

DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS

Tuesday, October 25, 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 October 25, 2016.

1. Chairman Bruns called the meeting to order at 6:05 p.m.
2. Chairman Bruns requested the roll call. Ms. Regina Gibson called the roll of the Commission and established a quorum:

COMMISSIONERS PRESENT:

Mr. Paul Bruns, Chairman; Mr. Neil Sherman, Secretary; Mr. Ralph Smith; Mr. Christopher Schmidt; Mr. Steve Landwehr; Mr. Paul Bruns; Mr. Henry Porter; and Mr. Timothy Serfess

DEVELOPMENT STAFF PRESENT:

Mr. Cameron Ross, Economic and Community Development Director; Ms. Sheila Pounder, Planning Division Manager; Sarah Goralewski, Planner; Ms. Regina Gibson, Administrative Secretary and Mr. Robert McLean, City Attorney

3. Approval of Minutes for September 27, 2016

Mr. Sherman moved to approve the Design Review Commission minutes of September 27, 2016, seconded by Mr. Landwehr, with no further comments or discussions.

ROLL CALL: Mr. Landwehr – Yes; Mr. Schmidt – Yes; Mr. Sherman – Yes; Mr. Serfess – Yes; Mr. Porter – Abstain; Mr. Smith – Yes; Chairman Bruns - Yes.

MOTION PASSED

4. CONSENT AGENDA

- a. Shoemaker Financial – 2176 West Street #110 – Request Approval of Ground-Mounted Tenant Directional Sign (Case No. 16-647)
Chris Haskins w/Frank Balton & Co.
- b. Farm and Fries Restaurant – 7724 Poplar Pike – Request Approval of a Sign Package (Case No. 16-632) Previously Known as Agenda Item No. 4c
Michael Fahy w/Prime Development Group – Applicant/Representative
- c. Victoria’s Secret – The Shops at Saddle Creek Shopping Center – 7615 Farmington Blvd – Request Approval of a Storefront Modifications (Case No. 16-643). Previously Known as Agenda Item No. 5
David Bartels w/PM Design Group – Applicant/Representative

Comment: The Chairman stated he would like to remind the Commissioners that voting on all matters on the Consent Agenda constitutes an acknowledgement that the member has read and reviewed the application materials/plans/staff reports and determines further discussion or presentation of an item is not necessary. He stated if there was anyone in the audience that would like an item pulled, please request so at this time, and in seeing none, he asked for a motion.

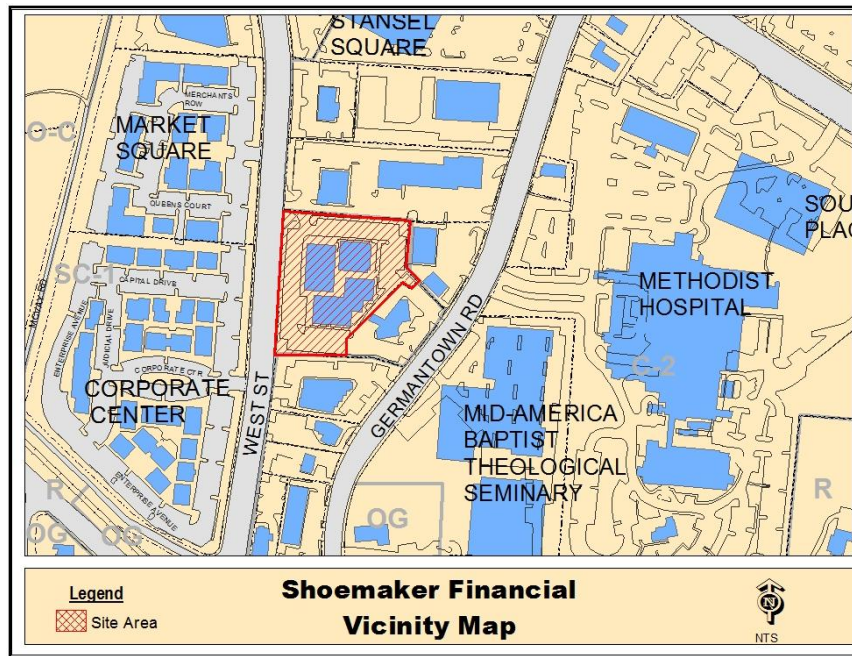
Mr. Landwehr made a motion to approve the Consent Agenda, as discussed and seconded by Mr. Serfess.

ROLL CALL: Mr. Schmidt – Yes; Mr. Sherman – Yes; Mr. Landwehr – Yes; Mr. Smith – Yes; Mr. Porter – Yes; Mr. Serfess – Yes; Chairman Bruns - Yes

MOTION PASSED

STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS

- a. Shoemaker Financial – 2176 West Street #110 – Request Approval of a Ground-Mounted Tenant Directional Sign (Case No. 16-647).




BACKGROUND: The building housing Shoemaker Financial was developed in 1974 as the Dixon-Wood Office Building, and was later named Germantown Commons. The building caught fire on October 25, 2010 and suffered substantial damage, to the degree that it has been demolished. On March 22, 2011, the DRC approval the Building Elevation Plan, Landscape Plan and Lighting Plan that would allow the rebuilding of the destroyed structure. The new building was constructed in 2012.

A sign policy has never been approved by the DRC for this center. At its meeting on September 26, 1995 the DRC approved a sign package for The Germantown Commons business center consisting of two (2) signs: a 8.96 square foot project identification sign on the south brick entry wall along West Street; and seven (7) sets of 1.17 square foot address numbers for building identification. After the center was rebuilt, a new sign package that consisted of two single-face wall-mounted signs and a ground-mounted project identification sign were approved administratively on September 20, 2012.

DISCUSSION: The applicant is requesting approval of a ground-mounted, tenant identification sign for Shoemaker Financial located on the east side of West Street and north of the railroad. The applicant seeks to replace the existing identification sign with a new sign that includes the business name, logo and directional arrow. The specifics of the request are as follows:

SIGN: *Ground-Mounted Tenant Directional (Panel Replacement only)*

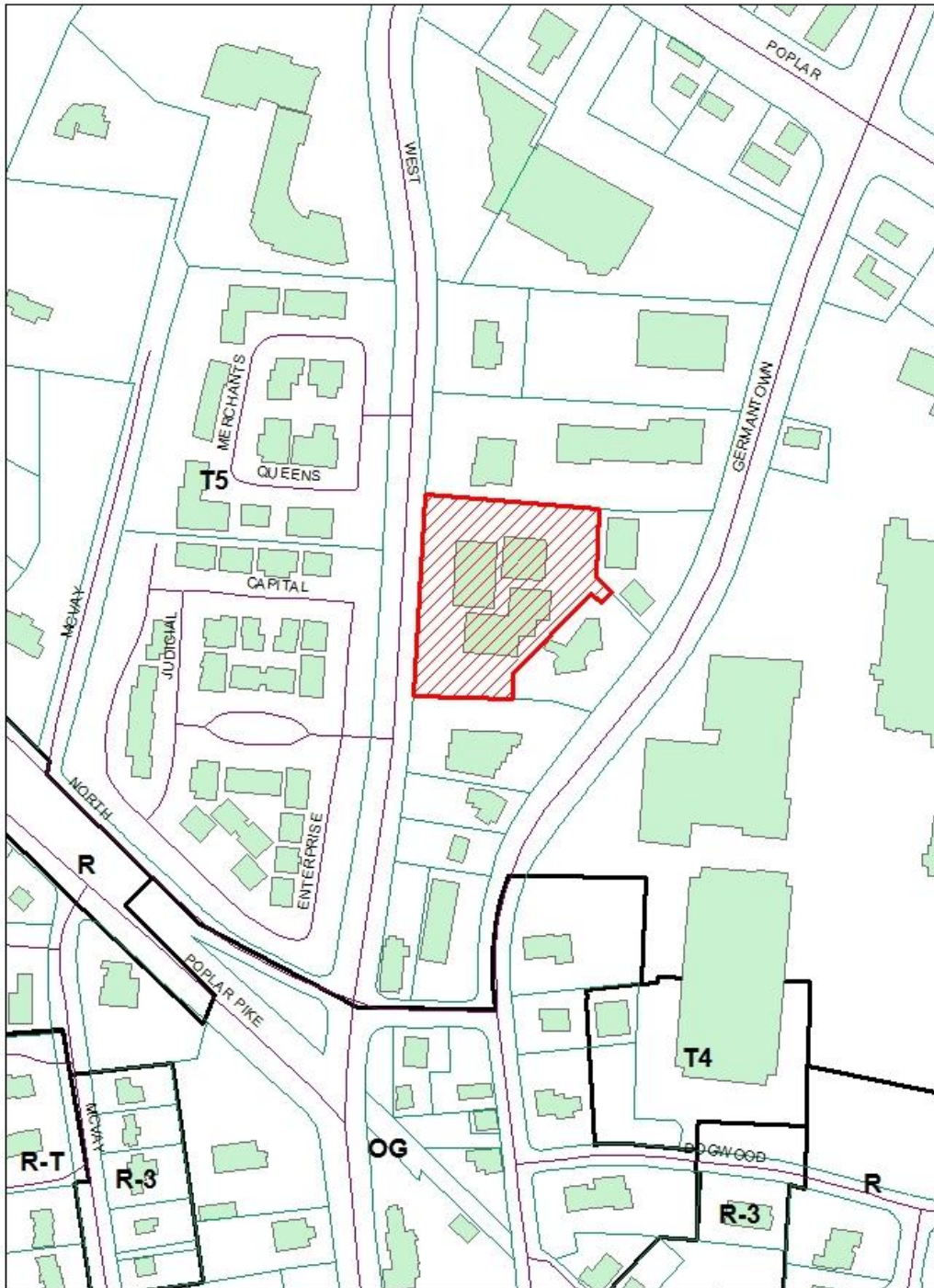
Location & Height:	One single faced, perpendicular sign to be pole mounted approximately 73 feet from the back of the pavement on West Street, 4 feet high from the surrounding grade.
Total Sign Area:	4.5 sq. ft. (18" x 36")

Content/Logo:	
Colors & Materials:	Color: Letters = White Background = Black Materials: Letters = Vinyl Sign Face = Painted Aluminum
Font:	Custom
Letter Height Size:	Capital = 4.5"
Logo Area:	0.678 sq. ft.
Mounting Structure:	Existing Metal Posts
Lighting:	None
Landscaping:	None existing or proposed by applicant

STAFF COMMENTS:

1. Shoemaker Financial (Commons) has an approved sign package (36.82 sq. ft.) with two single-face wall-mounted signs on the east and west faces of the existing buildings as well as a ground-mounted project identification sign located parallel to West Street. The sign package was approved administratively on September 20, 2012.
2. On October 25, 2005, the DRC granted approval of two directional, pole (ground)-mounted signs for Shoemaker Financial to be located immediately adjacent to the building, one facing West Street and the other facing Germantown Road. The sign contents include the business name, the word "entrance" and a arrow pointing to the main entrance to the business. These two signs no longer exist on site and may have been removed during the approved building renovation for this site in 2012.
3. Currently, there is an existing single face, pole (ground)-mounted sign (approximately 4.5 sq. ft.) for Shoemaker Commons located parallel to West Street and setback approximately 73 feet from the entrance to the commercial center. A record for the approval of this sign could not be found. The content of the sign is only the name of the center. This is the sign the applicant desire to replace with a new sign that would not only reflect the name of the business, but the logo and a directional arrow, which is why this item must be approved by the DRC.
4. The requested ground-mounted sign area is 4.5 sq. ft., which conforms to the sign regulations. The total allowable sign area is 75 sq. ft., (based on the lineal footage of the building wall & size of the building). If the approval of the new sign will not change the total amount of signage on this site (41.32 sq. ft.), which conforms to the size requirement of the Sign Ordinance.
5. If approved, the applicant must obtain a permit from the Memphis/Shelby County Office of Code Enforcement prior to installing the new sign.

PROPOSED MOTION: To approve a Ground-Mounted Tenant Directional (panel replacement only) sign for Shoemaker Financial at 2176 West Street #110, Shoemaker Commons Center, subject to the Board's discussion, plans filed with the application, and staff comments.



ZONING MAP

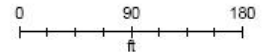
Shoemaker Financial 2176 West St



**TOM LEATHERWOOD, REGISTER OF DEEDS
SHELBY COUNTY, TENNESSEE**

DISCLAIMER: PROPERTY TAX MAPS AND PARCEL BOUNDARIES DO NOT REFLECT ACCURATE SURVEY INFORMATION OR EXACT LEGAL OWNERSHIP BOUNDARIES, AND ARE ONLY PROVIDED FOR GENERAL INFORMATION PURPOSES. THEREFORE, THEY SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF ANY PROPERTY FOR ANY PURPOSE.

MAP DATE: September 7, 2016





Existing single sided non-lighted post & panel sign to remain
 Mfg & install new single sided, non-lighted painted aluminum cover panel sign
 w/ vinyl letters, logo and arrow
 Size: 18" tall x 26" wide x 0.060"
 Aluminum faces painted Black
 Copy white
 Paint existing sign to match new panel

Property Owner / Lendlord Approval: Shoemaker Financial
 Business Center Name: Shoemaker Center
 Date of Approval:

FRONT ELEVATION:
 SCALE: 1/2" = 1'-0"

CLIENT Shoemaker Center (Andrew McKinney 801757-5755)
 LOCATION 2716 West E Street, Suite 100, Germantown, TN 38136
 DATE 08-29-2016 SALES DM FILE ShoemakerCenter516

CLIENT APPROVAL DATE
 channel letters - neon • illuminated awnings • shipping centers • technical complexes

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FRANK BALTON & CO.
 5385 PLEASANT VIEW RD.
 MEMPHIS, TENNESSEE 38134
 901-388-1212 FAX 901-388-9485
 signs@balton.com www.balton.com



THE INTENT OF THIS DRAWING IS TO
 SHOW A CONCEPTUAL DEPICTION OF
 THE PROPOSED SIGNAGE. DUE TO
 VARIATIONS IN PRINTING DEVICES
 AND SUBSTRATES, THE FINISHED
 PRODUCT MAY DIFFER SLIGHTLY
 FROM THE DRAWING.



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: 9-21-16
RECEIVED BY: SK

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: _____

- *****
- Sign Owner: SHOEMAKER FINANCIAL Phone No: 901.757.5757
 - Sign Owner's Address: 2176 WEST ST #110 Email Address: AMACKINNEY@SHOEMAKERFINANCIAL.COM
 - Sign Location Address and Name of Shopping Center: SHOEMAKER FINANCIAL FINANCIAL.COM
2176 WEST ST.
 - Zoning District: Commercial ; Residential ; Old Germantown ; Office
 - Sign will be mounted on: Wall ; Ground
 - Type Sign: Tenant Identification Project Identification
 Building Identification Traffic Directional
 Exterior Directory Subdivision Identification
 Service Station Sign Other (If other, explain on separate page)
 - Number of Sign Faces: One ; Two
 - Linear feet of building frontage occupied by business where sign will be located: 109 feet.
 - Size of Sign: Width: 4 feet 0 inches; Height: 1 feet 6 inches
TOTAL AREA OF SIGN IN SQUARE FEET: 4.5
 - Height of sign at its highest point above the surrounding grade: 4 feet 12 inches.
 - Size of Letters: 1) Height 4.5 Width 3 Font: SHOEMAKER CUSTOM FONT
2) Height 4.5 Width 3 Font: FINANCIAL CUSTOM FONT
3) Height _____ Width _____ Font: _____
 - Colors: Letters: WHITE SUBMIT COLOR SAMPLES
Background: BLACK SUBMIT COLOR SAMPLES
 - Orientation of Sign to the Street: Parallel ; Perpendicular ; Angled
 - Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
73 Feet 0 Inches Name of Street: WEST ST
____ Feet _____ Inches Name of Street: _____
 - Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
62 Feet 0 Inches Name of Street: WEST ST
____ Feet _____ Inches Name of Street: _____
 - Sign Content (words, letters, logos): SHOEMAKER FINANCIAL w/ LOGO & ARROW
 - Size of logo: Horizontal _____ feet 9.3 inches; Vertical _____ feet 10.5 inches.
 - Sign Materials: Letters PAINT; Sign Face ALUMINUM
Mounting Structure (type and materials): _____
 - Sign Illumination, if applicable (type, location and wattage): NON-LIGHTED
 - Sign Landscaping, if applicable landscape plan shall be submitted
 - Additional Comments: REPLACE FACE ON EXISTING DIRECTIONAL SIGN

Name of Applicant (please print) CHRIS HASKINS FRANK BALTON & CO c/o SHOEMAKER
Address: 5385 PLEASANT VIEW RD MEMPHIS TN 38134 FINANCIAL
Phone No: 901-388-1212 Email Address: HASKINS@FBALTON.COM
Applicant Signature: [Signature]

Name of Owner (please print) SHOEMAKER FINANCIAL
Address: 2176 WEST ST. #110
Phone No: 901-757-5757 Email Address: ishoemaker@shoemakerfinancial.com
Owner Signature: [Signature]

Name of Developer (please print) _____
Address: _____
Phone No: _____ Email Address: _____
Developer Signature: _____

Name of Sign Erecting Company FRANK BALTON & CO - 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

- APPROVED COMMENTS:
- DISAPPROVED

Date Signature Title

DISCLOSURE OF OWNERSHIP INTERESTS

In order to assist staff and appointed and elected officials of the City of Germantown in complying with Ordinances of the City relating to conflicts of interests, the following information is required to be furnished:

1. **For Profit Entities.** If the owner of the land which is the subject of this Application (including all owners, lessees and developers) is a for-profit entity, i.e. individual, sole proprietor, general partnership, limited partnership, corporation, limited liability company, R.E.I.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner. (If another business entity owns 10% or more of the ownership interests in the Owner, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Owner: SHOEMAKER FINANCIAL
Address: 2176 WEST ST. #110

Lessee: /
Address: /

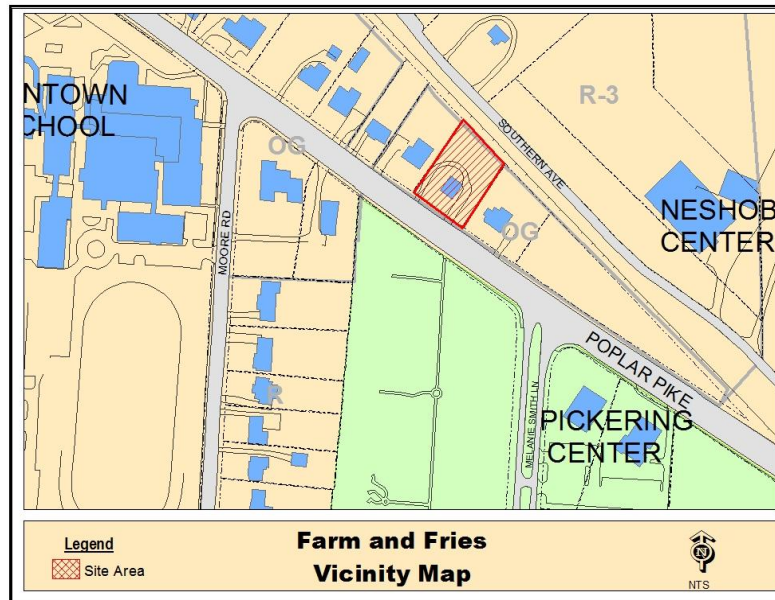
Developer: /
Address: /

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

Name	Business or Home Address
X <u>James Shoemaker</u>	X <u>2176 West Street, Suite 110, Germantown 39138</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

*See language in parenthesis above.

-
- b. Farm and Fries Restaurant – 7724 Poplar Pike – Request Building Elevation and Site Plan approval in Old Germantown (Case No. 16-632). Previously Known As Consent Agenda Item No. 4c.



BACKGROUND: The property was rezoned from Residential to “OG” Old Germantown with the passage of Ordinance No. 1990-15 in 1990. The existing residential structure was built in 1938 according to the Shelby Register’s records. The area behind the house was unofficially used as overflow parking during the Germantown Charity Horse Show. On July 26, 2016, the DRC approved a change of use on this property from residential use to restaurant use for the Farm and Fries Restaurant. The Board of Zoning Appeal grant approval of a variance on this property to allow the principal structure to be located 15 feet from the front property line and Poplar Pike and 9 feet from the site (western) property line, so as to encroach 25 feet into the required front yard and 11 feet into the required side yard.

DISCUSSION: This request is for approval of the building elevations for new construction and a site plan that includes parking, lighting and landscaping for the Farm and Fries Restaurant.

DESIGN REVIEW COMMISSION CHECKLIST:

1. *Site Layout:* Single story building set 15 feet from Poplar Pike Avenue.
2. *Building Elevations:* The newly proposed building will have the appearance of an old farm house using exterior materials that consists of hardi-board, clapboard siding, brick foundation, stained wood shutters, metal roofing, and bronze tinted patio screen. (See attached plans for colors and material descriptions; applicant has provided color and material samples)
3. *Street Improvements and Curb Cuts:* Improvements include new sidewalk along the street frontage and a single driveway curb cut to Poplar Pike.
4. *Parking Lots:* 25 spaces, including one handicap space.
5. *Impervious/Pervious Area Percentage:* 69%/31%.
6. *Exterior Lighting:* The plans reflect poles that are 14 feet tall.

Photometric analysis perimeter lighting requirements per the DRC Design Manual states that “lighting levels adjacent to commercial properties shall not exceed 1 footcandle of illumination at the property line and shall not exceed 1/2 footcandle of illumination 10 feet beyond the property line”. The photometric plan submitted conforms to the DRC Design

Manual requirements. (Cut sheets of the proposed light poles and a lighting photometric plan are attached to this report.

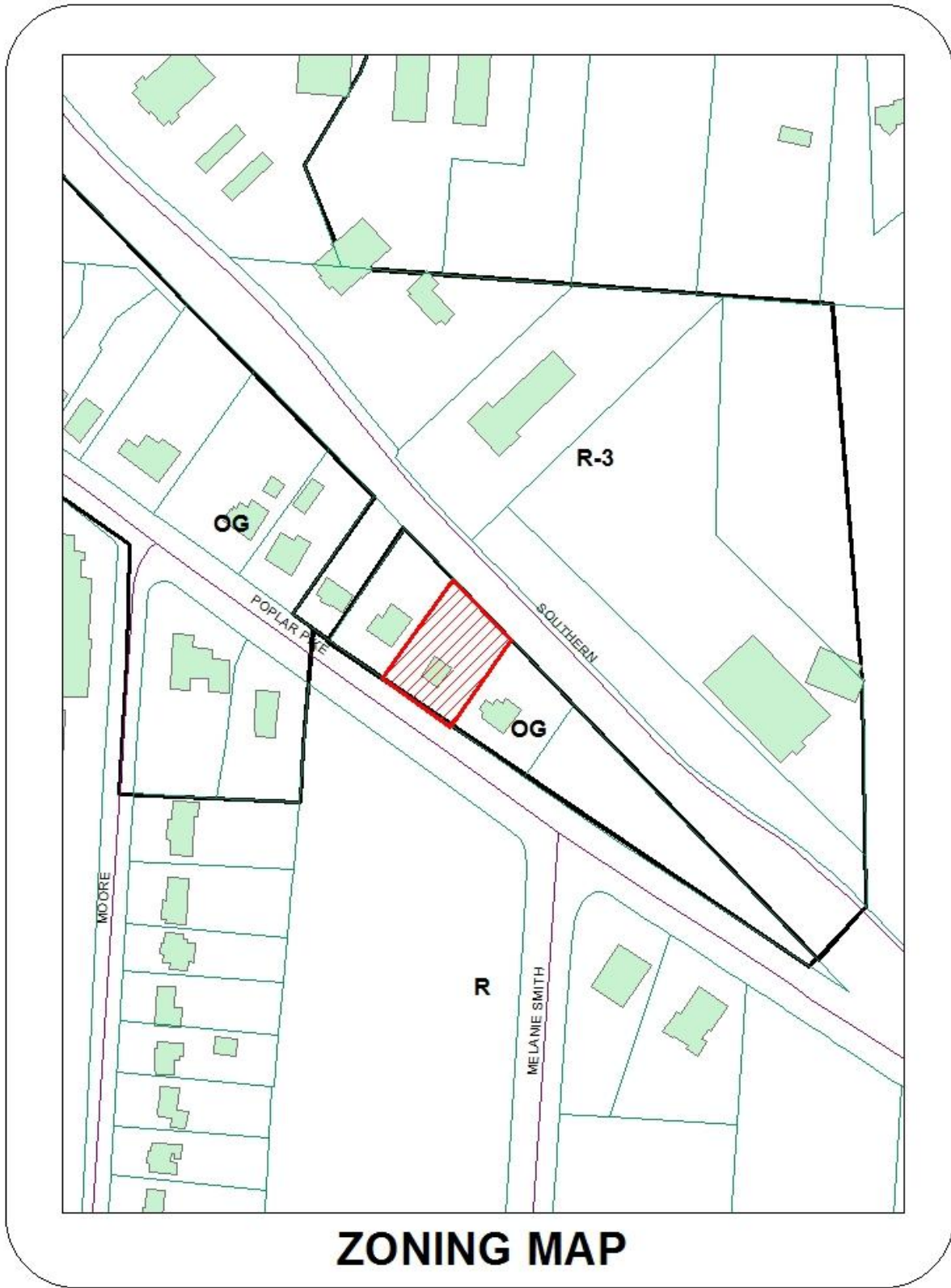
7. *Garbage Collection Area:* Dumpster enclosure located in the northeast corner of site's parking lot.
8. *Vents:* West side building behind roofline ridge as shown on plans.
9. *Gas, Electric and Water:* West side of building as shown on plans.
10. *Mechanical Units:* West side of roof behind standing seam metal screen as shown on plans.
11. *Emergency Generators:* Not shown on plan.
12. *Landscaping:* Landscaping to be as shown on site plan.
13. *Mailboxes:* Not shown on plan.
14. *Signs:* Signs to be submitted by a separate application for approved by the DRC.

STAFF COMMENTS:

1. The applicant must file a separate application for signage approval for this project.
2. If approved, the applicant shall obtain a building permit from Shelby County Construction Code Enforcement Office prior to commencing work.

BOARD DISCUSSION – EXECUTIVE SESSION: The applicant agrees to submit a revised landscape plan that includes changes as discussed at the DRC executive session to address concerns about the amount, location and type of landscape material to be planted on site. This revised plan should be submitted prior to or concurrent with the submission of your construction plans to City Engineering (Tony Ladd) for this project.

PROPOSED MOTION: To approve of building modifications and landscape plan in Old Germantown for Farm and Fries Restaurant at 7724 Poplar Pike, subject to the Board's discussion, staff comments and the documents submitted with the application.





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: Farm and Fries LLC

Project Address: 7724 Poplar Pike

Previous Tenant: none

Applicant's Name: Michael J. Fahy, Prime Development Group, Inc.

Mailing Address: 7520 Capital Drive, Ste. 200, Germantown TN 38138

Email Address: mfahy@pdg-m.com Telephone: 753-6840

Owner's Name: Farm and Fries LLC

Mailing Address: 2272 Wilderness Cove, Germantown TN 38139

Email Address: _____ Telephone: _____

Developer's Name: same as above

Mailing Address: _____

Email Address: _____ Telephone: _____

Lessee's Name: none

Mailing Address: _____

Email Address: _____ Telephone: _____

DRC Project Review Application

Page 2

Zoning District where project is to be located: "O-G" _____

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

To allow the construction of a restaurant in the "O-G" district. See attached Letter of Intent _____

Michael J. Fahy _____

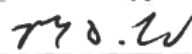
Print Name of Applicant



Signature of Applicant

Mark Waugh _____

Print Name of Owner



Signature of Owner

N/A _____

Print Name of Developer

Signature of Developer

N/A _____

Print Name of Lessee

Signature of Lessee

By my signature, I attest that all of the required information associated with this application has been submitted to the Department of Community Development by the scheduled deadline date. Any failure on my part not to submit any of the required information may result in the removal of the application from the agenda.

DRC Project Review Application
Page 3

DISCLOSURE OF OWNERSHIP INTERESTS

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- I. **For Profit Entities.** If the owner of the land which is the subject of this Application (including all owners, lessees and developers) is a for-profit entity, i.e. individual or sole proprietor, general partnership, limited partnership, corporation, limited liability company, R.E.I.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner. (If another business entity owns 10% or more of the ownership interests in the Owner, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Owner: Farm and Fries LLC
Address: 2272 Wilderness Cove, Germantown TN 38139

Lessee: n/a
Address: _____

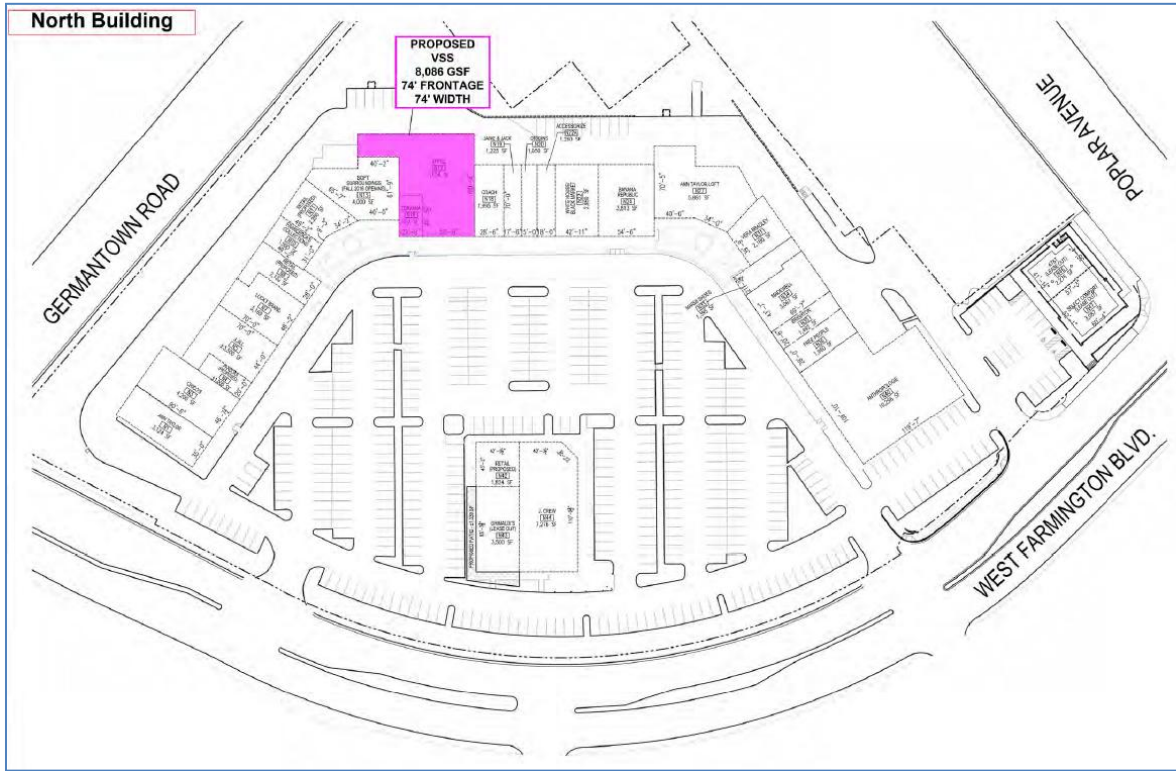
Developer: same as above
Address: _____

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

Name	Business or Home Address
<u>Mark D. Waugh</u>	<u>2272 Wilderness Cove, Germantown TN 38139</u>
<u>Marie E. Waugh</u>	<u>2272 Wilderness Cove, Germantown TN 38139</u>
_____	_____
_____	_____
_____	_____
_____	_____

*See language in parenthesis above.


- c. Victoria’s Secret – The Shops of Wolf River Boulevard, East of Forest Hill-Irene Rd. – Request Approval of a Landscape w/Entrance Feature and Lighting Plan (Case No. 16-649). Previously Known as Agenda Item No. 5.



BACKGROUND: The subject property is in the Saddle Creek NE shopping center. The Shops of Saddle Creek center was approved by the Planning Commission and the Board of Mayor and Aldermen in 1987. The Design Review Commission recommended approval of a building facade renovation, landscape and lighting plan at its December 15, 2015 meeting. The subject store will be located within the tenant space where the Apple Store and Teavana were previously situated within Saddle Creek. On September 27, 2016, the DRC granted approval of a storefront modification plan for both the Victoria’s Secret and Pink Stores.


DISCUSSION: The applicant is requesting approval of ten wall-mounted tenant identification sign for Victoria’s Secret, which will be locating in Saddle Creek South Shopping Center. The specifics of the request are as follows:

SIGN A – Wall Mounted Tenant Identification


Location & Height:	One single faced parallel sign to be mounted on the wall above the entrance to the PINK store with a maximum height of 13’1” from the surrounding grade.
Total Sign Area:	9.86 sq. ft. (5’7 5/8” x 21”)
Content/Logo:	
Colors & Materials:	Color: Letters = Titanium Gold Background = Polycarbonate with painted dot pattern Materials: Letters = Metal/Acrylic Back Face = Metal
Font:	Custom

Letter Height:	21 inches
Mounting Structure:	Screw Fastening Directly to Face of Facade
Lighting:	GE Tetra Mini Max 4100K White LED

SIGN B: Wall Mounted Tenant Identification


Location & Height:	One single faced parallel sign to be mounted on the wall above the entrance to the Victoria's Secret store with a maximum height of 11' .3" from the surrounding grade.
Total Sign Area:	16.8 sq. ft. (16'½" x 12")
Content/Logo:	
Colors & Materials:	<p>Color: Letters = Silver Background = Building Storefront Facade</p> <p>Materials: Letters = Metal/Acrylic Back Face = Metal (Polished Stainless Steel)</p>
Font:	Custom
Letter Height:	12 inches
Mounting Structure:	Screw fastening directly to face of facade
Lighting:	GE Tetra Mini Max 4100K White LED

SIGN C – Wall Mounted Tenant Identification


Location & Height:	One single faced parallel sign to be mounted on the wall of the building below the PINK sign and above the public entrance to the PINK store with a maximum height of 12'4" from the surrounding grade.
Total Sign Area:	2.4 sq. ft. (5'8" x 5")
Content/Logo:	
Colors & Materials:	<p>Color: Letters = Dark Gray (BM #2132-30) with High Gloss Finish Background = Building Storefront Facade</p> <p>Materials: Letters = Flat cut out Metal (Aluminum)</p>
Font:	Custom
Letter Height:	Varies from 4½" to 5"
Mounting Structure:	Flush mounted to wall with silicone & heavy duty mounting tape
Lighting:	None

SIGN M: Hanging Blade - Tenant Identification

Location & Height:	One double faced hanging blade sign to be mounted on the wall of the Victoria storefront west of the public entrance, 10'2 ½" high from the surrounding grade.
Total Sign Area:	4 sq. ft.

Content/Logo:	
Colors & Materials:	Color: Letters = Silver Background = Black Materials: Letters = Aluminum Face = Aluminum Panel
Font:	Custom
Letter Height:	Varies from 2½ inches to 3 inches
Mounting Structure:	Mounting plate fastened directly to building facade
Lighting:	None

SIGN N: *Hanging Blade - Tenant Identification*

Location & Height:	One double faced hanging blade sign to be mounted on the wall of the Victoria storefront west of the public entrance, 10'2 ½" high from the surrounding grade.
Total Sign Area:	4 sq. ft.
Content/Logo:	
Colors & Materials:	Color: Letters/Logo = Titanium Gold/Dark Gray (BM #2132-30) Background = Kinsey Pink w/Titanium Gold Border and Duplicolor GS100 Gold on edges of panel Materials: Letters/Logo = Flat cut outs and Forward cut Gloss Vinyl Face = "Extira" Treated Wood Composite
Font:	Custom
Letter Height:	Varies from 1 inches to 4½ inches
Mounting Structure:	Mounting plate fastened directly to building facade
Lighting:	None

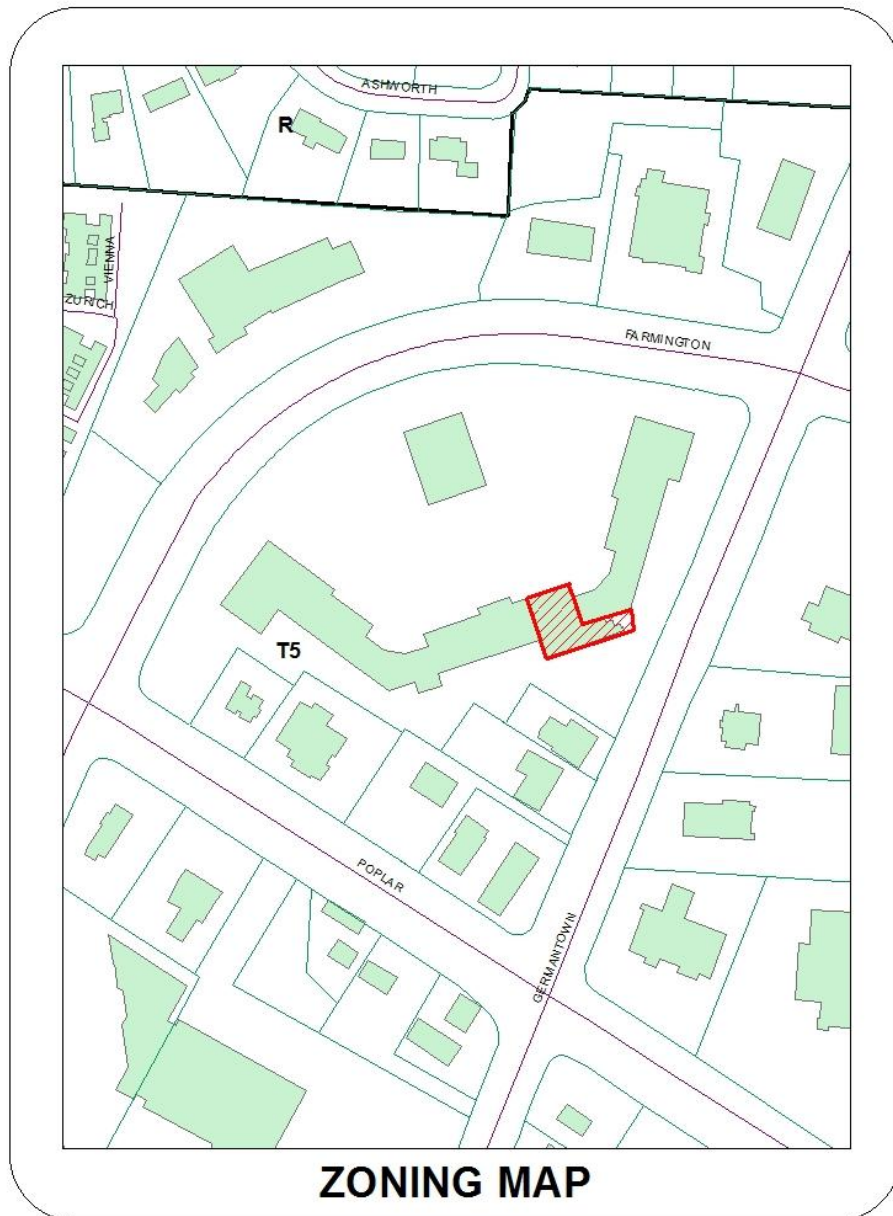
STAFF COMMENTS:

1. The total allowable sign area is 74 sq. ft., (based on the lineal footage of the building wall). The total sign area for the three signs proposed above the main entrances into the two storefronts is 29.06 sq. ft., which conforms to the size requirement of the sign ordinance and the Shopping Center sign policy. The approved sign policy for Saddle Creek South Shopping Center permits the square footage of the two hanging blade signs to be excluded from the calculation of total sign area for this store.
2. Only two of the proposed signs are to be illuminated; the main wall signs for PINK and Victoria's Secret.
3. Only the hanging blade sign for the PINK store proposes the use of a logo, which is not included in the calculation of the total sign area. However, the size of the logo on the hanging sign is

approximately 1.2 sq. ft. (1' 2 5/8" x 1' 1/8"), which is far less than the 7.4 sq. ft. that would be permitted by the Sign Ordinance (10% of the total allowable sign area).

4. DRC approval of this sign package is required by DRC because of the use of branding (graphics or logos) with stenciling throughout the proposed signs for this store. However, the proposed sign plan has been revised to remove the request for this type of signage.
5. 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 for Victoria's Secret, located at 7615 W Farmington Street, Suite N17, consisting of five (5) wall-mounted signs, subject to the Board's discussion, staff comments and the documents submitted with the application.





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 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: _____

1. Sign Owner: Shops at Saddle Creek Phone No: 312.849.4160
2. Sign Owner's Address: 191 N. Wacker Dr., Ste.2500 Email Address: mark.hudgins@heitman.com
3. Sign Location Address and Name of Shopping Center: Shops at Saddle Creek; space no. N17
7615 West Farmington Blvd. Germantown, TN 38138
4. Zoning District: Commercial T5; Residential _____; Old Germantown _____; Office _____.
5. Sign will be mounted on: Wall X; Ground _____.
6. Type Sign: X 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 X; Two _____.
8. Linear feet of building frontage occupied by business where sign will be located: 74 feet.
9. Size of Sign: Width: 5 feet 7 5/8 inches; Height: 1 feet 9 inches
TOTAL AREA OF SIGN IN SQUARE FEET: 9.86
10. Height of sign at its highest point above the surrounding grade: 13 feet 1 inches.
11. Size of Letters: 1) Height 21" Width 67 5/8" Font: CUSTOM
 2) Height _____ Width _____ Font: _____
 3) Height _____ Width _____ Font: _____
12. Colors: Letters: GOLD **SUBMIT COLOR SAMPLES**
 Background: N/A **SUBMIT COLOR SAMPLES**
13. Orientation of Sign to the Street: Parallel X; Perpendicular _____; Angled _____.
14. Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
14 Feet 1 Inches Name of Street: N/A - PARKING LOT CURB
 _____ 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).
14 Feet 1 Inches Name of Street: N/A - PARKING LOT CURB
 _____ Feet _____ Inches Name of Street: _____
16. Sign Content (words, letters, logos): LETTERS - NAME OF TENANT STORE
17. Size of logo: Horizontal N/A feet _____ inches; Vertical _____ feet _____ inches.
18. Sign Materials: Letters METAL/ACRYLIC BACK; Sign Face METAL
 Mounting Structure (type and materials): SCREW FASTENING DIRECTLY TO FACE OF BUILDING
19. Sign Illumination, if applicable (type, location and wattage): _____
LED ILLUMINATION, INDIVIDUAL LETTERS, 4100K
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments: N/A



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 APPLICATION FOR PERMANENT SIGN

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_____ Building Identification _____ Traffic Directional
_____ Exterior Directory _____ Subdivision Identification
_____ Service Station Sign _____ Other (If other, explain on separate page)
7. Number of Sign Faces: One X; Two _____.
8. Linear feet of building frontage occupied by business where sign will be located: 74 feet.
9. Size of Sign: Width: 16 feet 0 1/2 inches; Height: 1 feet 0 inches
TOTAL AREA OF SIGN IN SQUARE FEET: 16.8
10. Height of sign at its highest point above the surrounding grade: 12 feet 4 inches.
11. Size of Letters: 1) Height 12" Width 192 1/2" Font: CUSTOM
2) Height _____ Width _____ Font: _____
3) Height _____ Width _____ Font: _____
12. Colors: Letters: SILVER **SUBMIT COLOR SAMPLES**
Background: N/A **SUBMIT COLOR SAMPLES**
13. Orientation of Sign to the Street: Parallel X; Perpendicular _____; Angled _____.
14. Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
14 Feet 1 Inches Name of Street: N/A - PARKING LOT CURB
_____ 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).
14 Feet 1 Inches Name of Street: N/A - PARKING LOT CURB
_____ Feet _____ Inches Name of Street: _____
16. Sign Content (words, letters, logos): LETTERS - NAME OF TENANT STORE
17. Size of logo: Horizontal N/A feet _____ inches; Vertical _____ feet _____ inches.
18. Sign Materials: Letters METAL/ACRYLIC BACK; Sign Face METAL
Mounting Structure (type and materials): SCREW FASTENING DIRECTLY TO FACE OF BUILDING
19. Sign Illumination, if applicable (type, location and wattage): _____
LED ILLUMINATION, INDIVIDUAL LETTERS, 4100K
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments: N/A



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_____ Building Identification _____ Traffic Directional _____
_____ Exterior Directory _____ Subdivision Identification _____
_____ Service Station Sign _____ Other (If other, explain on separate page)
7. Number of Sign Faces: One X; Two _____.
8. Linear feet of building frontage occupied by business where sign will be located: 74 feet.
9. Size of Sign: Width: 5 feet 8 inches; Height: 0 feet 5 inches
TOTAL AREA OF SIGN IN SQUARE FEET: 2.4
10. Height of sign at its highest point above the surrounding grade: 11 feet 3 inches.
11. Size of Letters: 1) Height 5" Width 68" Font: CUSTOM
2) Height _____ Width _____ Font: _____
3) Height _____ Width _____ Font: _____
12. Colors: Letters: DARK GRAY **SUBMIT COLOR SAMPLES**
Background: N/A **SUBMIT COLOR SAMPLES**
13. Orientation of Sign to the Street: Parallel X; Perpendicular _____; Angled _____.
14. Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
14 Feet 1 Inches Name of Street: N/A - PARKING LOT CURB
_____ 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).
14 Feet 1 Inches Name of Street: N/A - PARKING LOT CURB
_____ Feet _____ Inches Name of Street: _____
16. Sign Content (words, letters, logos): LETTERS - NAME OF TENANT STORE
17. Size of logo: Horizontal N/A feet _____ inches; Vertical _____ feet _____ inches.
18. Sign Materials: Letters METAL; Sign Face METAL
Mounting Structure (type and materials): FLUSH MOUNT TO WALL WITH SILICONE & HEAVY DUTY MOUNTING TAPE
19. Sign Illumination, if applicable (type, location and wattage):
N/A
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments: Please note that 4 1/2" dimension called out on drawings is to the smaller letters
The 5" dimension noted here is the overall height of the sign, including the taller "V" & "S"



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_____ Service Station Sign _____ Other (If other, explain on separate page)
7. Number of Sign Faces: One _____; Two X _____.
8. Linear feet of building frontage occupied by business where sign will be located: 74 feet.
9. Size of Sign: Width: 2 feet 8 inches; Height: 1 feet 6 inches
TOTAL AREA OF SIGN IN SQUARE FEET: 4
10. Height of sign at its highest point above the surrounding grade: 10 feet 2 1/2 inches.
11. Size of Letters: 1) Height 3" Width 25 3/8" Font: CUSTOM
2) Height _____ Width _____ Font: _____
3) Height _____ Width _____ Font: _____
12. Colors: Letters: SILVER **SUBMIT COLOR SAMPLES**
Background: BLACK **SUBMIT COLOR SAMPLES**
13. Orientation of Sign to the Street: Parallel _____; Perpendicular X; Angled _____.
14. Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
11 Feet 0 Inches Name of Street: N/A - PARKING LOT CURB
_____ 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).
14 Feet 1 Inches Name of Street: N/A - PARKING LOT CURB
_____ Feet _____ Inches Name of Street: _____
16. Sign Content (words, letters, logos): LETTERS - NAME OF TENANT STORE
17. Size of logo: Horizontal N/A feet _____ inches; Vertical _____ feet _____ inches.
18. Sign Materials: Letters METAL; Sign Face METAL
Mounting Structure (type and materials):MOUNTING PLATE FASTENED DIRECTLY TO BUILDING
19. Sign Illumination, if applicable (type, location and wattage): _____
N/A
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments: BLADE SIGN INDEPENDENT OF ALLOWABLE SQUARE FOOTAGE



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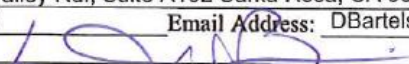
DATE RECEIVED: _____
RECEIVED BY: _____




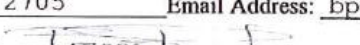
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6. Type Sign: X Tenant Identification _____ Project Identification _____
_____ Building Identification _____ Traffic Directional _____
_____ Exterior Directory _____ Subdivision Identification _____
_____ Service Station Sign _____ Other (If other, explain on separate page)
7. Number of Sign Faces: One _____; Two X _____.
8. Linear feet of building frontage occupied by business where sign will be located: 74 feet.
9. Size of Sign: Width: 2 feet 0 inches; Height: 2 feet 0 inches
TOTAL AREA OF SIGN IN SQUARE FEET: 4
10. Height of sign at its highest point above the surrounding grade: 10 feet 2 1/2 inches.
11. Size of Letters: 1) Height 4 1/2" Width 14 5/8" Font: CUSTOM.
2) Height 1" Width 14 5/8" Font: CUSTOM.
3) Height _____ Width _____ Font: _____.
12. Colors: Letters: GOLD / DARK GRAY **SUBMIT COLOR SAMPLES**
Background: PINK **SUBMIT COLOR SAMPLES**
13. Orientation of Sign to the Street: Parallel _____; Perpendicular X; Angled _____.
14. Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
11 Feet 1 Inches Name of Street: N/A - PARKING LOT CURB
_____ 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).
14 Feet 1 Inches Name of Street: N/A - PARKING LOT CURB
_____ Feet _____ Inches Name of Street: _____
16. Sign Content (words, letters, logos): LETTERS - NAME OF TENANT STORE, HEART LAUREL LOGO
17. Size of logo: Horizontal 1 feet 2 5/8 inches; Vertical 1 feet 0 1/8 inches.
18. Sign Materials: Letters METAL; Sign Face "EXTIRA" TREATED WOOD COMPOSITE
Mounting Structure (type and materials): MOUNTING PLATE FASTENED DIRECTLY TO BUILDING
19. Sign Illumination, if applicable (type, location and wattage): _____
N/A
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments: BLADE SIGN INDEPENDENT OF ALLOWABLE SQUARE FOOTAGE

Name of Applicant (please print) PM Design Group
Address: 2455 Bennett Valley Rd., Suite A102 Santa Rosa, CA 95404
Phone No: 707.703.4141 Email Address: DBartels@pmdginc.com
Applicant Signature: 

Name of Owner (please print) Shops at Saddle Creek, Inc., c/o Heitman
Address: 191 N. Wacker Dr. Suite 2500 Chicago, IL 60606
Phone No: 312.849.4160 Email Address: mark.hudgins@heitman.com
Owner Signature: 

Name of Developer (please print) Trademark Property
Address: 1701 River Run Suite 500
Phone No: 817.639.2705 Email Address: bpennington@trademarkproperty.com
Developer Signature: 

Name of Sign Erecting Company Ruggles Sign
Address: 01 Kuhlman Blvd., PO Box 349 Versailles, KY 40383
Phone No: 859.879.1199 Email Address: Mattb@rugglessign.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

APPROVED COMMENTS:

DISAPPROVED

Date Signature Title

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.I.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner. (If another business entity owns 10% or more of the ownership interests in the Owner, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Owner: Shops at Saddle Creek c/o Heitman
Address: 191 N. Wacker Dr. Suite 2500 Chicago, IL 60606

Lessee: _____
Address: _____

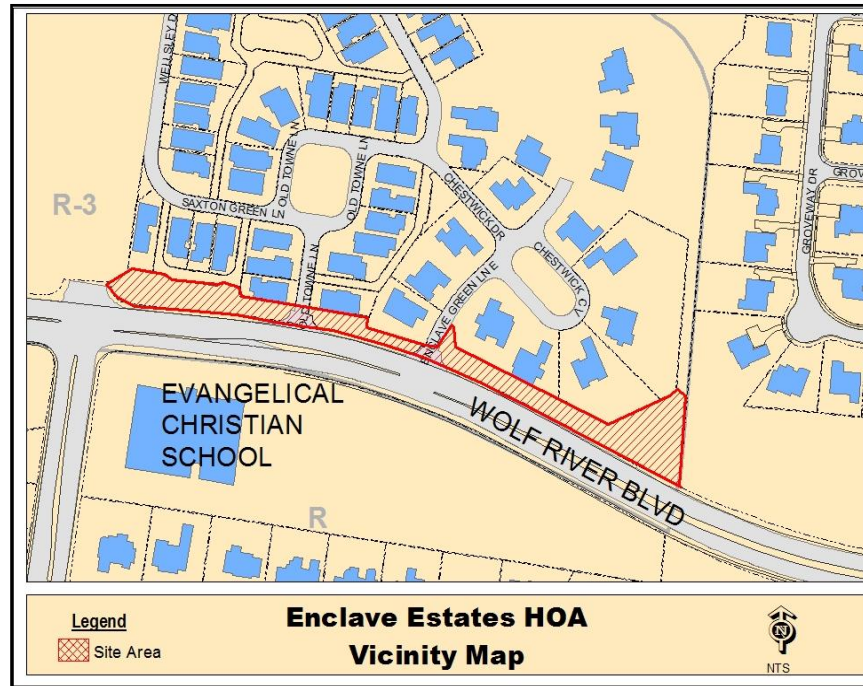
Developer: Trademark Property
Address: 1701 River Run Suite 500 Fort Worth, TX 76107

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

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

*See language in parenthesis above.

5. Enclave Estates – North Side of Wolf River Blvd. East of Forest Hill-Irene Rd – Request Approval of a Landscape w/Entrance Feature and Lighting Plan (Case No. 16-649). Previously Known as Agenda Item No. 6.



Location is approximated

BACKGROUND: The Board of Mayor and Aldermen approved an Outline Plan for the Enclave PUD on February 9, 2004. The Planning Commission recommended approval of the Outline Plan on January 6, 2004. The Planning Commission approved amendments to the outline plan on May 4, 2004. The Planning Commission also approved the preliminary and final plan of Phase 1 and a Grading Permit for the northern section of the Enclave on May 4, 2004.

The Design Review Commission approved a landscape plan and perimeter fencing on July 24, 2004. On August 10, 2004, the Board of Zoning Appeal approved a variance to allow a subdivision entrance wall to exceed six feet in Height. The final plat for this planned development was re-recorded in 2012 to change the name from Enclave P.D., Phase 1 to Enclave Estates P.D.

DISCUSSION: The request is for DRC approval of new landscape and lighting plans at the entrances into Enclave Estates neighborhood. The proposed changes for the entrances into this neighborhood are to update the landscape in areas where none exist and replace dead plants where needed. The proposed plan is to be completed in two phases. A schedule is attached to the application.

The proposed lighting plan is to update and replace the current ground lighting at the entrances and to add new up lighting within the streetscape area located between the sidewalk and the curb along Wolf River Blvd, which is within the City's right-of-way. Detailed information concerning location, fixtures, and wattage has been provided and is attached to this report.

STAFF COMMENTS:

1. The following are comments from DRC subcommittee review about the proposed landscape plan, which the applicant has been made aware of:

- A. The barberry is a deciduous plant and it might be better to have an evergreen plant along the front border.
 - B. The Old Towne entrance will have barberry, then daylily which will both be bare all winter.
 - C. The quantity of daylily may be too large of area left bare in the off-season.
 - D. Dwarf and Regular Mondo grass does not perform its best in full sun in this type of setting.
 - E. The sky rocket juniper will provide a 15' evergreen wall but the spacing needs to be such not to encourage pests like bag worms, etc.
 - F. Also, the sky rocket can be a difficult plant to grow in this climate and perhaps a substitute would be better with the proposed quantities.
 - G. The phase 2 planting includes a variety of tree species and it may be better to condense the list.
 - o All red maples instead of mixing in a crepe myrtle or all crepe myrtles.
 - o All crepe myrtles or all ligustrums, not both.
 - H. Does the remainder of the planting along Wolf River remain the same? The trees were not labeled as new or different.
 - I. The style of the planting is appropriate and laid out in an attractive way. Some of the varieties just need to be reviewed.
2. If the landscaping plan is approved, staff should be notified at the completion of each phase of installation to inspect the work for conformance with the approved plan.
 3. Any approved landscaping must be maintained as approved for the life of the project. An irrigation system shall be provided and shall be shown on the final construction plans. The backflow preventer must be screened from public view by landscape material.
 4. If lighting is approved within the City's right-of-way, the applicant must enter into a hold harmless agreement with the City of Germantown prior to lighting installation.

PROPOSED MOTION 1: To approve landscape plan for the Enclave Estates Planned Development located on the north side of Wolf River Boulevard, east of Forest Hill-Irene Road, subject to the Board's discussion, staff comments and the documents submitted with the application.

PROPOSED MOTION 2: To approve lighting plan for Enclave Estates Planned Development located on the north side of Wolf River Boulevard, east of Forest Hill-Irene Road, subject to the Board's discussion, staff comments and the documents submitted with the application.



ZONING MAP



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Phone (901) 757-7200 Fax (901) 757-7292 www.germantown-tn.gov

DATE RECEIVED: _____
RECEIVED BY: _____

DESIGN REVIEW COMMISSION PROJECT REVIEW APPLICATION

Specific Approval requested:

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

Project Name: Outdoor landscape Accent Lighting

Project Address: Enclave Estates Wolf River Blvd.

Previous Tenant: _____

Applicant's Name: Gregory Lake - Vice President

Mailing Address: 9240 Enclave Green Ln. E.

Email Address: capelake@hotmail.com Telephone: 630-740-8623

Owner's Name: Enclave Estates HOA - Deborah Barksdale - President

Mailing Address: 1842 Wellstey Dr. 38139

Email Address: _____ Telephone: 901-351-5586

Developer's Name: _____

Mailing Address: _____

Email Address: _____ Telephone: _____

Lessee's Name: _____

Mailing Address: _____

Email Address: _____ Telephone: _____

DRC Project Review Application

Page 2

Zoning District where project is to be located: _____

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

See Attached

Gregory Lake

Print Name of Applicant

Gregory Lake

Signature of Applicant

Print Name of Owner

Signature of Owner

Print Name of Developer

Signature of Developer

Print Name of Lessee

Signature of Lessee

By my signature, I attest that all of the required information associated with this application has been submitted to the Department of Community Development by the scheduled deadline date. Any failure on my part not to submit any of the required information may result in the removal of the application from the agenda.

DRC Project Review Application
Page 4

- *2. **Not for Profit Entities.** If the owner of the land which is the subject of this Application (including all owners, lessees and developers) is a not for profit entity, the authorized representative of the Owner must list below the name and business or home address of the President (or equivalent chief executive officer) and the members of its board of directors:

Owner: HOA
Address: _____

President or Equivalent
Chief Executive Officer: Deborah Berksdale
Address: 1842 Wellisley Dr., Germantown TN 38139

Members of the Board of Directors of the Owner:

Name	Business or Home Address
<u>Deborah Berksdale</u>	<u>1842 Wellisley Dr.</u>
<u>Gregory Lake</u>	<u>9240 Enclave Green Ln. E.</u>
<u>Randall Miller</u>	<u>9171 Saxton Green Ln.</u>
<u>Celeste Longo</u>	<u>1741 Tron Cove</u>
<u>Don Toddig</u>	<u>9180 Chestwick Dr.</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.

ENCLAVE ESTATES

LANDSCAPE REJUVINATION PROJECT

The board of directors of the Enclave Estates HOA located on Wolf River Blvd. propose the following enhancements that will improve the appearance of the sub-division and enhance the aesthetics of the community.

The current landscape at the entry of the subdivision both at Old Towne Ln/Wolf River Blvd. and Enclave Green Lane/Wolf River Blvd. is outdated, overgrown and in poor health. The board has approved removing the current landscape and replacing with new plant material (listed material attached). The board is looking to do this in no more than two (2) phases and is proposing the whole plan for immediate approval to avoid coming back at a later date for future phases. The board seeks approval for phase one (1) at a minimum and work would begin prior to the end of 2016. Phase two (2) is also proposed with anticipated completion by 2018.

- Phase one (1) landscape is the replacement of the current plant material
- Phase two (2) is the expansion of the landscape bed that is not currently planted today
- Millstone Nursery is our contractor

ZONE SEVEN LANDSCAPE
2624 Heatherbrook Lane
Germantown, TN 38138
BRETT MIMS (901)834-9841

DATE: 9/21/2016

Attn: Greg Lake

Plant List, Phase 1:

Enclave Green Lane

1. Baby Gem Boxwood = 100 (1 gallon)
2. Crimson Pygmy Barberry = 62 (3 gallon)
3. Giant Zebra Grass = 4 (3 gallon)
4. Green Velvet Boxwoods = 4 (36")
5. Clevera = 6 (15 gallon)
6. Dwarf Mondo grass = approximately 900 4" pots
7. European Hornbeams = 6 (2" callper)
8. Lime Lite Hydrangea = 15 (3 gallon)
9. Sky Rocket Juniper = 26 (6'-7')
10. Daylilies = approximately 130 sq. ft.
11. Sculptured Boxwoods for Urns = 2 (3tier)
12. Seasonal Color = approximately 70 sq. ft.

Old Town Lane

1. Baby Gem Boxwood = 100 (1 gallon)
2. Crimson Pygmy Barberry = 56 (3 gallon)
3. Dwarf Mondo Grass = approximately 504 plants
4. Lime Lite Hydrangea = 15 (3 gallon)
5. Zebra Grass = 10 (3 gallon)
6. Regular Mondo = approximately 180 plants
7. Daylilies = approximately 300 sq. ft.
8. Sky Rocket Juniper = 24 (6'-7')
9. Sculptured Boxwoods = 2 (3 tier)
10. Seasonal Color = approximately 90 sq. ft.

ENCLAVE ESTATES

LANDSCAPE LIGHTING REJUVINATION/EXPANSION PROJECT

The board of directors of the Enclave Estates HOA located on Wolf River Blvd. propose the following enhancements that will improve the appearance of the sub-division and enhance the aesthetics of the community.

The current landscape lighting at the entry of the subdivision both at Old Towne Ln/Wolf River Blvd. and Enclave Green Lane/Wolf River Blvd along with lighting along the brick wall on Wolf River Blvd. is outdated and in poor condition. The board has approved removing the current landscape lighting and replacing with new. In addition to replacing the lighting the board also is requesting approval to expand the lighting system to cover the tree line between the sidewalk and Wolf River Blvd. to include the entire property length.

- This is landscape lighting
- This lighting is for accent purposes only
- This lighting is low voltage
- This lighting is directional and is pointing straight up, again accenting plant material and or hardscape
- The lighting manufacture is Hinkley Lighting
 - Wattage used will be either 5W or 2W depending on the application
- Again this plan is for the replacement and expansion
 - New area, not currently illuminated, is the area between the sidewalk and Wolf River Blvd. *Willow Oaks*
- Outdoor Lighting Concepts, LLC is the contractor

BOARD'S DISCUSSION:

Mr. Randle Miller, Enclave Estates Board Member, Bill Taylor, w/Outdoor Lighting Concepts, and Brett Mims w/Zone Seven Landscape explained that since 2006 some of the plant material and lighting had deteriorated. The residents wish to upgrade, replace, and make the neighborhood look better. Lights will be on the street side and will shine back toward the subdivision but will not directly impact any of the homeowners. More fixtures will be used but instead of 1800 watts old Halogen lights that are presently being used on the north side, it will now be 160 watts LED. Out of the 2 transformers that they are using now on the north side, the new lighting will not even be utilizing 1. It will take less than a 300 watt transformer doing the whole north side resulting in a huge savings for the homeowners. Lighting will be in Phase 1 and in Phase 2 the plant material will be extended on each side of the entrance way. Maintenance will be the responsibility of the homeowners association. Work will begin once they have Design Review Commission's approval. Estimated time of completion for Phase 1 is by the end of November 2016, Phase 2 will be completed in 2017 and with no additional signage.

Mr. Brian Parent explained that he was the person that originally did this design for an individual resident of this subdivision. The Sky Rocket Junipers take very little water and the leaders will be chopped so they will be forced to grow more outward than up and they will not even get to be 15 ft.

Chairman Bruns confirmed with Ms. Pounder that the urns and pillars would be coming back before the Design Review Commission at a later date.

Mr. Sherman moved to approve the landscape plan for the Enclave Estates Planned Development located on the north side of Wolf River Boulevard, east of Forest Hill-Irene Rd, as discussed, subject to staff comments as just stated in discussion and the documents submitted with the application, seconded by Mr. Landwehr.

ROLL CALL: Mr. Landwehr – Yes; Mr. Schmidt – Yes; Mr. Sherman – Yes; Mr. Smith – Yes; Mr. Porter – Yes; Mr. Serfess - Yes; Chairman Bruns – Yes

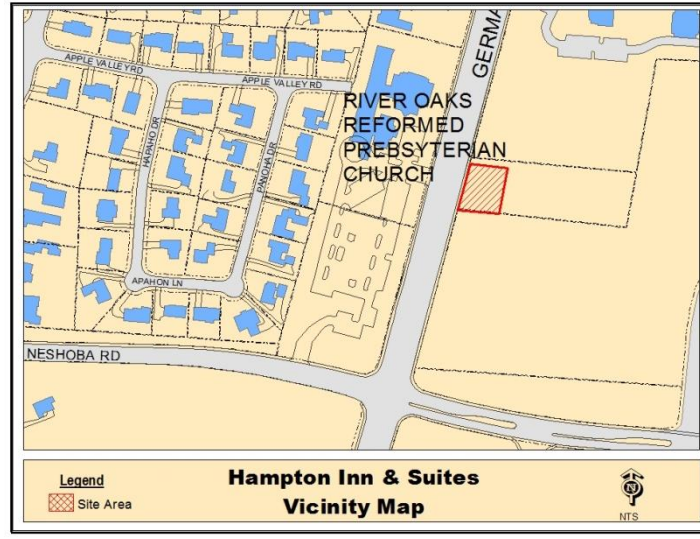
MOTION PASSED

Mr. Sherman moved to approve the lighting plan for Enclave Estates Planned Development located on the north side of Wolf River Boulevard, east of Forest Hill-Irene Road, as discussed, subject to staff comments as just stated in discussion and the documents submitted with the application, seconded by Mr. Landwehr.

ROLL CALL: Mr. Serfess – Yes; Mr. Porter – Yes; Mr. Smith –Yes; Mr. Sherman – Yes; Mr. Schmidt – Yes; Mr. Landwehr – Yes; Chairman Bruns – Yes

MOTION PASSED

-
6. Hampton Inn & Suites – 1690 Germantown Rd – Request Approval of a Sign Package (Case No. 16-648). Previously Known as Consent Agenda Item No. 4b.




Location is Approximated

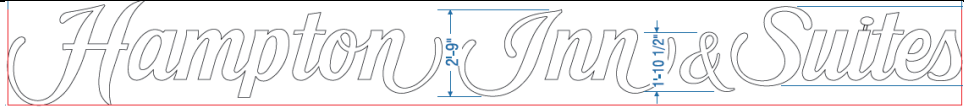
BACKGROUND: The 108 Room, 4 story hotel, Hampton Inn and Suites, is Phase 3 of the Thornwood Planned Development, which was approved by the Planning Commission on August 5, 2014. The preliminary and final site plan was approved with one warrant to allow the building to have less than 60% of the Principal Frontage of the sidewalk-level story in clear glass.

DISCUSSION: The applicant is requesting approval of a sign package that consists of a double-faced ground-mounted sign at the southeast intersection of Whitecross Avenue, private drive, and Germantown Road (Sign A) and one wall-mounted sign above the main hotel entrance at the southwest corner of the building (Sign B), which fronts on Kings College Avenue, private drive, and Germantown Road. The specifics of the request are as follows:

SIGN A – GROUND-MOUNTED BUILDING IDENTIFICATION SIGN:

Location & Height:	Perpendicular at the entrance of Whitecross Avenue and Germantown Road., 10 feet behind the Whitecross Avenue curb; 5 ft. in height
Sign Area	10.2 square feet each face (4.1 ft. by 2.6 ft.)
Content:	
Color & Materials:	Letters = Ivory (3M-3630-005) (SW Antique White Match) Material = Polycarbonate Face Background = Blue Opaque Vinyl (3M VTB 12674 w/Red Vinyl (3M-3630-53) and Ivory (3M-3630-005) Borders
Font:	Corporate
Letter Size	Varies from 3¾ in to 7 in. in height
Mounting Structure:	Steel Support within Aluminum Base Support Cover painted PMS 425c (Grey)
Lighting:	Two External Indirect LED Lamps (13 Watt)
Landscaping	None provided separately for sign, but is shown on construction drawings

SIGN B - WALL-MOUNTED BUILDING IDENTIFICATION SIGN

Location & Height:	Parallel at the corner of the building, on the west elevation to wrap around to the south and east elevations and above the public (pedestrian) entrance; 45 ft. above the ground.
Sign Area	99.99 square feet (30 ft. by 3 ft., 4 in.)
Content:	
Color & Materials:	Letters = Antique White (SW 6119) Material = Aluminum. Background = Red Brick Facade
Font:	Corporate
Letter Size	Varies from 1 ft., 7 in. to 3 ft. 4in.
Mounting Structure:	Sign mounted to the building wall with Thread Rod into brick.
Lighting:	LED Halo lighting; less than 5 amps - 156 watts
Landscaping	N/A

WARRANTS: The T-4 and T-5 district Smartcode sign regulations consider any deviations from the standard sign provisions as “warrants” and require those warrants to be reviewed and voted on by the DRC. “A Warrant is an official decision that permits a practice that is not consistent with a specific provision(s) of this Code, but is justified by its intent (Sec. 23-741) and is consistent with the adopted small area plan applicable to that location.” (Sec. 23-754). The Hampton Inn & Suites signs require the following Warrants:

1. The 2 proposed signs total 110.19 sq. ft. in total sign area, which exceeds the maximum allowed by the sign regulations. Section 23-805.C.2.c. allows a maximum total sign area of 50 sq. ft. or one-half square foot for each lineal foot of building wall or lease space on which the sign is erected, whichever results in the smaller sign area, never to exceed 100 sq. ft. If the combination of a ground and wall sign is requested the total allowable area must be divided between the two; however desired by the applicant.

STAFF COMMENTS:

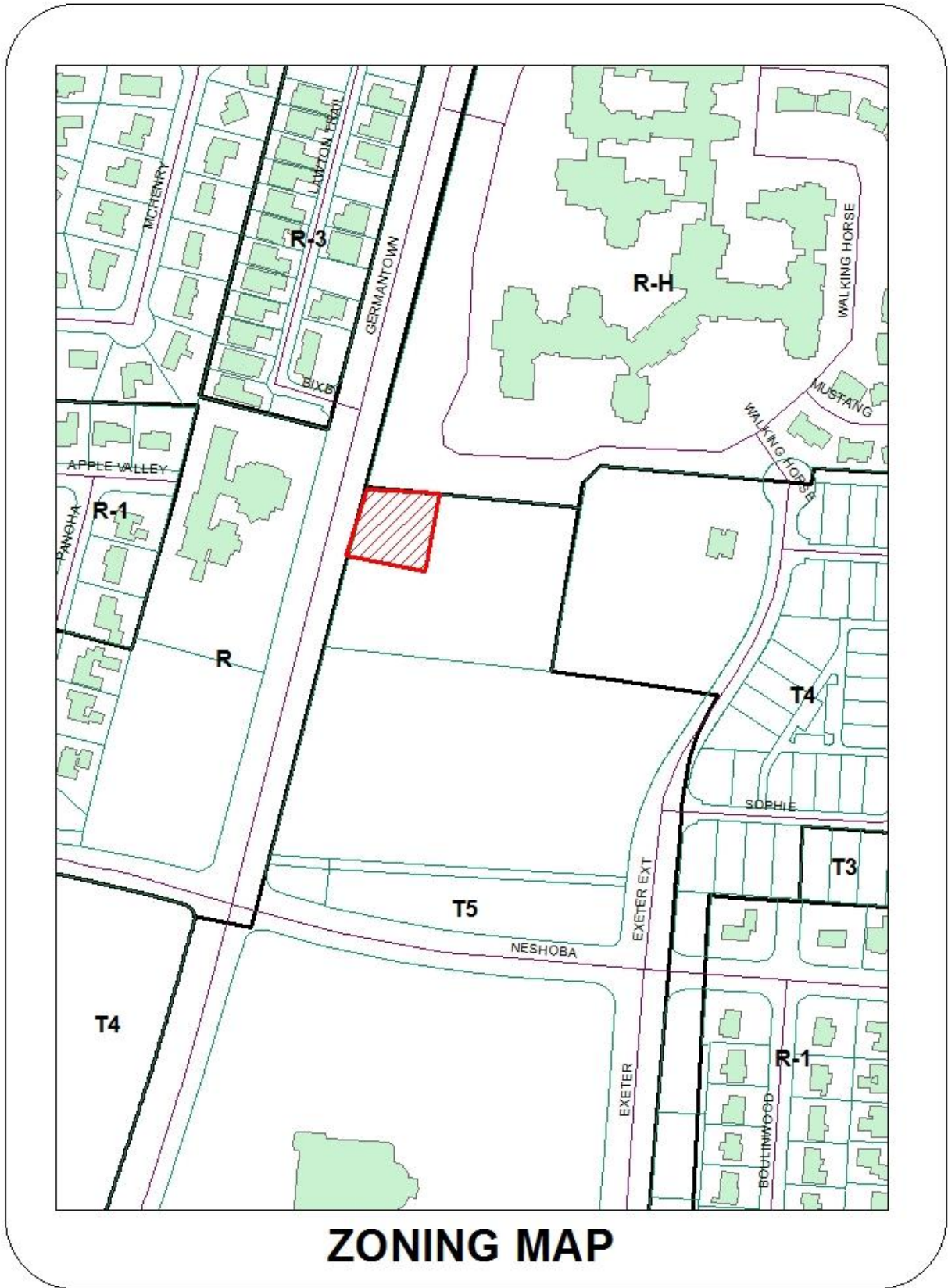
1. Section 23-741 INTENT: This Code (i.e., this Code) has been adopted to promote the health, safety and general welfare of the City of Germantown, Tennessee (“City”) and its citizens,

including without limitation: protection of the environment; conservation of land, energy and natural resources; reduction in vehicular traffic congestion; more efficient use of public funds; economic development; a more balanced and sustainable tax revenue stream; health benefits of a pedestrian environment; historic preservation; education and recreation; reduction in sprawl development; and improvement of the built environment and human habitat.

2. A landscape plan for the Hampton Inn & Suites was approved by the DRC on December 17, 2014. It included the area where the sign is to be located. A copy of the Plan that reflects landscaping located at the base of the sign is attached to this report.
3. If approved, the applicant must obtain a permit from the Memphis /Shelby County Office of Code Enforcement prior to installing the signs.

PROPOSED WARRANT MOTION: To approve signs totaling 110 sq. ft. in total area.

PROPOSED MOTION: To approve a sign package for Hampton Inn and Suites, located at 1690 Germantown Road, consisting of a wall sign and a ground-mounted sign, subject to the Board's discussion, staff comments and the documents submitted with the application.





**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
 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: _____

- *****
1. Sign Owner: MCNEIL HOTEL COMPANY Phone No: 901-754-7774
 2. Sign Owner's Address: 7700 WOLF RIVER BLVD #101 Email Address: PMcNEIL@MCNEILHOTELS.COM
 3. Sign Location Address and Name of Shopping Center: HAMPTON INN & SUITES
1690 GERMANTOWN PKWY GERMANTOWN, TN 38138
 4. Zoning District: Commercial ; Residential ___; Old Germantown ___; Office ___
 5. Sign will be mounted on: Wall ___; Ground
 6. Type Sign:

<input type="checkbox"/> Tenant Identification	<input type="checkbox"/> Project Identification
<input checked="" type="checkbox"/> Building Identification	<input checked="" type="checkbox"/> Traffic Directional
<input type="checkbox"/> Exterior Directory	<input type="checkbox"/> Subdivision Identification
<input type="checkbox"/> Service Station Sign	<input type="checkbox"/> 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: 106 feet.
 9. Size of Sign: Width: 4 feet 1 inches; Height: 5 feet 0 inches
 TOTAL AREA OF SIGN IN SQUARE FEET: 10.2
 10. Height of sign at its highest point above the surrounding grade: 5 feet 0 inches.
 11. Size of Letters: 1) Height ___ Width ___ Font: ___
 2) Height ___ Width ___ Font: SEE ATTACHED DRAWINGS
 3) Height ___ Width ___ Font: ___
 12. Colors: Letters: WHITE SUBMIT COLOR SAMPLES
 Background: BLUE SUBMIT COLOR SAMPLES
 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).
36 Feet 0 Inches Name of Street: Germantown Rd S.
16 Feet 0 Inches Name of Street: Whitecross
 15. Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
36 Feet 0 Inches Name of Street: Germantown Rd S.
94 Feet 0 Inches Name of Street: Whitecross
 16. Sign Content (words, letters, logos): HAMPTON INN & SUITES BY HILTON
 17. Size of logo: Horizontal ___ feet ___ inches; Vertical ___ feet ___ inches.
 18. Sign Materials: Letters ___; Sign Face POLYCARBONATE
 Mounting Structure (type and materials): STEEL SUPPORT
 19. Sign Illumination, if applicable (type, location and wattage): TWO INDIRECT LED LAMPS
13 WATTS
 20. Sign Landscaping, if applicable landscape plan shall be submitted
 21. Additional Comments: _____



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 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: _____

- *****
- Sign Owner: McNEILL HOTEL COMPANY Phone No: 901-754-7774
 - Sign Owner's Address: 7700 WOLF RIVER BLVD #101 Email Address: PMONEILL@MCNEILLHOTELS.COM
 - Sign Location Address and Name of Shopping Center: HAMPTON INN & SUITES
1690 SOUTH GERMANTOWN PKWY, GERMANTOWN, TN 38138
 - Zoning District: Commercial ; Residential ___; Old Germantown ___; Office ___
 - Sign will be mounted on: Wall ; Ground ___
 - Type Sign: Tenant Identification Project Identification
 Building Identification Traffic Directional
 Exterior Directory Subdivision Identification
 Service Station Sign Other (If other, explain on separate page)
 - Number of Sign Faces: One ; Two ___
 - Linear feet of building frontage occupied by business where sign will be located: 186 feet.
 - Size of Sign: Width: 90 feet 0 inches; Height: 3 feet 4 inches
 TOTAL AREA OF SIGN IN SQUARE FEET: 92.99
 - Height of sign at its highest point above the surrounding grade: 4.5 feet 0 inches.
 - Size of Letters: 1) Height 3.4" Width 30' Font: PROPRIETARY
 2) Height ___ Width ___ Font: ___
 3) Height ___ Width ___ Font: ___
 - Colors: Letters: WHITE SUBMIT COLOR SAMPLES
 Background: RED BRICK SUBMIT COLOR SAMPLES
 - Orientation of Sign to the Street: Parallel ___; Perpendicular ___; Angled
 - Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
34 Feet 0 Inches Name of Street: Germantown Parkway Rd S.
16 Feet 0 Inches Name of Street: Kings College
 - Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
36 Feet 0 Inches Name of Street: Germantown Rd S.
16 Feet 0 Inches Name of Street: Kings College
 - Sign Content (words, letters, logos): HAMPTON INN & SUITES
NO LOGO
 - Size of logo: Horizontal ___ feet ___ inches; Vertical ___ feet ___ inches.
 - Sign Materials: Letters ALUMINUM; Sign Face ALUMINUM
 Mounting Structure (type and materials): N/A - MOUNTED W/ THREADED ROD INTO BRICK
 - Sign Illumination, if applicable (type, location and wattage): LED - HALO LIGHTING
LESS THAN 5 AMPS - 156 WATT
 - Sign Landscaping, if applicable landscape plan shall be submitted
 - Additional Comments: _____

Name of Applicant (please print) M. Spence Ray - McNeill Commercial Real Estate
Address: 1486 Kimbrough Rd, Germantown TN 38138
Phone No: 901-568-7700 Email Address: SRAY@McNeill
Applicant Signature: M. Spence Ray
Name of Owner (please print) Germantown-Nesoha Hotel Partners
Address: Same
Phone No: _____ Email Address: _____
Owner Signature: _____
Name of Developer (please print) M. Spence Ray - McNeill Commercial Real Estate
Address: SAME
Phone No: _____ Email Address: _____
Developer Signature: _____
Name of Sign Erecting Company B A BALTON SIGN
Address: 825 CRYSTAL SPRING DRIVE, ROSVILLE, TN. 38066
Phone No: 901-355-4827 Email Address: bal2000@bellsouth.net

***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

- APPROVED COMMENTS: _____
- DISAPPROVED

Date Signature Title

DISCLOSURE OF OWNERSHIP INTERESTS

In order to assist staff and appointed and elected officials of the City of Germantown in complying with Ordinances of the City relating to conflicts of interests, the following information is required to be furnished:

1. **For Profit Entities.** If the owner of the land which is the subject of this Application (including all owners, lessees and developers) is a for-profit entity, i.e. individual, sole proprietor, general partnership, limited partnership, corporation, limited liability company, R.E.I.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner. (If another business entity owns 10% or more of the ownership interests in the Owner, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Owner: Germantown-Neshoba Hotel Partners
Address: 1468 Kimbrough Rd, Germantown, TN 38138

Lessee: _____
Address: _____

Developer: McNeill Commercial Real Estate
Address: 1468 Kimbrough Rd, Germantown, TN 38138

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

Name	Business or Home Address
<u>M. Spence Ray</u>	<u>1468 Kimbrough Rd, Germantown, TN 38138</u>
<u>Phillip H. McNeill</u>	<u>1468 Kimbrough Rd, Germantown, TN 38138</u>
_____	_____
_____	_____
_____	_____
_____	_____

*See language in parenthesis above.

PROPOSED WARRANT MOTION: Mr. Sherman moved to approve signs totaling 110 sq. ft. in total area to include the increase in size based on proportion and scale of the building, as discussed, subject to staff comments as just stated in discussion and the documents submitted with the application, seconded by Mr. Porter.

ROLL CALL: Mr. Smith – Yes; Mr. Sherman – Yes; Mr. Serfess – Yes; Mr. Schmidt – Yes; Mr. Porter – Yes; Mr. Landwehr – Yes; Mr. Chairman Bruns – Yes

MOTION PASSED

PROPOSED MAIN MOTION: Mr. Landwehr moved to approve a sign package for Hampton Inn and Suites – located at 1690 Germantown Road, Consisting of a wall sign and a ground-mounted sign, as

discussed, subject to staff comments as just stated in discussion and the documents submitted with the application, seconded by Mr. Schmidt.

ROLL CALL: Mr. Smith – Yes; Mr. Sherman – Yes; Mr. Serfess – Yes; Mr. Schmidt – Yes; Mr. Porter – Yes; Mr. Landwehr – Yes; Chairman Bruns – Yes

MOTION PASSED

ADJOURMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 6:54 p.m.