

DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, May 22, 2018
7:00 p.m.

The regular meeting of the Design Review Commission was scheduled and held in the Council Chambers of the Municipal Center on May 22, 2018.

1. Chairman Bruns called the meeting to order at 7:06 p.m.
2. Chairman Bruns requested the roll call. Ms. Regina Gibson called the roll of the Commission and established a quorum:

COMMISSIONERS PRESENT:

Mr. Paul Bruns, Chairman; Mr. Steve Landwehr, Secretary; Mr. Ralph Smith; Mr. Neil Sherman; and Mr. Tim Gibson

DEVELOPMENT STAFF PRESENT:

Ms. Sheila Pounder, Planning Division Manager; Ms. Sarah Goralewski, Planner; Ms. Regina Gibson, Administrative Secretary and Mr. Robert McLean, Attorney

3. Approval of Minutes for April 24, 2018

Mr. Landwehr moved to approve the Design Review Commission minutes of April 24, 2018, seconded by Mr. Sherman, with no further comments or discussions.

ROLL CALL: Mr. Gibson – Yes; Mr. Smith – Yes; Mr. Sherman – Yes; Mr. Landwehr - Yes; Chairman Bruns – Yes.

MOTION PASSED

4. CONSENT AGENDA

- a. Crestwyn Behavioral Health Center – 9485Crestwyn Hill Cove – Approval of a Ground-Mounted Sign (Case No. 14-499). Previously Known as Agenda Item No. 5
Mark Balton w/Balton Signs – Owner/Tenant/Agent
- b. Regions Bank – 1284 S. Germantown Road – Approval of a Second Wall Sign (Case 15-516). Previously Know as Agenda Item No. 6
Joe Holcombe (Regions Bank - Sr. VP Facility Management) – Applicant/Tenant
- c. The Shops of Saddle Creek South Planned Development – Southwest Corner of Poplar Avenue and West Street – Approval of a Revised Final Plan for a Parking Lot Expansion(Case No. 14-475). Previously Known as Agenda Item No. 8
Jarmon Peregoy w/Kimley Horn – Applicant/Agent
- d. Germantown Village Square – 7650-7730 Poplar Ave. (Germantown Village Square) – Approval of a Storefront Modification (Case No. 15-502). Previously Known as Agenda Item No. 9
Mark Kozevski w/MJM Architects – Owner/Tenant

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

Mr. Sherman made a motion to approve the Consent Agenda as discussed. Mr. Landwehr amended the motion by adding Item No. 4b to be a non-illuminated sign with a total sq footage of 20 sq. ft. for that sign. The total logo area for the entire site will be 5.5 sq ft., and the maximum allowable logo area for this particular sign is .9 sq. ft. Item No. 4c is approved with the provision that the applicant come back after construction but before final acceptance with a revised landscape plan. This Commission does not believe what is now being presented will work. They are open for recommendations from the applicant and the city staff will also have recommendations for them at that time. Item Nos. 4a & 4d are approved as presented, Mr. Sherman agreed to the amended motion, and it was seconded by Mr. Gibson.

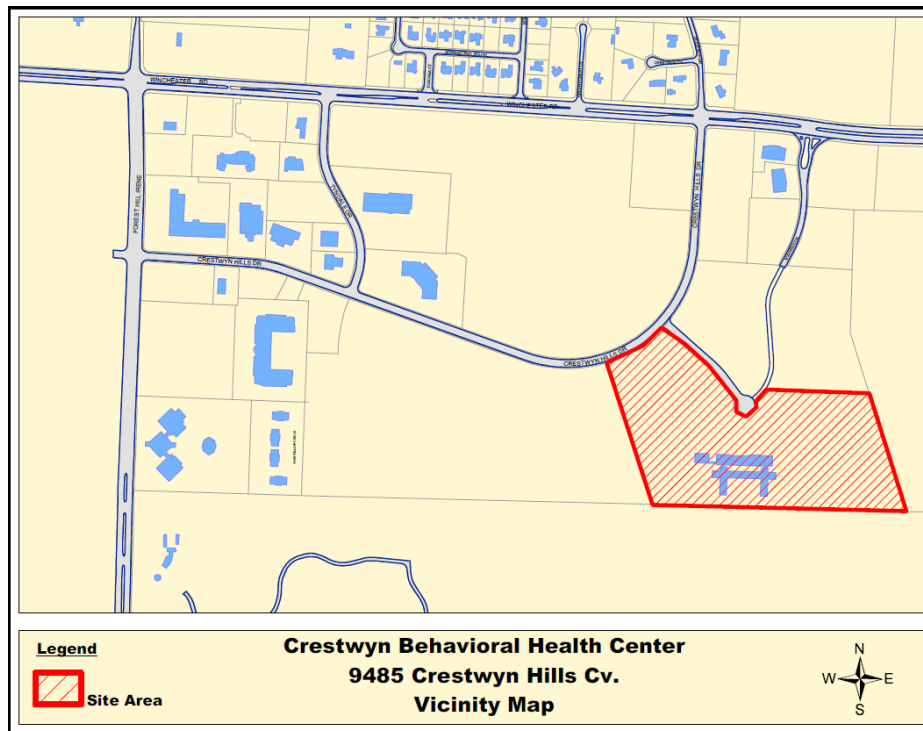
ROLL CALL: Mr. Landwehr – Yes; Mr. Sherman – Yes; Mr. Smith – Yes; Mr. Gibson – Yes; and Chairman Bruns – Yes

MOTION PASSED

STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS

- a. Crestwyn Behavioral Health Center – 9485Crestwyn Hill Cove – Approval of a Ground-Mounted Sign (Case No. 14-499). Previously Known as Agenda Item No. 5

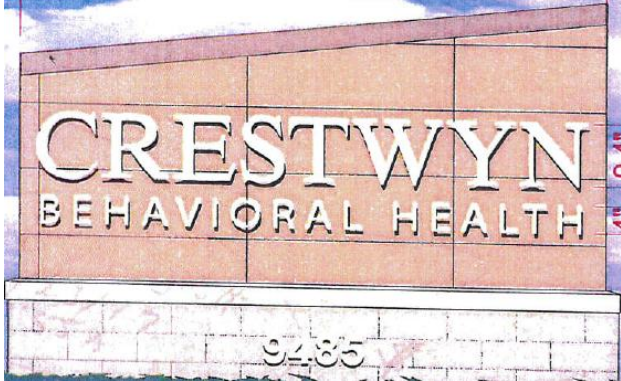
Case Number:	14-499
Location:	9485 Crestwyn Hills Cv. (Crestwyn Behavioral Health Center)
Applicant:	Balton Signs – Mark Balton
Zoning District:	”T-5” Urban Center Zoning District (utilizing the pre-existing “O-51” Office district regulations)
Description of Request:	Approval of a Second Ground-Mounted Sign



BACKGROUND: The subject property is part of the Forest Hill Heights Amended Planned Development (Phase 9), which was originally approved by the Memphis/Shelby County Land Use Control Board and Shelby County Commission. In 2000, this area was annexed by the City of Germantown. The Board of Zoning Appeals, on November 11, 2014, approved a variance to allow the proposed security fence to be up to 10 feet in height. The Planning Commission approved the preliminary and final site plan for the behavioral health center on December 4, 2014. The Design Review Commission (DRC) approved the preliminary and final site plan on December 16, 2014. On November 24, 2018, the DRC approved a single-faced ground-mounted sign (totaling 41.25 sq. ft.), located in front of the health center at the end of Crestwyn Hill Cove.

DISCUSSION: The applicant is requesting approval to of a second ground-mounted project identification sign, at the intersection of Crestwyn Hills Drive & Crestwyn Hills Cove. Due to the center’s location in an underdeveloped area and away from a major thoroughfare, motorists are having difficulty finding the center, and the proposed second ground-mounted sign would assist in identification. The sign will be triangular at the corner of the intersection, with two single sides facing each side of the intersection, as reflected on the submitted sign details. The design, colors and materials of the proposed ground-mounted sign would match those of the existing ground-mounted sign. The specifics of the request are as follows:

GROUND-MOUNTED SIGN:

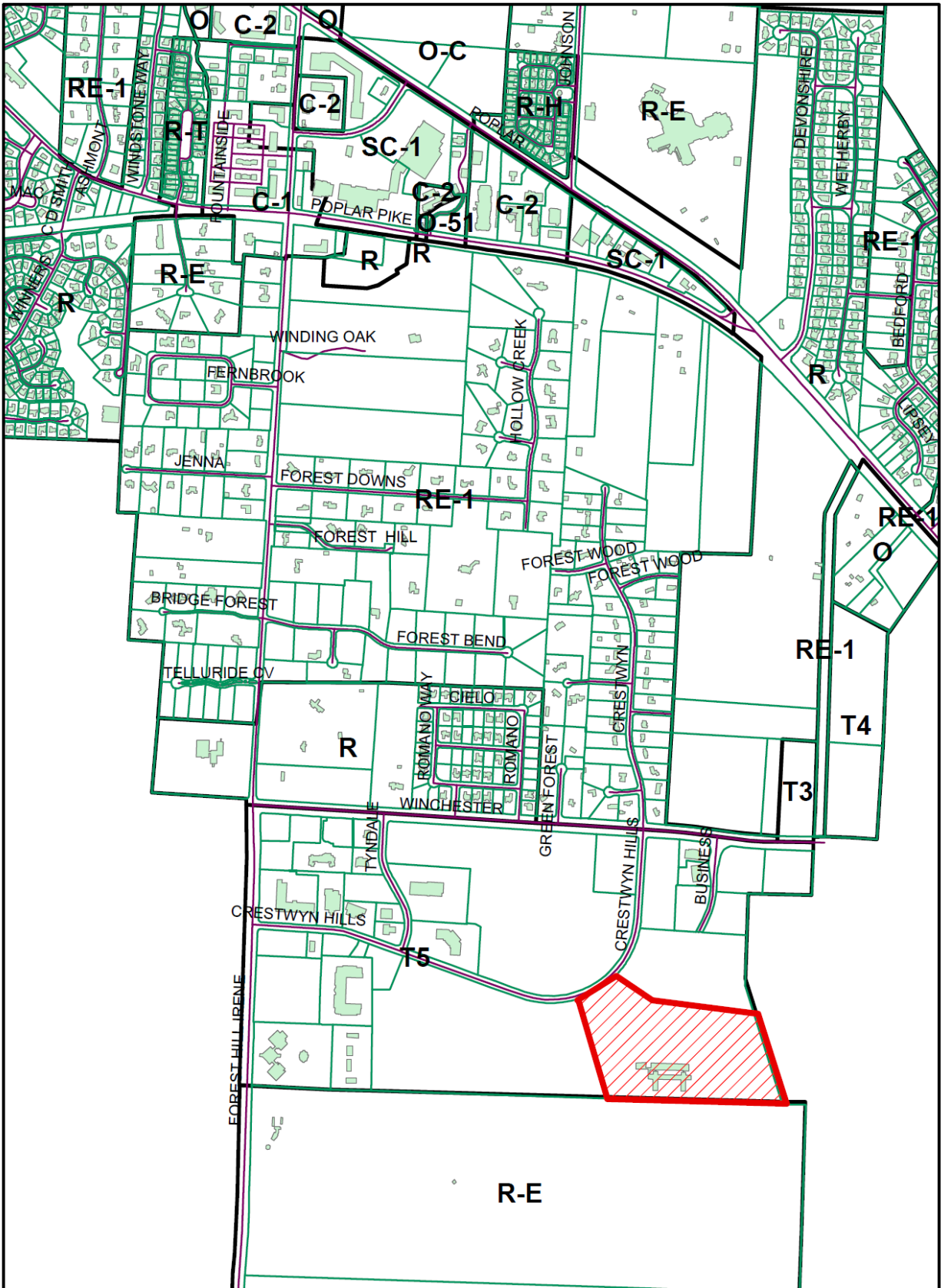
Location & Height:	The sign will be 30 feet behind the pavement of Crestwyn Hill Cove and Crestwyn Hills Rd., angled to the street, with a maximum height of 4 feet above the ground.
Sign Area:	50 sq. ft. total (2 faces; 1 face = 25 sq.ft.)
Content:	
Colors & Materials:	<p>Color: Letters & Logo = White Background & Base = Sand</p> <p>Materials: Letters = Aluminum Background = Stucco Base = Brick</p>
Font:	Times New Roman (Arial = address numbers)
Letter Size:	Varies from 4” to 9.4”
Logo:	None
Mounting Structure:	Individual aluminum letters mounted directly to the sign face with aluminum studs Stone sign cabinet mounted on brick base
Lighting:	White LED Back Lit Individual Letters
Landscaping	Seasonal flowers and variegated liriopie (see landscaping plan)

STAFF COMMENTS:

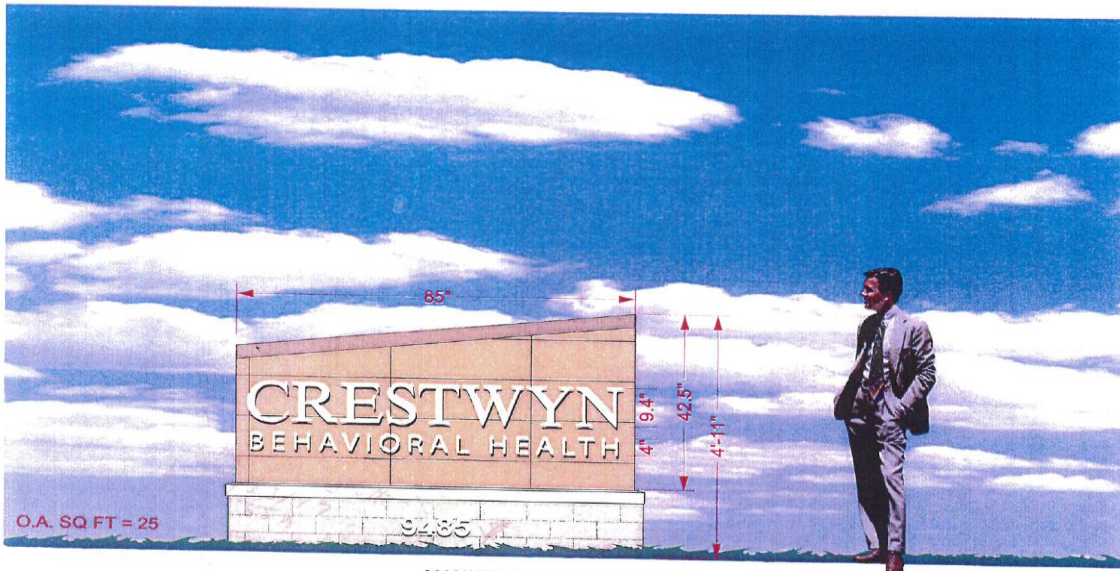
1. DRC approval is required for all permanent signs for businesses not located in a shopping center with an approved sign policy that allows administrative approval by staff.
2. The existing behavioral health center is located within the “T-5” Urban Center Zoning District, but is utilizing the underlying zoning designation of “O-51” Office. This is governed by Section 14-34(b) (1) of the Germantown Sign Ordinance, which states in part that, “Ground-mounted signs shall be for project, building or tenant identification only in lieu of or in combination with wall signs.” The property has one existing ground-mounted sign (approved utilizing the “O-51” zoning regulations), in lieu of wall signs.
3. Per Section 14-34(c), “...where additional signs are permitted by the design review commission under subsection (b) (1) of this section, or where a ground-mounted sign is used in lieu of or in combination with one or more wall signs, the total area of all such signs shall not exceed the allowable sign area for one wall sign as provided under subsection (c) (1) of this section.” Per this regulation, the maximum allowable sign area for this site is 100 sq.ft. (with the option to request up to 125 sq.ft. from the DRC.) The sign area for the existing ground-mounted sign is 41.25 sq.ft. and for the proposed second ground-mounted sign 50 sq.ft., which equals a total sign area of 91.25 sq. ft. for the project site. Thus, the proposed second ground-mounted sign conforms with the maximum allowable sign area.
4. The location of the proposed second ground-mounted sign is on the subject property, at the intersection of Crestwyn Hills Dr. and Crestwyn Hills Cv., and must remain as part of this site.
5. The applicant has provided a landscaping plan for the proposed ground-mounted sign (see p. 7 of this staff report).
6. If approved, the applicant must obtain a permit from the Memphis/Shelby County Office of Code Enforcement prior to installing the sign.

DRC SUBCOMMITTEE REPORT: The DRC Subcommittee did not meet to discuss this item.

PROPOSED MOTION: To approve a second ground-mounted sign for Crestwyn Behavioral Health Center, located at 9485 Crestwyn Hills Cv., subject to the Board’s discussion, staff comments and conditions in the staff report, and the documents and plans submitted with the application.

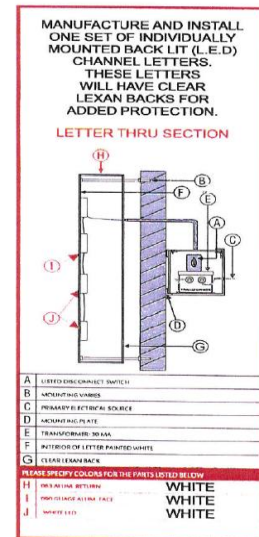
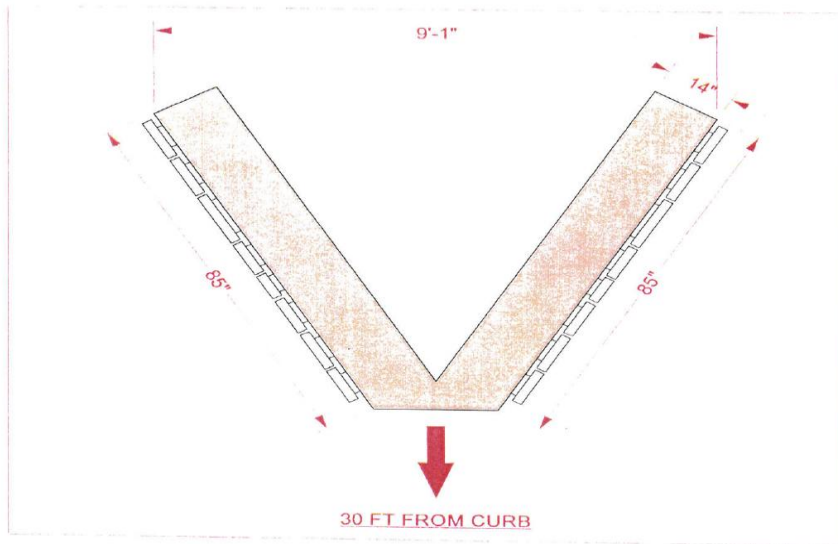


ZONING MAP



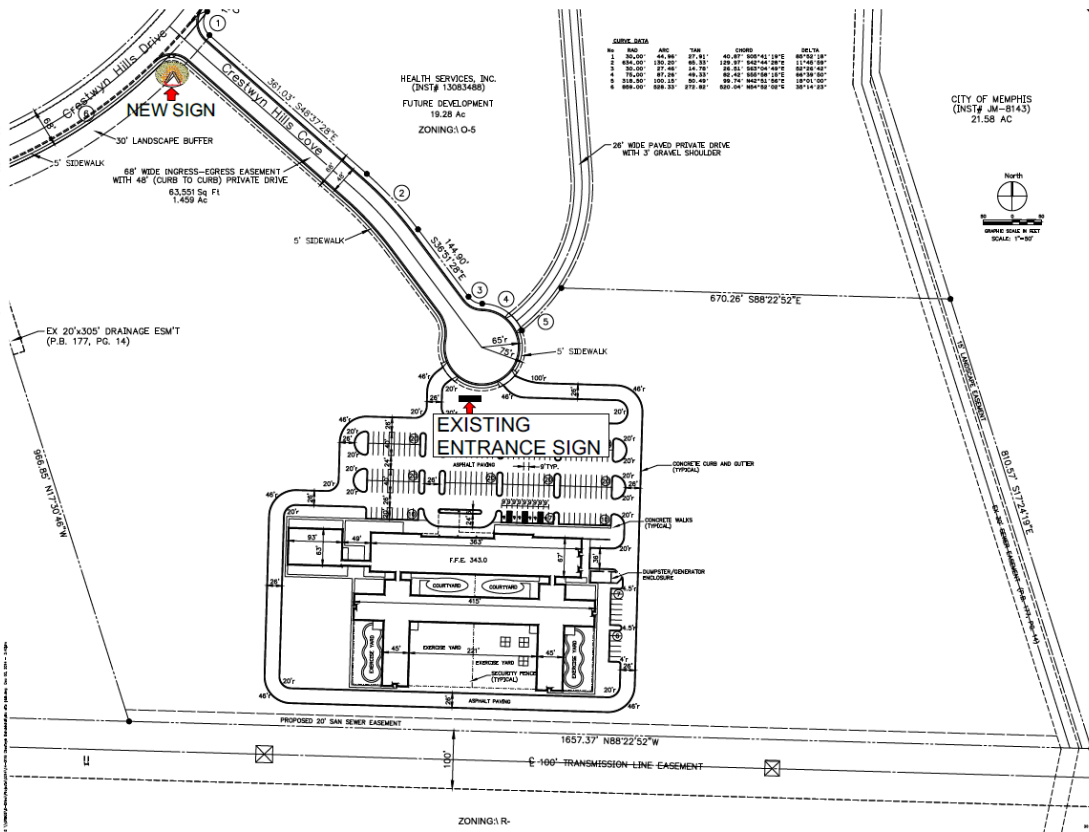
MANUFACTURE AND INSTALL
ONE DOUBLE SIDED / (V SHAPED) MONUMENT SIGN / BACK-LIT REVERSE CHANNEL LETTERS
5" ADDRESS NUMBERS

<p>THIS DESIGN IS PROTECTED BY THE COPYRIGHT LAWS OF THE UNITED STATES</p>		<p>CUSTOM SIGNS VEHICLE WRAPS LIGHTING NEON ELECTRIC MESSAGE CENTERS FULL COLOR DIGITAL PRINTING</p> <p>Mark Balton CELL. 901-485-9091 mark@baltonsigns.com</p> <p>3008 SOUTHMOORE ST. MEMPHIS TN 38114 PH. 901-452-7371 • FAX 901-458-2637 • BALTONSIGNS.COM</p>	<p>CREATED FOR CRESTWYN BEHAVIORAL HEALTH</p>
<p>SKETCH DATE: 10/18/2017</p>	<p>DRAWN BY: SP</p>		<p>ADDRESS: 9485 CRESTWYN HILLS GERMANTOWN, TN</p>
<p>SCALE: 1/2" = 1'</p>	<p>FILE NAME: CRESTWYN 10-18-17</p>		<p>CLIENT APPROVAL: <i>U. Ferguson</i></p>
<p><small>Please note: This is an original design and remains the exclusive property of H.A. Balton Sign Co. company, LLC. It is not to be duplicated or reproduced in any manner without written consent. Primary wording to the sign if applicable, is not included.</small></p>			<p>LANDLORD APPROVAL:</p> <p>SIGNATURE DATE: 4/3/18</p>



<p>THIS DESIGN IS PROTECTED BY THE COPYRIGHT LAWS OF THE UNITED STATES</p>		<p>CUSTOM SIGNS VEHICLE WRAPS LIGHTING NEON ELECTRIC MESSAGE CENTERS FULL COLOR DIGITAL PRINTING</p> <p>Mark Balton CELL. 901-485-9091 mark@baltonsigns.com</p> <p>3008 SOUTHMOORE ST. MEMPHIS TN 38114 PH. 901-452-7371 • FAX 901-458-2637 • BALTONSIGNS.COM</p>	<p>CREATED FOR CRESTWYN BEHAVIORAL HEALTH</p>
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<p>SCALE: 1/2" = 1'</p>	<p>NAME: CRESTWYN 10-18-17</p>		<p>CLIENT APPROVAL: <i>U. Ferguson</i></p>
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LOCATION OF GROUND-MOUNTED SIGN



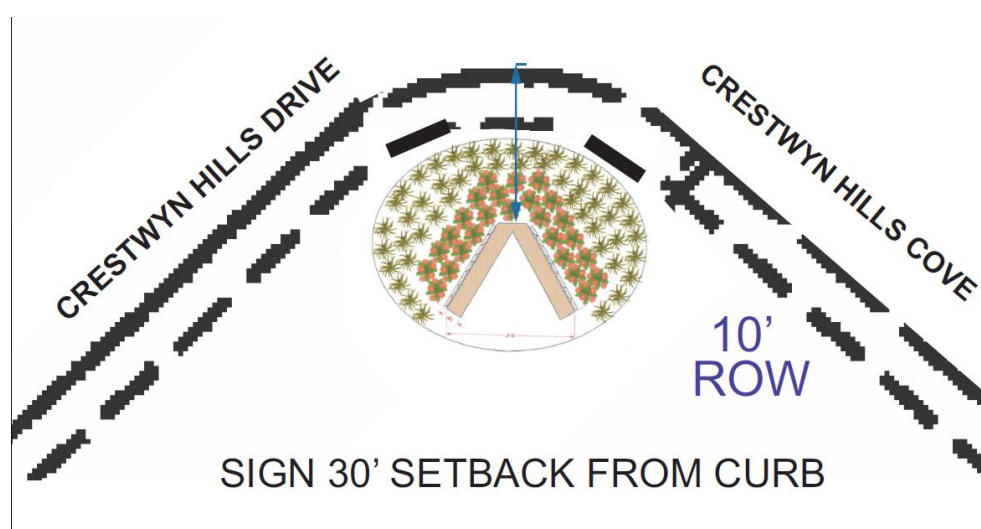
STENGEL HILL ARCHITECTURE

ACADIA

DESIGN DEVELOPMENT DRAWINGS - NOT FOR CONSTRUCTION

C 2.0

SHEET 1 OF 1 SHEETS



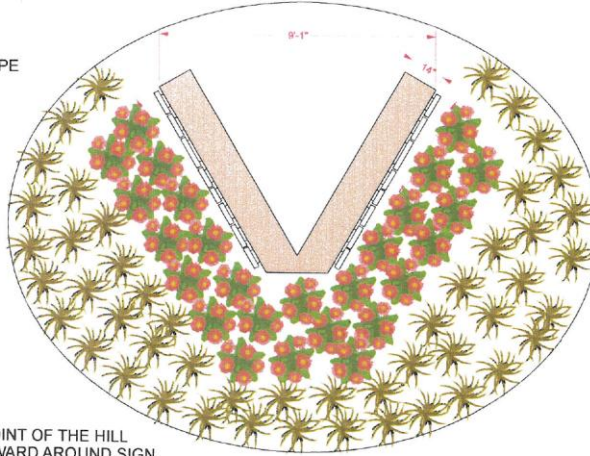
BALTON SIGN CO. CUSTOMERS: VEHICLE WRAP, LIGHTING, NEWS ELECTRIC MESSAGE CENTERS, FULL COLOR DIGITAL PRINTING Mark Balton CELL 901-485-9091 MARK@BALTONSIGNS.COM 7801 SECURITY RD. MEMPHIS, TN 38018 PH. 901-452-7371 • FAX 901-458-2637 • BALTONSIGNS.COM		CREATED FOR CRESTWYN BEHAVIORAL HEALTH 9485 CRESTWYN HILLS GERMANTOWN, TN
THIS DESIGN IS PROTECTED BY THE COPYRIGHT LAWS OF THE UNITED STATES SKETCH DATE: 4-18-2018 MB SCALE: NTS FILE NAME:	CLIENT APPROVAL: _____ LANDLORD APPROVAL: _____ SIGNATURE DATE: _____	ADDRESS: _____

Please note: This is an original design and remains the exclusive property of Balton Sign Company, LLC. It is not to be duplicated or reproduced in any manner without written consent. Primary writing to the sign if applicable, is not included.

LANDSCAPING PLAN

-  SEASONAL FLOWERS
-  VARIEGATED LIRIOPE
MONKEY GRASS
- BLACK MULCH
TO FILL PLANTER

APPROX 15' X 20'

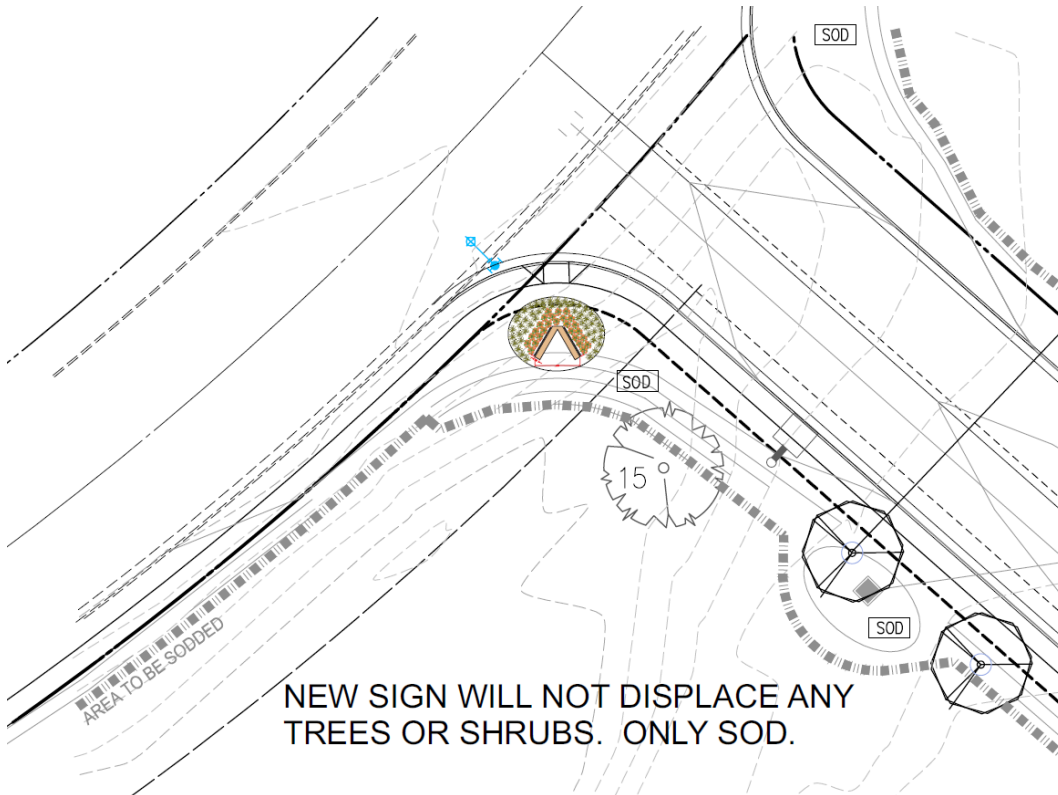


SIGN WILL BE ON HIGH POINT OF THE HILL
 GRADE TO SLOPE DOWNWARD AROUND SIGN.
 SIGN WILL POINT TO CORNER.
 PLANTER TO BE IRRIGATED.

SIGN LANDSCAPING

BALTON SIGN CO.		CREATED FOR	
<small>CUSTOMIZING SIGNS • WRAPS • LIGHTING • NEON ELECTRIC MESSAGE CENTER • FULL COLOR DIGITAL PRINTING</small>		CRESTWYN BEHAVIORAL HEALTH	
Mark Balton CELL 901-485-9091		9485 CRESTWYN HILLS GERMANTOWN, TN	
MARK@BALTONSIGNS.COM		ADDRESS	
<small>3801 HIGHWAY 100 • MEMPHIS, TN 38018</small>		CLIENT APPROVAL _____	
PH 901-452-7371 • FAX 901-458-2637 • BALTONSIGNS.COM		LANDLORD APPROVAL _____	
SKETCH DATE: 4-18-2018 MB SCALE: NTS FILE NAME:		SIGNATURE DATE _____	

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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: _____

PERMANENT SIGN APPLICATION (ADMINISTRATIVE/DESIGN REVIEW COMMISSION)

Action Requested (Please circle one): Administrative Sign Approval / **Design Review Commission Approval**
 If request is for administrative sign approval, does this sign meet every criteria included in the sign policy for this location? Yes: X No: ___ If no, explain: _____

- *****
- Sign Owner/Tenant: Crestwyn Behavioral Health Center Phone No: 502-893-1875
 - Sign Owner's/Tenant's Address: 9485 Crestwyn Hills Cv. Email Address: _____
 - Sign Location Address and Name of Shopping Center: 9485 Crestwyn Hills Cv.
 - Zoning District: Commercial X; Residential _____; Old Germantown _____; Office _____
 - Sign will be mounted on: Wall _____; Ground X
 - Type Sign: X Tenant Identification _____ Project Identification _____
 _____ Building Identification _____ Traffic Directional _____
 _____ Exterior Directory _____ Subdivision Identification _____
 _____ Service Station Sign _____ Other (If other, explain on separate page)
 - Number of Sign Faces: One _____; Two X
 - Linear feet of building frontage occupied by business where sign will be located: 300 feet.
 Size of tenant space: 10,000 square feet +
 - Size of Sign: Width: _____ feet 85 inches; Height: _____ feet 42.5 inches
TOTAL AREA OF SIGN IN SQUARE FEET: 25' x 2 = 50'
 - Height of sign at its highest point above the surrounding grade: 4 feet 11 inches.
 - Size of Letters: 1) Height 9.4" Width 9" Font: Times New Roman
 2) Height 4" Width 3" Font: Arial
 3) Height _____ Width _____ Font: _____
 - Colors: Letters: White **SUBMIT COLOR SAMPLES**
 Background: Brick / stucco **SUBMIT COLOR SAMPLES**
 - Orientation of Sign to the Street: Parallel _____; Perpendicular _____; Angled X
 - Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
30 Feet _____ Inches Name of Street: Crestwyn Hills Rd.
30 Feet _____ Inches Name of Street: Crestwyn Hills Cove
 - Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
150 Feet _____ Inches Name of Street: Crestwyn Hills Cove
 _____ Feet _____ Inches Name of Street: _____
 - Sign Content (words, letters, logos): CRESTWYN BEHAVIORAL HEALTH
 - Size of logo: Horizontal _____ feet _____ inches; Vertical _____ feet _____ inches.
 - Sign Materials: Letters ALUMINUM; Sign Face ALUMINUM
 Mounting Structure (type and materials): ALUMINUM / STUCCO
 - Sign Illumination, if applicable (type, location and wattage): LED
 - Sign Landscaping, if applicable landscape plan shall be submitted
 - Additional Comments: See Attached

All applicable parties shown below must sign the application:

Name of Applicant (please print) Balton Signs
Address: 7801 Moriarty Rd., Memphis, TN 38018
Phone No: 452-7371 Email Address: mark@baltonsigns.com
Applicant Signature: Mark Balton

Name of Property Owner/Landlord (please print) Crestwyn Health Group LLC
Address: 9485 Crestwyn Hills Cove, Germantown TN
Phone No: 901-859-2071 Email Address: Jep.Stokes@crestwynhi.com
Property Owner/Landlord Signature: M. jep Stokes

Name of Tenant/Sign Owner (please print) Crestwyn Health Group, LLC
Address: 9485 Crestwyn Hills Cove, Germantown TN
Phone No: 901-859-2071 Email Address: Jep Stokes@crestwyn.com
Tenant/Sign Owner Signature: M. jep Stokes

Name of Sign Erecting Company Balton Sign Co.
Address: 7801 Moriarty Rd., Memphis, TN 38018
Phone No: 452-7371 Email Address: mark@baltonsigns.com

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

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

FOR APPROVING AUTHORITY ONLY

APPROVED COMMENTS:

DISAPPROVED

Date Signature Title

DISCLOSURE OF OWNERSHIP INTERESTS

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

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

Applicant: Bqhton Signs
 Address: 7801 Mariarty Rd Memphis, TN 38018
 Signature of Applicant: Mark Batton

Property Owner/Landlord: Crestwyn Behavioral Health
 Address: 9485 Crestwyn Hills Cove, Germantown, TN
 Signature of Property Owner/Landlord: M. Dep Stefan CEO Crestwyn

Tenant/Lessee: same
 Address: _____
 Signature of Tenant/Lessee: _____

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

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

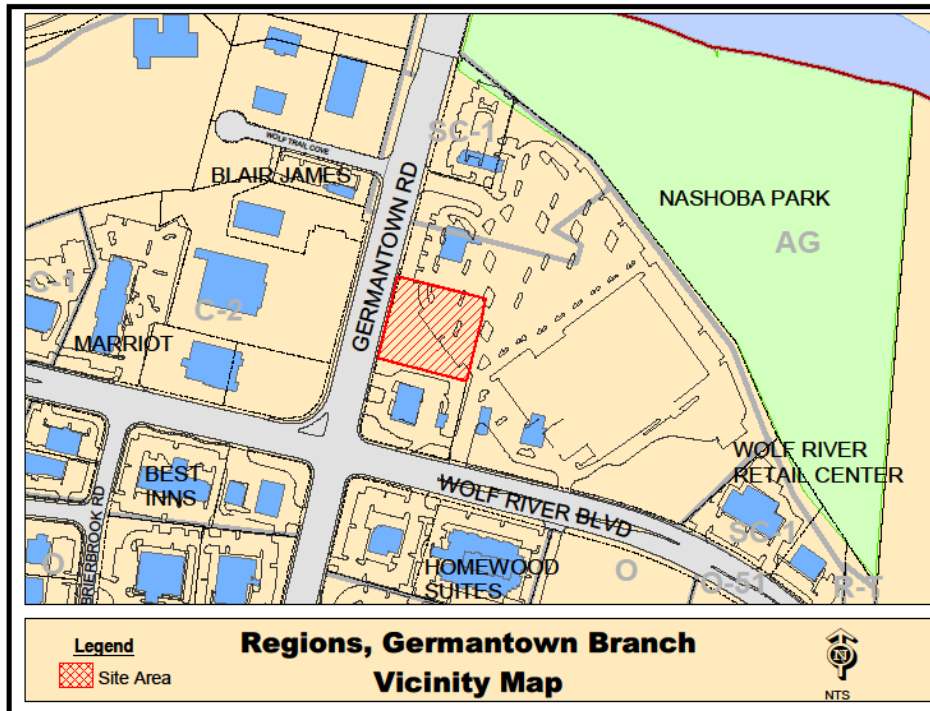
*See language in parenthesis above.

- b. Regions Bank – 1284 S. Germantown Road – Approval of a Second Wall Sign (Case 15-516). Previously Known as Agenda Item No. 6

INTRODUCTION:

Case Number	15-516
Location:	1284 S. Germantown Road
Owner Name:	AmSouth Bank (An Alabama Banking Corp.)
Applicant Name:	Regions Bank - Joe Holcombe, Sr. VP Facility Management - Representative
Zoning District:	"C-2" Commercial District
Description of Request:	Approval of a Second Wall-Mounted Building Identification Sign


*Refer to the Disclosure Form attached for more information



BACKGROUND: The Planning Commission on April 7, 2015, approved the preliminary and final site plan for this development. The Design Review Commission approved the preliminary and final site plans on April 28, 2015. A sign package that included a Ground Building Identification Sign, Wall Building Identification Sign, Wall Information Sign, Directional/General Drive-Thru Signs and a Clearance sign for this project was approved by the Design Review Commission on December 15, 2015. On June 28, 2016, the Design Review Commission rejected a request by the Bank for internally illuminated ATM/VTM surrounds material for the machines in the bank branch drive-thru lanes.

DISCUSSION: The applicant is requesting approval of a second Wall-Mounted Building Identification Sign to be located on the rear building façade, facing Baptist Rehabilitation Hospital and the newly approved Avenida Senior Independent Living Apartments. The applicant has indicated that they would like to remove the existing ground sign located along the Germantown Road frontage and replace it by adding this second wall sign. The specifics of the request are as follows:

Second Wall-Mounted Building Identification

Location & Height:	Sign to be mounted on the rear of the building facade facing a private drive for Baptist Rehabilitation Hospital, with a maximum height of 14' above the ground.
Total Sign Area:	20 sq. ft.
Content/Logo:	
Colors & Materials:	<p>Color: Letters = White Background = Dark Green –Semi Gloss (Matthew MP 72916SV) Logo = Bright Green – Semi Gloss(MP72917SV) w/ 3M White Matte Vinyl #3635-20B Returns = Black – Satin Finish (Matthews 41335SP)</p> <p>Materials: Letters/Background/Logo = Acrylic Face = Aluminum Cabinet (Painted Pan)</p>
Logo	1.7 sq. ft.
Font:	Artegra
Letter Height:	Ht = Varies from 12 inches to 10 inches
Mounting Structure:	Paige Wall Buster with pass through seal; all penetrations with silicone
Lighting:	Green Cabinet with Halo Lit Letters; Sloan Modular 60 power supply mounted inside transformer box

STAFF COMMENTS:

1. The 2015DRC sign package approval for this site was for 74.54 sq. ft. of total sign area that included a Ground Sign, 4 Wall Signs (1 Identification, 1 Informational & 2 Canopy), 4 Directional/General Drive-Thru Signs, and a 1- 9'.6" Clearance Sign.
2. The total allowable wall sign area for this site is 55 sq. ft., based on a ratio of 1 sq. ft. for every linear foot of building façade. The DRC can and did approve an additional 19.54 square feet of sign area based on the ratio of 1.5 sq. ft. for every 1 sq. ft. of linear building façade or 75 square feet, whichever is lesser.
3. The applicant intends to remove the existing 50 sq. ft. (25 sq. ft. per face) ground sign and replace it with a new 20 sq. ft. wall sign on the eastern side of the building (rear façade). Total sign area for a combination of ground and wall signs is calculated using the face of the wall sign and only one face of the ground sign as viewed from each side of the ground sign. Consequently, the removal of the ground sign and replacement with a second wall sign will reduce the total sign area to 51.54 sq. ft. for all combined signs, which will comply with the Sign Regulations.
4. Per Section 14-34(b)(1)a. and b., the Design Review Commission has the authority to approve the following: “a wall sign on another wall of the occupant’s premises in lieu of a sign on a wall containing a major exterior entrance” and “more than one wall sign, when there is more than one major entrance; provided, however, that such additional sign is on a wall facing a public street or customer parking lot and containing a major entrance, and provided that any such sign does not face abutting residential areas.” The second wall sign faces a private drive and residential property and does not contain a public entrance. The second wall sign does not conform to the Sign Regulations.
5. Logos are allowed to be a maximum of 10% of the total allowable sign area for the site. The total logo area previously allowed, including the ground sign, was 7.5 sq. ft. The total logo area approved by the DRC was 5.9 sq. ft. The removal of the ground sign will also reduce the total allowable logo area to 5.1 sq. ft. The proposed logo on the new wall sign is 1.7 sq. ft. and the existing wall sign is 4.6

sq. ft. for a total logo area of 6.3 sq. ft. The total sign logo area combined for all signs do not conform to the Sign Regulations.

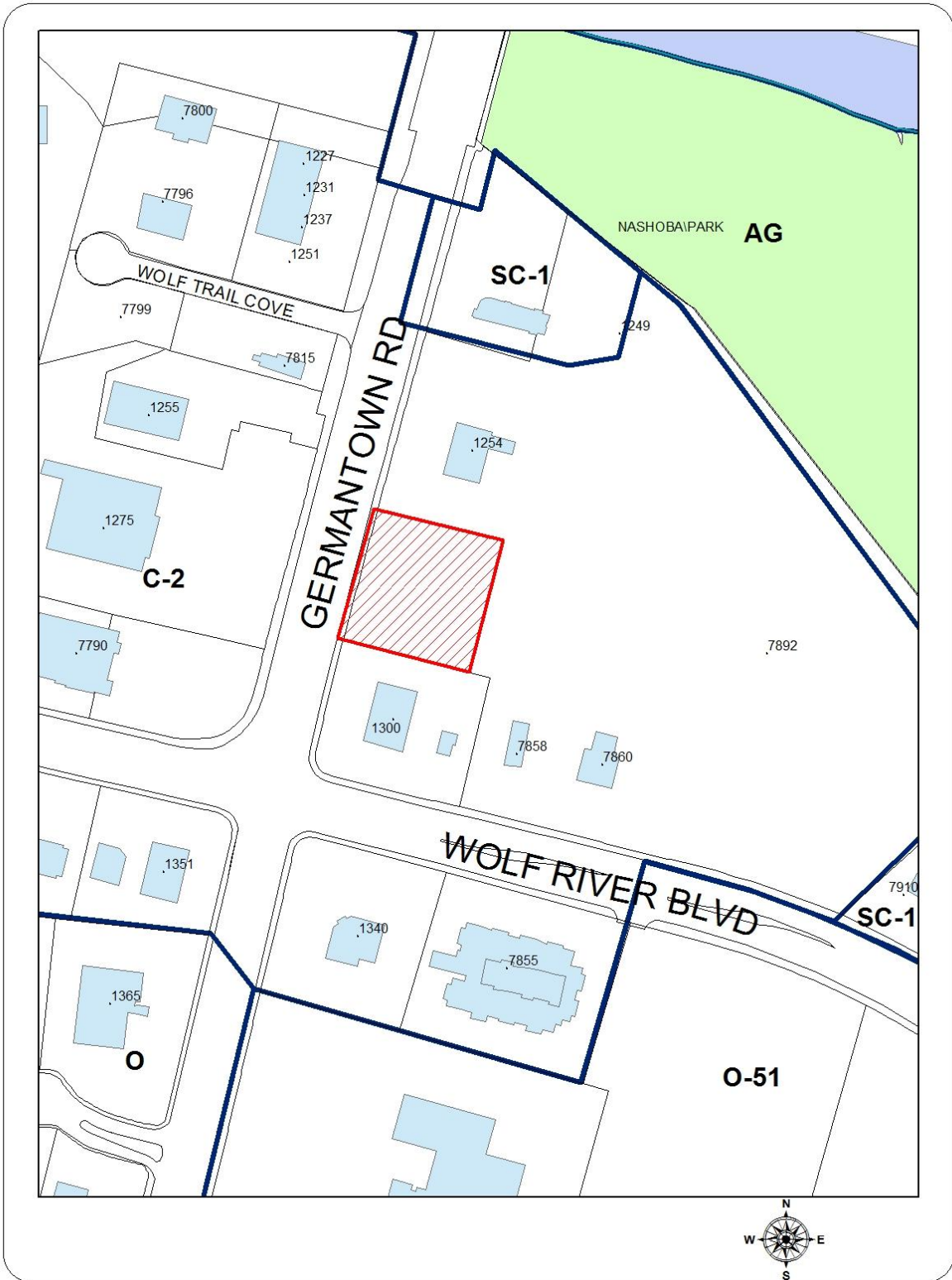
6. The application and drawing for the wall sign indicate that the sign is to be halo illuminated. However, the letters are to be acrylic (plastic) mounted on an internally illuminated cabinet. The proposed wall sign is to have an opaque background with a routed aluminum, push-through lighted logo. Sec. 14-5(7) states the following: Interior lighted translucent letters are allowed for the uses listed as follows, provided that any wall sign containing translucent letters is architecturally recessed into the building facade as approved by the design review commission. Translucent background shall not be used.
 - a. Permanent project signs in SC-1 zoned areas;
 - b. Wall signs for the purpose of building identification only;
 - c. Permanent project signs in PUD and R-T zoned areas.

Sign cabinets are not traditionally used on buildings especially not with acrylic letters. The approval of this type of signage is a departure from what the DRC have previous require for building wall sign.

7. The paint finishes to be used for both the letters and cabinet on this sign will be semi-gloss or satin finish, which will make the colors of the sign more reflective. If approved, it is recommended that the paint or finishes be matte for the letters and the cabinet.
8. The sign drawings should be revised to provide the total sign and logo square footage on the plan. Also, a tabulation of the size of all signs (existing and proposed) on this should be placed on this latest sign plan revision.
9. If approved, the area (location of existing ground sign) along the Germantown Road frontage should be landscaped with similar planting to the existing plant material to repair any damage caused by the removal of the ground sign.
10. If approved, the applicant must obtain a permit from the Memphis /Shelby County Office of Code Enforcement prior to installing the signs. The applicant should advise staff when the ground sign has been removed from the site and the new wall sign is to be installed on the building façade.

DRC SUBCOMMITTEE REPORT: The DRC Subcommittee did not meet to discuss this item.

PROPOSED MOTION: To approve a second wall-mounted building identification sign for Regions Bank, located at 1284 S. Germantown Rd., subject to the Board's discussion, staff comments and conditions in the staff report, and the documents and plans submitted with the application.



Enlargement of All Plans are included in the Web Package with this Report

SIGN E01 - REMOVAL ONLY - EXISTING MONUMENT

**REMOVAL
 ONLY**

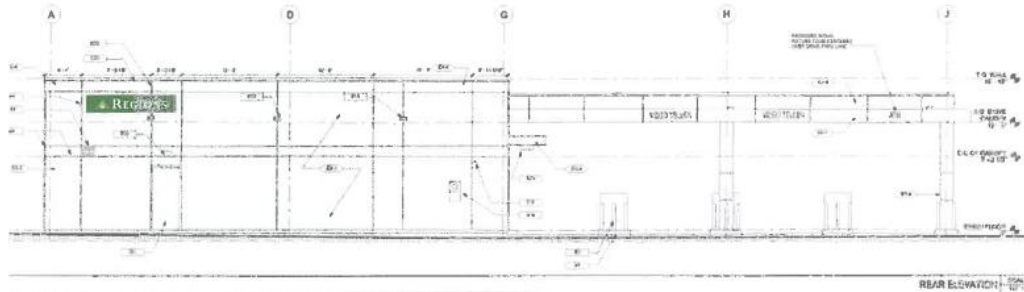


EXISTING PHOTO



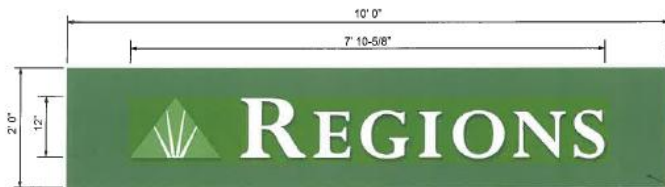
PROPOSED

SIGN N01 - RFC.REG-CUST-SIGN 12" MODIFIED WHITE LINEAR HALO-LIT CHANNEL LETTERS - 7' 10-5/8" OAL MOUNTED TO 2' 0"H X 10' 0"W REGIONS GREEN ALUMINUM PAN



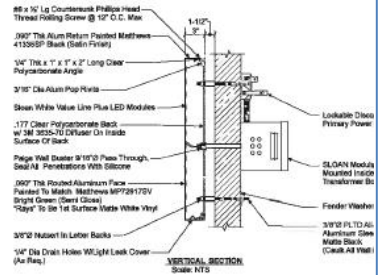
FRONT ELEVATION
 SCALE: N.T.S.

REAR ELEVATION
 SCALE: N.T.S.



Aluminum Cabinet Painted
 Matthews M72916SV
 Dark Green (Semi Gloss)

RFC.REG-CUST-SIGN - 12" Modified White Linear Halo-Lit Channel Letters Mounted to Green Aluminum Pan
 SCALE: 3/4" = 1' 0"





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: 4/24/2018
 RECEIVED BY: _____

PERMANENT SIGN APPLICATION (ADMINISTRATIVE/DESIGN REVIEW COMMISSION)

Action Requested (Please circle one): Administrative Sign Approval ~~Design Review Commission Approval~~
 If request is for administrative sign approval, does this sign meet every criteria included in the sign policy for this location? Yes: ___ No: ___ If no, explain: _____

1. Sign Owner/Tenant: Regions Bank Phone No: 205/560-4077
2. Sign Owner's/Tenant's Address: 250 Riverchase Pkwy. Ste. 600 Email Address: Hoover, AL. 35244
3. Sign Location Address and Name of Shopping Center: 1284 N. Germantown, Germantown, TN. 38752
 Subdivision: Wolf River Center, Resub of LT. 3
4. Zoning District: Commercial ; Residential ___; Old Germantown ___; Office ___.
5. Sign will be mounted on: Wall ; Ground ___.
6. Type Sign: Tenant Identification _____ Project Identification _____
 _____ Building Identification _____ Traffic Directional _____
 _____ Exterior Directory _____ Subdivision Identification _____
 _____ Service Station Sign _____ Other (If other, explain on separate page) _____
7. Number of Sign Faces: One ; Two ___.
8. Linear feet of building frontage occupied by business where sign will be located: 51.25 feet.
 Size of tenant space: 2700 square feet
9. Size of Sign: Width: 10 feet 0 inches; Height: 2 feet 0 inches
TOTAL AREA OF SIGN IN SQUARE FEET: _____
10. Height of sign at its highest point above the surrounding grade: 14 feet ___ inches.
11. Size of Letters: 1) Height 1 Width 7' 10" Font: Artegra Logo included.
 2) Height ___ Width ___ Font: _____
 3) Height ___ Width ___ Font: _____
12. Colors: Letters: White SUBMIT COLOR SAMPLES
 Background: Dark Green SUBMIT COLOR SAMPLES (Matthews MP72916SV)
13. Orientation of Sign to the Street: Parallel ; Perpendicular ___; Angled ___.
14. Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets). Removing monument on S. Germantown Rd. side.
 ___ Feet ___ Inches Name of Street: _____
 ___ Feet ___ Inches Name of Street: _____
15. Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
119 Feet 39 Inches Name of Street: S. Germantown
101 Feet ___ Inches Name of Street: Back Street/177 / Wolf Trail Cove
16. Sign Content (words, letters, logos): Logo Regions
17. Size of logo: Horizontal ___ feet 12 inches; Vertical ___ feet 20 inches.
18. Sign Materials: Letters Acrylic; Sign Face Aluminum
 Mounting Structure (type and materials): Paige Wall Buster pass Through Seal all Penetrations with silicone.
19. Sign Illumination, if applicable (type, location and wattage): _____
Green cabinet with Halo Lit Letters Sloan Modular 60 power Supply mounted inside transformer box.
20. Sign Landscaping, if applicable landscape plan shall be submitted N/A
21. Additional Comments: _____

All applicable parties shown below must sign the application:

Name of Applicant (please print) REGIONS BANK
Address: 1284 N. GERMANTOWN, GERMANTOWN, TN. 38125
Phone No: 205/560-4072 Email Address: DAVIDCAULKINS@CBRE.COM

Applicant Signature: [Signature] SR VP, Facility MGMT
Joe Holcombe

Name of Property Owner/Landlord (please print) AMSOUTH BANK AND ALABAMA BANKING CORP.
Address: 250 RIVERCHASE PKWY. STE. 600, BIRMINGHAM, AL. 35244
Phone No: 205/560-4072 Email Address: _____

Property Owner/Landlord Signature: [Signature] SR VP Facility MGMT.
Joe Holcombe

Name of Tenant/Sign Owner (please print) REGIONS BANK
Address: 1284 N. GERMANTOWN, GERMANTOWN, TN. 38125
Phone No: 205/560-4072 Email Address: DAVIDCAULKINS@CBRE.COM

Tenant/Sign Owner Signature: [Signature] SR VP Facility MGMT.
Joe Holcombe

Name of Sign Erecting Company VALLEY SIGNS AND SURVEYS, LLC.
Address: 9092 JETRAIL DRIVE, OOLTEWAH, TN. 37363
Phone No: 423/238-6683 Email Address: _____

CMCCULLOUGH@VALLEYSIGNSANDSURVEYS.COM

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

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

FOR APPROVING AUTHORITY ONLY

APPROVED COMMENTS:

DISAPPROVED

Date Signature Title

DISCLOSURE OF OWNERSHIP INTERESTS

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

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

Applicant: REGIONS BANK
Address: 1284 N. GERMANTOWN, GERMANTOWN, TN. 38125
Signature of Applicant: *Joe Holcombe Sr. VP Facility Mgmt*
Joe Holcombe
Property Owner/Landlord: AMSOUTH BANK AN ALABAMA BANKING CORP.
Address: 250 RIVERCHASE PKWY. STE. 600, BIRMINGHAM, AL. 35244
Signature of Property Owner/Landlord: *Joe Holcombe Sr VP Facility Mgmt*
Joe Holcombe
Tenant/Lessee: REGIONS BANK
Address: 1284 N. GERMANTOWN, GERMANTOWN, TN. 38125
Signature of Tenant/Lessee: *Joe Holcombe Sr VP Facility Mgmt*
Joe Holcombe

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

Name	Business or Home Address
<u>REGIONS BANK (100%)</u>	<u>250 RIVERCHASE PKWY. STE. 600 BIRMINGHAM, AL 35244</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

*See language in parenthesis above.

Board of Directors

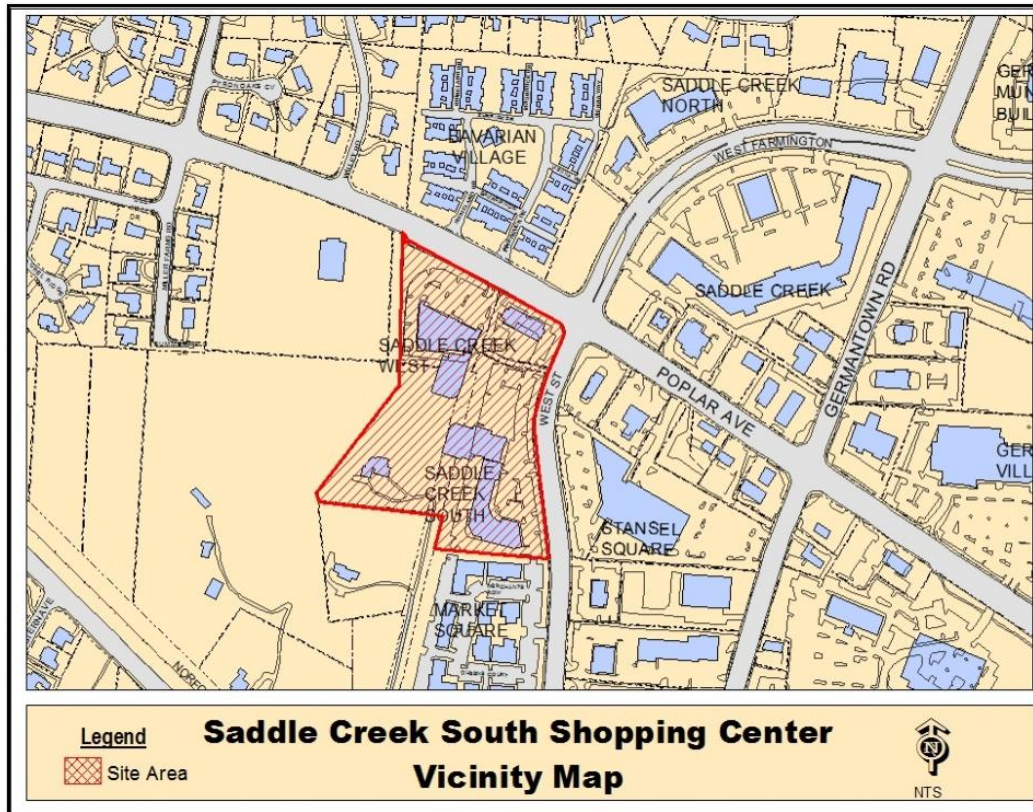
- **Carolyn H. Byrd**
Chairman and Chief Executive Officer
GlobalTech Financial, LLC
 - **David J. Cooper, Sr.**
Vice Chairman
Cooper/T. Smith Corporation
 - **Don DeFosset**
Former Chairman, President and Chief Executive Officer
Walter Industries, Inc. (now Walter Energy, Inc.)
 - **Samuel A. Di Piazza, Jr.**
Former Global Chief Executive Officer, PricewaterhouseCoopers
Former Vice Chairman, Citigroup Global Corporate and Investment Bank
 - **Eric C. Fast**
Former Chief Executive Officer
Crane Co.
 - **O. B. Grayson Hall, Jr.**
Chairman and Chief Executive Officer
Executive Council and Operating Committee
Regions Financial Corporation
 - **John D. Johns**
Executive Chairman
Protective Life Corporation
 - **Ruth Ann Marshall**
Former President
The Americas, MasterCard International, Inc.
 - **Susan W. Matlock**
Former President and Chief Executive Officer
Innovation Debt
 - **John E. Maupin, Jr.**
Former President
Morehouse School of Medicine
 - **Charles D. McCrary**
Lead Independent Director, Regions Board of Directors
Former President and Chief Executive Officer
Alabama Power Company
-

- c. The Shops of Saddle Creek South Planned Development – Southwest Corner of Poplar Avenue and West Street – Approval of a Revised Final Plan for a Parking Lot Expansion(Case No. 14-475). Previously Known as Agenda Item No. 8

INTRODUCTION:

Case Number	14-475
Location:	Southwest corner of Poplar Avenue and West Street
Owner:	The Shops of Saddle Creek, Inc. (Mark Hudgins, Vice President)
Applicant:	Lindsey Hearon w/Kimley-Horn
Current Zoning District:	“T5” Urban Center (utilizing the underlying SC-1 Zoning District)
Description of Request:	Approval of a Revised Final Plan for a Parking Lot Expansion

*Refer to the Disclosure Form attached for more information



BACKGROUND: The Saddle Creek South Shopping Center was originally approved by the Planning Commission and the Board of Mayor and Aldermen in 1987. The Shopping Center redeveloped into a Planned Unit Development and was approved by the Planning Commission on December 3, 2013, and by the Design Review Commission on December 17, 2013. The Board of Mayor and Alderman approved the Outline Plan by the passing of Resolution 14R03 on January 27, 2014 and the development contract on June 4, 2014. On April 3, 2018, the Planning Commission approved an amendment to the Outline Plan to increase the number of permitted parking spaces and a revised final site plan to permit the construction of a parking deck to accommodate the new parking spaces for this Planned Unit Development.

DISCUSSION: The current request is to revise the existing final plan to add 50 new parking spaces with the construction of a parking deck in the southwest corner of the site adjacent to the dead-end portion of

McVay Road. The new parking spaces would be for the exclusive use of employees and for valet parking. The approval of this parking lot expansion will bring the site into conformance with the parking standards required for the SC-1 District.

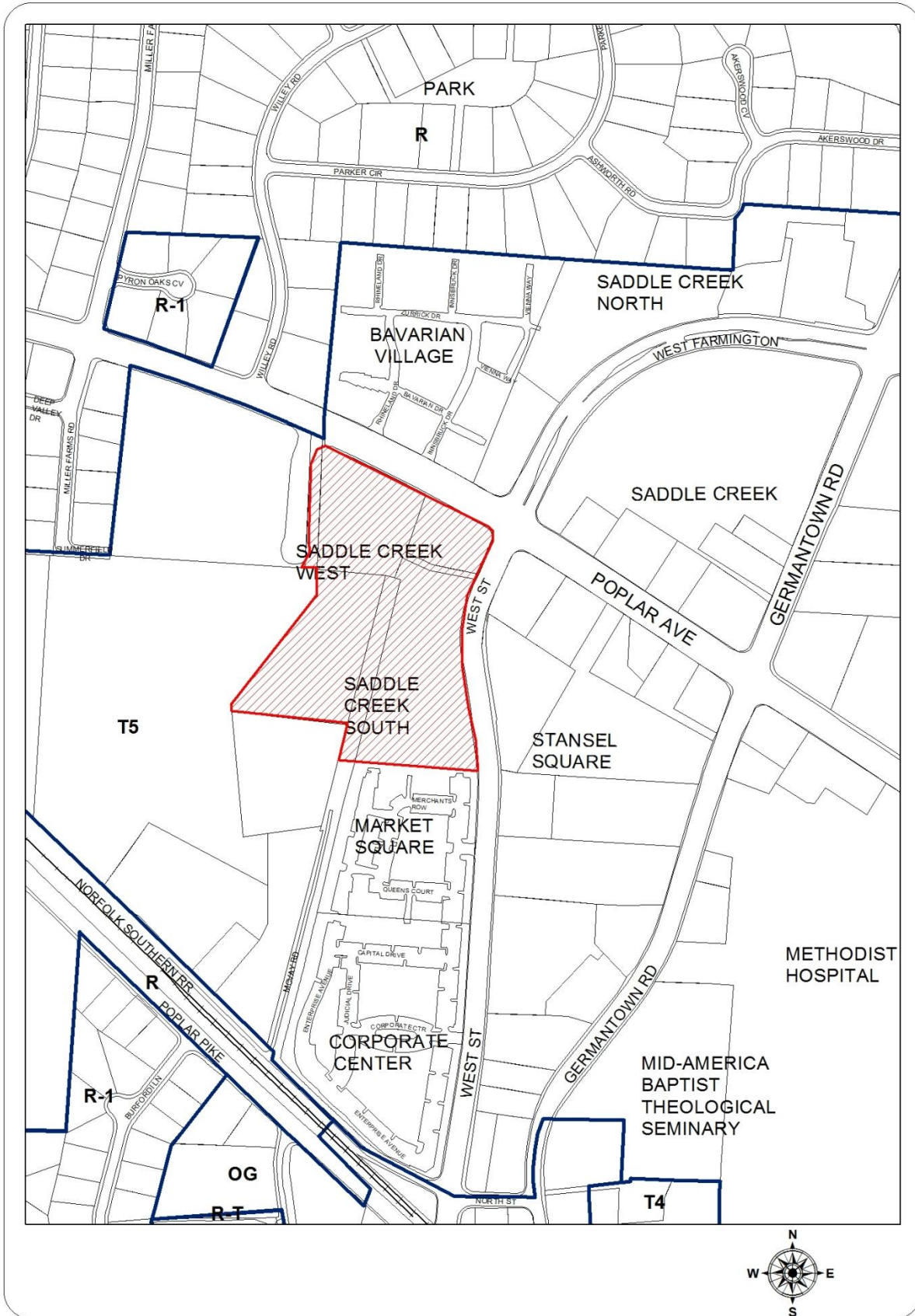
TOTAL PROJECT SITE AREA	2.00 ac.
NUMBER OF PARKING SPACES	444 Required (1 space/5 seats) 466 Provided

STAFF COMMENTS:

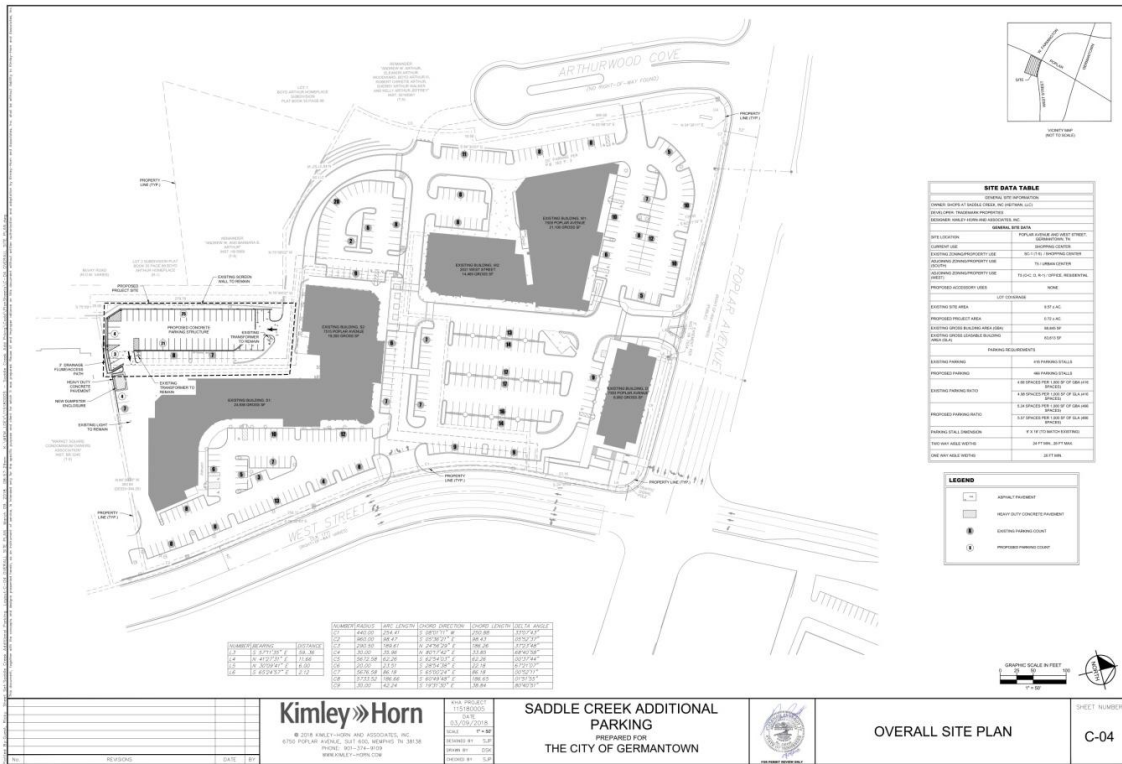
1. A public hearing on the proposed Outline Plan amendment for this project will be held by the BMA on May 14, 2018.
2. The Design Review Commission checklist will be completed for this project and included in the staff report for the May 22, 2018, DRC meeting.
3. The landscape plan should be revised to reflect the 7 Slender Silhouette Sweetgum trees to be 3” caliper instead of 2” as indicated on the final plan.
4. Remove a light pole that is shown the site plan as being located in the middle of the southern driveway, behind the existing building and east of the new dumpster & parking spaces location.
5. The submitted photometric plan is not in conformance with the requirements of the Design Review Manual. The maximum foot-candles of illumination on the portion of the shopping center where this project is located exceeds the level of illumination (2.5 foot-candles average) allowed by the Design Review Manual. The photometric plan should be revised to conform to this requirement.
6. Photometric analysis perimeter lighting requirements per Section 3.5.2 of the DRC Design Manual states that “lighting levels adjacent to residential properties shall not exceed one-quarter (0.25) footcandle of illumination at the property line and shall not exceed one-tenth (0.1) footcandle of illumination 10 feet beyond the property line”. There appear to be numerous areas along the western perimeter that does not comply with this requirement. The photometric plan should be revised accordingly.
7. The applicant should provide information on the proposed height, color, and finish of the light poles to be use on this site?
8. Additional plan information needed per City Engineering:
 - A. Paint color of “ADA Handrail”? (*See Sheet C-13*)
 - B. Paint color of Dumpster CMU walls? (*See Sheet C-12*)
 - C. Need color of “Low Clearance Bar”? (*See Sheet C-12*)
 - D. Is interior of dumpster enclosure wall to be painted? If so, show on plans. (*See Sheet C-12*)
 - E. Gates needed for dumpster enclosure. (*See Sheet C-12*)
 - F. Color of metal coping of dumpster enclosure. (*See Sheet C-12*)

DRC SUBCOMMITTEE REPORT: The DRC Subcommittee did not meet to discuss this item.

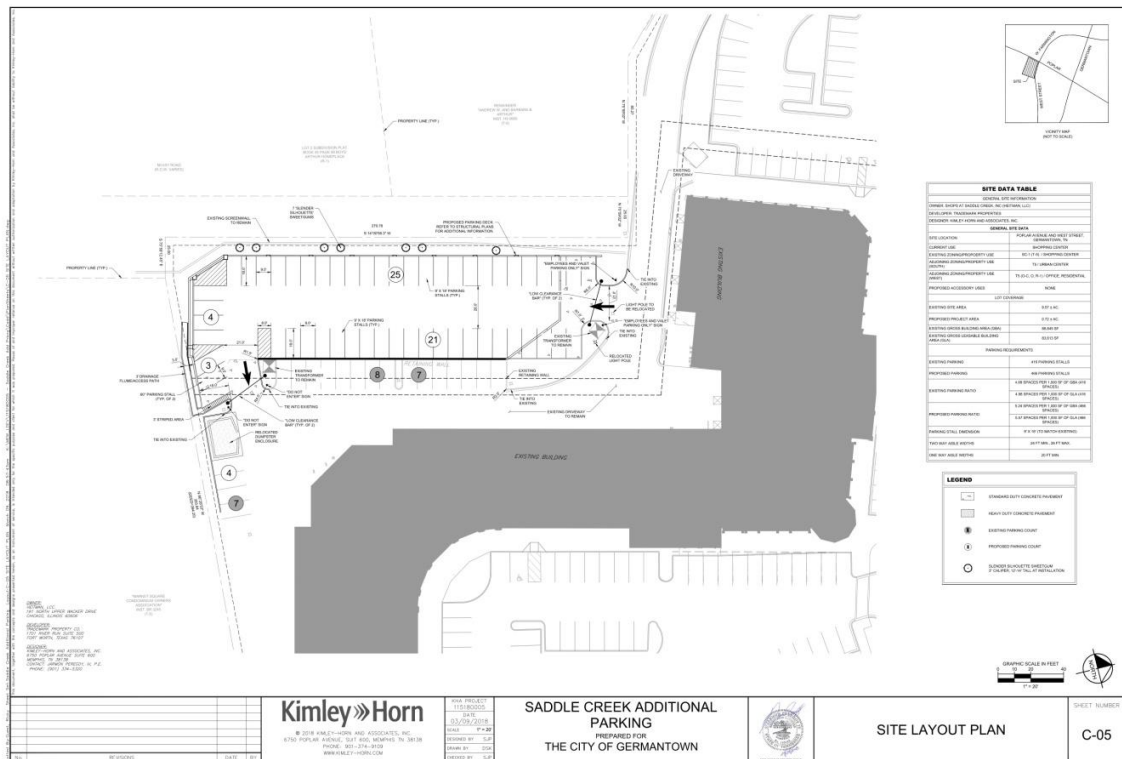
PROPOSED MOTION: To approve a revised final plan for a parking lot expansion (a 50-space parking deck over a detention area) for Saddle Creek South Shopping Center, located at southwest corner of Poplar Avenue and West Street, subject to the Board’s discussion, staff comments and conditions in the staff report, and the documents and plans submitted with the application.



PROPOSED REVISED FINAL PLAN
 (Enlargement of All Plans are included in the Web Package with this Report)



PROPOSED SITE PLAN LAYOUT





CITY OF GERMANTOWN TENNESSEE

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

DATE RECEIVED: _____
RECEIVED BY: _____

DESIGN REVIEW COMMISSION PROJECT REVIEW APPLICATION

Specific Approval Requested:

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

Project Name: Saddle Creek Additional Parking

Project Address: Southwest corner of the Saddle Creek Shopping Center

Previous Tenant: _____

Applicant's Name: Jarmon Peregoy, P.E.

Mailing Address: 6750 Poplar Ave. Ste. 600 Memphis, TN 38138

Email Address: jarmon.peregoy@kimley-horn.com Telephone: 901-374-9109

Property Owner's Name: c/o Heitman, LLC. Shops at Saddle Creek, Inc.

Mailing Address: 191 North Upper Wacker Drive Chicago, IL 60606

Email Address: mark.hudgins@heitman.com Telephone: 312-849-4160

Developer's Name: Trademark Property Co. Chris Herman

Mailing Address: 1707 River Run, Suit 500 Forth Worth, TX 76107

Email Address: CHerman@trademarkproperty.com Telephone: 817-810-5321

Lessee's Name: _____

Mailing Address: _____

Email Address: _____ Telephone: _____

DRC Project Review Application
Page 2

Zoning District where project is to be located: SC-1 (T-5)

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

All applicable parties shown below must sign the application:

S. Jacman Perego, Jr
Print Name of Applicant

MARK HIDDINGS, Vice President
Print Name of Property Owner

Christopher C. Herman
Print Name of Developer

Print Name of Lessee


Signature of Applicant


Signature of Property Owner


Signature of Developer

Signature of Lessee

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

DRC Project Review Application
Page 3

DISCLOSURE OF OWNERSHIP INTERESTS

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

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

Applicant: KIMLOV-HORN - S. Javon Porcog, JR
Address: 6750 POPLAR AVS, SUITE C00 MEMPHIS, TN 38138
Signature of Applicant: [Signature]

Property Owner: Shops at Saddle Creek, Inc. % Hertman LLC
Address: 191 N. WACKER, Suite 2500 Chicago IL 60606
Signature of Property Owner: [Signature]

Lessee: _____
Address: _____
Signature of Lessee: _____

Developer: Trademark Property Co.
Address: 1701 River Run, Suite 500, Fort Worth Texas 76107
Signature of Developer: [Signature]

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

Name	Business or Home Address
_____	A single entity, known as Shops at Saddle Creek, Inc., a Florida Corporation owns 100% of the asset on behalf of the employee pension fund of the State Board of Administrative of Florida.
_____	Mark Hudgins is an officer (Vice President) of Shops at Saddle Creek, Inc., but has no ownership interest whatsoever, nor does any other officer of the Shops at Saddle Creek, Inc.

*See language in parenthesis above.

- d. Germantown Village Square – 7650-7730 Poplar Ave. (Germantown Village Square) – Approval of a Storefront Modification (Case No. 15-502). Previously Known as Agenda Item No. 9

INTRODUCTION:

Case Number: 15-502

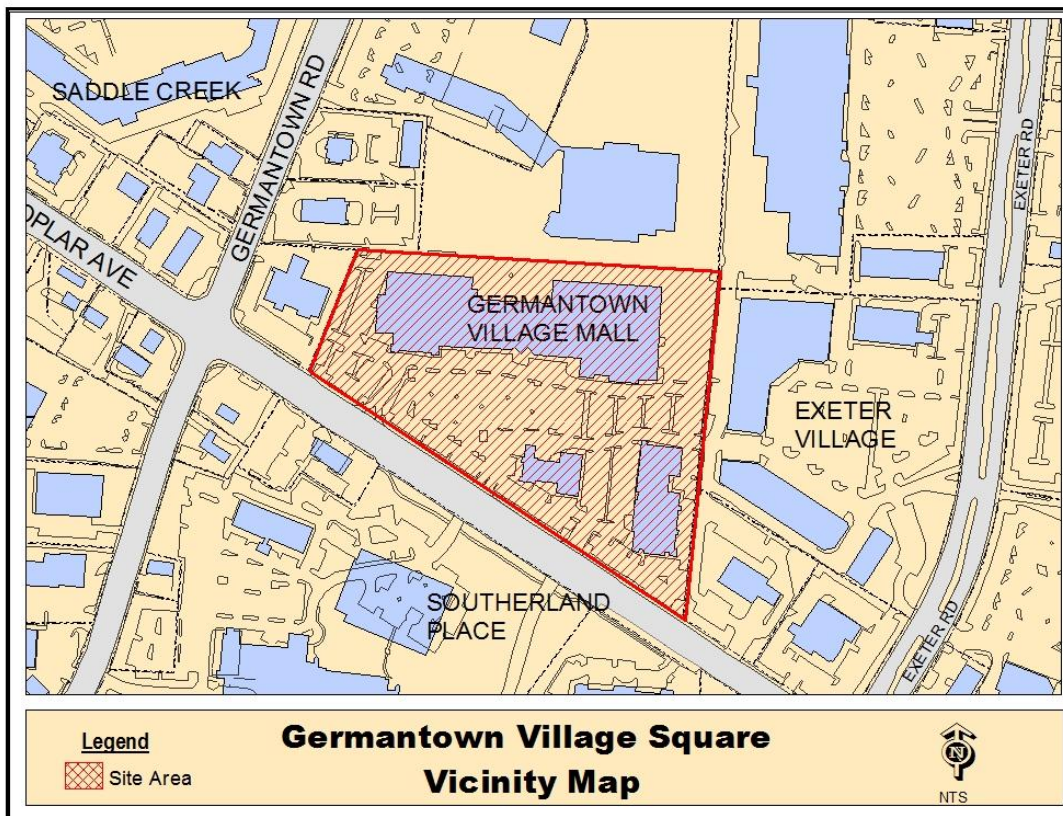
Location: 7650-7730 Poplar Ave

Applicant/Representative Name: Mark Kozevski w/ MJM Architects

Current Zoning District: “T5” Urban Center District (utilizing the pre-existing SC-1 district regulations)

Description of Request: Approval of Storefront Modification

*Refer to the Disclosure Form attached for more information



BACKGROUND: At its meeting on July 22, 2014, the DRC approved the paint colors for the repainting of the building containing McAlister Deli and the Bank of Bartlett. The replacement of awnings for that building was approved by the DRC on Sept. 23, 2014. On February 24, 2015 the DRC approved Phase 2 of the building re-painting: a paint plan for 7730 Poplar Ave., which houses Pier One, Germantown Liquor and other tenants; and a plan for the 7652-7720 Poplar building. The DRC approved a revised paint scheme for the building towers at 7652-7720 Poplar Avenue) on January 26, 2016. On July 25, 2017, the DRC approved storefront modifications at the former Office Max, which included partial demolition of an exterior wall to create new storefront entrances for two separate tenant spaces.

DISCUSSION: Germantown Village Square is currently under new ownership and is proposing a two phase renovation project: 1) painting the entire shopping center (outbuildings included) with a new color scheme; and 2) building modification to make the center’s façade appear more uniform (including

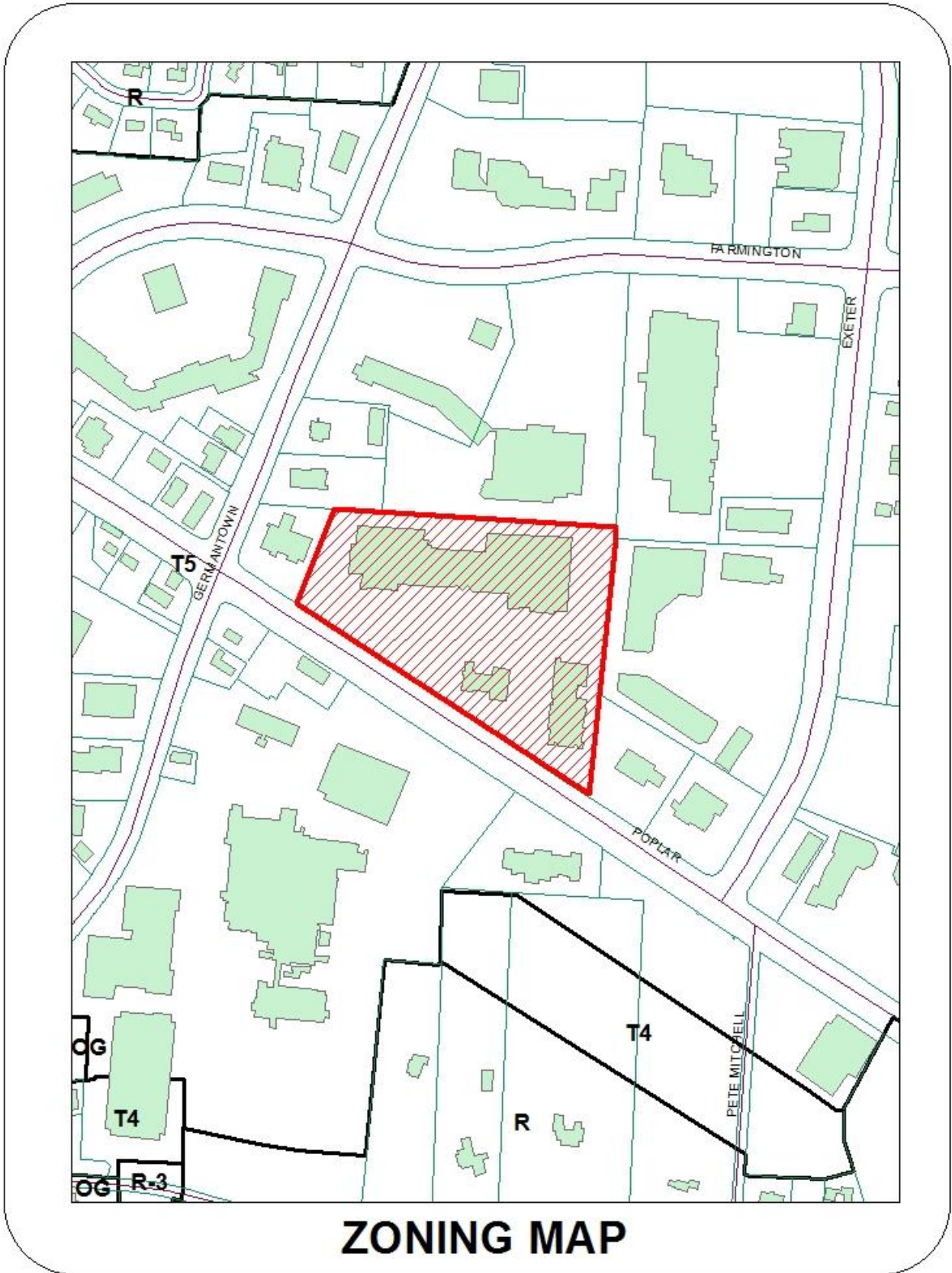
removal of a tower element and the addition of stairs and railing); and 3) add black awnings for one tenant space. Color renderings of the building have been provided along with this application for review.

STAFF COMMENTS:

1. The current request is for painting the all building façades of the shopping center with a new color scheme consisting of beige and gray tones, and completing the following building modifications: new storefront for prospective tenants, removal of a tower element, addition of concrete stairs and railing, and adding black awnings for one tenant space.
2. Color paint samples have been provided.
3. All signage for new tenants must be approved by separate application.
4. If approved, the applicant shall obtain a building permit from Shelby County Construction Code Enforcement Office prior to commencing work.

DRC SUBCOMMITTEE REPORT: The DRC Subcommittee did not meet to discuss this item.

PROPOSED MOTION: To approve a storefront modification (including black awnings) for Germantown Village Square Shopping Center, located at 7650-7730 Poplar Ave., subject to the Board's discussion, staff comments and conditions in the staff report, and the documents and plans submitted with the application.





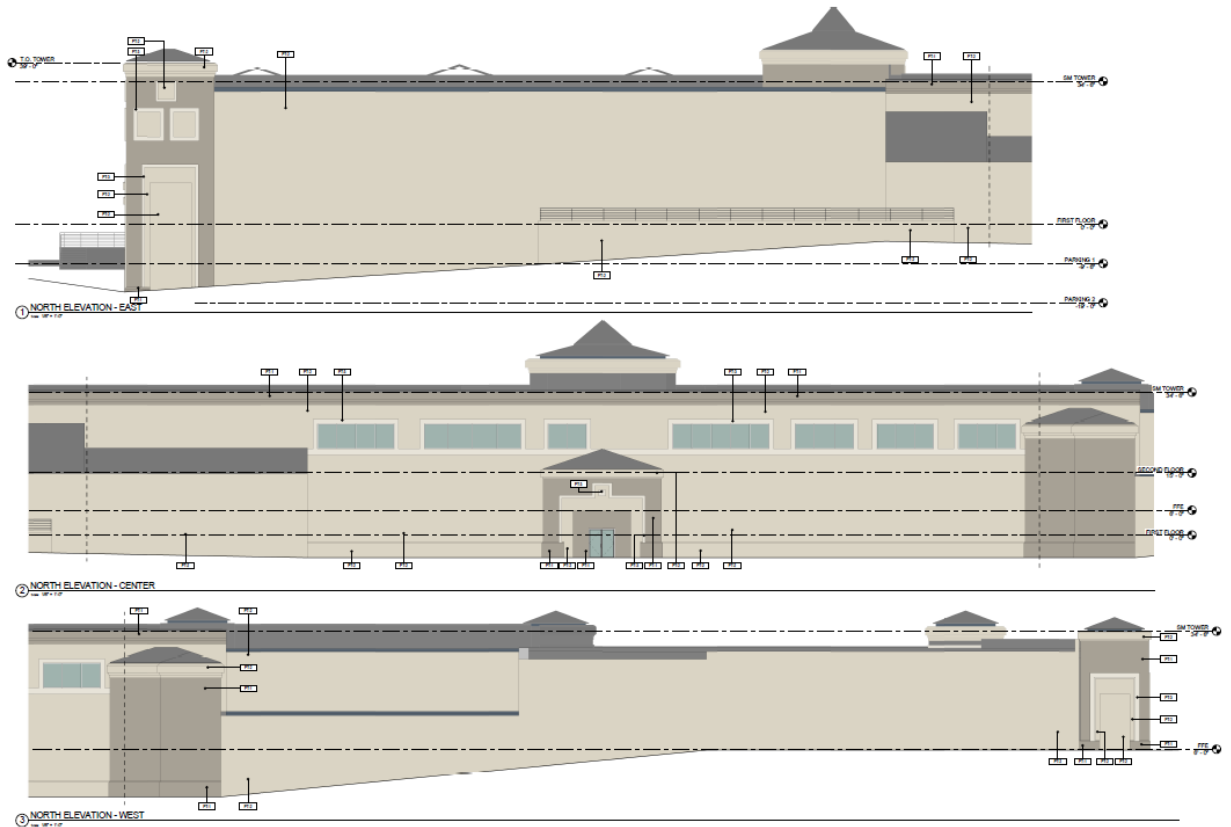
ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
GRAPHICS

Letter of Intent:

The scope of this project is composed of (2) phases; the paint scheme and the building modification. The paint scheme phase consists of repainting the entire building and out buildings per the attached exhibit. Color samples have been submitted.

The building modification phase will consist of removing an architectural element (right smaller tower) which will result in a more uniform look, new storefront work for incoming tenants, new concrete stairs and hand railing to provide access from the adjacent parking lot. The new storefront and hand railing will match with the existing and a sample has been provided.

MJM ARCHITECTS
712 4TH AVE S
NASHVILLE, TN 37210
615-224-8170
fax. 615-244-8141
www.mjmarsh.com



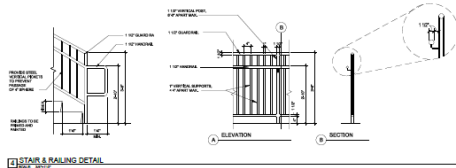
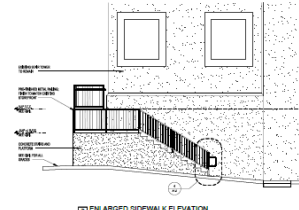
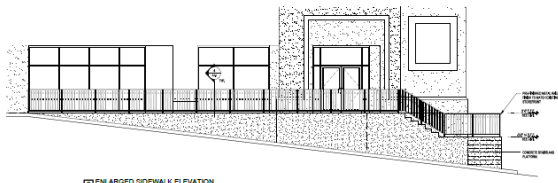
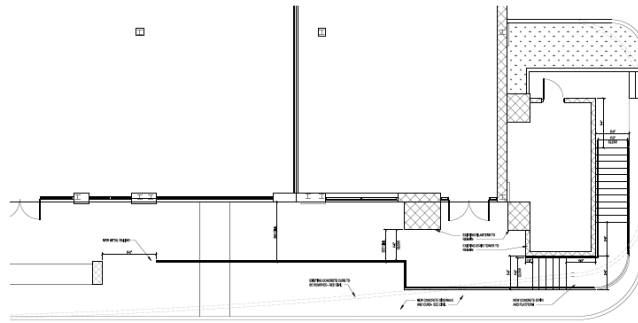
PROPOSED BUILDING MODIFICATIONS (including awnings)



EXISTING ARCHITECTURE SUBJECT TO BE PRESERVED
 EXISTING STAIRPORT TO BE PRESERVED AND REFINISHED TO MATCH EXISTING
 EXISTING CONCRETE STAIR AND RAILINGS TO BE PRESERVED



PROPOSED FRONT ELEVATION



Professional seal and title block area on the right margin, including the text "A1.1" at the bottom.



CITY OF GERMANTOWN TENNESSEE

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

DATE RECEIVED: _____
RECEIVED BY: _____

DESIGN REVIEW COMMISSION PROJECT REVIEW APPLICATION

Specific Approval Requested:

Preliminary Plan Final Plan Change in Use
(Site plan, building elevations, landscaping, lighting, etc...) *(Complete "OG" Checklist)*
(Circle which one above applies)

Wireless Transmission Facility Landscaping (only) Lighting (only)

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

Other; Explain _____

Project Name: Germantown, TN - Village Square Tenant White box

Project Address: 7724 Poplar Avenue, Germantown Village Square Center, Germantown, TN 38138

Previous Tenant: Officemax

Applicant's Name: Mark Kozevski - MJM Architects

Mailing Address: 712 4th Ave S. Nashville, TN 37210

Email Address: m.kozevski@mjmarch.com Telephone: 615-244-8170

Property Owner's Name: Pebb Germantown IND, LLC and Pebb Germantown LEB, LLC c/o Ian Weiner

Mailing Address: 7900 Glades Rd, Suite 600, Boca Raton, FL 33434

Email Address: ehochman@pebbent.com Telephone: 561-613-4020

Developer's Name: PEBB Enterprises c/o Eric Hochman

Mailing Address: 7900 Glades Rd, Suite 600, Boca Raton, FL 33434

Email Address: ehochman@pebbent.com Telephone: 561-613-4020

Lessee's Name: TBD

Mailing Address: _____

Email Address: _____ Telephone: _____

DRC Project Review Application
Page 2

Zoning District where project is to be located: T5 - Urban Center

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

New entry building modification; Remove right architectural element to reveal new tenant entry. Concrete stairs and railing to be added and new paint scheme. All other existing building elements and finishes to remain.

All applicable parties shown below must sign the application:

Mark Kozevski

Print Name of Applicant

Pebb Germantown IND, LLC c/o: Ian Weiner

Pebb Germantown LEB, LLC c/o: Ian Weiner


Print Name of Property Owner

PEBB Enterprises c/o Eric Hochman

Print Name of Developer

TBD

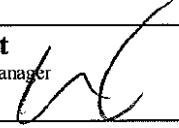
Print Name of Lessee



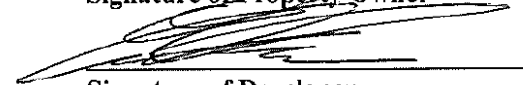
Signature of Applicant

By: Pebb Manager, LLC, Its Manager

By: Ian Weiner, Manager



Signature of Property Owner



Signature of Developer

Signature of Lessee


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

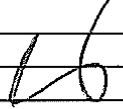
DRC Project Review Application
Page 3

DISCLOSURE OF OWNERSHIP INTERESTS

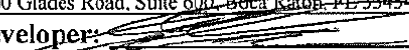
In order to assist staff and appointed and elected officials of the City of Germantown in complying with Ordinances of the City relating to conflicts of interests, the following information is required to be furnished:

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

Applicant: Mark Kozevski - MJM Architects
Address: 712 4th Avenue S, Nashville, TN 37210
Signature of Applicant: 

Property Owner: Pebb Germantown IND. LLC and Pebb Germantown LEB, LLC
Address: 7900 Glades Road, Suite 600, Boca Raton, FL 33434
Signature of Property Owner: By: Pebb Manager, LLC, its Manager
By: Ian Weiner, Manager 

Lessee: _____
Address: _____
Signature of Lessee: _____

Developer: Pebb Enterprises
Address: 7900 Glades Road, Suite 600, Boca Raton, FL 33434
Signature of Developer: 

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

Name	Business or Home Address
<u>Bruce Weiner</u>	<u>7900 Glades Rd, Suite 600</u> <u>Boca Raton, FL 33434</u>
<u>Bruce H. Weiner 2016 Trust II</u>	<u>7900 Glades Rd, Suite 600</u> <u>Boca Raton, FL 33434</u>
<u>Bruce H. Weiner 2016 Trust I</u>	<u>7900 Glades Rd, Suite 600</u> <u>Boca Raton, FL 33434</u>

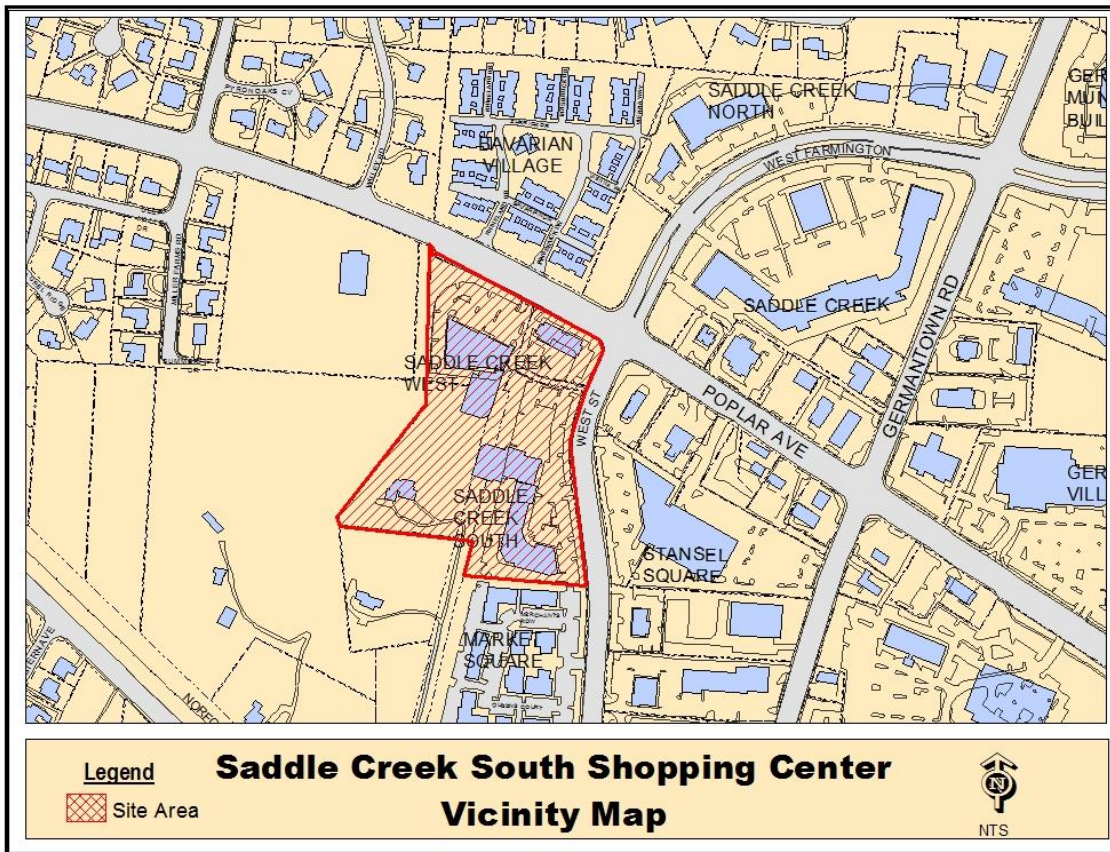
*See language in parenthesis above.

5. Apple – 2031 West St. (Saddle Creek South) – Approval of a Sign Package (Case No. 18-812).
 Previously Known as Agenda Item No. 7

INTRODUCTION:

Case Number:	18-812
Location:	2031 West St. (Saddle Creek South)
Applicant/Representative Name:	MBH Architects – Dragana Micovic
Zoning District:	”T-5” Urban Center Zoning District (utilizing the pre-existing “SC-1” district regulations)
Description of Request:	Approval of a Wall Sign

*Refer to the Disclosure Form attached for more information




BACKGROUND: The Saddle Creek South shopping center was originally approved by the Planning Commission and the Board of Mayor and Aldermen in 1987. The Shopping Center redeveloped into a Planned Unit Development and was approved by the Planning Commission on December 3, 2013, and by the Design Review Commission on December 17, 2013. The Board of Mayor and Alderman approved the Outline Plan by the passing of Resolution 14R03 on January 27, 2014 and the development contract on June 4, 2014. The site plan for a 5,418 sq. ft., free-standing, single story retail building, located 12 feet from Poplar Ave. and 12 feet from West St., was approved by the Planning Commission on November 4, 2014 and by the Design Review Commission on November 25, 2014. The Board of Mayor and Alderman approved the development contract on December 31, 2014. On April 3, 2018, the Planning Commission approved an amendment to the Outline Plan to increase the number of permitted parking spaces and a

revised final site plan to permit the construction of a parking deck to accommodate the new parking spaces for this Planned Unit Development.

DISCUSSION: The Apple Store is requesting a wall sign above the main entrance, as well as waivers from the sign policy for Saddle Creek South and the City of Germantown Sign Ordinance. The specifics of the request are as follows:

Wall Sign: *Wall-Mounted Building Identification (West Elevation)*

Location & Height:	Sign to be mounted on the west wall of the tenant space facing parking lot before West St. (19'8" from grade)
Total Sign Area:	5.5 sq. ft.
Content:	
Colors & Materials:	Color: Logo = Soft white Background = Building Facade Materials: Logo = Acrylic
Font:	None. Logo only.
Logo Size:	2'8" x 3'3"
Logo:	See above
Mounting Structure:	Concealed metal frame
Lighting:	Internally illuminated (130 watt)

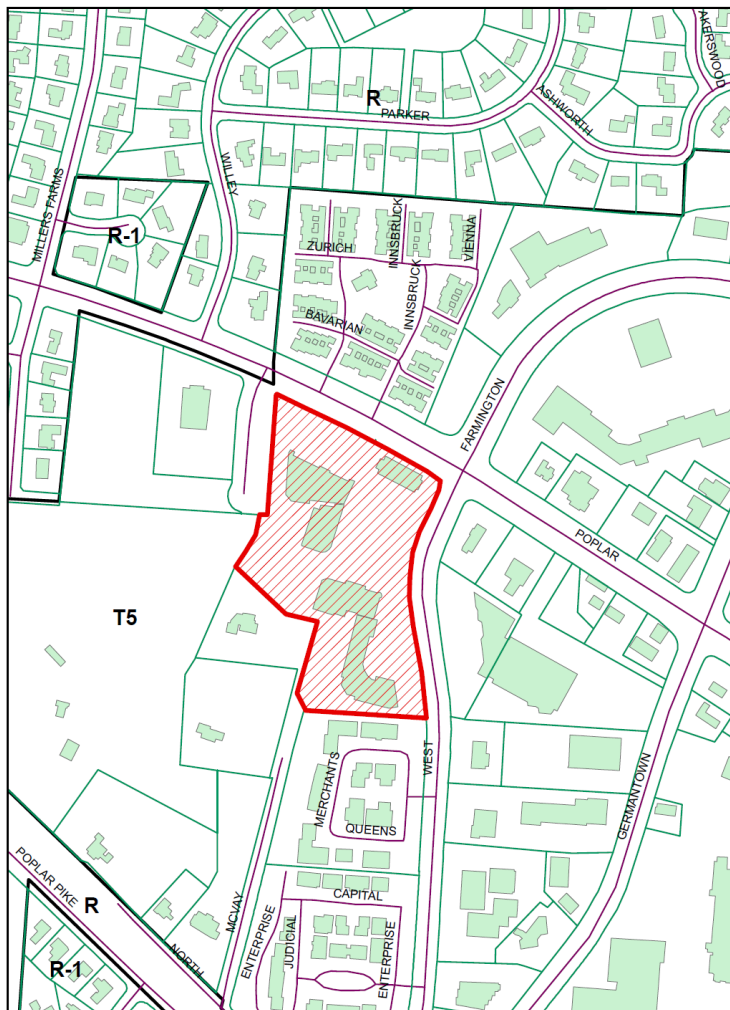
STAFF COMMENTS:

1. For the current location, Apple does not have any approved signage. (The existing logo appliqué on the exterior side wall was not permitted.) At their previous location in Saddle Creek Northeast, the tenant had requested an acrylic, internally illuminated logo, which was denied by the DRC in Sept. 2001.
2. The proposed wall sign will consist of a stand-alone logo measuring 5.5 sq. ft., which complies with maximum allowable logo area for this tenant space per Sec. 14-34(e)(7)(b). The sign face will be translucent acrylic which will be fully recessed, mounted to a concealed metal frame.
3. The proposed internally illuminated logo will be recessed, which is in accordance with Sec. 14-5(7)(b): "Interior lighted translucent letters are allowed for the uses listed as follows, provided that any wall sign containing translucent letters is architecturally recessed into the building facade as approved by the design review commission. Translucent background shall not be used. (b) Wall signs for the purpose of building identification only."
4. The applicant is currently requesting waivers from the Saddle Creek South Sign Policy and the City of Germantown Sign Ordinance, namely:
 - a. Saddle Creek South Sign Policy: Prohibited sign types #14: "Signs made with Lexan, plastic or acrylic, translucent or opaque." The applicant is proposing that the sign material be made of white acrylic with internal illumination.
 - b. City of Germantown Sign Ordinance Sec. 14-34(e)(7)(d): "The name of the business shall be the primary element of a sign. A logo (if any) shall appear as a secondary element of a sign, subordinate to the primary element of a sign." The applicant is requesting a wall sign that will consist of a stand-alone logo with no business name.

5. Prior to submitting the proposed request, Planning Division staff advised the applicant to present alternative sign proposals that conform to the adopted shopping center sign policy as well as the City of Germantown Sign Ordinance. The applicant chose not to do so.
6. All existing window graphics shall be brought into conformance to comply with Sec. 14-31(e): “Decals, numerals, names, addresses, hours, credit information, etc., attached to doors or windows and all of which occupy a total area of one square foot or less.”
7. If approved, the applicant must obtain a permit from the Memphis/Shelby County Office of Code Enforcement prior to installing the signs.

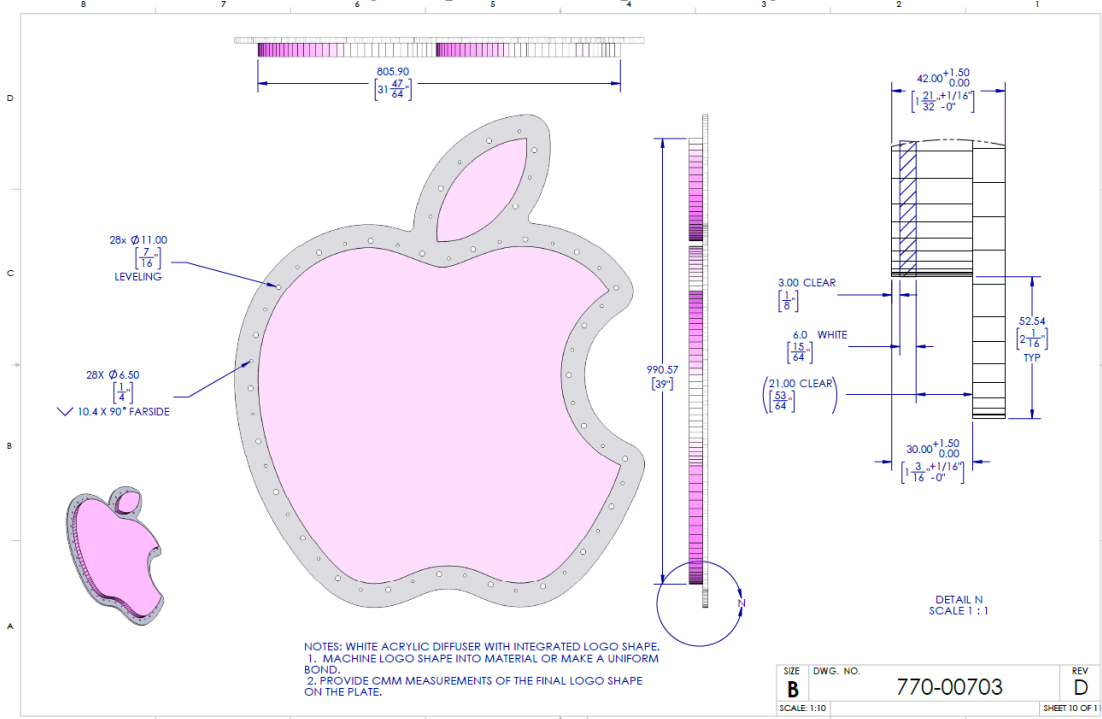
DRC SUBCOMMITTEE REPORT: The DRC Subcommittee did not meet to discuss this item.

PROPOSED MOTION: To approve a wall sign (including waivers) for Apple, located at 2031 West St. in the Saddle Creek South Shopping Center, subject to the Board’s discussion, staff comments and conditions in the staff report, and the documents and plans submitted with the application.

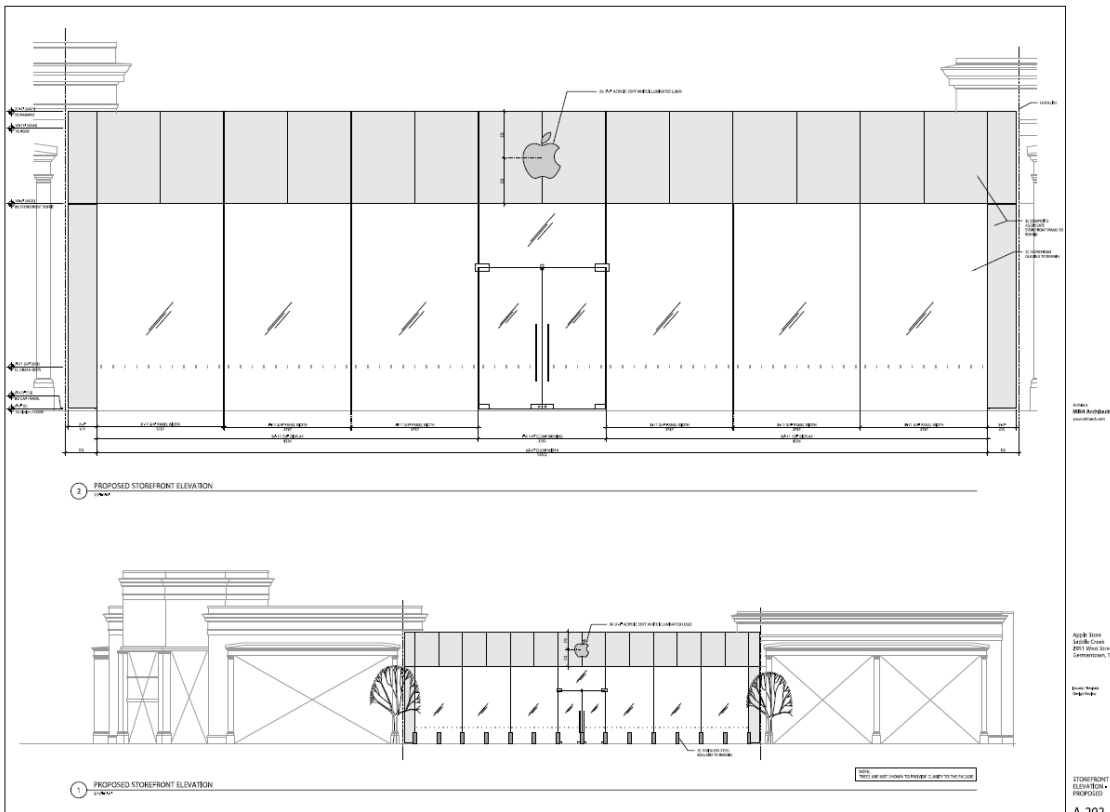


ZONING MAP

WALL SIGN DETAIL
 (See agenda packet for complete drawings)



PROPOSED ELEVATION DRAWING



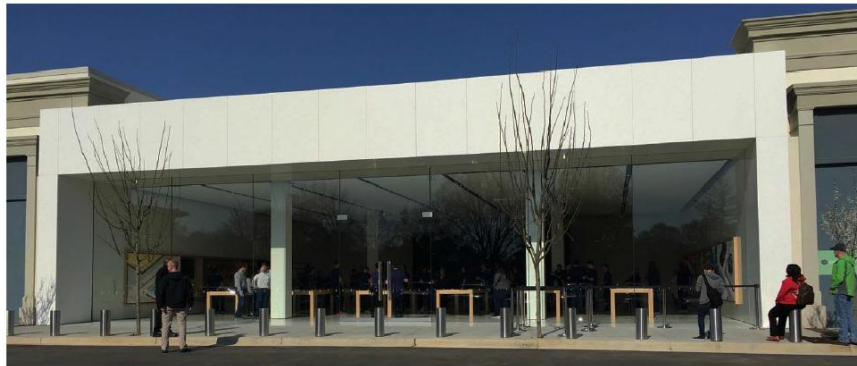
ELEVATION RENDERING (EXISTING AND PROPOSED)



1 EXISTING STOREFRONT PHOTO



2 STOREFRONT PHOTO WITH NEW LOGO



2 EXISTING STOREFRONT PHOTO



1 STOREFRONT PHOTO WITH NEW LOGO



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: _____

PERMANENT SIGN APPLICATION (ADMINISTRATIVE/DESIGN REVIEW COMMISSION)

Action Requested (Please circle one): Administrative Sign Approval Design Review Commission Approval
If request is for administrative sign approval, does this sign meet every criteria included in the sign policy for this location? Yes: ___ No: ___ If no, explain: _____

- *****
- Sign Owner/Tenant: Apple Phone No: 203-788-0488
 - Sign Owner's/Tenant's Address: 1 Infinite Loop, MS 52-RD, Cupertino, CA 95014 Email Address: artnorton@apple.com
 - Sign Location Address and Name of Shopping Center: 2031 West Street, Space #W2-300, Germantown, TN 38138
The Shops of Saddle Creek
 - Zoning District: Commercial ; Residential ___; Old Germantown ___; Office ___.
 - Sign will be mounted on: Wall ; Ground ___.
 - Type Sign: Tenant Identification _____ Project Identification _____
 Building Identification _____ Traffic Directional _____
 Exterior Directory _____ Subdivision Identification _____
 Service Station Sign _____ Other (If other, explain on separate page)
 - Number of Sign Faces: One ; Two ___.
 - Linear feet of building frontage occupied by business where sign will be located: 68 feet.
Size of tenant space: 7,804 square feet
 - Size of Sign: Width: 2 feet 8 inches; Height: 3 feet 3 inches
TOTAL AREA OF SIGN IN SQUARE FEET: 5.5
 - Height of sign at its highest point above the surrounding grade: 19 feet 8 inches.
 - Size of Letters: 1) Height ___ Width ___ Font: _____.
2) Height ___ Width ___ Font: _____.
3) Height ___ Width ___ Font: _____.
 - Colors: Letters: _____ SUBMIT COLOR SAMPLES
Background: _____ SUBMIT COLOR SAMPLES
 - Orientation of Sign to the Street: Parallel ; Perpendicular ___; Angled ___.
 - Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
248 Feet 10 Inches Name of Street: West Street
____ Feet ____ Inches Name of Street: _____
 - Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
248 Feet 10 Inches Name of Street: West Street
____ Feet ____ Inches Name of Street: _____
 - Sign Content (words, letters, logos): Logo
 - Size of logo: Horizontal 2 feet 8 inches; Vertical 3 feet 3 inches.
 - Sign Materials: Letters _____; Sign Face acrylic.
Mounting Structure (type and materials): fully recessed sign mounted to the concealed metal frame
 - Sign Illumination, if applicable (type, location and wattage): soft white illuminated sign, mounted on face of storefront facade, above storefront entry door. Illuminated sign to be 130 watt
 - Sign Landscaping, if applicable landscape plan shall be submitted
 - Additional Comments: _____

All applicable parties shown below must sign the application:

Name of Applicant (please print) MBH Architects
Address: 960 Atlantic Avenue, Alameda, CA 94501
Phone No: 510-814-3584 Email Address: draganam@mbharch.com
Applicant Signature: _____

Name of Property Owner/Landlord (please print) Shops at Saddle Creek, Inc.
Address: c/o Heitman LLC, 191 N. Wacker Drive, Suite 2500, Chicago IL 60606
Phone No: (312) 844-4160 Email Address: mark.budajins@heitman.com
Property Owner/Landlord Signature: _____

Name of Tenant/Sign Owner (please print) Apple
Address: 1 Infinite Loop, MS 52-RD, Cupertino, CA 95014
Phone No: 203-788-0488 Email Address: artnorton@apple.com
Tenant/Sign Owner Signature: _____

Name of Sign Erecting Company CandelaLED Lighting, LLC
Address: 1620 Oakland Road, Suite D102, San Jose, CA 95131
Phone No: 650-391-3716 Email Address: _____

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

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

FOR APPROVING AUTHORITY ONLY

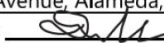
- APPROVED COMMENTS:
- DISAPPROVED

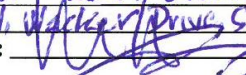
_____ Date _____ Signature _____ Title

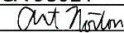
DISCLOSURE OF OWNERSHIP INTERESTS

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

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

Applicant: MBH Architects
Address: 960 Atlantic Avenue, Alameda, CA 94501
Signature of Applicant: 

Property Owner/Landlord: Shops at Saddle Creek, Inc
Address: Co Hartman LLC, 191 N. Wacker Drive, Suite 2500, Chicago IL 60606
Signature of Property Owner/Landlord: 

Tenant/Lessee: Apple
Address: 1 Infinite Loop, MS 52-RD, Cupertino, CA 95014
Signature of Tenant/Lessee: 

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

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

*See language in parenthesis above.

Mr. Landwehr made a motion to table this item until next month due to the applicant not being in attendance at this meeting to discuss the waivers and exceptions with this application, and seconded by Mr. Gibson.

ROLL CALL: Mr. Gibson – Yes; Mr. Smith – No; Mr. Sherman – Yes; Mr. Landwehr – Yes; Chairman Bruns – Yes

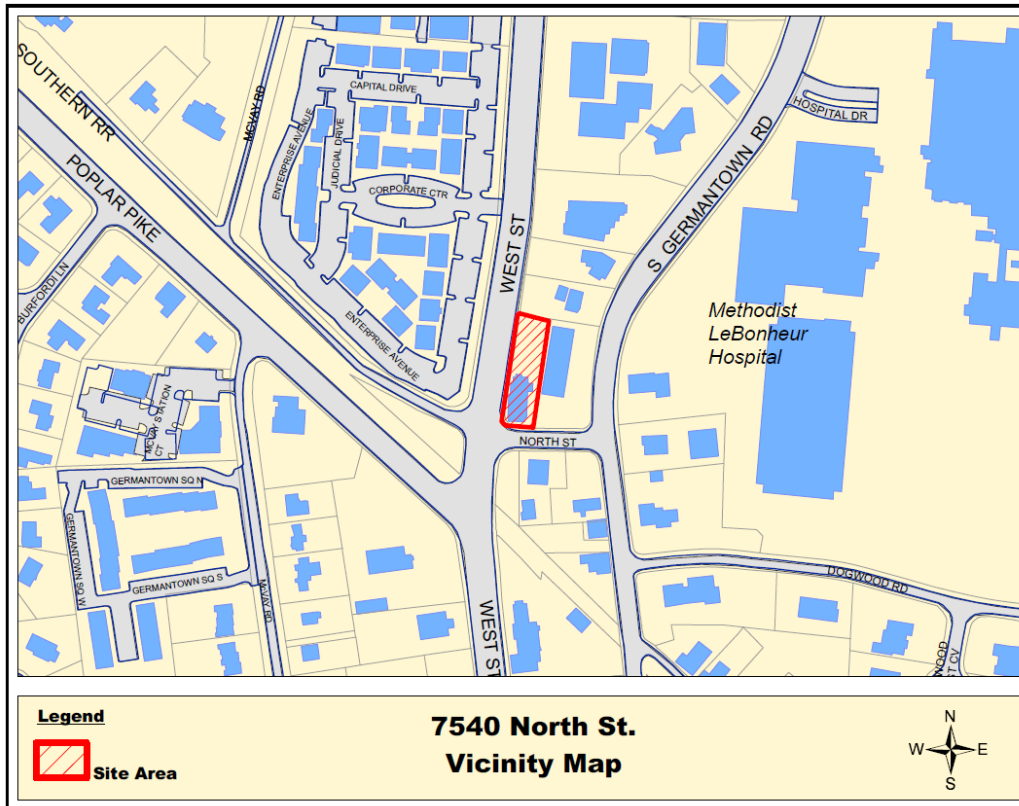
MOTION TABLED

6. 7540 North Street – 7540 North St. – Approval of a Building Modification and Revised Site Plan (Case No. 18-813). Previously Known as Agenda Item No. 10

INTRODUCTION:

Case #:	18-813
Location:	7450 North St.
Applicant/Owner:	Kaizen Realty – Sam Tiwana
Current Zoning District:	“T5” Urban Center (utilizing the underlying “C-2” General Commercial zoning designation)
Description of Request:	Approval of a Building Modification and Revised Site Plan

*Refer to the Disclosure Form attached for more information



BACKGROUND: Per the Shelby County Assessor of Property records, the structure was built in 1900 and is 3636 sq. ft. The property was previously occupied by Trust One Bank and is currently vacant.

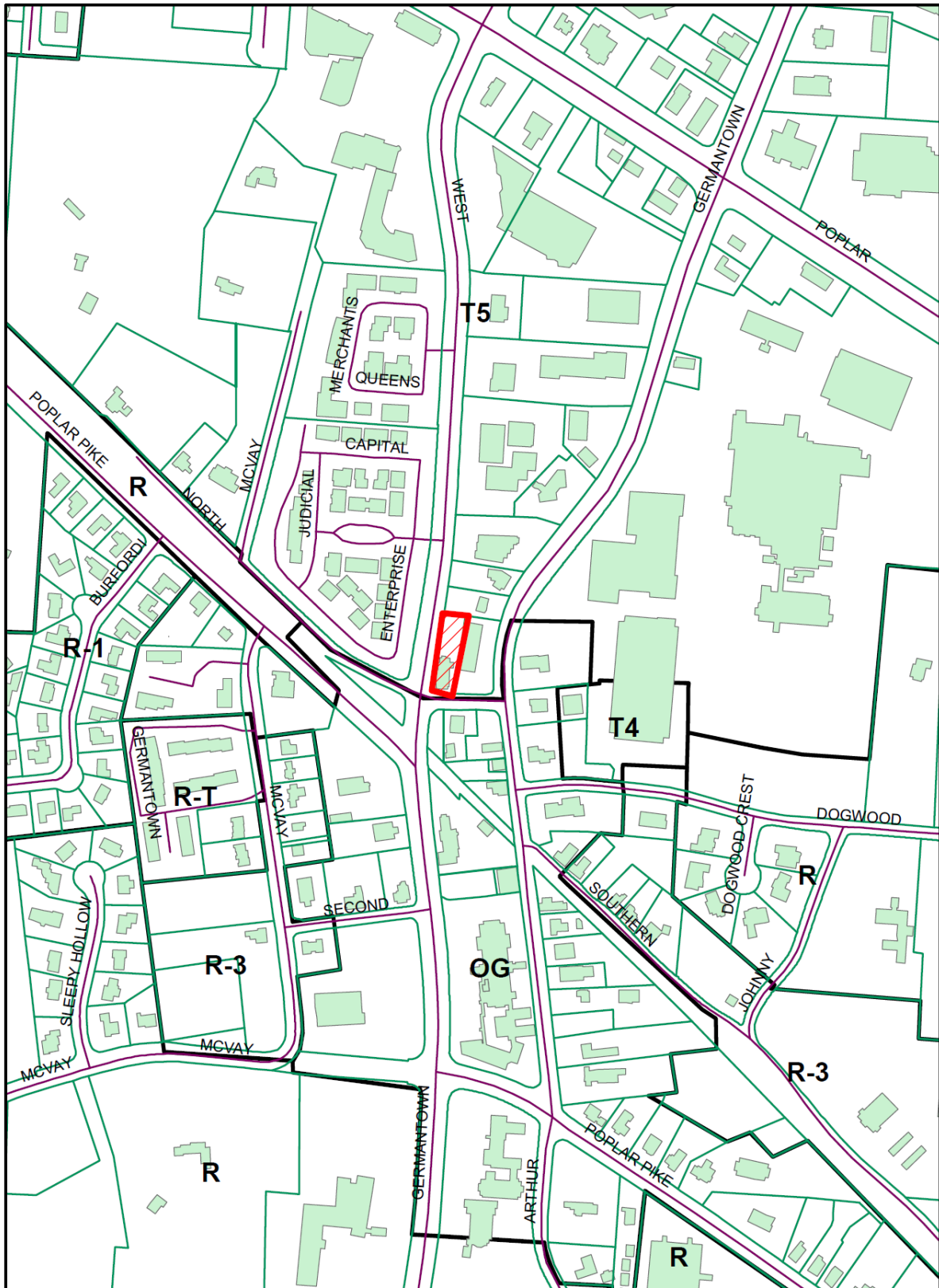
DISCUSSION: This request is for approval of a building modification and a revised site plan. The proposed project consists of constructing an addition and a deck onto the existing building, new Hardi-plank siding, some new windows and new doors. (The applicant has provided a detailed scope of working, beginning on page 4.) The existing landscaping and parking lot layout would remain the same. Please see the revised site plan and elevation drawings, which are included as part of this staff report.

STAFF COMMENTS:

1. The applicant shall clarify if the following are to remain and whether they are to be modified: the brick base of the building; the side brick steps to the front door; the brick patio work in front of the main entrance; the wrought iron railing on the front steps; and the stained glass window about the front door.
2. The building will receive all new Hardi-plank siding, which will be a cream color with gray trim.
3. Signage is not part of this approval and will require a separate application.
4. If approved, the applicant shall obtain all required building permits from Shelby County Construction Code Enforcement Office prior to commencing work.

DRC SUBCOMMITTEE REPORT: The DRC Subcommittee did not meet to discuss this item.

PROPOSED MOTION: To approve a building modification and revised site plan for 7450 North St., subject to the Board's discussion, staff comments and conditions in the staff report, and the documents and plans submitted with the application.



ZONING MAP



Letter of Intent

Project: Kaizen Realty Office
Address: 7540 North Street
Germantown, TN 38120
Property Owner: Sam Tiwana
Attn: Germantown Design Review Committee, c/o Shelia

4-24-2018

Dear DRC,

Sam Tiwana of Kaizen Realty purchased this bank building with the vision to convert it to his local real estate office. Sam is currently renting space nearby in the Shoemaker building. His lease was coming up for renewal and he knew he desired to move to a location that he owned. Luckily the building at 7540 North close by was for sale. After weighing out several options, he decided to purchase the building, renovate it and keep his business in Germantown.

Please see the renovation items below that will we are proposing to enhance and improve the aesthetics of this building:

1. Siding Replacement:

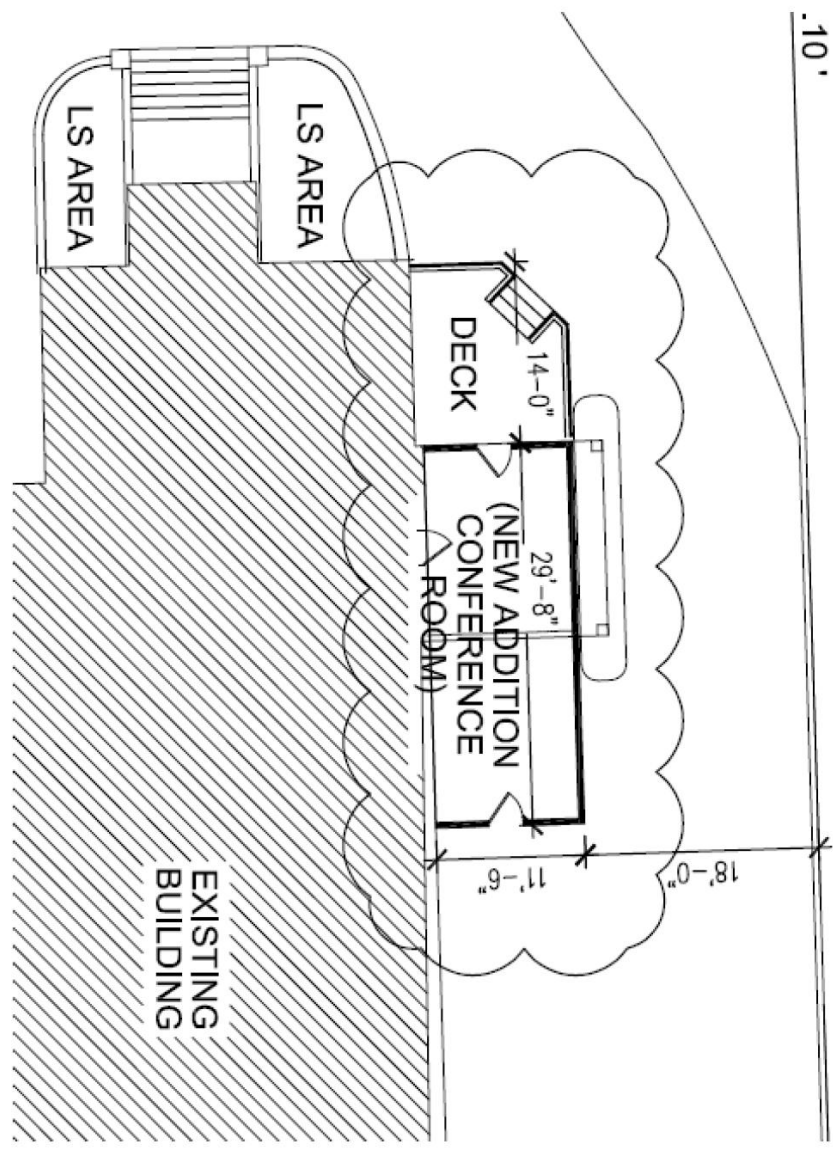
- a. Remove existing vinyl siding down to the sheathing.
- b. Install Tyvek moisture barrier on all exterior sheathing.
- c. Install and properly flash all windows.
- d. Replace any damaged or decayed soffit or fascia.
- e. Install HardiPlank 8" lap siding.
- f. Paint all siding : SW 7012 Creamy and Trim: SW 7045 Intellectual Gray.

2. Enclosure and addition of the Current Teller's Drive Through window:

- a. Pour concrete to the same interior floor elevation.
- b. Frame walls to enclose the Teller's area and additional square footage.
- c. Frame roof over additional square footage to tie into existing roof.
- d. Install doors and windows.
- e. Install moisture barrier on exterior siding and properly flash windows and doors.
- f. Install HardiPlank siding and trim to match on the entire building.

3. Addition of exterior deck:

- a. Frame deck over existing pavement.
- b. All lumber to be treated material.
- c. Anchor properly to structure and ground.

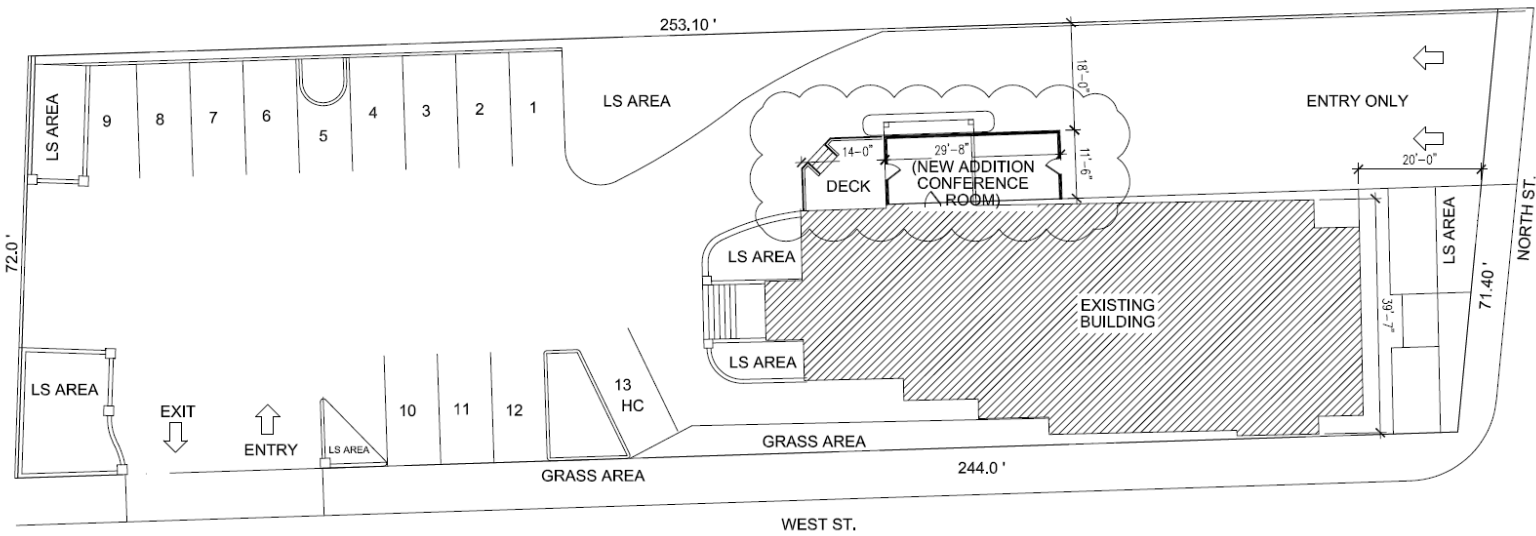




Thank you for the opportunity to provide you with our submittal. At your convenience, please review. Should you have any questions or if you would like any additional information, please do not hesitate to contact me. We look forward to the opportunity to meet with you for approval.

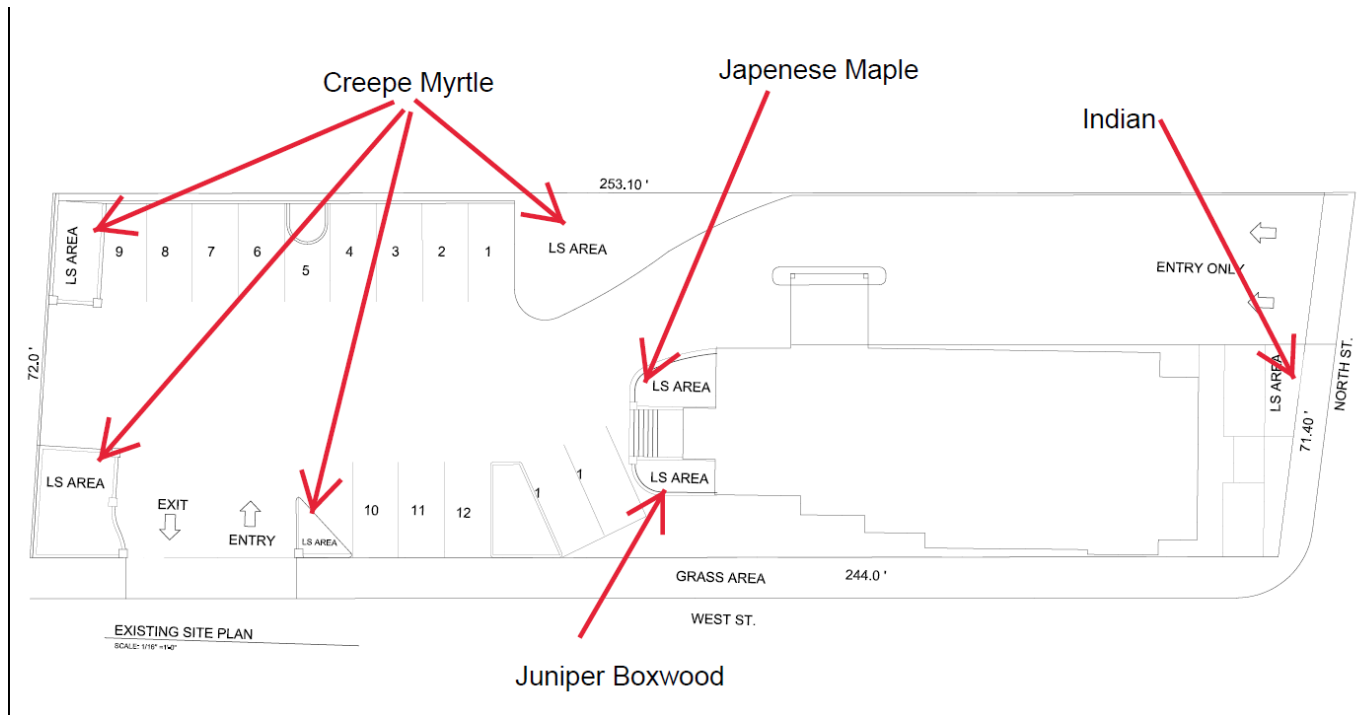
Sincerely,
Alex Williams

PROPOSED SITE PLAN



EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"
7540 NORTH STREET
GERMANTOWN, TN 38138

LANDSCAPING PLAN (to remain as is)

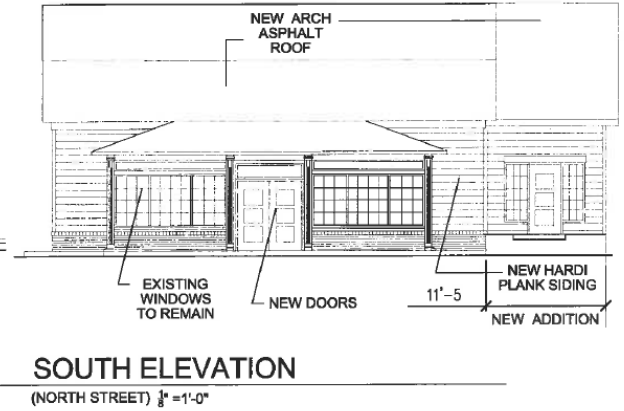
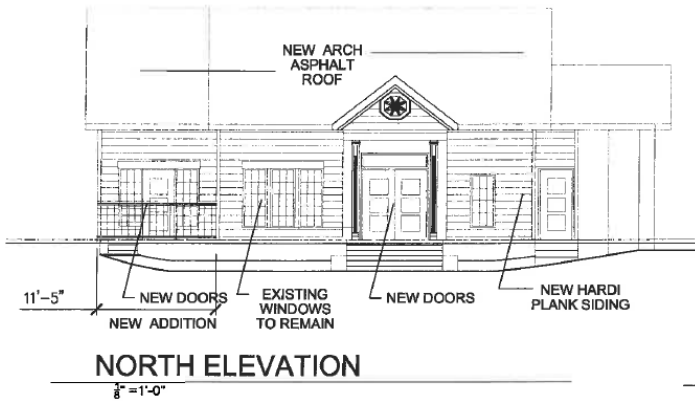
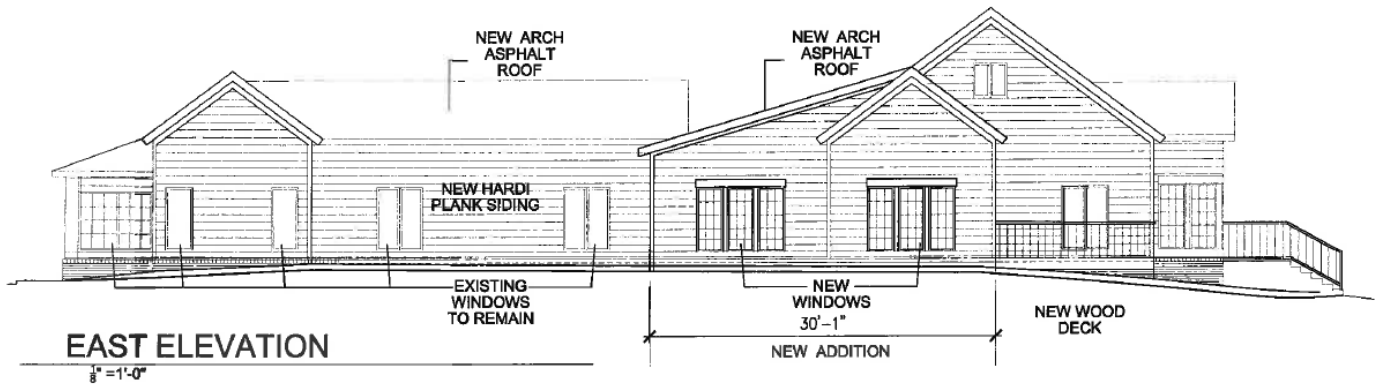
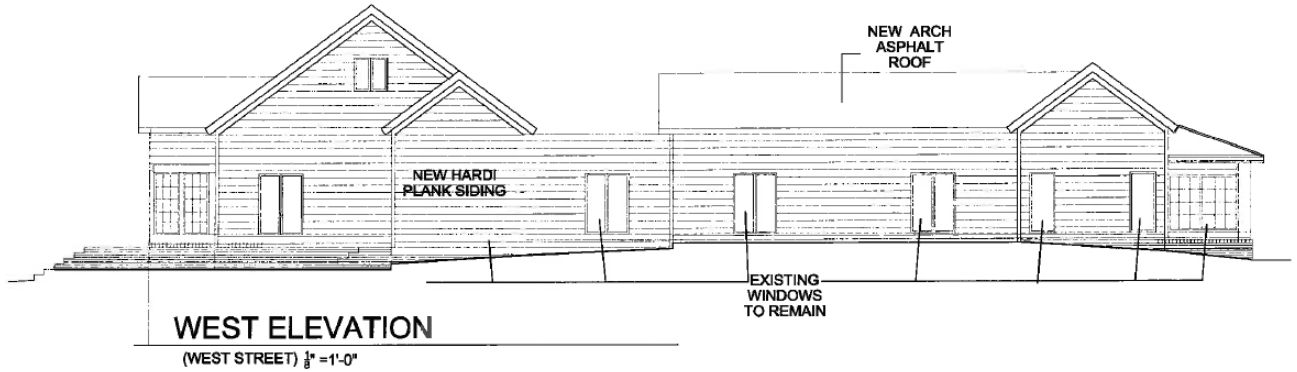


EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

EXISTING FRONT BUILDING ELEVATION



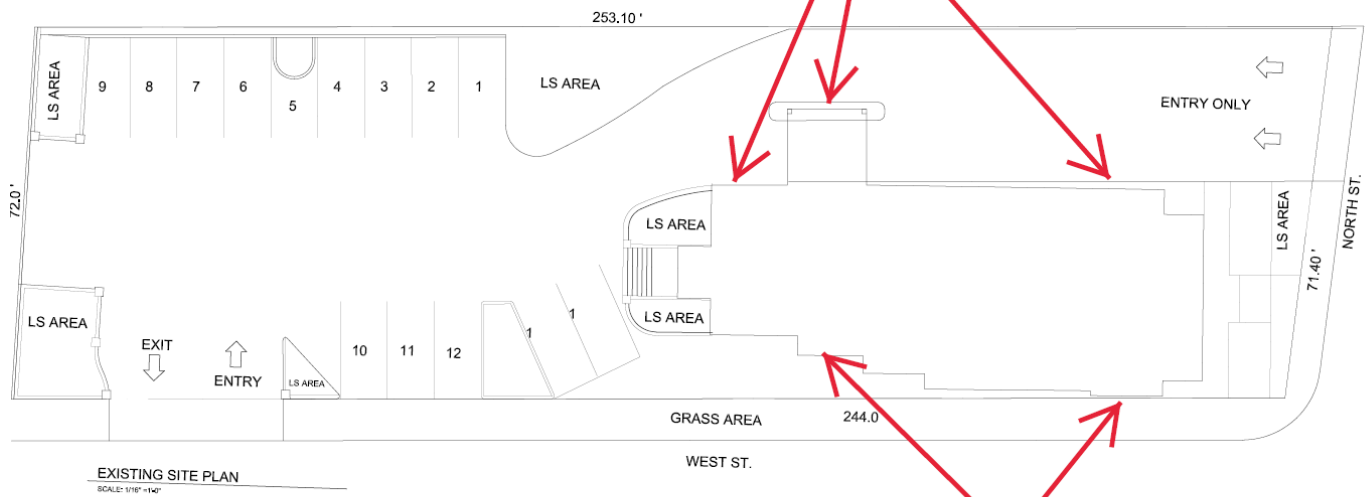
PROPOSED ELEVATION DRAWINGS



PROPOSED LIGHTING FIXTURES AND LAYOUT



LIGHT FIXTURES



LIGHT FIXTURES

PROPOSED DOORS AND WINDOWS

Exterior Sun Porch Addition doors



Masonite >

36 in. x 80 in. Premium 15 Lite Primed
Right-Hand Outswing Steel Prehung Front
Door No Brickmold

REPLACEMENT DOUBLE-HUNG WINDOWS

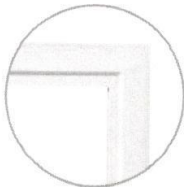
50
SERIES Double-Hung
for Replacement

ADDITION WINDOWS

Our 50 Series Replacement double-hung features a slim profile that allows for maximum light and a clean design for more of a contemporary style.

Simplified design

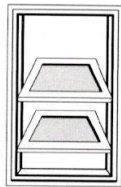
Flat exterior frame for a clean and modern appearance.



EXTERIOR VIEW SHOWN

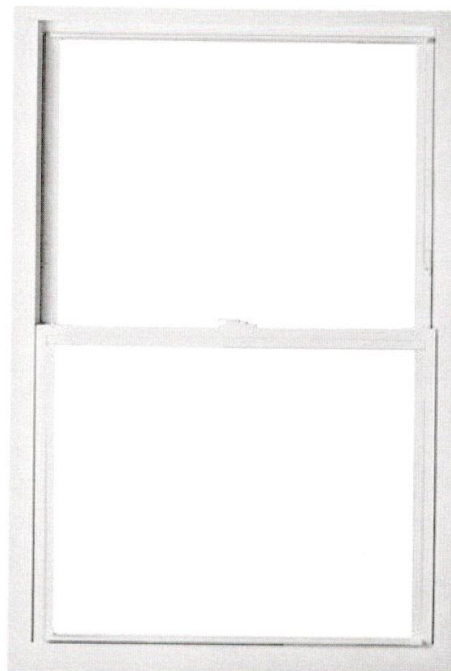
Easy cleaning

Tilt-in feature for easy cleaning from inside your home.



Weathertight performance

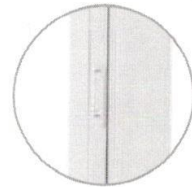
Dual weatherstripping helps seal out dust, wind and water. The **Standard lock** pulls the sash tight to seal out elements.



INTERIOR VIEW SHOWN

Flexible ventilation

Double-hung windows have two operating sash that move up and down and allow **venting from the top and bottom**. This window also features vent latches for the option of **partial ventilation**.



Easy installation to save you time

Custom sizes ensure an exact fit while **pre-drilled installation holes** save you time.



CUSTOM SIZES

Exterior colors



White

Beige

Printing limitations prevent exact color duplication.

DID YOU KNOW?

This window is also available in a **single-hung** where only the bottom sash opens and tilts in for cleaning.





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: 4/24/18
RECEIVED BY: founder

DESIGN REVIEW COMMISSION PROJECT REVIEW APPLICATION

Specific Approval Requested:

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

Other; Explain HARDI PLANK SIDING, COVERED PATIO, DECK & NEW ROOFING

Project Name: KAIZEN REALTY OFFICE

Project Address: 7540 NORTH ST GERMANTOWN TN 38138

Previous Tenant: _____

Applicant's Name: KAIZEN REALTY LLC

Mailing Address: 2176 WEST ST STE 200 GERMANTOWN TN

Email Address: EMAIL@KAIZEN-REALTY.COM Telephone: 9012214041

Property Owner's Name: KAIZEN REALTY LLC

Mailing Address: 7540 NORTH ST GERMANTOWN TN 38138

Email Address: EMAIL@KAIZEN-REALTY.COM Telephone: 9012214041

Developer's Name: _____

Mailing Address: _____

Email Address: _____ Telephone: _____

Lessee's Name: _____

Mailing Address: _____

Email Address: _____ Telephone: _____

DRC Project Review Application

Page 2

Zoning District where project is to be located: TS - URBAN CENTER

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

NEW HARDI PLANK SIDING, COVERED PATIO, DECK, ROOFING

All applicable parties shown below must sign the application:

KAIZEN REALTY LLC

Print Name of Applicant

[Signature]
Signature of Applicant

KAIZEN REALTY LLC

Print Name of Property Owner

[Signature]
Signature of Property Owner

Print Name of Developer

Signature of Developer

Print Name of Lessee

Signature of Lessee

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

DRC Project Review Application
Page 3

DISCLOSURE OF OWNERSHIP INTERESTS

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

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

Applicant: KAZEN REALTY LLC
Address: 7540 NORTH ST GERMAN TOWN
Signature of Applicant: [Signature]

Property Owner: KAZEN REALTY LLC
Address: 7540 NORTH ST GERMAN TOWN TN 38138
Signature of Property Owner: [Signature]

Lessee: _____
Address: _____
Signature of Lessee: _____

Developer: _____
Address: _____
Signature of Developer: _____

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

Name	Business or Home Address
<u>SAM TIWANA</u>	<u>7540 NORTH ST GERMAN TOWN 38138</u>
_____	_____
_____	_____
_____	_____
_____	_____

*See language in parenthesis above.

COMMISSION DISCUSSION:

Mr. Sam Tiwana w/ Kaizen Realty and Mr. Alex Williams w/ Alexander Construction were there to answer any questions this Commission might have. They agreed to refresh the existing landscaping, and to submit a lighting plan to staff after all construction for this project is completed for the city's files.

After much discussion, Chairman Bruns explained that he would entertain a motion on the building modification only related to the aesthetics such as windows, siding, paint colors, and the lighting request. (The building expansion including the proposed patio and room expansion would not be considered at this time.) The Commission also requested a full plan of what fixtures exist and where they are located. The revised site plan with the building expansion and changes to the parking layout would not be considered at this time, as sufficient information was not presented. Should the applicant wish to pursue the site plan revisions, then he shall work with Planning Division staff to determine what specific application submittal materials and approvals would be needed. Chairman Bruns called for a motion.

Mr. Smith made a motion to approve the building modifications only for 7450 North St., subject to the Commission's discussion, staff comments and conditions in the staff report, and the documents and plans submitted with the application, namely: Hardi-Plank siding on the building, paint colors as presented (cream, with gray trim), new windows and doors, as indicated on plan and the current landscape plan, with the provision that anything which is damaged be replaced, and that regular maintenance occur (eg, mulching and pruning). The applicant shall delete the building addition and deck from the site plan and submit a revised site plan to Planning Division staff that shows these revisions. The applicant shall also submit an updated lighting plan that shows all existing lighting fixtures in the parking lot and on the building, and shows the removal of the existing lighting fixtures that are located on the West St. side of the property, seconded by Mr. Sherman.

ROLL CALL: Mr. Landwehr – Yes; Mr. Sherman – Yes; Mr. Smith – Yes; Mr. Gibson – Yes; and Chairman Bruns – Yes

ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 6:58 p.m.