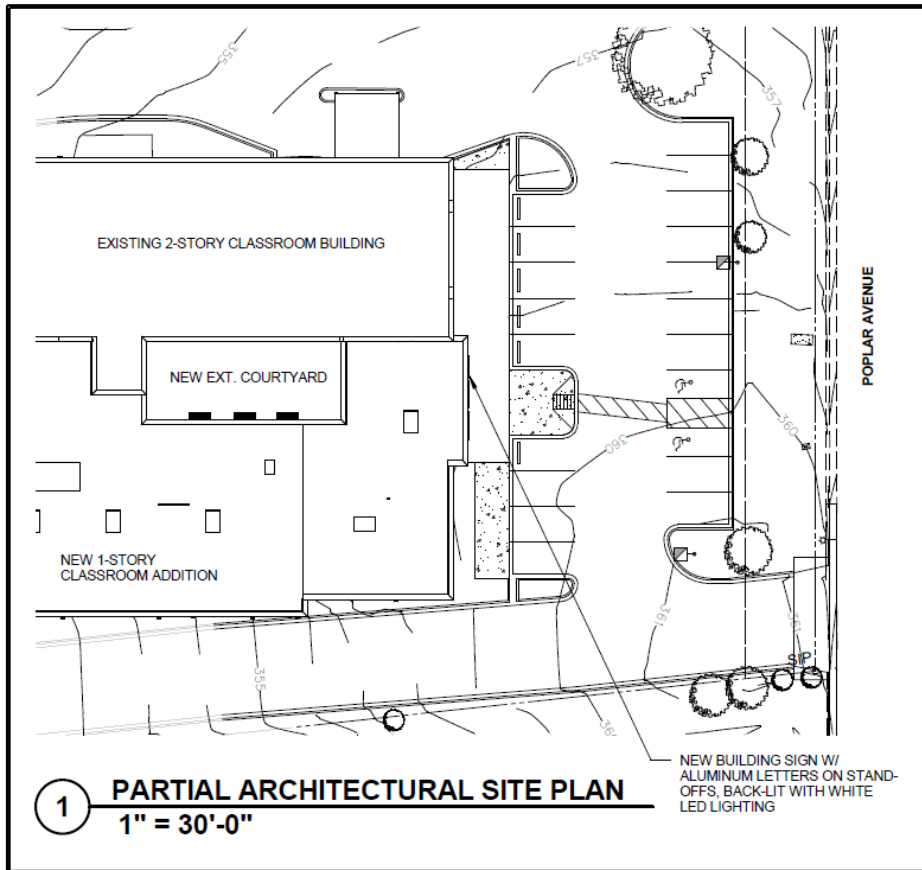


A	BRICK/CONCRETE MOUNT
B	ALUMINUM CHANNEL
C	BRASS/ALUMINUM BRASS
D	ALUMINUM LETTER
E	BRASS/ALUMINUM BRASS
F	BRASS/ALUMINUM BRASS
G	LED LIGHT SOURCE
FINISH SPECIFICATIONS FOR THE MATERIALS BELOW	
H	ALUMINUM FINISH: D BRONZE
I	BRASS/ALUMINUM FINISH: D BRONZE
J	WALL LED: WHITE
WALL TYPE: BRICK	

SUBMITTED: 02/26/2015
 W. O. #: 6489
 CLIENT: Madonna Learning Center
 LOCATION: Germantown TN

DRAWING  **PROOFS**
 *Copyright 2015
 667 Chaney Drive • Collierville, TN 38017 901.861.3001 office • 901.861.3021 fax

() OK as is
 () PROOF with correction
 Approved Date: _____
 Signature: _____



FLEMING
 architects

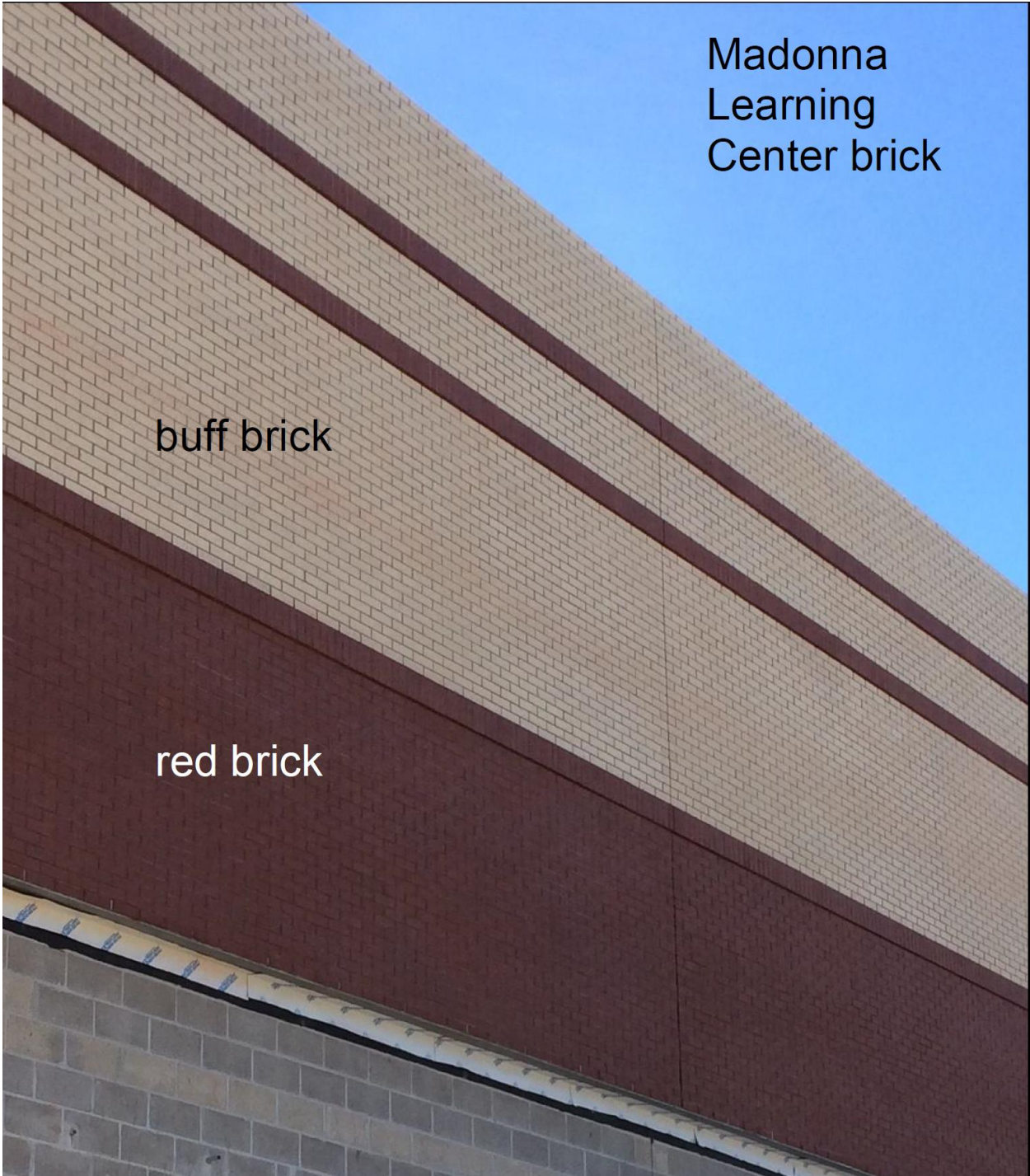
8124 POPLAR AVENUE
 SUITE # 408
 MEMPHIS, TN 38117
 T: 901.747.3824
 F: 901.747.1158
 www.flemingarchitects.com

POPLAR AVENUE

Addition and Renovations
 Madonna Learning Center
 7007 Poplar Avenue
 Germantown, TN 38138

DRC SIGN SUBMITTAL

Date	Sheet No.
01/15/15	DRC 1
Job No.	
180310B	



Madonna
Learning
Center brick

buff brick

red brick

CITY OF GERMANTOWN

DESIGN REVIEW COMMISSION APPLICATION FOR PERMANENT SIGN

(COMPLETE INSTRUCTIONS ON REVERSE SIDE)

Date: 02.27.15

MADONNA LEARNING CENTER

1. Sign Owner: JO GILBERT Phone No: 901.752.5767 Fax No: 901.752.5039
2. Sign Owner's Address: 7007 POPLAR AVE. Email Address: jjgilbert@madonna-learning.org
3. Sign Location Address and Name of Shopping Center: 7007 POPLAR AVENUE, MADONNA LEARNING CENTER
4. Zoning District: Commercial ; Residential ; Old Germantown ; Office .
5. Sign will be mounted on: Wall ; Ground .
6. Type Sign: Tenant Identification Project Identification (SCHOOL)
 Building Identification Traffic Directional
 Exterior Directory Subdivision Identification
 Service Station Sign Other (If other, explain on separate page)
7. Number of Sign Faces: One ; Two .
8. Linear feet of building frontage occupied by business where sign will be located: 123 feet.
9. Size of Sign: Width: 16 feet 8 inches; Height: 1 feet 6 inches
TOTAL AREA OF SIGN IN SQUARE FEET: 25 SF
10. Height of sign at its highest point above the surrounding grade: 16 feet 6 inches.
11. Size of Letters: 1) Height 1'-6" Width 16'-8" Font: ARIAL
2) Height N/A Width Font:
3) Height N/A Width Font:
12. Colors: Letters: DARK BRONZE SUBMIT COLOR SAMPLES
Background: BUFF BRICK (BLDG) SUBMIT COLOR SAMPLES
13. Orientation of Sign to the Street: Parallel ; Perpendicular ; Angled .
14. Distance sign is set back from the street curb or edge of pavement
(for corner lots, provide distance from both streets).
102 Feet 10 Inches Name of Street: POPLAR AVENUE
N/A Feet Inches Name of Street:
15. Distance building is set back from the street curb or edge of pavement (for corner lots, provide distance from both streets).
102 Feet 10 Inches Name of Street: POPLAR AVENUE
N/A Feet Inches Name of Street:
16. Sign Content (words, letters, logos): MADONNA LEARNING CENTER
17. Size of logo: Horizontal N/A feet inches; Vertical feet inches.
18. Sign Materials: Letters ALUMINUM; Sign Face N/A
Mounting Structure (type and materials): ALUMINUM STAND OFFS
19. Sign Illumination, if applicable (type, location and wattage): LED, BACK-LIT, WHITE LED.
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments: LETTERS WILL BE INDIVIDUALLY MOUNTED AND BACK-LIT WITH LED. LETTERS ARE 3" THICK ON 1" STAND-OFFS WITH LEXAN BACK.
22. The following materials shall be submitted:
 - A. TWENTY (20) SETS OF ALL REQUIRED MATERIALS SHOULD BE SUBMITTED PRIOR TO THE DEADLINE, INCLUDING THE APPLICATION FORM AND THE FOLLOWING:
 - Sketch of the sign (DRAWN TO SCALE).
 - Site plan, showing the sign location (DRAWN TO SCALE).
 - Details of lighting (if applicable). Provide a plan showing the location of the lights and landscaping.
 - If applying for a wall sign, supply a drawing of the building façade with the sign in place.
 - B. One Floppy Disk or CD of all plans in .jpg format (or other format, as approved by the City)
 - C. One set of color samples (provide manufacturer and name and number of colors)
 - D. Completed disclosure form, which makes up the last two pages of this application.

Name of Applicant / Agent (please print) TAMARA REDBURN, FLEMING ARCHITECTS
Address: 5101 WHEELIS, STE. 215, MEMPHIS Email Address: tredburn@flemingarchitects.com
Phone No: 901.767.3924 38117 Fax No.: 901.767.7136

• 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: MADONNA LEARNING CENTER

President or Equivalent
Chief Executive Officer SEE ATTACHED.

Members of the Board of Directors of the Owner:

Name	Business or Home Address
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

MADONNA BOARD OF DIRECTORS 2013-2014

John Haase - Board President
Director of Business Development, McVean Trading

Mike Neel, MD - Board Vice President
Orthopaedic Surgeon, OrthoMemphis & St. Jude
Chief of Staff, Methodist Germantown

Jimmy Dickey - Board Treasurer
The Marston Group, PC
Certified Public Accountants and Business Advisors

Elizabeth Williamson - Board Secretary
Community Leader, Parent

Mike Glenn (Past Board President)
Executive Vice President, FedEx
President and CEO, FedEx Corporate Services

Barney Abis (Past Board President)
Assistant Director, Sales Delta Foremost

John Bobango
Partner, Farris Bobango Attorneys at Law

Barbara Daush
President, St. Agnes Academy - St. Dominic School

Chris Miller
Civic Teacher, St. Georges Independent School

Michael Barrella
Global Finance Process Lead, Pfizer Inc.

Andy Gattas
Knowledge Tree

Brother Chris Englert
President, Christian Brothers High School

John Sampietro
Managing Partner, Trestle Point, LLC

Mike Mattingly
Co-owner and Vice President, The Court Company

Marianne Hartquist
Director of Development
Rudi E. Scheidt School of Music
University of Memphis

PROPOSED MOTION: To approve a wall-mounted tenant identification sign for Madonna Learning Center at 7007 Poplar Ave., subject to staff comments and the documents submitted with the application.

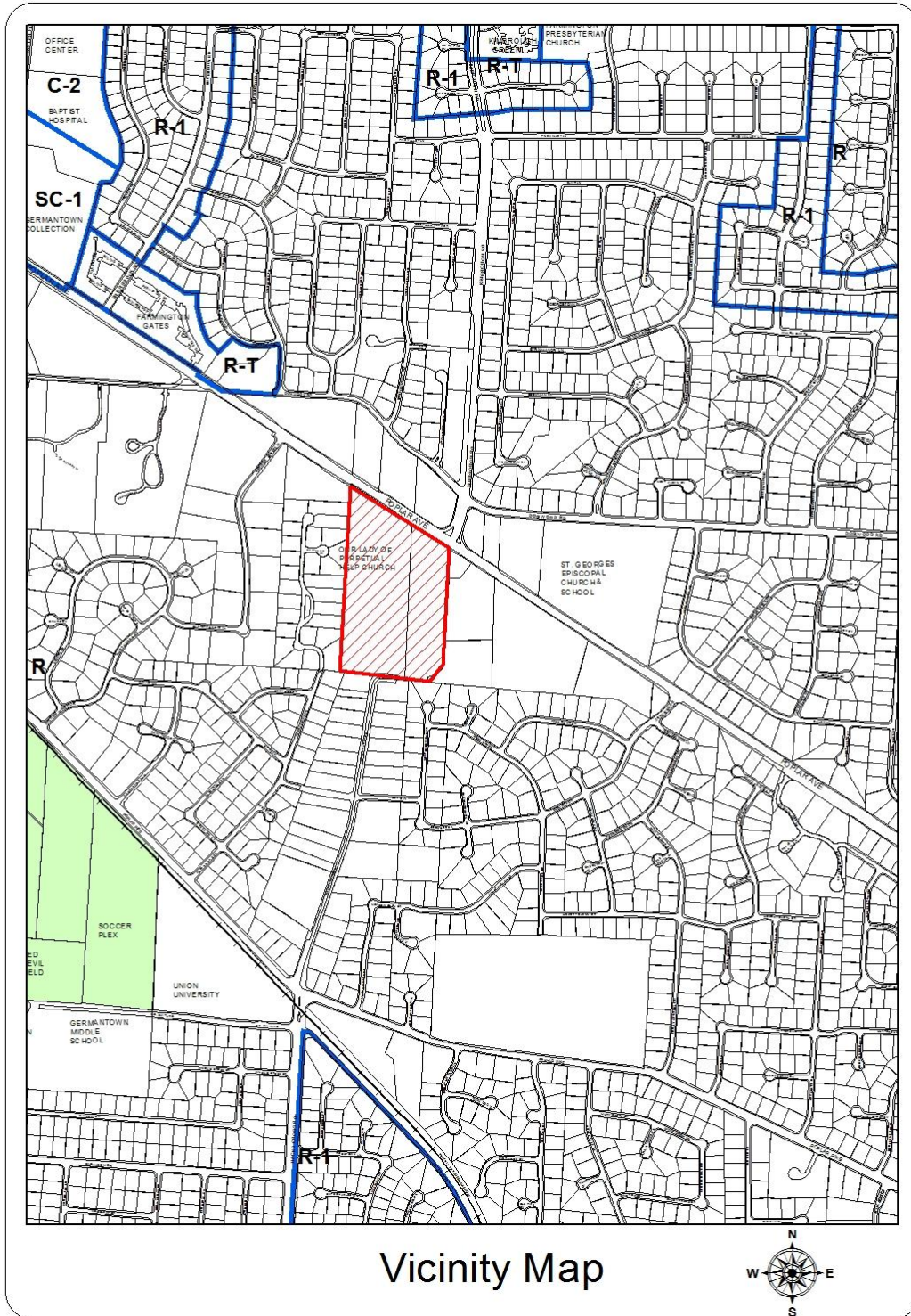
c. Poplar Avenue at Kimbrough Road Cell Tower – 8151 Poplar Avenue, - Request Approval of Additional Antennas on a Wireless Transmission Facility (Case #: 15-515).

BACKGROUND: The existing wireless transmission facility (WTF) was approved by the Board of Zoning Appeals (BZA) at its meeting on April On April 10, 2001, and by the Planning Commission on June 4, 2001. The WTF was constructed under Project Development Contract 1076. The BZA approved a variance to allow the tower to be increased in height by 20 feet on January 15, 2015.

DISCUSSION: The tower is currently 100 feet tall. The plan adds additional antennas to the top of the tower. The tower is a “monopine” variety, with the antennas designed to give the appearance of pine tree limbs. The new antennas will match the existing antennas. All new ground equipment will be contained within the fenced-in compound and lease area.

COMMENTS:

1. An illustration of the tower with the proposed additional antennas is attached. If the antenna addition is approved by the Design Review commission, the application shall proceed to the Planning Commission for final site plan approval.





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: 2-20-15

Project Name: Highway 72 at Kimbrough Road Cell Tower

Project Address: Property address: 8151 Highway 72, Cell Tower address: 8165 Highway 72

Previous Tenant: N/A

Applicant's Name: Lessee: Crown Castle USA Inc.

Mailing Address: 370 Mallory Station Road, Suite 505 Franklin, TN 37067

Email Address: monica.mosesso@crowncastle.com

Telephone: 615-771-1561

Fax Number: _____

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

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)*

Request for approval of a cell tower height increase from 100 feet to 120 feet. Corresponding equipment will be added inside the existing tower compound but otherwise the compound will not change

Cindy Reaves (Agent: SR Consulting LLC)

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.

POPLAR KIMBROUGH (Sheet 1 of 2)
 8151 Poplar Ave. Memphis, TN 38138



The included photographic simulation(s) are intended as visual representations of a proposed cell site and should not be used for construction purposes. The materials represented within the photographic simulation are subject to change and the installation may vary.

Verizon Wireless
 One Allied Dr.
 Little Rock, AR 72202

Applicant

1700 Sherwin Ave, Des Plaines, IL 60018 | 773.380.3800 | www.jacobs.com

JACOBS

POPLAR KIMBROUGH (Sheet 2 of 2)
 8151 Poplar Ave. Memphis, TN 38138



The included photographic simulation(s) are intended as visual representations of a proposed cell site and should not be used for construction purposes. The materials represented within the photographic simulation are subject to change and the installation may vary.

Verizon Wireless
 One Allied Dr.
 Little Rock, AR 72202

Applicant

1700 Sherwin Ave, Des Plaines, IL 60018 | 773.380.3800 | www.jacobs.com

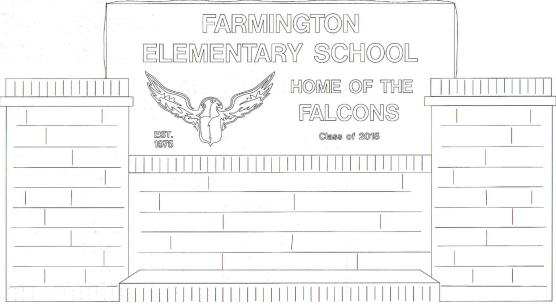
JACOBS

PROPOSED MOTION: To approve the additional antennas on the Wireless Transmission Facility at 8151 Poplar Ave., subject to the plans filed with the application and staff comments.

d. Farmington Elementary School – 2085 Cordes Rd – Request Approval of a Ground-Mounted Project Identification Sign.

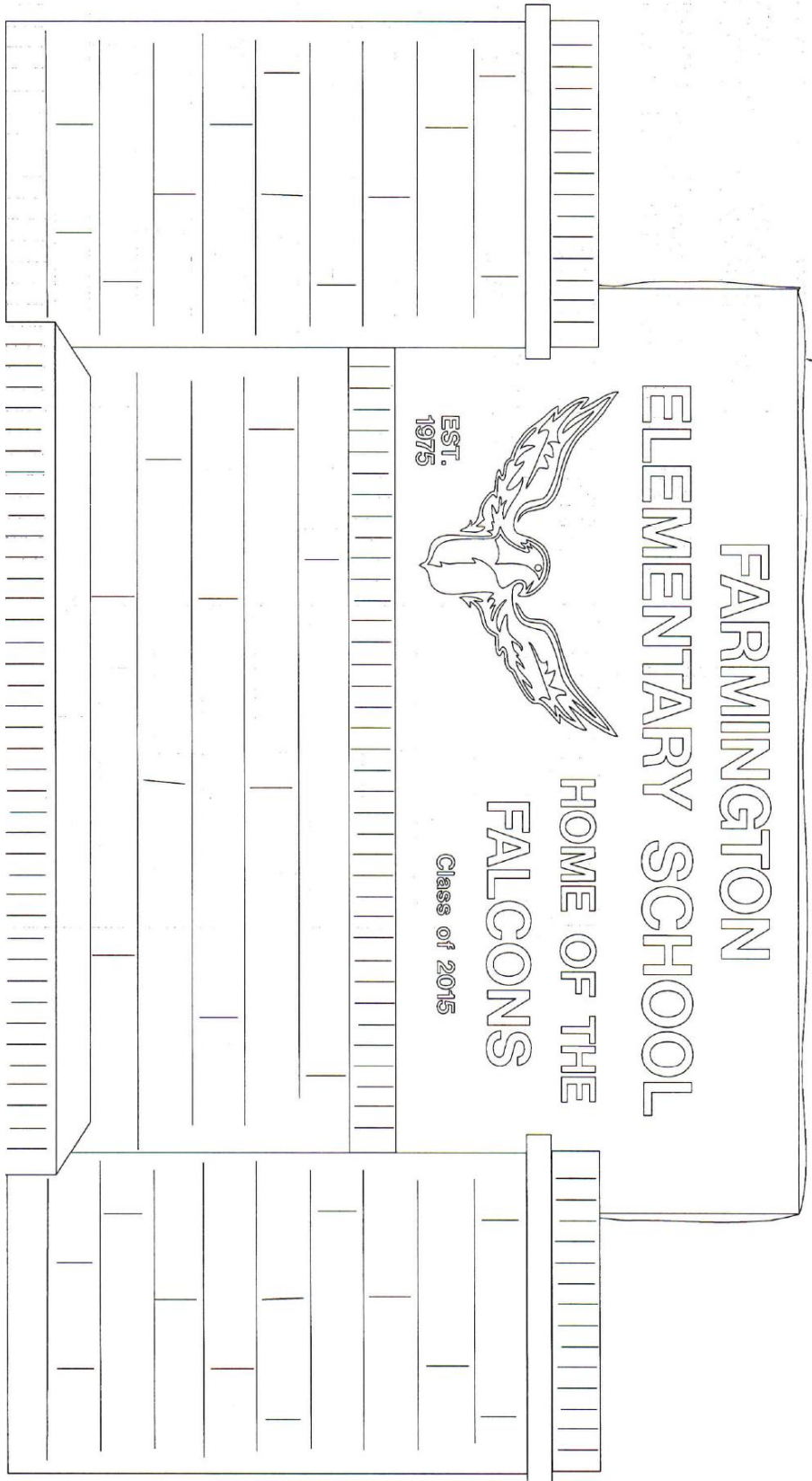
BACKGROUND: Farmington Elementary School is part of the Germantown Municipal School District. The existing ground sign was approved by the DRC on November 15, 1988.

DISCUSSION:

Location & Height:	One sign to be constructed 30 feet behind the curb of Cordes Rd., parallel to the street. Total sign height of 5 feet.
Sign Area	21 square feet (7 ft. wide by 3 ft. height, excluding the 2 ft. base)
Content:	
Color & Materials:	Granite sign with black letters, mounted on a brick base.
Font:	Block letters
Letter Size	Not specified
Mounting Structure:	Installed in a brick base
Lighting:	none
Landscaping	None proposed

STAFF COMMENTS:

1. The proposed sign conforms to the requirements for school signs.
2. Prior to construction, the sign must receive approval from the Germantown Municipal School District.
3. The existing ground sign is to be demolished as part of the construction of the proposed sign.
4. If approved, the applicant must obtain a permit from the Memphis /Shelby County Office of Code Enforcement prior to installing the signs.
5. The sign is to be similar in appearance to the Southwind Elementary sign (see attached photo).



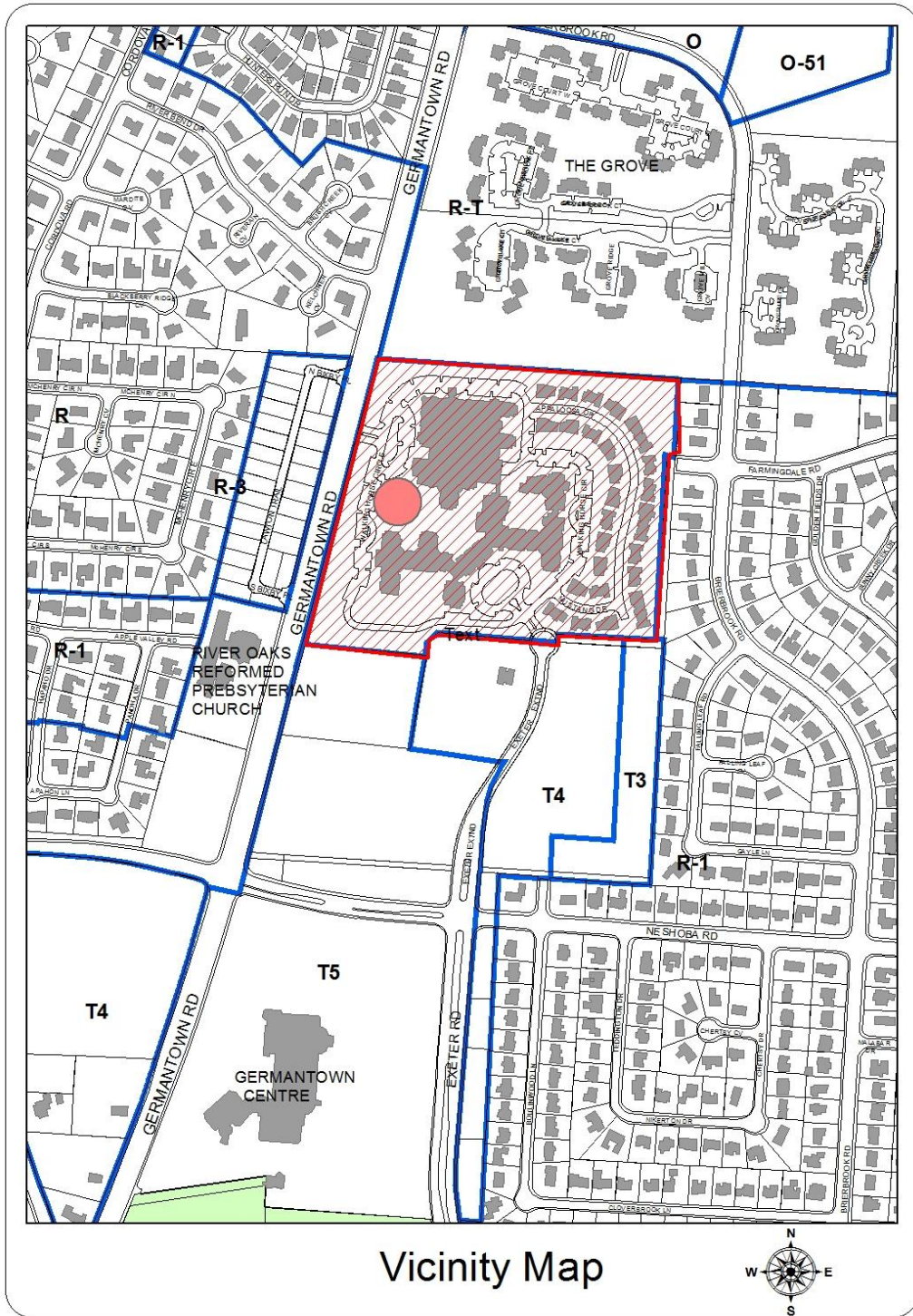


PROPOSED MOTION: To approve a ground-mounted project identification sign for Farmington Elementary School at 2085 Cordes Rd., subject to staff comments and the documents submitted with the application.

e. **Village at Germantown – 7820 Walking Horse Circle – Request Approval of Additional Fence Along Germantown Rd.**

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. The DRC approved plans for expansion of a 3-story Memory Care and Assisted Living Facility, a Rehabilitation Facility, and a Kitchen Facility Expansion on March 25, 2014.

DISCUSSION: The Village at Germantown proposes the construction of a six foot tall metal fence along the Germantown Rd. frontage. The fence is to be on the parking lot side of the landscape area along Germantown Rd., and is to be 50 feet from Germantown Rd. at the closest point. The fence will match the existing fence along portions of the east and south property lines.







Board Members:

1 William Kenley, FACHE Chairman
Sr. Vice President/CEO
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Fax: 901-516-6669
E-mail: kenleyw@methodisthealth.org
Assistant: Carol Devers deversc@methodisthealth.org

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Peck Investment Company
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Hm: 901.882.0274
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E-mail: dc.peck@peckinvestmentco.com

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4 Donna Abney
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E-mail: james.mclaren@arlaw.com
www.adamsandree.com
Asst: Rae Millard

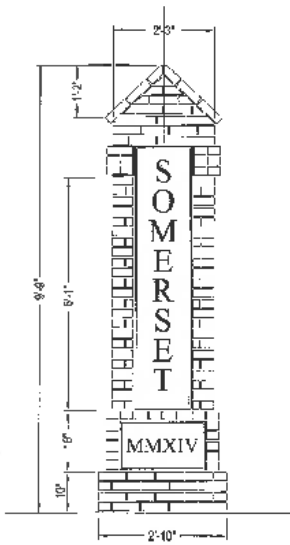
PROPOSED MOTION: To approve the construction of a six foot tall metal fence at the Village at Germantown at 7820 Walking Horse Circle, as shown on the plans filed with the application.

3. Somerset Subdivision – East Side of Exeter Rd, North of Neshoba Rd – Request Approval of Two Subdivision Identification Signs (Case #: 15-513).

BACKGROUND: The Planning Commission approved the preliminary and final plan for Somerset Subdivision on October 1, 2013. The Board of Mayor and Aldermen approved Contract #503 for this subdivision on October 2, 2013.

DISCUSSION: The applicant is requesting two Subdivision Identification Signs to be located at the two new street entrances to this development from Exeter Road. Each sign will be a single-face column situated within the Common Open Space, landscaped entrances into this new residential subdivision.

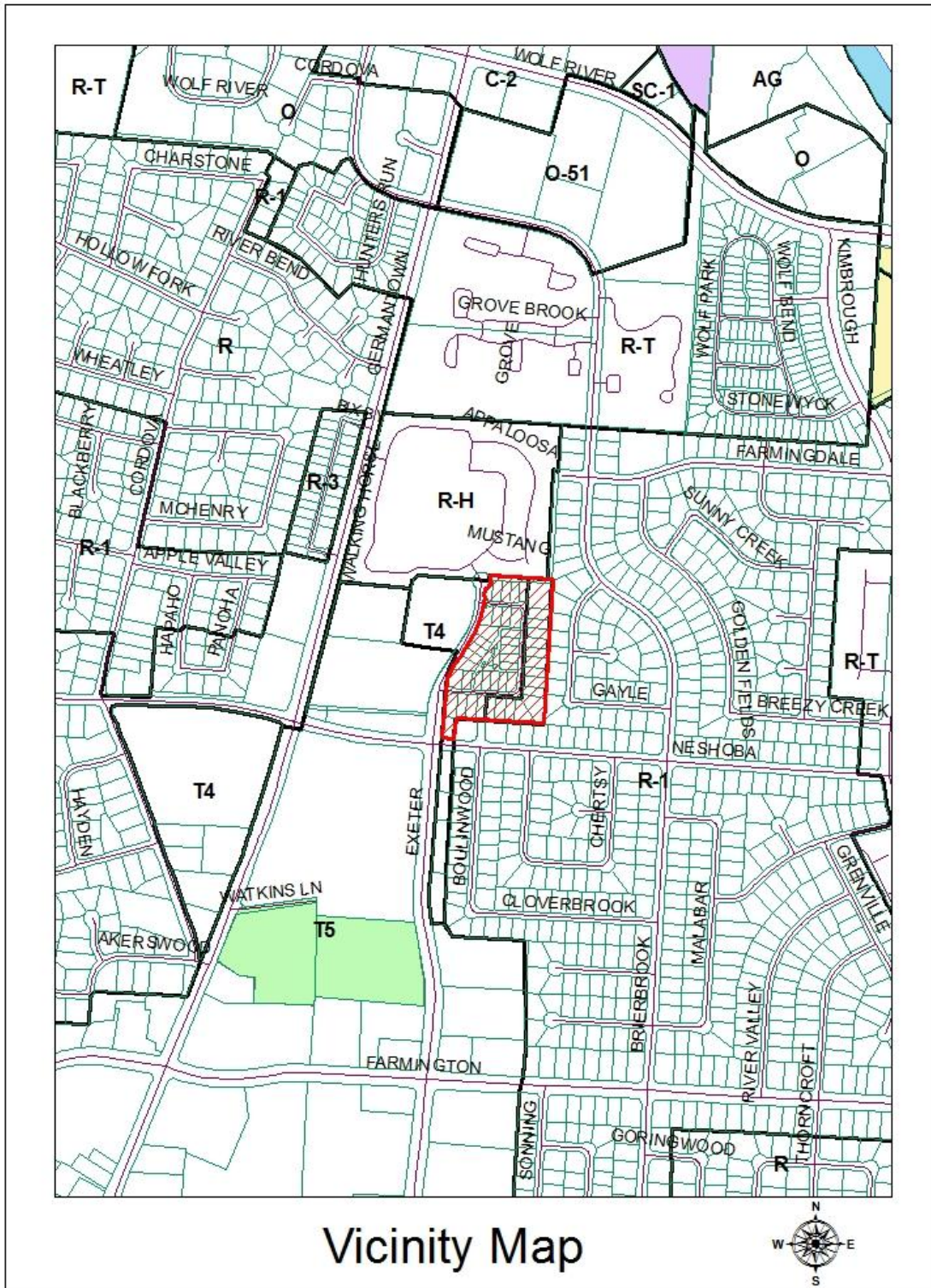
SUBDIVISION IDENTIFICATION SIGNS

Location & Height:	Two signs are to be located with the landscaped COS areas at the new street entrances from Exeter Road. The sign height is 9’9”.
Content:	 <p style="text-align: center;">BRICK MASONRY COLUMN SIDE ELEVATION</p>
Color & Materials:	Letters chiseled directly into limestone Structure will be brick masonry
Font:	New Times Roman
Logo Sign Area:	None
Mounting Structure:	Individual letters chiseled directly into the limestone front of the brick structure
Lighting:	None

STAFF COMMENTS:

1. The Code permits a maximum total sign area of 50 square feet regardless of the number of faces. The total sign area of the proposed signs is 16 square feet (8 square feet per column). The total proposed sign area, number, and content are in conformance with the Sign Regulations for the T3 and T4 Districts.
2. Section 14-32(d)(1) of the Sign Regulations requires signs be “setback a minimum of 20 feet from the face of the curb or edge of the pavement of the main street and approved by the Design Review Commission”. The both signs are setback less than the required (13 feet and 15.8 feet) from Exeter Road. A setback warrant of 7 feet and 4.4 feet is needed from the DRC for the proposed signs.

3. If approved, the revised landscape plan that reflect the approved signs shall be submitted to the City Engineer as a replacement for the existing landscape plan sheet within the approved Construction Plans for this subdivision.



PROPOSED MOTION: To approve two subdivision identification signs including warrants for setback distances of 13 feet and 15.8 feet for Somerset Subdivision, subject to staff comments.

Mr. Spence Ray with McNeil Company explained that this was a replica of the brick fence columns that were used in the project without the limestone panels. The profile of the fence columns that surround the south, north, and east side of the subdivision match this profile as well as the brick.

After much discussion, Chairman Saunders called for a motion.

Mr. Landwehr made a motion to approve the two subdivision identification signs, relocating the southern identification sign closer to the intersection 20' out from the side with additional landscaping and the northern identification sign to be 20' off of the road as well, seconded by Mr. Sherman.

Chairman Saunders also pointed out that they were asking the applicant to get with staff to work out the appropriate landscaping arrangements.

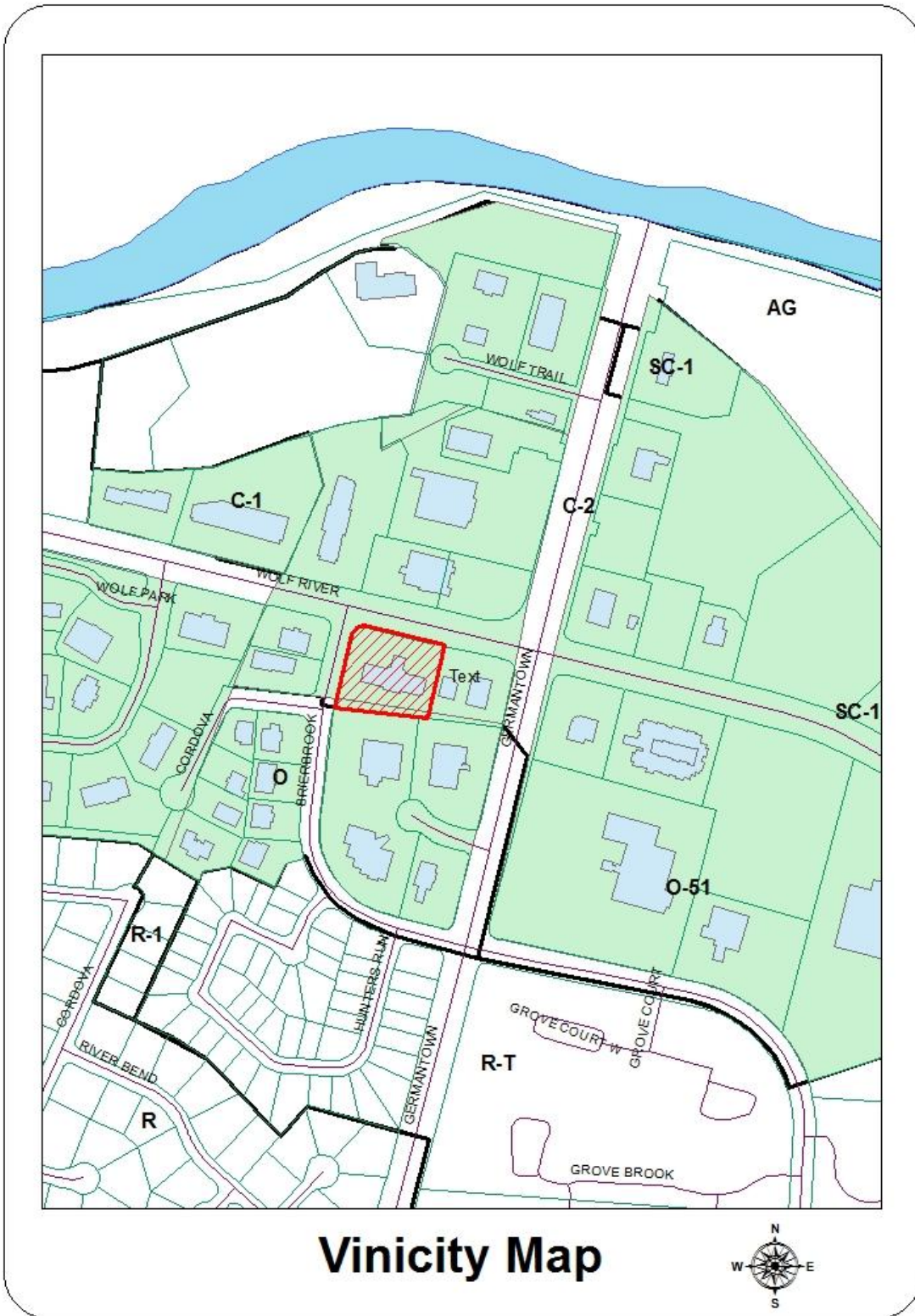
ROLL CALL: Alderman Klevan - Yes; Mr. Schmidt – Yes; Mr. Sherman – Yes; Mr. Bruns – Yes; Mr. Porter – Yes; Mr. Landwehr – Yes; Chairman Saunders - Yes

MOTION PASSED

4. Comfort Inn & Suites – 7787 Wolf River Blvd – Request Approval of Exterior Building Modifications (Case #: 15-514).

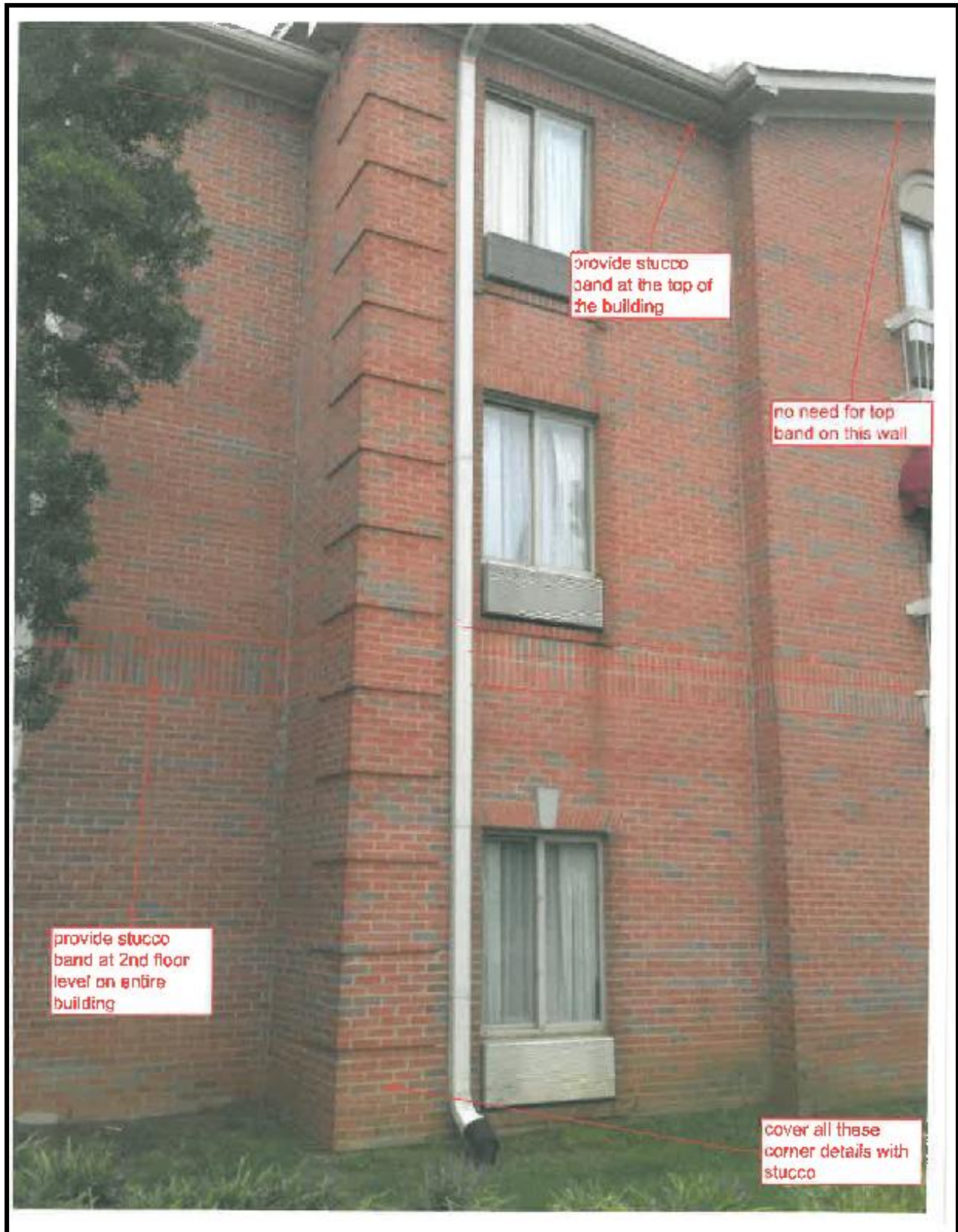
BACKGROUND: The Board of Mayor and Aldermen granted approval of Project Development Contract No. 976 for Best Inns & Suites on December 12, 1994 and the hotel was built in 1996. The hotel changed its name from Best Inns & Suites to Comfort Inns & Suites in 2003 and the Design Review Commission approved a new Ground-Mounted Tenant Identification Sign to reflect the new business name. On April 26, 2005, the Design Review Commission approved a new ground-mounted tenant identification sign package, which was based on color changes made by the corporate franchise's to its signs.

DISCUSSION: The request is to allow exterior modifications to all sides of the existing building. The major change to the exterior will be the addition of stucco to specifically targeted places on the building. Additional changes also include the removal of canvas awnings from doors and windows, the replacement of the main front window in the lobby with automated sliding double doors, and replacement of the existing concrete with stamped concrete under the porte-cochere area. Color pictures of the existing building with the areas marked to reflect where the changes will occur on the building are included in this report. The applicant has provided paint and material samples along with this application.









provide stucco band at the top of the building

no need for top band on this wall

provide stucco band at 2nd floor level on entire building

cover all these corner details with stucco







PROPOSED

PROPOSED MOTION: To approve exterior building modifications for 7787 Wolf River Boulevard, subject to the plans filed with the application.

The applicant was not in attendance at the meeting.

Mr. Landwehr made a motion to table Comfort Inn & Suites located at 7787 Wolf River Boulevard to next month to allow the applicant to attend the next meeting and provide some additional information concerning installation of materials and submission of a better quality rendering print of the proposed building exterior after all modifications are completed, seconded by Mr. Bruns.

ROLL CALL: Alderman Klevan – Yes; Mr. Schmidt – Yes; Mr. Sherman – Yes; Mr. Bruns – Yes; Mr. Porter – Yes; Mr. Landwehr – Yes; Chairman Saunders - Yes

MOTION TABLED

5. Medicus Office building – 9236 Poplar Pike – Request Preliminary and Final Plan Approval (Case #: 15-504).

BACKGROUND: On August 27, 2001, the Board of Mayor and Aldermen approved the third and final reading for the rezoning of the subject Lot 2 from “R-H” Retirement Housing to “O-51” Office. On October 2, 2001, the Planning Commission approved a request for Preliminary Approval of an Office P.U.D. The applicant never went further with this request. On August 7, 2007, the Planning Commission approved a request for Preliminary Plat Approval of a 2-lot subdivision of the property; Forest Hill Professional Plaza Subdivision.

The BZA, on December 9, 2014, approved a variance on this site to allow a building encroachment into the front yard setbacks on this Lot. Setbacks of 40 feet from the south property line and 10 feet from Professional Plaza Drive were approved by the Board. On February 3, 2015, the Planning Commission approved the preliminary and final site plan for the office building.

DISCUSSION: The plan proposes an 11,160 sq. ft., single story building, to function as a medical facility with multiple offices.

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

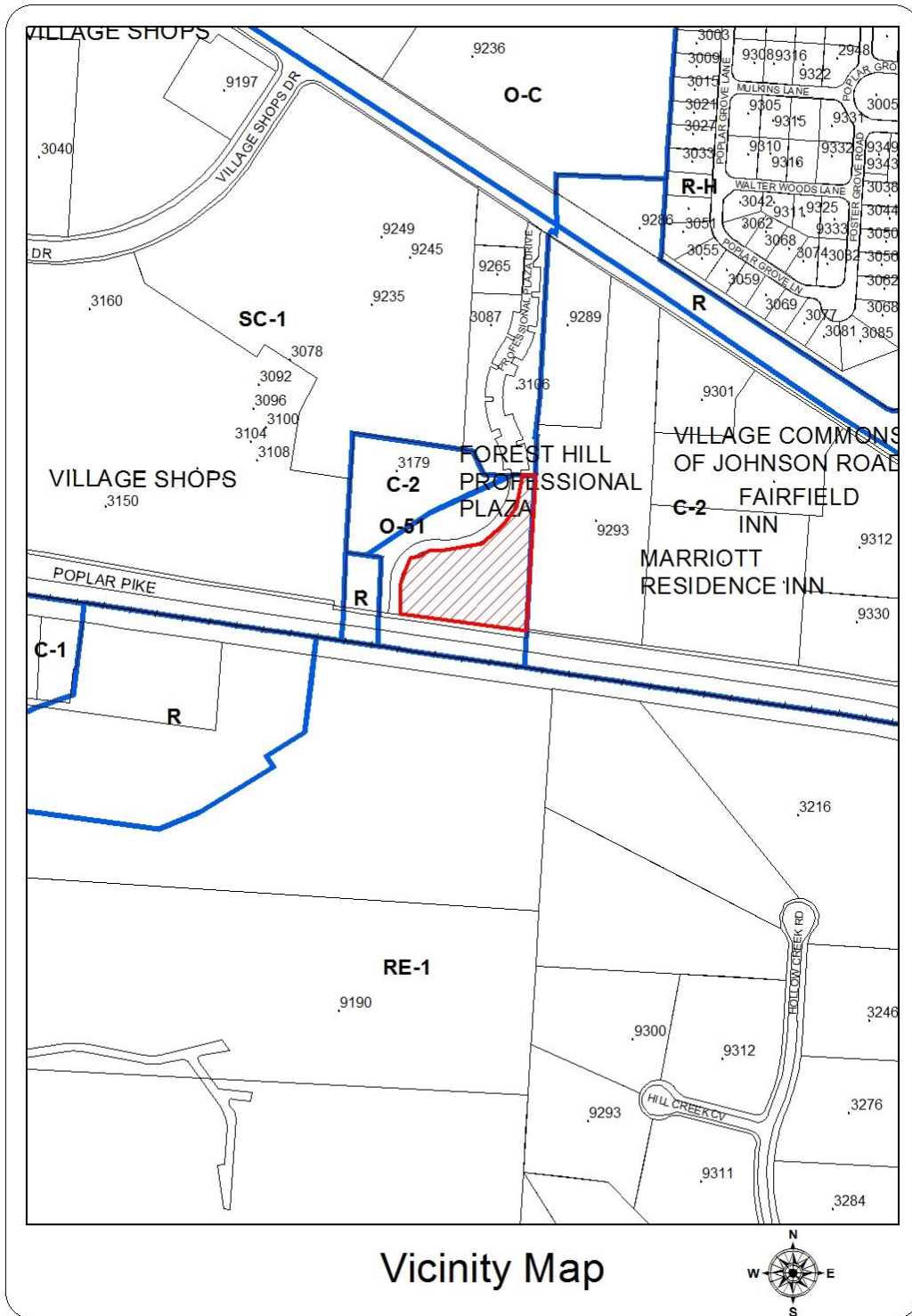
DESIGN REVIEW COMMISSION CHECKLIST:

1. *Site Layout:* The building is situated in the approximate center of the triangular-shaped lot, with parking on the east, south and west perimeter of the lot. Entrances are provided on all 4 sides of the building. An outdoor play area is located on the north side of the building, adjacent to Professional Plaza Drive, and enclosed by a metal fence.
2. *Building Elevations:* See the attached plans. The building exterior is to be brick, with aluminum clad, wood windows with fiberglass shutters, and asphalt shingled roof. A color rendering and material samples have been provided.
3. *Street Improvements and Curb Cuts:* The development has 2 driveways onto Professional Plaza Drive. Poplar Pike and Professional Plaza Drive are improved along the lot’s frontages.
4. *Parking Lots:* A total of 57 parking spaces are provided.
5. *Exterior Lighting:* A total of 9 LED lights, mounted on 20.6 ft. poles/base are to light the parking lot, and provide some spill-over onto the City’s Greenway south of the site (the Parks and Recreation Director has approved the spill-over). Soffit-mounted down lights are located on the building perimeter. A photometric analysis indicates an average of 2.0 foot-candles in the parking lot.
6. *Garbage Collection Area:* A trash enclosure for 5 rolling trash receptacles is located on the northeast corner of the site. The enclosure is to be constructed of wood or hardi-plank horizontal slats supported by wood posts. The enclosure will be painted to match the building.
7. *Vents:* not noted on the plan.

8. *Gas, Electric and Water:* an electrical panel is located on the south building elevation, behind a 6 ft screen panel of wood or hardi-plank horizontal slats supported by wood posts.
9. *Mechanical Units:* a mechanical area is located on the north side of the building, behind the metal play area fence and landscaping.
10. *Emergency Generators:* none shown.
11. *Landscaping:* a detailed landscape plan has been provided.
12. *Mailboxes:* not shown.
13. *Signs:* not shown. Signs will require separate DRC application and approval.
14. *Other:* the outdoor play area is to be fenced with a five foot tall metal picket fence with brick columns.

COMMENTS:

1. The project shall proceed to the Board of Mayor and Aldermen for development contract approval after plan approval from the DRC.





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: 2/27/15

Project Name: Medicus Office

Project Address: 9236 Poplar Pike Germantown, TN 38138

Previous Tenant: N/A - previously undeveloped

Applicant's Name: Medicus Property Holdings

Mailing Address: 9236 Poplar Pike Germantown, TN 38138

Email Address: janna@jhatherapy.com dennis@jhatherapy.com

Telephone: 901-262-9682 Fax Number: 901-328-1360

Zoning District where project (sign or item) is to be located: O-51

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)

R. Blair Parker
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: Medicus Property Holdings

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

Name	Business <u>or</u> Home Address
<u>Medicus Holdings, LLC.</u> Jaya Venkataraman	<u>8784 Fernwood Cove, Germantown, TN 38138</u>
<u>JH & Associates</u> Jana Hacker & Dennis Hacker	<u>9335 Gresham Cove, Germantown, TN 38139</u>
_____	_____
_____	_____
_____	_____
_____	_____

*See language in parenthesis above.

Medicus Office - DRC Building Elevations

Original Sheet Size: 8.5" x 11"
March 10, 2015



North Elevation



South Elevation



East Elevation



West Elevation



Note: These elevations are graphic representations and are not photo-realistic renderings. Please refer to the to-scale architectural elevations and material samples provided with the application for actual color and materiality.

PROPOSED MOTION: To approve the preliminary and final plan for the Medicus office building at 9236 Poplar Pike, subject to the plans filed with the application and staff comments.

Mr. Blair Parker explained that he and Brandon Doss with Blair Parker Design and Steven Townsend w/McGehee Nicholson Burke Architect were there to answer any questions that the commission might have.

After much discussion, Chairman Saunders called for a motion.

Mr. Bruns moved to approve the preliminary and final plan for the Medicus office building at 9236 Poplar Pike, subject to the plans filed with the application and staff comments, seconded by Mr. Landwehr.

ROLL CALL: Mr. Porter – Yes; Alderman Klevan – Yes; Mr. Landwehr – Yes; Mr. Bruns – Yes; Mr. Schmidt – Yes; Mr. Sherman - Yes; Chairman Saunders - Yes

MOTION PASSED

ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 6:45 p.m.