

**PLANNING COMMISSION MEETING
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, November 7, 2017**

The regular meeting of the Planning Commission was scheduled and held in the Council Chambers of City Hall on November 7, 2017. Regular meetings of the Planning Commission are broadcast and recorded electronically. Minutes reflect a summary of the proceedings and actions taken.

1. Chairman Harless welcomed everyone and called the meeting to order at 6:10 p.m.
2. Pam Rush called the roll of the Commission and established a quorum.

Commissioners Present: Mike Harless, Dike Bacon, Alderman Forrest Owens, George Hernandez, David Clark, and Keith Saunders

Commissioners Absent: Hale Barclay, Rick Bennett, and Mayor Mike Palazzolo

Staff Present: David Harris, Cameron Ross, Tim Gwaltney, Sheila Pounder, Sarah Goralewski, Jody Dwyer, and Pam Rush

3. Approval of Minutes for September 5, 2017:

Chairman Harless stated that the next order of business is the approval of the minutes for the September 5, 2017, meeting. If there are no additions, corrections or deletions to the minutes of the September 5, 2017, meeting of the Planning Commission, he would entertain a motion for approval.

Mr. Bacon moved to approve the Planning Commission minutes of September 5, 2017, seconded by Mr. Hernandez.

Chairman Harless asked for a roll call.

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

4. a. 2130 Exeter Holdings, Germantown Collection Shopping Center – Request Revised Preliminary and Final Site Plan Approval

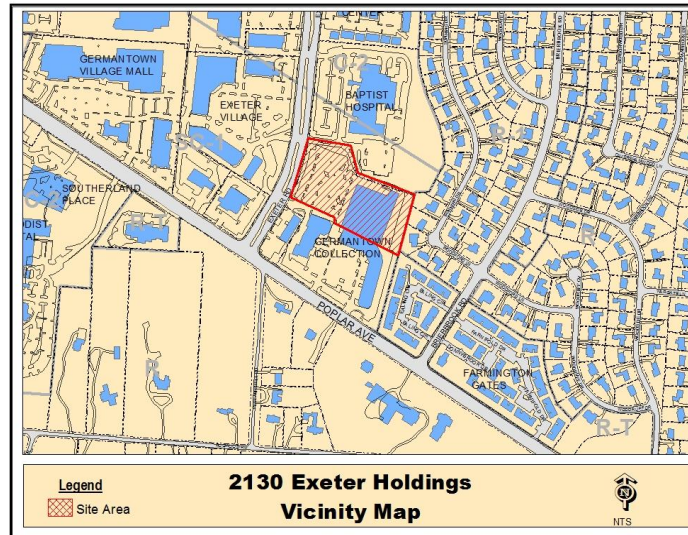
Mr. Ross made a presentation of the application to the Planning Commission.

INTRODUCTION:

Development Case Number:	17-752 (formerly 15-536)
Case Name:	2130 Exeter Holdings
Location:	2130 Exeter Road, Germantown Collection Shopping Center
Owner Name:	Robert H. Schwab, Trustee of Robert and Louise Schwab Family Trust, as amended
Applicant/Developer Name:	2130 Exeter Road Holdings, LLC
Representative Name:	Blair Parker w/Blair Parker Design, LLC - Agent/Representative

Zoning District:	“T5” Urban Center Zoning District
Area:	5.3 acres
Request:	Revised Preliminary and Final Site Plan Approval

*Refer to the Disclosure Form attached for more information



BACKGROUND:

The property was rezoned from the “SC-1” Shopping Center District to the “T5” Urban Center District as part of the Germantown Smart Growth Plan in 2007. This site was originally approved by the Planning Commission as Farmington Shopping Center in 1986. The name of the development has been changed to Germantown Collection. The Board of Mayor and Aldermen approved Contract Number 93 on August 25, 1986 for the Germantown Collection. On August 18, 2015, the Planning Commission granted preliminary and final site plan approval for the redevelopment of this site. On July 20, 2016, the Planning Commission granted approval of a 2nd revised preliminary and final site plan for this project, and then granted approval of a 3rd revised preliminary and final site plan on December 3, 2017. Since the last site plan approval on this site was granted by the Planning Commission, the developers of the project have changed and are now seeking approval of a new preliminary and final site plan that will meet their goals and needs for this site.

DISCUSSION:

The plan proposes: 1) a new retail outbuilding to be constructed in the southwest corner of the site with frontage along Exeter Road in accordance to the T5 District regulations; and 2) the renovation of the former Kroger building to include renovation of the existing building façade to match the architectural elevation of the new outbuilding and to also split the building into separate tenant spaces to function as separate retail shops. The existing building renovations are in accordance with the SC-1 District regulation, the zoning under which the overall site was originally developed 1986. The existing 60’ buffer and masonry wall along the eastern property line, behind the existing building, will remain undisturbed by this project.

DEVELOPMENT SUMMARY

TOTAL SITE AREA	5.3 ac.
BUILDING SQUARE FOOTAGE:	67,313 sq. ft. Footprint

Existing Building (excluding common area)	48,244 sq. ft.
Outbuilding	7,000 sq. ft.
BUILDING HEIGHT:	35' (2 Story)
NUMBER OF PARKING SPACES:	
Parking Provided	202
Parking Required (3.0/1,000)	202

NOTE: See attached Site Plan Data Table and Project Description from the applicant.

REGULATING PLAN:

The Germantown Smart Growth Plan makes three major recommendations for this site, identified as the Kroger Block, which are as follows: 1) Develop Street fronting buildings over existing surface parking lots; 2) Re-stripe Exeter Road for reverse-angle, on-street parking; and 3) Connect site to neighborhood uses. The proposed site plan complies with recommendation #1 by the construction of an outbuilding in the existing parking lot at the southeast corner of the site. The outbuilding is designed to provide usable storefronts on both the street side and the parking side to activate this area with pedestrian traffic as desired by the urban form. Recommendation #2 will be addressed by the City through the recently approved Streetscape Plan for the Central Business District. Recommendation #3 is under review by the City as to where and how neighborhood connectivity may be accomplished through this site and the existing residential neighborhood to the east. The proposed site plan is in keeping with the adopted Germantown Smart Growth Plan.

DESIGN REVIEW CHECKLIST:

1. *Site Layout:* The proposed site plan provides for reuse of the existing building and parking with some modification to allow the construction of a new outbuilding at the southwest corner of the site. The outbuilding will have direct pedestrian access from the sidewalk along Exeter Road and have a patio located at the southwest corner of the building as an outside dining option.
2. *Building Elevations:* The existing building façade of the former Kroger building facing Exeter Road is to be remodeled to reflect the architectural elements of the new outbuilding, as well as the colors of the recently updated portion of the Germantown Collection Shopping Center. The building materials for the outbuilding will consist of primarily brick with a minimum amount of EIFS used for trim and detail work. The outbuilding will have aluminum storefronts with clear glazing for windows and doors and metal canopies on all four sides of the building. Plans also propose the use of an approximately 4 foot tall screen wall to fulfill the requirement of frontage build out, as required in the T5 district, and to shield the parking lot from Exeter Road. See the attached plans.
3. *Street Improvements and Curb Cuts:* The site plan utilizes the existing curb cut access and cross access easement for this new project, so that no new access points are being requested as part of this application. Some parking space rearrangement will be required because of improvements to the drainage system on this site and the construction of the new outbuilding.
4. *Parking Lots:* A total of 202 parking spaces are provided. See parking information in the summary table on page 2 of this report and on the site plan. Both the T5 & SC-1 districts require 3 spaces per 1000 sq. ft. of gross building area for retail uses. The plan conforms to this requirement. Parking has also been moved back from the Exeter Road frontage to conform to the requirement to be placed in the third layer of the site when a building is located on the frontage line. There are 6 bike racks now shown on the site plan. 2 at the 7,000 s.f. outbuilding and 4 in front of the former Kroger.

5. *Exterior Lighting:* Details are provided on Lighting Plan. The Photometric plan appears to conform to the ordinance requirements for all relevant sides of the site (the south side is adjacent to the remaining portion of the shopping center). However, the lighting level information has been broken down by areas on the site, instead of providing this information for the site as a whole, as required by Section 23-796(b). Provide the average lighting level (footcandle) measurement for the entire site within this project on the photometric plan and note that all pole lighting will have designation of IESNA "cut-off" fixtures or lighting shields. The applicant is working with the staff to provide the necessary information.
6. *Garbage Collection Area:* A trash enclosure is to be located at the northwest corner of the outbuilding. A detail of the dumpster will be provided on the site plan. The applicant indicates that the existing dumpster is large enough to handle recycling and trash pickup.
7. *Vents:* Not noted on the plan. The applicant should note on the construction plan that all vents are required to blend into the building façade so as not to be visible from the public street. The applicant indicates that the vents will be decorative and shown on the construction plans.
8. *Gas, Electric and Water:* Not noted on the plan. The applicant should note on the construction plans that all meters are required to be screened from public street view. All utilities will be noted on construction plans and be screened from public view.
9. *Mechanical Units:* All mechanical units are to be screened from public street view. This information will be shown on the revised building elevations. Units are currently planned to be on the roof and will be screened from the public ROW.
10. *Emergency Generators:* Not noted on the plan.
11. *Landscaping:* A landscape plan and a hardscape plan have been provided.
12. *Mailboxes:* Not noted on the plan. The applicant indicates that mail is typically delivered to individual unit. However, if the Post Master requires a mailbox housing all units' mail, then one will be placed per the Post Master's direction in a location approved by staff.
13. *Signs:* Signs will require separate applications and approvals.

WARRANTS:

Per Section 23-745, any requested deviation from the Smart Code District's regulations must be granted by approval of a warrant. The following warrants from the standard development regulations are required for this project:

In those instances where reasons are shown that would justify a deviation from the strict requirements of the provisions of the Smart Code, the Planning Commission shall have authority to permit such deviations. 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 and is consistent with the urban design guidelines and/or development concepts in the Germantown Smart Growth Plan.

The following is from the Smart Code section of the zoning regulations: "In determining justifiable reasons for granting a warrant, the PC shall take into account, among other relevant factors that may be applicable, the relationship of the property to other properties, whether the deviation would be in accord with the intent of the Smart Code, principles of good land use planning as they may evolve over time, the topography of the property, and peculiar and exceptional practical difficulties or undue hardship upon the

owner of the property. In determining whether to grant a warrant, financial hardship shall not alone be considered sufficient to justify a deviation. In all events, the PC shall take into consideration whether the proposed deviation may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Smart Code provisions.”

A. WARRANT- ONE REQUESTED

WARRANT 1: Sec. 23-770.4.E. – Front Setback. Maximum Front Yard Setback shall be 40 ft. from rear property line. The warrant request is to allow the proposed outbuilding to be approximately 616 ft. from the rear property line. The existing building on the site prevents the outbuilding from being within the maximum setback.

B. STANDARD CONDITIONS OF APPROVAL (Items to be placed on the Final Site Plan.)

1. All recorded easements shall be shown on the plat. A five (5) foot utility easement is required along all property lines, adjacent to and not within any other easement.
2. Per Section 23-797, this development must adhere to the public art percentage requirement (0.5% of threshold value).
3. All survey data shall be tied to Tennessee State Plane Coordinates and the City of Germantown monumented survey control. The final plat, construction drawings and "as built" plans shall be submitted on electronic media in DXF format.
4. The developer shall enter into a Project Development Contract with the City of Germantown for this project after it has received Final approval from the Board of Mayor and Alderman.
5. If approved, all materials shall be specified on the construction plans for the proposed project. The applicant must receive Final Construction Plan approval from the Department of Community Development before the Memphis/Shelby County Office of Construction Code Enforcement may issue a building permit for the project.
6. The applicant is required to include the following formal written statement by a certified and licensed professional engineer to be placed on the grading and drainage plans, signed, dated and sealed:

I, _____, a duly licensed professional engineer in the State of Tennessee, hereby certify that I have designed the drainage in accordance with the Design Standards of the City of Germantown and have considered upstream and downstream conditions that affect drainage to include topography, present and future land use, existing zoning, and location of natural water courses.
7. No owner, developer, or tenant of property within the subdivision shall commit an act, or allow a condition to exist on property within the subdivision, which act or condition endangers life or health, violates the laws of decency, or obstructs or interferes with the reasonable and comfortable use of other property in the vicinity.
8. The Developer agrees to comply with the following requirements, unless otherwise authorized in writing by the City Engineer:
 - (a) All streets shall be kept clear and free of dirt and debris;
 - (b) All construction activity shall begin no earlier than 7:00 a.m. and end no later than 6:00 p.m., Monday thru Saturday, and no construction activity shall be permitted on Sundays; and

(c) The Developer and Lot Purchasers shall provide the Department of Community Development with the name, address and phone number of person(s) to be contacted and responsible for correcting any of the above should the occasion arise to do so.

9. The Shelby County Code, Section 3-25 [Reference 1200-3-11-02 (Asbestos)] require building owners and/or operators to submit a notification of intent to do demolition or renovation at least ten (10) working days prior to the start of the activity even if no asbestos is present so compliance can be verified. Notification also includes the submittal of an asbestos survey report. Please contact the Health Department at (901) 544-7349 for more information.

C. DEPARTMENTAL STAFF COMMENTS (To be addressed prior to construction plan approval)

The Technical Advisory Committee (T.A.C.) met on October 11th, reviewed the submitted plan and had the following comments: (Please see the applicant's responses ***bold italics***.)

Planning:

1. Existing former Kroger Building
 - a. Mechanical equipment. Is any new mechanical equipment going in? If so, please show where and how it will be screened. ***No new mechanical is planned at this time. We will verify it will be screened if equipment is added in the future.***
2. New Outbuilding
 - a. Provide elevation drawings of the new dumpster location for the new outbuilding. ***See revised plan set.***
 - b. Parapet/screening of rooftop equipment. Will the EIFS parapet be at least 42" or as needed to screen mechanical equipment (Sec. 23-787.B.2.)? ***Yes.***
 - c. Ventilation grates/emergency exit doors. Show any of these, if pertinent. If they face the street, they shall be decorative (Sec. 23-787.D.E.3.) ***These will be added.***
 - d. Provide details on the grease trap, which is located in between the two entrance doors. ***The grease trap will be detailed and shall meet all City of Germantown and Shelby County requirements based on use.***
3. Parking Lot
 - a. Shopping cart corrals. Consider placing a third corral, in the northeast row closer to the building. ***The tenant requiring cart corrals has requested 2 small corrals in the parking lot. The intent is for the bulk of the carts to remain in the store or in a cart corral at the building.***
 - b. Provide dimensions of parking lot islands and/or verify that they are all at least 180 s.f., as a note on site plan and landscaping plan (180 s.f. required, per Sec. 23-792.C.2.) ***Parking lot islands are shown to be 180 s.f. min. of planting area. There are several islands that have a flume to pass runoff through the islands to eliminate trapping water. We will work with staff if there are any issues with how we have calculated the planting area to make sure the intent of the code is met in full.***
 - c. Show exact number of handicapped parking & bike spaces in the site data table on the site plan. ***The exact number of handicap spaces is now shown on the site data table of the site plan.***

Engineering:

1. Traffic control signs/poles should match the city's decorative sign/pole specs. ***The traffic control signs on site will be per the city's decorative sign/pole specs and detailed on the construction plans.***
2. Grading plan should include data regarding storm water detention and state whether or not the existing underground detention is adequate for the new development. ***The grading plan now indicates that all underground detention shall remain. The site will have a net decrease in impervious surfaces and the underground detention will not be impacted as originally constructed.***
3. Give elevation of new 6" sewer service line from new outbuilding at tie-in point of existing SMH. Is a drop detail needed? ***Sanitary sewer elevations of services will be verified on the construction plans once interior plumbing has been evaluated. We have calculated that the available fall from the outbuilding to the sewer main is more than adequate.***
4. The new outbuilding grease interceptor will meet the requirements of the Shelby County Building Department--not the "city". ***Okay. The note has been updated to state per "Shelby County".***
5. Water meter sizes are either 1" or 2". 1 1/2" is no longer used by the city. ***Okay. The note on the PC-7 plan was not updated on the resubmittal but the meter sizes will be verified on the construction drawings. All 1.5" meters noted will be 2" meters.***
6. Fire Marshal must approve the "Fire Pit w/D.C.V.A." noted at the new outbuilding. The normal design incorporates a fire hydrant, P.I.V. and FDC. Consult w/ Fire Marshal. ***Okay. To be verified on construction plans.***
7. Show locations of existing fire hydrants on Exeter Road. ***We have noted the fire hydrant location on the opposite side of Exeter on PC-7.***
8. Label Exeter Road on all drawing sheets. ***Exeter Road label did not make to all sheets of the PC resubmittal though it will be labeled on sheets of the construction plans.***
9. New water meters to existing building should be in a non-paved area. (Prefer them to be in a landscaping area) ***The water meters are shown in the sidewalk currently with 1 meter inadvertently located in a parking space. All meters will either be in the sidewalk or in a landscape area on the construction plans.***
10. Add legend on Utility Plan to include all symbols and abbreviations such as fire hydrants, T.S. and V., D.C.V.A., RD, WV, SS, etc. ***The legend as noted will be located on the construction plans.***
11. Many construction details are needed such as sewer cleanouts, irrigation service lines, meters and backflow preventers, water main thrust blocking, curb and gutter details, sidewalks, exterior stairs/railings, walls, raised curbs, grease traps, new pavement details, pipe bedding details, flume w/ADA trench grate, etc. ***All details needed for construction will be shown on the construction plans.***
12. Water service detail shows a "TEE" behind the meter which is not needed on this project. The "TEE" is for residential fire protection or irrigation. Use similar detail without "TEE". ***Okay. We will update the construction detail for construction review.***

13. On ADA sidewalk ramp detail, remove the note "6'-0" maximum ramp length". Ramp length is dictated by maximum 1:12 slope--not a defined length. ***Okay. We have updated on the PC submittal but will also have noted on the construction plans.***
14. What is CPP pipe? ***CPP = Corrugated Plastic Pipe (N-12 or HP) typically manufactured by ADS.***
15. Need dumpster enclosure details at new outbuilding. ***Detail of the dumpster enclosure will be provided on the architectural construction plans as it will match the building architecture and design.***
16. Show how garbage truck will pick up new outbuilding dumpster. ***We have updated on PC-21 of the PC resubmittal to show this maneuver.***
17. Existing southern driveway access at proposed building site is extremely rough entering/exiting to/from Exeter. Rework existing driveway apron and provide ADA compliant ramps. ***There is not intent to change the grade of the drive to Exeter with this project. The grades are established by the other buildings south of the project parking field. The concrete apron appears to be in good shape in the existing condition. We will work with staff during construction review to determine if this project will need to include some ADA compliance renovation to the drive.***
18. Developer responsible for field inspection (closed captioned television CCTV) of all existing storm drainage and sanitary sewer infrastructure that is intended to be utilized as part of the proposed project to determine existing condition. ***Okay, we have also noted this and it will be required on the Construction Plans.***
19. There could be drainage issues with the roll over curb. ***The rollover curb is intended to divert drainage to a catch-basin. We don't expect it to cause any drainage issues but rather improve the existing condition with the runoff reaching the low point of the parking lot and overtopping the curb.***
20. Stormwater calculations need to be provided to show that the existing underground detention (oversized pipes) is sufficient to hold the 1, 2, 5, 10, 25-year, 24 hour storm events with the proposed conditions. Design for a 25 yr-24 hour conditions and volume control. ***The underground detention system will not be altered and as a benefit of this project the impervious surfaces draining to it will be reduced. Additionally, the plan is to allow a more controlled routing of stormwater to the underground structures with the intent of improving the function to more align with original design intent.***
21. A maintenance agreement will be required for the underground detention facilities. (The owner of the property shall adequately maintain the stormwater management/Best Management Practices (BMP) facilities. This includes all underground detention storage pipes and channels built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing at their design functions). ***Okay. We will note this to the owner and include on the construction plans.***

Public Services:

1. All meters shall be 1 inch or 2 inch. Not 1.5 inch. ***Any noted 1.5" meters will be updated to 2" meters on the construction plans.***

2. New services for each bay.....will this require cutting the concrete slab / floor for each? Seems like a lot of expense. ***This is required for tenant buildouts to have their own utility service.***
3. The existing water meter in the back is now serving the entire building....I see it is to remain. What will it serve? ***The existing meter in the rear will serve water for a common service area (i.e. custodial services). If the meter is too large for the service needed, we will work with staff to replace or eliminate.***

Neighborhood Services:

1. Existing enclosure at former Kroger site
 - a. No plan for recycling. How will this be accommodated? ***Recycling may be accommodated in the loading dock area. We will work with the owner to provide as needed.***
 - b. The existing enclosure for the former Kroger building does not accommodate a cardboard container. This enclosure needs to be revised to include this. ***Cardboard can be accommodated at the loading dock area. However, if the existing enclosure is large enough we may be able to provide. The intent is not to change the size of the current enclosure unless staff approves.***
2. New enclosure for new outbuilding
 - a. Site dumpster truck route for the new dumpster location for the new outbuilding is not accurate, as the truck will not come at that angle. ***The original intent per our phone conversation with staff was to have roll-out dumpsters. However, in discussing at TRC led us to update the enclosure to provide an angled entry. This has been updated on PC plans; however, we will work with staff on any modifications to refine this item.***
 - b. Clarify “loading dock” in front of dumpster at outbuilding. ***No loading dock is included with the outbuilding***
 - c. Ensure that the size of the enclosure is large enough to accommodate recycling as well. ***Okay.***
3. Grease trap at new outbuilding
 - a. Grease trap needs to be screened. The location isn’t ideal. ***The Grease trap shall be underground. We will work with staff on acceptable location***

City Fire Marshal:

1. Relocate the existing fire service to the front of the building on the former Kroger building.
 - a. This building shall require a new use and occupancy (U & O) permit. ***Okay. We will work with the Fire Marshal on best location.***
2. The utility plan needs to include the relocation of the PIV and FDC to the address side of the building. ***Okay. We will work with the Fire Marshal on best location.***
3. Fire pits are defined by the 2012 Edition of the International Fire Code as recreational fires. Recreational fires shall not be conducted within 25 feet of a structure of combustible material. Conditions which could cause a fire to spread within 25 feet of a structure shall be eliminated prior to ignition. ***If provided, it is tenant’s responsibility to abide by all necessary rules.***
4. Recreational fires shall be constantly attended until the fire is extinguished. A minimum of 1 portable fire extinguisher complying with Section 906, with a minimum 4-A rating shall be

provided. Recreational fires shall have a total fuel area of 3 feet or less in diameter and 2 feet or less in height.

If provided, it is tenant's responsibility to abide by all necessary rules.

5. Road widths for all fire department access roads shall be identified. This includes providing a complete route and site plan. ***Okay. Road widths have been added to the PC plans and will be further identified on the construction plans.***
6. *See requirements for fire department's general requirements for access and water supply. ***Okay. All Fire Access, Premises Identification, Utilities/Water, FDC, PIV, Fire Lane Signs Conditions shall be met.***

All fire department comments will be addressed on the construction set. Note that the current outbuilding meets the specified requirements for fire department access. All buildings shall be sprinkled.

Fire Department General Requirements

ACCESS:

"Chapter 33, Section 3310, Access for Fire Fighting

- *3310.1 Required Access: Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available."*

NOTE: An approved driving surface shall consist of an all weather surface with a minimum of a single layer of asphalt.

- Fire apparatus access roads shall have a minimum pavement width of 26 feet exclusive of curb and gutter. (24 feet unobstructed) (Germantown City Ordinance, GCO), (IFC D103.1)
- Fire Department access roads shall have a minimum vertical clearance of 13 feet 6 inches. (IFC 503.2.1)
- The access roadway shall be within 50 feet of the normal point of entry to the structure for the fire department. (GCO)
- The fire department access roadway shall be extended to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building (IFC 503.1.1)
- The grade of the fire department access road shall be no greater than 10%. (IFC D103.2)
- Buildings or facilities exceeding three stories or 30 feet in height shall have at least two means of fire apparatus access for each structure. (IFC D104.1)
- Buildings or portions of buildings exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial fire apparatus. (IFC D105.1)
- Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet exclusive of shoulders. (IFC D103.1)
- Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. (IFC D105.1)

- Turns in fire lanes shall be constructed to provide sufficient width to accommodate the largest piece of fire apparatus available to be operated on the fire lane, but in no case shall the radius to the outside curb line be less than 50 ft. (NFPA 1141)
- Multi-family residential developments having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. (IFC D106.1)
- Dead-end fire apparatus access roads in excess of 150 feet shall be provided with a turnaround cul-de-sac of 96' diameter cul-de-sac. (IFC D103.4)
- Buildings exceeding 62,000 square feet or the sum of buildings within a development shall have two separate and approved fire apparatus access roads. (*Exception: buildings or the sum of square footage within a development will be permitted not to exceed 124,000 square feet if protected throughout with an automatic sprinkler system designed to NFPA 13 standards*) (IFC D104.2)
- Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. (IFC D104.3)
- Security gates across fire department access roadways, when open, shall provide an unobstructed width of 24 feet. (*See the City's Private Street Policy for additional requirements on gate features*) (IFC D103.5)
- Fire lane signs shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide. (IFC D103.6.1)

PREMISES IDENTIFICATION:

- New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- Numbers shall be a minimum of 4 inches high with a minimum stroke width of .5 inches and contrast with the background.
- This standard shall also apply to suite numbers.
- In a multi tenant building address numbers and/or suite numbers shall be posted on all doors allowing access to the suite.

UTILITIES/WATER:

- Fire hydrants shall be located within 3 feet of roadway access with the 4 inch outlet facing the roadway access
- Fire hydrants shall be installed so that there is a minimum of 18 inches between the center of the 4 inch steamer cap and the surrounding finish grade, for a radius of at least 5 feet.
- Fire hydrants along street or fire access routes or at intersections shall be visible for a minimum of 100 feet in all directions.
- Fire hydrants shall be free from obstructions on all sides by a minimum clearance of not less than 3 feet. i.e. landscape, light poles, signs, fences
- Fire hydrants shall be installed, for commercial buildings not greater than 300 feet art. In residential communities, excluding multifamily occupancies, fire hydrants shall be installed not greater than 500 feet apart.
- Fire hydrants shall be placed at a minimum of 40 feet from any structure.
- Fire hydrants installed within the City of Germantown shall be silver in color.
- Plans submitted must identify that the underground main installed meets the requirements of NFPA 24.
- The underground main must have a hydraulic test performed and recorded at 200 psi for 2 hours.
- Dead end mains are not permitted unless approved by the fire code official.

- Piping shall not be installed under buildings unless approved by the fire code official.
- Required fire flows shall be calculated with 20 psi residual pressure for a minimum flow of 2 hours.

FDC:

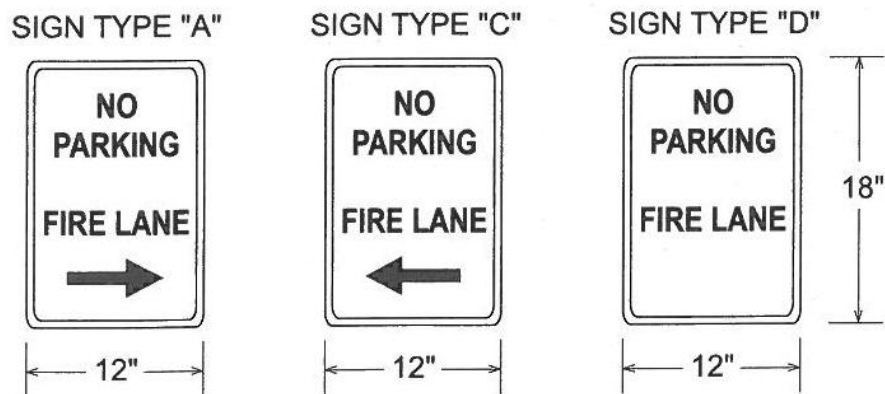
- The fire department connections (FDC) shall consist of two 2 1/2 inch connections using NH internal threaded swivel fittings with 2.5-7.5 NH standard thread.
- The fire department connections (FDC) shall consist of two 2 1/2 inch connections using NH internal threaded swivel fittings with 2.5-7.5 NH standard thread. There shall be a 2 1/2 inch fire department connection for each 250 gpm required for the fire pump. Where more than (2) connections are required to meet the demand of the fire pump, a 5" Storz connection may be used.
- The fire department connection should be located not less than 18 in. (457 mm) and not more than 4 ft (1.2 m) above the **finished** grade.
- The FDC shall be located a minimum of 40 feet from the structure and within 100 feet of a fire hydrant.
- The FDC shall be located on the address side of the structure.
- The fire department connection shall be painted red with white address numbers. (not required if the FDC is mounted on the structure)
- For hydraulically calculated systems, the fire department connection shall not be less than the size of the system riser.

PIV:

- The post indicator valve (PIV) shall be set so that the top of the post will be 36 in. (0.9 m) above the final grade.
- The PIV shall be located a minimum of 40 feet from the structure.
- The PIV shall be located on the address side of the building.
- The PIV shall be red with white address numbers (not required if the PIV is mounted on the structure)

FIRE LANE SIGNS:

- Where required by the fire code official NO PARKING FIRE LANE signs shall be installed.
- Signs shall have a minimum dimension of 12 inches wide by 18 inches high.
- Signs shall have red letters on a white reflective background.
- Reference the City of Germantown sign ordinance for height requirements



APPENDIX

5.4 Parking Lots.

5.4.1* The minimum lengths of parking lot stalls shall be measured end to end as shown in Figure 5.4.1, and the minimum stall length and aisle widths shall be as shown in Table 5.4.1.

Table 5.4.1 Minimum Parking Lot Stall Dimensions and Minimum Aisle Lengths

Parking Angle	Minimum Stall Length		Minimum Aisle Width		Minimum Aisle Width	
	One Way Traffic Flow	Two way Traffic Flow	ft	m	ft	m
45 degrees	27.5	8.4	16	4.9	24	7.3
60 degrees	23.7	7.2	16	4.9	24	7.3
75 degrees	20.9	6.4	23	7.0	24	7.3
90 degrees	18.5	5.6	26	7.9	26	7.9

5.4.2 Parking lot aisles adjacent to any building shall provide a travel lane with a minimum 24 ft (7.3 m) clear width.

5.4.3 The minimum turning radius for parking lot aisles necessary for fire department apparatus access shall be determined by the fire department having responsibility.

Board Discussion:

Chairman Harless asked if there were any questions of staff. There were none.

Chairman Harless invited the applicant to discuss the project.

The applicant, Blair Parker with Blair Parker Design, LLC, 5159 Wheelis Drive, Suite 107, Memphis, TN 38117, stated he was in agreement with the staff report. He wanted to just make a couple points. The sixty foot buffer at the rear of the property is not being touched. Also, the lights at the rear of the vacated Kroger building are being changed out with more efficient lights. At the Planning Subcommittee meeting, the applicant was asked to look at the transition from Exeter Road up to the building itself. The applicant prepared a model for the Commission to review, which was distributed at the Planning Commission meeting. One of the items the applicant was asked to achieve was to bring the building back away from the sidewalk a little bit and provide some landscape to help soften the screen wall. The applicant believes he has done that. He believed they have addressed everything that the Commission asked of them at the Subcommittee meeting.

Chairman Harless asked the Commissioners if they wanted more detail.

Mr. Clark noted to the applicant that he remembered before, the project was tight on parking spaces in the proposed plan prior to this one and was that correct?

Mr. Parker answered, yes, the previous project was tight on parking spaces, but they met the minimum. In this case, the outbuilding, which is 7,000 square feet, is smaller than the previous building.

Mr. Bacon stated that at the Subcommittee that they did not have this new rendering. As the applicant pointed out, this was one of the requests the Commission made to see the relationship of the building to Exeter Road. He is encouraged that hopefully the project is moving forward, as it has been before them multiple times. One of the fundamental principles of Smart Code and Smart Growth is moving the buildings closer to the streets and the sidewalks to encourage pedestrian access. However, in looking at this new rendering of the outbuilding with its relationship to the street, with the screen wall along

Exeter Road, it looks like a fortress. There are a lot of grade changes on Exeter Road that have to be dealt with, and it's often difficult to accommodate ADA standards. Nonetheless, the outbuilding and screen wall, as viewed from Exeter Road, doesn't look pedestrian-friendly at all.

Mr. Parker answered that as a designer, he believes the wall is intimidating as one walks up to the outbuilding. He asked the question to his design group, what happens if we change that screen wall down to a fence, understanding that we have a patio outside the building; for instance, what if we were to make a portion of what one now sees as the wall, rather into a fence. The applicant stated they have another draft rendering that shows this variation, although it is not complete. The applicant passed out this draft alternative rendering, which shows what it would look like with rails or a fence on top of the retaining wall.

Mr. Saunders stated that is the first thing he looked at, thinking could those screen walls be brought down to grade level with some type of railing system along the top that would be much more desirable. That is exactly what this second, alternative draft rendering achieves.

Mr. Parker stated the sidewalk itself from Exeter Road to the front door of the building, which would be up a ramp or slope sidewalk, meets ADA standards, and would go all the way to the vacated Kroger building.

Mr. Bacon stated he strongly encourages more of this approach as shown in the second alternative draft rendering, and to take it another step, opening up the wall to the street. With the relationship to the street and to the intent of what Smart Code is trying to do, this would work.

Chairman Harless asked Mr. Ross if the Commission had approval letters from the EDC and DRC.

Mr. Ross stated yes.

Mr. Ross noted he would like to add two things for the record. This particular location of the out parcel development was drawn in the 2007 Smart Code Plan, so this truly meets the spirit of the plan. This was called the Kroger lot and looked at adding out parcels in front of the existing building to bring life back to this particular shopping center. Going under a different ownership with Bayer Properties and being in control of both parts of Germantown Collection also helps with the shared parking agreement on this project. Finally, Mr. Ross wanted to add to the record the specify section the code for which the warrant is, namely Section 23-770.4.E to allow the proposed outbuilding to be more than 40 feet (approximately 616 ft.) from the rear property line. Given the adaptive reuse of the existing shopping center attempting to meet the intent of Smart Code, the warrant for the outbuilding is justified.

Chairman Harless asked if there was anyone in the audience that would like to speak in favor of this project. There were none.

Chairman Harless asked if there was anyone in the audience that would like to speak in opposition of this project.

Opposition:

Frank Bluestein at 2147 Sonning Drive, Germantown, TN 38138, stated that his property backs up to the project, specifically the existing former Kroger building, and that he is not against it. His only issue would be, if there were any changes to the previous agreement that the neighborhood made with the City when the shopping center was built. There were guarantees made about where the dumpster could be and the time traffic could come in and out. Mr. Bluestein just wanted to make sure these are not changes. He

also wanted to know if parking is going to be added in the back of the existing former Kroger building. As it is now, the only loading area for the Kroger was the loading dock which the applicant stated is going to stay in its same location. But will there be other doors in the back, where people will be coming in and out?

Mr. Ross answered there will be a common space hallway put into the building so the access can go from the loading dock and into the different bays that will be created. So all loading is done internally, similar to the way an indoor mall works with their delivery system. The applicant is not adding anymore doors or parking spaces to rear of the building.

STAFF RECOMMENDATION: Approval, subject to the conditions listed above

SMART CODE REVIEW COMMITTEE (SCRC) ACTION: MIKE HARLESS, CHAIRMAN

The Smart Code Review Committee (SCRC) met on October 25, 2017 and recommended that a perspective rendering illustrating the connection between Exeter Road and the proposed outbuilding be provided for the PC meeting, and that additional planting be provided along the Exeter Road frontage to minimize the impact of the retaining and screen walls. The SCRC recommended moving this item to the November 7, 2017 Planning Commission meeting agenda, subject to the Committee's discussion, comments of staff and revisions presented by the applicant. Letters of recommendation from the DRC and ECD representatives were included in this report.

MAIN MOTION: To approve the revised preliminary and final site plan for 2130 Exeter Holdings, subject to the Board's discussion, staff comments in the staff report, and the plans filed with the application.

Mr. Bacon moved to approve the revised preliminary and final site plan for 2130 Exeter Holdings, subject to the Board's discussion, staff comments in the staff report, and the plans filed with the application, seconded by Alderman Owens.

Chairman Harless asked for a roll call.

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

WARRANT:

PROPOSED MOTION 1: To approve a warrant to **23-770.4.E.** to allow the proposed outbuilding to be more than 40 feet (approximately 616 ft.) from the rear property line.

Mr. Bacon moved to approve a warrant to **23-770.4.E.** to allow the proposed outbuilding to be more than 40 feet (approximately 616 ft.) from the rear property line, subject to the Commission's discussion, staff comments as contained in the staff report, and documents and plans submit with the application, seconded by Mr. Hernandez.

Chairman Harless asked for a roll call.

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

Mr. Bacon voted yes; The Commission needs to approve the warrant to allow the building to be constructed as close as to Exeter Road as possible, to accomplish the intent of Smart Code.

Mr. Clark voted yes; because the project falls within the Smart Code zoning.

Mr. Hernandez voted yes; due to the location of the outbuilding from the rear property line and because it blends well with the site.

Alderman Owens voted yes; for the reasons stated previously.

Mr. Saunders voted yes; due to the fact that this is a redevelopment of existing property and it does justify the large rear setback.

Chairman Harless voted yes; due to the unique the shape of the property and the fact it is being redeveloped.



CITY OF GERMANTOWN TENNESSEE

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

November 3, 2017

Mike Harless, Chairman
Germantown Planning Commission
City of Germantown
1930 South Germantown Road
Germantown, TN 38138-2815

RE: Case # 17-752
2130 Exeter Holdings (Germantown Collection Holdings)
Request Preliminary and Final Site Plan Approval

The 2130 Exeter Holdings Team made a complete project presentation to the Planning Commission Subcommittee on October 25, 2017. The DRC Smart Growth Subcommittee is recommending approval of the Preliminary and Final Site Plan.

In the October 25 meeting, the applicant fielded and adequately addressed all comments from the committee. The new outbuilding is in conformance with the Smart Code regarding height, a good case was made on the rear yard setback condition as the building properly addresses Exeter Road, the plan meets the ADA guidelines by providing a ramp to give access to Exeter from the parking lot, and the main parking revisions to add additional planting islands and a safe pedestrian access leading to the existing building to the east is a thoughtful addition. The new outbuilding is of consistent design with the existing building giving this section of the shopping center a cohesive feel.

A few items to be looked at more closely before the formal approval included the split building floor elevation. The applicant will have to address how this eastern store frontage sidewalk communicates north to south, whether it be by steps, or ramps, or both to maintain accessibility. The subcommittee also requested a section or perspective illustrating the connection between Exeter and the proposed building. The elevation difference appeared to be 5-6' and additional planting was mentioned to minimize the impact of the retaining wall.

As stated above, the DRC Smart Growth Subcommittee is recommending approval of this application with satisfactory answers to the attached comments/requests.

Design Review Commission Smart Growth Subcommittee

Paul Bruns, Steve Landwehr

Cc: Cameron Ross – Director of Economic and Community Development
Sheila Pounder - Planning Division Manager

Project: 2130 Exeter Holding

Jerry Klein jerry@kossmankleinco.com

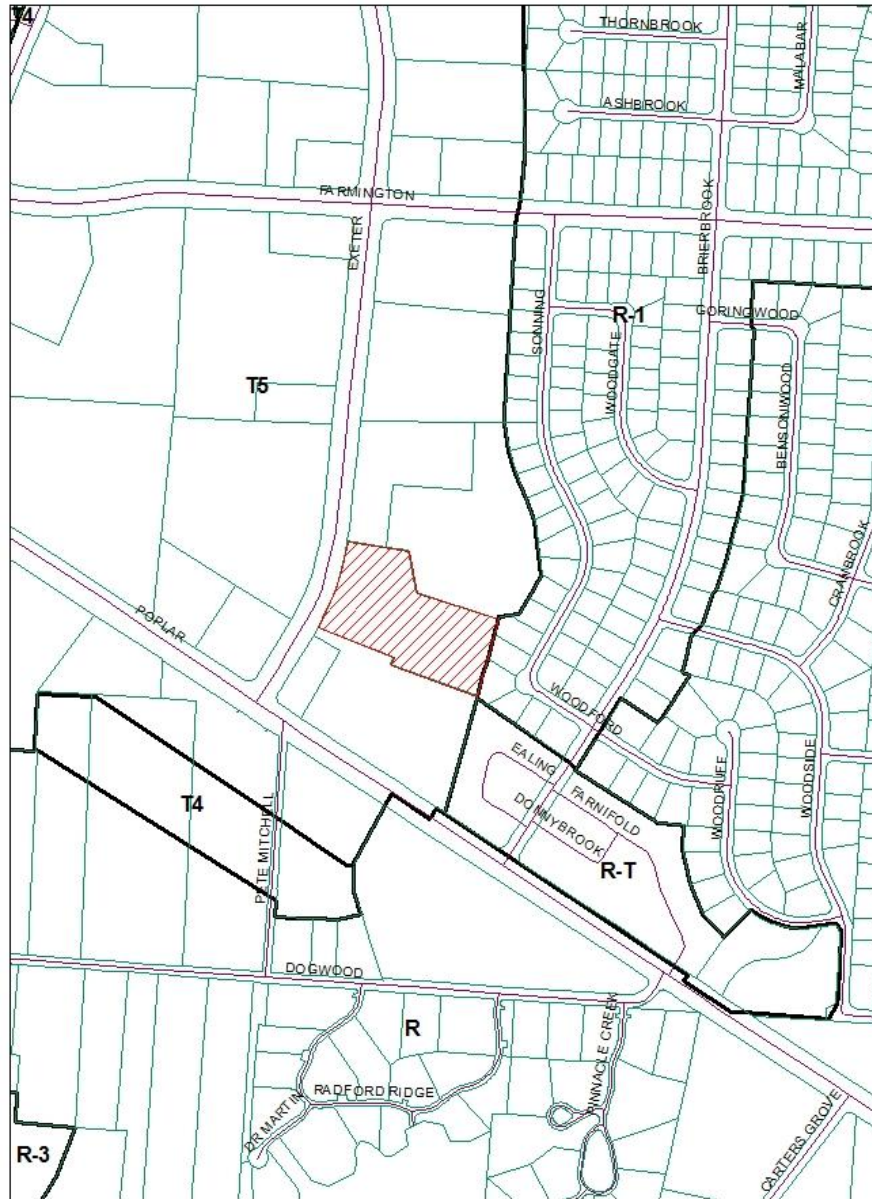
Nov 3 (5 days ago)

to mkharless, me, Cameron

Mike Harless, Chairman, Germantown Planning Commission

With reference to the above project, the Economic Development Commission recommends approval.

Jerry Klein
Chairman, Economic Development Commission
Attachments area



VICINITY MAP

WEST EXTERIOR ELEVATION
 1/8" = 1'-0"

WEST EXTERIOR ELEVATION (CONTINUED)
 1/8" = 1'-0"

SOUTH EXTERIOR ELEVATION
 1/8" = 1'-0"

NO.	REVISION	DATE

2130 EXETER ROAD HOLDINGS
 DEVELOPER: 2130 EXETER ROAD HOLDINGS, LLC

BARRY BYRD ARCHITECTURAL
 DIVISION OF ENGINEERING
COLOR ELEVATIONS
 2130 EXETER ROAD
 GERMANTOWN, TN 38108

DATE: 11/15/17
 DRAWN BY: MB
 CHECKED BY: MB
 PROJECT # 17048
 SCALE: 1/8" = 1'-0"
 REVIEWED: [Signature]

WEST EXTERIOR ELEVATION
 1/8" = 1'-0"

SOUTH EXTERIOR ELEVATION
 1/8" = 1'-0"

NORTH EXTERIOR ELEVATION
 1/8" = 1'-0"

EAST EXTERIOR ELEVATION
 1/8" = 1'-0"

NO.	REVISION	DATE

2130 EXETER ROAD HOLDINGS
 DEVELOPER: 2130 EXETER ROAD HOLDINGS, LLC
 LANDSCAPE ARCHITECT: BLAIR PARKER DESIGN, LLC

BARRY BYRD ARCHITECTURAL
 DIVISION OF ENGINEERING
COLOR ELEVATIONS
 2130 EXETER ROAD
 GERMANTOWN, TN 38108

DATE: 11/15/17
 DRAWN BY: MB
 CHECKED BY: MB
 PROJECT # 17048
 SCALE: 1/8" = 1'-0"
 REVIEWED: [Signature]



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: _____

SMART CODE WARRANT APPLICATION (TO BE SUBMITTED WITH THE PLANNING COMMISSION APPLICATION)

PROJECT INFORMATION	
Project Name:	2130 Exeter Road Holdings
Address:	2130 Exeter Road
Project Description:	Building and site modifications to the property
No. of Acres:	5.3 ac
Parcel Identification Number(s):	G0231-00468
Zoning District:	T-5
APPLICANT/PROPERTY OWNER/LESSEE/DEVELOPER INFORMATION	
Applicant Name (Print):	Sam Heide
Address:	2130 Exeter Road Holdings, LLC 7 E. Congress Street, Suite 900A, Savannah, GA 31401
Phone No.:	205-421-9500
Email Address:	sam@wpcmlc.com
Signature of Applicant:	
Owner Name (Print):	Robert H. Schwab, Trustee of the Robert and Louise Schwab Family Trust, as amended
Address:	10940 Wilshire Blvd, Suite 2250, Los Angeles, CA 90024
Phone No.:	310-208-1800 x13
Email Address:	schwab.rhs@gmail.com
Signature of Property Owner:	(see letter attached from City of Germantown dated 10/3/17)
Lessee Name (Print):	N/A
Address:	
Phone No.:	
Email Address:	
Signature of Lessee:	
Developer Name (Print):	Same as Applicant
Address:	
Phone No.:	
Email Address:	
Signature of Developer:	
AGENT REPRESENTATIVE INFORMATION	
Name:	R. Blair Parker, RLA
Company Name:	Blair Parker Design, LLC.
Address:	5159 Wheelis Dr, Suite 107, Memphis TN 38117
Phone No.:	901-767-6555
Fax No.:	
Email Address:	blairp@blairparkerdesign.com
Who will represent this proposal at the Planning Commission meeting?	R. Blair Parker, RLA

WARRANT REQUEST(S)
<p><u>WARRANT #1</u></p> <p>Section 23-745, A warrant is an official decision that permits a practice that is not consistent with a specific provision(s) of the Code, but is justified by its intent (Sec. 23-741) and is consistent with the adopted small area plan applicable to that location.</p> <p>Section of Smart Code from which the deviation is sought: <u>Section 23-770 Urban Center Zone (T5) 4-E</u> <u>Outbuilding front setback - 40' maximum from the rear property line</u></p> <p>Justification of Intent (provide additional information as necessary to make the case): The re-development of an existing site is being proposed. In an attempt to re-use the existing structure while also complying with the intent of Smart Code - to bring buildings close to the ROW - a second building is being proposed along Exeter Road. That building is the Outbuilding per the regulations and it therefore violates the section above due to its proximity to the rear property line.</p> <p>It is our opinion that this regulation does not allow the redevelopment of an existing site with large, big box retail construction as a Smart Code project. Here it is not feasible to demolish the existing site and building and start anew. This project addresses the intent of Germantown's Smart Code without wasting an existing, useable structure.</p>
WARRANT REQUEST
<p><u>WARRANT #2</u></p> <p>Section 23-745, A warrant is an official decision that permits a practice that is not consistent with a specific provision(s) of the Code, but is justified by its intent (Sec. 23-741) and is consistent with the adopted small area plan applicable to that location.</p> <p>Section of Smart Code from which the deviation is sought: _____</p> <p>Justification of Intent (provide additional information as necessary to make the case): _____</p>

PLEASE NOTE: If more than 1 warrant is being requested, please complete this page and attach to the application. If more than 2 warrants are being requested, please make copies of this page, provide the information requested and attach the pages to the back of the application.

CITY OF GERMANTOWN

SMART CODE WARRANT APPLICATION CHECKLIST

Completed by applicant as of date of submittal		Completed by staff as of date of completeness review	
Completed	Required Items	Staff Verification	Staff Comments:
<input checked="" type="checkbox"/>	A pre-development meeting with staff is required		
<input checked="" type="checkbox"/>	A completed application for a warrant and required fees		
<input checked="" type="checkbox"/>	A site plan illustrating the Warrant request		
<input checked="" type="checkbox"/>	Documentation of authorization to represent the property owner, if applicant is not the owner		
<input checked="" type="checkbox"/>	CD of the application and all supporting documents, in .jpg and PDF format.		
<input checked="" type="checkbox"/>	Application Fee \$150 per warrant request		

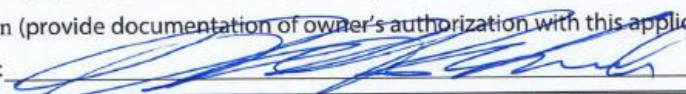
Please Note: The signature of owner authorizes City of Germantown staff to visit and inspect the property for which this application is being submitted. The signature also indicates that the applicant or his agent has reviewed the requirements of this checklist and all items on this checklist have been addressed and complied with. The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

(Check One):

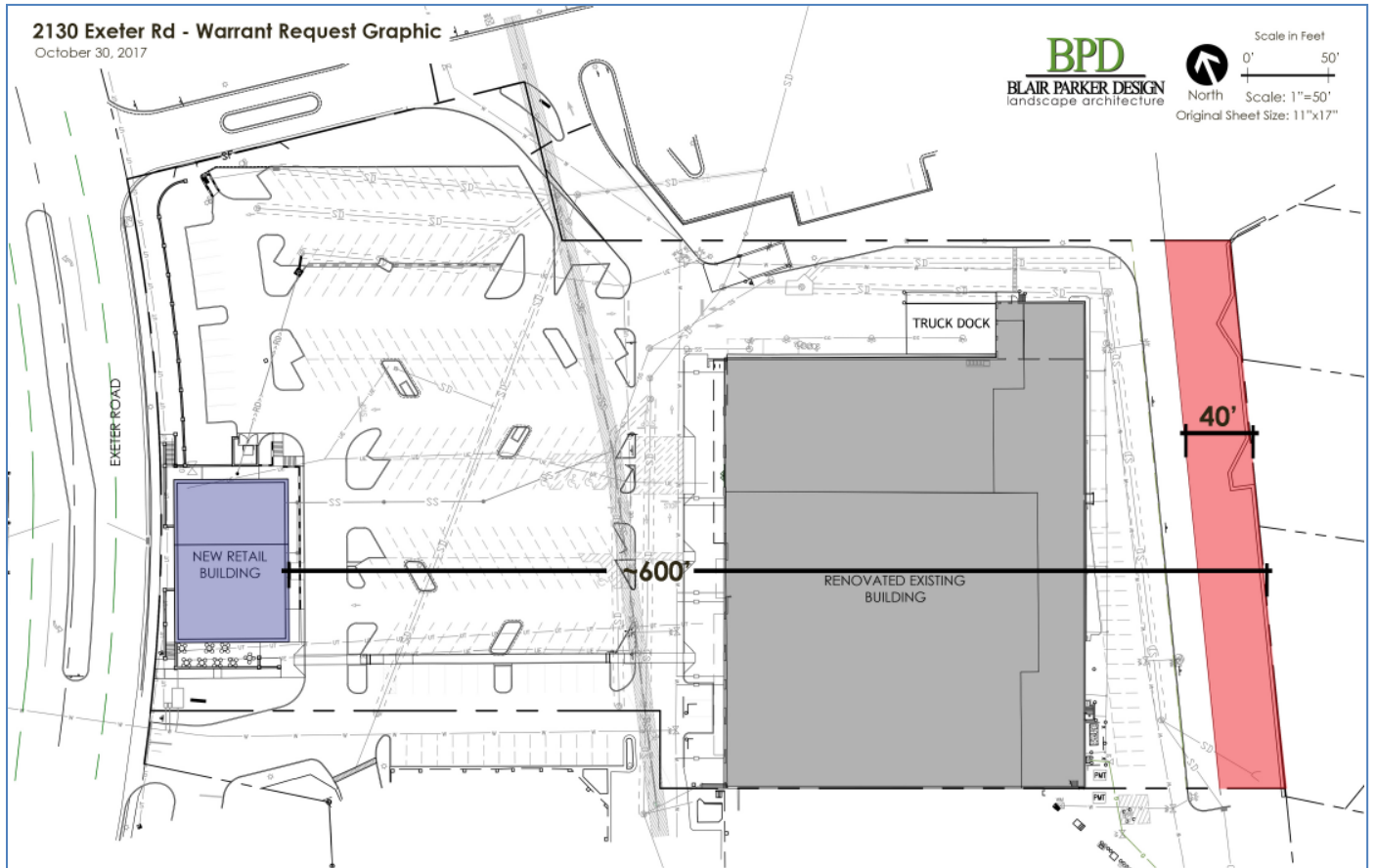
I, the owner, will represent this application with the City of Germantown.
 I, the owner, hereby authorize the person named below to act as my agent in processing this application with the City of Germantown. *see Applicant and Applicant's Agent on Page 1.*

I certify that the information in this application is complete and accurate. I understand that I or a representative should be present at all meetings concerning this application.

I am the property owner of record or developer ; or I am the agent authorized to represent the owner in this application (provide documentation of owner's authorization with this application)

Signature:  Date: *10/23/17*

(see letter attached from City of Germantown dated 10/3/17)





**CITY OF
 GERMANTOWN
 TENNESSEE**

DATE RECEIVED: _____
 RECEIVED BY: _____

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

**PLANNING COMMISSION
 OFFICIAL APPLICATION FORM**

TYPE OF APPLICATION

(Check all that apply):

- Sketch Plan; Preliminary Site Plan; Final Site Plan
- Minor Subdivision; Preliminary Plat; Final Plat
- Grading/Tree Removal; WTF (Wireless Transmission Facility)
- Rezoning From: _____ To: _____
- Other: _____

IS THIS SITE WITHIN A SMART CODE AREA: (Circle One) **YES** NO
 (Please note - if yes, than follow Smart Code Application Instructions to complete this form for submittal)

PLANNED USE DEVELOPMENT'S (PUD) ONLY:

- PUD Outline Plan (Master Plan); PUD Amendment to Outline Plan;
 - PUD Preliminary Plan (individual phases); Final Plan (individual phases);
- Phase: _____ of _____ Date of PUD Outline Plan (Master Plan) Approval: _____
 Other: _____

**PROJECT INFORMATION
 (Provide Additional Pages as Needed)**

Project Name: 2130 Exeter Road Holdings
 Address/Location: 2130 Exeter Road
 Project Description: Building and site modifications to the property officially platted as Parcel 1 of the Final Plan of Phase Two, First Addition to Farmington Shopping Center.
 No. of Acres: 5.3 ac Parcel Identification Number(s): G0231-00468

PLEASE ATTACH A LETTER EXPLAINING THE PROJECT, IN DETAIL, AND LISTING ALL VARIANCES REQUESTED FROM THE SUBDIVISION AND ZONING REGULATIONS.

OWNER/LESSEE/DEVELOPER INFORMATION

Owner Name (Print): Robert H. Schwab, Trustee of the Robert and Louise Schwab Family Trust, as amended Address: 10940 Wilshire Blvd, Suite 2250, Los Angeles, CA
 Phone No.: ????? 310 208-1800 x 13 Email Address: ????? schwab_rhs@gmail.com
 Signature of Owner: [Signature]
 Lessee Name (Print): N/A Address: (See letter attached dated 10/3/2017 from city of GERMANTOWN)
 Phone No.: _____ Email Address: _____
 Signature of Lessee: _____
 Developer Name (Print): 2130 Exeter Road Holdings, LLC Address: 7 E. Congress Street, Suite 900A, Savannah, GA
 Phone No.: 205-421-9500 Email Address: sam@wpcmlc.com
 Signature of Developer: [Signature] Blake R. Berg

PLEASE ATTACH A COPY OF THE DEED REFLECTING OWNERSHIP OF THE SUBJECT REAL PROPERTY

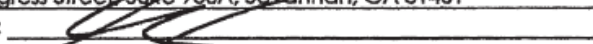
Planning Commission – Official Application Form
Page 2


AGENT/REPRESENTATIVE INFORMATION	
Name: <u>R. Blair Parker, RLA</u>	Title: <u>Landscape Architect</u>
Company Name: <u>Blair Parker Design, LLC.</u>	Address: <u>5159 Wheelis Dr, Suite 107, Memphis TN 38117</u>
Phone No.: <u>901-767-6555</u>	Email Address: <u>blairp@blairparkerdesign.com</u>
Who will represent this proposal at the Planning Commission meeting? <u>R. Blair Parker, RLA</u>	
ENGINEER/SURVEYOR INFORMATION	
Engineer Name: <u>Lynn Alan Solesbee, PE</u>	Address: <u>19 Washington Park, Greenville, SC 29601</u>
Phone No. <u>864-326-4207</u>	Email Address: _____
Surveyor Name: _____	Address: _____
Phone No.: _____	Email Address: _____

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 interest, the following information is required to be furnished:

- For-Profit Entities.** If the Applicant (including all owners, lessees and developers) submitting this Application ("Applicant") is a for-profit entity, i.e. sole proprietor, general partnership, limited partnership, corporation, limited liability company, RE.I.T., a trust, or any other form of for-profit business entity, the authorized representative of the Applicant 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 Applicant. (If another business entity owns 10% or more of the ownership interests in the Applicant, 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 Applicant, 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.

Applicant: 2130 Exeter Road Holdings, LLC Mark Ibanez - Managing Partner
Address: 7 E. Congress Street, Suite 900A, Savannah, GA 31401
Signature of Applicant: 

Property Owner: Robert H. Schwab, Trustee of the Robert and Louise Schwab Family Trust, as amended
Address: 10940 Wilshire Blvd, Suite 2250, Los Angeles, CA 90024
Signature of Property Owner: 

Lessee: _____
Address: _____
Signature of Lessee: _____

Developer: 2130 Exeter Road Holdings, LLC Mark Ibanez - Managing Partner
Address: 7 E. Congress Street, Suite 900A, Savannah, GA 31401
Signature of Developer: 

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

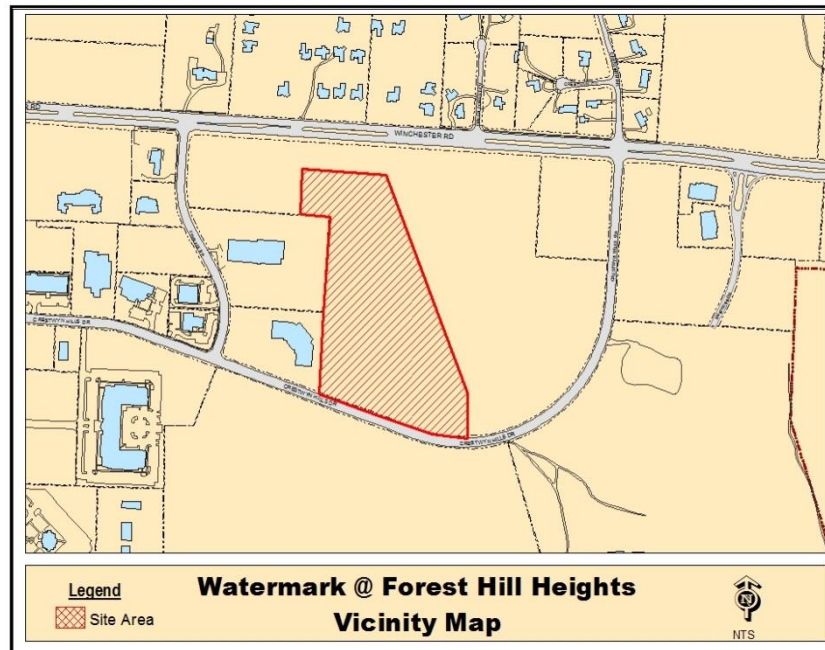
Name	Business or Home Address
<u>Mark Ibanez</u>	<u>7 E. Congress Street, Suite 900A, Savannah, GA 31401</u>
_____	_____
_____	_____
_____	_____

5. a. Forest Hill Heights Amended P.D. (Watermark at Forest Hill Heights), Outline Plan Amendment and Final Site Plan Approval

INTRODUCTION:

Development Case Number:	17-725
Case Name:	Forest Hill Heights Amended P.D.(Watermark at Forest Hill Heights)
Location:	North side of Crestwyn Hill Drive and east of Tyndale Drive
Owner Name:	Forest Hill Associates
Applicant/Developer:	Thompson Thrift Development, Inc. d/b/a Watermark
Representative:	Ryan McMaster, PE w/Kimley-Horn & Associates - Agent
Zoning District:	“T-5” Urban Center
Area:	17.69 acres
Request:	Outline Plan Amendment and Preliminary and Final Site Plan Approval of a 310 Unit Multi-Family, Residential Development (Phase 19)

**Refer to the Disclosure Form attached for more information*



****LOCATION IS APPROXIMATED****

BACKGROUND: This site is within the boundaries of the Forest Hill Heights Amended Planned Development (Outline Plan-Plat Book 166, Page 60), which is a 363.8 acre parcel that was approved and first recorded by Memphis & Shelby County in 1996, with subsequent recordings of numerous final plans (Phases 1-16). The property is located on the south side of Winchester Road between the City of Memphis’ and Town of Collierville’s city limits. Two hundred seventy-eight (278) acres of the property

within the PD was annexed by the City of Germantown in 2000, at which time it was zoned AG (Agricultural) by Shelby County. Also in 2000, the majority of the newly annexed property was rezoned to O-51 (Office District) by the Board of Mayor and Aldermen’s (BMA) approval of Ordinance 2000-15. A portion of the property (18.5 acres) at the southeast corner of Winchester Road and Forest Hill Irene was rezoned to C-2 (General Commercial) by Ordinance 2000-17. After the area was annexed, the BMA approved an amendment to the Forest Hill Heights PD to accept the recorded Outline Plan subject to a number of supplemental conditions, which are reflected on the most recent re-recording of the Outline Plan (Plat Book 234, Page 42). In 2016, the BMA adopted the Forest Hill Heights (FHH) Small Area Plan and in conjunction with the plan’s recommendation rezoned 278 acres of property to T5 (Urban Center) with their approval of Ordinance 2016-09. The subject property has remained undeveloped since its annexation into the City of Germantown.

DISCUSSION: The proposed development is proposed as Phase 19 of the Forest Hill Heights Amended Planned Development. The request is two-fold: approval of an amended Outline Plan to allow T5 uses within the PD and approval of a final site plan for a multi-family apartment development. The approval of an outline plan amendment will allow, within the boundary of the recorded PD, final plans to be filed for Planning Commission approval that reflect uses permitted by the T5 District along with the appropriate density for the proposed site. Details, such as building placement, height, scale, setback, architectural details, etc..., will also be addressed on the final plan that is also under review for approval by the Planning Commission with this application. If this request is approved, the applicant will be required to re-record the outline plan to reflect this change prior to any new phases of development moving forward for development contract approval.

The final site plan for Phase 19 of the Forest Hill Heights Amended Planned Development proposes a new multi-family development on property that is within the Forest Hill Heights Smart Growth Area. The T5 District allows a mixture of uses including residential, retail, commercial, and office. The T5 district also allows up to five story buildings (or up to six stories with a warrant). Below is the summary table for the proposed development.

DEVELOPMENT SUMMARY

TOTAL SITE AREA	17.69 ac.
USES:	
Multi-Family	310 apartments
BUILDING HEIGHT	3 stories max.
PARKING: Total Provided	546 spaces
Garage	140
On-Site Surface	326
On-Street	80
TOTAL OPEN SPACE AREA	81.0 sq. ft.

NOTE: See attached Site Plan Data Table and Project Description from the applicant.

REGULATING PLAN:

The Forest Hill Heights Small Area Plan’s Concept Master Plan and Land Use Plan recommends this section of the study area be developed with higher density residential uses. The Concept Master Plan recommends that higher density residential be limited to 8 or more dwelling units/per acre. Based on the market analysis and recommended build out schedule in the Small Area Plan, an *optimum* density ratio for this site in the T5 District is 12-15 dwelling units per acre. The proposed site plan is requesting a density of 16 dwelling units per acre. The slight increase in density over the recommended optimum ratio for this site is not outside the vision of the small area plan considering it will be the first residential project in the area and could be the first step in fueling the need for

commercial and retail development to follow sooner than would normally be expected in this area of the City. See both Plans from the FHH Small Area Plan on page 16 of this report.

DESIGN REVIEW CHECKLIST:

1. *Site Layout:* The proposed site plan provides for the dedication and construction of the main internal street (Watermark Drive) that will eventually connect with Winchester Road on the north and Crestwyn Hill Drive on the south as recommended by the Forest Hill Heights Small Area Plan. The 310 unit apartment development will be located on the western side of the new street with driveway access to both adjacent public streets (Watermark Drive and Crestwyn Hill Drive). Significant change to the plan includes the reorientation of the buildings along Crestwyn Hill Drive to front onto the street as recommended by the small area plan and the remove of a proposed retaining wall. The streetscape in this area will mirror that of Watermark Drive (Central Spine).
2. *Building Elevations:* See the attached plans. The building exterior is to be a combination of brick and cementitious (fiber cement) siding. The buildings fronting on proposed Watermark Drive would be composed of majority brick. Other building materials include cement board and batten, composite shingle & metal roofing, and metal railing. Plans do not indicate the amount of building façade transparency. The ordinance requires a minimum of 30% of the total wall area of each façade to be composed of transparent windows (excluding glass block) or doorways (egress only doorway excluded). Even though a warrant to this requirement is requested, the proposed percent of transparency should still be shown on the plan. See revised building elevations that reflect changes made to materials and design for this project.
3. *Street Improvements and Curb Cuts:* Watermark Drive (identified as Central Spine Avenue in the FHH Small Area Plan) is to be dedicated at the full 80 foot width, as recommended by the Small Area Plan, with only half of the ROW to be improved by this development. The improvements will include full curb and gutter construction along the eastern ROW line of the street for its entire length. There are two curb cuts proposed from Watermark Drive and one from Crestwyn Hill Drive. In response to the SCRC recommendation that the street system reflected on the concept plan more closely match that of the Forest Hill Irene Small Area Plan, the site plan was revised to provide a east/west local street, with on-street parking, and to reorient some of the buildings to front along the new street segment.
4. *Parking Lots:* A total of 546 parking spaces are provided. See parking information in the summary table on page 2 of this report and on the site plan. The T-5 district requires 1 space per dwelling unit for residential development. The plan conforms to this requirement; however, a warrant is being requested to exceed the parking requirements by 34 parking spaces. Bike (20) and handicapped (8) parking spaces are identified on the plans. Due to a change in the building type along the Crestwyn Hill Drive frontage to comply with the Small Area Plan's recommendation that buildings address the street, an increase in parking spaces has been made to accommodate an increase in the number of multi-family units for this project.
5. *Exterior Lighting:* Detail provided on plans (Sheet L300). Photometric plan appears to conform to the ordinance requirements for all sides of the site. Provide designation of IESNA "cut-off" fixtures on the lighting plan. Requested information has been provided on lighting plan.
6. *Garbage Collection Area:* A trash compactor enclosure is to be located near the driveway entrance from Crestwyn Drive. The materials are to be split-face CMU with cast stone cap.

Information on the height of the enclosure should be added to the plans. Details are shown on sheet A901 of plan set. Requested information has been provided on the plan.

7. *Vents*: Not noted on the plan. Information provided as requested. The applicant should note on the construction plan that all vents are required to blend into the building façade so as not to be visible from the public street.
8. *Gas, Electric and Water*: Detailed information on meter location should be provided. See comments from City Engineering. Most of the requested information has been provided on the plan (applicant response is included with supplemental materials for this project). The applicant should note on the construction plans that all meters are required to be screened from public street view.
9. *Mechanical Units*: Information not provided. All mechanical units are to be screened from public street view. Requested information shown on the revised building elevations.
10. *Emergency Generators*: N/A.
11. *Landscaping*: A landscape plan (Sheets L201-L204) and a hardscape plan (Sheets L100-L108) have been provided.
12. *Mailboxes*: A centrally located mail kiosk for the development is shown on sheet C201.
13. *Signs*: Signs will require separate applications and approvals.

WARRANTS:

Per Section 23-745, any requested deviation from the Smart Code District’s regulations must be granted by approval of a warrant. The following warrants from the standard development regulations are required for this project:

In those instances where reasons are shown that would justify a deviation from the strict requirements of the provisions of the Smart Code, the Planning Commission shall have authority to permit such deviations. 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" and is consistent with the urban design guidelines and/or development concepts in the "Germantown Smart Growth Plan".

The following is from the Smart Code section of the zoning regulations: “In determining justifiable reasons for granting a warrant, the PC shall take into account, among other relevant factors that may be applicable, the relationship of the property to other properties, whether the deviation would be in accord with the intent of the Smart Code, principles of good land use planning as same may evolve over time, the topography of the property, and peculiar and exceptional practical difficulties or undue hardship upon the owner of the property. In determining whether to grant a warrant, financial hardship shall not alone be considered sufficient to justify a deviation. In all events, the PC shall take into consideration whether the proposed deviation may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Smart Code provisions.”

A. WARRANT- SIX REQUESTED

WARRANT 1: Sec. 23-758 – Civic Space. Civic space may be approved by warrant in any Smart Code zoning district. The warrant request is to allow three civic spaces along the main street (proposed Watermark Drive) frontage of this development for the subject property.

WARRANT 2: Sec. 23-770(4) (A) – Building Sitting; Principal Building; Front Setback. The front building setback shall be a minimum of 0 feet to 12 feet from the front property line. The warrant request is to allow buildings along the east/west road through the site and internal to the development to exceed the maximum allowed building setback in order to place the proposed dog park along the street frontage and the building behind with parking behind the buildings. The maximum building setback for these buildings will be 68 feet from the back of curb.

WARRANT 3: Sec. 23-778(B) - Frontage Build-out. Urban Center Zone (T5): 70% min. In the absence of a building along the remainder of the frontage line, a street screen shall be built on the same plane with the façade. The warrant request is to allow frontage build-out to be accomplished by the use of a street screen designed in an off-set pattern that is not built on the same plane with the buildings façades along the Frontage Line.

WARRANT 4: Sec. 23-786(D) (2) - Façade treatment and building walls. (2) Minimize blank walls: At least 30 percent of the total wall area of each façade shall be composed of transparent windows (excluding glass block) or doorways (egress only doorway excluded). (a) "Transparent" shall mean clear glass such that there are direct views to the building's interior extending a minimum of six feet behind the window during daylight hours. Reflective, highly tinted glass, faux windows or casement display windows are prohibited in meeting this requirement. The warrant request is to allow this requirement to apply to only the mixed use clubhouse building, with 30% percent transparency, and exclude the Big House® and E-Urban® building type that are exclusive residential structures.

WARRANT 5: Sec. 23-786(D) (3) - Façade treatment and building walls. (3) Materials: Building façade materials, with the exception of corner treatments and columns, shall be combined only horizontally, with the heavier below the lighter. (b) T5: The exterior finish material on all façades shall be limited to brick, stone, and/or hard coat stucco. Other materials may be permitted by warrant. The warrant request is to allow the use of cementitious (fiber cement) lap siding and EIFS in addition to the permitted building material.

WARRANT 6: Sec. 23-792(B) (2) - General parking standards. T5 and T6 only: The vehicular entrance of a parking lot or garage on a lot frontage shall be no wider than 30 feet and Section 23-793(a) (3) states “Vehicular entrances to parking lots, garages, and parking structures shall be no wider than 24 feet at the frontage”. The warrant request is to allow driveway entrance that is 37.93 feet face of curb to face of curb.

WARRANT 7: Sec. 23-792(D) (6) – Surface Parking. Surface parking spaces provided in excess of 120 percent of the minimum required shall be by warrant. The warrant request is to allow an additional 34 surface parking spaces over the required number of surface parking space for this site.

B. OUTLINE PLAN CONDITIONS (Items to be added to the Outline Plan for re-recording)

1. T5 uses are permitted within this PD.
2. Multi-Family Residential shall be limited to a maximum of 12 dwelling units per acre, except Phase 19 shall be allow 17.5 dwelling units per acre.

C. STANDARD CONDITIONS OF APPROVAL (Items to be placed on the Final Plan for recording)

1. All recorded easements shall be shown on the plat. A five (5) foot utility easement is required along all property lines, adjacent to and not within any other easement.
2. Per Section 23-797, this development must adhere to the public art percentage requirement (0.5% of threshold value).
3. All survey data shall be tied to Tennessee State Plane Coordinates and the City of Germantown monumented survey control. The final plat, construction drawings and "as built" plans shall be submitted on electronic media in DXF format.
4. The developer shall enter into a Project Development Contract with the City of Germantown for this project after it has received Final approval from the Board of Mayor and Alderman.
5. If approved, all materials shall be specified on the construction plans for the proposed project. The applicant must receive Final Construction Plan approval from the Department of Community Development before the Memphis/Shelby County Office of Construction Code Enforcement may issue a building permit for the project.
6. The applicant is required to include the following formal written statement by a certified and licensed professional engineer to be placed on the grading and drainage plans, signed, dated and sealed:

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

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

D. DEPARTMENTAL STAFF COMMENTS (To be addressed prior to construction plan approval)

The Technical Advisory Committee (T.A.C.) met on October 11th reviewed the submitted plans and had the following comments: (The applicant's response to these comments is included in the supplement materials for this project.)

Planning:

1. Parkland dedication is required for all residential developments in the City of Germantown. The Smart Code allows the dedication of Civic Space to be substituted for the required parkland dedication. The site plan proposes the provision of undedicated Civic Space (7,800 sq. ft.). However, based on the parkland dedication formula the required amount is 3.577 acres. A fee in lieu of the dedication may be considered for this development. Please work with staff to determine how the development plans to meet this requirement. Staff recalculated this information based on new information. Staff will continue to work with the applicant concerning this requirement to finalize it prior to site plan approval.
2. The proposed Regional Detention area should be designed as an aesthetically pleasing amenity for the overall community that will develop within the Forest Hill Heights area. Provide a concept plan on how this development will address this recommendation.
3. Verify that the windows trim on each building comply with Section 23-786.E.1 that requires entry facade window trim to have a minimum relief of 0.25 inch from the exterior wall.
4. What is the percentage of EIFS proposed on each of the building variations presented?
5. Water and other services need to be in place, before construction begins. Consult with the Fire Marshal to determine if current service will be sufficient, given what other projects are to be constructed at that time.

Engineering:

1. The Forest Hill Heights (FHH) small area plan identifies two intersections for future signalization; 1) Crestwyn/Winchester and 2) Crestwyn/FHI. All future development within the FHH area will be required to contribute to the cost of these future signals. When estimating costs, the City uses a budget amount of \$400,000/intersection. This amount includes design and preparation of construction documents for City of Germantown's standard mast arms and video detection. Due to its close proximity to and anticipated high number of left-turns, this site will be required to contribute 13% toward design/construction of the Crestwyn/FHI signal. This site is anticipated to have a lesser impact at the Crestwyn/Winchester intersection. A contribution of 1% toward design/construction will be required for this signal. For estimating purposes, Developer's total responsibility = 13% (\$400,000) + 1% (\$400,000) = \$56,000 and will be collected as a development fee at time of Development Contract.
2. The Forest Hill Heights (FHH) small area plan identified a sanitary sewer deficiency in the western portion of the FHH area. This area is currently served by an 8" diameter line that is inadequate to handle all areas that drain to it at full build-out. Our consultants have determined that a minimum 10" diameter line is needed for full build out. All proposed developments that drain to this line will be required to cost share in the needed future upgrade. Preliminary cost estimates for design and construction of a 10" sanitary sewer line approximately 1 mile in length is ~ \$1,000,000. The available capacity of that future upgraded sanitary sewer is calculated at 528 gal/min. The calculated sanitary sewer flow for the proposed Watermark development is 206 gal/min, or approximately 37% of the future available capacity. Therefore, the developer's cost share responsibility is 37% of \$1,000,000, or \$370,000.
3. An NPDES permit will be required from TDEC.
4. A maintenance agreement will be required for the detention facilities. (The owner of the property shall adequately maintain the stormwater management/Best Management Practices (BMP) facilities. This includes all underground detention storage pipes and channels built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing at their design functions).

5. The peak rate of runoff from the critical storm occurring over the developed site shall not exceed the peak rate of runoff from a 1, 2, 5, 10, 25-year, 24 hour storm events occurring over the same area prior to development. Storms of less frequent occurrence (longer return period) than the critical storm, shall have the peak rate of runoff not greater than for the same storm under predevelopment conditions.

Public Services:

1. Sewer manhole #19 the sewer will be bucking flow. Move connection to the west to blend with flow.
2. Dog Park stormwater discharge needs fecal erosion prevention.

Neighborhood Services:

1. Trash enclosure should also accommodate for recycling.
2. Where will trash from individual units be placed, while waiting for the valet to pick up?
3. Where will the trash for the Clubhouse be stored, until the valet service can pick it up, especially if there are events, etc., which could generate more trash than usual?

Police Services:

1. Currently, there are only 2 officers in this area of the city on duty. With an apartment complex of this size, services could be impacted.

City Fire Marshal:

1. The following plan review comments are requirements of the International Fire Code (IFC) 2012, National Fire Protection Association (NFPA) codes and Germantown City Ordinances that apply.
2. Comments provided for the Technical Advisory Committee do not remove the developer or contractor from the responsibility of applying for permits from the Fire Marshal's Office and submitting a full set of architectural plans.
3. *See requirements for fire department's general requirements for access and water supply (attached to this document).

Fire Department General Requirements

ACCESS:

"Chapter 33, Section 3310, Access for Fire Fighting

- *3310.1 Required Access: Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available."*

NOTE: An approved driving surface shall consist of an all weather surface with a minimum of a single layer of asphalt.

- Fire apparatus access roads shall have a minimum pavement width of 26 feet exclusive of curb and gutter. (24 feet unobstructed) (Germantown City Ordinance, GCO), (IFC D103.1)
- Fire Department access roads shall have a minimum vertical clearance of 13 feet 6 inches. (IFC 503.2.1)

- The access roadway shall be within 50 feet of the normal point of entry to the structure for the fire department. (GCO)
- The fire department access roadway shall be extended to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building (IFC 503.1.1)
- The grade of the fire department access road shall be no greater than 10%. (IFC D103.2)
- Buildings or facilities exceeding three stories or 30 feet in height shall have at least two means of fire apparatus access for each structure. (IFC D104.1)
- Buildings or portions of buildings exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial fire apparatus. (IFC D105.1)
- Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet exclusive of shoulders. (IFC D103.1)
- Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. (IFC D105.1)
- Turns in fire lanes shall be constructed to provide sufficient width to accommodate the largest piece of fire apparatus available to be operated on the fire lane, but in no case shall the radius to the outside curb line be less than 50 ft. (NFPA 1141)
- Multi-family residential developments having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. (IFC D106.1)
- Dead-end fire apparatus access roads in excess of 150 feet shall be provided with a turnaround cul-de-sac of 96' diameter cul-de-sac. (IFC D103.4)
- Buildings exceeding 62,000 square feet or the sum of buildings within a development shall have two separate and approved fire apparatus access roads. (*Exception: buildings or the sum of square footage within a development will be permitted not to exceed 124,000 square feet if protected throughout with an automatic sprinkler system designed to NFPA 13 standards*) (IFC D104.2)
- Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. (IFC D104.3)
- Security gates across fire department access roadways, when open, shall provide an unobstructed width of 24 feet. (*See the City's Private Street Policy for additional requirements on gate features*) (IFC D103.5)
- Fire lane signs shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide. (IFC D103.6.1)

PREMISES IDENTIFICATION:

- New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- Numbers shall be a minimum of 4 inches high with a minimum stroke width of .5 inches and contrast with the background.

- This standard shall also apply to suite numbers.
- In a multi tenant building address numbers and/or suite numbers shall be posted on all doors allowing access to the suite.

UTILITIES/WATER:

- Fire hydrants shall be located within 3 feet of roadway access with the 4 inch outlet facing the roadway access
- Fire hydrants shall be installed so that there is a minimum of 18 inches between the center of the 4 inch steamer cap and the surrounding finish grade, for a radius of at least 5 feet.
- Fire hydrants along street or fire access routes or at intersections shall be visible for a minimum of 100 feet in all directions.
- Fire hydrants shall be free from obstructions on all sides by a minimum clearance of not less than 3 feet. i.e. landscape, light poles, signs, fences
- Fire hydrants shall be installed, for commercial buildings not greater than 300 feet apart. In residential communities, excluding multifamily occupancies, fire hydrants shall be installed not greater than 500 feet apart.
- Fire hydrants shall be placed at a minimum of 40 feet from any structure.
- Fire hydrants installed within the City of Germantown shall be silver in color.
- Plans submitted must identify that the underground main installed meets the requirements of NFPA 24.
- The underground main must have a hydraulic test performed and recorded at 200 psi for 2 hours.
- Dead end mains are not permitted unless approved by the fire code official.
- Piping shall not be installed under buildings unless approved by the fire code official.
- Required fire flows shall be calculated with 20 psi residual pressure for a minimum flow of 2 hours.

FDC:

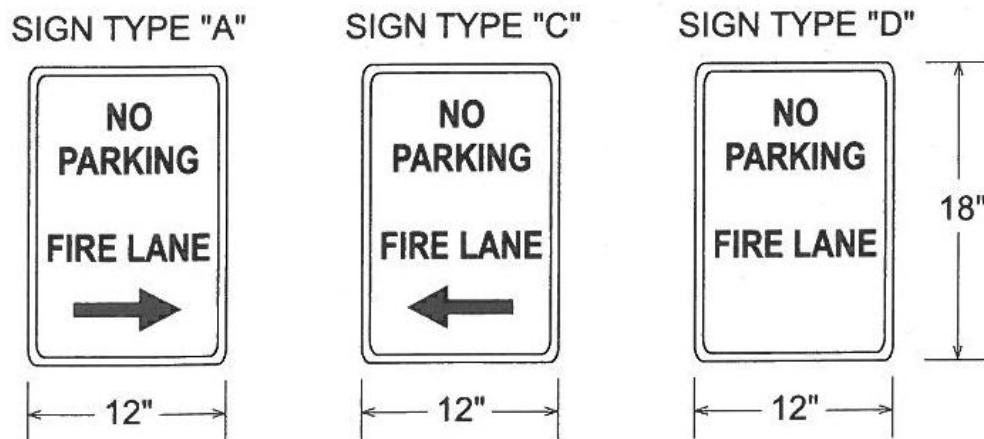
- The fire department connections (FDC) shall consist of two 2 1/2 inch connections using NH internal threaded swivel fittings with 2.5-7.5 NH standard thread.
- The fire department connections (FDC) shall consist of two 2 1/2 inch connections using NH internal threaded swivel fittings with 2.5-7.5 NH standard thread. There shall be a 2 1/2 inch fire department connection for each 250 gpm required for the fire pump. Where more than (2) connections are required to meet the demand of the fire pump, a 5" Storz connection may be used.
- The fire department connection should be located not less than 18 in. (457 mm) and not more than 4 ft (1.2 m) above the **finished** grade.
- The FDC shall be located a minimum of 40 feet from the structure and within 100 feet of a fire hydrant.
- The FDC shall be located on the address side of the structure.
- The fire department connection shall be painted red with white address numbers. (not required if the FDC is mounted on the structure)
- For hydraulically calculated systems, the fire department connection shall not be less than the size of the system riser.

PIV:

- The post indicator valve (PIV) shall be set so that the top of the post will be 36 in. (0.9 m) above the final grade.
- The PIV shall be located a minimum of 40 feet from the structure.
- The PIV shall be located on the address side of the building.
- The PIV shall be red with white address numbers (not required if the PIV is mounted on the structure)

FIRE LANE SIGNS:

- Where required by the fire code official NO PARKING FIRE LANE signs shall be installed.
- Signs shall have a minimum dimension of 12 inches wide by 18 inches high.
- Signs shall have red letters on a white reflective background.
- Reference the City of Germantown sign ordinance for height requirements



APPENDIX

NFPA 1141:

5.4 Parking Lots.

5.4.1* The minimum lengths of parking lot stalls shall be measured end to end as shown in Figure 5.4.1, and the minimum stall length and aisle widths shall be as shown in Table 5.4.1.

Table 5.4.1 Minimum Parking Lot Stall Dimensions and Minimum Aisle Lengths

Parking Angle	Minimum Stall Length		Minimum Aisle Width		Minimum Aisle Width	
	One Way Traffic Flow	Two way Traffic Flow	ft	m	ft	m
45 degrees	27.5	8.4	16	4.9	24	7.3
60 degrees	23.7	7.2	16	4.9	24	7.3
75 degrees	20.9	6.4	23	7.0	24	7.3
90 degrees	18.5	5.6	26	7.9	26	7.9

5.4.2 Parking lot aisles adjacent to any building shall provide a travel lane with a minimum 24 ft (7.3 m) clear width.

5.4.3 The minimum turning radius for parking lot aisles necessary for fire department apparatus access shall be determined by the fire department having responsibility.

Board Discussion:

Chairman Harless asked if there were any questions of staff. There were none.

Chairman Harless invited the applicant to discuss the project.

Jessica Tuttle with Thompson Thrift Development, Inc. d/b/a Watermark at 111 Monument Circle, Suite 1600 Indianapolis, IN, stated this will be their 33rd project when it goes to construction. Watermark looks for markets that have major employers, new retail growth, and are close to major thoroughfares.

Henry Minor with Dalhoff Thomas Design Studio at 6465 North Quail Hollow Road, Suite 401, Memphis, TN 38120, the landscape architect for the project, stated they heard the comments at the Planning Commission Subcommittee regarding the regional storm water detention area and amenitizing it. There will be a minimum 3 to 1 slope on the sides of small concrete swale, which is 6 to 8 feet wide. That allows the water to be easily conveyed through the detention pond down to the exit point. The wet basin will be planted with native grasses and wildflowers, with a 30 foot minimum width on each side of the concrete swale. The grasses and plantings shall be allowed to achieve a height of 2'- 4' each year, but height will vary. The plantings in the detention pond will be mowed once annually to keep any volunteer trees and shrub material from establishing. The detention pond is designed to allow storm water to drain down after no more than 72 hours following a rain event. All specified plant material will be tolerant to wet growth conditions and brief periods of complete rain inundation.

Chairman Harless asked if the applicant had reached an agreement with the owner of the property on this regional storm water detention area.

Ms. Tuttle answered yes, they have Mrs. Charles Wurtzburger's (seller) signature on a shared agreement.

Chairman Harless asked if there was anyone in the audience that would like to speak in favor of this project. There were none.

Chairman Harless asked if there was anyone in the audience that would like to speak in opposition of this project.

Opposition:

Edgar Babian at 3580 Crestwyn Drive stated it looks like the developer is taking half of Crestwyn Hills Drive for parking to accommodate a private development. Has the developer paid the City for parking to use those spaces, or are those parking spaces counted as part of the development? The agreement [as part of the Forest Hill Heights Small Area Plan] was that all roads in this development area would come off of Crestwyn Hills Drive and nothing would go to Winchester Road.

Ms. Dweik stated that she lives in a gated community, the Vinings [off of Winchester Rd.]. Her main concerns are related to the traffic and the increase in crime due to the apartments. Their house is across the street from this project, and someone has already rammed into the subdivision gates and broken them. Crime will increase even more with this project.

Arafat Melhem at 9342 Cielo Drive stated this will be the fourth apartment development in their area. They feel their area is being targeted because it's the only area in Germantown with land for sale.

Steve Atkins at 3638 Romano Way East stated they are concerned about the amount of traffic that is going to be dumped onto Winchester Road from this project, property values going down in their area, and the crime rate going up. All these things go hand in hand with apartments.

Janie Picunko at 9318 South Romano Way stated last year, they were promised there would be a maximum of 225 apartment units with this Small Area Plan. Now the developer wants 30% more than that, with 312 units. Will the city be increasing the police? What is the city going to do about the schools, because right now the new school to be built is just going to be K-5? Has it been considered what the services are going to cost the City? Could someone please explain what exactly is the T-5 zoning?

Todd Sudduth at 3645 Romano Way West stated that he lives across the street from this proposed project. He understands smart planning community (sic), but looking out his window, with 1000 new apartment units in this area, that is not a smart plan. His suggestion to the city would be to take a step back and look at the next stages of this whole project.

Karme Spillers at 9297 Cielo Drive asked the Commission to please think about what it is doing. There are way too many multifamily homes going in here. That's great if one could find people to fill those apartments, especially at the suggested high rent prices. Otherwise, they are looking at a lot of empty apartments that need to be filled. She asked the Commission to please think about it and works for the neighbors.

Mariah Salim at 1851 River Valley Drive stated she's a nurse. As a healthcare provider, she wants to know about services. What plans are in place as far as police, fire departments, emergency services such as ambulances, and access to healthcare in the area, that will be impacted due to the increase in population from the apartments?

Philip Conner at 3664 Crestwyn Drive stated Chairman Harless stated in a meeting that he attended recently, "you said and I quote: "we are all residents and citizens of Germantown and we take that very seriously." Tonight he wanted to remind Chairman Harless of that exact statement, and he asked Chairman Harless to take this very seriously. This apartment project is just over loading this area. The residents are all concerned about the increase in the traffic. The Planning Commission can vote tonight and one day they will all be gone. But what the Planning Commission votes tonight, the neighborhood is stuck with, period. He requested the Commission to please step back and analyze this some more, and reduce the concentration of apartments in this area, and look at the originally proposed 225 apartment units [in the Forest Hill Heights Small Area Plan].

Chairman Harless noted he wanted to thank the citizens for their comments.

Mr. Ross answered, in 2015 the City worked with Looney Ricks Kiss, in partnership with the community, on developing the Forest Hill Heights Small Area Plan. As those planning efforts go, it's a community driven process where the community was invited to be part of a five-day workshop, and through that effort a concept plan was created with variety of uses. One of the recommendations that came out of that process was the application of the T5 zoning district to this area south of Winchester Road. The T5 zoning district is not the most intensive zoning district that is within the Smart Code. It is called the Urban Center Zone, and it allows for a variety of uses that run the spectrum of apartment buildings, row houses, and duplexes, to live-work units, accessory dwelling units, and houses. Cottages are not included in this. Also included are hotels, inns, office buildings, open market buildings, retail buildings, restaurants, civil uses, parks, other areas such police and fire stations as the area starts to develop. All these uses are considered as part of this concept plan. What that plan also concluded through actually working in the area, taking measurements, and living in the area for 20 hours a day, is that Crestwyn Hills as a road is rather wide and not used much. Thus it could be used by pedestrians walking and people

riding bikes on the street. One of plans recommendation was to apply streetscape standards to slim down the cross section of Crestwyn Hills, so street parking could be added, as well as larger sidewalks along Crestwyn Hills for movement from the existing offices, and future multifamily development. Multifamily does not always have to be a for-rent product; it can also be a for-sale product. But in this case, the market is responding with a for-rent product. The other portion of the Forest Hill Heights Small Area Plan looked at the absorption opportunity within the Germantown submarket. An Economic Impact Consultant looked at a snapshot for that period in 2015, and tried to use what amounted to a crystal ball, and modeled out future absorption. The Economic Impact Consultant identified different housing types, with the addition of 500 to 600 units being applied over the first five years, and then a full build out with a mix of single-family and high-density multifamily, with 1500 to 2000 units being applied to this area.

Mr. Ross also wanted to clarify that the Planning Commission has not approved the final site plan for any multifamily or single-family developments in this area yet. The Planning Commission approved an outline plan for 12 units to the acre, or approximately 300 units, with over 25 acres for the Viridian Planned Unit Development. The Commission also approved an outline plan for 230 lots over a 10-phase development on the Goodwin Farms property, which is zoned for single-family residential. Thus, a single-family planned unit development project has been brought to the Commission. Both of these projects are only the outline plan phases. The project that is in front of the Commission tonight is a Preliminary and Final Site Plan. So, this would be the first multi-family unit site plan approved by this body. With the warrants associated with it, the applicant would have to go the Board of Mayor and Alderman for approval on the warrants. There are still multiple steps to take. While there are other projects that are in discussion in concept, both inside and outside the city boundaries of Germantown, those projects have not come before Commission for preliminary and final site plan approval. The city is aware of the infrastructure needs, and the physical impacts that are associated with this project. This area of City has the safest police district in Germantown. It sees a low amount of crime and it meets the city's ISO standard rating 1, which the City recently received for service from Fire Station Four. If there are major issues, the City has a Shelby County Fire Station south on Forest Hill Irene south of 385, and there is Fire Station in Collierville on the corner of Shea Road and Houston Levee. The city is well-serviced for these needs. The priority is to make sure traffic is handled effectively and safety in this area. The developer is paying for the extension of the road from Crestwyn through to Winchester, and the curb cuts are consider as drives into individual parking lots and sidewalks.

Mr. Clark stated someone brought up this area was supposed to be offices only, and at one point was it zoned for that?

Mr. Ross answered the underlying zoning is O-51. The T5 zoning [as part of the Forest Hill Heights Small Area Plan] is an overlay, so the underlying zoning can still apply. If a large office user comes and wants to take advantage of the office district with a 51 foot height option, they may. When the T5 Smart Code overlay was applied to this area in 2016, O-51 (office) became the underlying zoning, with the T5 option of mixed-use or office complex.

Alderman Owens asked about breaking down the one bedroom versus a two bedrooms or three bedrooms units in the proposed project? Are there any alternatives with the material for the regional stormwater detention basin and the concrete swale? Is it really necessary to use the concrete, or is there something the developer could switch to that might produce a more aesthetically pleasing amenity?

Mr. Ross stated in Smart Code Review Committee, Ms. Tuttle noted 40% of the apartments in the proposed project would be one bedroom, 40% two bedroom, and 20% three bedroom out of the 310 units.

Ms. Tuttle stated that is correct.

Ryan McMaster at Kimley Horn 214 Oceanside Drive, Nashville, TN 37204, the project engineer, stated the purpose of the concrete swale in the regional storm water detention basin is to get water from the north side to the point of outfall. The concrete swale is at .5% incline, and it's a very flat swale. There are about 300 feet from north to south, through this detention pond. In an effort to provide a grass swale, the incline would need to be at 2%, roughly, to get that water to convey through the pond. In that case, that would be an elevation difference of six feet from one end to the other, which this detention pond does not have. So, at this point right now, a six-acre regional storm water detention pond is proposed.

Mr. Gwaltney (City Engineer) stated it is also important to minimize maintenance efforts. If it's a grass swale at a flat slope, this would be very difficult to maintain.

Mr. Bacon stated this speaks to the crime issues expressed. 60% of the units are over one-bedroom: 40% are two bedrooms, and 20% three bedrooms. Could the developer please repeat the financial demographics [of potential tenants]? He heard that for a one-bedroom apartment, the income has to be \$70,000, and two bedrooms is a six-figure salary.

Mr. Hernandez noted that his assumption may be right or wrong, that single individual might be more likely to commit crimes than families. If that's the case, 310 units with 60% would be 2 and 3 bedrooms.

Ms. Tuttle stated it really varies with each market that the developer goes into. But the 40/40/20 mix is pretty standard. The average age for a renter is 37, and with the one-bedroom units, it's usually a tenant that travels a lot with their job and doesn't want the maintenance of a house.

Mr. Bacon stated that the applicant had a graph that shows they have built in 30 communities. Does the developer typically maintain ownership of these properties, as a rule?

Ms. Tuttle noted it is definitively a mix. With [the project in] Germantown, the developer will hold the ownership of them.

Chairman Harless noted to Mr. Ross there is a question about the infrastructure down in the southern part of this area, and asked him to address the water and sewer capacities in this area.

Mr. Ross stated the capacity in this area is based on the analysis that was done as part of the Forest Hill Heights Smart Area Plan in 2015 when the model was developed. From that study, a sewer capacity with a certified 8-inch line runs through this area. This development does not exceed the sewer capacity for this area, but it does move it to a level where the city does not feel comfortable with adding anymore development to this area. There are concerns about the water pressure north of Winchester Road. But this project area is on a different system, and with the Forest Hill-Irene Road Improvement Project, a waterline upgrade is part of that Capital Improvement Program. That project will be moving forward at the beginning of the next fiscal year in July 2018. That will help further the water capacity and pressure in this area and, the city is comfortable with that. The city will start looking at the traffic signal at Forest Hill-Irene Rd. and Crestwyn Drive.

Mr. Clark noted someone brought up the issue of overcapacity of the new public elementary school to be built, and the number of the students the proposed apartment project will bring. The developer seems to have demographics on ages of people who would occupy the apartments. Does the developer have a number on families or kids?

Ms. Tuttle answered yes, they do. They have another community in Denver, CO, which is similar to Germantown. That community asked them to study 4 different apartment communities in that

surrounding area. The average amount per unit of students added to the school district was .18 students per unit. That is very low.

Chairman Harless asked Mr. Ross if the Commission had approval letters from the Economic Development Commission and Design Review Commission, as part of the Smart Code Review Committee.

Mr. Ross stated yes.

STAFF RECOMMENDATION: Approval, subject to the conditions and comments listed above and the revised documents submitted with the revised site plan.

SMART CODE REVIEW COMMITTEE ACTION: (MIKE HARLESS, CHAIRMAN)

SMARTCODE REVIEW COMMITTED (SCRC) UPDATE: The Smart Code Review Committee met on October 25, 2017 and recommended changes to the materials mix on two of the proposed E-Urban buildings types and that a comprehensive landscape plan for the regional storm water detention pond be submitted for review. The applicant's re-submittal materials addressed both of the SCRC concerns. The SCRC recommended moving this item to the November 7, 2017 Planning Commission meeting agenda, subject to the Committee's discussion, comments from staff and revisions presented by the applicant. Letters of recommendation from the DRC and ECD representatives are included in this report.

MAIN MOTION: To approve the Outline Plan Amendment for Forest Hill Heights Amended P.D. and Final Site Plan for Watermark at Forest Hill Heights (Phase 19) located on the north side of Crestwyn Hill Drive and east of Tyndale Drive for a 310 Unit Multi-Family, Residential Development, subject to the Commission's discussion, staff comments and conditions as contained in the staff report, and documents and plans submitted with the application.

Mr. Bacon moved to approve, seconded by Mr. Hernandez.

Chairman Harless asked for a roll call.

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

Mr. Bacon voted yes, stating he thinks the Small Area Plan is a good plan. Yes, the proposed density of the project is higher, and it is warranted. But working with the applicant to have more building fronts on the street is what ended up driving the density. He applauded the applicant on the public infrastructure improvements, and the amount of roadway infrastructure that they are going to build to turn over the City roadway and sewer.

Mr. Clark voted yes, stating the developer has a great website and projects. However, when this project gets approved in Germantown, it should be the project on your website. He calculated the impact this project would have on the public school district, using the figure from Ms. Tuttle of 0.18 students per unit. With 310 units, the project could average 56 students.

Mr. Hernandez voted yes, stating they sent the developer back to the drawing board a couple of times, and they have been extreme diligent about coming back with the best product that the developer probably has ever done.

Alderman Owens voted yes, stating that the city has a very solid, strong plan for this area of the city to develop, with multi-family uses. Yes, there is a slight increase in the density here. The Commission and city wants this to be a walkable area, where there are neighborhood services available to the residents.

Mr. Saunders voted yes, saying that the Commission did put the developer through the ringer. He attended four Planning Commission Subcommittee meetings on this project. The developer has come with a design that not only meets the criteria on day one but also on day two. That will last and not be something that one has to worry about, as far as not holding its value. He feels like the Small Area Plan developed for this particular area brings this [part of the city] to life.

Chairman Harless voted yes, the Commission challenged Watermark to give them the wow factor. The comments the Commission heard from the audience were appreciated, along with the concerns. Hopefully, Mr. Ross and his comments lets the audience know that there was a lot diligence that went on before this project got to this level.

WARRANTS:

PROPOSED MOTION 1: To approve a warrant from Sec. 23-758 to allow three civic spaces to be developed along the main street frontage of this development.

Mr. Bacon moved to approve, seconded by Mr. Clark.

Chairman Harless asked for a roll call.

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

Mr. Bacon voted yes to allow three civic spaces, as it will actually create interesting design elements along the main street.

Mr. Clark voted yes, as it's good for the development. It creates a kind of community in this area, and meets the Smart Code.

Mr. Hernandez vote yes, as it's a good enhancement to the project.

Alderman Owens voted yes. The city needs more green spaces within the community, and this is going to help enhance that versatility that is desired.

Mr. Saunders voted yes, agreeing with fellow commissioners that it definitely brings more community to the City.

Chairman Harless voted yes, as he loves having more civic space in the City of Germantown.

PROPOSED MOTION 2: To approve a warrant from Sec. 23-770(4) (A) to allow buildings along the east/west road through the site and internal to the development to have a maximum building setback of 68 feet from the back of curb.

Mr. Bacon moved to approve, seconded by Mr. Saunders.

Chairman Harless asked for a roll call.

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

Mr. Bacon voted yes, as this request mirrors the intent of the Small Area Plan for that east/west street.

Mr. Clark voted yes, as it will allow room for a dog park and for community spaces as well.

Mr. Hernandez voted yes, as it is warranted based on the design, property, and for how many buildings there are.

Alderman Owens voted yes, based on good sound principals of urban design.

Mr. Saunders voted yes, along the same lines as the fellow Commissioners.

Chairman Harless voted yes, due to the uniqueness of the land and safety factors.

PROPOSED MOTION 3: To approve a warrant from Sec. 23-778(B) to allow frontage build-out to be accomplished by the use of a street screen designed in an off-set pattern that is not built on the same plane with the buildings façades along the primary street frontage.

Mr. Bacon moved to approve, seconded by Mr. Saunders.

Chairman Harless asked for a roll call.

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

Mr. Bacon voted yes, as an offset pattern creates interest instead of having the same plane.

Mr. Clark voted yes, for architecture purposes.

Mr. Hernandez voted yes, as the articulation allows for enhancement of character to the streetscape.

Alderman Owens voted yes, for those reasons stated previous.

Mr. Saunders voted yes, for those reasons previous stated.

Chairman Harless voted yes, to slow traffic and provide more view.

PROPOSED MOTION 4: To approve a warrant from Sec. 23-786(D)(2) to allow the 30 percent transparency to apply to only the mixed use clubhouse building, and exclude the Big House® and E-Urban® building type that are exclusive residential structures.

Mr. Bacon moved to approve, seconded by Mr. Hernandez.

Chairman Harless asked for a roll call.

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

Mr. Bacon voted yes, as this is more for the residential structures from a privacy standpoint.

Mr. Clark voted yes, as it is at the forefront of the development there, and it will look good coming down Crestwyn Drive.

Mr. Hernandez voted yes, for those reasons previous stated.

Alderman Owens voted yes, as it refers to the transparency on the first floor of the club house, and the reason for that was the building has a workout facility and some privacy is needed.

Mr. Saunders voted yes, as the 30% transparency requirement is for mixed use, however this particular building is somewhat outside that particular mixed-use.

Chairman Harless voted yes, due to the privacy issue.

PROPOSED MOTION 5: To approve a warrant from Sec. 23-786(d) (3) to allow the use of cementitious (fiber cement) lap siding and EIFS as a building material within this development.

Mr. Bacon moved to approve, seconded by Alderman Owens.

Chairman Harless asked for a roll call.

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

Mr. Bacon voted yes, as the new cement board is an excellent building material. The EIFS challenges have been resolved to solve of the moisture issues.

Mr. Clark voted yes, as the building will be something that looks good on day one as well as day two. These types of products hold up over time.

Mr. Hernandez voted yes for the reasons voted earlier. It's a good design.

Alderman Owens voted yes for the reasons just stated previously, and the applicant's willingness to work with the Commission to modify and continue to make changes.

Mr. Saunders voted yes. He applauds the applicant for working with the Commission as far as bringing the EIFS up a level, which is then not as easily damaged, and it's a good design.

Chairman Harless voted yes, as he's glad to see the use of the building materials. This is going to be a long term solution.

PROPOSED MOTION 6: To approve a warrant from Section 23-792.B.2 & 23-793.A.3, to allow a driveway entrance that is 37.93 feet, face of curb to face of curb, to be located, as shown on the site plan.

Mr. Bacon moved to approve, seconded by Mr. Clark.

Chairman Harless asked for a roll call.

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

Mr. Clark asked if someone could explain the reasoning behind this warrant.

Ms. Tuttle answered so that all of driveways into the development meet the required standards, and that this warrant request is just for the Big House buildings that face each other. Anything closer together causes issues with people being able to pull in and back out of their garage.

Mr. Bacon voted yes, as he believes this distance is necessary to move in and out of the garages.

Mr. Clark voted yes, as Ms. Tuttle explained perfectly why they need the warrant.

Mr. Hernandez voted yes, for the same reasons as Mr. Clark.

Alderman Owens voted yes, for the same reasons.

Mr. Saunders voted yes, as it was pointed out once in the executive session that when one starts moving these spaces, it starts to have an impact where people park, and how emergency vehicles can get in and out.

Chairman Harless voted yes, due to the safety issue with this project.

PROPOSED MOTION 7: To approve a warrant from Sec. 23-792(D) (6) to allow an additional 34 additional surface parking spaces over the required number of surface parking space for this site.

Mr. Bacon moved to approve, seconded by Mr. Saunders.

Chairman Harless asked for a roll call.

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

Mr. Bacon voted yes. Not only will it allow additional parking; with this size development, the 34 additional parking spaces evenly distributed throughout the plan will have a lot of impact.

Mr. Clark voted yes. The Smart Code has these warrants in place, and the Commission is able to approve them. These are checks and balances for the warrants. Everything the Commission has seen goes along with this development, and follows the Smart Growth intent.

Mr. Hernandez voted yes, as the additional 34 parking spaces are certainly advisable. It represents 6% or 7% of the entire parking on the property. It's a positive benefit of keeping people from parking in a no parking zone.

Alderman Owens voted yes, as this is sort of on the threshold here between urban and suburban development. The area is leaning towards more urban, but this particular project is still more suburban in nature. This additional parking came back, due to some of the design modifications the applicant made on the front of the buildings to address and embrace the Smart Code buildings lining the street.

Mr. Saunders voted yes, as he agrees the 34 parking spaces probably spaced around the project won't be noticeable. For a live, work, and play environment, there would be one car in the family. But in reality, since this still somewhat of a suburban area, it does require more parking.

Chairman Harless voted yes, for the reasons stated.



CITY OF GERMANTOWN TENNESSEE

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

November 3, 2017

Mike Harless, Chairman
Germantown Planning Commission
City of Germantown
1930 South Germantown Road
Germantown, TN 38138-2815

RE: Case # 17-725
Watermark at Forest Hill Heights
Request Preliminary and Final Site Plan Approval

The Watermark Development Team made a complete project presentation to the Planning Commission Subcommittee on October 25, 2017. As the application currently stands, the DRC Smart Growth Subcommittee is recommending conditional approval of the Preliminary and Final Site Plan.

In the October 25 meeting, the applicant clearly made a strong effort to address all issues previously identified but fell short on a few of the elevations presented. Additional concerns were expressed by the committee regarding the elevations. The rear elevation of the "Bone House" fell short on addressing the need for additional brick. Suggestions were made to add brick either in the center between the two middle balconies, or on either side of these same balconies to address the issue. Also, on one of the options E.I.F.S. was used as the base of the unit. It is the committee's recommendation that this also be brick. E.I.F.S. is not a durable material in this location and is susceptible to damage. The recommendation here is to also use brick. The color palettes were acceptable, though there was one comment about the dark gray E.I.F.S. at the upper levels being too dark of a color giving the elevation a "heavy" at the top look. Consideration would be to lighten up gray color. It was also noted the "extra white" on the balconies be colored in a way not to be as bright.

The landscape plan for the entire development creates an inviting environment for the users and along the streetscape. One area we felt the plan may have fallen short is the adjacent retention pond. The current plan seems vague and it was requested a more comprehensive landscape plan and long term maintenance plan be created for this area.

With these condition being met, it is at this time that the DRC Smart Growth Subcommittee can recommend approval of this application.

Design Review Commission Smart Growth Subcommittee

Paul Bruns, Steve Landwehr

Cc: Cameron Ross – Director of Economic and Community Development
Sheila Pounder - Planning Division Manager

Forest Hill Heights (Watermark Apartments)

Jerry Klein <jerry@kossmankleinco.com>

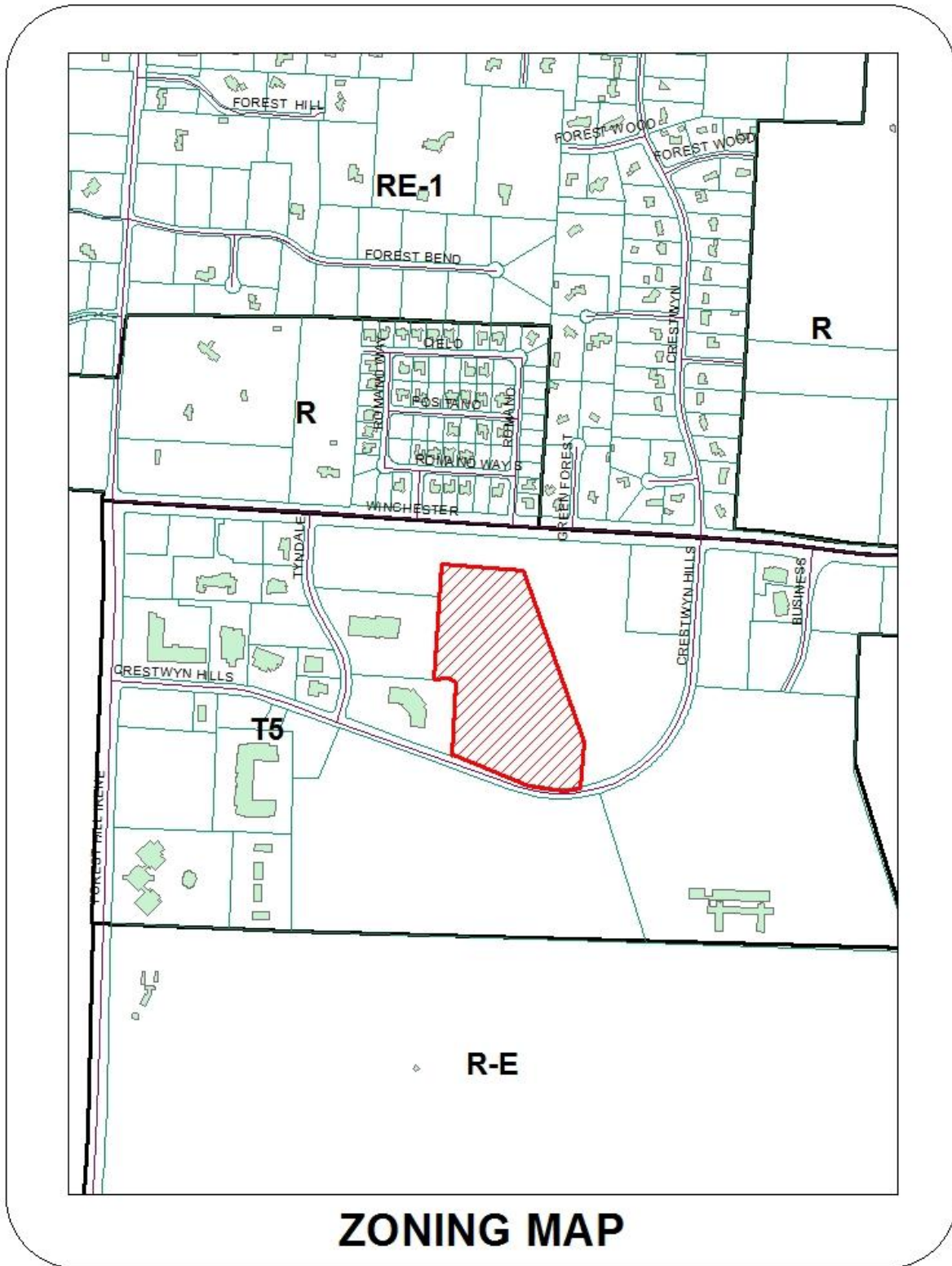
Nov 3 (5 days ago)

to mkharless, me, Cameron

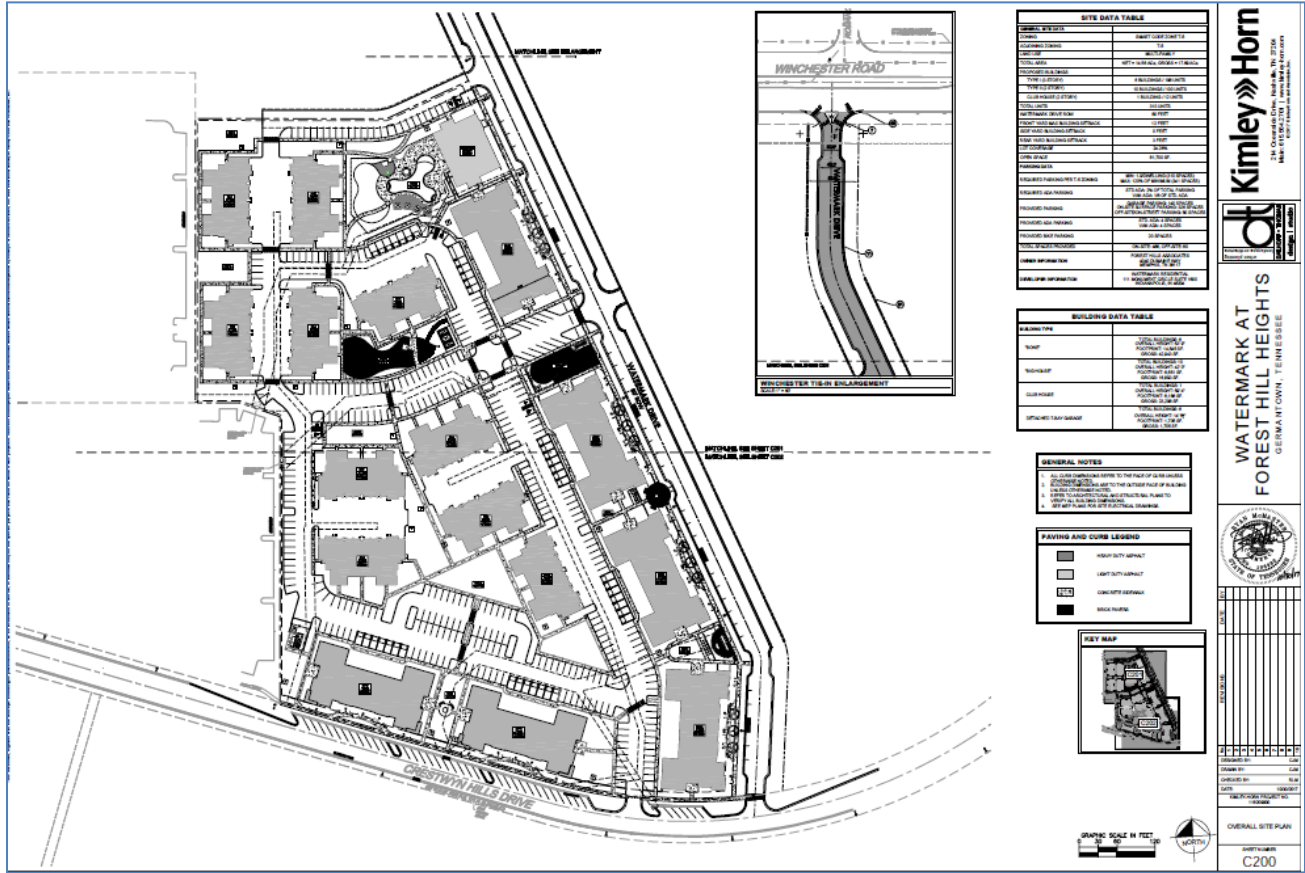
Mike Harless, Germantown Planning Commission:

With reference to the above project, the changes made in the design and look of the project have been well done and the allocation of amenities and retail space has followed the outline as proposed. The EDC recommends approval with the changes shown.

Jerry Klein
Chairman, Economic Development Commission



ENLARGED COPIES OF THE PLANS ARE INCLUDED WITH THIS REPORT



SITE DATA TABLE

PROJECT NAME	WATERMARK AT FOREST HILL HEIGHTS
CLIENT	THE CUMMINGS GROUP, INC.
DATE	11/07/17
DESIGNER	KIMLEY-HORN AND ASSOCIATES, P.A.
PROJECT LOCATION	GERMANTOWN, TENNESSEE
PROJECT TYPE	COMMERCIAL
PROJECT PHASE	PRELIMINARY
PROJECT OWNER	THE CUMMINGS GROUP, INC.
PROJECT CONTACT	JOHN CUMMINGS
PROJECT ADDRESS	10000 WINCHESTER ROAD, GERMANTOWN, TN 38148
PROJECT PHONE	(615) 241-1111
PROJECT FAX	(615) 241-1112
PROJECT WEBSITE	WWW.KIMLEY-HORN.COM
PROJECT EMAIL	INFO@KIMLEY-HORN.COM
PROJECT SOCIAL MEDIA	WWW.KIMLEY-HORN.COM
PROJECT GROUND CONDITIONS	AS SHOWN ON THE SURVEY
PROJECT SURVEY	AS SHOWN ON THE SURVEY
PROJECT DESIGN	AS SHOWN ON THE SURVEY
PROJECT CONSTRUCTION	AS SHOWN ON THE SURVEY
PROJECT OPERATIONAL	AS SHOWN ON THE SURVEY
PROJECT MAINTENANCE	AS SHOWN ON THE SURVEY
PROJECT DEMOLITION	AS SHOWN ON THE SURVEY
PROJECT REDEMPTION	AS SHOWN ON THE SURVEY
PROJECT REUSE	AS SHOWN ON THE SURVEY
PROJECT RECYCLING	AS SHOWN ON THE SURVEY
PROJECT ENERGY	AS SHOWN ON THE SURVEY
PROJECT WATER	AS SHOWN ON THE SURVEY
PROJECT AIR	AS SHOWN ON THE SURVEY
PROJECT SOIL	AS SHOWN ON THE SURVEY
PROJECT VEGETATION	AS SHOWN ON THE SURVEY
PROJECT ANIMALS	AS SHOWN ON THE SURVEY
PROJECT PLANTS	AS SHOWN ON THE SURVEY
PROJECT FUNGI	AS SHOWN ON THE SURVEY
PROJECT INSECTS	AS SHOWN ON THE SURVEY
PROJECT MAMMALS	AS SHOWN ON THE SURVEY
PROJECT BIRDS	AS SHOWN ON THE SURVEY
PROJECT REPTILES	AS SHOWN ON THE SURVEY
PROJECT AMPHIBIANS	AS SHOWN ON THE SURVEY
PROJECT FISH	AS SHOWN ON THE SURVEY
PROJECT MOLLUSKS	AS SHOWN ON THE SURVEY
PROJECT CRUSTACEANS	AS SHOWN ON THE SURVEY
PROJECT OTHER	AS SHOWN ON THE SURVEY

BUILDING DATA TABLE

NAME	WATERMARK AT FOREST HILL HEIGHTS
ADDRESS	10000 WINCHESTER ROAD, GERMANTOWN, TN 38148
CITY	GERMANTOWN, TN
STATE	TN
COUNTY	DEKALB
ZIP	38148
PHONE	(615) 241-1111
FAX	(615) 241-1112
WEBSITE	WWW.KIMLEY-HORN.COM
EMAIL	INFO@KIMLEY-HORN.COM
SOCIAL MEDIA	WWW.KIMLEY-HORN.COM
OPERATIONAL	AS SHOWN ON THE SURVEY
REDEMPTION	AS SHOWN ON THE SURVEY
REUSE	AS SHOWN ON THE SURVEY
RECYCLING	AS SHOWN ON THE SURVEY
ENERGY	AS SHOWN ON THE SURVEY
WATER	AS SHOWN ON THE SURVEY
AIR	AS SHOWN ON THE SURVEY
SOIL	AS SHOWN ON THE SURVEY
VEGETATION	AS SHOWN ON THE SURVEY
ANIMALS	AS SHOWN ON THE SURVEY
PLANTS	AS SHOWN ON THE SURVEY
FUNGI	AS SHOWN ON THE SURVEY
INSECTS	AS SHOWN ON THE SURVEY
MAMMALS	AS SHOWN ON THE SURVEY
BIRDS	AS SHOWN ON THE SURVEY
REPTILES	AS SHOWN ON THE SURVEY
AMPHIBIANS	AS SHOWN ON THE SURVEY
FISH	AS SHOWN ON THE SURVEY
MOLLUSKS	AS SHOWN ON THE SURVEY
CRUSTACEANS	AS SHOWN ON THE SURVEY
OTHER	AS SHOWN ON THE SURVEY

GENERAL NOTES

- ALL DIMENSIONS ARE GIVEN TO THE FACE OF UNLESS OTHERWISE SPECIFIED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE CODES AND REGULATIONS.
- ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED AS SHOWN ON THE SURVEY.
- ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED AS SHOWN ON THE SURVEY.
- ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED AS SHOWN ON THE SURVEY.

PAVING AND CURB LEGEND

ASPHALT	ASPHALT
CONCRETE	CONCRETE
GRAVEL	GRAVEL
GRASS	GRASS
WOOD	WOOD



Kimley Horn
 Kimley-Horn and Associates, P.A.
 10000 Winchester Road, Suite 200
 Germantown, Tennessee 38148
 Phone: (615) 241-1111
 Fax: (615) 241-1112
 Website: www.kimley-horn.com

WATERMARK AT FOREST HILL HEIGHTS
 GERMANTOWN, TENNESSEE

DEKALB COUNTY
 PLANNING COMMISSION

DATE: 11/07/17
 SHEET: C200
 OF: C200
 DESIGNED BY: JAC
 CHECKED BY: JAC
 DATE: 11/07/17
 SCALE: AS SHOWN ON THE SURVEY

OVERALL SITE PLAN
 SHEET NUMBER
C200

ENLARGED COPIES OF BUILDING RENDERING & ELEVATIONS ARE INCLUDED WITH THIS REPORT



COMPOSITION SHINGLE ROOF CONDENSING UNITS BEYOND STUCCO / EIFS STUCCO / EIFS

FIBER CEMENT COLUMNS BRICK METAL RAILING

BLDG-1 FRONT ELEVATION
 VARIATION 1
 FACADE IS 67% BRICK AND 33% EIFS

COLOR SCHEME

- 1. BORAL ALLENDALE HILL QUEEN
- 2. SW6154 NACRE
- 3. SW7004 SNOWBOUND
- 4. TAMMO OLDE ENGLISH PEWTER

N.E. 1/8" = 1'-0" (24"x36" SHEET)


HUMPHREYS & PARTNERS ARCHITECTS, L.P.
1000 PINE HILL DRIVE, SUITE 100, GERMANTOWN, TN 37059 | WWW.HUMPHREYS-PA.COM

NOT USED FOR CONSTRUCTION
 FOR CITY SITE PLAN REVIEW ONLY

BLDG TYPE 1 - ELEVATION VARIATION 1
 SCHEME 4
October 3, 2017

WATERMARK @ GERMANTOWN
GERMANTOWN, TN 37059 | 615.994.1700


A414



STUCCO / EIFS COMPOSITION SHINGLE ROOF CONDENSING UNITS BEYOND STUCCO / EIFS

BRICK METAL RAILING BRICK


BLDG-1 REAR ELEVATION
 VARIATION 1
 FACADE IS 55% BRICK AND 45% EIFS



STUCCO / EIFS CONDENSING UNITS BEYOND COMPOSITION SHINGLE ROOF

METAL RAILING BRICK FIBER CEMENT COLUMNS

BLDG-1 LEFT ELEVATION
 VARIATION 1
 FACADE IS 70% BRICK AND 30% EIFS



COMPOSITION SHINGLE ROOF CONDENSING UNITS BEYOND STUCCO / EIFS

FIBER CEMENT COLUMNS BRICK METAL RAILING

BLDG-1 RIGHT ELEVATION
 VARIATION 1
 FACADE IS 70% BRICK AND 30% EIFS

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
1000 PINE HILL DRIVE, SUITE 100, GERMANTOWN, TN 37059 | WWW.HUMPHREYS-PA.COM

NOT USED FOR CONSTRUCTION
 FOR CITY SITE PLAN REVIEW ONLY

BLDG TYPE 1 - ELEVATIONS VARIATION 1
 SCHEME 4
October 3, 2017

WATERMARK @ GERMANTOWN
GERMANTOWN, TN 37059 | 615.994.1700

A415



BLDG-1 FRONT ELEVATION
 VARIATION 2
 FACADE IS 57% BRICK AND 33% EIFS

- COLOR SCHEME**
- 1. BORAL ALLENDALE HILL QUEEN
 - 2. SW7622 HOMBURG GRAY
 - 3. SW7004 SNOWBOUND
 - 4. TAMKO OLDE ENGLISH PEWTER

SCALE: 1/8" = 1'-0" (24"x36" SHEET)
 0 8 16 32

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 6339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.791.9636 | www.humphreys.com

NOT USED FOR CONSTRUCTION
 FOR CITY SITE PLAN REVIEW ONLY

BLDG TYPE 1 - ELEVATION VARIATION 2
 SCHEME 4
 October 9, 2017

A416
WATERMARK @ GERMANTOWN
 GERMANTOWN, TX
 HP# 17093



BLDG-1 REAR ELEVATION
 VARIATION 2
 FACADE IS 55% BRICK AND 45% EIFS



BLDG-1 LEFT ELEVATION
 VARIATION 2
 FACADE IS 70% BRICK AND 30% EIFS



BLDG-1 RIGHT ELEVATION
 VARIATION 2
 FACADE IS 70% BRICK AND 30% EIFS

SCALE: 1/8" = 1'-0" (24"x36" SHEET)
 0 8 16 32

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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NOT USED FOR CONSTRUCTION
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BLDG TYPE 1 - ELEVATIONS VARIATION 2
 SCHEME 4
 October 9, 2017

A417
WATERMARK @ GERMANTOWN
 GERMANTOWN, TX
 HP# 17093





BRICK STUCCO / EIFS BRICK COMPOSITION SHINGLE METAL RAILING STUCCO / EIFS BRICK

BLDG-2 AUTO-COURT ELEVATION
 FACADE IS 58% BRICK AND 42% EIFS
 PROPOSED TRANSPARENCY: 15 %

STUCCO / EIFS COMPOSITION SHINGLE BRICK METAL RAILING

COLOR SCHEME

- 1. BORAL ALLENDALE HILL QUEEN
- 2. SW6171 CHATROOM
- 3. SW1004 SNOWBOUND
- 4. TAMKO SHADOW GREY

BLDG-2 LEFT ELEVATION (STREET FRONT)
 PROPOSED TRANSPARENCY: 22.6 %
 FACADE IS 79% BRICK AND 21% EIFS

SCALE: 3/16" = 1'-0" (24"x36" SHEET)

MPHREYS & PARTNERS ARCHITECTS, L.P. | NOT USED FOR CONSTRUCTION FOR CITY SITE PLAN REVIEW ONLY | BLDG TYPE 2 - ELEVATIONS SCHEME 4 | WATERMARK @ GERMANTOWN GERMANTOWN, TN HPAF 17003

A423

BRICK STUCCO / EIFS METAL RAILING BRICK COMPOSITION SHINGLE METAL RAILING STUCCO / EIFS BRICK

BLDG-2 COMMON GREEN FRONT ELEVATION
 FACADE IS 58% BRICK AND 42% EIFS
 PROPOSED TRANSPARENCY: 21.4 %

METAL RAILING BRICK COMPOSITION SHINGLE STUCCO / EIFS BRICK

COLOR SCHEME

- 1. BORAL ALLENDALE HILL QUEEN
- 2. SW6171 CHATROOM
- 3. SW1004 SNOWBOUND
- 4. TAMKO SHADOW GREY

BLDG-2 RIGHT ELEVATION (STREET FRONT)
 PROPOSED TRANSPARENCY: 22.6 %
 FACADE IS 70% BRICK AND 30% EIFS

SCALE: 3/16" = 1'-0" (24"x36" SHEET)

MPHREYS & PARTNERS ARCHITECTS, L.P. | NOT USED FOR CONSTRUCTION FOR CITY SITE PLAN REVIEW ONLY | BLDG TYPE 2 - ELEVATIONS SCHEME 4 | WATERMARK @ GERMANTOWN GERMANTOWN, TN HPAF 17003

A424

BLDG-3 (CLUBHOUSE) FRONT ELEVATION
 PROPOSED TRANSPARENCY: 30 %
 FACADE IS 50% BRICK AND 50% EIFS

BLDG-3 (CLUBHOUSE) RIGHT ELEVATION
 PROPOSED TRANSPARENCY: 12.6 %
 FACADE IS 67% BRICK AND 13% EIFS

BLDG-3 (CLUBHOUSE) REAR ELEVATION
 PROPOSED TRANSPARENCY: 30 %
 FACADE IS 28% BRICK AND 72% EIFS

BLDG-3 (CLUBHOUSE) LEFT ELEVATION
 PROPOSED TRANSPARENCY: 12.6 %
 FACADE IS 72% BRICK AND 28% EIFS

COLOR SCHEME

- 1. BIRAL ALLENDALE H QUEEN
- 2. SW/622 HOMBURG GP
- 3. SW/104 SNOWBOUND
- 4. TAMO OLDE ENGLISH PEWEE

BLDG TYPE 3 - ELEVATIONS SCHEME 4

WATERMARK @ GERMANTOWN
 GERMANTOWN, MISSISSIPPI

A43

JMPHREYS & PARTNERS ARCHITECTS, L.P.
 11094 Rd. Suite 300, Dallas, TX 75241 | 972.791.8838 | www.jmp.com

NOT USED FOR CONSTRUCTION FOR CITY SITE PLAN REVIEW ONLY

Scale: 1/8" = 1'-0" (24"x36" SHEET)
 0 8' 16' 32'

APPLICANT'S REVISED PROJECT NARRATIVE



6465 North Quail Hollow Road | Suite 401
Memphis, Tennessee 38120
901.646.5075

720 North Lamar Blvd | Suite A
Oxford, Mississippi 38655
662.550.4454

dt-designstudio.com
info@dt-designstudio.com

Watermark at Forest Hill Heights

Multi-Family Development within Forest Hill Heights Small Area Plan

Previous & On-going Planning Efforts

The subject property lies within the boundaries of the Forest Hill Heights Small Area Plan located in the southeast portion of Germantown and zoned entirely T5. The Forest Hill Heights Small Area Plan was adopted on April 11, 2016 and serves as a conceptual guideline for the development of the area based upon current market conditions with the goal of maximizing the economic potential of the area. The resulting conceptual masterplan for the Forest Hill Heights area, along with the Forest Hill Heights Design Manual, which is currently in development, acts as a guiding vision of the city and community and was an integral part of this Sketch Plan design and development process. The site layout, building elevations, and supporting information reflected in this site plan submittal are the results of numerous collaboration meetings between the developer, design team, City Staff, and LRK, the original planners of the Forest Hill Heights Small Area Plan. Also, a sketch plan submittal was reviewed on May 10, 2017 with the City Staff and many modifications were made to the original site plan and building elevations to ensure compliance with the Smart Code and the intent of the draft manual of the Design Guidelines for Forest Hill Heights.

Project Narrative

The subject 310-unit multi-family development is being proposed on a 14.56-acre parcel within the Forest Hill Heights Small Area Plan and will have frontage on Crestwyn Hills Drive and the future Watermark Drive (formerly known as Central Spine Avenue) as outlined in the Small Area Plan. Similar to the rest of the property within the Small Area Plan, the subject parcel is designated as a Smart Code T5 District. As part of this development, the proposed Watermark Drive will be constructed and extended from Crestwyn Hills Drive north to a right-in/right-out intersection at Winchester Road. The 100' right-of-way shown on the street cross section for Crestwyn Hills Drive in the Small Area Plan does not accurately represent the existing platted right-of-way of Crestwyn Hills Drive measured at 68'. Due to this inconsistency, a slight modification to the streetscape section had to be made by moving a portion of the 6' public sidewalk onto the private property. This shift ensured a suitable planting strip would be provided between the sidewalk and curb line while keeping the sidewalk a comfortable distance from the adjacent Bone Building product (Building Type I). An approximately 2.63' wide pedestrian easement will need to be created to cover the portion of the public sidewalk located on private property. Other than the sidewalk shift, distance from the curb to building line, and the ROW width, all other portions of the proposed streetscape for Crestwyn Hills Drive meet the standards of the Small Area Plan. The proposed streetscape design along Watermark Drive is in conformance with the streetscape section referenced in the Small Area Plan for Central Spine Avenue, but the drive lane widths were increased to 13' each to provide a 26' wide travel lane required by the Fire Department.

There are two primary building types, consisting of 2-story and 3-story buildings, distributed throughout the site. There are ten 2-story Big House[®] apartment buildings (TYPE II), each with ten single-car garage units located on the ground floor totaling 100 garage spaces. The ten Big House[®] apartment buildings are distributed within the interior of the site with appropriate spacing for fire and service access. Each Big House[®] has ten points of pedestrian access, 5 along the front and sides on common green spaces and 5 along the rear next to the garage doors. Four 3-story Bone Buildings front the proposed Watermark Drive and two 3-story Bone Buildings front Crestwyn Hills Drive, both with a combination of porches and stoops directly addressing the street/sidewalk per the requirements of the Smart Code and Small Area Plan. The leading edge of the porches on the Bone Buildings have been set on the 12' build-to line to

satisfy that requirement and maintain adequate separation from the street. A three-story Clubhouse building is also proposed along Watermark Drive, and it will consist of a first-floor leasing office with a fitness room, lounge area, and indoor/outdoor seating area adjacent to the pool. Above the first floor will be two stories of residential units with balconies on the pool side and streetscape side of the building.

3.5' tall screenwalls have been proposed along the streetscape to meet the 70 percent frontage coverage requirement outlined in the Smart Code, but the location of the screenwalls have been strategically placed to create a more open, inviting streetscape that integrates the public realm into the development rather than walling off the development from the street. The design team and developer are proposing a high-quality streetscape with a series of decorative concrete plazas, lush landscaping, street trees, benches, seat walls, grass berms, and public art staging areas. This streetscape will set the tone for all future development in the Forest Hill Heights Small Area.

As stated in the Smart Code, all private development in T5 and T6 zones must commit 0.5% of its threshold value to public art, not to exceed \$200,000. The threshold value for this subject project is approximately \$32,490,418, which will require approximately \$162,500 to be spent on public art. The developer wants to make public art a prominent feature of this project and is proposing a series of four public art pieces to be installed in art staging areas that have been designed into the Civic Spaces and Common Open Spaces adjacent to the public right-of-way. The developer will also take the extra steps to ensure a local artist is given an opportunity to create a series of unique art pieces just for this project. An art selection committee composed of the developer, design team members, and a representative from the City of Germantown will be created to review submissions to a Request For Qualifications that is being sent out to local artists. Once the submissions have all been vetted, the art selection committee will determine a shortlist of artists and ask each artist to submit conceptual designs for the art pieces. A final selection will be made after reviewing the designs, and a local artist will be commissioned to create the public art. This process will ensure high quality public art is being provided while supporting and promoting the local artist economy.

The subject development is proposing three different types of parking, which are garages, on-site surface parking, and on-street parking on public roads. There will be a total of 100 single-car garages in the roofed area of the Big House® products, which is Building Type II on the site plan, and there will be 40 stand-alone single car garage spaces (including 1 garage built to ADA specifications) distributed throughout the site. Since these garage spaces are included in building floor area, we have not counted them towards the total amount of surface parking spaces.

The site plan proposes 326 on-site parking spaces, which are all located within the limits of the subject property boundary. There is a total of 80 on-street public parking spaces within the right-of-way of Crestwyn Hills Drive and Watermark Drive, which are required by the Forest Hill Heights Small Area Plan. If both the on-site parking spaces and the required on-street public parking spaces are counted towards the total amount of surface parking spaces provided, there are 406 surface parking spaces proposed for this project. We are requesting a warrant to exceed 120% of the minimum surface parking required by the Smart Code. See the enclosed Warrant Description for more information.

To provide for future cross connection to adjacent parcels, a 30' wide cross access easement has been proposed along the northern most boundary of the site to create a shared access drive for future development to the north. The portion of this 30' access easement shown on the adjacent property to the north will be coordinated with the current landowner prior to the closing and recording of the subdivision plat.

WARRANT APPLICATION AND JUSTIFICATION



**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: _____

**SMART CODE WARRANT APPLICATION
 (TO BE SUBMITTED WITH THE PLANNING COMMISSION APPLICATION)**

PROJECT INFORMATION	
Project Name:	Watermark at Forest Hill Heights
Address:	Crestwyn Hills Drive - Property East of Thyssenkrupp Office
Project Description:	272 unit multi-family development proposed on a 14.56 acre parcel in Forest Hill Heights Small Area
No. of Acres:	14.56
Parcel Identification Number(s):	G0243 00488
Zoning District	T5
APPLICANT/OWNER/LESSEE/DEVELOPER INFORMATION	
Applicant Name (Print):	Kimley Horn - Ryan McMaster, P.E. Address: 214 Oceanside Drive, Nashville, TN 37204
Phone No.:	615-564-2876
Email Address:	ryan.mcmaster@kimley-horn.com
Signature of Applicant:	<i>[Signature]</i>
Owner Name (Print):	Forest Hill Associates Address: 177 N. Highland Avenue, 4106 Memphis, TN 38111
Phone No.:	901-685-1469
Email Address:	cwurtzburger@gmail.com
Signature of Owner:	<i>[Signature]</i>
Lessee Name (Print):	N/A
Address:	N/A
Phone No.:	N/A
Email Address:	N/A
Signature of Lessee:	
Developer Name (Print):	Thompson Thrift Development, Inc. d/b/a Watermark Address: 111 Monument Circle, Ste 1600, Indianapolis, IN
Phone No.:	317-853-5459
Email Address:	jtuttle@watermarkapartments.com
Signature of Developer:	<i>[Signature]</i>
AGENT/REPRESENTATIVE INFORMATION	
Name:	Jessica Tuttle
Company Name:	Thompson Thrift Development, Inc. d/b/a Watermark
Address:	111 Monument Circle, Ste 1600, Indianapolis, IN
Phone No.:	317-853-5459
Fax No.:	n/a
Email Address:	jtuttle@watermarkapartments.com
Who will represent this proposal at the Planning Commission meeting?	Jose Kreutz and Jessica Tuttle

WARRANT REQUEST(S)
<p><u>WARRANT #1</u></p> <p>Section 23-745, A warrant is an official decision that permits a practice that is not consistent with a specific provision(s) of the Code, but is justified by its intent (Sec. 23-741) and is consistent with the adopted small area plan applicable to that location.</p> <p>Section of Smart Code from which the deviation is sought: <u>SEC. 23-758 CIVIC SPACE</u></p> <hr/> <hr/> <hr/> <p>Justification of Intent (provide additional information as necessary to make the case): <u>Per this section of the Smart Code, civic space proposed on a site plan must be approved by Warrant. The subject development proposes a total of three Civic Spaces along Watermark Drive. See sheet L100 for the location and size of each Civic Space. The Civic Spaces are located outside the right-of-way and inside the boundary of the property. They will remain on private property and will be maintained by the owner of the subject development. The Civic Spaces are designed to be used by residents of the subject development and pedestrians from the general public using the streetscape areas along Watermark Drive (aka Central Spine Avenue)</u></p> <hr/> <hr/> <hr/>
WARRANT REQUEST
<p><u>WARRANT #2</u></p> <p>Section 23-745, A warrant is an official decision that permits a practice that is not consistent with a specific provision(s) of the Code, but is justified by its intent (Sec. 23-741) and is consistent with the adopted small area plan applicable to that location.</p> <p>Section of Smart Code from which the deviation is sought: <u>SEC. 23-778 GENERAL LOT STANDARDS - B. FRONTAGE BUILDOUT</u></p> <hr/> <hr/> <hr/> <p>Justification of Intent (provide additional information as necessary to make the case): <u>In order to provide the 70% minimum building frontage required in T5 district and to screen surface parking visible from the public right-of-way, a series of 3.5' tall brick streetscreen walls are being proposed along the Watermark Drive frontage (aka Central Spine Avenue). However, the streetscreens are not being built on the same plane with the most forward protruding portion of the facade of the E-Urban Product - Building Type 1</u></p> <hr/> <p><u>The streetscreen walls have been carefully setback into the site to allow for the design of larger, more functional civic spaces along the perimeter of the site to create an attractive streetscape space that invites the public to experience the subject development rather than walling off the development on the street. These civic spaces and recessed streetscape screens are essential to establishing a tangible public realm where all residents of the Forest Hill Heights Small Area can interact on the streetscape.</u></p> <hr/>

PLEASE NOTE: If more than 1 warrant is being requested, please complete this page and attach to the application. If more than 2 warrants are being requested, please make copies of this page, provide the information requested and attach the pages to the back of the application.

WARRANT REQUEST(S)
<p><u>WARRANT #3</u></p> <p>Section 23-745, A warrant is an official decision that permits a practice that is not consistent with a specific provision(s) of the Code, but is justified by its intent (Sec. 23-741) and is consistent with the adopted small area plan applicable to that location.</p> <p>Section of Smart Code from which the deviation is sought: _____</p> <p><u>Division 7: Site Standards, Sec. 23-792 Parking Requirements, D. Surface Parking.</u></p> <p>Surface Parking spaces provided in excess of 120% of the minimum required shall be by warrant. The minimum parking ratio for residential use in the T5 District is 1.0 / dwelling</p> <p>Justification of Intent (provide additional information as necessary to make the case): <u>See attached Warrant Justification</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
WARRANT REQUEST
<p><u>WARRANT #4</u></p> <p>Section 23-745, A warrant is an official decision that permits a practice that is not consistent with a specific provision(s) of the Code, but is justified by its intent (Sec. 23-741) and is consistent with the adopted small area plan applicable to that location.</p> <p>Section of Smart Code from which the deviation is sought: <u>6.2.4-B - Minimize Blank Wall</u></p> <p>_____</p> <p>_____</p> <p>Justification of Intent (provide additional information as necessary to make the case): <u>See attached Warrant Justification</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>

PLEASE NOTE: If more than 1 warrant is being requested, please complete this page and attach to the application. If more than 2 warrants are being requested, please make copies of this page, provide the information requested and attach the pages to the back of the application.

Smart Code –Warrant Application Form
Page 2

WARRANT REQUEST(S)	
<u>WARRANT #7</u>	
Section 23-745, A warrant is an official decision that permits a practice that is not consistent with a specific provision(s) of the Code, but is justified by its intent (Sec. 23-741) and is consistent with the adopted small area plan applicable to that location.	
Section of Smart Code from which the deviation is sought: <u>SEC.23-770 URBAN CENTER ZONE (T5) PRINCIPAL BUILDING - A. FRONT SETBACK - 0 FT MIN / 12 FT MAX</u>	
Justification of Intent (provide additional information as necessary to make the case): <u>In order to address the Planning Commission Subcommittee's comment to revise the site plan to create an east-west road through the property that felt more like public road, two Big House buildings had to be rotated so the front of the buildings would face the 'future public road' rather than the garages facing the road. When this layout change was done to the building on the north side of the east-west road, the building conflicted with the original location of the dog park and caused the dog park to have to shift to the south of the building. The dog park had to have enough depth to be functional and pushed the northern Big House further from the public road. If the subject east-west road ever becomes a public road, the Big House building north of the road would likely be located further than 12' from the frontage line (ROW), which is the maximum distance allowed in the T5 district. This warrant is being requested to account for this potential front setback issue if the road ever becomes a dedicated public right-of-way.</u>	
WARRANT REQUEST	
<u>WARRANT #8</u>	
Section 23-745, A warrant is an official decision that permits a practice that is not consistent with a specific provision(s) of the Code, but is justified by its intent (Sec. 23-741) and is consistent with the adopted small area plan applicable to that location.	
Section of Smart Code from which the deviation is sought: _____	
Justification of Intent (provide additional information as necessary to make the case): _____	

PLEASE NOTE: If more than 1 warrant is being requested, please complete this page and attach to the application. If more than 2 warrants are being requested, please make copies of this page, provide the information requested and attach the pages to the back of the application.

CITY OF GERMANTOWN

SMART CODE WARRANT APPLICATION CHECKLIST

Completed by applicant as of date of submittal		Completed by staff as of date of completeness review	
Completed	Required Items	Staff Verification	Staff Comments:
	A pre-development meeting with staff is required		
	A completed application for a warrant and required fees		
	A site plan illustrating the Warrant request		
	Documentation of authorization to represent the property owner, if applicant is not the owner		
	CD of the application and all supporting documents, in .jpg and PDF format.		
	Application Fee \$150 per warrant request		

Please Note: The signature of owner authorizes City of Germantown staff to visit and inspect the property for which this application is being submitted. The signature also indicates that the applicant or his agent has reviewed the requirements of this checklist and all items on this checklist have been addressed and complied with. The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

(Check One):

I, the owner, will represent this application with the City of Germantown.

I, the owner, hereby authorize the person named below to act as my agent in processing this application with the City of Germantown.

I certify that the information in this application is complete and accurate. I understand that I or a representative should be present at all meetings concerning this application.

I am the property owner of record or developer ; or I am the agent authorized to represent the owner in this application (provide documentation of owner’s authorization with this application)

Signature: _____ Date: _____



6465 North Quail Hollow Road | Suite 401
Memphis, Tennessee 38120
901.646.5075

720 North Lamar Blvd | Suite A
Oxford, Mississippi 38655
662.550.4454

dt-designstudio.com
info@dt-designstudio.com

**Watermark at Forest Hill Heights
Multi-Family Development
Warrant Justification**

Section of Smart Code from which the deviation is sought:

Division 7: Site Standards, Sec. 23-792 Parking Requirements, D. Surface Parking.

Surface Parking spaces provided in excess of 120% of the minimum required shall be by warrant. *The minimum parking ratio for residential use in the T5 District is 1.0 / dwelling.*

Justification of Intent:

The subject development is proposing three different types of parking, which are garages, on-site surface parking, and on-street parking on public roads. There will be a total of 100 single-car garages included in the roofed area of the 'Big House' products, which is Building Type II on the site plan, and there will be 40 stand-alone single car garage spaces distributed throughout the site including 1 garage designed to ADA specifications. Since these garage spaces are included in building floor area, we have not counted them towards the total amount of surface parking spaces.

The site plan proposes 326 on-site parking spaces, which are all located within the limits of the subject property boundary. There is a total of 80 on-street public parking spaces within the right-of-way of Crestwyn Hills Drive and Watermark Drive, which are required by the Forest Hill Heights Small Area Plan. If both the on-site parking spaces and the required on-street public parking spaces are counted towards the total amount of surface parking spaces provided, there are 406 surface parking spaces proposed for this project.

The total number of proposed residential units or dwellings is 310, which would require a minimum of 310 parking spaces per the Smart Code parking ratio of 1.0 parking space/dwelling.

310 parking spaces x 1.20 (120% excess of minimum parking threshold) = 372 parking spaces

406 proposed surface parking spaces – 372 allowed parking spaces = 34 parking spaces

Therefore, we are providing 34 parking spaces in excess of 120% of the minimum required.

We request a warrant to provide 34 parking spaces in excess of 120% of the minimum required for 310 units/dwellings in the T5 district.



**Watermark at Forest Hill Heights
Multi-Family Development
Warrant Justification**

Architectural Warrants

6.2.4-B. Minimize Blank Wall – Thompson Thrift Development, Inc. respectfully requests a warrant for the 30% transparency requirement for windows and doors. The larger percentage of transparency is more commonplace in commercial or mixed-use projects, while this development is primarily residential use. After Sketch Plan review with Staff, the clubhouse was redesigned to be mixed-use. We were able to achieve 30% transparency on the first floor of the clubhouse to create a mixed-use feel with future development to the north. The revised elevations now note each façade's transparency. Effort was made to increase the percentage transparency and we have maximized transparency based on the floor plan layouts. Additional windows could not be added in bathrooms and closets of the Bone and Big House floor plans without sacrificing tenant privacy and functionality.

6.2.4-C.2 Materials (T5 & T6) – At September's Super Committee meeting, the committee requested integrating lap siding into the buildings. We have integrated the lap siding on the E-Urban® apartment buildings and are now requesting a warrant for the use of cementitious (fiber cement) lap siding. The architectural style is complimentary to the use of lap siding and the Design Manual also has several images of buildings with lap siding integrated into the design. Only one of the E-Urban® building schemes will use lap siding with a mix of EIFS. The other two E-Urban® building schemes use majority brick with minor areas of EIFS to reduce monotony. Brick and EIFS are allowed per the Design Manual and T5 zoning.

PLANNING COMMISSION 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: _____

**PLANNING COMMISSION
 OFFICIAL APPLICATION FORM**

TYPE OF APPLICATION	
<p>(Check <input checked="" type="checkbox"/> all that apply):</p> <p><input type="checkbox"/> Sketch Plan; <input checked="" type="checkbox"/> Preliminary Site Plan; <input checked="" type="checkbox"/> Final Site Plan</p> <p><input type="checkbox"/> Minor Subdivision; <input type="checkbox"/> Preliminary Plat; <input checked="" type="checkbox"/> Final Plat</p> <p><input type="checkbox"/> Grading/Tree Removal; <input type="checkbox"/> WTF (Wireless Transmission Facility)</p> <p><input type="checkbox"/> Rezoning From: _____ To: _____</p> <p><input type="checkbox"/> Other: _____</p>	
<p>*****</p> <p>IS THIS SITE WITHIN A SMART CODE AREA: (Circle One) YES NO</p> <p>(Please note - if yes, than follow Smart Code Application Instructions to complete this form for submittal)</p>	
<p>PLANNED USE DEVELOPMENT'S (PUD) ONLY:</p> <p><input type="checkbox"/> PUD Outline Plan (Master Plan); <input type="checkbox"/> PUD Amendment to Outline Plan;</p> <p><input type="checkbox"/> PUD Preliminary Plan (individual phases); <input type="checkbox"/> Final Plan (individual phases);</p> <p>Phase: _____ of _____ Date of PUD Outline Plan (Master Plan) Approval: _____</p> <p>Other: _____</p>	
PROJECT INFORMATION (Provide Additional Pages as Needed)	
<p>Project Name: <u>Watermark at Forest Hill Heights</u></p> <p>Address/Location: <u>Crestwyn Hills Drive - Property East of Thyssenkrupp Office</u></p> <p>Project Description: <u>Multi-family development proposed on a 14.56 acre parcel within the Forest Hill Heights Small Area Plan</u></p> <p>No. of Acres: <u>14.56</u> Parcel Identification Number(s): <u>G0243 00488</u></p>	
<p>PLEASE ATTACH A LETTER EXPLAINING THE PROJECT, IN DETAIL, AND LISTING ALL VARIANCES REQUESTED FROM THE SUBDIVISION AND ZONING REGULATIONS.</p>	
OWNER/LESSEE/DEVELOPER INFORMATION (All applicable parties shown below must sign the application)	
<p>Owner Name (Print): <u>Forest Hill Associates</u> Address: <u>177 N. Highland Ave 4106, Memphis, TN 38111</u></p> <p>Phone No.: <u>901-685-1469</u> Email Address: <u>cwurtzbarger@gmail.com</u></p> <p>Signature of Owner: </p> <p>Lessee Name (Print): <u>N/A</u> Address: <u>N/A</u></p> <p>Phone No.: <u>N/A</u> Email Address: <u>N/A</u></p> <p>Signature of Lessee: _____</p> <p>Developer Name (Print): <u>Thompson Thrift Development, Inc. d/b/a Watermark</u> Address: <u>111 Monument Circle, Suite 1600, Indianapolis, IN</u></p> <p>Phone No.: <u>317-853-5459</u> Email Address: <u>jtuttle@watermarkapartments.com</u></p> <p>Signature of Developer: </p>	
<p>PLEASE ATTACH A COPY OF THE DEED REFLECTING OWNERSHIP OF THE SUBJECT REAL PROPERTY</p>	

Planning Commission – Official Application Form
Page 2

AGENT/REPRESENTATIVE INFORMATION	
Name: <u>Ryan McMaster, PE</u>	Title: <u>Associate</u>
Company Name: <u>Kimley-Horn & Associates</u>	Address: <u>214 Oceanside Drive, Nashville, TN 37204</u>
Phone No.: <u>615-330-1749</u>	Email Address: <u>ryan.mcmaster@kimley-horn.com</u>
Who will represent this proposal at the Planning Commission meeting? <u>Ryan McMaster</u>	
ENGINEER/SURVEYOR INFORMATION	
Engineer Name: <u>Ryan McMaster, PE</u>	Address: <u>214 Oceanside Drive, Nashville, TN 37204</u>
Phone No. <u>615-330-1749</u>	Email Address: <u>ryan.mcmaster@kimley-horn.com</u>
Surveyor Name: <u>Joe Wiseman, RLS</u>	Address: <u>6074 Apple Tree Drive, Ste 14, Memphis, TN 38115</u>
Phone No.: <u>901-362-2345</u>	Email Address: <u>jwiseman@harrisassociateslandsurveyors.com</u>

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 interest, the following information is required to be furnished:

- I. **For Profit Entities.** If the Applicant (including all owners, lessees and developers) submitting this Application ("Applicant") is a for-profit entity, i.e. sole proprietor, general partnership, limited partnership, corporation, limited liability company, RE.LT., a trust, or any other form of for-profit business entity, the authorized representative of the Applicant 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 Applicant. (If another business entity owns 10% or more of the ownership interests in the Applicant, 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 Applicant, 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.

Applicant: Thompson Thrift Development, Inc. d/b/k Watermark
 Address: 111 Monument Circle, Suite 1600, Indianapolis, IN 46204
 Signature of Applicant: [Signature]

Owner: Forest Hill Associates - Charles Wurtzbarger
 Address: 177 N Highland #4106, Memphis, TN 38111
 Signature of Owner: [Signature] Managing Partner

Lessee: _____
 Address: _____
 Signature of Lessee: _____

Developer: Thompson Thrift Development, Inc. d/b/k Watermark
 Address: 111 Monument Circle, Suite 1600, Indianapolis, IN 46204
 Signature of Developer: [Signature]

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

Name	Business or Home Address
See Attached	_____
_____	_____
_____	_____
_____	_____

Forest Hill Associates Partners with 10% or more Ownership

Mary Mhoon Walker
2724 Lombardy
Memphis, TN 38111

E & M Investments
c/o Melinda Menke
950 Martinez Spring Road
Bozeman, MT 59718

Jalenak Holdings Partnership
5865 Ridgeway Center Parkway
Suite 300
Memphis, TN 38120

Charles L. Wurtzburger
177 N. Highland Ave., #4106
Memphis, TN 38111

Eleanor Baer, Family Trust
c/o Ben Baer
Livestock Nutrition Center
5860 Ridgeway Center Parkway
Suite 240
Memphis, TN 38120

Wurtzburger 1999 Family Trust
c/o Highland Capital
Attn: Steve Wishnia
6077 Primacy Parkway, Suite 228
Memphis, TN 38119

Thompson Thrift Development, Inc. owners:

The Paul M. Thrift Revocable Trust - Dated May 16, 2003
901 Wabash Avenue,
Terre Haute, IN 47908

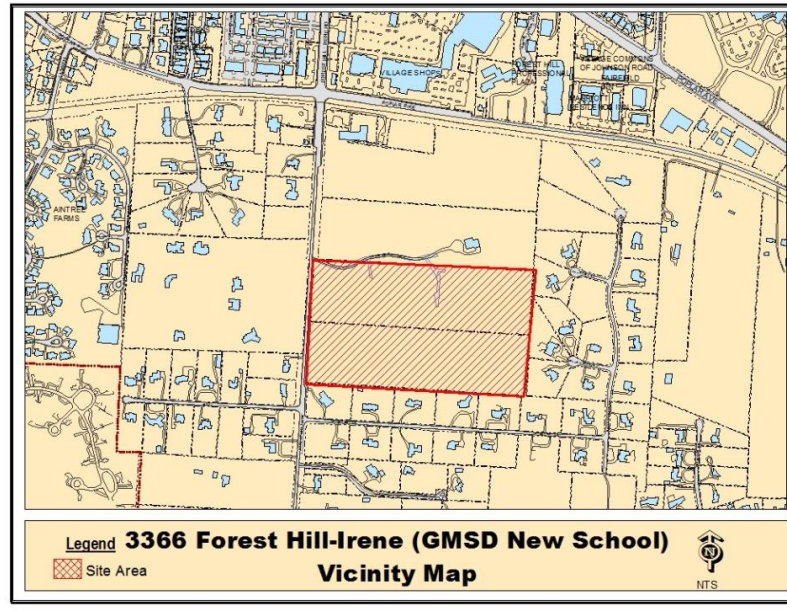
The John G. Thompson Revocable Trust - Dated December 8, 2003
901 Wabash Avenue,
Terre Haute, IN 47908

6. a. Preliminary and Final Site Plan for a New Public Elementary School and District Office Building

INTRODUCTION:

Development Case Number:	17-746
Case Name:	Germantown Municipal School District (GMSD) New Public Elementary School
Location:	3366 Forest Hill Irene Rd.
Property Owners:	Jason Manuel w/ Germantown Municipal School District (GMSD)
Developer/Applicant:	Jason Manuel w/ Germantown Municipal School District (GMSD)
Representative:	David Smith, PE w/A2H, Inc. - Agent
Zoning District:	“RE-1” Residential Estate District
Area:	38 acres
Request:	Approval of a Preliminary and Final Site Plan for a New GMSD Public Elementary School (Phase 1) and District Office Building (Phase 2)

**Refer to the Disclosure Form attached for more information*



BACKGROUND: The subject property is zoned “RE-1,” Residential Estate and consists of two parcels of undeveloped land, totaling 38.12 acres. (On October 6, 2017, the Germantown Municipal School District (GMSD) closed on the purchase of the property.) On August 8, 2017, the representative for the application met with the City of Germantown’s Tree Board to discuss the tree removal plan and proposed mitigation measures. On September 12, 2017, the Board of Zoning Appeals approved a Use on Appeal to allow the proposed public elementary school to locate on the subject property. (Pursuant to Section 23-204, schools are permitted in the “RE-1” residential estate zoning district with the approval of a Use on

Appeal.) On September 13, 2017, the applicant had a Sketch Plan meeting with city staff to gain initial feedback on the proposed site plan.

DISCUSSION: The proposed project would consist of an approximately 110,000 s.f. public elementary school building and a 16,000 s.f. central office, with 194 parking spaces located east of proposed structures. The entire school project, including the parking lots, would be located on the western portion of the site. The eastern portion of the site would not be developed as part of this project, and could potentially be utilized for future public uses. (On the eastern portion of the site, 0.37 acres has been identified as a federal wetland.) Sections 23-206 to -210 of the Municipal Code outline the minimum lot requirements for a school in the “RE-1” zoning district, with which the proposed project complies.

As the sections of the Municipal Code pertaining to “RE-1” zoning do not expressly list parking ratios for schools, the parking ratios for schools located in the “R” low-density residential district was applied to the school building (Section 23-35(1)a). This notes that there shall be 1.15 parking spaces per staff member. For the district office building, the parking ratio for government office buildings was used, requiring one parking space for every 200 s.f. (Section 23-410(1) b).

TOTAL SITE AREA	38 ac.
BUILDING FLOOR AREA	126,000 s.f.
<i>New Elementary School Building</i>	<i>110,000 s.f.</i>
<i>New District Office Building</i>	<i>16,000 s.f.</i>
TOTAL IMPERVIOUS SURFACE	8.25 ac
TOTAL MAXIMUM BUILDING COVERAGE	5.7%
MAXIMUM PROPOSED BUILDING HEIGHT	35’
NUMBER OF PARKING SPACES REQUIRED	193
NUMBER OF PARKING SPACES PROVIDED	194
<i>Elementary School Parking</i>	<i>147</i>
<i>District Office Parking</i>	<i>47</i>
NUMBER OF BICYCLE PARKING SPACES PROVIDED	12

Construction of the new school is proposed to begin in spring of 2018. The applicant has provided a more extensive project description (please see attached).

Following the Planning Commission Sub-Committee meeting on October 25, 2017, the City Fire Marshal met with the applicant’s agent, A2H Engineers, Architects, & Planners, who conducted a flow test on the existing 12-inch Forest Hill Irene water main. The fire flow calculations determined the fire hydrant located on the east side of the Forest Hill Irene Road and north of the site is capable of supplying the needed fire flow for the construction of the school.

A. PROJECT SPECIFIC CONDITIONS OF APPROVAL (To be added to the site plan)

1. Fire Hydrant. The fire hydrant located on the east side of the Forest Hill Irene Road and north of the site, which is capable of supplying the needed fire flow to the project site for the construction of the school, shall be clearly labeled on the plans. This fire hydrant shall remain unimpeded during the entire construction process.

2. Bicycle Parking. Provide an additional location for bicycle parking (possibly at the rear entrance to the school), and increase the overall amount of bicycle parking to a minimum of 4 racks. (12 spaces are not sufficient for a school with 500+ students.)
3. Pedestrian Connection to Playground. Extend the sidewalk from the playground to the sidewalk at the rear of the building, with a pedestrian crossing across the drive aisle to the parking lot.
4. Wetland. Clearly delineate the specific 0.37 federally-designated portion from the general wetland area on the site plan, and label it as such.
5. Tree Plan (sheet C9.5-C9.8): Include a tally of total number of trees remaining and total to be removed, as well as total caliper to be removed.
6. Wellhead Protection Area. Portions of the project are within the Johnson Road Water Treatment Plant well field Zone 2 protection area. Label this on the site plan and be advised to follow proper procedure.

B. STANDARD CONDITIONS OF APPROVAL (To be added to the site plan)

1. Following Planning Commission approval, the applicant shall submit to the Design Review Commission for site plan, building elevation and landscaping plan approvals.
2. All recorded easements shall be shown on the plat. A five (5) foot utility easement is required along all property lines, adjacent to and not within any other easement.
3. All survey data shall be tied to Tennessee State Plane Coordinates and the City of Germantown monumented survey control. The final plat, construction drawings and "as built" plans shall be submitted on electronic media in DXF format.
4. The developer shall enter into a Project Development Contract with the City of Germantown for this project after it has received final approval from the Design Review Commission.
5. The applicant shall provide proof of TDEC approval for the water system and sanitary sewer system. An NPDES permit shall be required. Contact Bill Hinch with TDEC for information.
6. If approved, all materials shall be specified on the construction plans for the proposed project. The applicant must receive Final Construction Plan approval from the Department of Community Development before the Memphis/Shelby County Office of Construction Code Enforcement may issue a building permit for the project.
7. The applicant is required to include the following formal written statement by a certified and licensed professional engineer to be placed on the grading and drainage plans, signed, dated and sealed:
8. I, _____, a duly licensed professional engineer in the State of Tennessee, hereby certify that I have designed the drainage in accordance with the Design Standards of the City of Germantown and have considered upstream and downstream conditions that affect drainage to include topography, present and future land use, existing zoning, and location of natural water courses.
9. No owner, developer, or tenant of property within the subdivision shall commit an act, or allow a condition to exist on property within the subdivision, which act or condition endangers life or health, violates the laws of decency, or obstructs or interferes with the reasonable and comfortable use of other property in the vicinity.
10. The Developer agrees to comply with the following requirements, unless otherwise authorized in writing by the City Engineer:
 - (a) All streets shall be kept clear and free of dirt and debris;

- (b) All construction activity shall begin no earlier than 7:00 a.m. and end no later than 6:00 p.m., Monday thru Saturday, and no construction activity shall be permitted on Sundays; and
 - (c) The Developer and Lot Purchasers shall provide the Department of Community Development with the name, address and phone number of person(s) to be contacted and responsible for correcting any of the above should the occasion arise to do so.
11. Total acres disturbed shall be provided. A NOC is required for TDEC for the NPDES, Phase II. The NOC shall be posted on the site at all times and the stormwater reports/documentation/inspections shall be available at all times. The SWPP shall be posted at the site and available. Inspections must be performed by personnel who have completed the Level I – Fundamentals of Erosion Prevention and Sediment Control course.

C. DEPARTMENTAL STAFF COMMENTS (to be addressed in the construction plan drawings)

The Technical Advisory Committee (T.A.C.) met on October 11th and reviewed the submitted plans. Please see the applicant's responses in *italics* to comments that have not yet been addressed:

Planning:

1. Sheet G3.0 Net Area shown incorrectly. Net area does not include the eastern portion of the site, which is to be dedicated to other public uses (e.g., Parks, Public Services), or the detention area. Please revise the graphic, and also include the calculation on p. G3.0 (as well as sheet G2.0 where it's already shown). *As the dedication has yet to occur, it would be preliminary to present this as a completed use of the property. The site information area has been revised to not include the detention areas.*
2. Dumpster enclosure. Ensure that the enclosure is large enough to contain all recycling containers as well, and that all dumpsters are screened from public view. (At Dogwood, the cardboard dumpster is in complete sight from Dogwood Rd.) (This will be analyzed at DRC, but wanted to make you aware of this comment now.) *There will be a wall as the dumpster enclosure, shielding the dumpsters from view from the road. The proposed central office building will shield future neighbors to the north.*
3. If the accessory out buildings along the north property line is allowed to stay on this property, then an encroachment agreement will need to be entered into between the adjacent property owner and the GMSD and a copy provided prior to final plan approval. It would serve the school better to have these buildings removed or relocated on the adjacent property. *Direction from the September TAC comments was to note these encroachments as existing and they would not be re-built on this site. This was done. The existing trees screen these out buildings from the school campus area.*

Engineering:

1. Traffic Study Comments: *The traffic study comments below were discussed at a meeting with the City Engineer on October 18, 2017. Comments and responses are provided as an attachment to the staff report:*
 - a. Circulation plan is questionable, especially given the stacking distance.
 - b. Only 1 drop off area shown. Could function better with 2 drop off areas.
 - c. Continue sidewalk along the north side of the site, in front of the playground, wrapping around the front to the drop-off area
 - d. Need to propose a Plan B if the Forest Hill Irene Rd. improvements are delayed and don't take place at the same time as the school construction

2. Dumpster location at the office building appears too tight for the truck to maneuver. *We will review this. The vehicle movement model indicates that there is adequate space for needed movements.*
 - a. Verify accessibility angle for garbage truck at office building dumpster. These trucks need a "straight-in" length from the front of the dumpster of between 40 and 50 feet based on our recent research when we built our own dumpster enclosure. This may possibly require re-locating the dumpster to a location where the truck has a better "straight-in" pathway.
3. Each civil drawing sheet needs a designated place in title block for City Engineer's signature. *That will be done.*
4. Planting screen along north property line should go around the encroaching buildings and fencing instead of through them so that they will be "screened". Are existing trees/shrubs sufficient screening in this area? *It is believed that the existing trees and screening are adequate screening for the existing outbuildings.*
5. New sanitary sewer line crossing Forest Hill road should be bored due to major road traffic. Verify with City Engineer. *This will be verified and coordinated with Forest Hill-Irene Road construction. It may be possible to open cut, depending on the stage of road construction. If not, the sewer extension will be bored.*
6. The gas main and the sanitary sewer main appear to be too close together in the area just south of the large, existing lake. Offer a little more separation. *This will be done.*
7. More water valves are needed, but that can be addressed during construction plans review. *Agreed.*

Stormwater

1. Detention Area. Provide more details on detention area on the eastern portion of the site, which is also listed as pond. *The eastern detention area will be a dry bottom pond with a discharge to the east. Velocities will be analyzed to determine if energy dissipation is needed to prevent erosion.*
2. A maintenance agreement will be required for the detention facilities. (The owner of the property shall adequately maintain the stormwater management/Best Management Practices (BMP) facilities. This includes all underground detention storage pipes and channels built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing at their design functions). *The required notes for the maintenance agreements will be added to the construction plans prior to approval by the City Engineer.*
3. The peak rate of runoff from the critical storm occurring over the developed site shall not exceed the peak rate of runoff from a 1, 2, 5, 10, 25-year, 24 hour storm events occurring over the same area prior to development. Storms of less frequent occurrence (longer return period) than the critical storm, shall have the peak rate of runoff not greater than for the same storm under predevelopment conditions. *Agreed.*

Public Services:

Sewer and Water

1. Wellhead protection area. Portions of the project are within the Johnson Road Water Treatment Plant well field Zone 2 protection area. Ensure that all the correct precautions are taken, especially with the oil-based generator that may be onsite. *This will be done.*

2. Encroaching buildings on the northeast property line need to be removed or fenced with a board fence to keep out others. At a minimum, these need to be screened. *The existing trees provide screening.*
3. Wetlands Area - Explain who designated this as a wetland. Would be better for the City to remove or mitigate so the City can use the potential future park property to its fullest? *This area was designated as a wetland by Brophy-Heineke & Associates and confirmed by the US Army Corps of Engineers. Future site planning for this portion of the site can be used to determine if the wetland should be mitigated.*
4. What is the preferred use for the existing well? *The preferred use of the existing well is for continued elevation control of the pond.*
5. All water mains and valves shall be in the pavement of the roadways. *Agreed.*
6. Prefer dual 45 degree bends over 90 degree bends. *Agreed.*
7. Show water valves on 24 inch and 8 inch mains near Forest Hill Irene Rd. *This shall be done.*
8. Need a valve on the 24 inch near the edge of the school development near the stub. *This shall be done.*
9. We should have a valve on the fire loops midway around to be able to isolate water repairs without cutting off the buildings. *We will look at valve placement in more detail.*
10. Water line, stormwater facilities and roadways should be in place, prior to construction beginning on this site. *We believe that concurrent construction is acceptable.*
11. Show a separation between the existing and proposed water mains (not just parallel to each other, rather 10"-12" apart). *This will be done.*
12. School construction cannot commence until the water main on Forest Hill Irene Rd. south of the railroad tracks to the school is in place
 - a. Sufficient water service to site must be established prior to construction. *Sufficient water is available in the existing 12 inch line based on flow tests performed by the City of Germantown. We contend that concurrent construction is acceptable.*
13. Put a note on the plat stating that the 24 inch main and all connecting valves will be maintained by the City of Germantown Public Works. All other mains and services will be maintained by GMSD. *Agreed.*
14. Add line in center of property and label the eastern portion of the site "unbuildable/future public uses".
 - a. Label possible proposed water tower and park (not part of this project and not by this applicant). It is important that the public understands how this section of the property could be used. *The client would rather not label any area as future public use as this area has yet to be identified.*

Parks and Recreation:

1. Playground. Is this intended to be a public playground, or only for school use? *The playground is intended for school use.*
 - a. All three GMSD elementary schools have public playgrounds that are accessible to the public after school hours, and having parking right near the playgrounds. The playground at this new school should follow suit.
 - i. Provide public parking spaces directly at playground. *As the playground is intended for school use, public parking will not be added next to the school.*

- ii. Consider removing basketball court (see Police comments below). *The basketball court will remain, and goal locks will be placed when school is not in session.*
2. Add a shade structure to playground. Both Riverdale and Farmington playgrounds have shade structures for the teachers, and Dogwood has reached out as they want to construct one for their teachers as well. *The addition of a shade structure will be considered in the future.*

Police:

1. The basketball court is problematic. Consider removing, even if it is intended for school use only. The basketball court at Farmington Elementary is a continual after-hours problem for the Police, and the elementary school is considering removing it. *The goals will be locked with goal locks when school is not in session, rendering them unusable.*
2. If playground is to be opened to public, then the parameters need to be defined now (hours of operation, who is liable). *The playground is not open to the public.*
3. If this playground is not to be open to the public, like all other elementary school playgrounds, then it needs to be fenced off, with clear signage. *All elementary school property playgrounds are not open to the public at this time and this one will be only for school use.*
4. Full motion turning needed. Right-in/right-out should not be proposed. *The GMSD is committed to the most efficient flow of traffic and if full motion turning is advantageous, it will be implemented.*
5. Crossing guards: At least 3 crossing guards will be needed at this site due to the amount of vehicular traffic. (Many more cars expected, than at the other elementary schools, as biking and walking to school will not initially be common.) *It is agreed that crossing guards will be needed.*
6. Railroad tracks: What are the times of the trains, and how will this impact school drop-offs, pick-ups, backing up on Forest Hill Irene Rd.? Additional police capacity may be needed to deal with this. *The train schedules are not available to the general public and cannot be provided.*

Neighborhood Services:

Trash and Recycling

1. Dumpsters need to accommodate recycling/cardboard containers as well. *The GMSD will have a recycling container.*
2. Angle of dumpster location for office building may be too tight for truck to maneuver. *The location is being reviewed with vehicle tracking software to assess acceptability.*

City Fire Marshal:

1. The west roadway, adjacent to the office building, shall be 26 feet wide where a fire hydrant is located. *Agreed.*
2. Water and roadway improvements on Forest Hill Irene should be completed prior to construction and before combustibles are on the site. The emergency access shall be in place during construction. *The water near the site in Forest Hill-Irene is adequate for site construction and school support. Emergency access will be provided.*

3. Fire flow calculations should be provided from the new main. Design of the sprinkler system shall be from the main that will provide water for the system. *The flow calculations can be provided from the existing system, which is adequate to support the school. We cannot provide calculations' using the new main until the new system is in place or a water model is provided.*
4. All landscaping shall be 3 feet from any fire hydrant. *Understood.*
5. *See requirements for fire department's general requirements for access and water supply. *Understood.*

Fire Department General Requirements

ACCESS:

"Chapter 33, Section 3310, Access for Fire Fighting

- *3310.1 Required Access: Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available."*

NOTE: An approved driving surface shall consist of an all weather surface with a minimum of a single layer of asphalt.

- Fire apparatus access roads shall have a minimum pavement width of 26 feet exclusive of curb and gutter. (24 feet unobstructed) (Germantown City Ordinance, GCO), (IFC D103.1)
- Fire Department access roads shall have a minimum vertical clearance of 13 feet 6 inches. (IFC 503.2.1)
- The access roadway shall be within 50 feet of the normal point of entry to the structure for the fire department. (GCO)
- The fire department access roadway shall be extended to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building (IFC 503.1.1)
- The grade of the fire department access road shall be no greater than 10%. (IFC D103.2)
- Buildings or facilities exceeding three stories or 30 feet in height shall have at least two means of fire apparatus access for each structure. (IFC D104.1)
- Buildings or portions of buildings exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial fire apparatus. (IFC D105.1)
- Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet exclusive of shoulders. (IFC D103.1)
- Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. (IFC D105.1)

- Turns in fire lanes shall be constructed to provide sufficient width to accommodate the largest piece of fire apparatus available to be operated on the fire lane, but in no case shall the radius to the outside curb line be less than 50 ft. (NFPA 1141)
- Multi-family residential developments having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. (IFC D106.1)
- Dead-end fire apparatus access roads in excess of 150 feet shall be provided with a turnaround cul-de-sac of 96' diameter cul-de-sac. (IFC D103.4)
- Buildings exceeding 62,000 square feet or the sum of buildings within a development shall have two separate and approved fire apparatus access roads. (*Exception: buildings or the sum of square footage within a development will be permitted not to exceed 124,000 square feet if protected throughout with an automatic sprinkler system designed to NFPA 13 standards*) (IFC D104.2)
- Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. (IFC D104.3)
- Security gates across fire department access roadways, when open, shall provide an unobstructed width of 24 feet. (*See the City's Private Street Policy for additional requirements on gate features*) (IFC D103.5)
- Fire lane signs shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide. (IFC D103.6.1)

PREMISES IDENTIFICATION:

- New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- Numbers shall be a minimum of 4 inches high with a minimum stroke width of .5 inches and contrast with the background.
- This standard shall also apply to suite numbers.
- In a multi tenant building address numbers and/or suite numbers shall be posted on all doors allowing access to the suite.

UTILITIES/WATER:

- Fire hydrants shall be located within 3 feet of roadway access with the 4 inch outlet facing the roadway access
- Fire hydrants shall be installed so that there is a minimum of 18 inches between the center of the 4 inch steamer cap and the surrounding finish grade, for a radius of at least 5 feet.
- Fire hydrants along street or fire access routes or at intersections shall be visible for a minimum of 100 feet in all directions.
- Fire hydrants shall be free from obstructions on all sides by a minimum clearance of not less than 3 feet. i.e. landscape, light poles, signs, fences
- Fire hydrants shall be installed, for commercial buildings not greater than 300 feet apart. In residential communities, excluding multifamily occupancies, fire hydrants shall be installed not greater than 500 feet apart.
- Fire hydrants shall be placed at a minimum of 40 feet from any structure.

- Fire hydrants installed within the City of Germantown shall be silver in color.
- Plans submitted must identify that the underground main installed meets the requirements of NFPA 24.
- The underground main must have a hydraulic test performed and recorded at 200 psi for 2 hours.
- Dead end mains are not permitted unless approved by the fire code official.
- Piping shall not be installed under buildings unless approved by the fire code official.
- Required fire flows shall be calculated with 20 psi residual pressure for a minimum flow of 2 hours.

FDC:

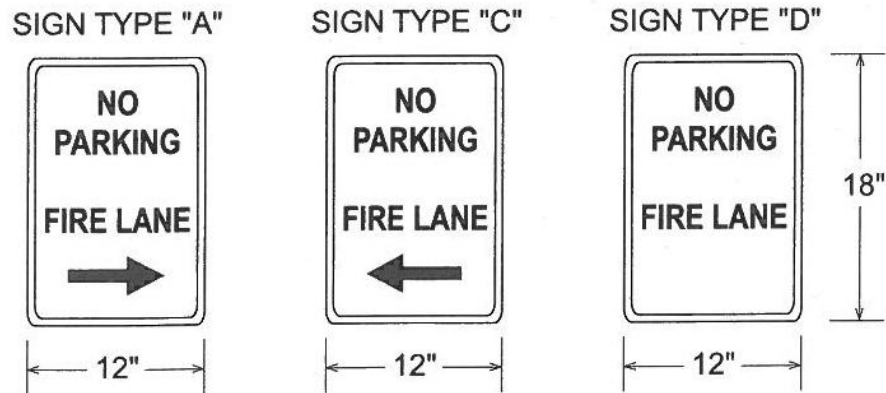
- The fire department connections (FDC) shall consist of two 2 1/2 inch connections using NH internal threaded swivel fittings with 2.5-7.5 NH standard thread.
- The fire department connections (FDC) shall consist of two 2 1/2 inch connections using NH internal threaded swivel fittings with 2.5-7.5 NH standard thread. There shall be a 2 1/2 inch fire department connection for each 250 gpm required for the fire pump. Where more than (2) connections are required to meet the demand of the fire pump, a 5" Storz connection may be used.
- The fire department connection should be located not less than 18 in. (457 mm) and not more than 4 ft (1.2 m) above the **finished** grade.
- The FDC shall be located a minimum of 40 feet from the structure and within 100 feet of a fire hydrant.
- The FDC shall be located on the address side of the structure.
- The fire department connection shall be painted red with white address numbers. (not required if the FDC is mounted on the structure)
- For hydraulically calculated systems, the fire department connection shall not be less than the size of the system riser.

PIV:

- The post indicator valve (PIV) shall be set so that the top of the post will be 36 in. (0.9 m) above the final grade.
- The PIV shall be located a minimum of 40 feet from the structure.
- The PIV shall be located on the address side of the building.
- The PIV shall be red with white address numbers (not required if the PIV is mounted on the structure)

FIRE LANE SIGNS:

- Where required by the fire code official NO PARKING FIRE LANE signs shall be installed.
- Signs shall have a minimum dimension of 12 inches wide by 18 inches high.
- Signs shall have red letters on a white reflective background.
- Reference the City of Germantown sign ordinance for height requirements



APPENDIX

NFPA 1141:

5.4 Parking Lots.

5.4.1* The minimum lengths of parking lot stalls shall be measured end to end as shown in Figure 5.4.1, and the minimum stall length and aisle widths shall be as shown in Table 5.4.1.

Table 5.4.1 Minimum Parking Lot Stall Dimensions and Minimum Aisle Lengths

Parking Angle	Minimum Stall Length		Minimum Aisle Width		Minimum Aisle Width	
	One Way Traffic Flow	Two way Traffic Flow	One Way Traffic Flow	Two way Traffic Flow	One Way Traffic Flow	Two way Traffic Flow
ft	m	ft	m	ft	m	m
45 degrees	27.5	8.4	16	4.9	24	7.3
60 degrees	23.7	7.2	16	4.9	24	7.3
75 degrees	20.9	6.4	23	7.0	24	7.3
90 degrees	18.5	5.6	26	7.9	26	7.9

5.4.2 Parking lot aisles adjacent to any building shall provide a travel lane with a minimum 24 ft (7.3 m) clear width.

5.4.3 The minimum turning radius for parking lot aisles necessary for fire department apparatus access shall be determined by the fire department having responsibility.

Board Discussion:

Chairman Harless asked if there were any questions of staff. There were none.

Mr. Ross stated he would like to commend the school district and their team, as well as Economic Community Development staff, and other City staff including Fire, Public Works, and Police, on their collaborative work on this project.

Chairman Harless invited the applicant to discuss the project.

Josh Cathey (of GMSD) at 2576 Hollyhock Drive stated that they did meet with the neighbors at Riverdale School to hear concerns and go over the plans with them. There were a few questions regarding landscaping buffers between the school property and their residential properties, as well as lighting plans, and traffic on Forest Hill-Irene Rd. GMSD shared with the neighbors what the City Engineer, Tim

Gwaltney shared with them. The plan for Forest Hill-Irene Rd. was the majority of what they heard from the residents that attended. GMSD will bring as much circulation onto the school site as possible, in order to get the traffic off of Forest Hill-Irene Rd. They will have queuing for 306 cars, which is a lot for school traffic. If the school has 600 or 700 students, not all of those are going to be car riders; some will ride the buses, about 20 to 30 percent.

David Smith (project engineer) at A2H, Inc. 3009 Davies Plantation Road, Lakeland, TN 38002 noted he wanted to thank the staff for working with us. They have come a long way in a short amount of time.

Jason Manuel, Superintendent of GMSD, stated he would like to thank everyone for taking the time to meet with them during the Planning Commission Subcommittee meeting. The biggest concern for all involved is what is going to happen with Forest Hill-Irene Rd. being built. How is the school going to deal with that transition? It's not going to happen all at once, when talking about the number of students coming to the school. The fourth and fifth grade will stay at their own schools, because they don't want to move families. It would not be a K-5 school from the start, maybe a K-3 or K-4. They are open to do anything to try and pull the traffic off of Forest Hill-Irene Rd. coming in and out both entrances, and school staff will be controlling the flow through the campus

Chairman Harless asked if there were any questions of staff.

Mr. Bacon asked about the concerns of the impact of residential development to the existing City infrastructure.

Mr. Manuel answered looking across the City of Germantown; they calculated 0.31 students per household coming from the newly proposed developments in the city and then assessed the enrollment levels in the existing schools. It could be 200 students for the new elementary school, 100+ students for middle school and 200 high school students from those new residents. They are building the biggest school they can with the money available, with a maximum capacity of 815 students.

Mr. Clark asked what the timeline is on widening Forest Hill-Irene Road, due to concerns from a lot of citizens.

Mr. Saunders asked what is the time frame to start construction on the road widening project.

Tim Gwaltney (City Engineer) stated the project is under design, and funding for this fiscal year is for the right-of-way acquisition 2018. The construction is funded in fiscal year 2019. They are hoping to break ground late fall of 2018. It will have a construction timeframe of 12 to 18 months.

Mr. Smith stated they are looking to go to bid for the school project in February or March of 2018, and then they will be breaking ground. They are looking for the school to be opening in 2019 or 2020.

Chairman Harless asked if there was anyone in the audience that would like to speak in favor of this project. There were none.

Chairman Harless asked if there was anyone in the audience that would like to speak in opposition of this project.

Opposition:

Edgar Babian at 3580 Crestwyn Drive stated that he is for the school project. His first one concern is the picture he saw of the new school having too much glass in it. How can the school design safe rooms in case there are tornadoes? In a tornado, the kids are supposed to go out in the hallways and right now those

all appear to be filled with glass. His second concern is this zoned RE-1 and does this zone allow for office buildings, such as the proposed district office building? There are extra fire hydrants in the wooded area. There is a water main there from a proposed subdivision from the 1970's that was never built.

Patricia Cooper at 8959 Jenna Road asked if there would be any changes happening on Jenna Cove or Forest Downs, such as curbs? There have been surveyors in the front of her home. She has a lot of drainage issues and there is a large culvert at the end of the cove.

Karen Hartridge at 3369 Forest Hill-Irene Rd asked what the improvements to the road are looking like as far as the houses across the street, and are they going to be losing any land due to the road improvement project. What is the projected impact of the road widening for the 12 to 18 months?

Jaime Picunko at 9318 Romano Way South asked how is the queuing going to work with the in and out driveways?

Mr. Smith showed the entrances and exits on the PowerPoint slide.

Chairman Harless asked if left hand turns are going to be allowed in the afternoon, off the southern exits.

Mr. Smith answered the school district is open to that. There are two lanes leaving the school, and one is dedicated as right turn only, and the other is dedicated as left turn only.

Mr. Gwaltney answered specifically on the houses at the Forest Brook Subdivision across Forest Hill-Irene Rd. from the school, that existing curb and gutter line is not intended to move, no further right of way is needed beyond that curb line. As far as curb and gutters on Jenna Cove, the new curb gutter for Forest Hill-Irene Rd. at those intersections will be going around the radius onto those intersections. But will not extend the length of the street. There will be two lanes in each direction with a median.

Mr. Smith answered they are going to have detention on site, and there will not be any improvements on Jenna Cove and Forest Downs. In regards to whether an office building is allowed in this location, the section that deals with the use on appeal references that municipal uses are allowed with a use of appeal in the RE-1 zoning district. The Administration District Office Building for the school system was determined to be a municipal use at the Board of Zoning Appeals in September 2017.

SUBDIVISION AND SITE PLAN SUB-COMMITTEE: (DIKE BACON, CHAIRMAN)

The Sub-Committee met on October 25, 2017, and recommended approval of the project, subject to the information requested per the staff comments.

PROPOSED MOTION: To approve a two-phase preliminary and final site plan for all site infrastructure improvements and a new GMSD public elementary school (phase 1) and a district administrative office building (phase 2), subject to the Commission's discussion, staff comments in the staff report, and the plans and documents filed with the application.

Mr. Bacon moved to approve, seconded by Hernandez.

Chairman Harless asked for a roll call.

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

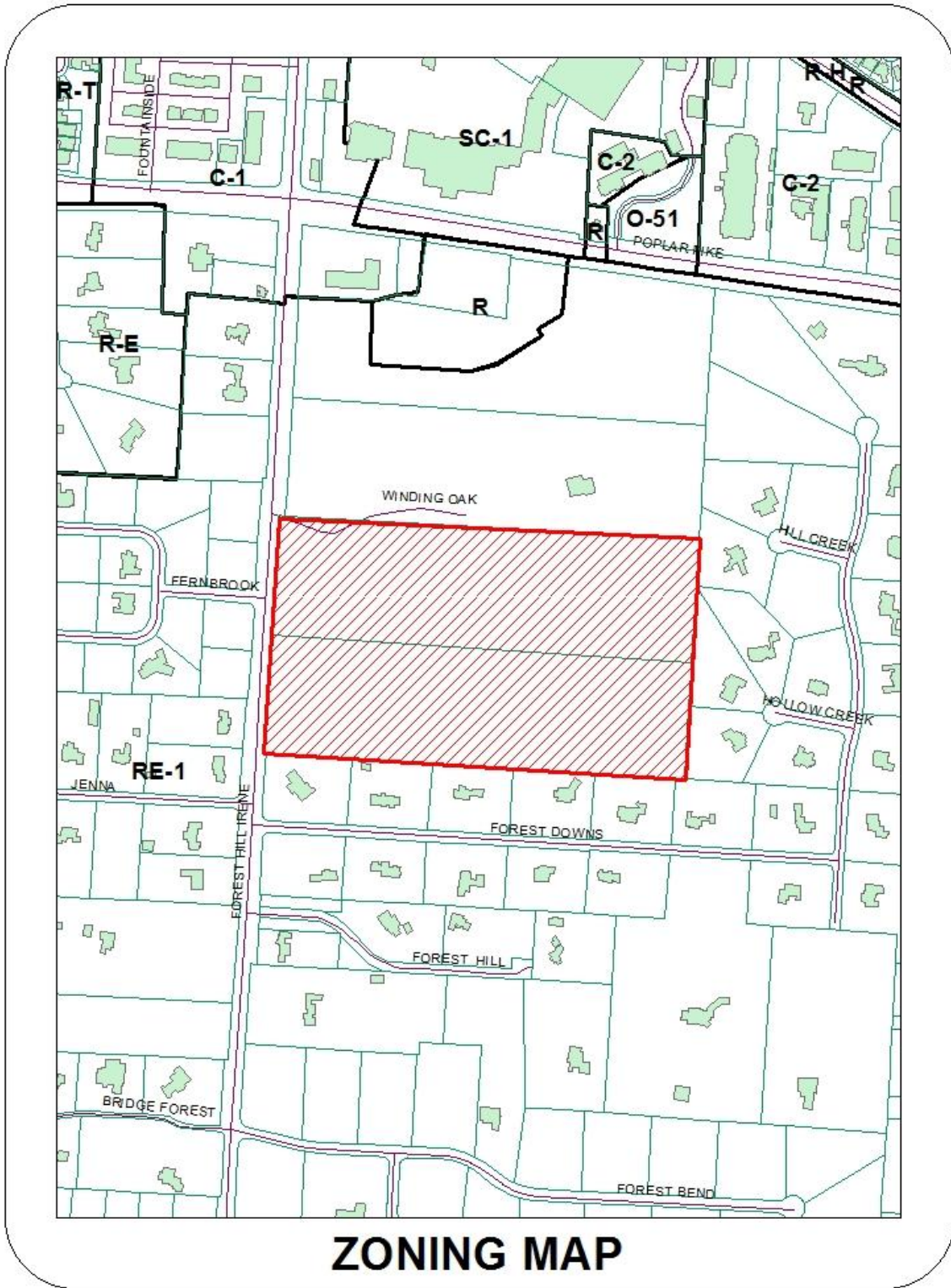
Mr. Bacon voted yes; he was honored to have participated in the Site Selection Committee that was organized by Mr. Jason Manuel, School District Superintendent, and his staff. There were quite a few

representatives that participated in that process, such Fire, Police, and a number of city commissions and staff, and a lot of school board members. They started with 19 sites that were spread all over the City. They got down to three sites, due to safety, development ability, quality of the location, and traffic infrastructure. The school district board made that final selection out of the three. This is an excellent site and location.

Mr. Hernandez voted yes; he was looking at the Memphis Area Association of Realtors (MAAR) report from October 2017. The average increase in year to date sales for new and existing homes in Germantown, as compared to the same period last year, has doubled, as compared with the rest of Shelby County. He can't help but believe that some of this increase is due to the Germantown Municipal Schools District.

Chairman Harless voted yes; he stated they are blessed in this community to have the best school system in the state. They have received awards for the highest achievement in the State of Tennessee.

Chairman Harless stated to the applicant that if they decided to add a phase two (the Administration District Office Building), and you make any changes to the plan, they have to come back before the Planning Commission. Please communicate as much as possible to the neighbors and the community at large on how this new school system going to work.



SITE PLAN (See Complete Plan Set for Details)



October 5, 2017

Shelia Pounder
Planner, City of Germantown
1930 Germantown Road South
Germantown, TN 38138

RE: Planning Commission Submittal
New Elementary School on 3366 Forest Hill-Irene Road, Germantown Municipal School District

A2H # 15209

Dear Ms. Pounder,

Please find attached the Final Site Plan Application for the proposed new elementary school for the Germantown Municipal School District (GMSD). The site for the proposed school is 3366 Forest Hill-Irene Road, north of Forest Downs Road and across from Fern Brook Drive. The site currently is two parcels (G0243 00428 and G0243 00429) owned by the Broer and Schaeffer families. There is an agreement to purchase between the landowners and GMSD. The two parcels combine to be approximately 38 acres in a rectangular shape with general dimensions of approximately 970 feet x 1700 feet.

The properties are currently zoned RE-1, Residential Estate. A Board of Zoning Appeals Application for Use on Appeal has been submitted and was approved on September 12, 2017.

The proposed project includes the development of an elementary school with a design capacity of 750 students; a central office building for the GMSD administration; and associated playgrounds and parking as needed for the function of the school and office building. This elementary school is planned to serve students from kindergarten through fifth grade, as is done with the other elementary schools within the GMSD system. The front of the school building is planned to be approximately 330 feet from the Forest Hill-Irene Road right-of-way, allowing for increased driveway lengths to assist in queue volume during school drop-off and departure operations. The school building is planned to have areas that are both one and two story and a gymnasium that will have a roof height of 35 feet. The total floor area for the school is planned to be approximately 110,000 square feet. The central office building is planned to be a one story building with approximately 16,000 square feet in area. The proposed developed site is located in the western central portion of the site. The southern face of the school building is approximately 270 feet from the southern property line. The northern face of the central office building is approximately 150 feet from the northern property line. This is the closest building face to the property line.

Improvements to Forest Hill-Irene Road are under design at this time. The planned improvement along the proposed school site is to provide a five lane thoroughfare. As part of this project, an additional water line is being installed within the Forest Hill-Irene right-of-way. This project will connect to the new water line for potable water supply. Sanitary sewer is available along the west side of Forest Hill-Irene Road and it is planned to collect all wastewater into a single pipe before exiting the property to make this connection. Electrical and natural gas supply are also available in Forest Hill-Irene and connection to these utilities will be coordinated as part of the continued site design.

Site circulation for the proposed project is accomplished through two proposed driveway connections to Forest Hill-Irene Road. The detailed design of these connections will be accomplished in conjunction with the design of the Forest Hill-Irene roadway safety improvements project. School buses will access the site through a separate driveway (the northern driveway) from the car access point and will have their own drive and drop-off location. Car access will be controlled through a single access point with significant queueing within the property. All drives are designed for emergency vehicle access. The northern drive will also serve as access for delivery vehicles and as access to the central office building. Parking has been designed as shared use between the two buildings as the peak use times occur during different times of the day. The peak use of the central office building will be in the evening during school board meetings or other public gatherings, when school is not in session. The current design provides for the required number of parking spaces. The current design provides for lighting within the parking areas.

The properties currently contain open pasture and wooded areas. A tree survey was performed for the properties and it indicated that there are over 1,100 trees on the property greater than 10 inches dbh. The development of the proposed site plan will result in the removal of approximately 265 trees. Of the 265, approximately half of them are Sweetgum or Red Cedar. Once this was identified, A2H met with the City of Germantown Tree Board on August 8, 2017 to discuss this project with them. A2H and GMSD presented the following tree mitigation plan to offset the development of this project:

- Once the site is developed, GMSD will apply for certification under the State of Tennessee Arboretum program to have the site certified as a Level 1 Arboretum.
- The site development will not impact the existing wetland area on the property.
- The site development will provide multiple species of hardwood trees as part of the site landscaping and as part of the screening to be required along a portion of the north central side of the site. The number of trees needed for this has yet to be determined.
- Once operational, GMSD will organize and implement a "Founders Forest" event the first year that the school is in operation. This event would allow for each of the students, faculty, and staff to plant a sapling to commemorate the opening of the school. The initial student, faculty, and staff population is estimated to exceed 550. The area north of the proposed central office building would be utilized as the primary area for this forest to enhance the screening to the north.

The Tree Board indicated that they believed that this effort was adequate to offset the planned removal of trees from the property. A quorum was not met for this meeting so the Tree Board could not take official action on this presentation.

We appreciate the assistance provided in advancing the new elementary school project for GMSD. Please let me know if there are any questions or comments.

Sincerely,

A2H, Inc.



David M. Smith, Ph.D., PE
Senior Civil Engineer - Manager



October 4, 2017

Shelia Pounder
Planner, City of Germantown
1930 Germantown Road South
Germantown, TN 38138

RE: Planning Commission Submittal – Item 17 – Fiscal Impact
New Elementary School on 3366 Forest Hill-Irene Road, Germantown Municipal School District

A2H # 15209

Dear Ms. Pounder,

The purpose of this letter is to provide a response to the Planning Commission Checklist regarding Item 17 – Fiscal Impact. The purpose of this project is to construct a new elementary school and central office building to address the needs of the Germantown Municipal School District. This project will increase the school capacity of the district, allowing the district to serve more families. Since the school capacity is increasing, it is anticipated at this time that there will be some jobs growth or jobs creation as a result of this project in staffing the additional school with salaries totaling approximately \$4 million per year. As this is an improvement project for the Germantown Municipal School District, it is a non-taxable development. The GMSD project is a \$27,000,000 capital improvement project for the purpose of providing the education and office space.

Should there be any questions regarding this, please do not hesitate to contact me.

Sincerely,

A2H, Inc.



David M. Smith, Ph.D., PE
Senior Civil Engineer - Manager

WETLAND DOCUMENTATION (See attachments for complete report)



DEPARTMENT OF THE ARMY
MEMPHIS DISTRICT CORPS OF ENGINEERS
167 NORTH MAIN STREET B-202
MEMPHIS, TENNESSEE 38103-1894

September 11, 2017

Ms. Jennifer Morrison
Brophy-Heineke & Associates, Inc.
2978 Shelby Street
Bartlett, Tennessee 38134

Dear Ms. Morrison:

This is in response to your recent correspondence dated September 5, 2017 in which you requested concurrence with your delineation of an approximate 38-acre parcel of property (Germantown Elementary School site) located east of Forest Hill Irene, south of Poplar Pike and north of Forest Downs Road in Germantown, Shelby County, Tennessee, as shown on the enclosed map. Based on the information submitted to our office and a site visit conducted by Mitch Elcan of my staff on July 11, 2017, we concur with your delineation. Attached is the preliminary jurisdictional determination (PJD) verifying the presence of 0.37-acre of wetlands which may be considered waters of the United States. If you wish to provide additional information, an approved jurisdictional determination may be requested.

The PJD is included for concurrence. If you agree with this PJD please sign the form and return it to the address listed above. If the PJD is not returned within 30 days of the date of this letter we will assume your concurrence. A PJD cannot be appealed. If you object to this PJD, please see Section I.E. of the attached Notification of Administrative Appeal Options and the Process and Request for Appeal Form, on how to proceed or call the Memphis District, Regulatory Branch for assistance at the number listed below.

The Memphis District, Regulatory Branch is committed to providing quality and timely service to our customers. In an effort to improve customer service, we invite you to complete a Customer Service Survey found on our web site at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey. Your comments, positive or negative, will not affect any current or future dealing with the Corps of Engineers.

If you have questions, please contact Mitch Elcan at (901) 544-0737 and refer to File No. MVM-2017-202.

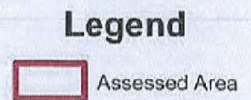
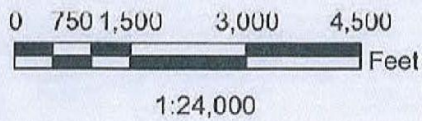
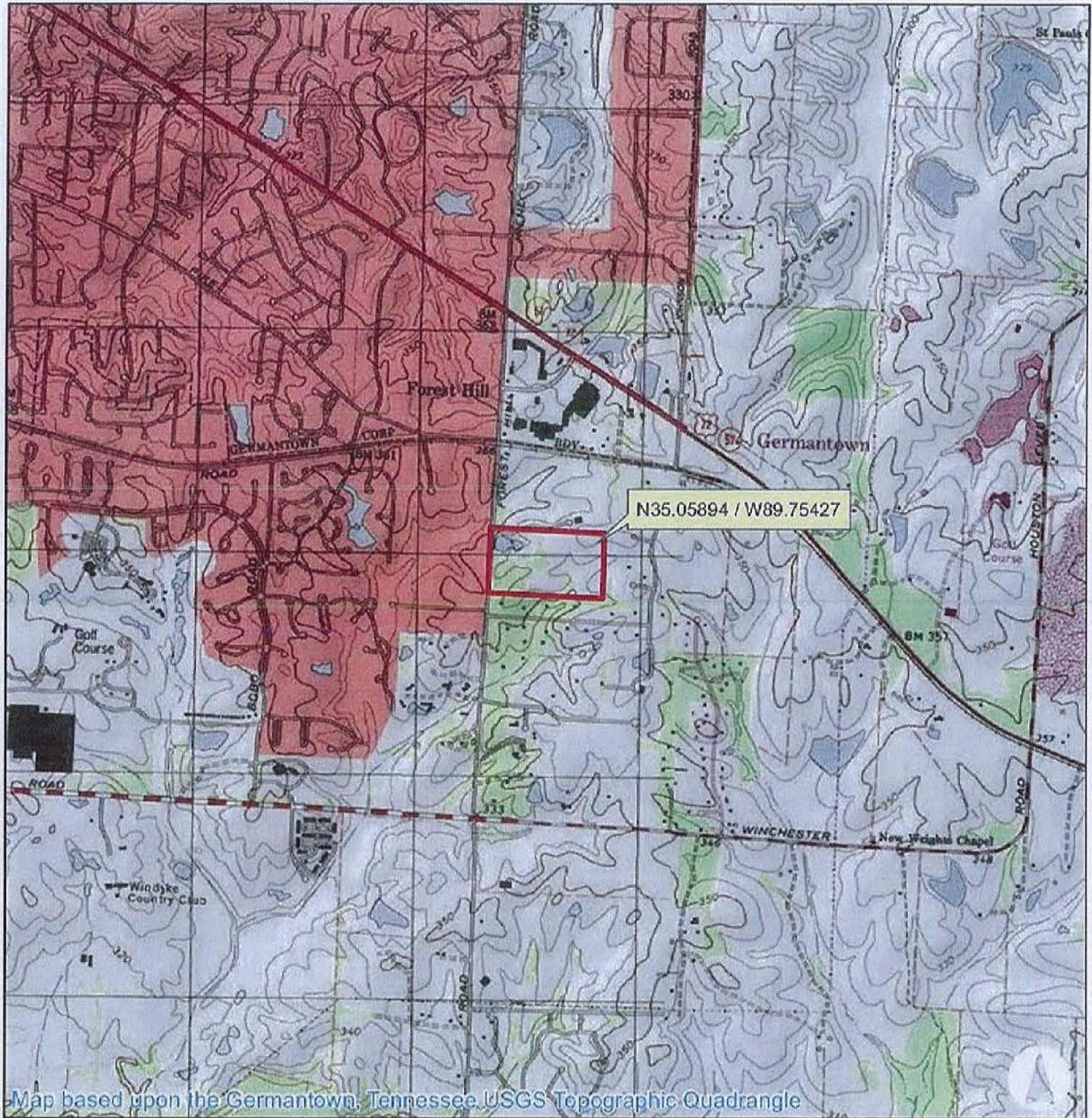
Sincerely,

A handwritten signature in black ink that reads "Roger S. Allan".

Roger S. Allan
Supervisor
Regulatory Branch

Enclosures

Germantown Elementary School Site Location Map





CITY OF GERMANTOWN TENNESSEE

DATE RECEIVED: _____
 RECEIVED BY: _____

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

PLANNING COMMISSION OFFICIAL APPLICATION FORM

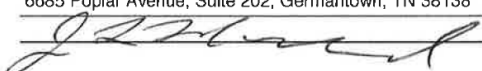
TYPE OF APPLICATION	
<p>(Check <input checked="" type="checkbox"/> all that apply):</p> <p> <input type="checkbox"/> Sketch Plan; <input type="checkbox"/> Preliminary Site Plan; <input checked="" type="checkbox"/> Final Site Plan <input type="checkbox"/> Minor Subdivision; <input type="checkbox"/> Preliminary Plat; <input type="checkbox"/> Final Plat <input type="checkbox"/> Grading/Tree Removal; <input type="checkbox"/> WTF (Wireless Transmission Facility) <input type="checkbox"/> Rezoning From: _____ To: _____ <input type="checkbox"/> Other: _____ </p>	
<p>*****</p> <p>IS THIS SITE WITHIN A SMART CODE AREA: (Circle One) YES <input type="radio"/> NO <input checked="" type="radio"/></p> <p>(Please note - if yes, than follow Smart Code Application Instructions to complete this form for submittal)</p>	
<p>PLANNED USE DEVELOPMENT'S (PUD) ONLY:</p> <p> <input type="checkbox"/> PUD Outline Plan (Master Plan); <input type="checkbox"/> PUD Amendment to Outline Plan; <input type="checkbox"/> PUD Preliminary Plan (individual phases); <input type="checkbox"/> Final Plan (individual phases); </p> <p>Phase: _____ of _____ Date of PUD Outline Plan (Master Plan) Approval: _____ Other: _____</p>	
PROJECT INFORMATION (Provide Additional Pages as Needed)	
<p>Project Name: <u>New Elementary School</u></p> <p>Address/Location: <u>3366 Forest Hill-Irene Road, Germantown, TN 38138</u></p> <p>Project Description: <u>The construction of a new elementary school for the City of Germantown Municipal School System.</u></p> <p>No. of Acres: <u>38</u> Parcel Identification Number(s): <u>G0243 00428, G0243 00429</u></p>	
<p>PLEASE ATTACH A LETTER EXPLAINING THE PROJECT, IN DETAIL, AND LISTING ALL VARIANCES REQUESTED FROM THE SUBDIVISION AND ZONING REGULATIONS.</p>	
PROPERTY OWNER/LESSEE/DEVELOPER INFORMATION (All applicable parties shown below must sign the application)	
<p>Property Owner Name (Print): <u>Germantown Municipal School District</u> Address: <u>6685 Poplar, Ste 202, Germantown TN 38138</u> Phone No.: <u>901-752-7900</u> Email Address: <u>jason.manuel@gmsdk12.org</u></p> <p>Signature of Property Owner <u><i>J. Manuel</i></u></p> <p>Lessee Name (Print): _____ Address: _____ Phone No.: _____ Email Address: _____</p> <p>Signature of Lessee _____</p> <p>Developer Name (Print): <u>Germantown Municipal School District</u> Address: <u>6685 Poplar, Ste 202, Germantown TN 38138</u> Phone No.: <u>901-752-7900</u> Email Address: <u>jason.manuel@gmsdk12.org</u></p> <p>Signature of Developer <u><i>J. Manuel</i></u></p>	
<p>PLEASE ATTACH A COPY OF THE DEED REFLECTING OWNERSHIP OF THE SUBJECT REAL PROPERTY</p>	

Planning Commission – Official Application Form
Page 2

AGENT/REPRESENTATIVE INFORMATION	
Name: <u>David M. Smith, Ph.D., PE</u>	Title: <u>Senior Civil Engineer - Manager</u>
Company Name: <u>A2H, Inc.</u>	Address: <u>3009 Davies Plantation Road, Lakeland, TN 38002</u>
Phone No.: <u>901-372-0404</u>	Email Address: <u>dauids@a2h.com</u>
Who will represent this proposal at the Planning Commission meeting? <u>David Smith, Ph.D., PE</u>	
ENGINEER/SURVEYOR INFORMATION	
Engineer Name: <u>David M. Smith, Ph.D., PE</u>	Address: <u>3009 Davies Plantation Road, Lakeland, TN 38002</u>
Phone No. <u>901-372-0404</u>	Email Address: <u>dauids@a2h.com</u>
Surveyor Name: <u>Mike McCulley, RLS</u>	Address: <u>3009 Davies Plantation Road, Lakeland, TN 38002</u>
Phone No.: <u>901-372-0404</u>	Email Address: <u>mikem@a2h.com</u>

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

Applicant: Germantown Municipal School District
Address: 6685 Poplar Avenue, Suite 202, Germantown, TN 38138
Authorized Signature for Applicant: _____

President or Equivalent
Chief Executive Officer: Jason Manuel, Superintendent
Address: 6685 Poplar Avenue, Suite 202, Germantown, TN 38138
Signature:  _____

Members of the Board of Directors of the Applicant:

Name	Business or Home Address
<u>Linda Fisher, Chairman</u>	<u>6685 Poplar Avenue, Suite 202, Germantown, TN 38138</u>
<u>Betsy Landers</u>	<u>6685 Poplar Avenue, Suite 202, Germantown, TN 38138</u>
<u>Suzanne Jones</u>	<u>6685 Poplar Avenue, Suite 202, Germantown, TN 38138</u>
<u>Lisa Parker</u>	<u>6685 Poplar Avenue, Suite 202, Germantown, TN 38138</u>
<u>Amy Eoff</u>	<u>6685 Poplar Avenue, Suite 202, Germantown, TN 38138</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 property 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, property owner, and lessee.

Chairman Harless asked if there was any old business to come before the Commission. There was none.

Chairman Harless asked if there was any new business to come before the Commission. There was none.

Chairman Harless asked if there were any liaison reports. There were none.

ADJOURNMENT: The meeting adjourned at 9:00 p.m.