

DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS

Tuesday, January 26, 2016

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 January 26, 2016. Chairman Saunders called the meeting to order at 6:10 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; Mr. Neil Sherman; Alderman Dave Klevan; Mr. Ralph Smith; Mr. Steve Landwehr; and Mr. Timothy Serfess

DEVELOPMENT STAFF PRESENT:

Mr. Wade Morgan, Chief Planner; Ms. Sheila Pounder, Planner; Ms. Regina Gibson, Administrative Secretary and Robert McLean, City Attorney

1. Election of Vice Chairman and Secretary

Chairman Saunders called for a motion to elect a Vice Chairman. Mr. Landwehr made a motion to nominate Mr. Bruns and seconded by Mr. Smith, with no further comments or discussion. Mr. Bruns indicated that he would accept the position.

ROLL CALL: Mr. Bruns – Yes; Mr. Sherman – Yes; Mr. Serfess – Yes; Alderman Klevan – Yes; Mr. Smith – Yes; Mr. Landwehr – Yes; Chairman Saunders – Yes.

Chairman Saunders called for a motion to elect a Secretary. Mr. Bruns made a motion to nominate Mr. Sherman and seconded by Mr. Smith with no further comments or discussion. Mr. Sherman indicated that he would accept the position.

ROLL CALL: Mr. Landwehr – Yes; Mr. Bruns – Yes; Mr. Smith – Yes; Alderman Klevan – Yes; Mr. Serfess – Yes; Mr. Sherman – Yes; Chairman Saunders – Yes.

2. Approval of Minutes for December 15, 2015

Mr. Smith moved to approve the Design Review Commission minutes of December 15, 2015, with a date correction to be made in the first paragraph, seconded by Mr. Sherman, with no further comments or discussions.

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

MOTION PASSED

3. CONSENT AGENDA

- a. Germantown Village Square – 7730 Poplar Avenue – Request Approval of Building Paint Color Selection for Towers (Case #:15-502) Previously listed as Agenda Item No. 8
Shellie Moses w/Boyle – Agent/Representative
- b. The Village at Germantown Independent Living Addition – 7820 Walking Horse Circle – Request Revised Preliminary and Final Site Plan Approval (Case #:14-490) Previously listed as Agenda Item No. 9
Rebecca Conrad w/ANF Architects – Agent/Representative

- c. Taziki's Mediterranean Café – Germantown Collection Shopping Center – 7850 Poplar Avenue #29 – Request Logo Approval (Case #:15-561) Previously listed as Agenda Item No. 10

Chris Haskins w/Frank Balton & Company – Agent/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 Mr. Paul Bruns.

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

MOTION PASSED

STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS

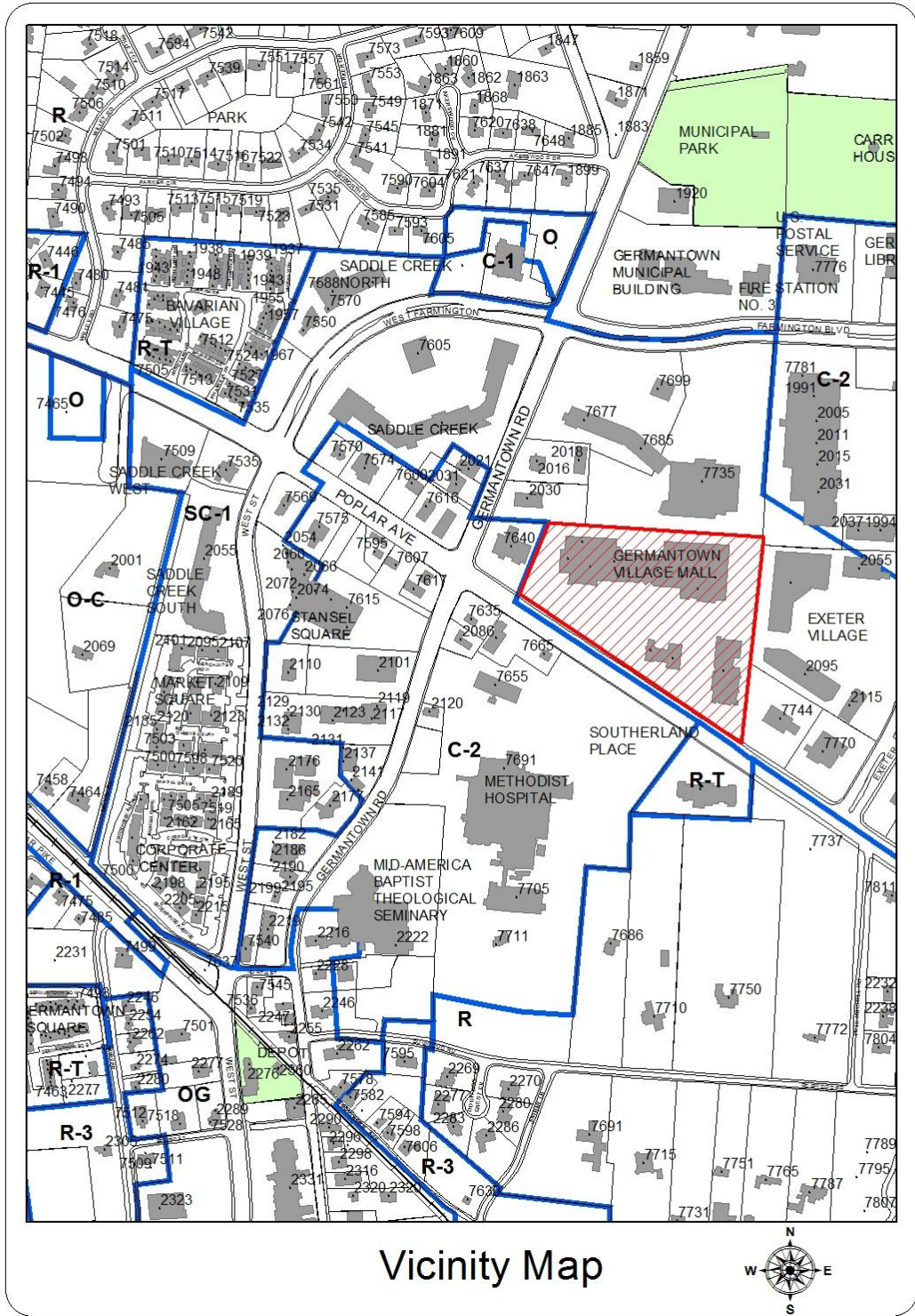
- a. Germantown Village Square – 7730 Poplar Avenue – Request Approval of Building Paint Color Selection for Towers (Case #:15-502) Previously listed as Agenda Item No. 8

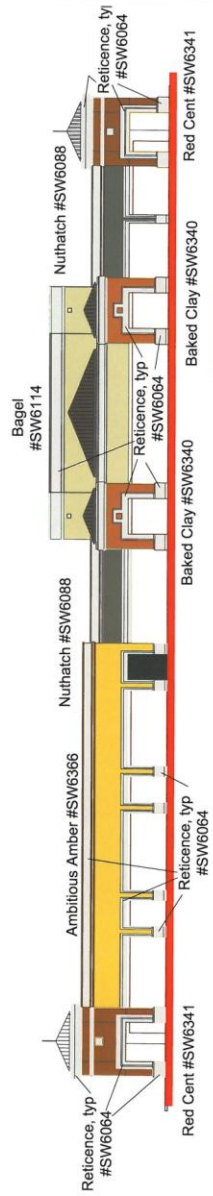
BACKGROUND: At its meeting on July 22, 2014, the DRC approved the paint colors for the repainting of the building containing McAlister Deli and the Bank of Bartlett. The replacement of awnings for that building was approved by the DRC on Sept. 23, 2014. On February 24, 2015 the DRC approved phase 2 of 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.

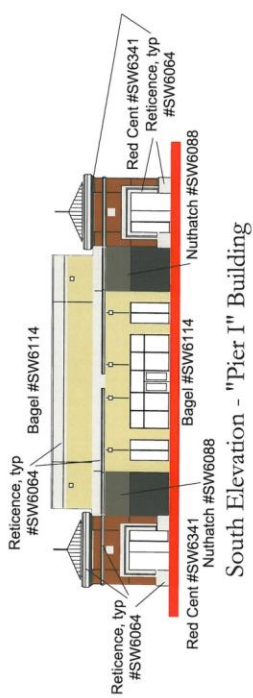
COMMENTS:

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





West Elevation - "Pier I" Building



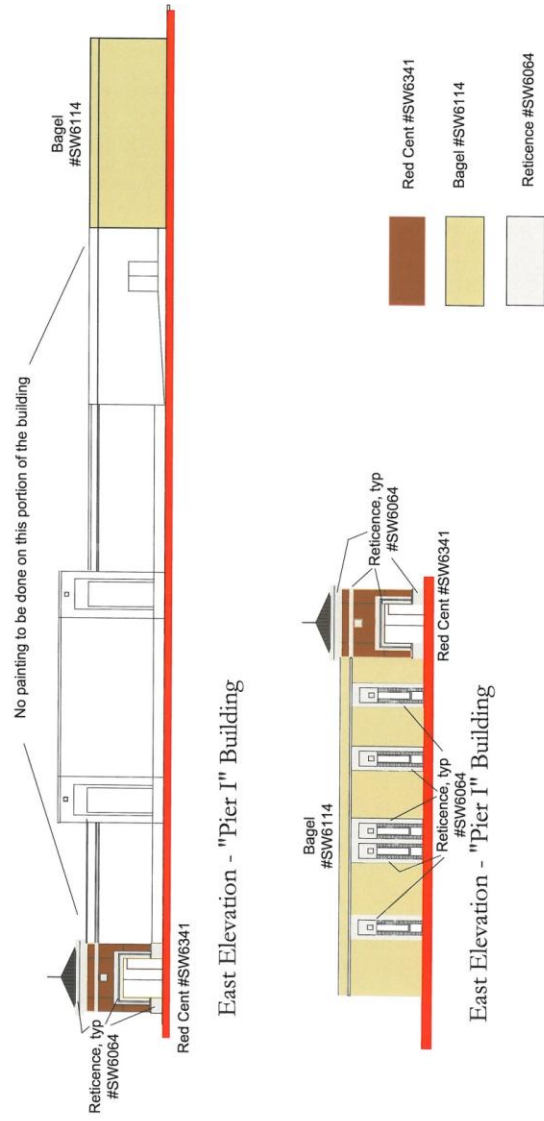
South Elevation - "Pier I" Building

- Red Cent #SW6341
- Nuthatch #SW6088
- Baked Clay #SW6340
- Ambilious Amber #SW6366
- Bagel #SW6114
- Reticence #SW6064
- Sable #SW6083 @ all store walls under cover

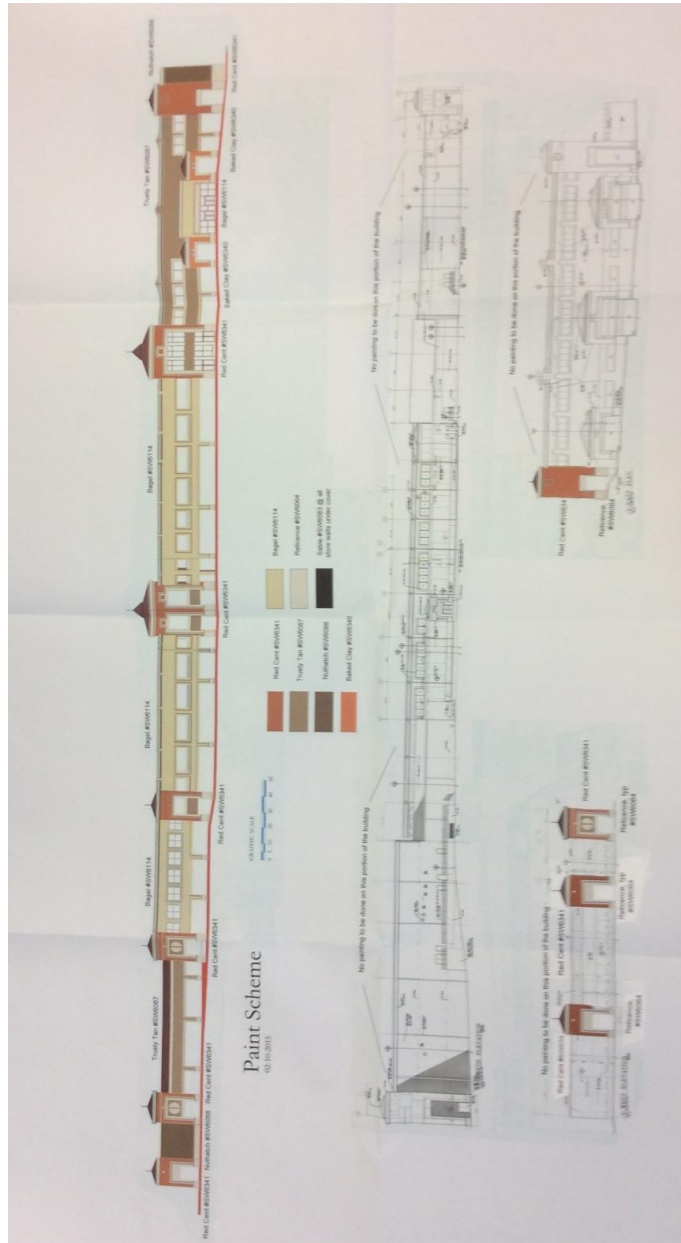


GRAPHIC SCALE:

Paint Scheme
 11-25-2014



PREVIOUS PLAN FOR 7652-7720 POPLAR BUILDING



PROPOSED PAINT PLAN – TOWERS ONLY



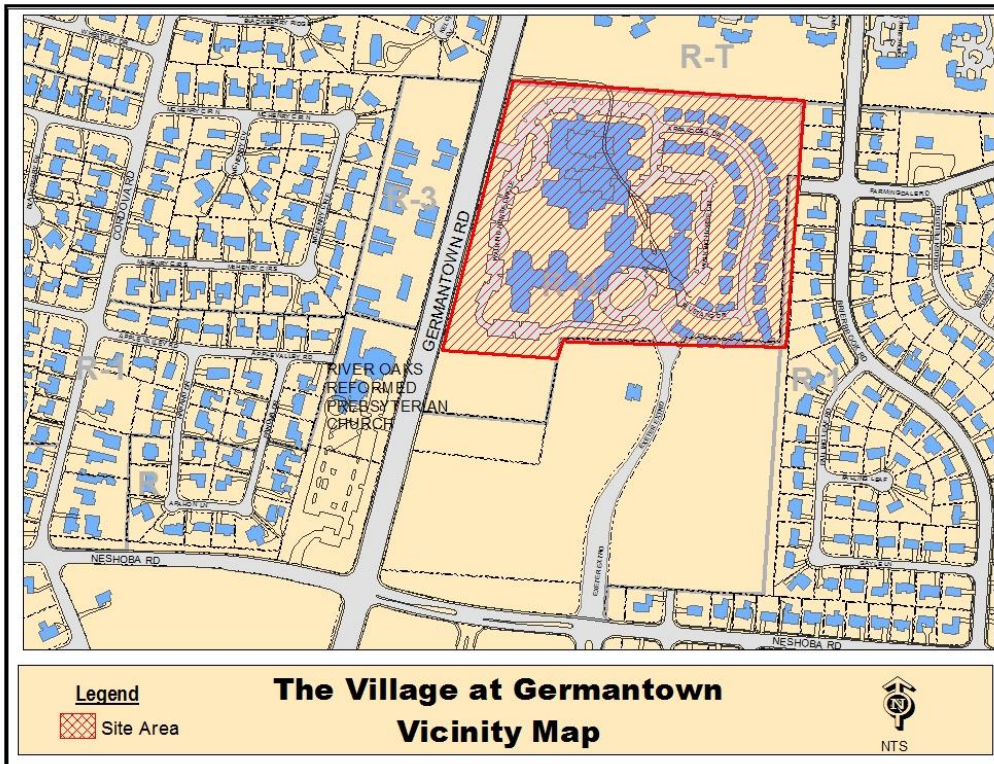


PREVIOUSLY APPROVED



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.

- b. The Village at Germantown Independent Living Addition – 7820 Walking Horse Circle – Request Revised Preliminary and Final Site Plan Approval (Case #:14-490) Previously Listed as Agenda Item No. 9



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.

The Planning Commission recently approved this proposed newly revised preliminary and final site plan for this project on January 5, 2016.

DISCUSSION: The current request is to revise the July 28, 2015 Design Review Commission’s 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 and 20 on the south side of 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.

	CURRENT	PROPOSED
TOTAL AREA	27.49 ac.	N/A
TOTAL PROJECT SITE AREA	N/A	1.16 ac.
BUILDING FLOOR AREA	256,439 sq. ft.	276,819 sq. ft.
Apartment Structure		19,770 sq. ft.
Enclosed Walkway Building Connector		610 sq. ft.
Number of Apartment Units		33
BUILDING HEIGHT (above grade)	N/A	35 Feet
NUMBER OF PARKING SPACES	388 Provided	39 Required 39 Provided (427 overall parking spaces provided based on previously approved plans & current parking study)
PERVIOUS AREA	51.97%	50.27%

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

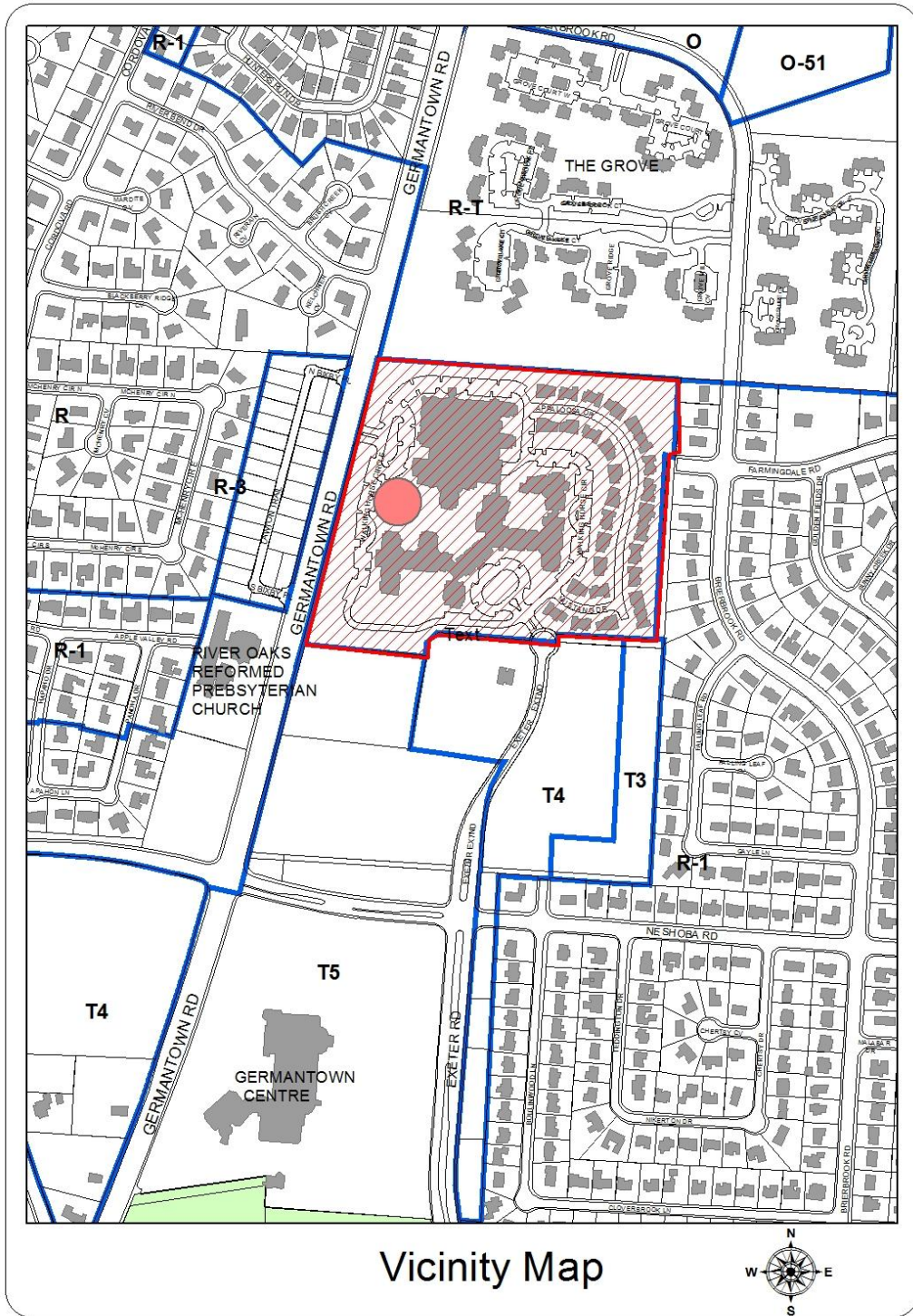
DESIGN REVIEW COMMISSION CHECKLIST:

1. *Site Layout:* Three storey building as shown on the site plan.
2. *Building Elevations:* No change from previous plan. All materials will match the existing building in color and texture. Brick veneer, stucco, EIFS banding and window trim, vinyl windows, asphalt shingles mansard roof, glass or painted metal doors, PVC column covers, painted metal rails, and wood screen walls, cobblestone retaining wall and metal landscape fencing. (Photographs of these materials on the existing building are included within this application.)
3. *Street Improvements and Curb Cuts:* None.
4. *Parking Lots:* 39 surface parking spaces to be provided as required by the Zoning Ordinance. Parking spaces are to be covered for residents.
5. *Exterior Lighting:* The Plans does not reflect additional exterior building or parking lighting for this project.
6. *Garbage Collection Area:* No change from previous plan. The site plan does not provide for a separate trash dumpster area for this building because the residents will utilize the existing dumpster site located in the northern area of the overall facility.
7. *Vents:* No change from previous plan. Located on outside of three sides of the building façade; north, east, & south.

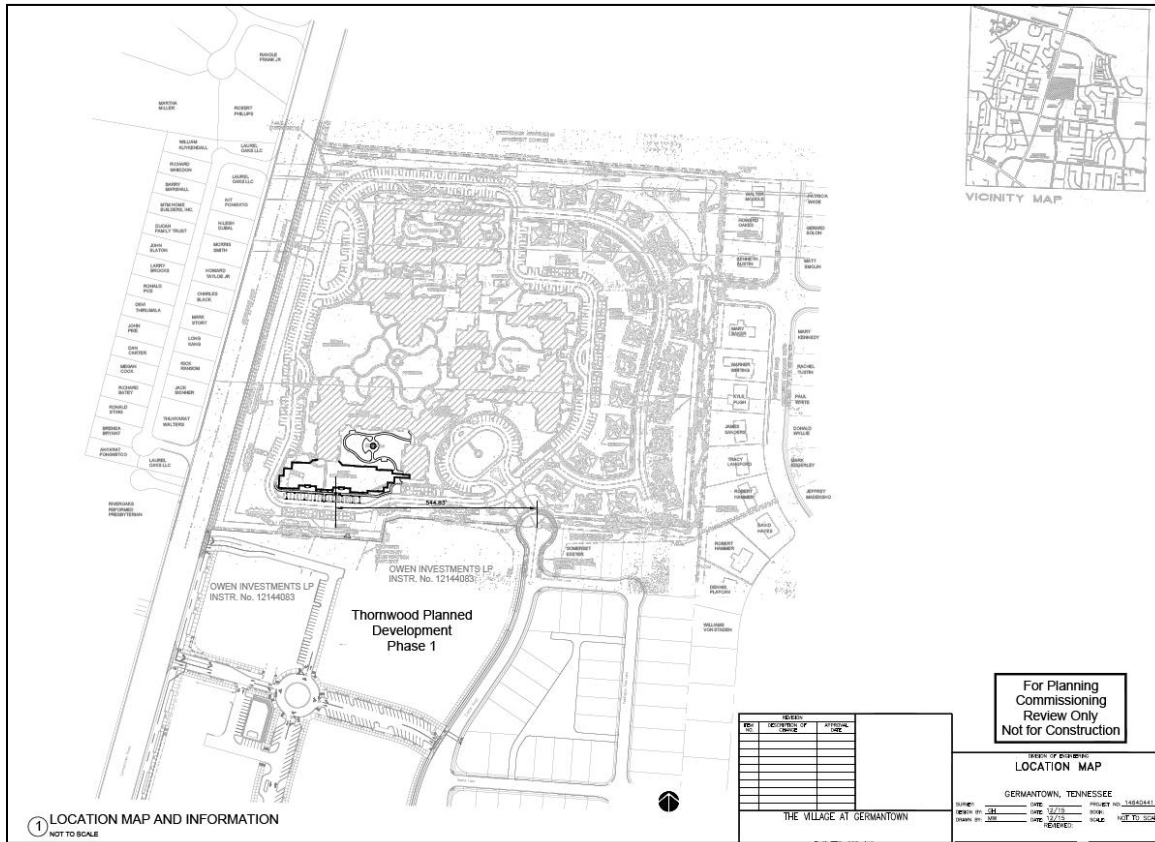
8. *Gas, Electric and Water: No change from previous plan.* No gas on site. Water meters to be located underground. A new transformer and electric meter will be located on across Walking Horse Circle from the west end of the building and will be screened by wood fencing.
9. *Mechanical Units: No change from previous plan.* Located on the building's roof and screen by a perimeter asphalt shingles mansard.
10. *Emergency Generators: No change from previous plan.* Will tie into existing facility generator.
11. *Landscaping:* A landscaping plan for the site is attached.
12. *Mailboxes: No change from previous plan.* (using existing facility at main office)
13. *Signs: No change from previous plan.* Signs will have to be approved by the DRC by a separate application.

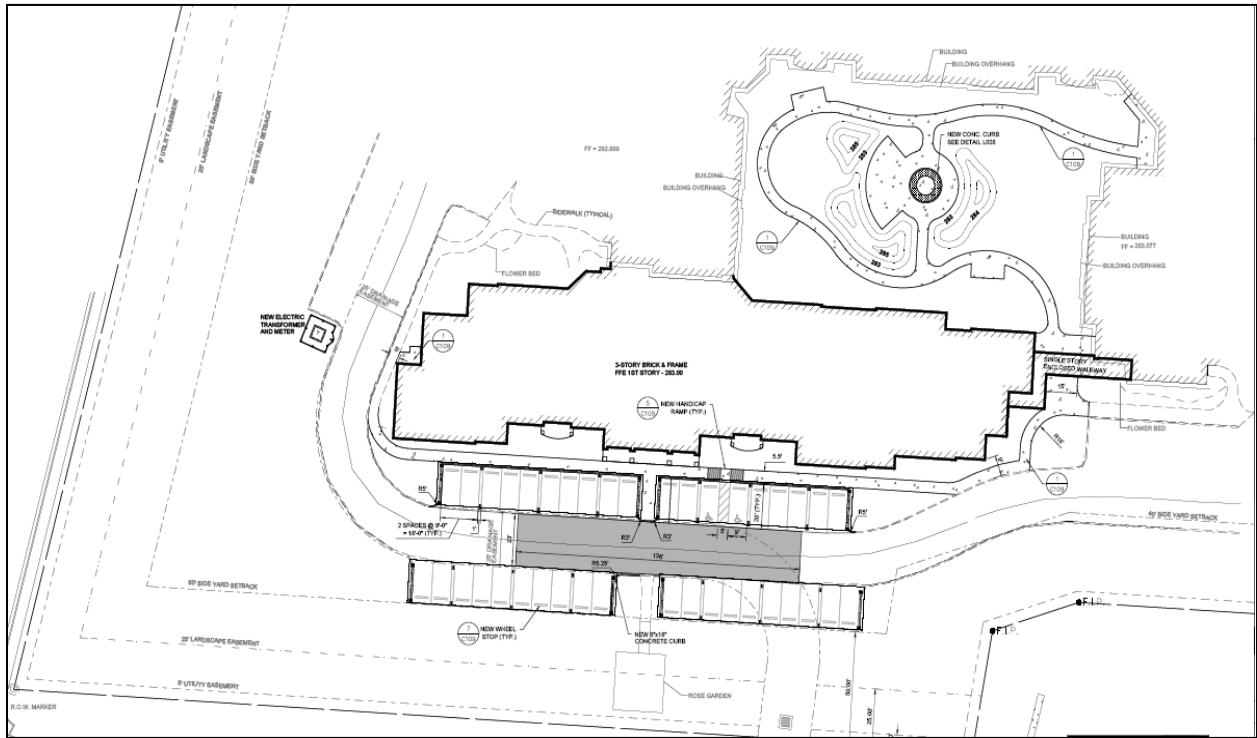
STAFF COMMENTS:

1. The changes to this site 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 and 20 on the south side of Walking Horse Circle, reflects the inclusion of a new courtyard that will be surrounded on all sides by buildings.
2. The Planning Commission requested that the applicant complete a parking study of the existing facility that included provisions for the new parking spaces need for this 33-unit building addition. A copy of the study presented to the Planning Commission at the January 5, 2016 meeting is attached to this report.
3. Information concerning the location of all vents, meters, and mechanical units should be illustrated on the construction plans.
4. A note should be placed on the plans concerning the services or facilities that state this building addition will tie into from existing development. i.e. trash dumpsters/collection and mailbox location.
5. If approved, the project shall proceed to the Board of Mayor and Aldermen for development contract approval with the City of Germantown.
6. The applicant must receive Final Construction Plan approval from the Department of Community Development before the Memphis/Shelby County Office of Construction Code Enforcement may issue a building permit for the project.



Vicinity Map





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</u>	<u>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.



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 Final Plan Change in Use
(Site plan, building elevations, landscaping, lighting, etc.) (Complete "OG" Checklist)
- Wireless Transmission Facility Landscaping (only) Lighting (only)
- Revision/amendment to an approved plan
Description of requested change: _____
- Other; Explain _____

Project Name: The Village at Germantown Independent Living Addition

Project Address: 7820 Walking Horse Circle

Previous Tenant: N/A

Applicant's Name: Brian Martinelli, ANF Architects

Mailing Address: 1500 Union Ave., Memphis, TN 38104

Email Address: brianm@anfa.com Telephone: (901)-278-6868

Owner's Name: The Village at Germantown

Mailing Address: 7820 Walking Horse Circle, Germantown, TN 38138

Email Address: dselheimer@village-germantown.com Telephone: (901)-752-2508

Developer's Name: _____

Mailing Address: _____

Email Address: _____ Telephone: _____

Lessee's Name: _____

Mailing Address: _____

Email Address: _____ Telephone: _____

**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. Harkess, 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

PROPOSED MOTION: To approve a revised preliminary and final site plan for a 33 unit independent living building with 39 parking spaces for The Village at Germantown located at 7820 Walking Horse Circle, subject to the staff comments.

- c. Taziki's Mediterranean Café – Germantown Collection Shopping Center – 7850 Poplar Avenue #29 – Request Logo Approval (Case #:15-561) Previously Listed as Agenda Item No. 10

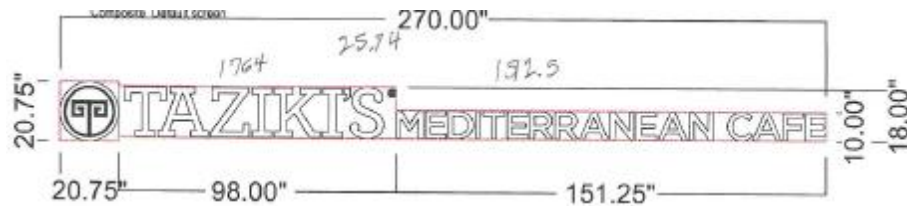
BACKGROUND: The subject property is in the Germantown Collection shopping center. The text of the wall sign was administratively approved on Dec. 21, 2015.

DISCUSSION: The applicant is requesting approval to add a logo to an administratively-approved wall sign on the south elevation of the building.

Wall-Mounted Sign)

Location & Height: The proposed logo will be mounted on the storefront façade to the left of the approved tenant identification wall sign.

Message:



(NOTE – THE TEXT: “TAZIKI’S MEDITERRANEAN CAFE” CONFORMS TO THE CENTER’S SIGN POLICY SO HAS BEEN APPROVED ADMINISTRATIVELY)

Sign Area: 20.75 in. x 20.75 in. (2.99 sq. ft. - logo)
(22.75 sq. ft. – text)
Total sign area of 25.74 sq. ft.

Colors & Materials: Background: brick building facade
Graphic: Aluminum face with black stylized “T” image and white background

Mounting Structure: Aluminum studs;

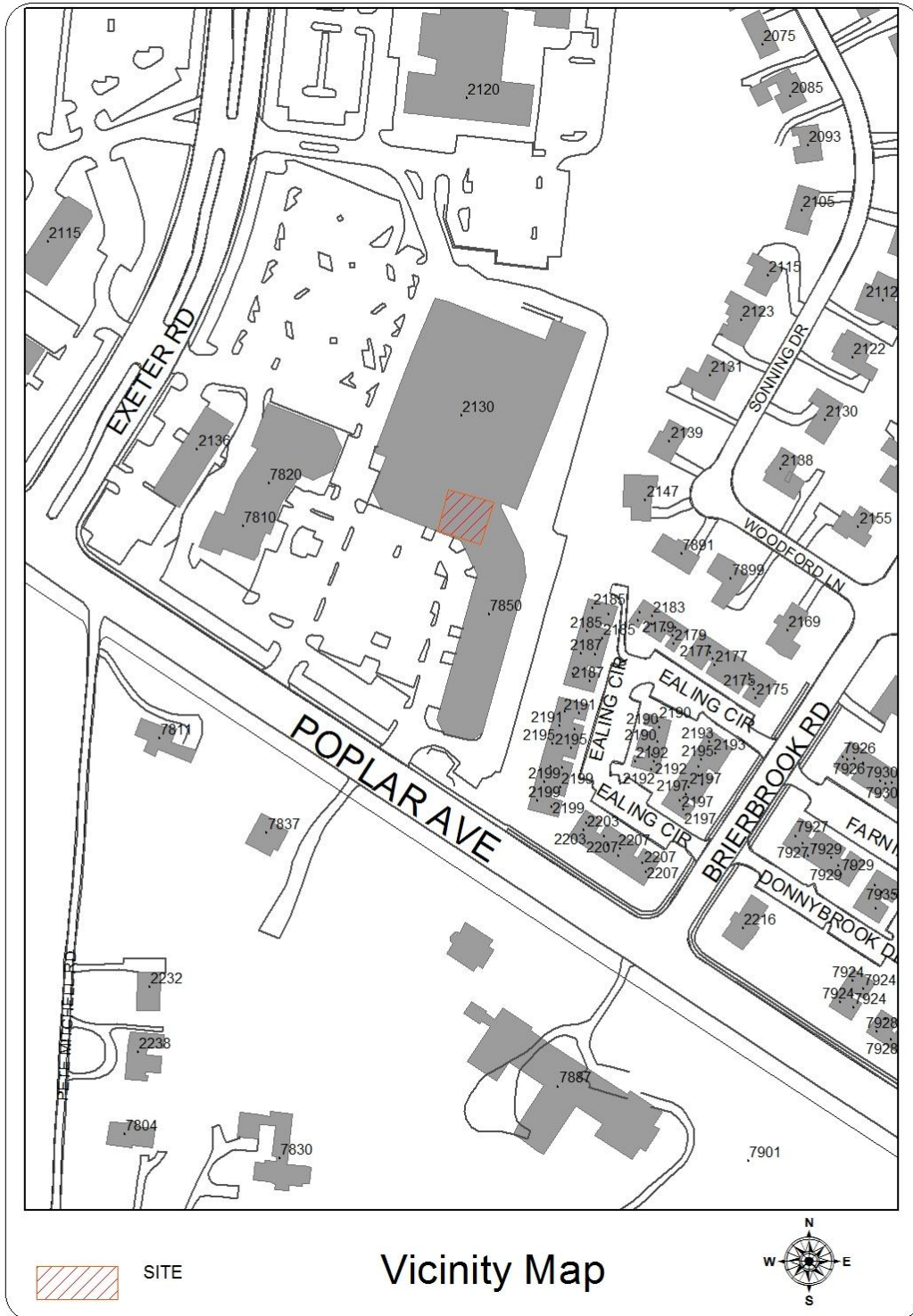
Logo:

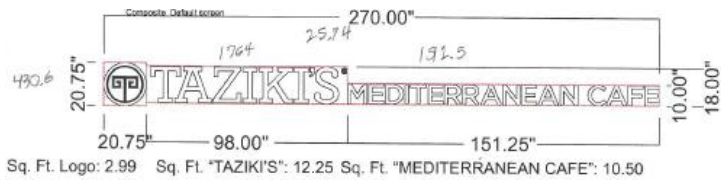


Lighting: LED backlighting

STAFF COMMENTS:

1. The Germantown Collection Sign Policy allows the use of logos, but requires them to be approved by the Design Review Commission.
2. The “Taziki’s” text portion of the sign conforms to the sign policy and has been approved administratively.
3. If approved, the applicant must obtain a permit from the Memphis / Shelby County Office of Code Enforcement prior to installing the signs.

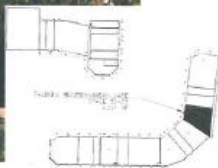




NIGHT VIEW



Landlord Approval



Halo Lit Channel Letters

- Size: Varies - See Layout
- Standoffs: 1"
- Color: Black and White
- Letter Interior: Glass White
- Illumination: LED
- Mounting: Studs w/ Silicone
- Sq. Ft. Sign: 25.74
- Allowable Sq. Ft.: 30.00 (1 Sq. Ft. per 1 Li. Ft. of Frontage [30.00 Li. Ft.])

City of Orem
Department of Community Development

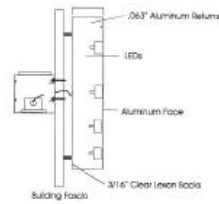
APPROVED FOR CONSTRUCTION

12-21-15

Date

Wade Morgan
Signature

CHANNEL LETTER DETAIL RACEWAY MOUNT WITH 3/8 LAG BOLT





**CITY OF
 GERMANTOWN
 TENNESSEE**

1930 South Germantown Road • Germantown, Tennessee 38138-2816
 Phone (901) 757-7200 Fax (901) 757-7292 www.germantown-tn.gov

DATE RECEIVED: _____
 RECEIVED BY: _____

**DESIGN REVIEW COMMISSION
 APPLICATION FOR PERMANENT SIGN**

Action Requested (Please circle one): Administrative Sign Approval / Design Review Commission Approval
 If request is for administrative sign approval does this sign meet every criteria included in the sign policy for this location? Yes: No: If no, explain: Logos are not included in the current sign policy for the shopping center

1. Sign Owner: Taziki's Mediterranean Cafe Phone No: 919-557-1322
2. Sign Owner's Address: 7850 Poplar Ave #29 Email Address: _____
3. Sign Location Address and Name of Shopping Center: 7850 Poplar Ave #29 / Germantown Collection
4. Zoning District: Commercial ; Residential _____; Old Germantown _____; Office _____
5. Sign will be mounted on: Wall ; Ground _____
6. Type Sign: Tenant Identification _____ Project Identification _____
 _____ Building Identification _____ Traffic Directional _____
 _____ Exterior Directory _____ Subdivision Identification _____
 _____ Service Station Sign _____ Other (If other, explain on separate page)
7. Number of Sign Faces: One ; Two _____
8. Linear feet of building frontage occupied by business where sign will be located: 30 feet.
9. Size of Sign: Width: _____ feet 20.75 inches; Height: _____ feet 20.75 inches
TOTAL AREA OF SIGN IN SQUARE FEET: 2.99
10. Height of sign at its highest point above the surrounding grade: 12 feet 0 inches.
11. Size of Letters: 1) Height 20.75" Width 20.75" Font: Corp Logo
 2) Height _____ Width _____ Font: _____
 3) Height _____ Width _____ Font: _____
12. Colors: Letters: Vanilla Bean / Black SUBMIT COLOR SAMPLES All colors to match the current signs
 Background: _____ SUBMIT COLOR SAMPLES exist in the shopping center
13. Orientation of Sign to the Street: Parallel ; Perpendicular _____; Angled _____
14. Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
370 Feet 0 Inches Name of Street: Poplar Ave
 _____ Feet _____ Inches Name of Street: _____
15. Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
370 Feet 0 Inches Name of Street: Poplar Ave
 _____ Feet _____ Inches Name of Street: _____
16. Sign Content (words, letters, logos): Logo (artistic "T" in black copy / white face) lettering admn approval
Taziki's Mediterranean Cafe
17. Size of logo: Horizontal _____ feet 20.75" inches; Vertical _____ feet 20.75" inches.
18. Sign Materials: Letters Aluminum / Paint; Sign Face Aluminum / Paint
 Mounting Structure (type and materials): Brick
19. Sign Illumination, if applicable (type, location and wattage): L.E.D.
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments: The letters are an administrative approval

 Name of Applicant (please print) Chris Haskins c/o Taziki's Mediterranean Restaurant
 Address: 5385 Pleasant View Rd Memphis, TN 38134
 Phone No: 901-388-1212 - Email Address: haskins@fbalton.com
 Applicant Signature: [Signature]

Name of Owner (please print) Taziki's Mediterranean Restaurant
 Address: 7850 Poplar Ave #299 Germantown, TN 38138
 Phone No: 919-552-8669 - Email Address: Brent@bidsingroup.com
 Owner Signature: [Signature]

Name of Developer (please print) Signs Unlimited (Sign Deesigner) Chelsi Belfour
 Address: 807 Ellis Rd #51-A Durham, NC 27703
 Phone No: 919-552-8669 - Email Address: haskins@fbalton.com
 Developer Signature: [Signature]

Name of Sign Erecting Company Frank Balton & Company (Chris Haskins)
 Address: 5385 Pleasant View Rd, Memphis, TN 38134
 Phone No: 901-388-1212 - Email Address: haskins@fbalton.com

***ALL APPLICATIONS MUST BE SUBMITTED IN PERSON AND THE SUBMITTER MUST RECEIVE A RECEIPT FROM STAFF**

.....
 Please Note: Following approval of your sign application from the City of Germantown, a sign permit must be obtained from Shelby County Construction Code Enforcement for the installation of the approved sign(s) on the subject property. SCCCE may be contacted at 901-222-8374.

FOR APPROVING AUTHORITY ONLY

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:

- 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, sole proprietor, general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner 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: By: [Signature], its EMP/GEN. COUNCIL
 Address: 2222 ARLINGTON AVE, Birmingham, AL 35205
 Lessee: Brent Marshall
 Address: 3755 Corporate Woods Drive Vestavia Hills, AL 35242

Developer: _____
 Address: _____

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

Name	Business or Home Address
<u>GERMANTOWN COLLECTION HOLDINGS, LLC</u>	<u>c/o CODINA PATRICKS, 155 SAN LORENZO AVE, SUITE 750 CORAL GABLES, FL 33146</u>
_____	_____
_____	_____
_____	_____
_____	_____

*See language in parenthesis above.

PROPOSED MOTION: To approve the addition of a logo to the wall sign for Taziki's Café, located at 7850 Poplar Ave.

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

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 ceramic tiles with wood-grain finish 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 (16' 9" ht.) and left side (7' 6" ht.), 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 Classic Bronze and the steel tube support 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. 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 and in front of the Blade and two ground-mounted wall washer modular at the base 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 proposed 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.

Landscape Plan: A detailed landscape plan has been submitted that reflects the existing landscaping on site including around the ground-mounted sign and along the West Street frontage of the site. The plan proposes to replace the plantings that were adversely impacted by the widening of Poplar Avenue and West Street.

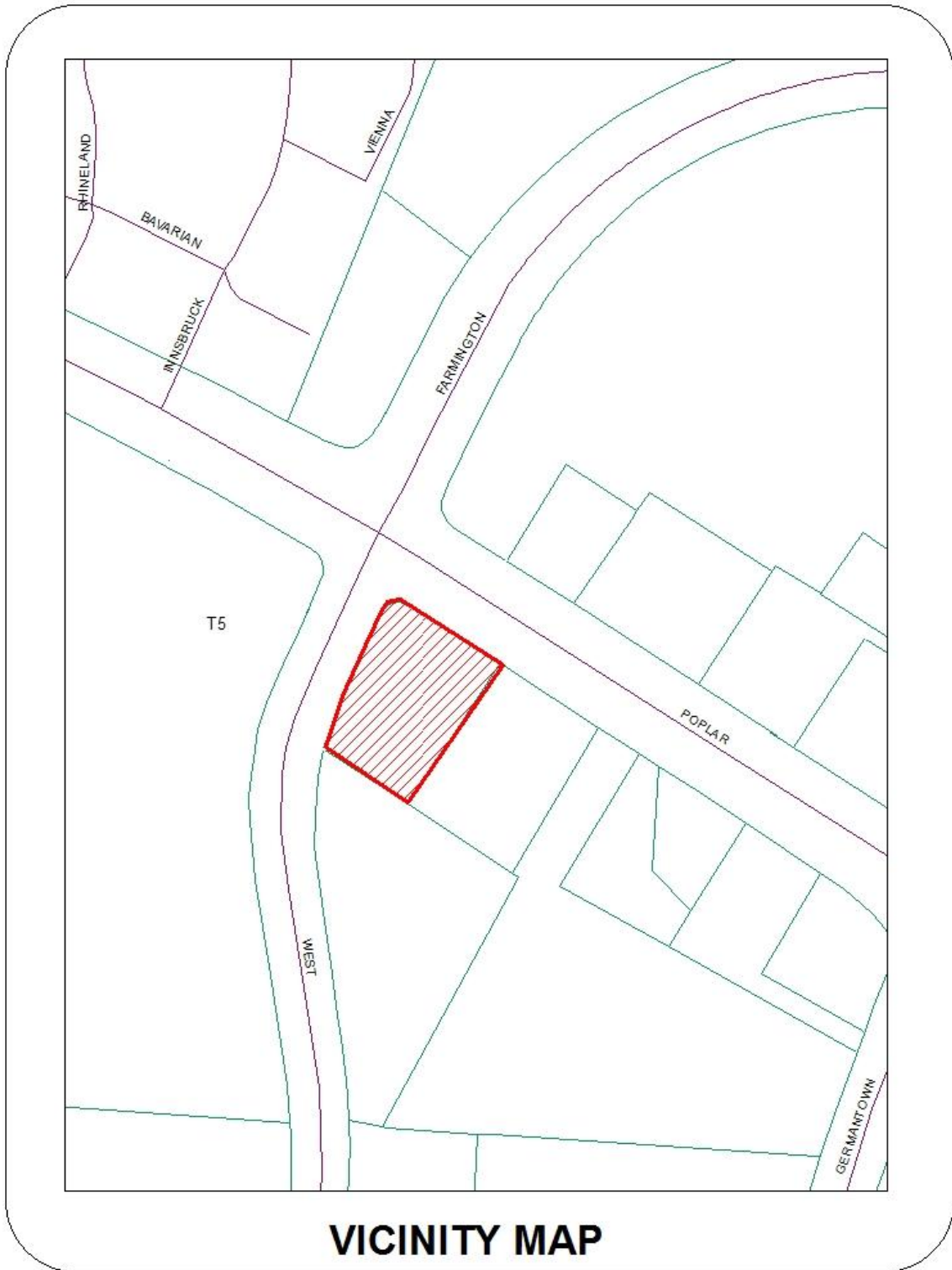
COMMENTS:

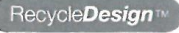
1. Section 3.2.4. Color and Materials of the DRC Manual states the following:

- 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. An overall photometric analysis has been provided for review on this site with the new building accent lighting elements included. The applicant has also provided detail lighting information for each new lighting element to be used as part of this exterior renovation. Based on the information submitted, the overall site with newly proposed building accent lighting does not exceed the 2.5 foot candles maximum allowable illumination for commercial sites.
3. 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. A new detailed landscape plan has been submitted that reflect landscaping for the entire site including around the base of the proposed ground mounted sign at the corner of Poplar Avenue and West Street and along the West Street frontage of the site.
4. Patio umbrellas used on the outdoor patio may not have any written text or logo presence on them unless approved by the Design Review Commission.
5. Provide information on the proposed guard rail around the new outdoor patio and the patio tables and chairs to be used for administrative review and approval.
6. The new concrete sidewalk shall not impede fire department access around the building. Approval of the sidewalk is subject to the Fire Marshal.
7. 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.





"Responsible products in the environment"

A new Patio Planning System developed for **Wendy's** by RecycleDesign, Inc

Infinity Series 35 Gallon Waste Receptacle

Product Number:
W.INF.WR.035

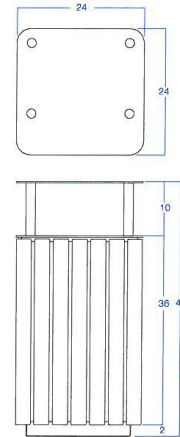
Price:
\$987.00 ea.
 FOB Anderson, Indiana

- Key Features:
- Tray Top - Powder Coat Gray
 - Waste Top - Stainless Steel
 - Frame - Powder Coat Gray
 - Slats - Cedar Color HDPE
 - Surface Mount Only
 - EZ Install Base

Note:
 Liner is NOT Included-
 Purchase separately from KES



W.INF.WR.035



- Fully assembled, installation only.
- Surface mount hardware included.

Infinity Series 36x36 Patio Table | 4-Top

Product Number:
W.INF.PT.3636.4T

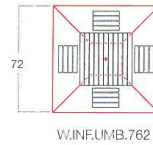
Price:
\$ 971.00 ea. (4-Top)
 FOB Anderson, Indiana

- Key Features:
- Frame - Powder Coat Gray
 - Slats - Cedar Color HDPE
 - Surface Mount Only
 - Umbrella Hole Standard

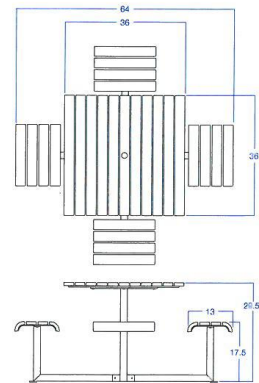
Note:
 Shown with optional
 72"x72" Square Umbrella:
W.INF.UMB.762



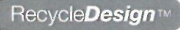
W.INF.PT.3636.4T



W.INF.UMB.762



- Some assembly is required.
- Surface mount hardware included.



"Responsible products in the environment"

A new Patio Planning System developed for **Wendy's** by RecycleDesign, Inc

Infinity Series 41x41 Patio Table 4-Top

Product Number:
W.INF.PT.4141.4T

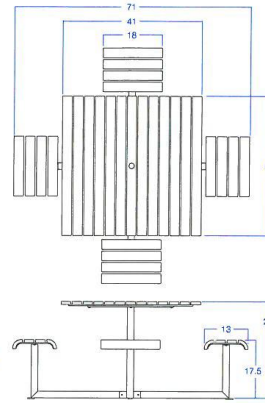
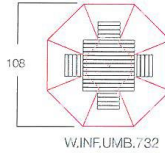
Price:
\$1,016.00 ea. (1-Top)
 FOB Anderson, Indiana

- Key Features:
- Frame - Powder Coat Gray
 - Slats - Cedar Color HDPE
 - Surface Mount Only
 - Umbrella Hole Standard

Note:
 Shown with optional
 108" Octagonal Umbrella:
W.INF.UMB.732



W.INF.PT.4141.4T



- Some assembly is required.
- Surface mount hardware included.

Infinity Series 41x41 Patio Table 3-Top | ADA

Product Number:
W.INF.PT.4141.3T.ADA ♿

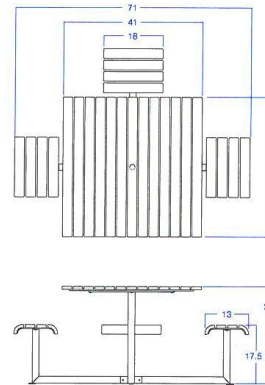
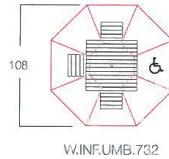
Price:
\$ 946.00 ea. (3-Top ADA)
 FOB Anderson, Indiana

- Key Features:
- Frame - Powder Coat Gray
 - Slats - Cedar Color HDPE
 - Surface Mount Only
 - Umbrella Hole Standard

Note:
 Shown with optional
 108" Octagonal Umbrella:
W.INF.UMB.732



W.INF.PT.4141.3T.ADA



- Some assembly is required.
- Surface mount hardware included.



"Responsible products in the environment"

A new Patio Planning System developed for **Wendy's** by RecycleDesign, Inc

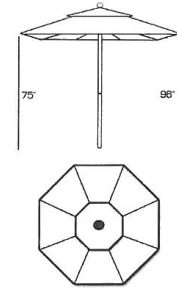
Infinity Series Umbrellas

108" Octagonal Umbrella

Product Number:
W.INF.UMB.732

Price:
\$ 272.00 ea.
 FOB Anderson, Indiana

- Key Features:
- Secure Attachment to Table Base
 - Commercial Construction
 - Manual Lift
 - Sunbrella Jockey Red Color Grade B
 - Durable Outdoor Cover Included



W.INF.UMB.732

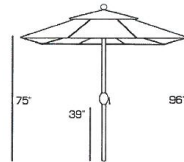
108" Diameter

42" x 84" Rectangular Half Wall Umbrella

Product Number:
W.INF.UMB.772

Price:
\$ 227.00 ea.
 FOB Anderson, Indiana

- Key Features:
- Secure Attachment to Table Base
 - Commercial Construction
 - Crank Lift
 - Sunbrella Jockey Red Color Grade B
 - Durable Outdoor Cover Included



W.INF.UMB.772

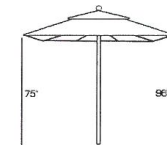
42" x 84"

72" Square Umbrella

Product Number:
W.INF.UMB.762

Price:
\$ 227.00 ea.
 FOB Anderson, Indiana

- Key Features:
- Secure Attachment to Table Base
 - Commercial Construction
 - Manual Lift
 - Sunbrella Jockey Red Color Grade B
 - Durable Outdoor Cover Included



W.INF.UMB.762

72"x72"



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.

Mr. Michael Walker w/Michael Walker Architects, Troy Valenti w/Valenti Management, and Brandt Balton were there to answer any questions the commission might have.

The commission expressed their concern over the terminology being used when they mention the word blade.

Mr. Valenti explained that this was just what corporate calls this element on the building. It is an ACM which is a metal product that will be attached to the building just like the rest of the metal siding that is on the building which is also ACM and corrugated metal and is structurally attached directly to the building with fasteners. All four sides of the building of the soffit areas are covered with the ACM and the portion below the soffits are attached directly to the building.

Chairman Saunders requested that they relocate the trash containers to the inside rail area of the patio to which Mr. Valenti agreed.

Mr. Sherman moved 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, as discussed, subject to staff comments and the documents submitted with the application, seconded by Mr. Landwehr.

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


MOTION PASSED

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

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.

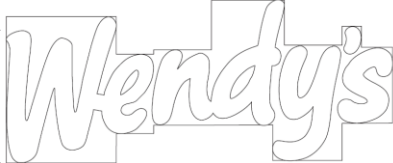
DISCUSSION: As a companion to the DRC project application requesting approval for exterior building elevation remodel of the existing Wendy's restaurant, the applicant is requesting approval of a ground sign, two wall-mounted tenant identification signs, and four directional drive-thru signs. The ground and wall signs will be placed in approximately the same locations as the existing signs along the Poplar Avenue and West Street frontages 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

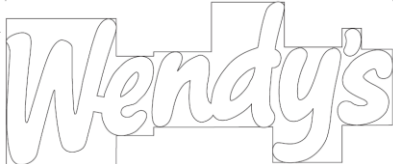
Location & Height:	The sign will be 20' behind the curb line of Poplar Avenue & 33' behind the curb line of West Street, double-sided, perpendicular to the street, with a maximum height of 6 feet above the ground.
Total Sign Area:	31 sq. ft. (15.5 sq. ft. total per face)
Content/Logo:	

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 subject to DRC approval.
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:

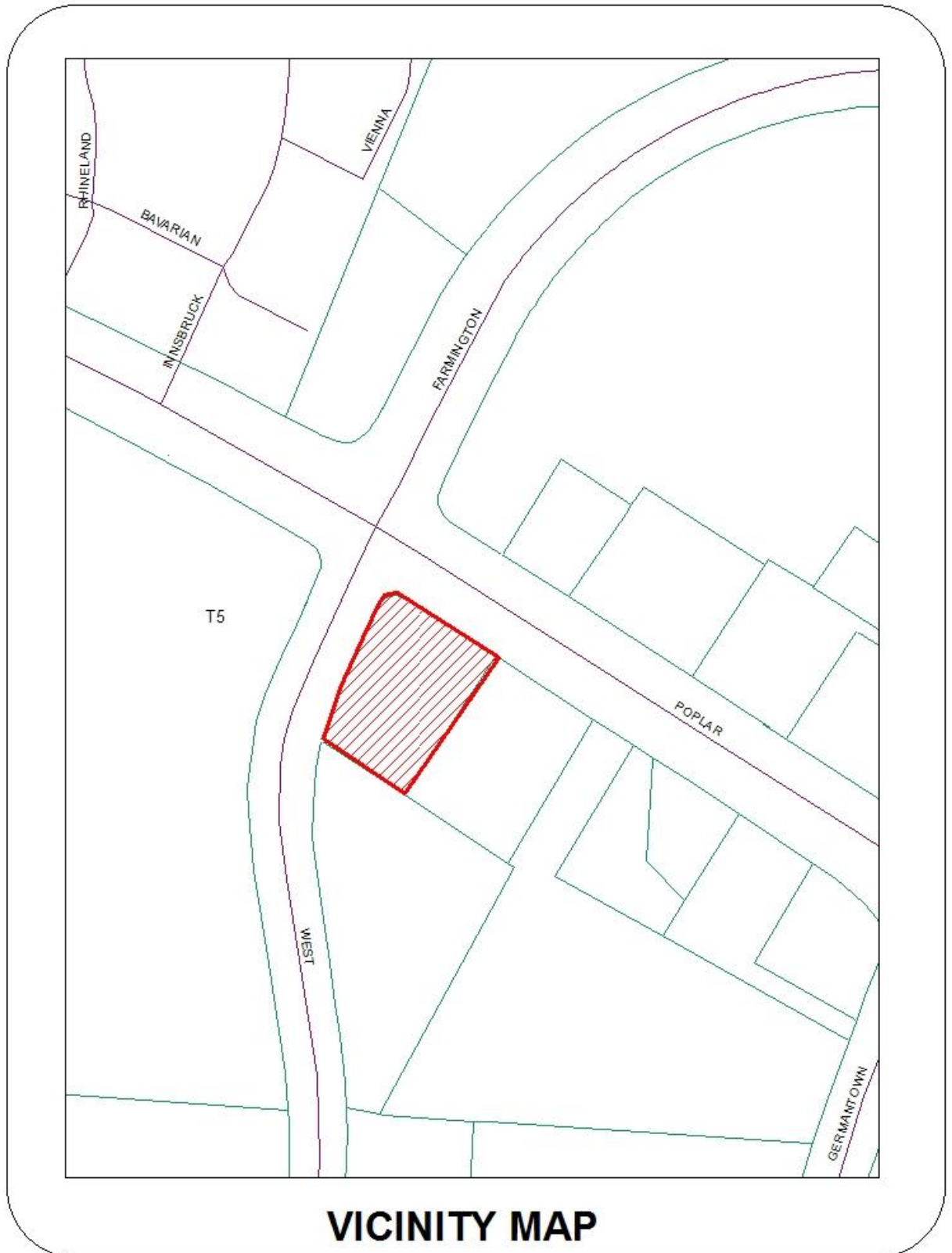
Type “A” signs are signs which have a defined “background area”. With these signs, the letters, numbers, symbols, and/or graphics are mounted or painted upon a defined sign space or panel on a wall, fence, or other structure that has a principal use or function other than supporting the sign. The sign 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.

The Commission expressed their concern with the enter and exit signs having a red background with white letters. They felt the red was a little bold and wondered if they would consider changing it to something that is different than the red to which Mr. Valenti responded his willingness to work with staff to come up with something different. Mr. Bruns requested that they replace seasonal colors with hardy perennials around the signage on the corner to which Mr. Valenti responded that Wendy's would rather use the hardy perennials.

Mr. Landwehr moved to approve the agenda item no. 7 Wendy's at 7569 Poplar Avenue, approval of a sign package for a Ground Sign, Wall Sign, and Directional Signage with corrections made tonight to the entrance and exit signs not to be presented with the red background with white lettering instead to use a white background with possible red lettering or another color, as discussed, seconded by Mr. Bruns.

ROLL CALL: Alderman Klevan – Yes; Mr. Serfess – Yes; Mr. Smith – No because he feels the blade is out of scale with the building and still believes it is one sign and it is not a sign blade by our definition of the ordinance because the sign blade indicates that it is a projecting sign and this is not a projecting sign but a wall sign. Finally, when you look at our policy on signage and how to determine the area of the sign it doesn't meet that requirement. Mr. Sherman – Yes; Mr. Bruns – Yes; Mr. Landwehr – Yes; Chairman Saunders – Yes because he feels like the blade is a building element and not a sign.

MOTION PASSED

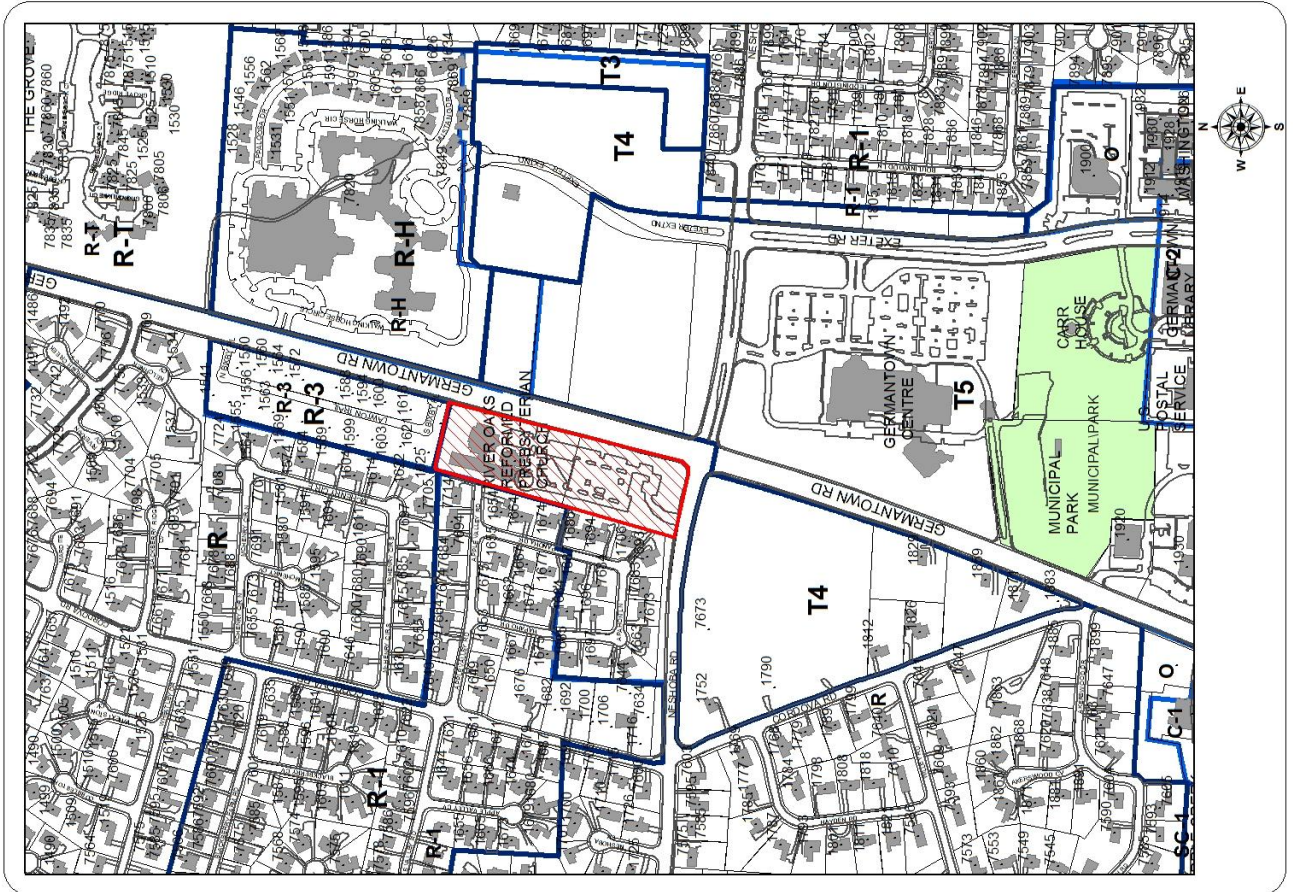
6. Riveroaks Presbyterian Church – 1665 S. Germantown Road – Request Modification to Landscape Plan (Case #: 15-562) Previously listed as Agenda Item No. 11

BACKGROUND: Riveroaks Reformed Presbyterian Church received approval from the Board of Zoning Appeals and the Design Review Commission for a sanctuary and parking lot addition in June, 1990. The Board of Zoning Appeals approved a use on appeal for an additional expansion in 1999. The Planning Commission and DRC approved the Site Plan for the expansion in 1999.

DISCUSSION: The landscape plan approved by the DRC in 1990 notes that in the areas along Germantown Rd., "Plant material with calipers of 2" or greater are to remain." The church proposes to remove various trees within the landscape area along the Germantown Road frontage. They note that the gumballs dropped by the Sweetgum trees are hazards, six trees are dead and others are leaning over Germantown Rd. They propose to plant Nuttall Oak trees, at 1 to 1.5 in. caliper and 50 foot spacing, in the areas where trees are removed. Additional understory plantings will also be planted. (see the attached letter for more details).

COMMENTS:

1. The 1990 landscape plan is attached.
2. Photos of the existing trees along Germantown Rd. are attached.
3. Staff suggests that the caliper of all new trees be at least 2.5 in.







Dec. 14, 2015

City of Germantown
Economic and Community Development
1920 S. Germantown Rd.
Germantown, TN 38138
Attention: Wade Morgan

Dear Wade:

Thanks for taking time to discuss Riveroaks Presbyterian Church's desire to implement our grounds project. Our reasons are as follows:

1. Sweet gum trees drop "balls" most of the year. We have an excellent grounds crew that attends to this problem weekly, but twisted ankles have still occurred and there is always potential for even more serious injuries.
2. A handful of trees are leaning at 30-45 degree angles toward Germantown Rd. and are potentially hazardous to traffic.
3. Six trees are dead and are also potential safety hazards.

Riveroaks seeks City of Germantown approval to remove gum, elm, pine and locust trees as shown on pages 1 and 2, and to leave cedar, oak, and black gum trees. Where trees are removed, Nuttall oak trees, 1" – 1 ½" caliper, will be planted at approximately 50 foot spacing. Incidentally, I planted 4 oaks, 1" – 1 ½" caliper, on the property in 2000 – 2002. They are now 30-40' tall and are well shaped. In addition to the Nuttalls, understory plantings such as dogwoods, Little Gem magnolias, and more azaleas will be utilized.

Since the late 1990's the church has funded my planting approximately 1,000 azaleas, 50 rhododendron, 50 boxwood, 11 crape myrtle, 15 dogwood, 50 burning bush, 3 magnolias, 6 oaks, 5 black gum, 4 Japanese maples, 50 forsythia, 12 camellias, and 10 oak leaf hydrangeas. I've also planted hundreds of daffodils and lantana. **City of Germantown recognized Riveroaks with a Beautification Award in 2005.**

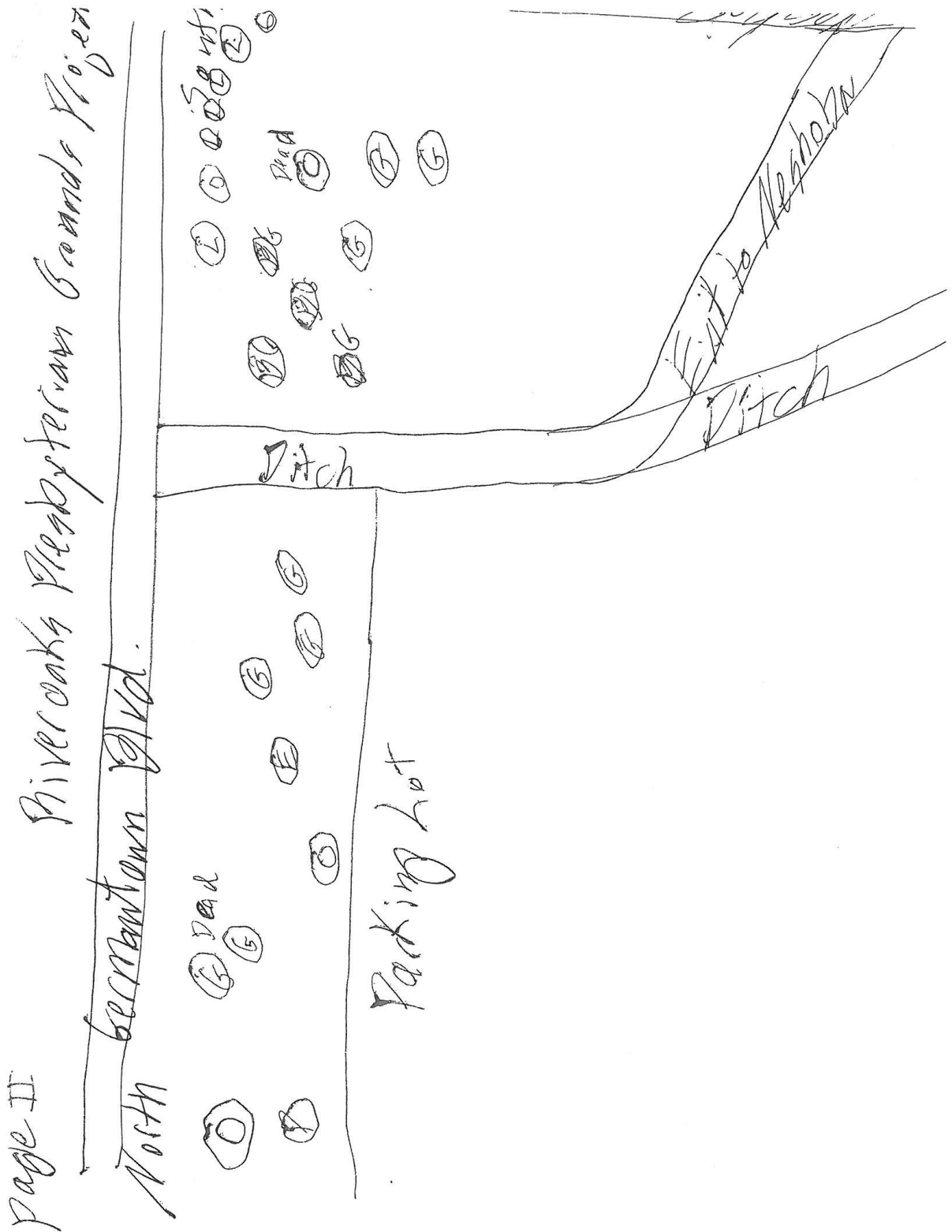
I hope to begin the bid process as soon as possible because several tree service companies have told me December and January offer the best pricing of the year. In addition, it's one of the year's best times to plant trees. Our intent is simply to make our campus as attractive as possible and to glorify God in the process.

Regards,



Rowe Rhett

Church member in charge of RRPC grounds for the last 16 years



PROPOSED MOTION: To approve the proposed modifications to the Germantown Rd. landscape area of the Riveroaks Presbyterian Church at 1665 S. Germantown Rd., subject to the plans filed with the application and staff comments.

Rowe Rhett w/Riveroaks Presbyterian Church explained that he was there to answer any questions that they might have and to explain their thinking with regard to this property. Going back 16-17 years ago he became a deacon and was given the grounds responsibility and it has been an enjoyment for him. What they are trying to do along Germantown Road is to remove the sweet gum trees because of them dropping balls that could possibly cause injury in the future. There are also some dead locust trees that are leaning toward Germantown Road that they would like to remove as well. Their thinking is to remove quit a few of these trees, clean that space up so they can plant Nuttles and some Little Jim Magnolias.

After much discussion, the commission explained the need of a landscape plan and asked if Mr. Rhett would consider withdrawing this item tonight and come back next month after you mark the trees to be removed and provide them with a landscape plan to review. Mr. Rhett agreed and asked to withdraw this item.

WITHDRAWN BY APPLICANT

ADJOURMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 7:20 p.m.