

**PLANNING COMMISSION MEETING
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, January 5, 2016**

1. The regular meeting of the Planning Commission was scheduled and held in the Council Chambers of the City Hall on January 5, 2016. Regular meetings of the Planning Commission are broadcast and recorded electronically. Minutes reflect a summary of the proceedings and actions taken.

Chairman Harless welcomed everyone and asked the Commission members as well as the audience to please speak into the microphone so they could be heard. Chairman Harless called the meeting to order at 6:05 p.m. requesting the roll call.

2. Ms. Pam Rush called the roll of the Commission and established a quorum.

Commissioners Present: Mike Harless, Susan Burrow, Alderman Forrest Owens, Dike Bacon, George Hernandez, and Rick Bennett

Commissioners Absent: David Clark, Mayor Mike Palazzolo, and Hale Barclay

Staff Present: David Harris, Tim Gwaltney, Sheila Pounder, Wade Morgan, Cameron Ross, and Pam Rush

3. ELECTION OF OFFICERS

Alderman Owens declared the floor open for nominations for Chairman.

Mr. Bennett nominated Mr. Harless for Chairman. Mr. Hernandez seconded the motion.

Alderman Owens asked if there were any other nominations. There were none. He said he would entertain a motion that the nominations cease and that Mr. Harless be elected.

Alderman Owens asked for a roll call.

Roll Call: Barclay –absent; Burrow – yes; Hernandez – yes; Bacon – yes; Harless – abstain; Owens – yes; Clark – absent; Bennett – yes; Palazzolo- absent. **Mr. Harless was elected Chairman of the Planning Commission.**

Chairman Harless stated he would entertain nominations for Vice Chairman.

Ms. Burrow nominated Mr. Bacon as Vice Chairman. Mr. Hernandez seconded the motion.

Chairman Harless asked if there were other nominations. There were none. He asked the nominations cease and that Mr. Bacon be elected by acclamation.

Chairman Harless asked for a roll call.

Roll Call: Barclay –absent; Burrow – yes; Hernandez – yes; Bacon – abstain; Harless – yes; Owens – yes; Clark – absent; Bennett – yes; Palazzolo- absent. **The Commission members voted unanimously to elect Mr. Bacon as Vice Chairman.**

Chairman Harless then asked for nominations for Secretary.

Mr. Bacon nominated Ms. Burrow for Secretary. Mr. Bennett seconded the motion.

Chairman Harless asked if there were other nominations. There were none.

Chairman Harless moved that the nominations cease and that Ms. Burrow be elected by acclamation.

Chairman Harless asked for a roll call.

Roll Call: Barclay –absent; Burrow – abstain; Hernandez – yes; Bacon – yes; Harless – yes; Owens – yes; Clark – absent; Bennett – yes; Palazzolo- absent. **The Commission members voted unanimously to elect Ms. Burrow as Secretary.**

4. Approval of Minutes for December 8, 2015:

Chairman Harless stated for those people who just arrived, tonight’s agenda is on the front table. The first order of business is the approval of the minutes for the December 8, 2015 meeting. If there are no additions, corrections or deletions to the minutes of the December 8, 2015, meeting of the Planning Commission, he would entertain a motion for approval.

Ms. Burrow moved to approve the Planning Commission minutes of December 8, 2015, seconded by Mr. Bacon.

Chairman Harless asked for a roll call.

Roll Call: Barclay –absent; Burrow – yes; Hernandez – yes; Bacon – yes; Harless – yes; Owens – yes; Clark – absent; Bennett – abstain; Palazzolo- absent. **The motion was passed**

5. Consent Agenda:

There were no consent items.

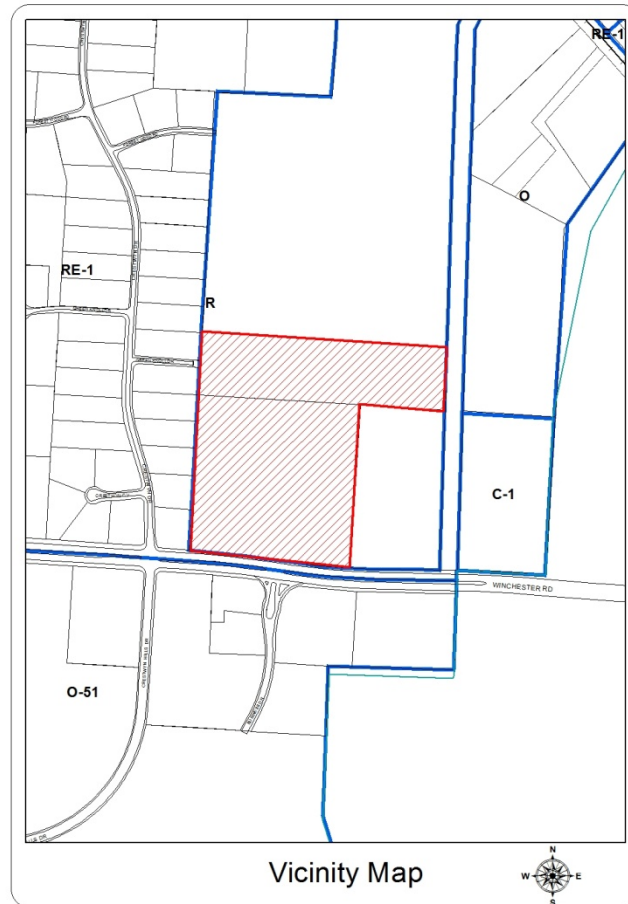
6. Request Final Subdivision Plat Approval of Ainsley Park Subdivision (case 14-497)

Mr. Ross made a presentation of the application to the Planning Commission.

INTRODUCTION:

Development Case Number	(14-497) Ainsley Park Subdivision
Location:	North side of Winchester Rd., between the east City Limit and Crestwyn Rd.
Owner Name/Applicant Name:	Regency Homes, LLC
Representative Name:	Paul Ryan, w/Regency Homebuilders – Agent
Zoning District:	R – Low Density Residential
Area:	31.12 Acres
Request:	Final Plat Approval for a 51 Lot Subdivision

*Refer to the Disclosure Form attached for more information



BACKGROUND: The property was annexed into Germantown on June 26, 2000, as part of the annexation of a 1,450 acre area in the vicinity of Forest Hill-Irene Rd. and Winchester Rd. It was placed into the RE-1 Residential Estate district as part of the annexation. The property was rezoned from RE-1 to its current “R” Low Density Residential district on October 25, 2004, as part of the rezoning of 108 acres for the Versailles residential development (ordinance 2004-12). The concept plan for that development is attached, with the boundary of Ainsley Park subdivision identified. An application for a 50 lot residential planned unit development (PUD) with varied lots sizes and 11.56 acres of common open space was filed for the December, 2014 PC agenda. The PC denied the PUD.

DISCUSSION: The subdivision plan proposes 51 lots, all at least 15,000 sq. ft. in area, on a public street system. The subdivision is to be built in 2 phases: 22 lots in Phase 1; 29 lots in Phase 2. A stream runs diagonally southeast through the property and will be placed in a 6.96 acre common open space.

STAFF COMMENTS:

A. PRIOR TO CONSTRUCTION DRAWING APPROVAL

1. Move the sanitary sewer line closer to the property line.
2. Refer to City of Germantown, not Memphis, standards on Winchester Rd water mains.
3. Add low-flow concrete swales in the detention basins.
4. Provide finish grades to accommodate vehicular traffic in the access easements.
5. Add outlet structures within the detention basins to replace the headwalls.

6. Provide easements from owners of Lot 7 in the Winchester-Forest Hill Estates subdivision and the Mahir Awdeh property to the east for the proposed off-site drain inlets. If the easements are not obtained, revise the Grading and Drainage Plan to relocate the off-site inlets.

B. GENERAL COMMENTS

1. All recorded easements shall be shown on the plat. A five (5) foot utility easement is required along all property lines, adjacent to and not within any other easement.
2. Plans for the entrance treatment and landscape easement are to be submitted to the Design Review Commission for their approval. The development shall obtain the necessary approvals from the Design Review Commission prior to development contract approval.
3. Any entrance feature/landscaping shall be contained in a landscape easement.
4. The subdivision covenants shall include a provision for an owner's association that shall be responsible for the maintenance of the fence/entrance structures, landscaping, irrigation, and common open space.
5. An improved driving surface shall be provided prior to the commencement of construction, so as to provide a hard surface parking area for emergency vehicle access.
6. All survey data shall be tied to Tennessee State Plane Coordinates and the City of Germantown monumented survey control. The final plat, construction drawings and "as built" plans shall be submitted on electronic media in DXF format. Concrete monuments shall be placed at all corners of the subdivided property.
7. The applicant shall provide letters signed by affected property owners agreeing to provide easements for off-site utilities or construction prior to Final Plat/Site Plan approval. The applicant shall provide signed easement agreements, suitable for recording, prior to development contract approval by the Board of Mayor and Aldermen.
8. The Developer agrees to include in all contracts between the Developer and purchaser of any part of the property (Lot Purchasers) the following, unless otherwise authorized in writing by the City Engineer:
 - (a) All streets shall be kept clear and free of dirt and debris;
 - (b) All construction activity shall begin no earlier than 7:00 a.m. and end no later than 6:00 p.m., Monday thru Saturday, and no construction activity shall be permitted on Sundays; and
 - (c) The Developer and Lot Purchasers shall provide the Department of Community Development with the name, address and phone number of person(s) to be contacted and responsible for correcting any of the above should the occasion arise to do so.

STAFF RECOMMENDATION: Approval, subject to the comments listed above.

SUBDIVISION AND SITE PLAN SUBCOMMITTEE REVISIONS & RECOMMENDATION:

The subcommittee met on December 16, 2015 and requested that the applicant 1) work to address the drainage concerns of the abutting property owners; 2) consider means to limit vehicular traffic use of Green Knoll Drivel; and 3) contact the property owner to the east about an easement for the sanitary sewer line and off-site grading.

The subcommittee withheld a recommendation on this item.

Applicant Response to Subcommittee: The applicant 1) has proposed additional storm drain inlets on properties to the west and east to accept run-off from those areas; 2) has met with area residents on traffic using Green Knoll Drive and 3) has discussed with the property owner to the east the purchase of an easement.

Paul Ryan with Regency Homes, 1364 Cordova Road, Germantown, TN noted the concerns of the neighbors to west are regarding access, due to creating traffic issues in their subdivision. We are going to propose a temporary gate (it has been fire approved) at the end of Green Knoll Drive for emergency access only. It will be left in place until such time as there is an additional access off Winchester Road. It will be a gate like Whole Foods has now. Most subdivisions need a second point of access. I'm a little concerned about making that little section of Green Knoll Drive being a private drive inside a subdivision, only because I don't know if it's the HOA that is responsible to maintain this. I have never seen a private drive connected to public streets.

Alderman Owens stated to my understanding what you are proposing is a temporary gate for emergency only access that would be at the end of Green Knoll Drive. It would reduce all traffic with the exception of emergency vehicles.

Mr. Morgan stated putting a gate on Green Knoll Drive within Ainsley Park would make it a private street. That is what happened to Pete Mitchell Road at Whole Foods. Pete Mitchell Road south of Whole Foods is a public street still. The private street would become part of the HOA is responsibility.

Mr. Harris noted I think what we have proposed is a change in the application and we have not had time to think it through on how we could make it work. I'm concerned about doing it on the fly tonight; this is final approval.

Chairman Harless stated the applicant is making a compromise to satisfy some of the residents to the west. It is not necessary to satisfy the Planning Commission or Administration.

Alderman Owens stated I appreciate you reaching out and trying to strike a compromise here. My suggestion would be if the Planning Commission approved this subdivision tonight, rather you or staff comes back to us with a proposal temporary gate on this is roadway and we can look at that as a separate application next month. I think until we get a third access or a second access on Winchester.

Mr. Harris stated I like that approach that we could go forward tonight, with the understanding that the applicant would bring an amendment to the plan as fast as two weeks. The Whole Foods gate is an example of the gate that's correct. But the difference is, we closed the northern portion of Pete Mitchell Road and the property went to one of the homeowners and it's no longer a public street.

Mr. Bennett stated we are closing the road to private and public use; I have never supported gated public streets. I understand the need to try and eliminate the traffic with the neighbors' concern about that.

Mr. Bacon noted I think in place of trying to turn that little stub in to public or into a private drive then it's turned over to the HOA and they maintain it for a long period of time. I think it's an interesting idea and it has some trust issues and the neighbors to the west agree. I question just the whole notion of the two public streets eliminating access; in the long term will that be a good plan?

Mr. Hernandez stated I also have some similar concerns; one of things that I was wondering about is when the parcel to the east will likely be the next developed. It could be the parcel to the north that develops first and then we would have even more traffic trying to come in and out of one entrance.

Opposition:

1. Joe Garaffa – 9440 Forest Hill Road: asked about are you voting or not voting on a changed plan.
2. Edgar Babian – 3580 Crestwyn Drive: has a drainage issue and was told the new box culvert will handle a 1,000 year flood. We want the gate to happen.
3. Robert Miller – 3680 Crestwyn Drive: argued that traffic from phase 2 would use the Green Knoll Drive. We really need the gate on our street; it is not designed to carry all this traffic.
4. Cesar Pepin – 3569 Crestwyn Drive: Germantown is a collection of isolated subdivisions. The subdivisions should each have their unique character and not require the traffic from one subdivision to move into the other subdivision.
5. Dr. Mahir Awdeh sent a email that stated” my property is located along Winchester Road just east of the proposed Ainsley Park subdivision I have some issues with:
 - The drainage for my property drains to the west onto the Ainsley Park property. With the development of this property they are proposing to build up the property from 2 feet to as much as 7 feet. They are proposing to place a 5 foot wide swell along their east property in hopes that all of the water on my property will flow along that swell into two drainage pipes located at my north property line and one approximately 200 feet from my south property line. I am in great fear that there will be larger amounts of water pooling along my west property lines trying to find a place to drain.
 - To drain the lots on my property there should be an addition of at least two more drainage pipes along my west property line to handle the drainage.
 - With the increase in height of their subdivision it will more than likely cause me a significant expense of bringing in dirt to raise my property to the level of the subdivision to the west.
 - I do not intend to connect my subdivision into this subdivision there will be an increase in traffic and loss of lot size for my subdivision”.

Chairman Harless asked have we looked at a long term road plan for the length of this project.

Mr. Ross answered no sir.

Chairman Harless asked do we have that on our records.

Mr. Ross answered yes sir.

Ms. Burrow stated she felt uncomfortable to vote on this project subject to future applications.

Alderman Owens noted that’s not what we are doing here. We are voting to approve this development as you see it. There is a request for the developer to come before us again, with the gate request, where we can vote yes or no on that.

Mr. Hernandez asked about status of the Versailles plan. There are two stub streets to the west of that larger parcel, one of which appears to be Green Knoll Drive to the south and another appears to go somewhere north of there. Is that room for another subdivision? This site plan was approved back in 2004.

Mr. Ross answered yes. It is 100 acres and was approved as a concept plan.

Mr. Ryan stated I have kind of made a commitment to these folks that I would bring this to the Planning Commission. After talking to staff and the Fire Marshall is there a way to make this a condition of the construction plan drawing?

Mr. Harris stated we have to make a decision based on the plans before us tonight. The developer could suggest to us to withdraw from tonight's agenda and bring it back next month, if he would like to do that. If the developer would like to bring all of this before the Planning Commission at one time, you could withdraw the application from tonight's agenda and bring it back up in a month.

Mr. Ryan stated I would really like to get our concept final subdivision plat at least approved tonight, and I will continue to work with staff and homeowners and try to figure out a way to make this work. I could make it a one way street or a narrow street. I request you proceed forward tonight and we will try to continue to work out any issues with the neighbors.

Chairman Harless stated our problem tonight is we have your project in front of us as it. We have to vote it up or down or you can withdraw.

PROPOSED MOTION: To approve the final subdivision plat for the Ainsley Park Subdivision, subject to the plans filed with the application and the staff comments.

Mr. Bacon moved to approve the final subdivision plat for the Ainsley Park Subdivision, subject to the plans filed with the application and the staff comments, seconded by Mr. Hernandez.

Chairman Harless asked for a roll call.

Roll Call: Barclay – absent; Burrow – yes; Hernandez – yes; Bacon – yes; Harless – yes; Owens – yes; Clark – absent; Bennett – yes; Palazzolo - absent. **The motion was passed.**

Mr. Bacon voted yes; Even though we had a lot of issues with the previous plans such as lots sizes, and density, I applaud the developer for taking on an investment issue to decrease the number of lots and size. The connectivity has been a challenge on all the plans that we have seen over the years. As I said earlier, I struggle as a planner with just the pure notion of connectivity to neighborhoods. I don't agree with the notion that Germantown is a City of isolated neighborhoods. I'm sensitive to a very small street and Crestwyn being subject to additional traffic flow, but for this proposal this will all have to work probably. It needs to be ingress and egress; you have to have an outlet to be able to get in and out. I have no idea how a gate for a Public Street would work. I think there are a lot of creative people in this room that could figure something out. I applaud the developer with working hand in hand with the neighborhood on the drainage issues, and with the increase of the box culvert improvements to the drainage system.

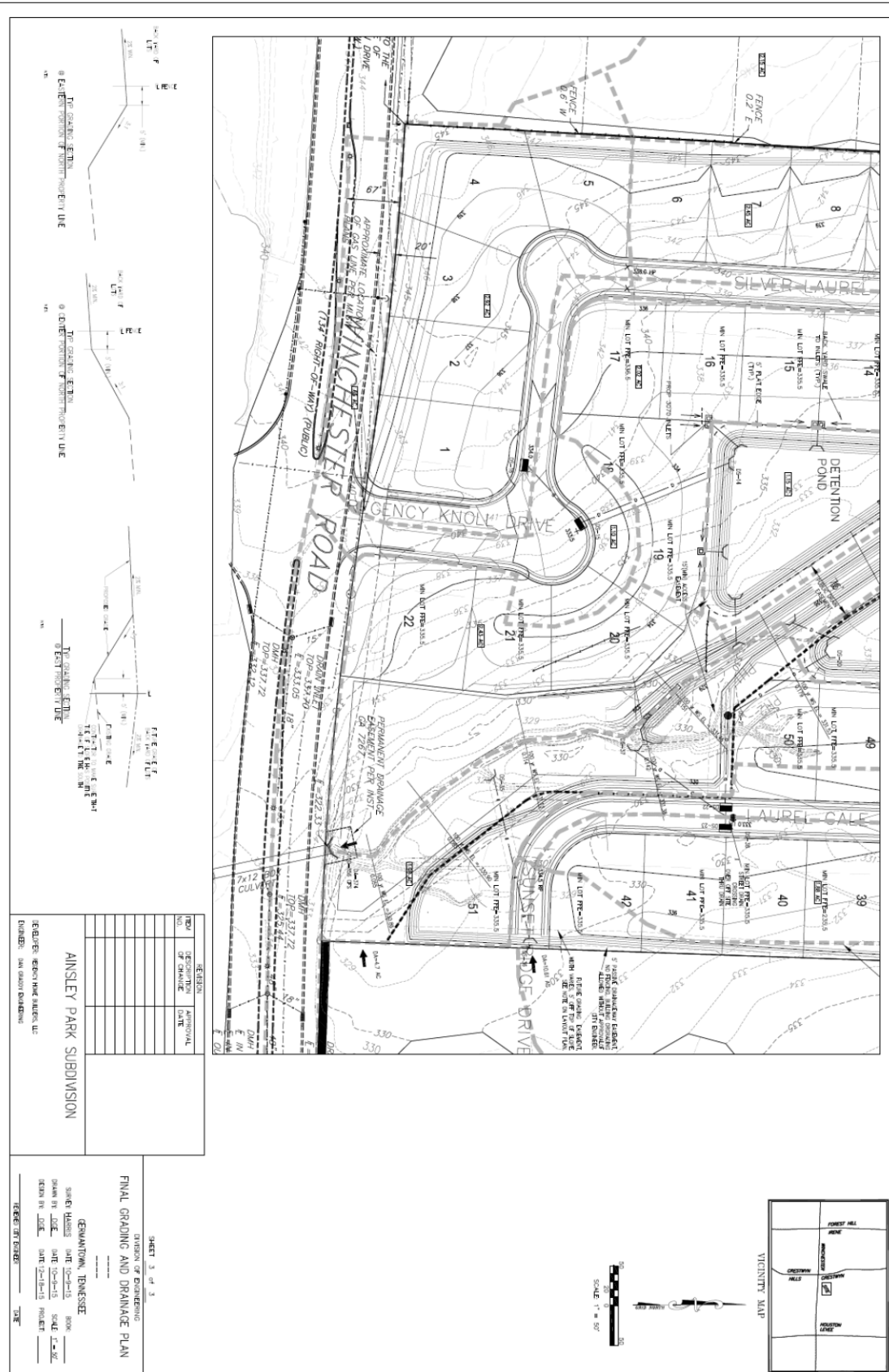
Ms. Burrow voted yes; for this plan with no contingency.

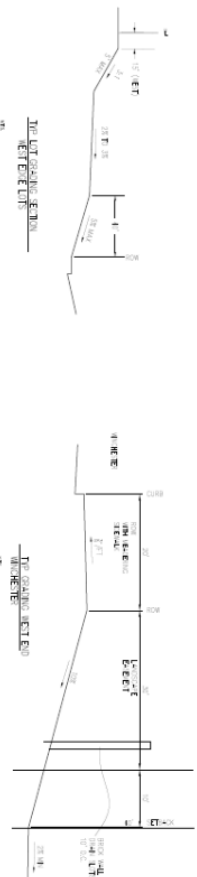
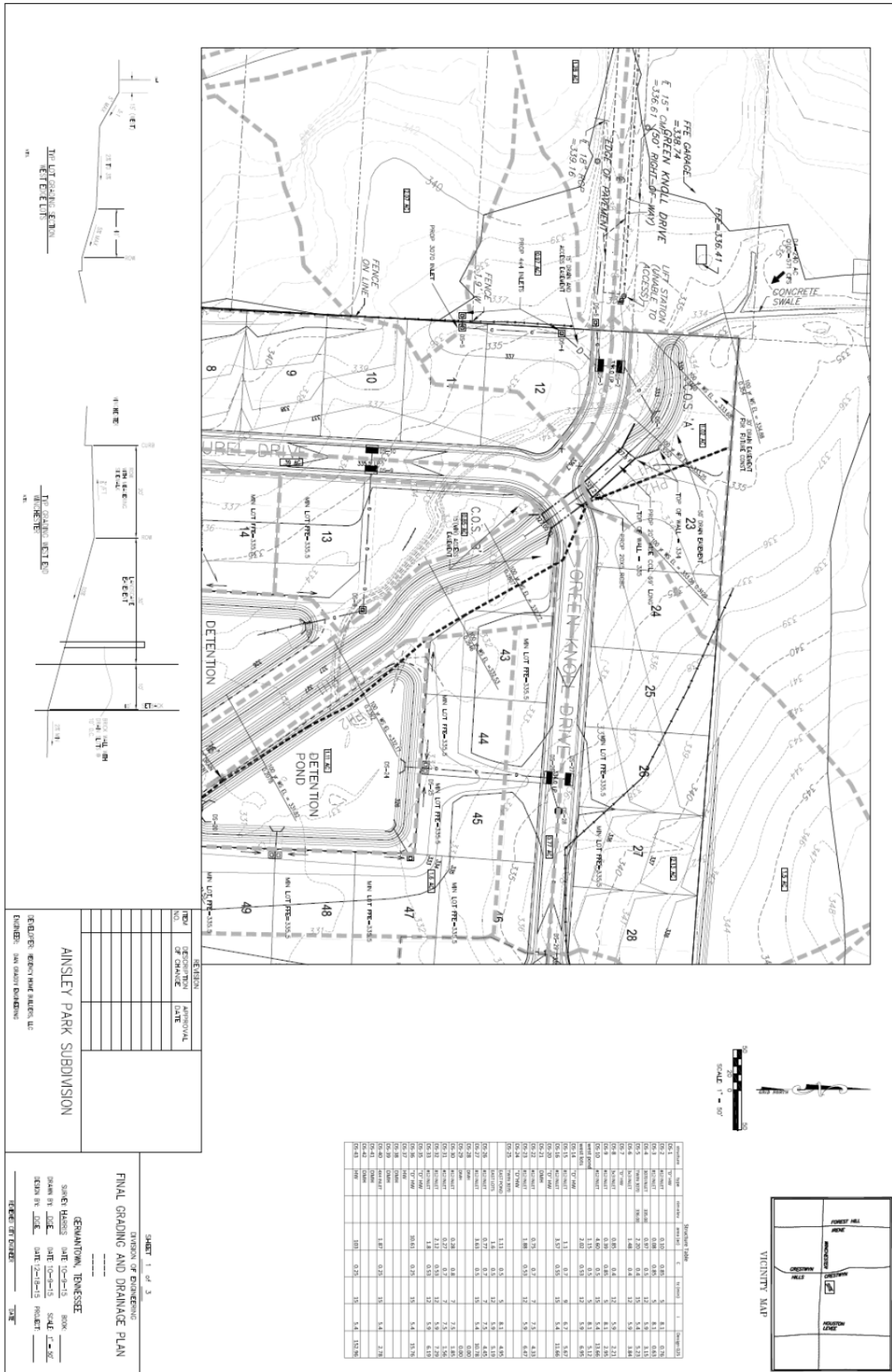
Alderman Owens voted yes.

Mr. Bennett voted yes; I agree with the comments of Mr. Bacon. This subdivision was designed with stub streets as well as every subdivision in the City's history. Every subdivision in this City is connected to another one. In your case you got a 40 year run without a subdivision next to you. I am not a big fan of a gated community.

Mr. Hernandez voted yes.

Chairman Harless voted yes; I am for the comments of the fellow commissioners. When this project started many months ago, there were a lot of them and they and now I see more coming together to try and work together to reach a common goal. So I applaud both groups.



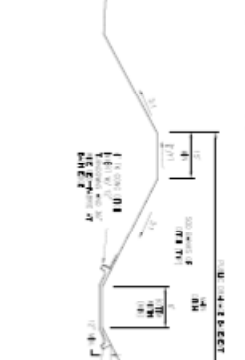
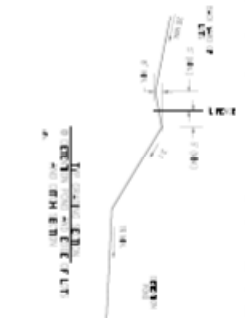
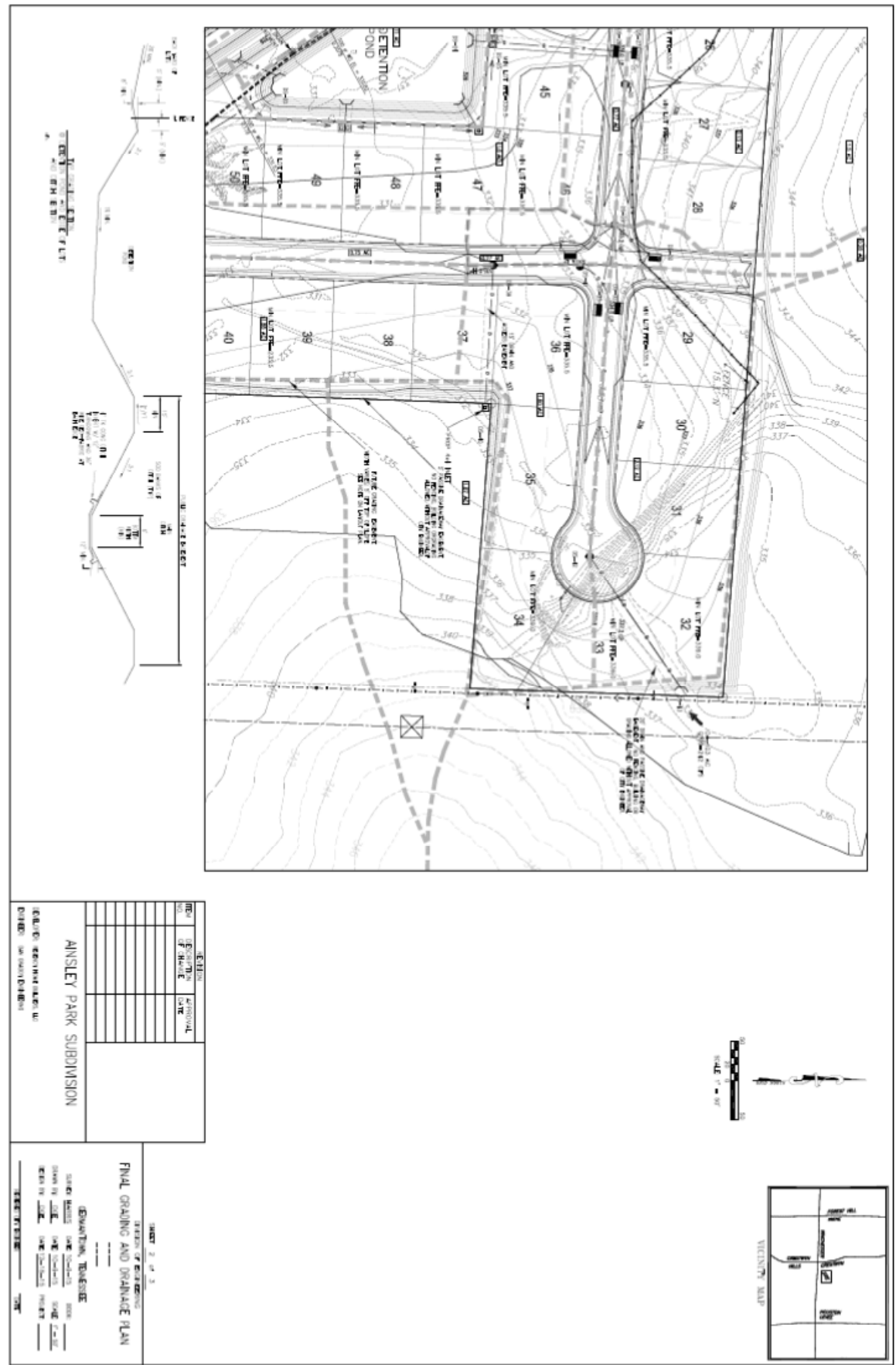


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NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

ANSLEY PARK SUBDIVISION
 DE GRUBBS, REYNOLDS, HARRIS, LLC
 ENGINEERS, INC. (REGISTERED)

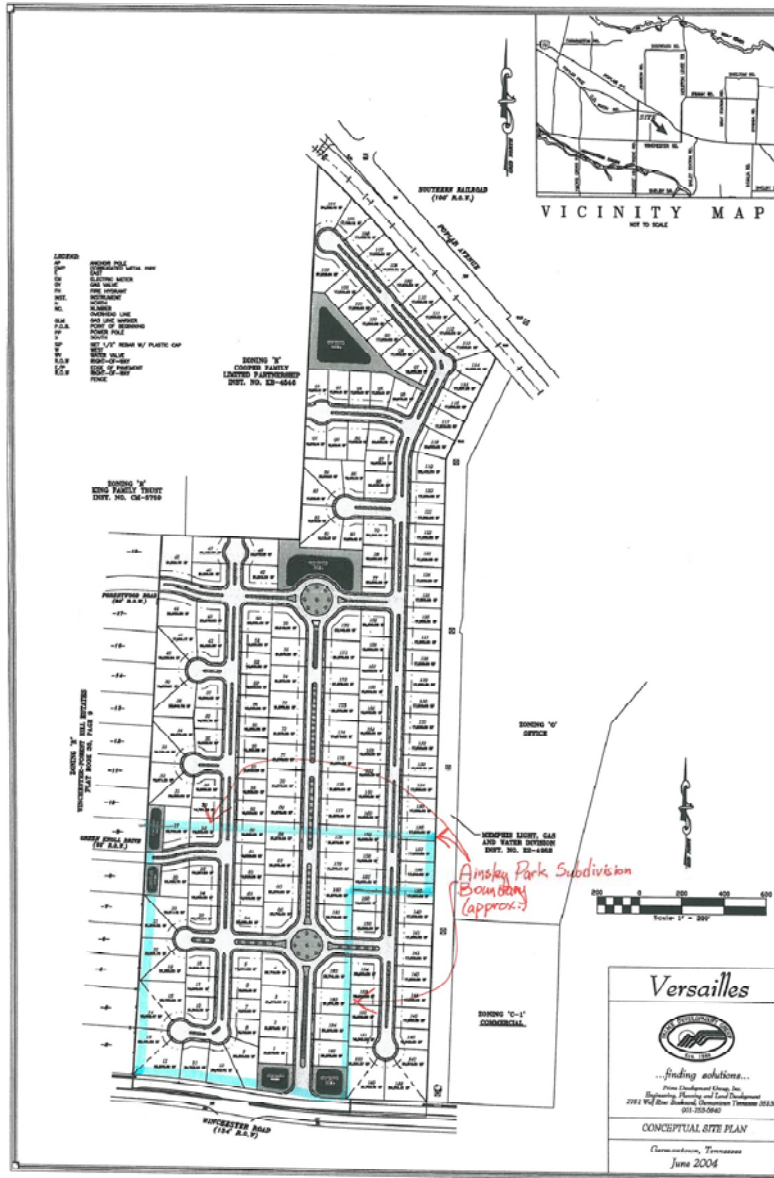
SHEET 1 of 3
 DIVISION OF ENGINEERING
FINAL GRADING AND DRAINAGE PLAN
 ANSNLEY PARK SUBDIVISION
 COUNTY OF HAMILTON, TENNESSEE
 DRAWN BY JOE DATE 10-20-15
 CHECKED BY JOE DATE 12-15-15
 PROJECT NO. 15-0000000000
 DATE 12-15-15



NO.	DATE	REVISION
1	1/15/16	FINAL
2	1/15/16	REVISION
3	1/15/16	REVISION
4	1/15/16	REVISION
5	1/15/16	REVISION
6	1/15/16	REVISION
7	1/15/16	REVISION
8	1/15/16	REVISION
9	1/15/16	REVISION
10	1/15/16	REVISION

ANSLEY PARK SUBDIVISION
 (SCALE: REFER TO SHEET U)
 DRAWN: [Name]
 CHECKED: [Name]

ANSLEY PARK SUBDIVISION
 SHEET 2 OF 3
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 SCALE: [Scale]
 PROJECT: [Project Name]



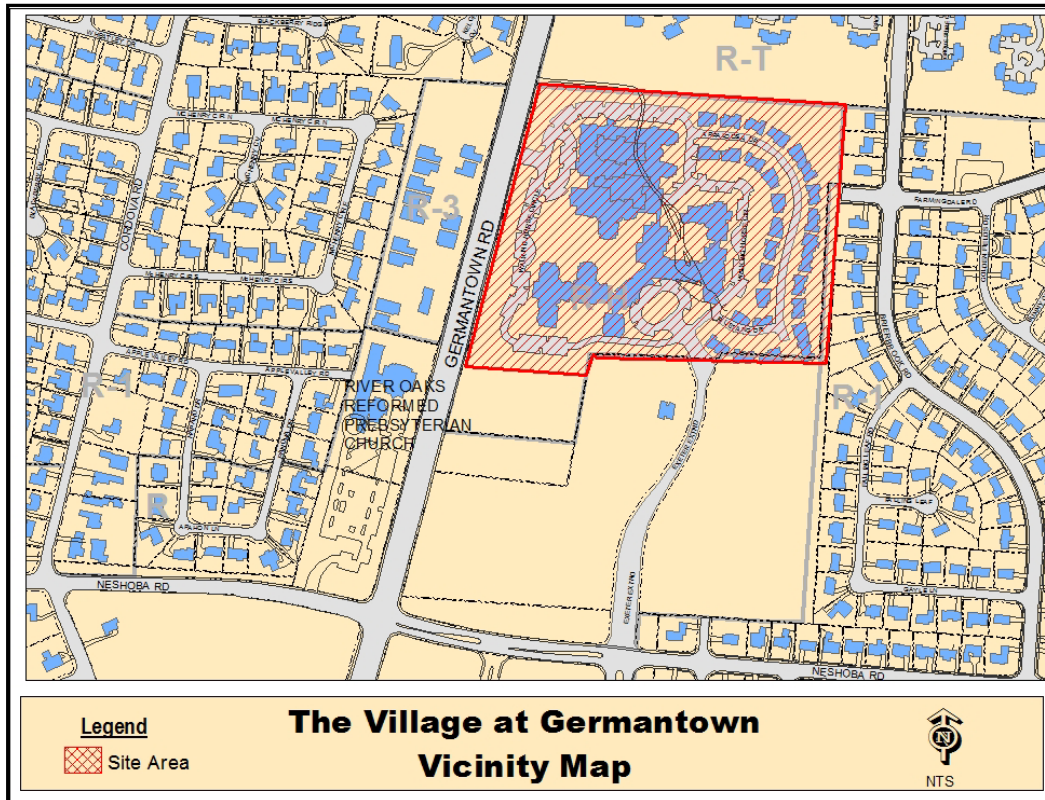
7. The Village at Germantown Independent Living Addition

Mr. Ross made a presentation of the application to the Planning Commission.

INTRODUCTION:

Development Case Number	14-497
Location:	7820 Walking Horse Circle
Owner Name/Applicant Name:	The Village at Germantown, Inc. (Donald P. Selheimer, CFO)
Representative Name:	Rebecca Conrad w/ANF Architects, Agent
Zoning District:	“R-H” Retirement Housing
Area:	1.16 Acres (Project Site Only)
Request:	Revised Preliminary and Final Site Plan Approval for a 33 Unit Independent Living Building

*Refer to the Disclosure Form attached for more information



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

On February 19, 2014, the Planning Commission approved an expansion plan that included the following: New Memory Care and Assisted Living Facility – a new 3-story building containing 49,705 sq. ft. of floor area, which contains 30 assisted living dwelling units, 16 memory care dwelling units and 2 skilled care units; Rehabilitation Facility – a 1,760 sq. ft. building located in the existing northern courtyard; Kitchen Facility Expansion – the existing building footprint was expanded by approx. 2,968 sq. ft; and Parking Area Expansion – an additional 17 parking spaces to be constructed along the southern portion of Walking Horse Circle; these spaces were approved with the original site plan but were not constructed.

On July 7, 2015, the Planning Commission approved a preliminary and final site plan that included a new 4-storey building with 31 independent living units and underground parking for 38 vehicles. The Design Review Commission approved the preliminary and final site plan for the new facility on July 28, 2015.

DISCUSSION: The current request is to revise the July 7, 2015 Planning Commission approved site plan. The new plan reduces the building height to 3-storey, increases the number of units to 33, removes the underground parking garage, and adds 19 additional new surface parking spaces in front of the building along Walking Horse Circle. The new site plan also reflects the inclusion of a new courtyard that will be surrounded on all sides by buildings. The new building will be connected the existing facility with the construction of a single-storey, enclosed walkway between the two structures. The height will be identical to the existing three storey independent living facility already on the property.

TOTAL PROJECT SITE AREA	1.16 ac.
BUILDING SIZES	20,380 S.F.
Apartment Structure	19,770 S.F.
Enclosed Walkway Building Connector	610 S.F.
Number of Apartment Units	33
BUILDING HEIGHT (above grade)	35 Feet
NUMBER OF PARKING SPACES	39 Required 39 Provided (427 overall parking spaces provided based on previously approved plans & current parking study)

STAFF COMMENTS:

A. GENERAL COMMENTS

1. All recorded easements shall be shown on the plat. A five (5) foot utility easement is required along all property lines, adjacent to and not within any other easement.

2. All survey data shall be tied to Tennessee State Plane Coordinates and the City of Germantown monumented survey control. The final plat, construction drawings and "as built" plans shall be submitted on electronic media in DXF format.
3. The developer shall enter into a Project Development Contract with the City of Germantown for this project after it has received Final approval from the Design Review Commission.
4. The applicant shall provide proof of TDEC approval for the water system and sanitary sewer system. Contact Bill Hinch with TDEC for information.
5. If approved, all materials shall be specified on the construction plans for the proposed project. The applicant must receive Final Construction Plan approval from the Department of Economic Community Development before the Memphis/Shelby County Office of Construction Code Enforcement may issue a building permit for the project.
6. The applicant is required to include the following formal written statement by a certified and licensed professional engineer to be placed on the grading and drainage plans, signed, dated and sealed:

I, _____, a duly licensed professional engineer in the State of Tennessee, hereby certify that I have designed the drainage in accordance with the Design Standards of the City of Germantown and have considered upstream and downstream conditions that affect drainage to include topography, present and future land use, existing zoning, and location of natural water courses.

7. No owner, developer, or tenant of property within the subdivision shall commit an act, or allow a condition to exist on property within the subdivision, which act or condition endangers life or health, violates the laws of decency, or obstructs or interferes with the reasonable and comfortable use of other property in the vicinity.
8. The Developer agrees to comply with the following requirements, unless otherwise authorized in writing by the City Engineer:
 - (a) All streets shall be kept clear and free of dirt and debris;
 - (b) All construction activity shall begin no earlier than 7:00 a.m. and end no later than 6:00 p.m., Monday thru Saturday, and no construction activity shall be permitted on Sundays; and
 - (c) The Developer and Lot Purchasers shall provide the Department of Community Development with the name, address and phone number of person(s) to be contacted and responsible for correcting any of the above should the occasion arise to do so.

STAFF RECOMMENDATION: Approval of a revised Preliminary and Final Site Plan, subject to Staff comments.

Alderman Owens stated the next item is the Village of Germantown. My mother resides at the Village of Germantown and it has no reflection on my vote this evening.

Mr. Bacon asked so, the additional 39 covered parking spaces being provided will be more than adequate for the whole development. Is it staff's review and understanding that the proposed parking in the common spaces are to serve that program?

Mr. Ross answered other than those spaces propose. There are additional 19 parking spaces to south of it. It is isolated parking to serve that building.

Mr. Bennett asked the parking to the left of the circle, is that reserved for residents?

Mr. Ross noted it is a new covered parking garage of 39 spaces.

Ms. Burrow asked what is the total number of visitors parking?

Mr. Ross answered 53.

Chairman Harless asked in subcommittee you talked about possibly having additional parking to the north, if you could get some land from the apartments where do that stand?

Don Selheimer at 7820 Walking Horse Circle stated we went over and talked to the neighbor which is owned by Fogelman Properties and we were initially told that area to the north is restricted to the wetlands, and nature preserve. So we have not had time to contact Code Enforcement to verify that.

SUBDIVISION AND SITE PLAN SUBCOMMITTEE REVISIONS & RECOMMENDATION:

The subcommittee met on December 16, 2015, and requested that the applicant provide a parking study that includes information concerning location of designated on-site parking for residents, guest, and employees. They also asked that staff complete a visual assessment of the current parking situation on the site and report back to them at the January 5, 2016 PC meeting.

The subcommittee withheld a recommendation on this item.

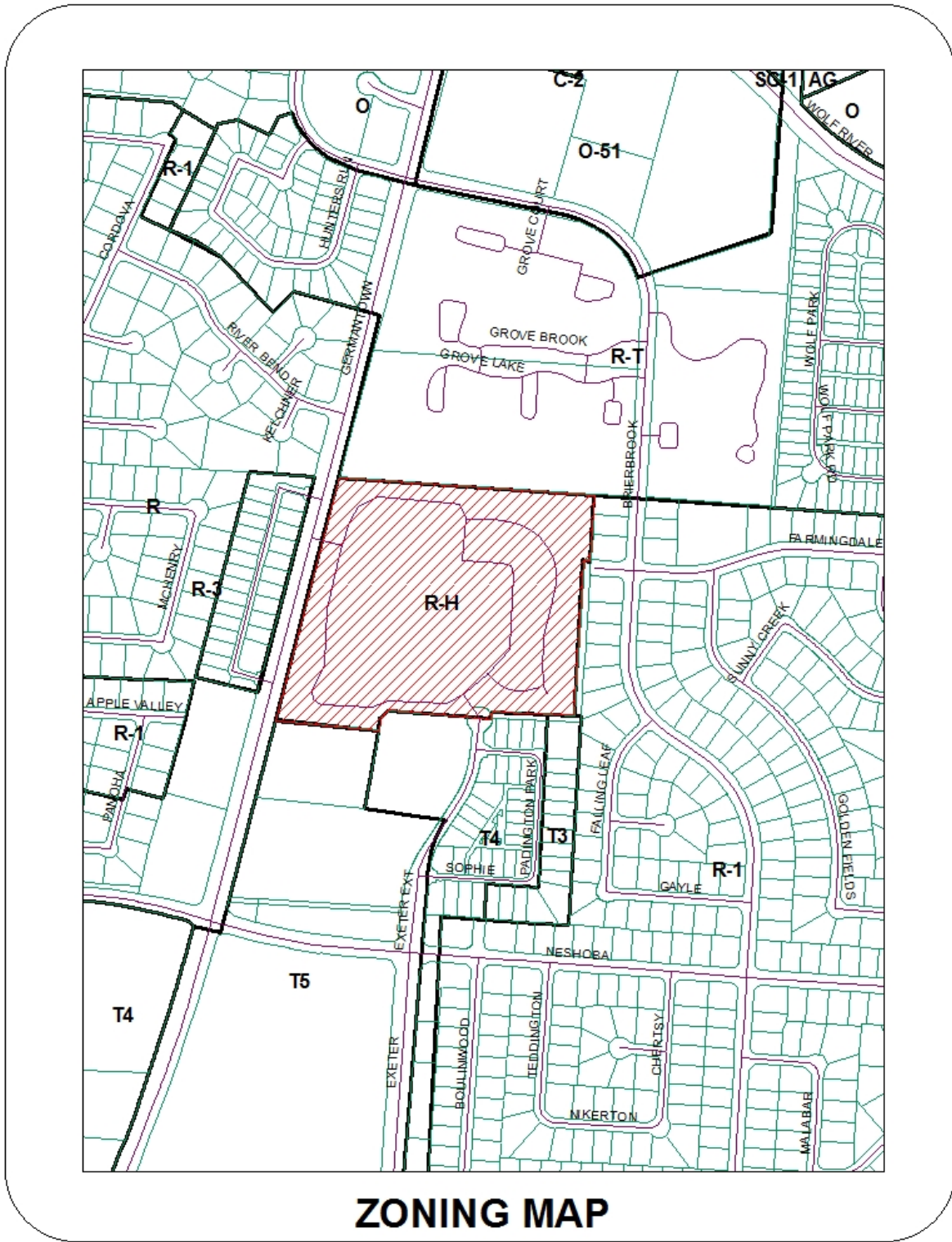
Applicant Response to Subcommittee: The applicant has submitted the parking study as requested by the subcommittee and it reflects the number of spaces required and provided for each existing and proposed use on the site. An updated overall site plan has also been provided that shows the location of designated on-site parking for residents, guest, and employees, including parking spaces for the newly proposed independent living facility.

PROPOSED MOTION: To approve a revised preliminary and final site plan for a 33 unit independent living building for The Village at Germantown located at 7820 Walking Horse Circle, subject to the staff comments.

Mr. Bacon moved to approve a revised preliminary and final site plan for a 33 unit independent living building for The Village at Germantown located at 7820 Walking Horse Circle, subject to the plans filed with the application and the staff comments, seconded by Ms. Burrow.

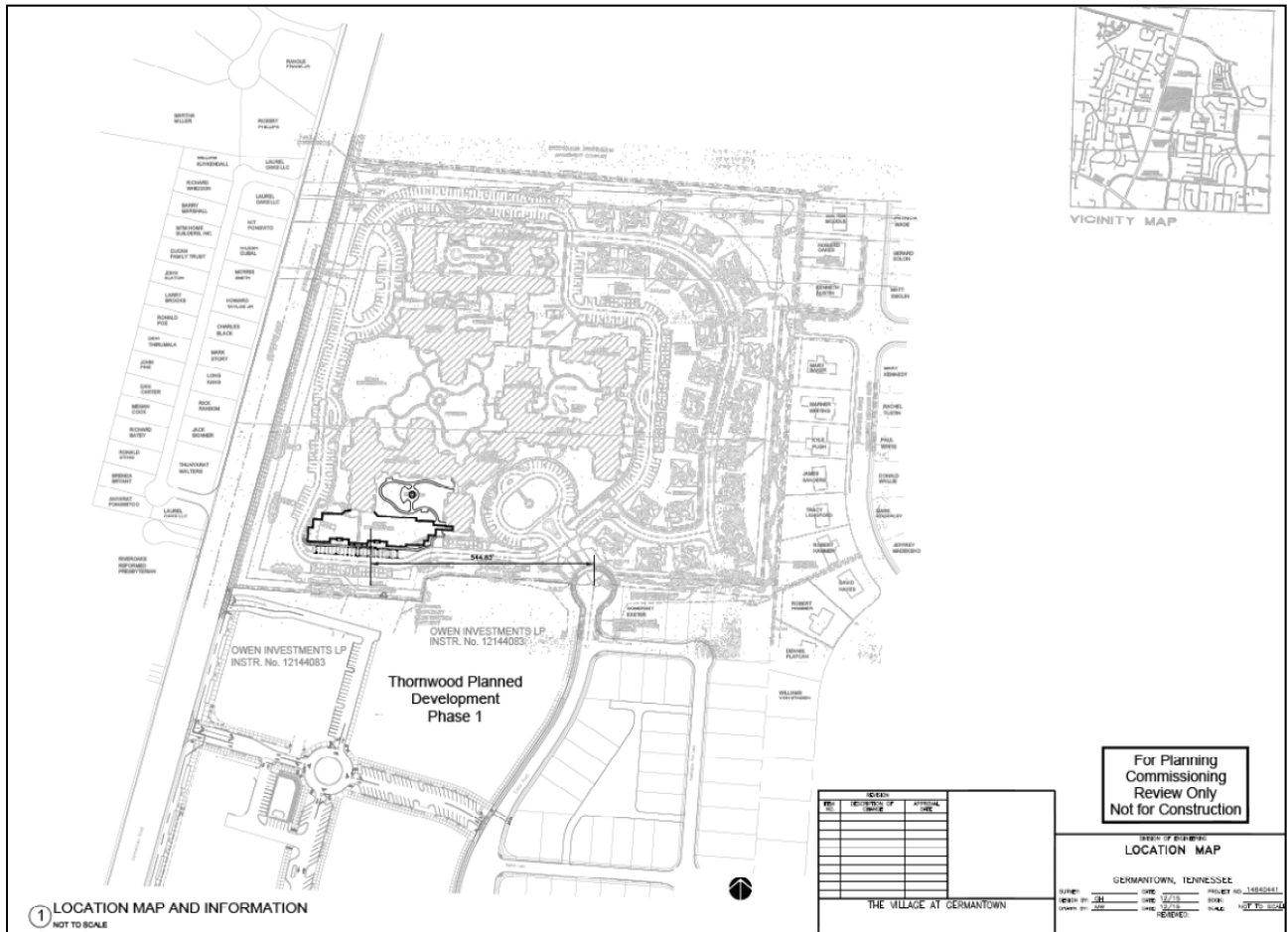
Chairman Harless asked for a roll call.

Roll Call: Barclay – absent; Burrow – yes; Hernandez – yes; Bacon – yes; Harless – yes; Owens – yes; Clark – absent; Bennett – yes; Palazzolo - absent. **The motion was passed.**



ZONING MAP

OVERALL SITE LOCATION MAP



1 LOCATION MAP AND INFORMATION
 NOT TO SCALE

NO.	REVISIONS	DATE	BY

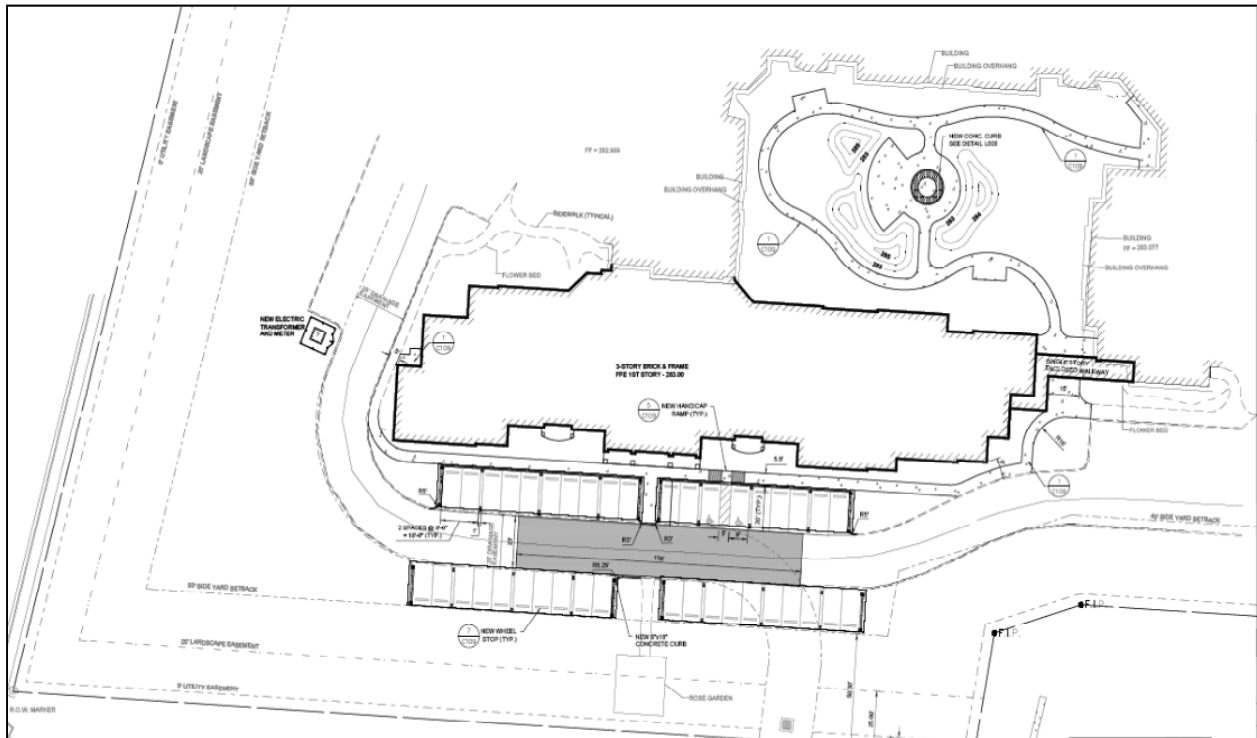
For Planning Commission Review Only
 Not for Construction

THE VILLAGE AT GERMANTOWN
 GERMANTOWN, TENNESSEE
 DATE: 01/04/16 TIME: 12:13 PM
 DRAWN BY: JLD DATE: 12/15/15 PROJECT NO.: 15050441
 CHECKED BY: JLD DATE: 12/15/15 SCALE: NOT TO SCALE

AERIAL SITE PHOTO



REVISED SITE PLAN



COVER PARKING SPACES



Project Description

This project adds a three (3) story brick and frame independent living building to the existing Village at Germantown senior living facility. The new addition will be identical in appearance and height to the existing three (3) story Independent Living facilities on this property. The proposed building will contain 33 independent living apartments and support spaces such as circulation, mechanical/electrical rooms, and storage. With six (6) anticipated employees, the required parking for this addition will total 39 spaces. Out of the total 27.49 acre site, this project will encompass 1.16 acres. The primary building entrance for the addition will be on the south face of the building, fronting on Walking Horse Circle. Access to the building will also be provided through the existing building located to the immediate north, and through a one (1) story enclosed walkway to an existing building located immediately east of the new building. The footprint of the proposed building, not including the enclosed walkway, covers approximately 19,770 square feet. The footprint of the enclosed one (1) story walkway covers approximately 610 square feet. Nineteen (19) new covered parking stalls, including two (2) handicap parking stalls will be provided in front of the building on the north side of Walking Horse Circle. An additional twenty (20) existing parking stalls located on the south side of Walking Horse Circle will also be covered as a part of this project. This provides a total of thirty nine (39) parking stalls for use by the residents and staff at this new facility.

In accordance with the requirements of the City of Germantown, a total of 350 parking spaces will be required on the site at the conclusion of this project, tabulated as follows:

Required Parking

Independent Living Apartments 1 per unit	204 Units	204 Spaces
Single-Family Cottages 2 per Unit	28 Units	56 Spaces
Assisted Living 0.5 per Unit	40 Units	20 Spaces
Skilled Care 0.5 per Unit	32 Units	16 Spaces
Special Care 0.5 per Unit	8 Units	4 Spaces
<u>Memory Care 0.5 per Unit</u>	<u>16 Units</u>	<u>8 Spaces</u>
	328 Units	308 Spaces

In addition to the required parking listed above, an additional parking space is required for each employee on the largest shift, requiring an additional 42 parking spaces for a total of 350.

Concern has been expressed by the Germantown Planning Commission regarding the total amount of parking provided on-site, and the location of that provided parking in relation to the intended user. An inventory of the parking that is currently provided on site is listed below (the location of this parking is shown on page 2 of the Parking Summary included in the submittal package):

Existing Parking Inventory

Parking spaces reserved for use by tenants	201 Spaces
Parking spaces reserved for employees, vendors, or facility vehicles	40 Spaces
Parking spaces reserved for visitors	53 Spaces
Parking spaces without a designated user	38 Spaces
<u>Parking spaces at Single-Family Cottages</u>	<u>56 Spaces</u>
Total Parking Provided	388 Spaces

The additional 39 covered parking spaces being provided as a part of this project will increase the total provided on-site parking to 427 spaces.

While we do not envision the need for any variances or warrants with this project, we will need to relocate an 8" diameter sanitary sewer main that flows north from the Thornwood Planned Development from an existing manhole located near the south west corner of the site. A portion of the existing 10 foot wide sanitary sewer easement associated with this segment of the sewer main will need to be abandoned and rededicated as a part of this project. The construction of this project is expected to commence in spring of 2016, with an anticipated construction period of one (1) year.

AGENT/REPRESENTATIVE INFORMATION	
Name: <u>Brian Martinelli</u>	Title: <u>Project Manager</u>
Company Name: <u>ANF Architects</u>	Address: <u>1500 Union Ave., Memphis, TN 38104</u>
Phone No.: <u>(901) 278-6868</u>	Email Address: <u>brianm@anfa.com</u>
Who will represent this proposal at the Planning Commission meeting? <u>George Holliday, SSR (see below)</u>	
ENGINEER/SURVEYOR INFORMATION	
Engineer Name: <u>George Holliday</u>	Address: <u>2650 Thousand Oaks Blvd., Suite 3200, Memphis, TN 38118</u>
Phone No. <u>(901) 260-9843</u>	Email Address: <u>gholliday@ssr-inc.com</u>
Surveyor Name: _____	Address: _____
Phone No.: _____	Email Address: _____

2. **Not for Profit Entities.** If the Applicant (including all owners, lessees and developers) submitting the Application ("Applicant") is a not for profit entity, the authorized representative of the Applicant 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:

Applicant: The Village at Germantown
 Address: 7820 Walking Horse Circle

President or Equivalent
 Chief Executive Officer: Don Selheimer
 Address: 7820 Walking Horse Circle

Members of the Board of Directors of the Applicant:

Name	Business or Home Address
<u>SEE ATTACHED SHEET</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.

**The Village at Germantown
Board of Directors**

William Kenley, FACHE Chairman

Sr. Vice President/CEO

Methodist Germantown Hospital

7691 Poplar Avenue

Germantown, TN 38138

Donna Abney

Executive Vice President

Methodist Le Bonheur Healthcare

1211 Union Avenue, Suite 700

Memphis, TN 38104

Chris McLean

CFO Methodist Healthcare

1211 Union Avenue, Suite 700

Memphis, TN 38104

Dr. James W. Harkless, M.D.

Campbell Clinic

1458 West Poplar Suite # 100

Collierville, TN 38017

Mark Halperin

Executive Vice President & Chief Operating Officer

Boyle Investment Company

5900 Poplar Avenue

Memphis, Tennessee 38119

Planning Commission Minutes

January 5, 2016

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8. Chairman Harless asked if there was any old business to come before the Commission. There were none.
9. Chairman Harless asked if there was any new business to come before the Commission. There were none.
10. Chairman Harless asked if there were any liaison reports. There were none.
11. **ADJOURNMENT:** The meeting adjourned at 7:30 p.m.