

DESIGN REVIEW COMMISSION  
MUNICIPAL CENTER COUNCIL CHAMBERS  
Tuesday, December 15, 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 December 15, 2015. Chairman Saunders called the meeting to order at 6:09 p.m. requesting the roll call. Ms. Regina Gibson called the roll of the Commission and established a quorum:

COMMISSIONERS PRESENT:

Mr. Keith Saunders, Chairman; Mr. Paul Bruns – Vice Chairman; Mr. Neil Sherman – Secretary; Alderman Dave Klevan; Mr. Ralph Smith; Mr. Christopher Schmidt; Mr. James Simpson; and Mr. Henry Porter

DEVELOPMENT STAFF PRESENT:

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

---

1. Approval of Minutes for October 27, 2015

Mr. Sherman moved to approve the Design Review Commission minutes of October 27, 2015, seconded by Mr. Smith, with no further comments or discussions.

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

MOTION PASSED

---

2. CONSENT AGENDA

- a. Michael Kors – Shops of Saddle Creek South – 7515 Poplar Ave., - Request Approval of Building Façade Modifications (Security Gates Installation) Case #: 15-555) Previously listed as Agenda Item No. 7a only  
Scott Daves w/Permits Today – Agent/Representative
- b. Valenti Office Building (VMS Germantown) – 9158 Crestwyn Hills Drive – Request Approval of a Revised Final Plan Exterior Bldg. Material Change (Case #: 15-507) Previously listed as Agenda Item No. 8  
Michael J. Walker w/Michael J. Walker Architects – Agents/Representative
- c. Crestwyn Behavioral Health Center – 9485 Crestwyn Hills Cove – Request Approval of a Ground-Mounted Tenant Identification Sign (Case #: 14-499) Previously listed as Agenda Item No. 11  
Jeff Gates w/Balton Signs – Agent/Representative
- d. The Belmont – 9102 Poplar Pike – Request Approval of Change in Exterior Building Paint Colors (Case #: 15-553) Previously listed as Agenda Item No. 12  
Gene Barzizza w/Forest Hill Partners, LLC – Applicant/Representative
- e. Sleep Number Store – Shops of Saddle Creek NE – 7509 Poplar Avenue – Request Approval of Sign Package (Case#: 15-556) Previously listed as Agenda Item No. 14  
Randy Hill w/Williams Si8gn Company – Agent/Representative

- f. Germantown Minor Medical – 2018 S. Germantown Road – Request Approval of Two Wall-Mounted Building Identification Signs (Case #: 15-557) Previously listed as Agenda Item No. 16  
Lewis Loskovitz MD - Applicant/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. Sherman made a motion to approve the Consent Agenda as discussed and seconded by Alderman Klevan.

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

MOTION PASSED

---

STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS

- a. Michael Kors – Shops of Saddle Creek South – 7515 Poplar Ave., - Request Approval of Building Façade Modifications (Security Gates Installation) Case #: 15-555) Known as 7a

BACKGROUND: Saddle Creek South shopping center was approved by the Planning Commission and the Board of Mayor and Aldermen in 1987.

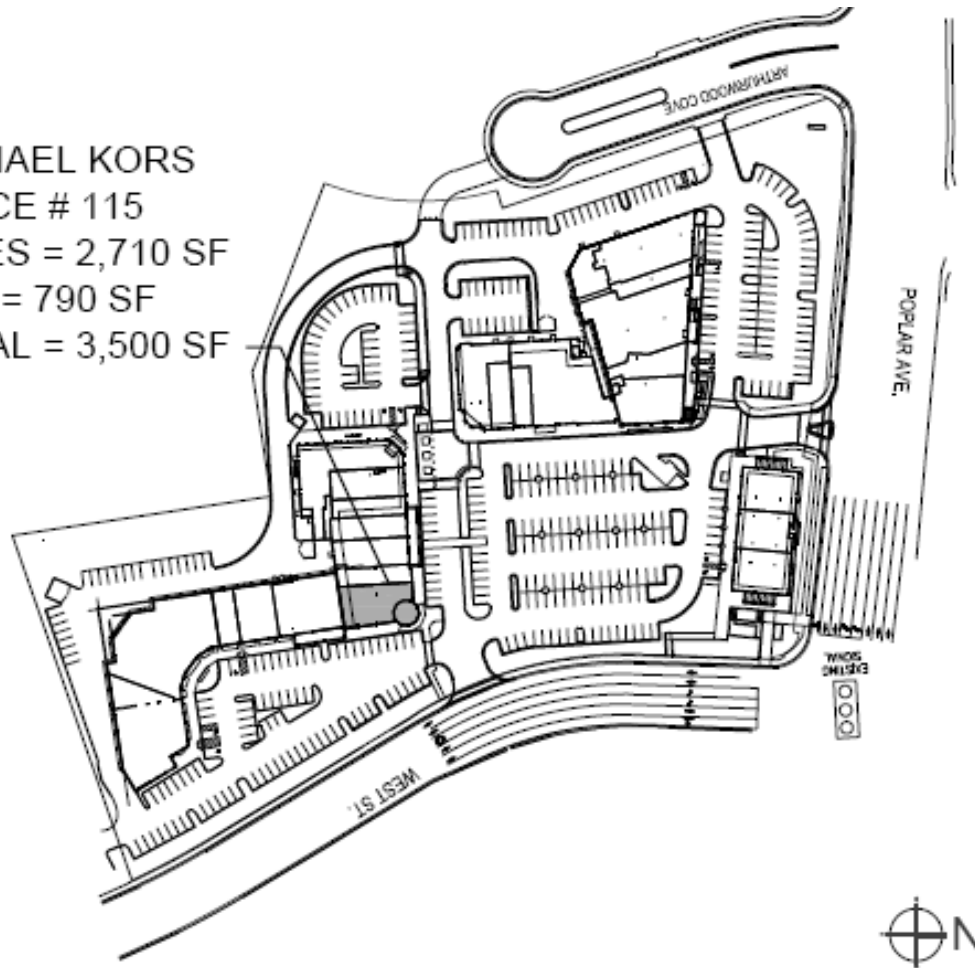
DISCUSSION: 1) The store owner proposes to install roll-down gates in the front and rear entrance doors, in order to improve security at the store. The gate will be in use when the store is closed: 8 pm to 10 am. The gates are to be located on the inside of the main entrance door and the rear door, and constructed of aluminum (“Perfalum Grille”).

2) Two 6 ft. by 6 ft. 9 in. “image fixtures” were installed during the construction of the store. The fixtures contain photographs of Michael Kors products, so are considered signs under the sign regulations (as opposed to a “show window” that contains actual merchandise in the store). They were not included in the store’s sign application and were over-looked during the review of the storefront plans.

COMMENTS:

1. *From the definitions section of Section 14 (signs):* Sign means any identification, description, illustration or device, illuminated or non illuminated, which is exposed to the view of potential clients or customers and/or the general public; is located on public or private property, inside or outside of buildings; and which directs attention to a product, service, place, activity, person, institution, business or solicitation, including any permanently installed or situated merchandise; or any emblem, painting, banner, pennant or placard designed to advertise, identify or convey information, except the following:
  - 1) Merchandise temporarily displayed in show windows that is available for sale on the premises and that does not include flashing, neon, or colored lights;
  - 2) National flags; and
  - 3) Decorative devices or emblems as may be displayed on a residential mailbox.

MICHAEL KORS  
SPACE # 115  
SALES = 2,710 SF  
BOH = 790 SF  
TOTAL = 3,500 SF



## MICHAEL KORS

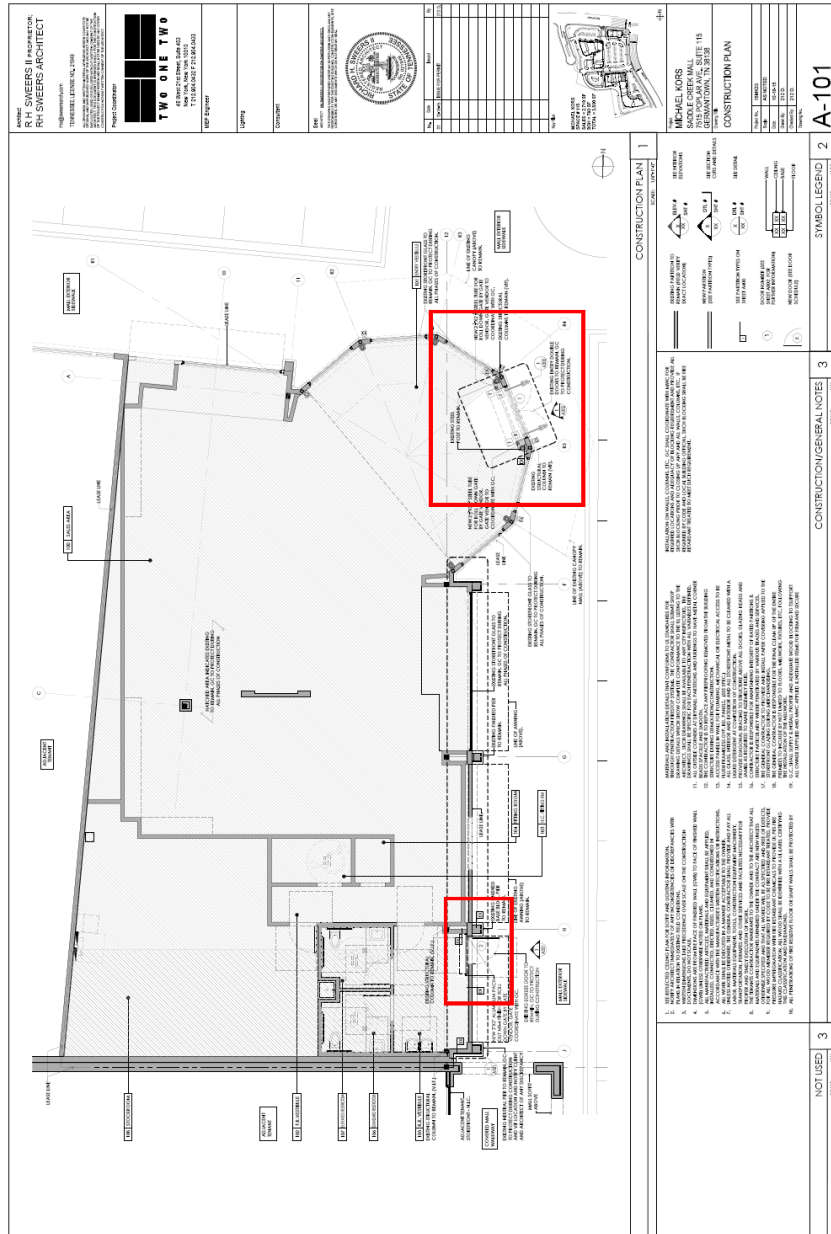
October 20, 2015

To whom it may concern,

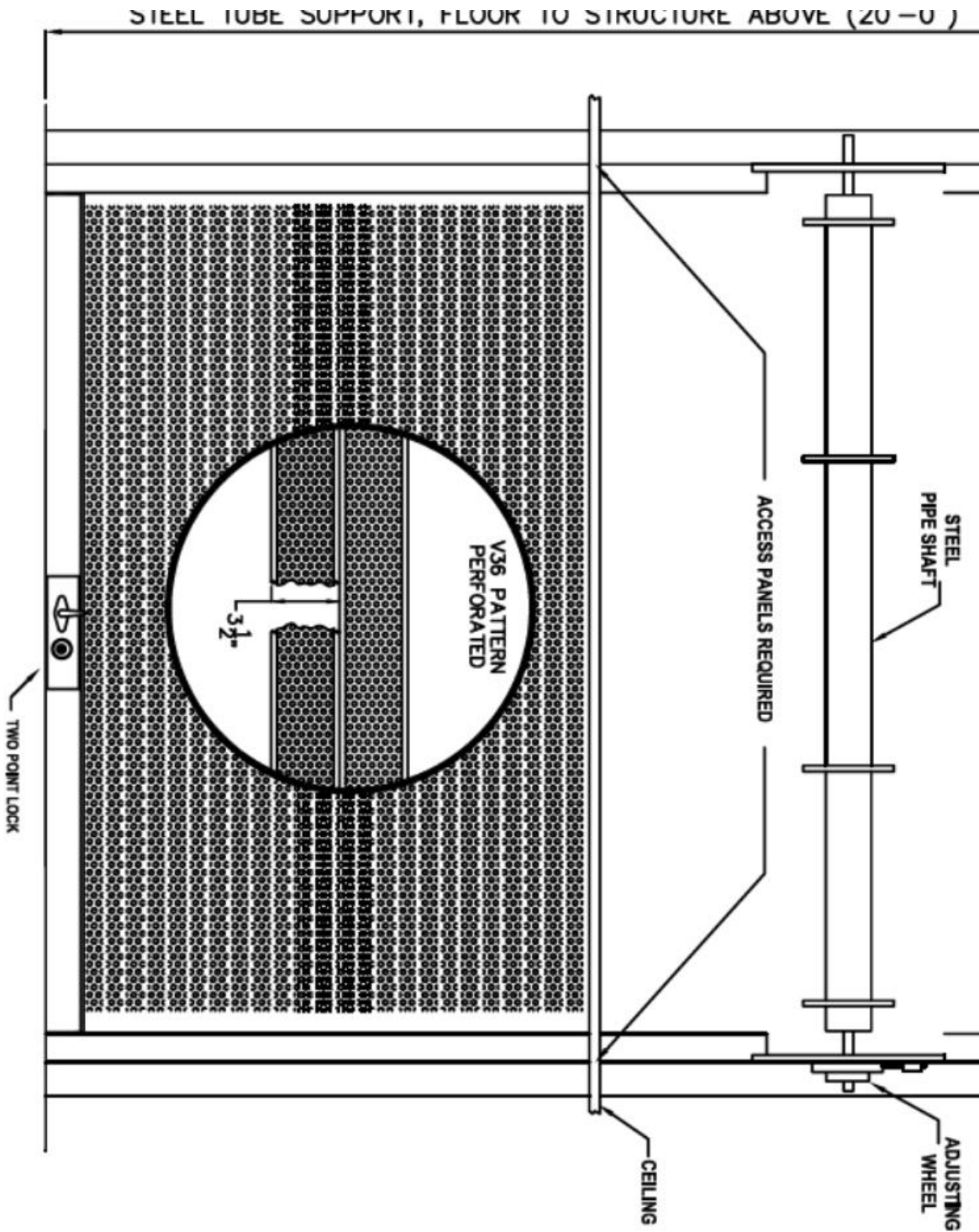
Michael Kors Retail Inc. would like to install roll down gates on our front and rear entrance doors at our location in The Shops at Saddle Creek shopping complex. Our location address is 7515 Poplar Avenue Suite 115 Germantown, TN 38138. We experienced a "smash and grab" break in less than one week after our grand opening. We feel these gates are necessary for the protection of our store and merchandise. The gates will be used during store closing hours, 8 pm - 10 am.

Thank you.





LOCATION OF ROLL-DOWN SECURITY GATES



ALUM  
B  
SE  
LOC  
MANUFACTURER'S INFORMATION SHEET

PROPOSED MOTION: To approve the installation of roll-down security doors at the Michael Kors store in Saddle Creek South shopping center, subject to the plans filed with the application and staff comments.

**b. Valenti Office Building (VMS Germantown) – 9158 Crestwyn Hills Drive – Request Approval of a Revised Final Plan Exterior Bldg. Material Change (Case #: 15-507)**

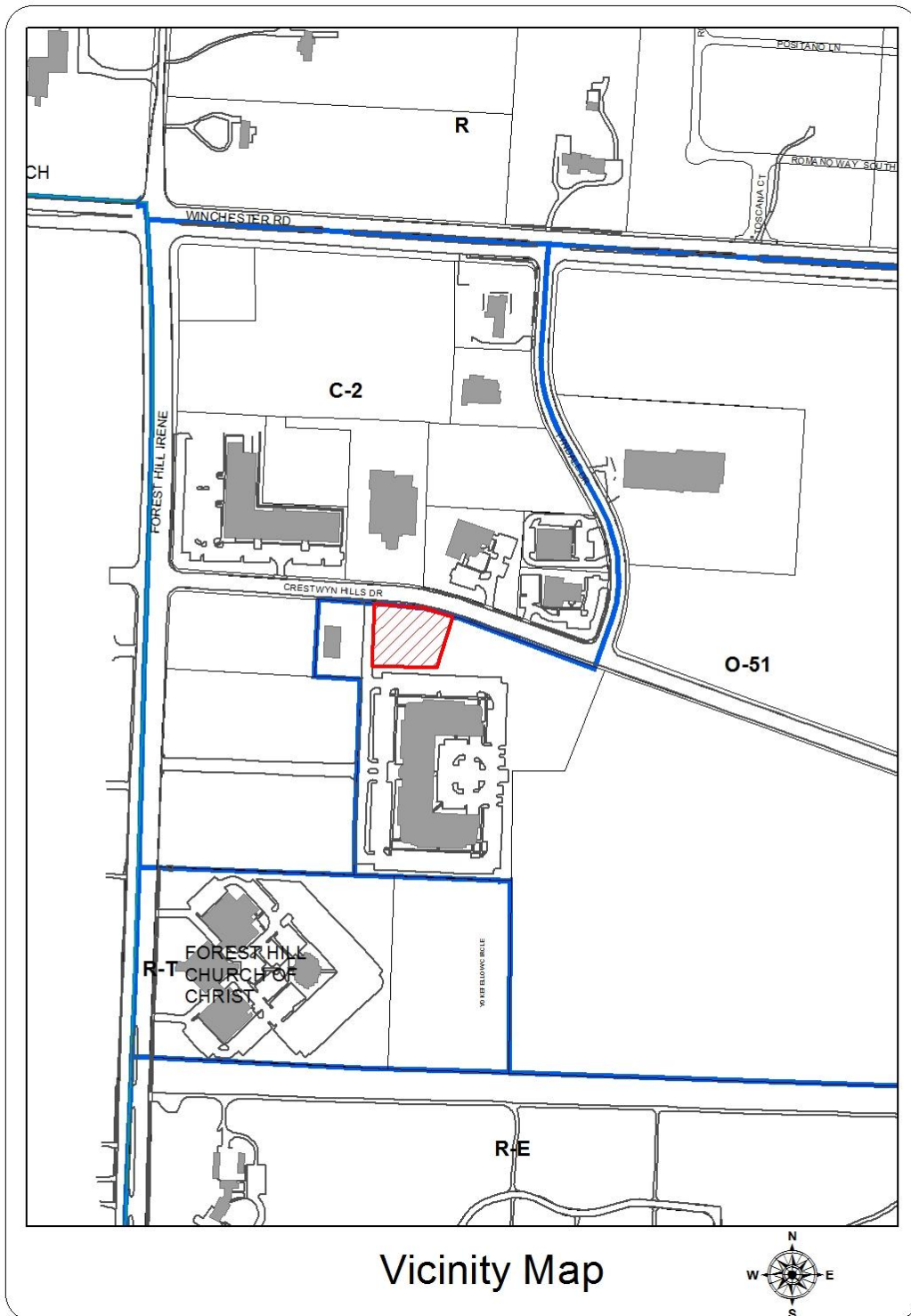
**BACKGROUND:** The subject site is Lot 2 in the Forest Hill Heights-Amended PUD, Phase 15, which is within the Forest Hill Heights Corporate Park Planned Development. The subject property was annexed as part of a larger land area (1,450 acres) by the City of Germantown in 2000. On September 11, 2000, the Board of Mayor and Aldermen approved a resolution accepting the Forest Hill Heights Corporate Park Planned Development, as previously approved by the City of Memphis and Shelby County, with certain exceptions. The PC gave final site plan approval for the development on April 7, 2015, and the DRC approved the landscape, building elevation and site lighting plans on April 28, 2015.

**DISCUSSION:** The applicant proposes to change the materials to be used in the building exterior. The DRC approved a combination of brick and cast stone, with EIFS cornices. The new plan consists of cultured stone veneer and 3 different colors of EIFS. Material samples have been provided.

TOTAL SITE AREA	1.139 ac.
BUILDING SIZE	8,562 sq. ft. single story
PARKING SPACES	42 provided 35 required

**COMMENTS:** Prior to final DRC approval, the percentages of stone and EIFS shall be provided. The DRC in the past has limited EIFS to a maximum of 25% of the façade area.







# CITY OF GERMANTOWN TENNESSEE

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

DATE RECEIVED: \_\_\_\_\_  
RECEIVED BY: \_\_\_\_\_

## DESIGN REVIEW COMMISSION PROJECT REVIEW APPLICATION

**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)

Revision/amendment to an approved plan  
Description of requested change: EXTERIOR MATERIALS

Other; Explain \_\_\_\_\_

Project Name: VALENTI OFFICE

Project Address: 9185 CRESTWYN HILLS DR.

Previous Tenant: NA

Applicant's Name: MICHAEL J. WALKER

Mailing Address: 6815 TALLSAND CV. MEMPHIS TN 38119

Email Address: walkermj@comcast.net Telephone: 901.299.7410

Owner's Name: VALENTI MANAGEMENT

Mailing Address: 4310 BOULDER LAKE CIRCLE VESTAMA HILLS AL 35242

Email Address: trayecrestmgmt.com Telephone: 205.937.5219

Developer's Name: SAME AS OWNER

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Lessee's Name: NA

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

DRC Project Review Application  
Page 2

Zoning District where project is to be located: 0-51

**Describe project item(s) to be reviewed:** *(please attach additional sheets or letter of description if needed)*

EXTERIOR MATERIALS

\_\_\_\_\_

\_\_\_\_\_

MICHAEL WALKER  
Print Name of Applicant

  
Signature of Applicant

TROY VALENTI  
Print Name of Owner

Signature of Owner

TROY VALENTI  
Print Name of Developer

Signature of Developer

\_\_\_\_\_  
Print Name of Lessee

\_\_\_\_\_  
Signature of Lessee

*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.*

DRC Project Review Application  
Page 3

**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:

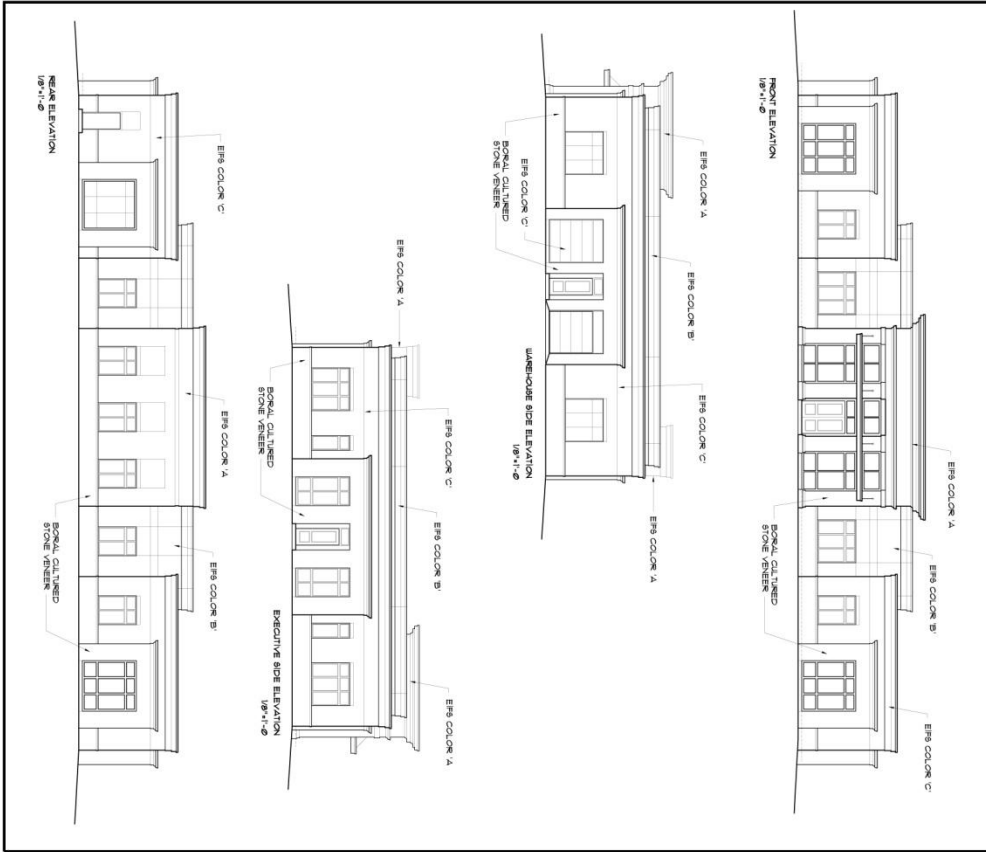
1. **For Profit Entities.** If the owner of the land which is the subject of this Application (including all owners, lessees and developers) is a for-profit entity, i.e. individual or sole proprietor, general partnership, limited partnership, corporation, limited liability company, R.E.I.T., a trust, 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: VALENTI MANAGEMENT  
Address: 4310 BOULDER HILL CIRCLE  
VESTAVIA HILLS, AL 35242  
Lessee: SAME  
Address: \_\_\_\_\_  
Developer: SAME  
Address: \_\_\_\_\_

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

Name	Business <u>or</u> Home Address
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

\*See language in parenthesis above.



DATE: 11/11/15  
 PROJECT: VALENTI MANAGEMENT  
 DRAWING: ELEVATIONS  
 SCALE: AS SHOWN  
 DRAWN BY: [Redacted]  
 CHECKED BY: [Redacted]  
 PROJECT NO.: [Redacted]  
 SHEET NO.: [Redacted]  
 TOTAL SHEETS: [Redacted]

ARCHITECTURE  
 SCIENCE DESIGN  
 2000 W. GARDNER BLVD.  
 SUITE 100  
 MEMPHIS, TN 38119  
 (901) 525-1100  
 www.science-design.com



A NEW OFFICE BUILDING FOR:  
**VALENTI MANAGEMENT**  
 CRESTWAY HILLS DRIVE  
 GERMANTOWN, TENNESSEE

NO.	DESCRIPTION	DATE



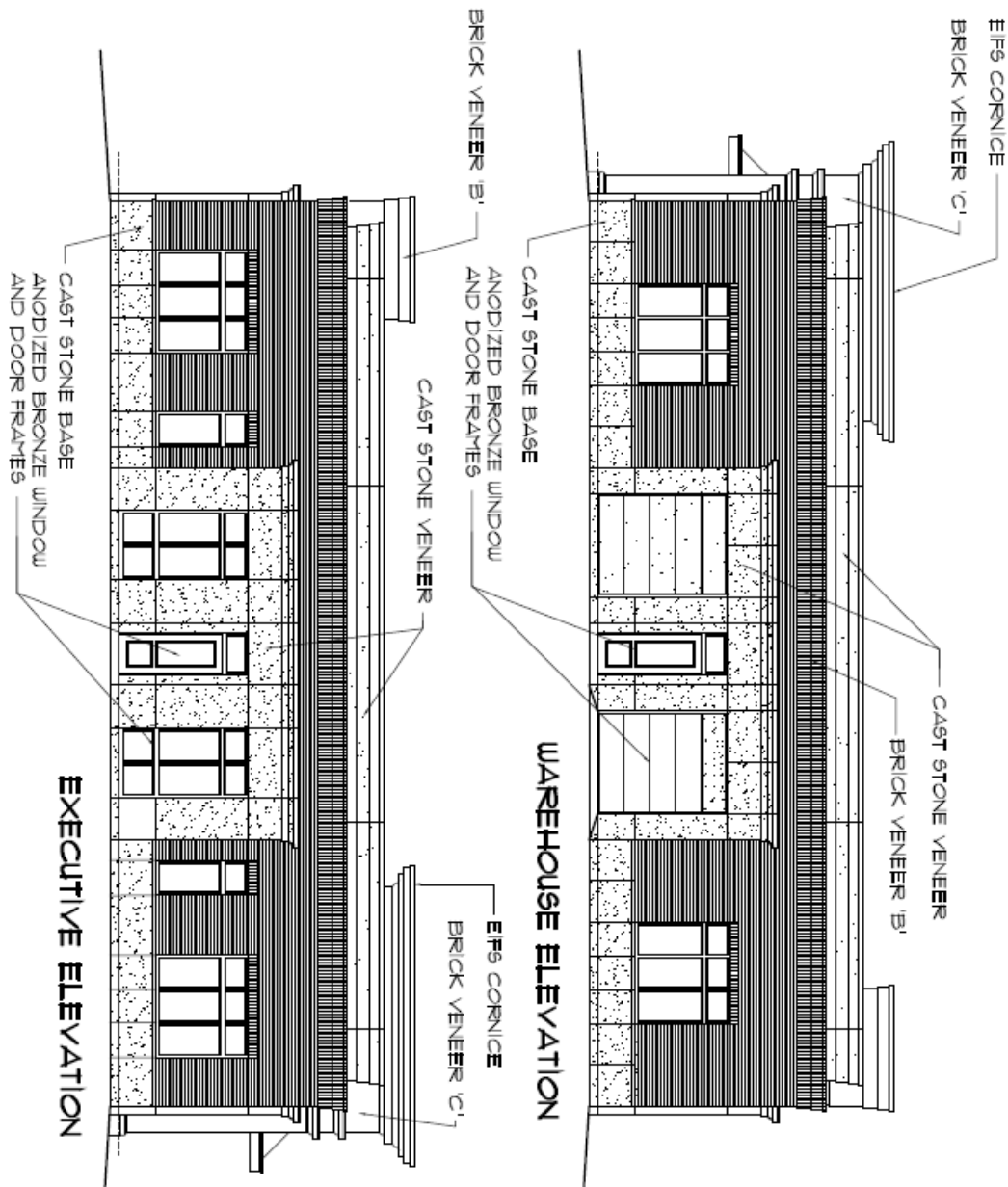


<p>WALTERS ARCHITECTURE</p>	<p>ARCHITECT</p> <p>JOHN WALTERS 1000 CRESTWAY HILLS DRIVE GERMANTOWN, TN 37732 615.255.1111 www.waltersarchitect.com</p>	<p>A NEW OFFICE BUILDING FOR:  <b>VALENTI MANAGEMENT</b>                  CRESTWAY HILLS DRIVE                  GERMANTOWN, TENNESSEE</p>	<p>DATE: 12/15/15</p>	<p>SCALE: 1/8" = 1'-0"</p>
	<p>DATE: 12/15/15</p> <p>PROJECT: VALENTI MANAGEMENT OFFICE BUILDING</p> <p>LOCATION: CRESTWAY HILLS DRIVE, GERMANTOWN, TN</p>		<p>NO. OF SHEETS: 12</p> <p>SHEET NO.: 11</p>	<p>DATE: 12/15/15</p>

PROPOSED ELEVATION PLAN



APPROVED PLAN



APPROVED PLAN

**PROPOSED MOTION:** To approve the revised building material plans of the VMS Office Building at 9185 Crestwyn Hills Drive, subject to the plans filed with the application and staff comments.


- 
- c. Crestwyn Behavioral Health Center – 9485 Crestwyn Hills Cove – Request Approval of a Ground-Mounted Tenant Identification Sign (Case #: 14-499)

**BACKGROUND:** The subject property is part of the Forest Hill Heights Planned Development. It was approved by the Memphis/Shelby County Land Use Control Board and County Commission and then annexed by Germantown in 2000. The Board of Zoning Appeals, on November 11, 2014, approved a variance to allow the proposed security fence to be up to 10 feet in height. The Planning Commission approved the preliminary and final site plan on December 4, 2014. The Design Review Commission approved the preliminary and final site plan on December 16, 2014.



**DISCUSSION:** The applicant is requesting approval to of a ground-mounted project identification sign fronting along Crestwyn Hill Cove. The signs will be single-sided as reflected on the submitted sign details. The specifics of the request are as follows:

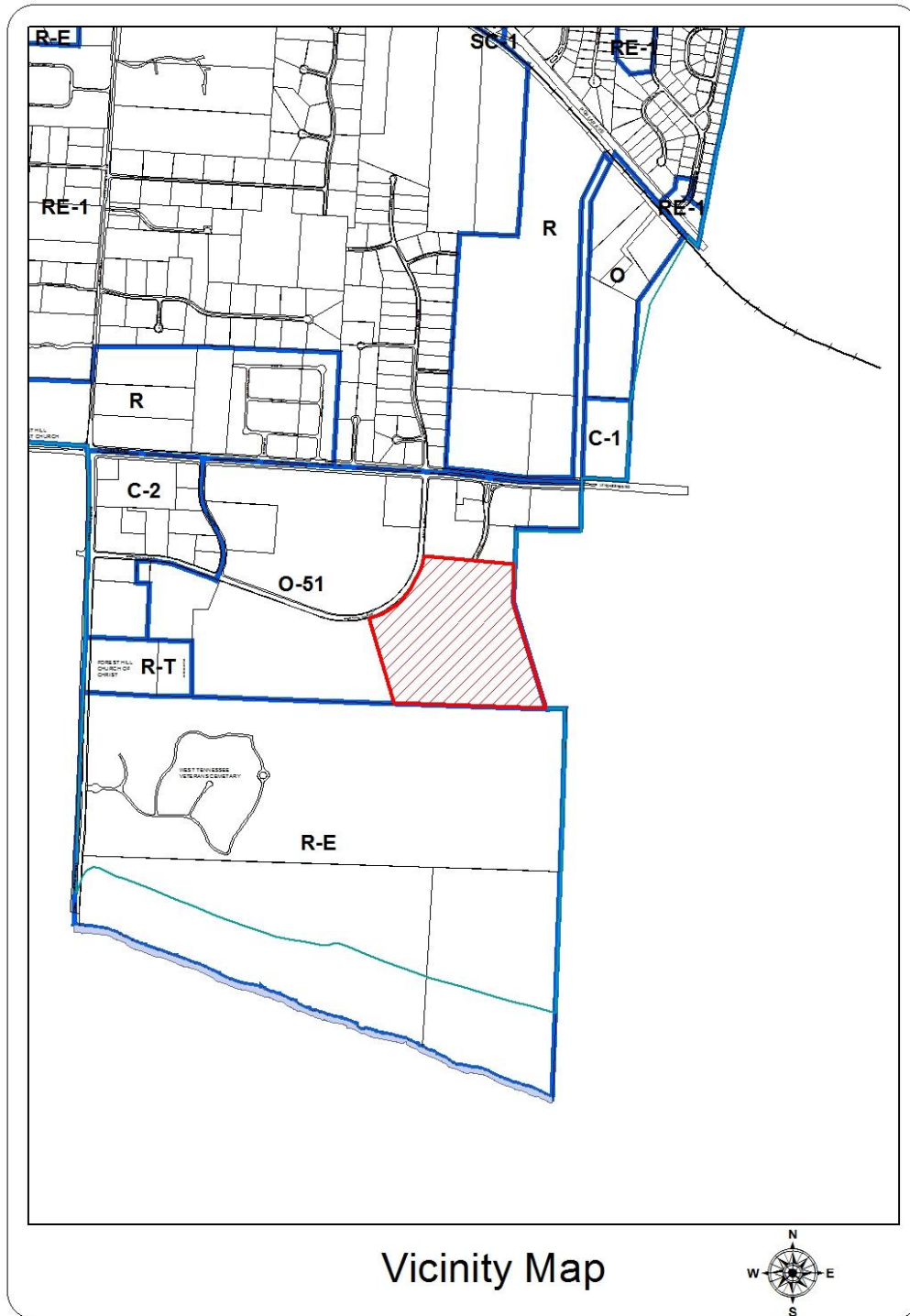
**SIGN A:**

Location & Height:	The sign will be 30 feet behind the pavement of Crestwyn Hill Cove, Parallel to the street, with a maximum height of 6 feet above the ground.
Sign Area:	41.25 sq. ft. total
Content:	
Colors & Materials:	<p>Color: Letters &amp; Logo = White                      Background &amp; Base = Sand</p> <p>Materials: Letters &amp; Logo = Aluminum                      Background = Stone                      Base = Brick</p>
Font:	Helvetica
Letter Size	Channel Lettering = varies from 5" to 10"
Logo:	2.36 sq. ft. (17" x 20")
Mounting Structure:	Individual Letters mounted directly to the sign wall with aluminum studs Stone sign cabinet mounted on brick base
Lighting:	White LED Back Lit Individual Letters
Landscaping	See attachment

**STAFF COMMENTS:**

1. The total allowable sign area is 50 sq. ft. for single-faced, ground-mounted signs. The total sign area of the proposed sign is 41.25 sq. ft.

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



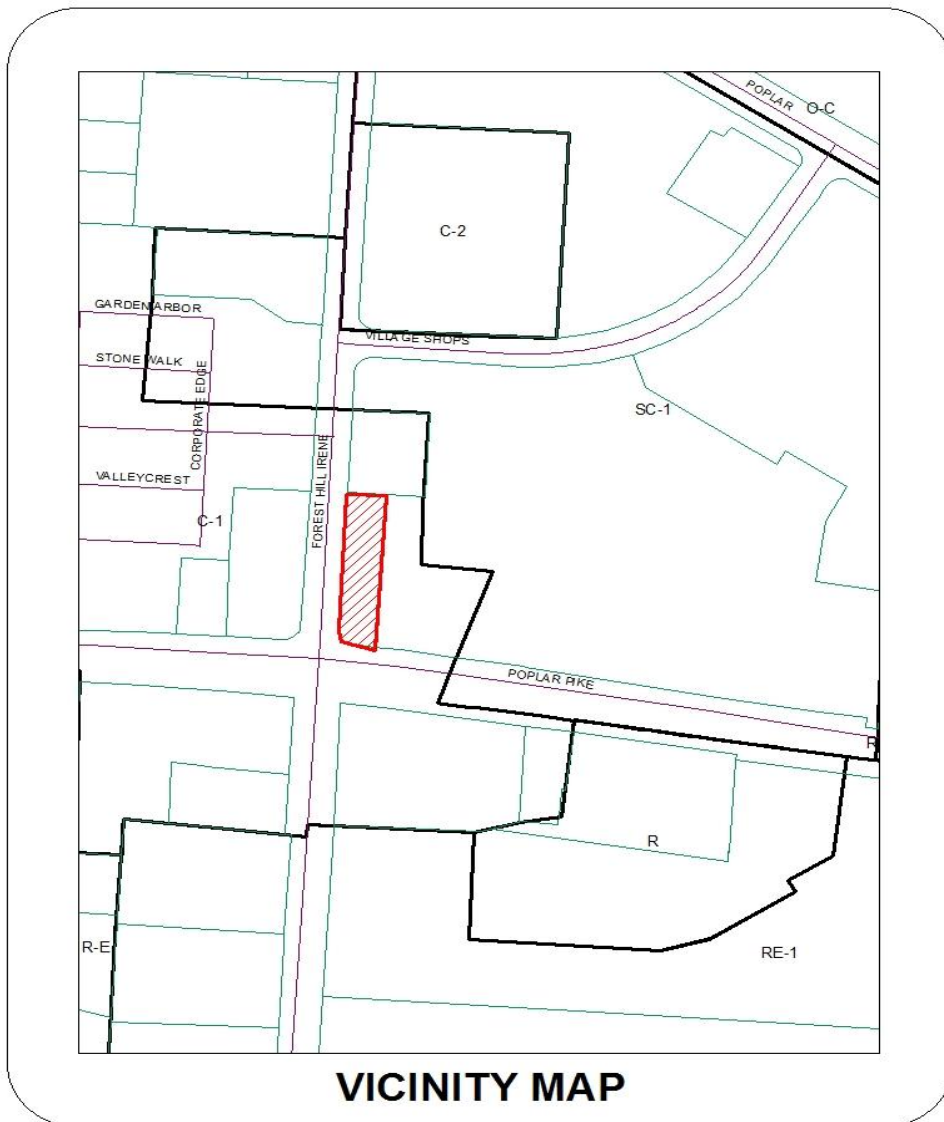
**PROPOSED MOTION:** To approve a Ground-Mounted, Project Identification Sign for Crestwyn Behavioral Health Center, located at 9485 Crestwyn Hills Cove.

---

**d. The Belmont – 9102 Poplar Pike – Request Approval of Change in Exterior Building Paint Colors (Case #: 15-553)**

**BACKGROUND:** Belmont Grill was the former site of the Pub-on-Pike restaurant at the northeast corner of Poplar Pike and Forest Hill Irene. The Design Review Commission approved a wall-mounted sign for Pub-on-Pike on September 18, 1990 and a ground-mounted sign on November 28, 1995. Upon a name change of the restaurant to Belmont Grill, the Design Review Commission approved a request to change the name on the existing signage on March 25, 1997. Also on March 25, 1997, the Design Review Commission approved a request to allow building improvements that included installation of a concrete walkway, addition of a walk-in cooler, and repainting of the building.

**DISCUSSION:** This request is to allow a change in paint colors to the existing building. The new paint colors will be to the building facade, trim, and ironwork. A color picture of the existing building with the new colors overlaid is included in this report. The applicant has provided paint samples along with this application.



**PROPOSED MOTION:** To approve of a change in exterior building paint colors for The Belmont at 9102 Poplar Pike, subject to the plans filed with the application.

---


e. Sleep Number Store – Shops of Saddle Creek NE – 7509 Poplar Avenue – Request Approval of Sign Package (Case#: 15-556)

**BACKGROUND:** The Shops of Saddle Creek center was approved by the Planning Commission and the Board of Mayor and Aldermen in 1987. The additional building near the Poplar/West Farmington intersection was approved by the Planning Commission on November 4, 2014. Sleep Number Store will occupy the western portion of this newly built commercial building at the northeast corner of Poplar Avenue and West Farmington.

**DISCUSSION:** The proposed signs are governed by both the City of Germantown Sign Ordinance and the Shops at Saddle Creek Shopping Center policy. An updated Sign policy for this shopping center was approved by the Design Review Commission on August 25, 2015.


The applicant is requesting approval of two identical, wall-mounted tenant identification signs: one above the north facing public building entrance and customer parking lot and the other above the southern facing public building entrance along Poplar Avenue. The request also includes approval of a hanging, double-sided blade sign as permitted by the approved Saddle Creek shopping center policy. The specifics of the request are as follows:

**SIGNS A and B (wall signs):**

Location & Height:	SIGN A: on the north building elevation, above the public entrance, with a maximum height of 20.11 feet above the ground. SIGN B: on the south elevation over a public entrance, with a maximum height of 20.11 feet above the ground.
Sign Area:	54.70 sq. ft. Total Area (27.35 sq feet per sign)
Content:	
Colors & Materials:	Color: Letters = PMS Cool Gray 11c Logo = Digital Print Blue Background = N/A Materials: Letters = Aluminum (Reverse Channel) Logo = Aluminum/Digital Print Background = Building Façade
Font:	Corporate Font
Letter Size	Varies from 7.125 to 10.875 ht. x 6 width
Logo:	2.605 sq. ft. per sign (5.21 sq. ft. Total Area)
Mounting Structure:	Stud mounted directly to the wall
Lighting:	LED Halo Lit
Landscaping	N/A

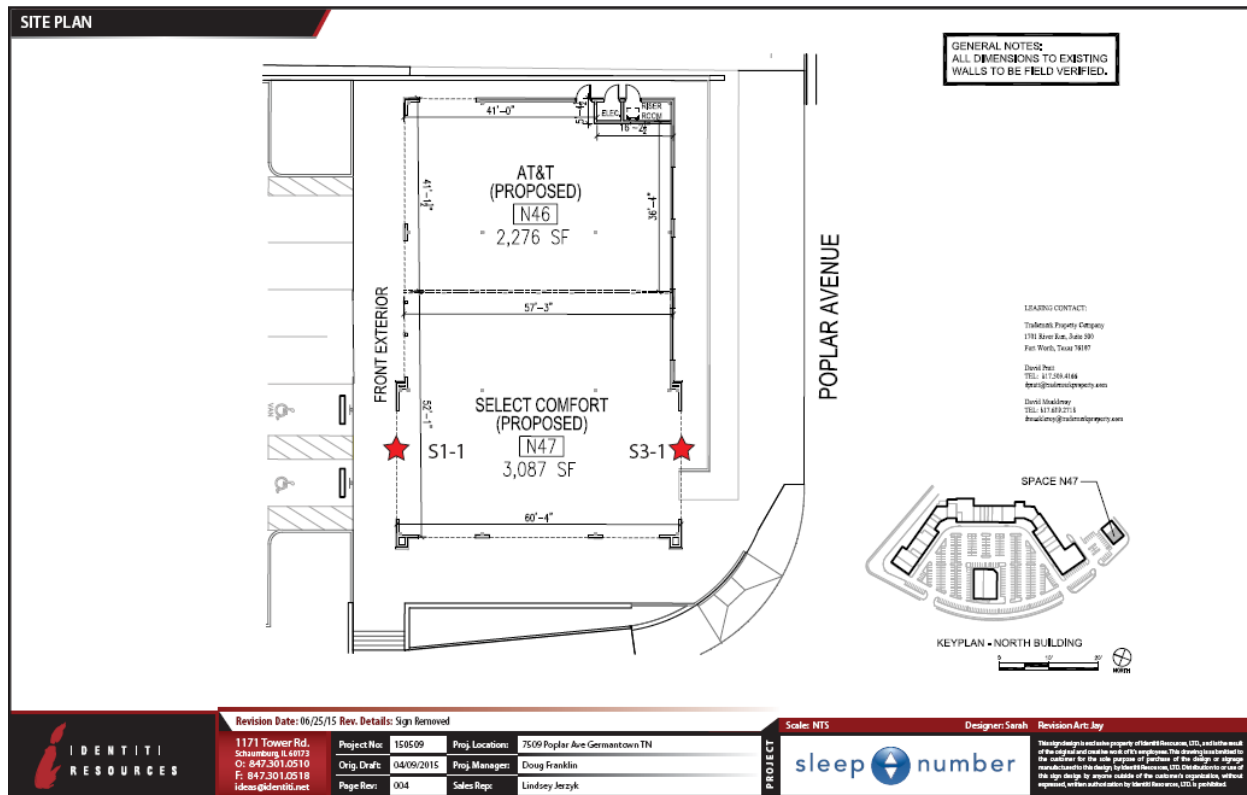
**SIGN C (hanging sign):**

Location & Height:	A double-sided hanging sign, with a maximum height of 10 feet above the ground.
Sign Area:	12 sq. ft. Total Area (6 sq. ft. per sign)

Content:	
Colors & Materials:	<p>Color: Letters = White          Logo = Blue          Background = 3M Light Navy (7725-197)</p> <p>Materials: Letters &amp; Logo = 3M Vinyl          Background = Aluminum routed</p>
Font:	Corporate Font
Letter Size	Varies from 1.75" to 2.34" ht.
Logo:	5.25 in. x 5.25 in. (.2 sq. ft. per sign)
Mounting Structure:	6 x 6 Aluminum Finished Mounting Bracket
Lighting:	N/A
Landscaping	N/A

COMMENTS:

1. The total allowable wall sign area is 52.11 sq. ft., based a ratio of 1 sq. ft. for every linear foot of building façade. The applicant requests 54.7 sq. ft. of sign area. The DRC can approve an additional square feet of sign area up to a ratio of 1.5 sq. ft. for every 1 sq. ft. of linear building façade or a maximum of 75 sq. ft., whichever is lesser. The total allowable area does not include the two proposed blade signs. The proposed larger sign area is an increase of 2.59 sq. ft. over the standard sign area. The applicant has submitted a letter explain the need for the increased sign area (see attachment).
2. Logos are allowed to be a maximum of 10% of the total allowable sign area for the site. In this case, the logo may be 5.2 sq. ft. If the additional square footage area is approved, the total area of the logo may be 5.4 sq. ft. The proposed logos on the two signs combine will be a total area of 5.21 sq. ft.
3. The proposed hanging blade signs are regulated by the approved Shopping Center Policy. The blade signs conform to the approved policy.
4. If approved, the applicant must obtain a permit from the Memphis /Shelby County Office of Code Enforcement prior to installing the signs.




**PROPOSED MOTION:** To approve a sign package consisting of two wall signs and one hanging blade sign for the Sleep Number Store in the Shops at Saddle Creek, at 7509 Poplar Avenue.

**f. Germantown Minor Medical – 2018 S. Germantown Road – Request Approval of Two Wall-Mounted Building Identification Signs (Case #: 15-557)**

**BACKGROUND:** Germantown Minor Medical is located on the same lot as, and to the rear of, the Arby's Restaurant. The Board of Mayor and Aldermen (BMA) approved Development Contract 88 for the Minor Medical Building on December 16, 1985. The Design Review Commission approved the current wall-mounted sign on May 19, 1992 and a ground-mounted sign on November 27, 2007.

**DISCUSSION:** The applicant is requesting approval of two identical wall-mounted building identification signs; one above the west facing public building entrance and the other on the southern side of the building. The south side of the building faces the trash collection access area and access driveway to the McDonalds parking and drive thru areas. There is a public entrance on southern end of the building, however, the stairs and doorway faces to the west. The specifics of the request are as follows:

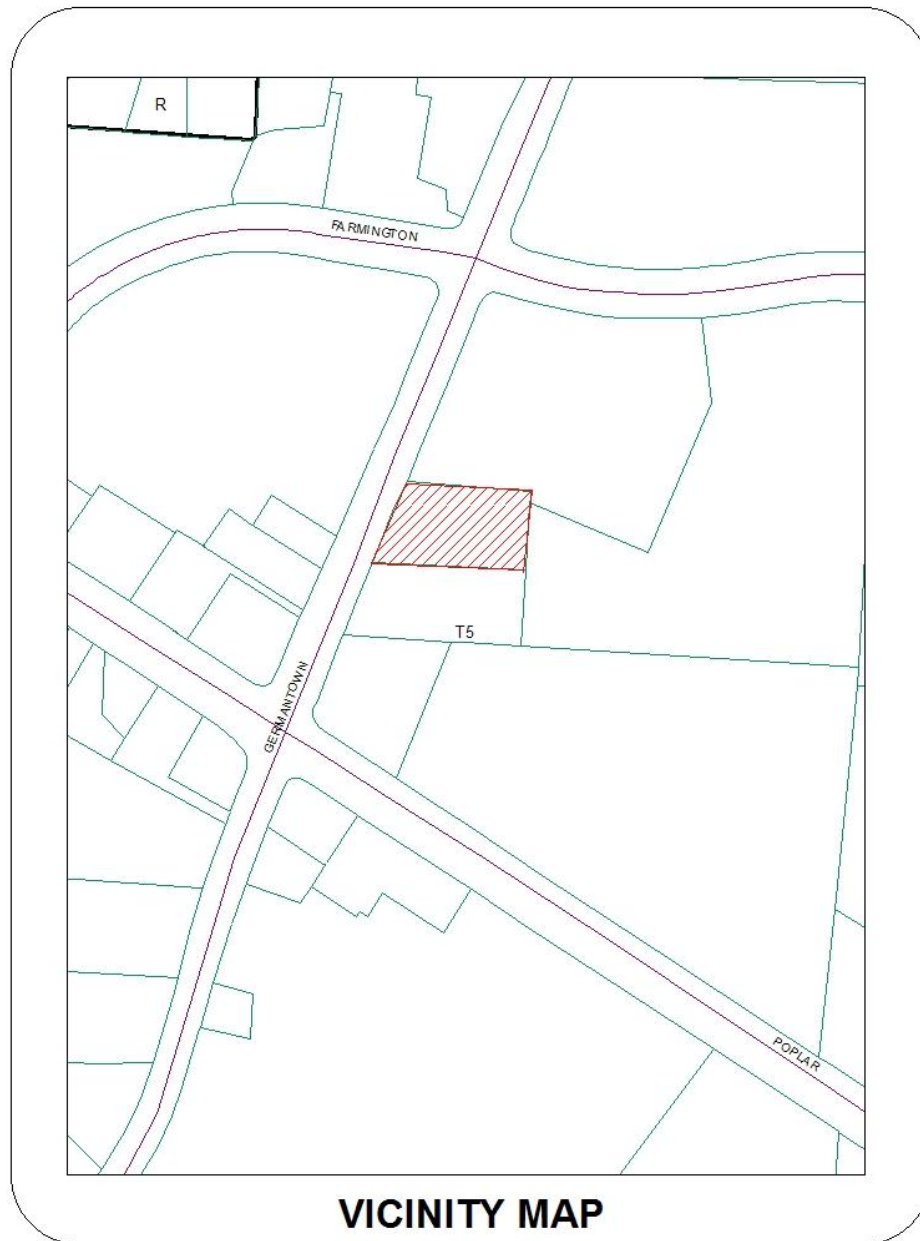
**SIGNS A and B:**

Location & Height:	Sign A: The main entrance sign on the building will be 300 feet behind the pavement of South Germantown Road, parallel to the street, with a maximum height of 12.6 feet above the ground. Sign B: A Secondary sign facing to the south, 17.6 feet above ground.
Sign Area:	48 sq. ft. Total Area (24 sq feet per sign)
Content:	

Colors & Materials:	Color: Letters = Red Background = Pearl White Materials: Letters = 3M Vinyl Background = Omega Board
Font:	Helvetica Bold
Letter Size	12.75" ht.
Mounting Structure:	Omega board mounted directly to the brick wall
Lighting:	Existing Florescent Lights 8' tubes Fixtures
Landscaping	N/A

**STAFF COMMENTS:**

1. The proposed combination of wall and ground mounted signs complies with the Sign Regulations. The total allowable wall sign area is 75 sq. ft., based a ratio of 1 sq. ft. for every linear foot of building façade or a maximum of 75 sq. ft permitted, whichever is less. This total allowable area includes one face of a previously approved ground sign, as viewed from each side of the ground sign. The total sign area of the proposed two wall signs is 48 sq. ft. The existing ground sign approved in 2007 is 24 sq. ft. The combination of two proposed wall signs and the existing ground sign provides a total sign area of 72 sq. ft. for this site.
2. The secondary sign proposed on the southern wall of the building will be above a public entrance. However, this public entrance faces to the west and not the south. The sign will also face into the area of the trash collection access and access driveway to the McDonalds parking and drive thru areas. The Sign Regulations permits DRC approval of additional wall signs in combination with a sign on a wall containing a major exterior entrance.
3. If approved, the applicant must obtain a permit from the Memphis /Shelby County Office of Code Enforcement prior to installing the signs.



**PROPOSED MOTION:** To approve Two Wall-Mounted Building Identification Signs for Germantown Minor Medical, located at 2018 S. Germantown Road.

- 
3. Shops of Saddle Creek NE – 7614 -15 W. Farmington Blvd. – Request Approval of Landscape Plan and Building Façade Modifications and Renovation (Case:15-539) Previously listed as Agenda Item No. 5.

**BACKGROUND:** The Shops of Saddle Creek center was approved by the Planning Commission and the Board of Mayor and Aldermen in 1987.

**DISCUSSION:** The plan proposes an overall update to the exterior appearance of the center, consisting of painting brick in various sections, adding exterior insulation finishing system (EIFS) as trim and façade,



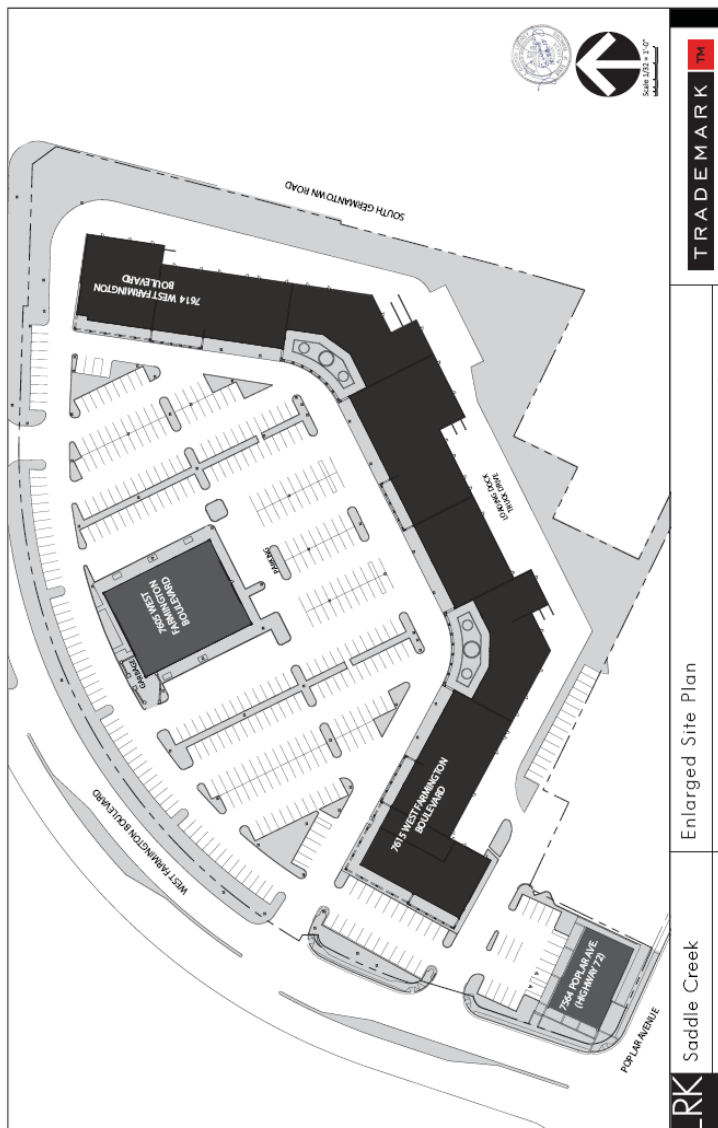
and other composite materials. A complete set of existing and proposed building elevations are provided, as well as color samples. In addition, a new landscape plan for the center is proposed.

**LIGHTING:** The lighting plan provides LED light fixtures mounted on 17.5 ft. poles plus a 2.5 ft. concrete base. The photometric analysis indicates an average of 2.0 foot-candles within the parking lot.

**LANDSCAPE PLAN:** The updated landscape plan preserves almost all the existing trees within the parking lot. Two Crape Myrtles and two Maples near the building, and four Crape Myrtles in the sign area at the intersection of West Farmington and Germantown Rd. are to be removed. The new plan describes hardscape improvements in the courtyard/seating areas and various container plants. New landscape material is proposed in the ground sign area at West Farmington and Germantown Rd.

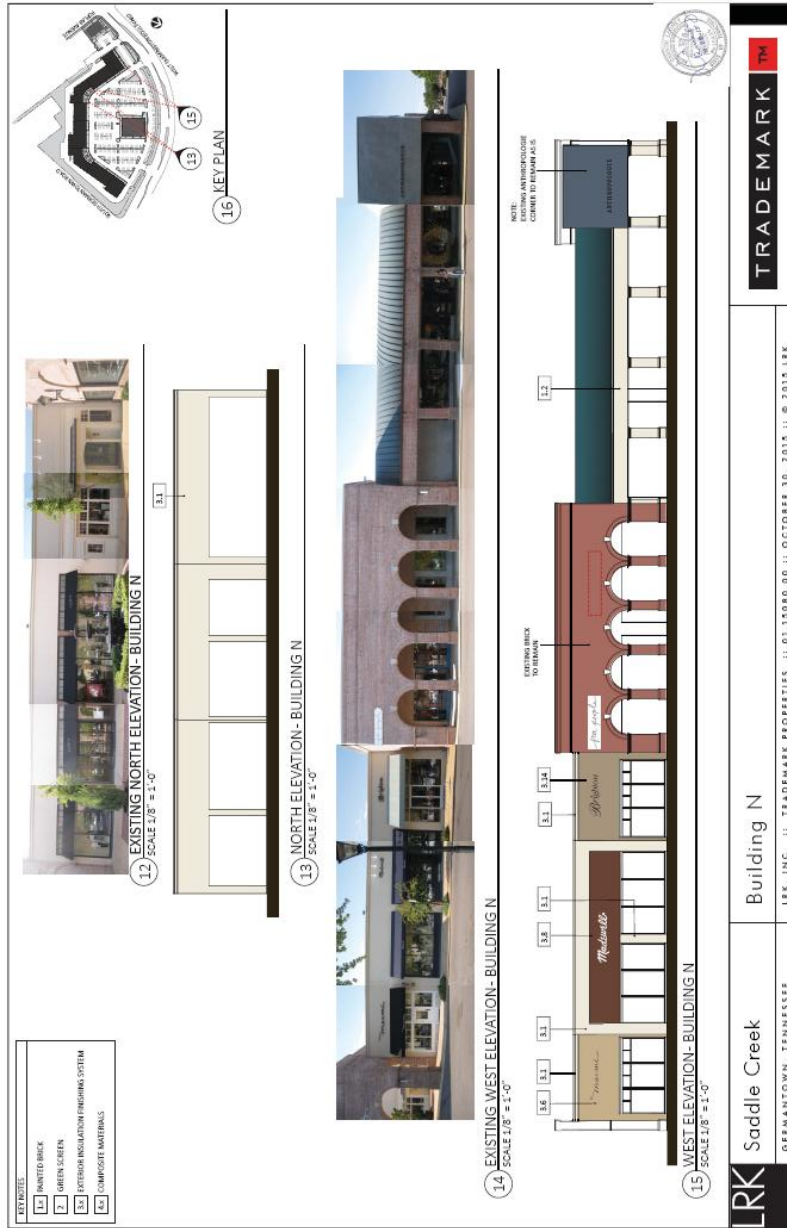
### COMMENTS

1. Provide information on the finish color of the parking lot light poles and fixtures.
2. The hardscape plan proposes a fire pit. Its design and operation are subject to approval by the Fire Marshal.




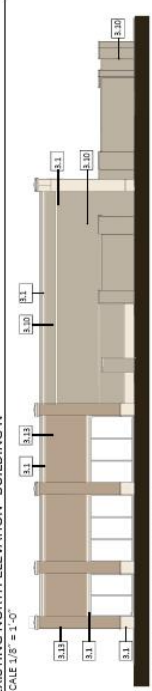

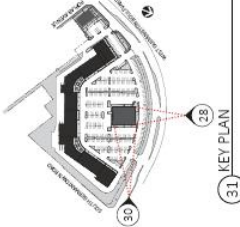







<p><b>EXTRUDES</b></p> <ul style="list-style-type: none"> <li>1.1 INVERTED BRICK</li> <li>2 GREEN SCREEN</li> <li>1.2 EXTERIOR INSULATION FINISHING SYSTEM</li> <li>1.4 COMPOSITE MATERIALS</li> </ul>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><b>17 EXISTING NORTH ELEVATION - BUILDING N</b> SCALE 3/8" = 1'-0"</p> <p>NOTE: BRICK ANTI-MOSSING COATED TO REMAIN AS IS</p> </div> <div style="width: 45%;"> <p><b>21 KEY PLAN</b></p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p><b>18 NORTH ELEVATION - BUILDING N</b> SCALE 3/8" = 1'-0"</p> </div> <div style="width: 45%;"> <p><b>19 EXISTING WEST ELEVATION - BUILDING N</b> SCALE 3/8" = 1'-0"</p> <p>NOTE: INDICATES REMAINDER OF FLOOR WALLS</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p><b>20 WEST ELEVATION - BUILDING N</b> SCALE 3/8" = 1'-0"</p> </div> </div>	<p><b>LRK</b> Saddle Creek GERMANTOWN, TENNESSEE</p> <hr/> <p><b>TRADEMARK</b> </p>
<p>Building N</p> <p>LRK, INC. :: TRADEMARK PROPERTIES :: 01.13080.00 :: OCTOBER, 30, 2015 :: © 2015 LRK</p>		

<p>LEGEND:</p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; padding: 2px;">L1</span> PAINTED BRICK</li> <li><span style="border: 1px solid black; padding: 2px;">L2</span> METAL SCREEN</li> <li><span style="border: 1px solid black; padding: 2px;">L3</span> EXTERIOR INSULATION FINISHING SYSTEM</li> <li><span style="border: 1px solid black; padding: 2px;">L4</span> COMPOSITE MATERIALS</li> </ul>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  <p><b>27</b> EXISTING NORTH ELEVATION - BUILDING N SCALE 3/8" = 1'-0"</p>  <p><b>28</b> NORTH ELEVATION - BUILDING N SCALE 3/8" = 1'-0"</p> </div> <div style="width: 45%;">  <p><b>24</b> EXISTING WEST ELEVATION - BUILDING N SCALE 3/8" = 1'-0"</p>  <p><b>25</b> WEST ELEVATION - BUILDING N SCALE 3/8" = 1'-0"</p> </div> </div>	 <p><b>26</b> KEY PLAN</p>
<p><b>LRK</b> Saddle Creek Building N</p> <p>GERMANTOWN, TENNESSEE    LERK, INC.    TRADEMARK PROPERTIES    01.15.08.00    OCTOBER 30, 2015    © 2015 LERK</p>		 <p><b>TRADE MARK</b> <span style="font-size: small;">TM</span></p>

<p><b>REVISED:</b></p> <ul style="list-style-type: none"> <li>11 WHITE BRICK</li> <li>2 GREEN SCREEN</li> <li>3a EXTERIOR INSULATION FINISHING SYSTEM</li> <li>4a COMPOSITE MATERIALS</li> </ul>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  <p><b>27 EXISTING NORTH ELEVATION- BUILDING N</b> SCALE 2/8" = 1'-0"</p>  </div> <div style="width: 45%;">  <p><b>28 NORTH ELEVATION- BUILDING N</b> SCALE 2/8" = 1'-0"</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">  <p><b>29 EXISTING WEST ELEVATION- BUILDING N</b> SCALE 2/8" = 1'-0"</p>  </div> <div style="width: 45%;">  <p><b>30 WEST ELEVATION- BUILDING N</b> SCALE 2/8" = 1'-0"</p> </div> </div>	 <p><b>31 KEY PLAN</b></p>
<p><b>LRK</b> Saddle Creek  <small>GERMANTOWN, TENNESSEE</small></p>	<p><b>Building N</b></p> <p><small>LRK, INC. :: TRADEMARK PROPERTIES :: 01.12080.00 :: OCTOBER 30, 2015 :: © 2015 LRK</small></p>	<p><b>TRADEMARK</b> </p>

**1.x BRICK**

1.1 PAINTED BRICK SWISS DOWER WHITE

1.2 PAINTED BRICK SWISS DOWER WHITE

1.3 PAINTED BRICK SWISS DOWER WHITE

1.4 PAINTED BRICK SWISS DOWER WHITE

1.5 PAINTED BRICK SWISS DOWER WHITE

1.6 PAINTED BRICK SWISS DOWER WHITE

1.7 PAINTED BRICK SWISS DOWER WHITE

**2 GREEN SCREEN**

2.1 Green Screen (see separate information)

**3.x EXTERIOR INSULATION FINISHING SYSTEM**

3.1 MATCH TO SWISS DOWER WHITE

3.2 MATCH TO SWISS DOWER WHITE

3.3 MATCH TO SWISS DOWER WHITE

3.4 MATCH TO SWISS DOWER WHITE

3.5 MATCH TO SWISS DOWER WHITE

3.6 MATCH TO SWISS DOWER WHITE

3.7 MATCH TO SWISS DOWER WHITE

3.8 MATCH TO SWISS DOWER WHITE

3.9 MATCH TO SWISS DOWER WHITE

3.10 MATCH TO SWISS DOWER WHITE

3.11 MATCH TO SWISS DOWER WHITE

3.12 MATCH TO SWISS DOWER WHITE

3.13 MATCH TO SWISS DOWER WHITE

3.14 MATCH TO SWISS DOWER WHITE

**4.x COMPOSITE MATERIALS**

4.1 SYNTHETIC TRADITIONAL COLUMN WRAP SWISS DOWER WHITE



**TRADE MARK**

**LRK Saddle Creek**

GREENANTOWN, TENNESSEE

**Material Palette**

LRK, INC. :: TRADEMARK PROPERTIES :: 01.10.00.00 :: OCTOBER 30, 2015 :: © 2015 LRK

TRADE MARK





# 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: October 30th, 2015

Project Name: Shops of Saddle Creek

Project Address: 7614-15 W. Farmington Boulevard & 7605 W. Farmington Boulevard

Previous Tenant: N/A

Applicant's Name: Shops at Saddle Creek, Inc. A Florida Corporation c/o Heitman, LLC

Mailing Address: 191 North Wacker Drive, Suite 2500, Chicago, IL 60605. Atten: Mark Hudgins

Email Address: mark.hudgins@heitman.com cherman@trademarkproperty.com

Telephone: (817) 810 -5321

Fax Number: \_\_\_\_\_

Zoning District where project (sign or item) is to be located: T-5 (Urban Center)

*(Poplar Avenue & West Farmington)*

### Specific Approval requested:

Preliminary Plan

Final Plan

Change in Use

~~*(Site plan, building elevations, landscaping, lighting, etc.)*~~

*(Complete "OG" Checklist)*

Site Plan and building elevations only

Wireless Transmission Facility

Landscaping (only)

Lighting (only)

Other

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

Facade renovations to existing buildings.

Mark Hudgins, Vice 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.*

**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: State Board of Administration of Florida  
100% Ownership

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

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

\*See language in parenthesis above.

**PROPOSED MOTION:** To approve the modifications to the building exteriors, lighting and landscaping of the Saddle Creek shopping center, 7605-7615 West Farmington Blvd., subject to the plans filed with the application and staff comments.

Mr. Chris Haley w/LRK, Inc explained that the major concern that they were looking at and major focus for the design was more of a surgical approach to the design to create moments where they could improve the facilities as opposed to some of the treatment that they were giving on the south side. They believe some of the areas taken on the south side and the color pallet that they are applying to this portion of the property as well would add some cohesiveness between the north and side while updating the facility.

Mr. Paul Bruns mentioned that he didn't see any details about use of containers but noticed that there were several containers used on the south. He asked if that was something they were considering down the road or would that be dictated by budget.

Mr. Joel Parker w/Kersey-Wike and Associates explained that his intension would be that the containers used for this project would match what they used on the south side but did not have the details with him to share with the commission but would get it to them.

Chairman Saunders questioned the celestial lighting in the corner seating areas and explained that the commission needed a better understanding of the wattage they were using.

Mr. Haley explained the lighting that they were proposing in the pocket parts was more for ambient lighting and they would be using natural incandescent lights and no colors. They would get more information as they finalize the design and provide it to the staff and bring it back to the commission later on.

Mr. Sherman moved to approve the modifications to the building exteriors, lighting and landscaping of the Saddle Creek shopping center, 7605-7615 West Farmington Blvd., subject to the plans files with the application, subject to discussion, and staff comments, seconded by Mr. Simpson.

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

MOTION PASSED

---

4. Grimaldi's – Shops of Saddle Creek NE – 7605 W. Farmington Blvd. – Request Approval of Building Façade Modifications (Case:15-554) Previously Agenda Item No. 6

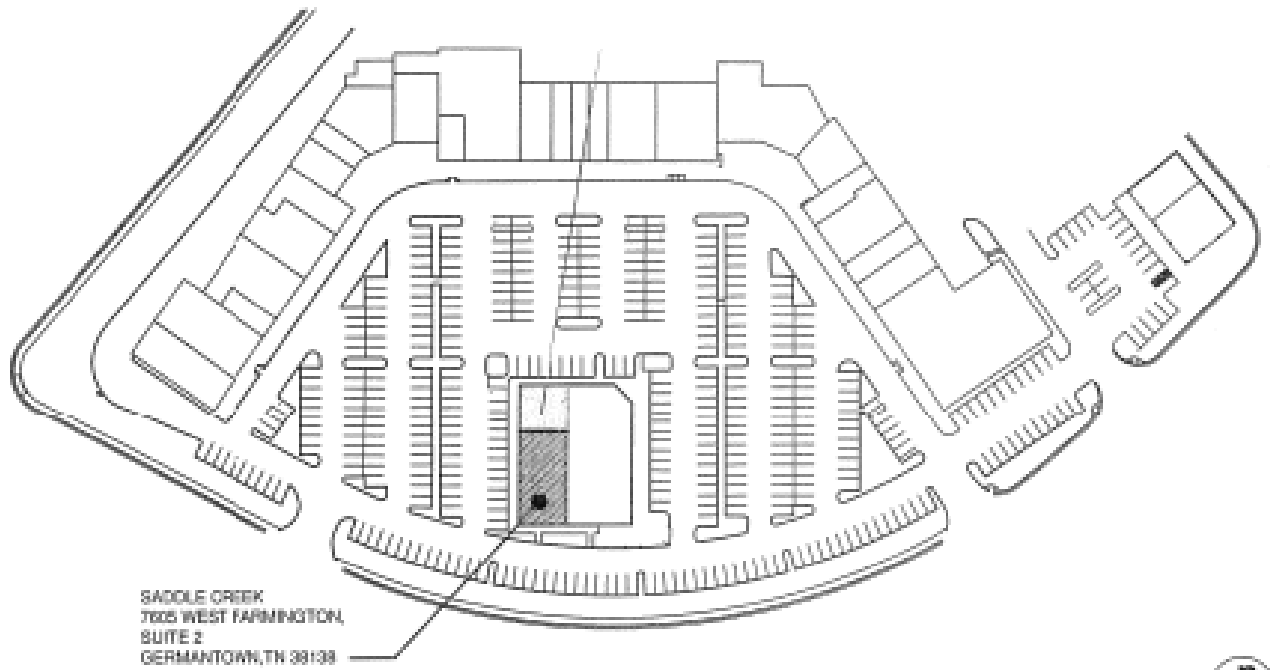
BACKGROUND: The Shops of Saddle Creek center was approved by the Planning Commission and the Board of Mayor and Aldermen in 1987 Grimaldi's restaurant will occupy part of the space formerly occupied by J Jill.

DISCUSSION: The restaurant is to have 158 seats (110 inside and 48 outside patio). The plan proposes an overall change to the exterior appearance of approximately one-half of the building. The existing awning, storefront and glazing, door and frame and light pole are to be removed. A new outdoor seating area with railing, patio cover, storefront and entry door are to be added. Proposed building elevations and material samples are provided.

COMMENTS:

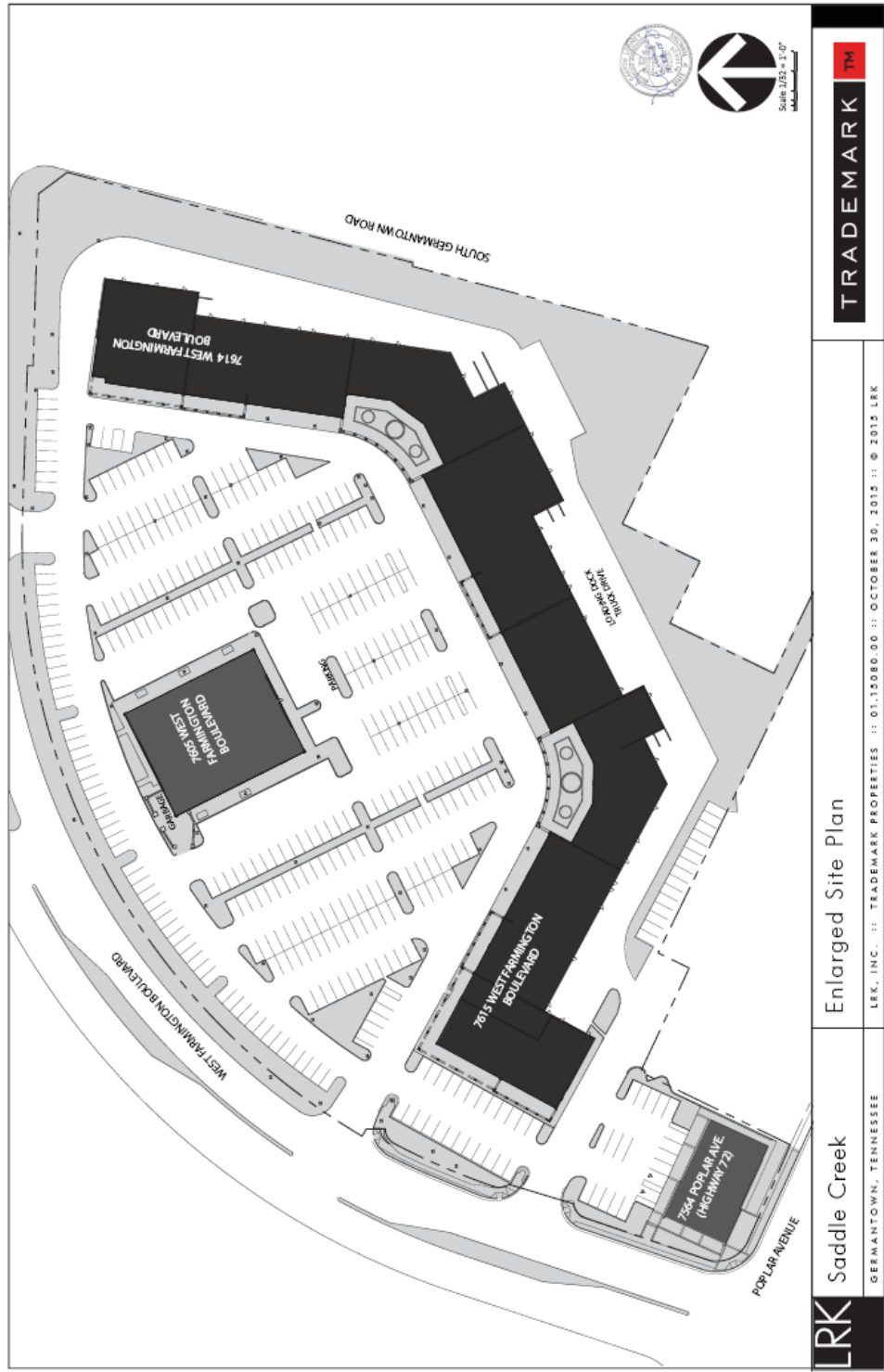
1. The signs shown on the elevation diagrams, including the text "Grimaldi" on the awnings, are not being approved as part of this application. Signs require separate application.
2. The building modifications include the addition of rooftop vents 40 in. in height, placed as close as 26+/- ft. from the exterior wall. Staff suggests the installation of screenwalls on the north and

west sides. A photo of the existing building is attached.



**01** key plan  
SCALE IN TS





<b>LRK</b>	<b>Saddle Creek</b>	<b>TRADEMARK</b> ™
GERMANTOWN, TENNESSEE	Enlarged Site Plan	
LRK, INC. :: TRADEMARK PROPERTIES :: 01.15080.00 :: OCTOBER 30, 2013 :: © 2013 LRK		



PROPOSED RESTAURANT SPACE



# CITY OF GERMANTOWN TENNESSEE

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

DATE RECEIVED: _____
RECEIVED BY: _____

## DESIGN REVIEW COMMISSION PROJECT REVIEW APPLICATION

### 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)
- Revision/amendment to an approved plan  
Description of requested change: \_\_\_\_\_
- Other; Explain \_\_\_\_\_

Project Name: Grimaldi's

Project Address: 4605 W. Farmington Blvd., Suite

Previous Tenant: N/A

Applicant's Name: Ben Dariano - WD Partners

Mailing Address: 7007 Discovery Blvd., Dublin, OH, 43017

Email Address: ben.dariano@wdpartners.com Telephone: 614-634-7219

Owner's Name: Taylor Senter Crook Et. Al.

Mailing Address: 191 Wacker Dr. Heitman Capital Mangament, Chicago, IL, 60606

Email Address: tbennington@trademarkproperties.com Telephone: 817-639-2705

Developer's Name: N/A

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Lessee's Name: Grimaldi's

Mailing Address: 15005 N. Northsight Blvd., Scottsdale, AZ, 85260

Email Address: dgarrett@grimaldi'spizzeria.com Telephone: 480-947-7100

DRC Project Review Application  
Page 2

Zoning District where project is to be located: T-5

**Describe project item(s) to be reviewed:** *(please attach additional sheets or letter of description if needed)*

Alterations to an existing retail business for new food service tenant. Addition of patio, exterior lighting, and awning. Existing  
light pole to be removed.

Ben Dariano  
**Print Name of Applicant**

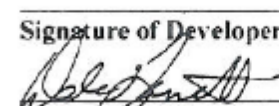
Mark Hudgins  
**Print Name of Owner**

**Print Name of Developer**

Dale Garrett, Director of New Development  
**Print Name of Lessee**

  
**Signature of Applicant**

  
**Signature of Owner**

**Signature of Developer**  
 10-27-15  
**Signature of Lessee**

*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.*



DRC Project Review Application  
Page 3

***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 (including all owners, lessees and developers) is a for-profit entity, i.e. individual or sole proprietor, 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: TTaylor Senter Cook Et. Al.  
Address: 191 Wacker Dr. Heitman Capital Management, Chicago, IL, 60606

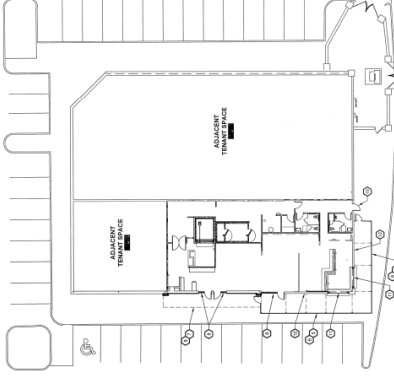
Lessee: Grimaldi's Pizzeria  
Address: 15005 N. Northsight Blvd., Scottsdale, AZ, 85260

Developer: \_\_\_\_\_  
Address: \_\_\_\_\_

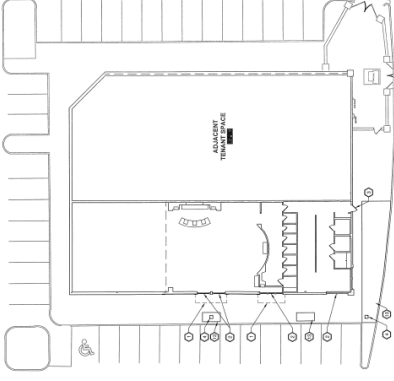
Persons or Entities\* Owning 10% or More of the Ownership Interests of the Owner:

Name	Business <u>or</u> Home Address
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

\*See language in parenthesis above.



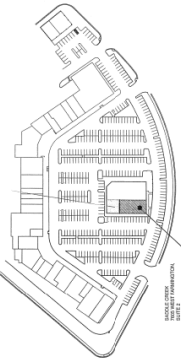
**03 site plan - proposed**  
SCALE: 1/8" = 1'-0"



**02 site plan - existing**  
SCALE: 1/8" = 1'-0"

**Keyed notes**

- 1. EXISTING CONCRETE TO BE DEMOLISHED
- 2. EXISTING STEEL DOOR AND FRAME TO BE REMOVED
- 3. EXISTING WALL TO BE DEMOLISHED
- 4. EXISTING WALL TO BE DEMOLISHED
- 5. EXISTING WALL TO BE DEMOLISHED
- 6. EXISTING WALL TO BE DEMOLISHED
- 7. EXISTING WALL TO BE DEMOLISHED
- 8. EXISTING WALL TO BE DEMOLISHED
- 9. EXISTING WALL TO BE DEMOLISHED
- 10. EXISTING WALL TO BE DEMOLISHED
- 11. EXISTING WALL TO BE DEMOLISHED
- 12. EXISTING WALL TO BE DEMOLISHED
- 13. EXISTING WALL TO BE DEMOLISHED
- 14. EXISTING WALL TO BE DEMOLISHED
- 15. EXISTING WALL TO BE DEMOLISHED
- 16. EXISTING WALL TO BE DEMOLISHED
- 17. EXISTING WALL TO BE DEMOLISHED
- 18. EXISTING WALL TO BE DEMOLISHED
- 19. EXISTING WALL TO BE DEMOLISHED
- 20. EXISTING WALL TO BE DEMOLISHED
- 21. EXISTING WALL TO BE DEMOLISHED
- 22. EXISTING WALL TO BE DEMOLISHED
- 23. EXISTING WALL TO BE DEMOLISHED
- 24. EXISTING WALL TO BE DEMOLISHED
- 25. EXISTING WALL TO BE DEMOLISHED
- 26. EXISTING WALL TO BE DEMOLISHED
- 27. EXISTING WALL TO BE DEMOLISHED
- 28. EXISTING WALL TO BE DEMOLISHED
- 29. EXISTING WALL TO BE DEMOLISHED
- 30. EXISTING WALL TO BE DEMOLISHED
- 31. EXISTING WALL TO BE DEMOLISHED
- 32. EXISTING WALL TO BE DEMOLISHED
- 33. EXISTING WALL TO BE DEMOLISHED
- 34. EXISTING WALL TO BE DEMOLISHED
- 35. EXISTING WALL TO BE DEMOLISHED
- 36. EXISTING WALL TO BE DEMOLISHED
- 37. EXISTING WALL TO BE DEMOLISHED
- 38. EXISTING WALL TO BE DEMOLISHED
- 39. EXISTING WALL TO BE DEMOLISHED
- 40. EXISTING WALL TO BE DEMOLISHED
- 41. EXISTING WALL TO BE DEMOLISHED
- 42. EXISTING WALL TO BE DEMOLISHED
- 43. EXISTING WALL TO BE DEMOLISHED
- 44. EXISTING WALL TO BE DEMOLISHED
- 45. EXISTING WALL TO BE DEMOLISHED
- 46. EXISTING WALL TO BE DEMOLISHED
- 47. EXISTING WALL TO BE DEMOLISHED
- 48. EXISTING WALL TO BE DEMOLISHED
- 49. EXISTING WALL TO BE DEMOLISHED
- 50. EXISTING WALL TO BE DEMOLISHED
- 51. EXISTING WALL TO BE DEMOLISHED
- 52. EXISTING WALL TO BE DEMOLISHED
- 53. EXISTING WALL TO BE DEMOLISHED
- 54. EXISTING WALL TO BE DEMOLISHED
- 55. EXISTING WALL TO BE DEMOLISHED
- 56. EXISTING WALL TO BE DEMOLISHED
- 57. EXISTING WALL TO BE DEMOLISHED
- 58. EXISTING WALL TO BE DEMOLISHED
- 59. EXISTING WALL TO BE DEMOLISHED
- 60. EXISTING WALL TO BE DEMOLISHED
- 61. EXISTING WALL TO BE DEMOLISHED
- 62. EXISTING WALL TO BE DEMOLISHED
- 63. EXISTING WALL TO BE DEMOLISHED
- 64. EXISTING WALL TO BE DEMOLISHED
- 65. EXISTING WALL TO BE DEMOLISHED
- 66. EXISTING WALL TO BE DEMOLISHED
- 67. EXISTING WALL TO BE DEMOLISHED
- 68. EXISTING WALL TO BE DEMOLISHED
- 69. EXISTING WALL TO BE DEMOLISHED
- 70. EXISTING WALL TO BE DEMOLISHED
- 71. EXISTING WALL TO BE DEMOLISHED
- 72. EXISTING WALL TO BE DEMOLISHED
- 73. EXISTING WALL TO BE DEMOLISHED
- 74. EXISTING WALL TO BE DEMOLISHED
- 75. EXISTING WALL TO BE DEMOLISHED
- 76. EXISTING WALL TO BE DEMOLISHED
- 77. EXISTING WALL TO BE DEMOLISHED
- 78. EXISTING WALL TO BE DEMOLISHED
- 79. EXISTING WALL TO BE DEMOLISHED
- 80. EXISTING WALL TO BE DEMOLISHED
- 81. EXISTING WALL TO BE DEMOLISHED
- 82. EXISTING WALL TO BE DEMOLISHED
- 83. EXISTING WALL TO BE DEMOLISHED
- 84. EXISTING WALL TO BE DEMOLISHED
- 85. EXISTING WALL TO BE DEMOLISHED
- 86. EXISTING WALL TO BE DEMOLISHED
- 87. EXISTING WALL TO BE DEMOLISHED
- 88. EXISTING WALL TO BE DEMOLISHED
- 89. EXISTING WALL TO BE DEMOLISHED
- 90. EXISTING WALL TO BE DEMOLISHED
- 91. EXISTING WALL TO BE DEMOLISHED
- 92. EXISTING WALL TO BE DEMOLISHED
- 93. EXISTING WALL TO BE DEMOLISHED
- 94. EXISTING WALL TO BE DEMOLISHED
- 95. EXISTING WALL TO BE DEMOLISHED
- 96. EXISTING WALL TO BE DEMOLISHED
- 97. EXISTING WALL TO BE DEMOLISHED
- 98. EXISTING WALL TO BE DEMOLISHED
- 99. EXISTING WALL TO BE DEMOLISHED
- 100. EXISTING WALL TO BE DEMOLISHED



**01 key plan**  
SCALE: 1/8" = 1'-0"

**wd**  
ARCHITECTURAL & INTERIOR DESIGN

1000 BROADWAY, SUITE 2000  
 NEW YORK, NY 10018  
 212.512.5000  
 WWW.WDARCHITECTS.COM

PROJECT: 1 | SPRING 2016

**GRIMALDI'S**  
CONSTRUCTION MANAGEMENT

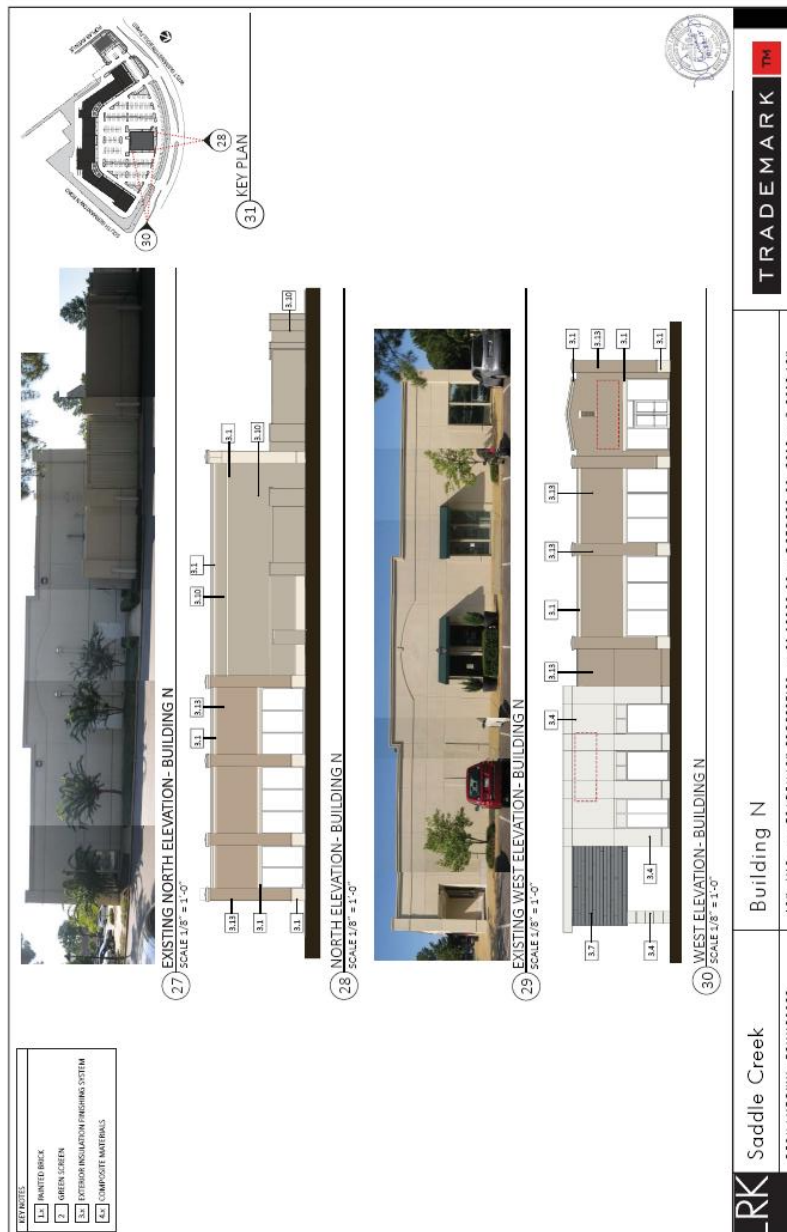
1000 BROADWAY, SUITE 2000  
 NEW YORK, NY 10018  
 212.512.5000  
 WWW.GRIMALDIS.COM

PROJECT: 1 | SPRING 2016

**01 SITE PLAN**  
**A1**

DATE: 12/15/15

<p><b>KEYNOTES</b></p> <ul style="list-style-type: none"> <li>1.1 PAINTED BRICK</li> <li>2.0 WHITE SCREEN</li> <li>1.2 EXTERIOR INSULATION FINISHING SYSTEM</li> <li>1.3 COMPOSITE MATERIALS</li> </ul>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  <p><b>22) EXISTING NORTH ELEVATION - BUILDING N</b> SCALE 2/8" = 1'-0"</p>  <p><b>23) NORTH ELEVATION - BUILDING N</b> SCALE 1/8" = 1'-0"</p> </div> <div style="width: 45%;">  <p><b>24) EXISTING WEST ELEVATION - BUILDING N</b> SCALE 2/8" = 1'-0"</p>  <p><b>25) WEST ELEVATION - BUILDING N</b> SCALE 2/8" = 1'-0"</p> </div> </div>	 <p><b>26) KEY PLAN</b></p>	
	<p>Saddle Creek                  GERMANTOWN, TENNESSEE</p>	<p>Building N                  L.R.K., INC. 11 TRADEMARK PROPERTIES 11 0115086.00 11 OCTOBER 30, 2015 11 © 2015 L.R.K.</p>	



**PROPOSED MOTION:** To approve the modifications to the building exterior of 7605 West Farmington Blvd., in Saddle Creek shopping center, subject to the plans filed with the application and staff comments.

Mr. Dale Garrett, Director of Development w/Grimaldi's explained that the original Grimaldi's was located in New York under the Brooklyn Bridge built in the 1930's and has a hand built masonry oven as the heart of the store and it burns coal to cook the pizza's. They build their own ovens in the stores and the elevation represents part of their company's history. There are several elements in their store front that reference back to the Brooklyn Bridge that gives them their character. They are a high end pizza concept and their pizza and cheesecakes are handmade in their stores. They also have an extensive wine and beer menu unlike any other pizza facility which offers a very high quality pizza restaurant to this area.

The commission expressed their concerns over the lighting and building exterior material. Mr. Garrett was instructed to pay particular attention to the area where the Grimaldi's exterior materials abutted the existing façade, so that they blend together well.

Mr. Garrett explained that the exterior lights are located below the canopy and will be on a dimmer.

Alderman Klevan expressed his appreciation for them bringing such a fine restaurant to our city and Chairman Saunders called for a motion.

Mr. Bruns moved to approve the modifications to the building exterior of 7605 West Farmington Blvd., in Saddle Creek shopping center, subject to the plans filed with the application, as discussed, subject to staff comments, the documents submitted with the application, and that LRK and applicant coordinate exterior transition with staff, seconded by Mr. Smith.

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

MOTION PASSED

---

5. Michael Kors – Shops of Saddle Creek South – 7515 Poplar Ave – Request Approval of Building Façade Modifications Wall Graphics (Case:15-555) Previously Agenda Item 7 now known as 7b

BACKGROUND: Saddle Creek South shopping center was approved by the Planning Commission and the Board of Mayor and Aldermen in 1987.

DISCUSSION:

1) The store owner proposes to install roll-down gates in the front and rear entrance doors, in order to improve security at the store. The gate will be in use when the store is closed: 8 pm to 10 am. The gates are to be located on the inside of the main entrance door and the rear door, and constructed of aluminum (“Perfalum Grille”).

2) Two 6 ft. by 6 ft. 9 in. “image fixtures” were installed during the construction of the store. The fixtures contain photographs of Michael Kors products, so are considered signs under the sign regulations (as opposed to a “show window” that contains actual merchandise in the store). They were not included in the store’s sign application and were over-looked during the review of the storefront plans.

COMMENTS:

1. *From the definitions section of Section 14 (signs):* Sign means any identification, description, illustration or device, illuminated or non illuminated, which is exposed to the view of potential clients or customers and/or the general public; is located on public or private property, inside or outside of buildings; and which directs attention to a product, service, place, activity, person, institution, business or solicitation, including any permanently installed or situated merchandise; or any emblem, painting, banner, pennant or placard designed to advertise, identify or convey information, except the following:

- 1) Merchandise temporarily displayed in show windows that is available for sale on the premises and that does not include flashing, neon, or colored lights;
- 2) National flags; and
- 3) Decorative devices or emblems as may be displayed on a residential mailbox.







# CITY OF GERMANTOWN TENNESSEE

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

DATE RECEIVED: \_\_\_\_\_  
RECEIVED BY: \_\_\_\_\_

## DESIGN REVIEW COMMISSION PROJECT REVIEW APPLICATION

**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)
- Revision/amendment to an approved plan  
Description of requested change: \_\_\_\_\_

Other; Explain installation of two manual security gates

Project Name: MICHAEL KORS

Project Address: 7515 POPULAR AVE., SP #115, GERMANTOWN TN 38137

Previous Tenant: NO PREVIOUS TENANT

Applicant's Name: SCOTT DAVES % PERMITS TODAY

Mailing Address: 140 SALAKE AVE, STE #323, PASADENA CA 91101

Email Address: permits today@aol.com Telephone: 626/585 2931

Owner's Name: TRADEMARK PROP.

Mailing Address: 1701 RIVER BLVD DE, STE #500, FORT WORTH TX 76107

Email Address: \_\_\_\_\_ Telephone: 817/639 2705

Developer's Name: Brian Niemeyer / Metro Door

Mailing Address: 3500 Sunrise Hwy, Suite 210, Great River, NY 11739

Email Address: B.Niemeyer@metrodoor.com Telephone: 800-669-3667

Lessee's Name: MICHAEL KORS

Mailing Address: 1 MEADOWLANDS PLZ, EAST RUTHERFORD, NJ 07073

Email Address: chris.mundenemichaelkors.com Telephone: 201/812-2576



DRC Project Review Application  
Page 2

Zoning District where project is to be located: COMMERCIAL

**Describe project item(s) to be reviewed:** *(please attach additional sheets or letter of description if needed)*

SEE ATTACHED LETTER


SCOTT DAVES  
Print Name of Applicant

  
Signature of Applicant

\_\_\_\_\_  
Print Name of Owner  
Brian Niemeyer

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Print Name of Developer  
Jon Datto

\_\_\_\_\_  
Signature of Developer  


\_\_\_\_\_  
Print Name of Lessee

\_\_\_\_\_  
Signature of Lessee

*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.*

DRC Project Review Application  
Page 3

**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 (including all owners, lessees and developers) is a for-profit entity, i.e. individual or sole proprietor, 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: TRADEMARK PROP.  
Address: 1701 RIVER RUN DR, #500, FLET WORTH TX 75109

Lessee: Michael Kors Retail Inc.  
Address: 11 meadowlands plaza East Rutherford, NJ 07073

Developer: \_\_\_\_\_  
Address: \_\_\_\_\_

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

Name	Business or Home Address
<u>Michael Kors USA</u>	<u>11 West 42 St. NY, NY 10036</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

\*See language in parenthesis above.

Last Revision Date: 6/2015

**PROPOSED MOTION:** To approve the installation of 6 ft. by 6 ft. 9 in. image fixtures at the Michael Kors store in Saddle Creek South shopping center, subject to the plans filed with the application and staff comments.

Mr. James Neighbors explained that the graphics were a global branding image that display that someone could come into their store and be dressed head to toe in the brand and leave looking like the image on the sides of the store. These clothing images are in picture frames, would be changed seasonally, and they are images of a person wearing their clothing only no text.

After much discussion, Chairman Saunders asked for a motion.

Alderman Klevan moved to approve the temporary (6 month maximum) installation of 6 ft. by 6 ft. 9 in. image fixtures, consisting of art only, no logo or text, at the Michael Kors store, in Saddle Creek South shopping center, subject to the plans filed with the application, applicant comments, and staff comments and subject to the review of an ordinance amendment, provided that the applicant agrees that the temporary status will have no precedent value, seconded by Mr. Sherman.

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

#### MOTION PASSED

---

6. Wendy's – 7569 Poplar Avenue – Request Approval of Exterior Building Elevation Remodel (Case #: 15-548) Previously known as Agenda Item No. 9

BACKGROUND: The Board of Mayor and Aldermen approved Project Development Contract No.51 on September 29, 1981 for the Wendy's restaurant at 7569 Poplar Avenue.

At its August 15, 1989 meeting, the Design Review Commission approved a request to repaint the building's exterior fascia and trim. On February 26, 2002, the Design Review Commission approved a request for storefront renovations and revised landscape and lighting plans. A proposal for an exterior reimage modification was withdrawn by the applicant from the September DRC meeting.

DISCUSSION: Wendy's Restaurant proposes an exterior reimage modification consisting of new building design elements, paint colors, new aluminum trim and panels, new exterior lighting, and outdoor patio area. Samples of the colors and materials have been provided.

New Building Design Elements: New flat aluminum break-formed panel covers painted Classic Bronze will be mounted between the windows on the front of the building. New wood-grain tiles painted Classic Bronze are to be placed over a column at the northeast corner of the building and a column on the west side of the building.

A new 12', 10" aluminum canopy is proposed at the drive-thru order point. "The canopy will be built with a breakaway system so that it will rotate if hit by a vehicle". The pole structure of the canopy is a steel tube that is bolted to a metal base plate that is anchored to concrete in the ground.

A new aluminum 'Blade' panel will be attached to the front and left side, over the drive thru window, of the building. Both panels will extend above the existing roofline. The larger "Blade" on the front of the store is the proposed location of a new wall-mounted sign. An application for a new sign package for this store has been submitted as a companion to this remodeling request.

New Exterior Paint Colors: The existing EIFS and the new corrugated aluminum around the top band of the building are to be painted Classic Bronze. The new 'Blade' panels will be painted Reynobond Brite Red and the existing brick on the building will be painted Tanbark (SW 6061). The drive-thru order point canopy will be painted Kynar Finish Aluminum Medium Bronze.

New Aluminum Trim and Panels: The existing façade below the roofline on all sides of the building is to be redone with a combination of new corrugated aluminum and new paint over the existing EIFS. The trim work will be a break-formed .040 clear anodized aluminum capped over the existing brick band.

Exterior Lights: the building is to be illuminated by LED lighting around the soffit trim on all sides to provide down lighting on the walls (2 LED modules per linear foot of soffit). Drive-thru canopy down lighting will be provided by a 6" recessed light fixture. Up-lighting on the 'Blade' element is proposed with an in-ground mounted fixture located in the landscape area adjacent to (in front of) the Blade. Detail

lighting information for each lighting element has been provided by the applicant and is attached to this report.

Outdoor Patio Area: The applicant is requesting to add an outdoor patio seating area in front of the building on Poplar Avenue. The propose site plan uses the existing paved area on site with new paving added along the east and north corner of building. The new patio will have 16 additional seats for the restaurant. The submitted site plan includes new landscaping around the patio area. A landscape plan has been submitted that reflects the existing landscaping on site and the new landscaping around the ground-mounted sign that will replace the plantings that were impacted by the widening of Poplar Avenue.

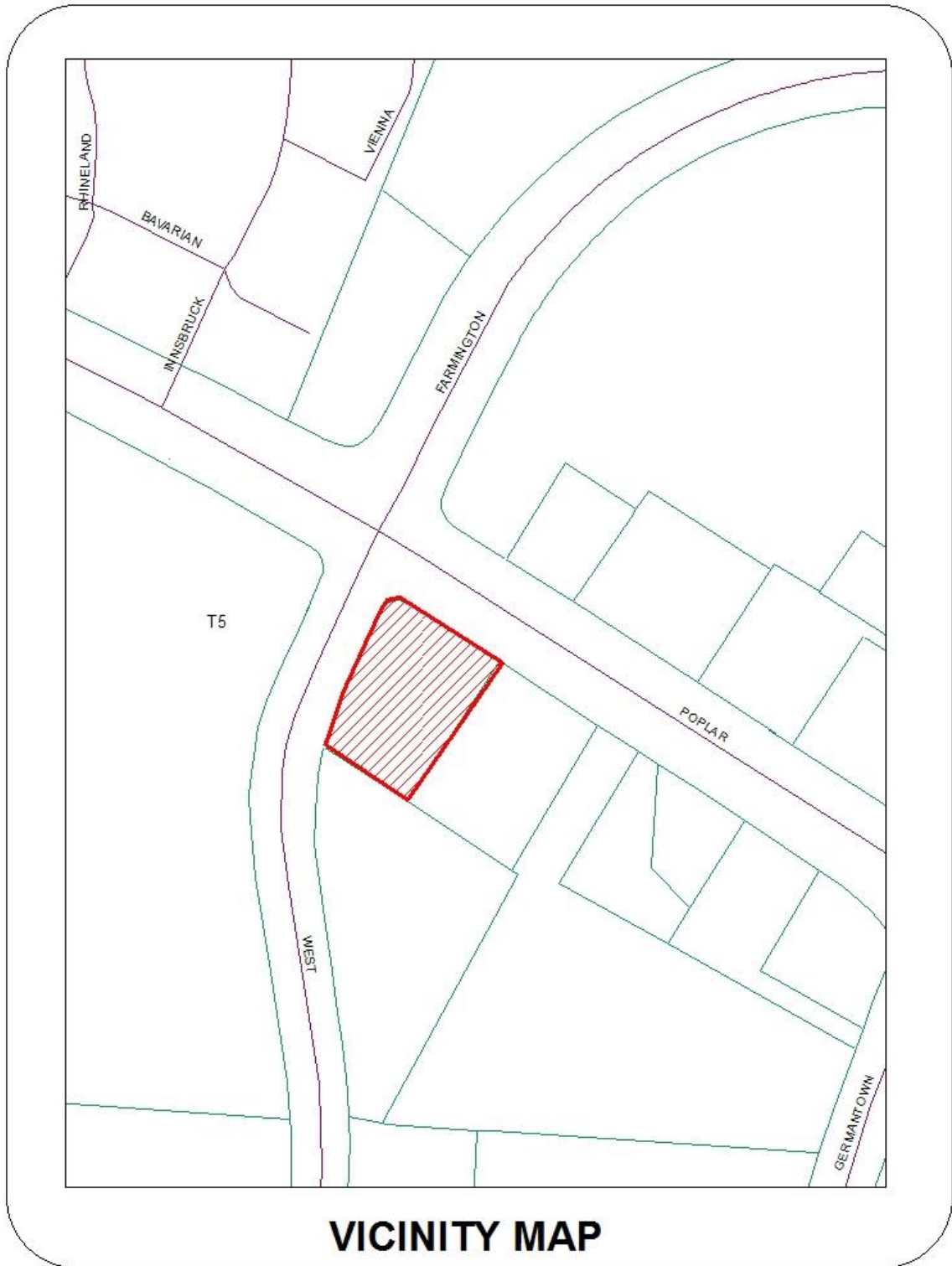
COMMENTS:

1. Section 3.2.4. Color and Materials of the DRC Manual states the following:
  - Building colors should be subdued, with natural earth tones and compatible color predominating. Primary colors are typically not approved by the Design Review Commission and should be avoided.
  - Natural materials are preferred such as brick, stone, and wood. Metal buildings are typically not approved by the Design Review Commission and should be avoided.

Although the proposed paint color for the building and most of the materials meets the recommendation of the DRC Manual, proposed use of Reynobond Brite Red on the new ‘Blade’ panels does not.

2. Instead of providing an overall photo metric analysis for review on this site with new elements included, the applicant has provided detail lighting information for each new lighting element to be used as part of this exterior renovation. The applicant has indicated that the new building accent lighting will not add any additional foot candles to the site.
3. Applicant indicates that no changes are to be made to the existing landscaping on site except for the removal of two diseased Crept Myrtles located on either side of the front building façade. A site plan with existing and proposed landscaping has been submitted that reflected a new patio in the area where these two trees are currently located and the planting of new American Boxwoods around the perimeter of the patio.
4. The DRC approval of storefront renovations and a revised landscape plan in 2002 required that “any approved landscaping must be maintained as approved for the life of the project”. Changes since the 2002 have reduced the amount of landscaping that was approved on the site. The site plan submitted with the existing and proposed landscaping does not reflect sufficient landscaping along the West Street frontage of this site. It is suggested that a new landscape plan that includes proposed landscaping for the West Street frontage be submitted for administrative approval on this site.
5. The new concrete sidewalk shall not impede fire department access around the building. Approval of the sidewalk is subject to the Fire Marshal.

If approved by the DRC, and prior to storefront renovations, the applicant shall provide construction plans to be reviewed and approved by the Community Development Department. Upon approval from Community Development, the applicant shall obtain a building permit from Shelby County prior to commencing work.



**VICINITY MAP**

**PROPOSED MOTION:** To approve the new paint colors, aluminum panels and ceramic tile materials, lighting modifications, and outdoor patio area for the Wendy's Restaurant at 7569 Poplar Avenue, subject to staff comments and the documents submitted with the application.


**WITHDRAWN BY APPLICANT**

7. Wendy’s – 7569 Poplar Avenue – Request Approval of Sign Package (Case #: 15-548) Previously known as Agenda Item No. 10

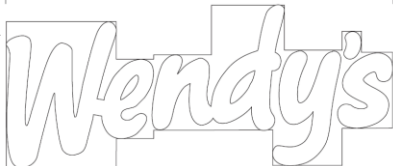
**BACKGROUND:** The Design Review Commission granted approval for wall-mounted tenant identification signs and storefront renovations for Wendy’s on February 26, 2002. On November 26, 2002, the DRC approved a request for a ground-mounted identification sign and two (2) traffic directional signs.

**DISCUSSION:** As a companion to the DRC project application requesting approval for exterior building elevation remodel of the existing Wendy’s restaurant, the applicant is requesting approval of a ground sign, two wall-mounted tenant identification signs, and four directional drive-thru signs. The ground and wall signs will be placed in approximately the same locations as the existing signs along the Poplar Avenue frontage on the building facade. The directional/general drive thru signage will be as reflected on the attached sign plans. The specifics of the request are as follows:

*SIGN 1 – Ground Mounted Tenant Identification*

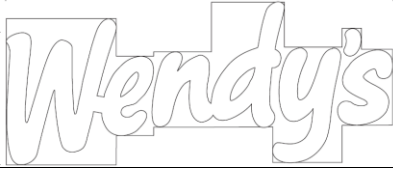
Location & Height:	The sign will be 20’ behind the curb line of Poplar Avenue & 33’ behind the curb line of West Street, double-sided, perpendicular to the street, with a maximum height of 6 feet above the ground.
Total Sign Area:	31 sq. ft. (15.5 sq. ft. total per face)
Content/Logo:	
Colors & Materials:	Color: Letters = Avery 700 “White” Background = SW6864 Cherry Tomato Materials: Letters = Vinyl Sign Face = Aluminum
Font:	Corporate - Franchise Designed
Mounting Structure:	Replacement of previously approved Wendy’s sign on existing brick base
Lighting:	Existing External Lighting - 150 Metal Halide
Landscaping	Plan provided by applicant – see attachment

*SIGN 2: Wall Mounted Tenant Identification*


Location & Height:	One sign to be mounted on the north wall of the building facing Poplar Avenue. 16’1” Height
Total Sign Area:	16.08 sq. ft.
Content:	
Colors & Materials:	Color: Reverse Channel Letters = White Background = Reynobond Brite Red Materials: Letters - Aluminum Sign Face – Vinyl/Aluminum
Font:	Corporate - Franchise Designed
Letter Size:	30 inches

Mounting Structure:	Aluminum 'Blade' Panel
Lighting:	Halo Lit w/ White LED (60 watt)

*SIGN 3: Wall Mounted Tenant Identification*

Location & Height:	One sign to be mounted on the west wall of the building facing West Street. 13'6.5" Height
Total Sign Area:	16.08 sq. ft.
Content:	
Colors & Materials:	Color: Reverse Channel Letters = White Background = Anodized Bronze Materials: Letters – Aluminum Sign Face – Aluminum
Font:	Corporate - Franchise Designed
Letter Size:	30 inches
Mounting Structure:	Corrugated Aluminum
Lighting:	Halo Lit w/ white LED (60 watt)

**SIGN 4 -:** *Directional Signs*

Location & Height:	The signs 20” tall, double sided, and are to be double-sided and located at the entrances and exits of the site as shown on the attached location plan.
Content:	 <p>SEE ATTACHED SIGN DETAIL</p>
Colors & Materials:	Color: Letters = Avery 700 “White” Background = SW6864 Cherry Tomato Materials: Letters = Vinyl Sign Face = Aluminum
Font:	Helvetica
Sign Area:	128” per face
Mounting Structure:	Steel/Aluminum
Lighting:	N/A

**STAFF COMMENTS:**

1. The applicant has submitted a revised sign package based on recommendations from the staff due to need to reduce the total sign area requested for approval. However, the reduction in sign area is not reflected on the application forms, but is shown on the newly submitted sign drawings.
2. The total allowable wall sign area is 33.2 sq. ft., based a ratio of 1 sq. ft. for every linear foot of building façade. The DRC can approve an additional 16.6 square feet of sign area based on ratio of 1.5 sq. ft. for every 1 sq ft. of linear building façade for a total allowable sign area of 49.8 square feet. This total allowable area includes one face of the ground sign as viewed from each side of the ground sign. If approved, the total sign area combined for all signs included ground mounted sign is 47.66 sq. ft. The proposed combination of wall and ground mounted signs complies with the Sign Regulations.
3. The Aluminum ‘Blade’ Panel on the front façade on the building and that the primary wall sign will attached to will be 16’ .9” in height and exceed the top of the roof eaves. The DRC Manual states the following:
 

Wall signs mounted on buildings to identify establishments should be integrated with the architecture of the building, with minimal projections from the face of the building, and should not project above the drip line.
4. The applicant indicates that the Aluminum ‘Blade’ Panel on the front façade on the building is part of the building wall façade and is not therefore considered part of the sign. The DRC policy on How to measure the area of a wall-mounted sign states the following on determining Sign types:



### **Type “A” Signs:**

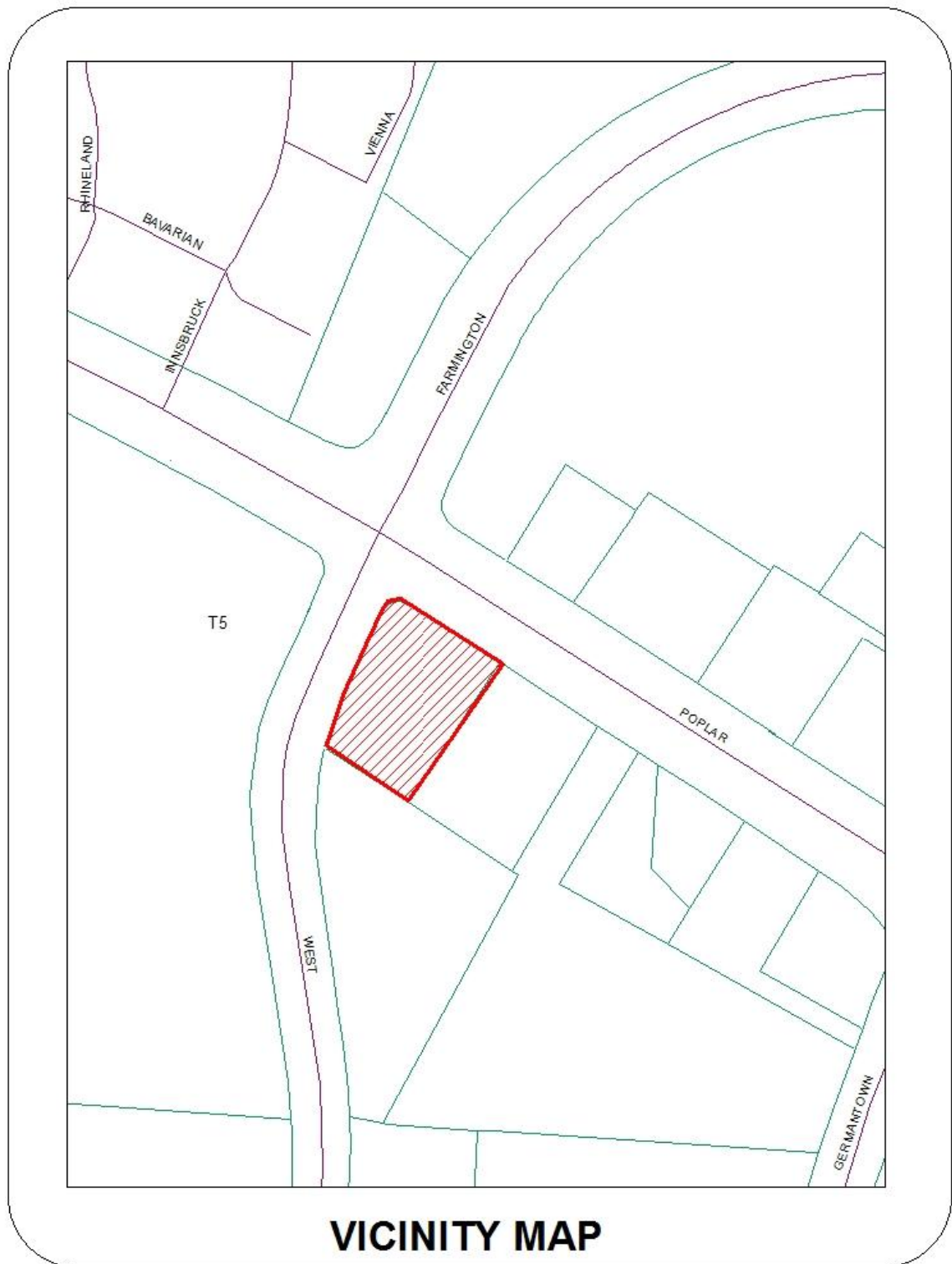
Type “A” signs are signs which have a defined “background area”. With these signs, the letters, numbers, symbols, and/or graphics are mounted or painted upon a defined sign space or panel on a wall, fence, or other structure that has a principal use or function other than supporting the sign. The sign space or panel may be defined by a border or by textures, color, or material contrasting with the rest of the supporting structure.

The area of a “Type A” sign is the area of the face of the sign board, sign structure, sign space, or sign panel as described above.

### **Type “B” Signs**

Type “B” signs are signs which do not have a defined “background area” and are more fully defined under (1) and (2) below:

- (1) The letters, numbers, symbols, and/or graphics are mounted or painted directly (without a sign board) upon a wall of a building, fence, or other structure not erected specifically and only for the purpose of supporting the sign; and
  - (2) The wall, fence, or other structure which supports the sign does not provide a space or panel for the sign defined by a border or by texture, color or material contrasting with the rest of the supporting structure.
5. The directional signs size, height, content, and location may be permitted by the DRC in the SC-1 District. “Directional signs may not exceed a maximum total sign area of 128 square inches per face, 8 inches by 16 inches, with a maximum height of 20 inches above the existing grade” as required by Section 14-34(c)(6). Proposed directional signage conforms to the sign regulations.
  6. If approved, the applicant must obtain a permit from the Memphis /Shelby County Office of Code Enforcement prior to installing the signs.



**PROPOSED MOTION:** To approve a Sign Package that includes a Ground Sign, two Wall Signs, and four Directional Signs for Wendy's Restaurant, located at 7569 Poplar Avenue.

**WITHDRAWN BY APPLICANT**

---

**8. Riverdale Elementary School Addition – 7391 Neshoba Road – Request Preliminary and Final Plan Approval (Case#: 15-551)**

**BACKGROUND:** Riverdale Elementary School was constructed by the Shelby County Board of Education in 1969. It was transferred to the Germantown Municipal School District when that entity was created. The Board of Zoning Appeals approved on November 10, 2015, a use on appeal for the addition.

**DISCUSSION:** The proposed expansion of the school consists of a 60,751 sq. ft. building addition on the east side of the existing school building and 135 parking spaces east and south of the proposed building. The Planning Commission approved the preliminary and final site plan of the new building on Dec. 8, 2015.

TOTAL SITE AREA	15.35 ac.	No change
BUILDING FLOOR AREA	Current – 132,254 sq.ft.	152,442 sq. ft.
NUMBER OF PARKING SPACES	Current - 136	Proposed - 136
PERVIOUS AREA	Current – NA	Proposed – 60%

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

**DESIGN REVIEW COMMISSION CHECKLIST:**

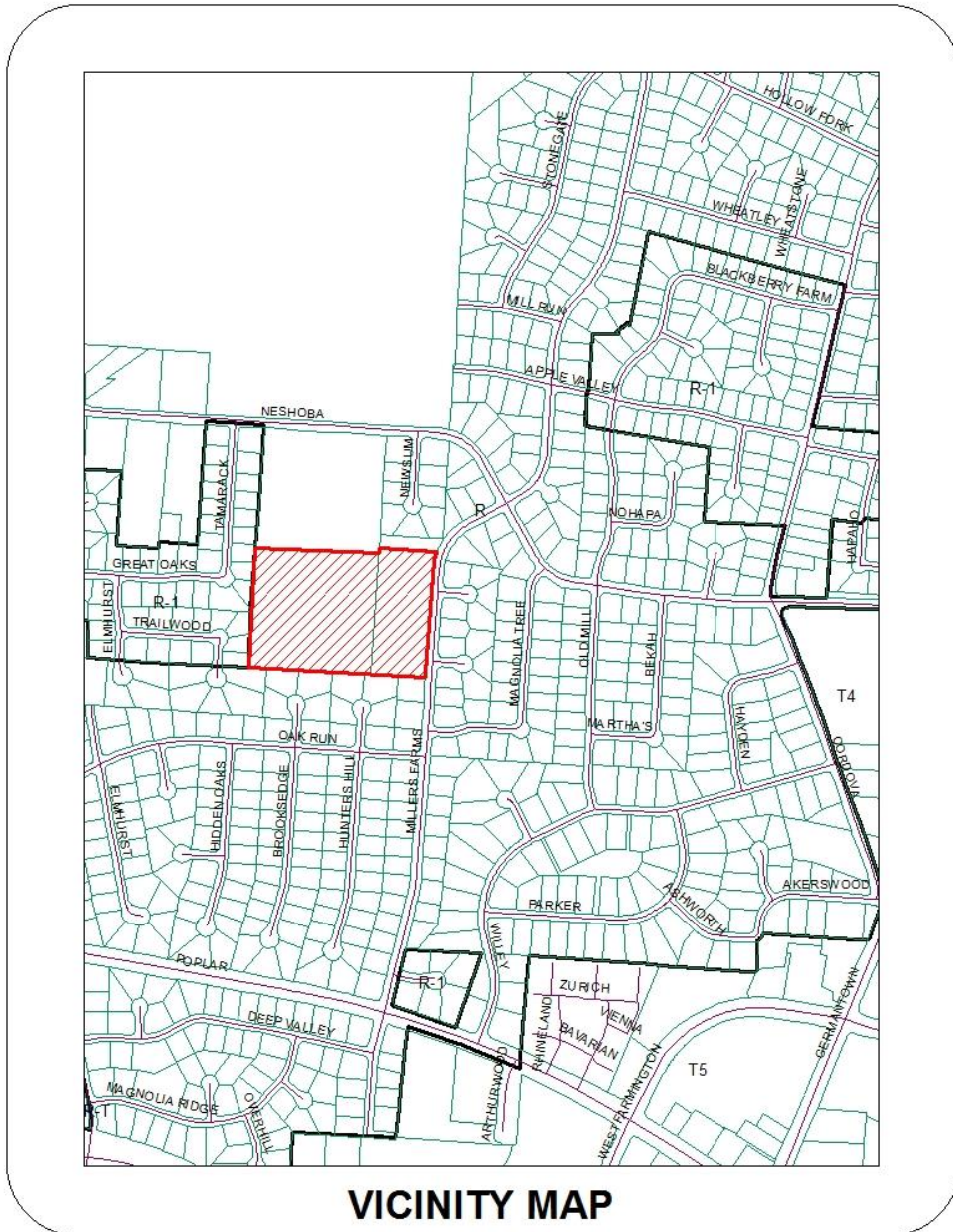
1. *Site Layout:* The building addition will be constructed between the existing school building and Miller Farms Rd., with new parking to the east and south of the new building.
2. *Building Elevations:* Building materials consist of brick veneer, aluminum composite panels for screening and several different types of glazing. Windows and doors are to be aluminum with clear finishes. Samples of the brick and glazing are provided, along with color renderings of the building.
3. *Street Improvements and Curb Cuts:* No improvements to Miller Farms Rd. are proposed. The plan provides a new entrance from Miller Farms to separate bus and automobile traffic.
4. *Parking Lots:* 76 parking spaces are provided on the east side of the site, and 26 spaces are provided on the south side, for faculty and visitors.
5. *Exterior Lighting:* Parking lot lighting consists of LED fixtures mounted on 20 foot-tall poles (See comment 1). Other exterior light fixtures: LED floodlights, LED downlights and LED wall-packs. All poles and fixtures to have a dark bronze finish.  
Photometric analysis: calculations are provided by zones .
6. *Garbage Collection Area:* the existing collection area will be used.
7. *Vents:* information not provided.
8. *Gas, Electric and Water:* Sanitary sewer manholes, water meter, and electrical transformer are to be located on the north and west side of the building.
9. *Mechanical Units:* to be located on the building roof; details not yet provided.
10. *Emergency Generators:* none shown on the plan.
11. *Landscaping:* A landscaping plan for the site has been provided.

12. *Mailboxes*: not indicated

13. *Signs*: Signs shown on the plans should be disregarded. Signs will have to be approved by the DRC by a separate application. Note – the ground sign provided in the plans exceeds the maximum height allowed by Germantown sign regulations.

COMMENTS:

1. The Design Review Manual supports lights with a maximum height of 14 feet in residential areas, but allows the DRC to approve exceptions in situations where there are conditions that warrant the exceptions.
2. Signs for the school require separate application and 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.germantown-tn.gov

DATE RECEIVED: \_\_\_\_\_  
RECEIVED BY: \_\_\_\_\_

## DESIGN REVIEW COMMISSION PROJECT REVIEW APPLICATION

**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)
- Revision/amendment to an approved plan  
Description of requested change: \_\_\_\_\_
- Other; Explain \_\_\_\_\_

Project Name: Riverdale Elementary School Addition

Project Address: 7391 Neshoba Road, Germantown, TN 38138

Previous Tenant: Germantown Municipal School District

Applicant's Name: Germantown Municipal School District

Mailing Address: 6685 Poplar Ave. Suite 202, Germantown, TN 38138

Email Address: jason.manuel@gmsdk12.org Telephone: 901-752-7900

Owner's Name: Germantown Municipal School District

Mailing Address: 6685 Poplar Ave. Suite 202, Germantown, TN 38138

Email Address: jason.manuel@gmsdk12.org Telephone: 901-752-7900

Developer's Name: Same as Owner

Mailing Address: Same as Owner

Email Address: Same as Owner Telephone: Same as Owner

Lessee's Name: N/A

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

**DRC Project Review Application**  
**Page 2**

Zoning District where project is to be located:  R - Residential

**Describe project item(s) to be reviewed:** *(please attach additional sheets or letter of description if needed)*

The addition of a new middle school building and gymnasium to replace the existing portable buildings  
in the rear yard of the existing school site.  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Print Name of Applicant**  
Jason Manuel  
**Print Name of Owner**

\_\_\_\_\_  
**Signature of Applicant**  
  
**Signature of Owner**

\_\_\_\_\_  
**Print Name of Developer**

\_\_\_\_\_  
**Signature of Developer**

\_\_\_\_\_  
**Print Name of Lessee**

\_\_\_\_\_  
**Signature of Lessee**

*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.*

---

DRC Project Review Application  
 Page 4

2. **Not for Profit Entities.** If the owner of the land which is the subject of this Application (including all owners, lessees and developers) 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: Germantown Municipal School District  
 Address: 6685 Poplar Ave. Suite 202, Germantown, TN 38138

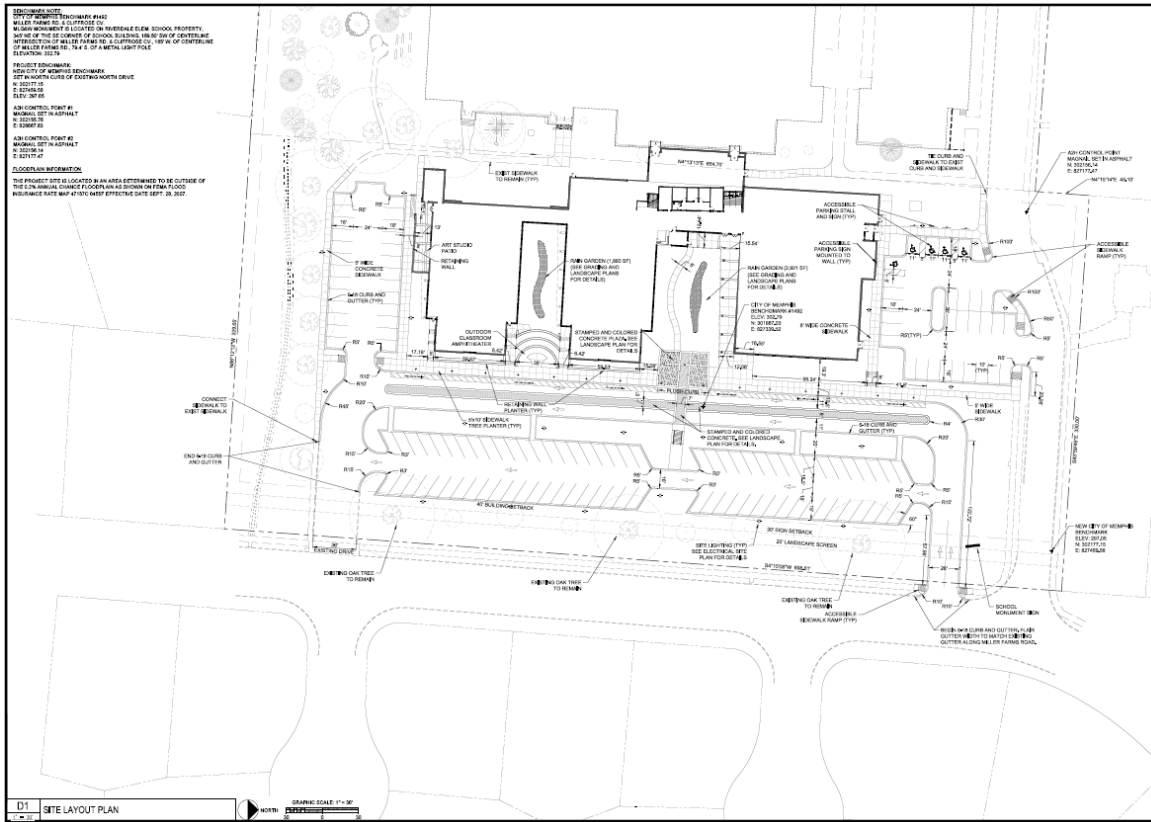
President or Equivalent  
 Chief Executive Officer: Jason Manuel, Superintendent  
 Address: 6685 Poplar Ave. Suite 202, Germantown, TN 38138

Members of the Board of Directors of the Owner:

Name	Business <u>or</u> Home Address
<u>Lisa Parker</u>	<u>6685 Poplar Ave. Suite 202, Germantown, TN 38138</u>
<u>Linda Fisher</u>	<u>6685 Poplar Ave. Suite 202, Germantown, TN 38138</u>
<u>Mark Dely</u>	<u>6685 Poplar Ave. Suite 202, Germantown, TN 38138</u>
<u>Natalie Williams</u>	<u>6685 Poplar Ave. Suite 202, Germantown, TN 38138</u>
<u>Ken Hoover</u>	<u>6685 Poplar Ave. Suite 202, Germantown, TN 38138</u>
<u> </u>	<u> </u>

**Note that approval of the application is based upon information provided herein and any change in this information including any change in ownership interests of the subject real property, after filing the application, may result in reconsideration of any approval.**

**The Applicant/Owner/Lessee acknowledges and agrees that if the developer of a project is not the owner of the subject real property, the owner/lessee and developer shall be required to join in the project development contract with the City and the obligations of the project development contract shall be the joint and several obligations of the developer, owner, and lessee.**



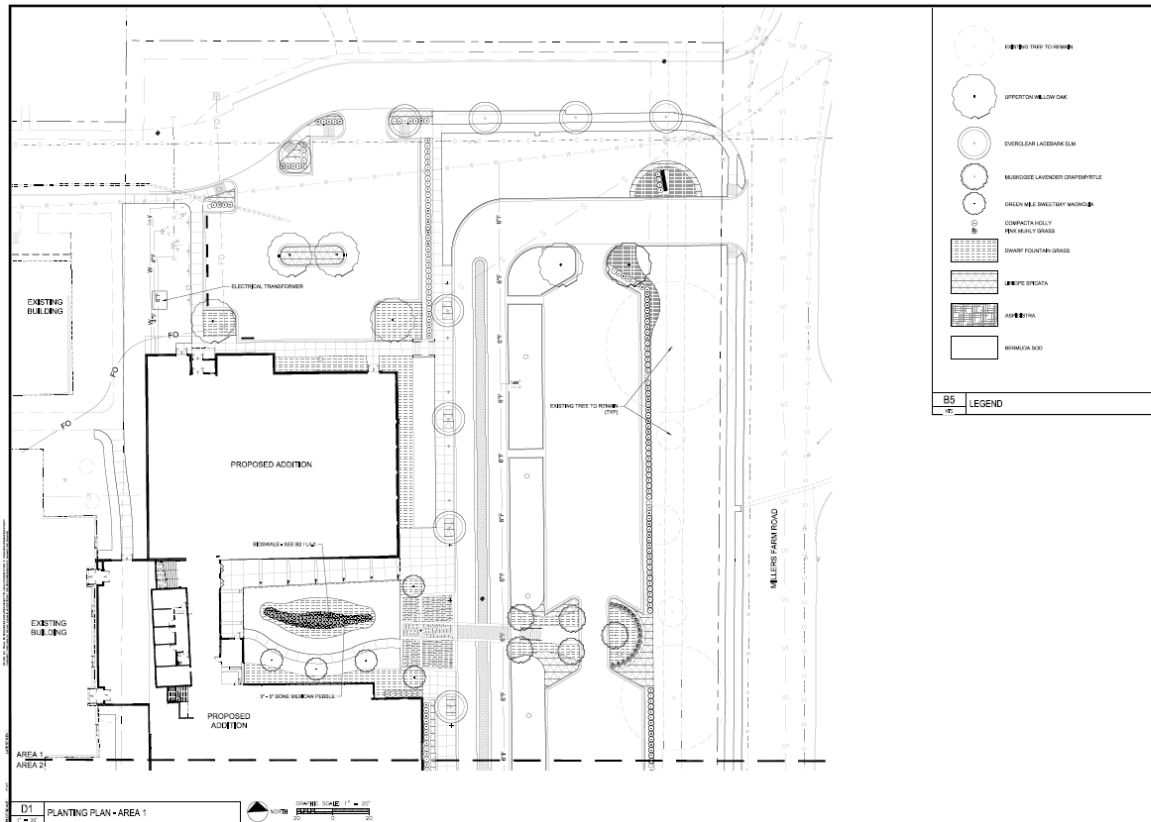
**A2H**  
 ARCHITECTURAL  
 ENGINEERING  
 PLANNING

SEAL  
 STATE OF TENNESSEE  
 REGISTERED PROFESSIONAL ARCHITECT  
 NO. 10000

RIVERDALE ELEMENTARY SCHOOL ADDITION  
 GERMANTOWN MUNICIPAL SCHOOLS  
 7391 NESHOGA ROAD, GERMANTOWN, TN 38138

REVISIONS

PROJECT NO. 1006  
 DATE: NOVEMBER 20, 2015  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SHEET TITLE: SITE LAYOUT PLAN  
 SHEET NO.: C1.1



**A2H**  
 ARCHITECTURAL  
 ENGINEERING  
 PLANNING

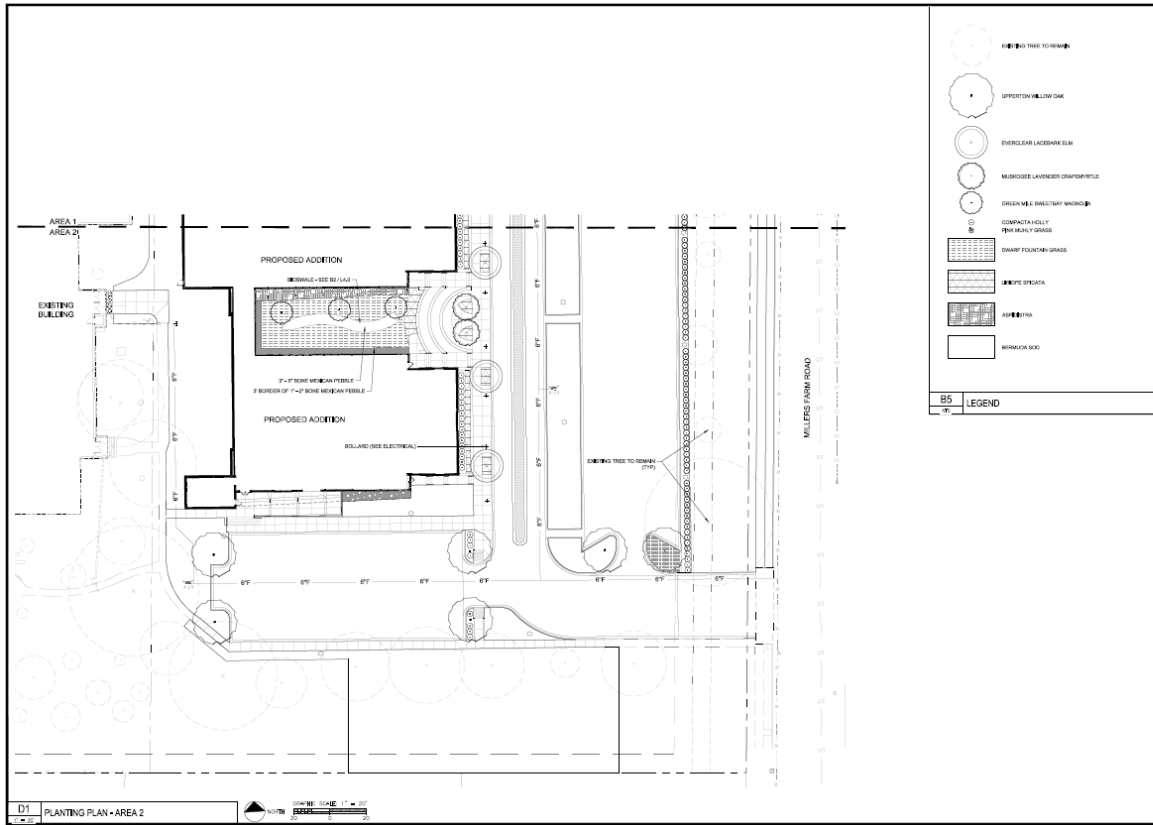
SEAL  
 STATE OF TENNESSEE  
 REGISTERED PROFESSIONAL ARCHITECT  
 NO. 10000

RIVERDALE ELEMENTARY SCHOOL ADDITION  
 GERMANTOWN MUNICIPAL SCHOOLS  
 7391 NESHOGA ROAD, GERMANTOWN, TN 38138

REVISIONS

PROJECT NO. 1006  
 DATE: NOVEMBER 20, 2015  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SHEET TITLE: PLANTING PLAN - AREA 1  
 SHEET NO.: L3.1



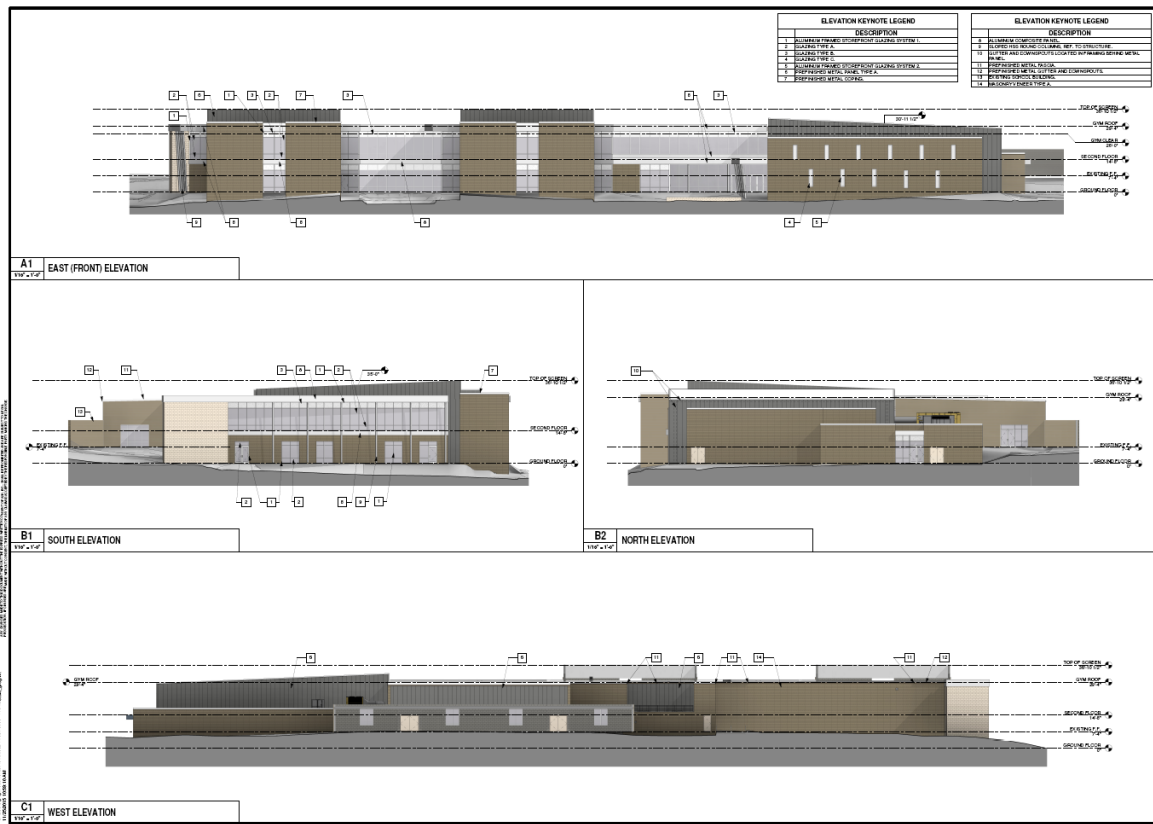


**A2H**  
 ARCHITECTURAL  
 ENGINEERING  
 &  
 LANDSCAPE ARCHITECTURE

RIVERDALE ELEMENTARY SCHOOL ADDITION  
 GERMANTOWN MUNICIPAL SCHOOLS  
 7391 NESHUBA ROAD, GERMANTOWN, TN 38138

REVISIONS

PROJECT NO. 1508  
 DATE: 09/08/15  
 DRAWN: JMK  
 CHECKED: JMK  
 SHEET TITLE: PLANTING PLAN - AREA 2  
 SHEET NO. L3.2



**A2H**  
 ARCHITECTURAL  
 ENGINEERING  
 &  
 LANDSCAPE ARCHITECTURE

RIVERDALE ELEMENTARY SCHOOL ADDITION  
 Germantown Municipal School District  
 7391 Neshuba Road, Germantown, TN 38138

REVISIONS

PROJECT NO. 1508  
 DATE: 09/08/15  
 DRAWN: JMK  
 CHECKED: JMK  
 SHEET TITLE: ARCHITECTURAL ELEVATIONS  
 SHEET NO. A2.0

**PROPOSED MOTION:** To approve the preliminary and final plan of the Riverdale School addition at 7391 Neshoba Rd., subject to the plans filed with the application and staff comments.

Mr. David Smith, Civil Engineer and Stewart Smith, Architect w/A2H, Inc explained that they were there to discuss the school expansion. The reason they chose 20' light poles was to minimize how many they had and quoted the lighting requirements in section 3.5 under height and light levels for the city.

After much discussion, the commission expressed that they would need to add glare shield to the perimeter lights, break up the hedge row in the front walk with several different varieties, look at irrigating the landscaping along the residential property lines, add additional landscaping along Miller Farms, and establish a maintenance plan for the rain garden.

Mr. Sherman moved to approve the preliminary and final plan of the Riverdale School addition at 7391 Neshoba Road, as discussed, subject to the plans filed with the application, staff comments, and particularly the permission to put up the 20' light poles, seconded by Mr. Bruns.

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

**MOTION PASSED**


---

**9. Regions Bank – 1264 S. Germantown Road – Request Approval of a Sign Package that includes Tenant/Building Identification Ground, Wall, and Directional/Wayfinding Signs (Case #:15-516)**

**BACKGROUND:** The Planning Commission on April 7, 2015, approved the preliminary and final site plan for this development. The DRC gave its approval on April 28, 2015 for the preliminary and final plans.


**DISCUSSION:** The applicant requests approval of a sign package consisting of a ground sign, wall signs, and directional/general drive thru signage: Refer the sign inventory key on page 8.

**SIGN 1 (N01): – Ground Mounted Building Identification**

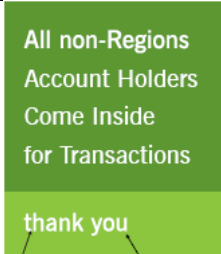
Location & Height:	The sign will be 30' behind the curb line of Germantown Road, double-sided, perpendicular to the street, with a maximum height of 6 feet above the ground.
Total Sign Area:	Approximately 24.84 sq. ft. total per face
Content/Logo:	
Colors & Materials:	Color: Letters = White Background = Dark Green (PMS 370) Logo = Bright Green (PMS 376) Base = Metallic Silver (PMS 430) Materials: Letters/Background/Logo = .25" Aluminum
Logo	1.3 sq. ft.
Font:	New Gothic DemiBT Logo = Perpetua Bold

Mounting Structure:	Aluminum Base with Stainless Steel Bolts
Lighting:	N/A
Landscaping	See attached plan provided by applicant


**SIGN 2(N02): Wall Mounted Building Identification**

Location & Height:	Sign to be mounted on front building elevation on same wall above the public entrance facing Germantown Road, with a maximum height of 12'2 1/2" above the ground.
Total Sign Area:	46.3 sq. ft.
Content/Logo:	
Colors & Materials:	Color: Letters = White Background = Dark Green (PMS 370) Logo = Bright Green (PMS 376) w/ 3M White Matte Vinyl #3635-20B Returns = Metallic Silver (PMS 430) Materials: Letters/Background/Logo = .25" Aluminum
Logo	4.6 sq. ft.
Font:	New Gothic DemiBT Logo = Perpetua Bold
Letter Size:	Ht = Varies from 16 inches to 20.3/4 inches Width = Varies from 7.5/8 inches to 22.5/8 inches
Mounting Structure:	2"x 2" x 1/8" Steel Angle Kickers attached to Background Panel w/ 3/8" Hardware & attached to Canopy structure with 1/4" Hill Kwik Flex Screws
Lighting:	LED White Halo-Lit


**SIGN 3 (N12): Wall Mounted Information Sign**

Location & Height:	One sign to be mounted on rear building elevation on east side near the drive thru entrance, with a maximum height of 6' above the ground.
Total Sign Area:	3.4 sq. ft.
Content/Logo:	
Colors & Materials:	Color: Letters = White Background = Dark Green (PMS 370) Materials: Letters = Vinyl Sign Face = Aluminum
Font:	New Gothic DemiBT
Letter Size:	Varies, see attached application and drawing detail
Mounting Structure:	Aluminum Tube Frame screwed to brick façade at rear of building
Lighting:	N/A


**SIGN 4(N6 & N7): Wall Mounted Building (Canopy) Signs**

Location & Height:	Two signs to be mounted on same wall of the east side of the drive thru canopy & west side of the drive thru canopy, with a maximum height of 10'7" above the ground.
Total Sign Area:	6.6 sq. ft. per sign (6'1" x 1'1")
Content/Logo:	
Colors & Materials:	Color: Letters = Drop Out White Background = Dark Green (PMS 370) Angle Retainer = Metallic Silver (PMS 430) Materials: Letters = Vinyl Sign Face = Polycarbonate
Font:	New Gothic DemiBT
Letter Size:	Varies, see attached application and drawing detail
Mounting Structure:	Stud mounted and screwed into wall
Lighting:	2 Fluorescent lamps in cabinet (1.12 amps each)


**SIGN 5(N08): Wall Mounted Building (Canopy) Signs**

Location & Height:	One sign to be mounted on same wall of the east side of the drive thru, with a maximum height of 10'7" above the ground.
Total Sign Area:	6.6 sq. ft. per sign (6'1" x 1'1")
Content/Logo:	
Colors & Materials:	Color: Letters = Drop Out White Background = Dark Green (PMS 370) Angle Retainer = Metallic Silver (PMS 430) Materials: Letters = Vinyl Sign Face = Polycarbonate
Font:	New Gothic DemiBT
Letter Size:	Varies, see attached application and drawing detail
Mounting Structure:	Stud mounted and screwed into wall
Lighting:	2 Fluorescent lamps in cabinet (1.12 amps each)

**SIGN 6 (N13 & N17): Directional Signs**

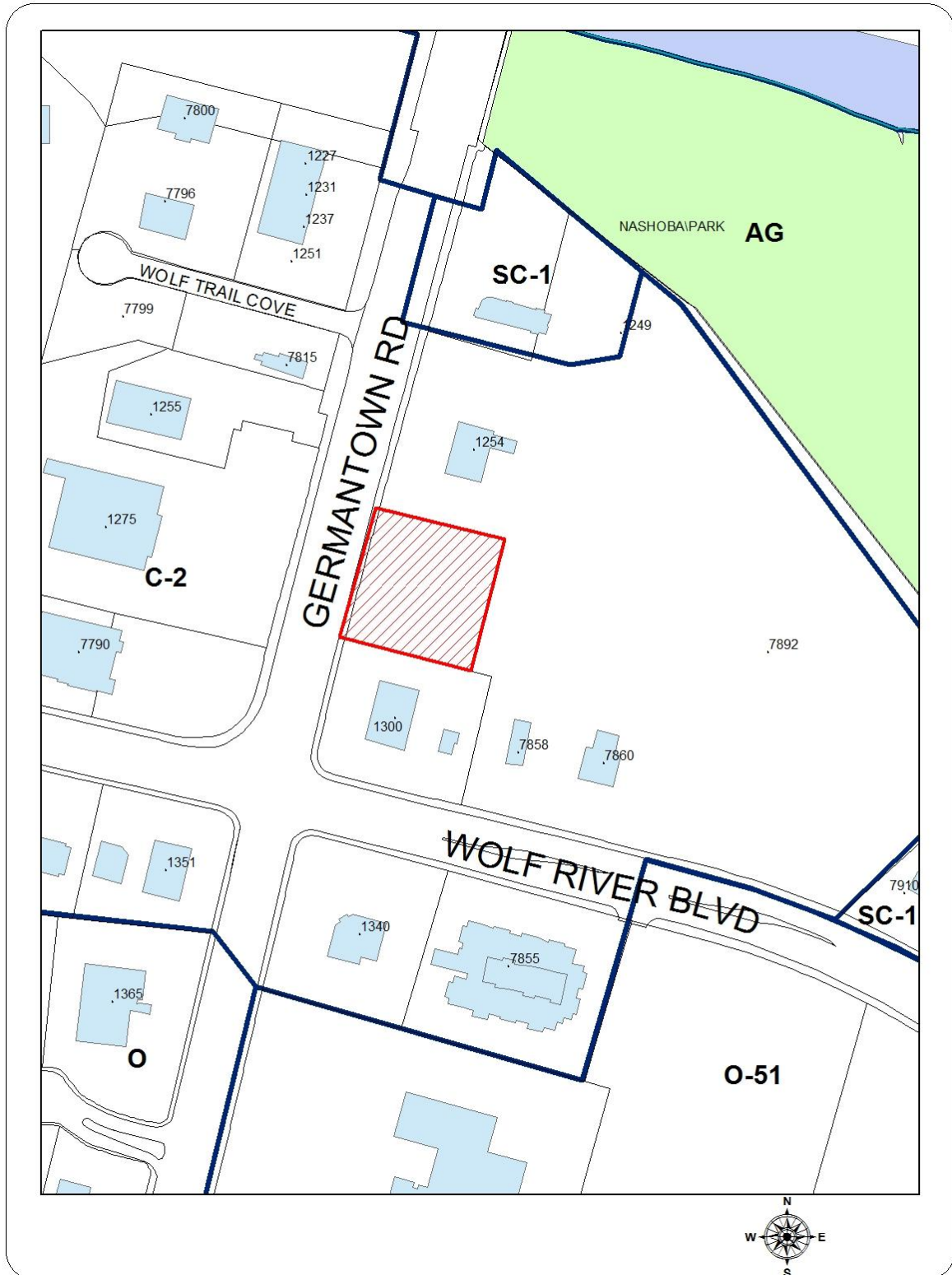
Location & Height:	The signs are to be single-sided and located throughout the development as shown on the attached location plan, with a maximum height of 2'8" above the ground.
Content:	
Colors & Materials:	<p>Color: Letters = Drop Out White                  Background = Dark Green (PMS 370)                  Pole Base = Metallic Silver (PMS 430)</p> <p>Materials: Letters = Vinyl                  Sign Face = Polycarbonate                  Pole Base = Aluminum Tube</p>
Font:	New Gothic DemiBT
Sign Area:	.7 sq. ft.
Mounting Structure:	Pole
Lighting:	N/A

**SIGN 7 (N15 & N16): Directional Signs**

Location & Height:	The signs are to be double-sided and located throughout the development as shown on the attached location plan, with a maximum height of 2'8" above the ground.
Content:	
Colors & Materials:	<p>Color: Letters = Drop Out White                  Background = Dark Green (PMS 370)                  Pole Base = Metallic Silver (PMS 430)</p> <p>Materials: Letters = Vinyl                  Sign Face = Polycarbonate                  Pole Base = Aluminum Tube</p>
Font:	New Gothic DemiBT
Sign Area:	.7 sq. ft.
Mounting Structure:	Pole
Lighting:	N/A

STAFF COMMENTS:

1. The total allowable wall sign area for this site is 55 sq. ft., based a ratio of 1 sq. ft. for every linear foot of building façade. The DRC can approve an additional 20 square feet of sign area based on ratio of 1.5 sq. ft. for every 1 sq ft. of linear building façade or 75 square feet, whichever is lesser.
2. The application is requesting 74.54 total sign area for a combination of ground and wall signs, which includes two wall signs and one face of the ground sign as viewed from each side of the ground sign. If approved, the total sign area combined for all signs will comply with the Sign Regulations.
3. Logos are allowed to be a maximum of 10% of the total allowable sign area for the site. The ground sign may have a maximum logo of 5.0 sq. ft. based on the total sign area permitted, 50 sq. ft. for this site. If additional wall sign area is approved, the total area of the logos combined may be 7.5 sq. ft. The proposed logo on the ground sign is 1.3 sq. ft. and the wall sign is 4.6 sq. ft. The total sign logo area combined for both signs complies with the Sign Regulations.
4. The informational signs on the building canopy and directional signs, are not counted towards total amount of allowable sign area. The size, height, content, and location of these signs in the C-2 District may be permitted by the DRC.
5. Traffic directional signs are not counted towards total amount of allowable sign area. Traffic directional signs shall indicate "enter" - "exit" only, the letters should be light in color on a dark background, and not exceed 3½ inches in height. The two proposed enter/exit signs conform to this requirement.
6. The submitted sign package includes an illustration for a clearance sign but an application with the required information was not submitted. Consequently, this sign is not being reviewed at this time.
7. A landscape plan for this site was approved with the approval of the preliminary/final site plans on April 28, 2015. The plan did not include the ground sign at that time, however, a copy of the plan with the location of the sign shown is attached this report.
8. If approved, the applicant must obtain a permit from the Memphis /Shelby County Office of Code Enforcement prior to installing the signs.



**PROPOSED MOTION:** To approve a Sign Package that includes a Ground Sign, Wall Signs, and Directional/General Drive-Thru for Signage Regions Bank, located at 1264 S. Germantown Road.

Mr. David Caulkins, Sign Program Manager w/CBRE was there to answer any questions that the commission might have.

The commission explained that if the ground sign is approved to include lighting then the landscaping will also be required around the base and agreed with the need to add 1- 9'.6" informational (clearance) sign. Chairman Saunders called for a motion.

Mr. Bruns moved to approve the Sign Package that includes a Ground Sign, Wall Signs, and Directional/General Drive-Thru for Signage Regions Bank, located at 1264 S. Germantown Road, as discussed, subject to staff comments, and the documents submitted with the application, and as modified by the commissioners to include 1- 9'.6" clearance sign and lighting information for the ground mounted sign to be submitted to staff for administratively approved, seconded by Mr. Sherman.

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

**MOTION PASSED**

---

**10. Germantown Village Square – 7730 Poplar Avenue – Request Approval of Building Paint Color Selection for Towers (Case #: 15-502)**

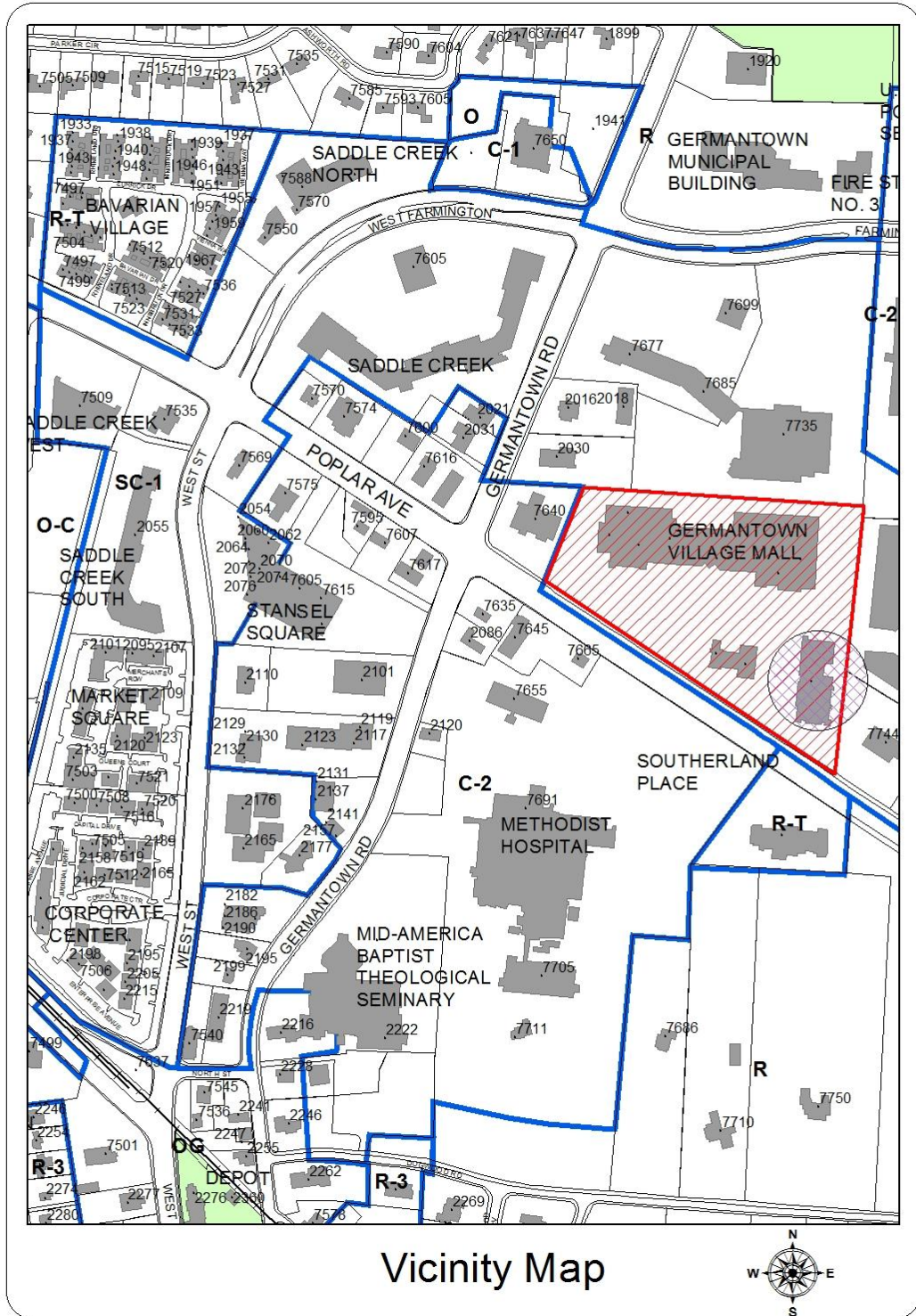
**BACKGROUND:** At its meeting on July 22, 2014, the DRC approved the paint colors for the repainting of the building containing McAlister Deli and the Bank of Bartlett. The replacement of awnings for that building was approved by the DRC on Sept. 23, 2014. On February 24, 2015 the DRC approved phase 2 of building re-painting: a paint plan for 7730 Poplar Ave., which houses Pier One, Germantown Liquor and other tenants; and a plan for the 7652-7720 Poplar building.

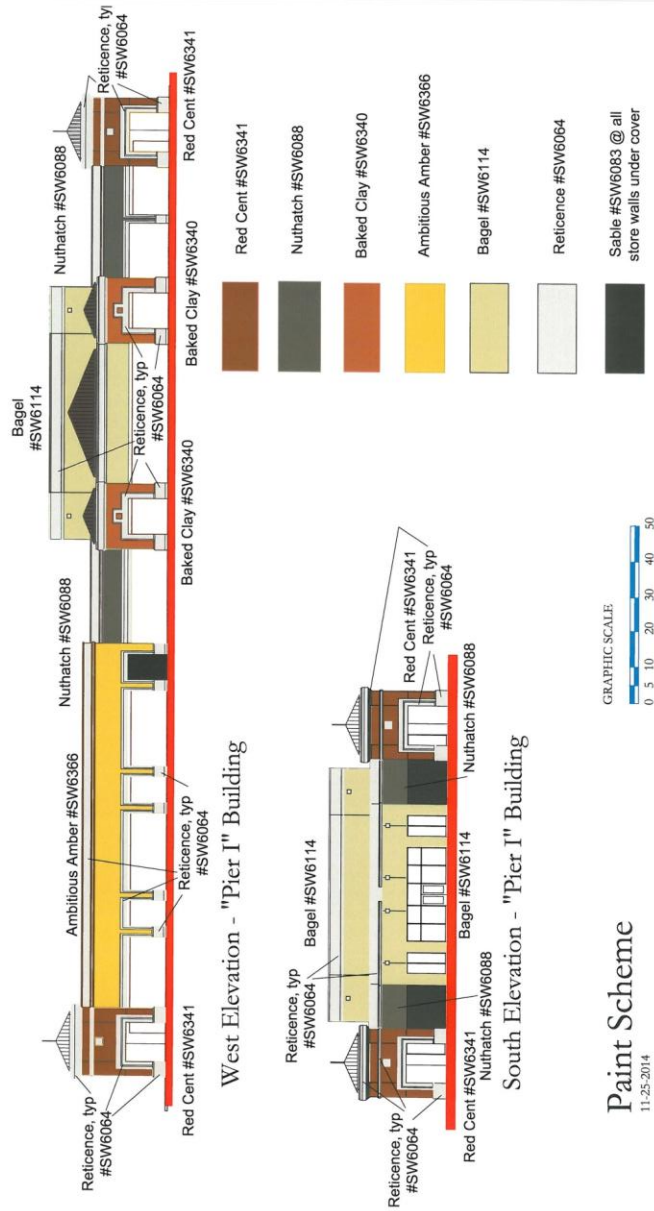
**DISCUSSION:** The paint plan approved in February, 2015 included a conceptual illustration of the paint scheme for the remaining, larger building at Germantown Village Square. The plan described a varied paint scheme for all of the south and west elevations of the building. Boyle now proposes to limit the painting to the 9 towers on the building. The towers will be painted “Red Cent” with “Trusty Tan” accent color. A new building elevation and color samples have been provided.

**COMMENTS:**

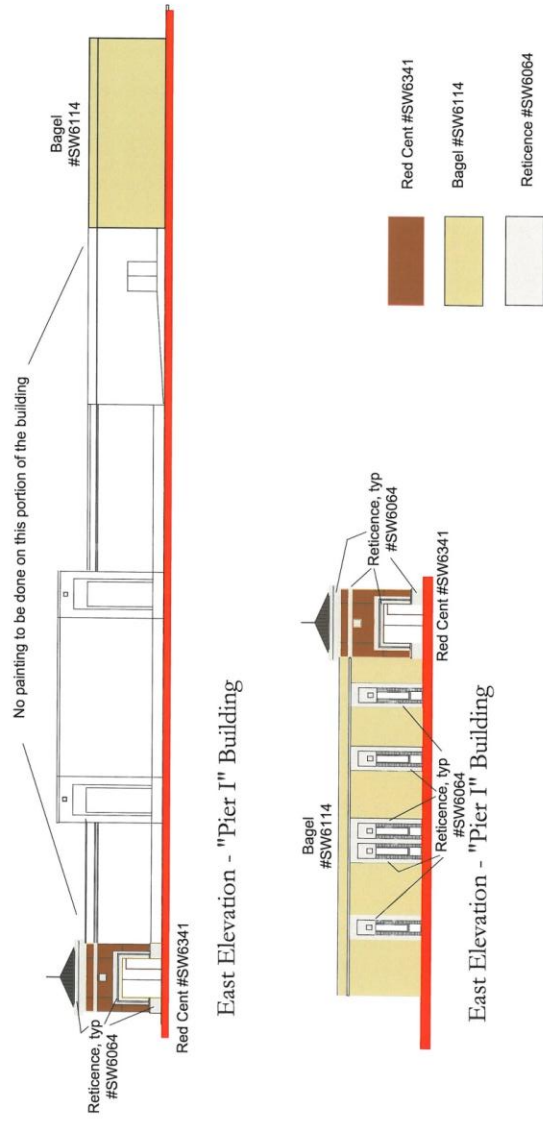
1. Photos of the previously approved paint scheme for 7708 and 7710 Poplar are attached. The previous overall plan for the 7652-7720 building is attached.



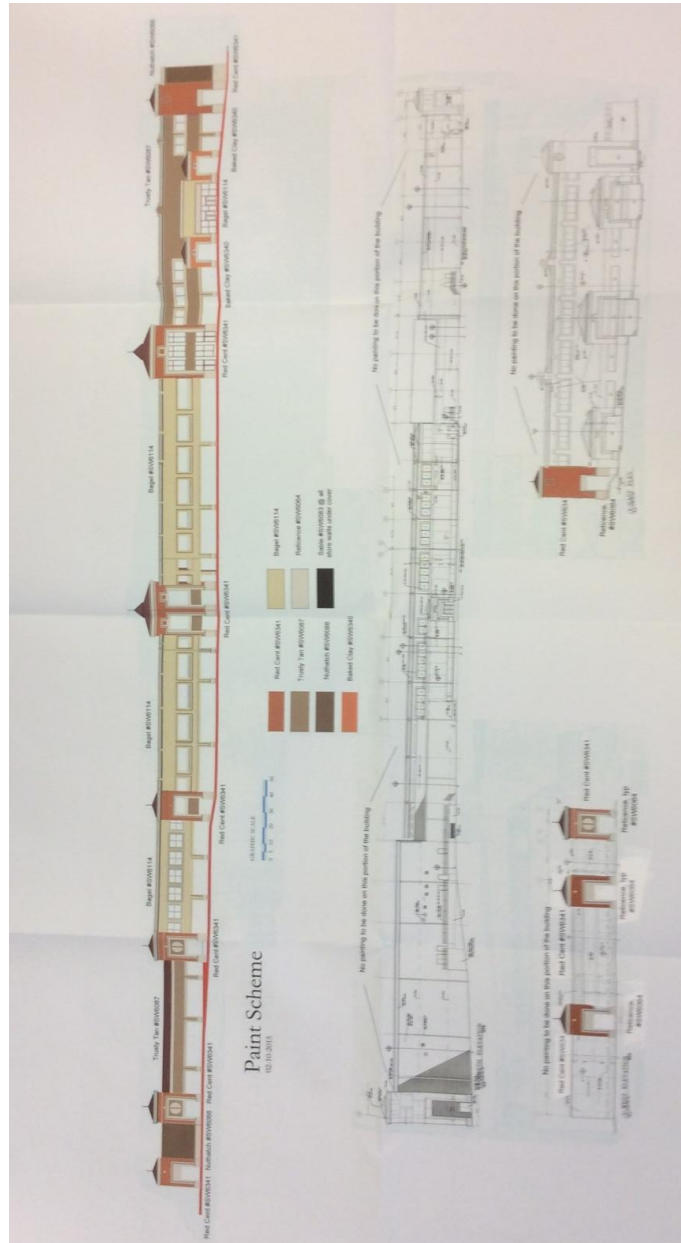




Paint Scheme  
 11-25-2014



**PREVIOUS PLAN FOR 7652-7720 POPLAR BUILDING**



PROPOSED PAINT PLAN – TOWERS ONLY





**PREVIOUSLY APPROVED**



PROPOSED MOTION: To approve the revised paint scheme for 7652-7720 Poplar Avenue, within the Germantown Village Square shopping center, subject to the plans filed with the application and staff comments.

WITHDRAWN BY APPLICANT BEFORE THE MEETING

---

ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 9:08 p.m.