

DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, July 24, 2018
6:00 p.m.

The regular meeting of the Design Review Commission was scheduled and held in the Council Chambers of the Municipal Center on July 24, 2018.

1. Chairman Bruns called the meeting to order at 6:00 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. Neil Sherman; Mr. Tim Gibson; Mr. Christopher Schmidt; Mr. Ralph Smith; and Alderman Forrest Owens

DEVELOPMENT STAFF PRESENT:

Mr. Cameron Ross, Economic & Community Development Director; Ms. Sheila Pounder, Planning Division Manager; Ms. Sarah Goralewski, Senior Planner; Ms. Regina Gibson, Administrative Secretary and Mr. Mac McCarroll, Attorney

3. Approval of Minutes for July 24, 2018

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

ROLL CALL: Alderman Owens – Yes; Mr. Schmidt – Abstain; Mr. Landwehr – Yes; Mr. Sherman – Yes; Mr. Smith – Abstain; Mr. Gibson – Yes; and Chairman Bruns – Yes

MOTION PASSED

4. CONSENT AGENDA

- a. Athleta – 7615 Farmington Blvd., Ste 22 (Saddle Creek NE Shopping Center) Approval of a Wall Sign (Case No. 17-755)
Jim Williams’s w/Williams Signs – Agent
- b. Lenny’s – 9077 Poplar Ave No. 101 (Stone Creek Centre) - Approval of a Wall Sign (Case No. 18-822)
Chris Haskins w/Frank Balton Signs – Agent
- c. The Container Store – 2130 Exeter Rd. (Germantown Collection) – Approval of a Wall Sign and a Project Directory Tenant Panel Sign (Case No. 18-808).
Eric Morrison w/Bayer Properties - Applicant/Agent
- d. Welcome to Germantown Signs – Various Locations around the City – Approval of Nine (9) Ground-Mounted Signs (Case No. 18-823).
Reynold Douglas w/City of Germantown General Services Dept. – Applicant
- e. Staks Pancake House – 7704 Poplar Ave. (Germantown Village Square) – Approval of a Storefront Modification, Addition of Outside Coolers and Revised Landscape Plan (Patio) (Case No. 18-824). Previously Known as Agenda Item No. 5
Andrew Forsdick – Agent

Chairman Brunns 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. Landwehr made a motion to approve the Consent Agenda and it was seconded by Mr. Sherman.

ROLL CALL: Mr. Schmidt – Yes; Alderman Owens – Yes; Mr. Gibson – Yes; Mr. Smith – Yes; Mr. Sherman – Yes; Mr. Landwehr – Yes; Chairman Brunns - Yes

MOTION PASSED

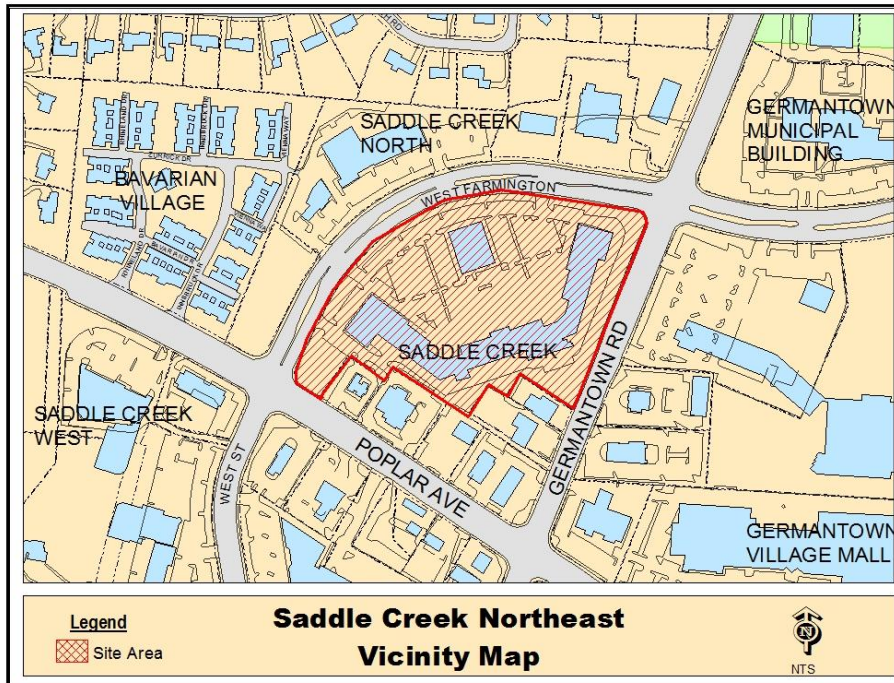
STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS

- a. Athleta – 7615 Farmington Blvd., Ste 22 (Saddle Creek NE Shopping Center) Approval of a Wall Sign (Case No. 17-755).

INTRODUCTION:

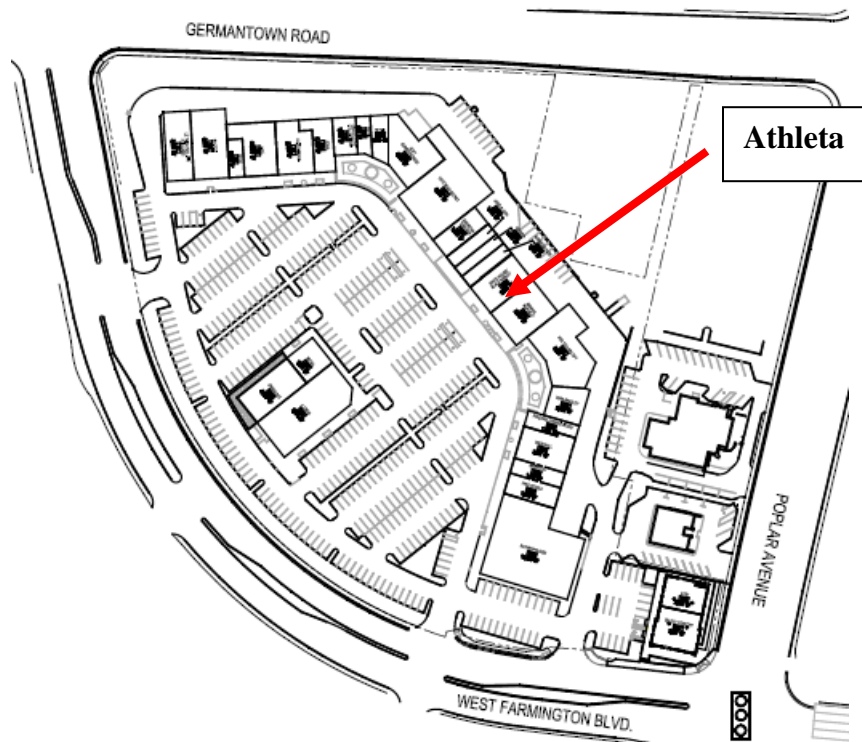
| | |
|--------------------------------|---|
| Case Number: | 17-755 |
| Location: | 7615 Farmington Blvd., Ste. 22 (Saddle Creek NE Shopping Center) |
| Owner: | Heitman LLC – Mark Hudgins, Senior Vice President |
| Applicant/Representative Name: | Williams Signs – Jim Williams |
| Zoning District: | ”T-5” Urban Center Zoning District (utilizing the pre-existing “SC-1” district regulations) |
| Description of Request: | Approval of a Second Tenant Identification Wall Sign for New Tenant |

*Refer to the Disclosure Form attached for more information



BACKGROUND: The subject property is in the Saddle Creek NE shopping center. The Shops of Saddle Creek center was approved by the Planning Commission and the Board of Mayor and Aldermen in 1987. The Design Review Commission recommended approval of a building facade renovation, landscape and lighting plan at its December 15, 2015 meeting. The subject store is replacing existing tenants, Origins and Jack and Janie.

DISCUSSION: The subject store is a new tenant to Saddle Creek Shopping Center Northeast. In November 2018, the tenant received approval of a storefront modification. In June 2018, the tenant received administrative approval for a blade sign and a wall sign on the brick archway in front of the tenant space. The tenant is now requesting a second wall sign located directly above the store entrance.



LOCATION MAP

WALL SIGN: SECOND TENANT IDENTIFICATION WALL SIGN

| | |
|---------------------|--|
| Location & Height: | Sign to be mounted on the wall of the tenant space above the entrance door (16 ft. from grade) |
| Total Sign Area: | 15.64 sq. ft. |
| Content: | ATHLETA |
| Colors & Materials: | Color: Letters = Silver Satin Finish Background = Brick Facade Materials: Letters = Aluminum |
| Font: | Futura MD Family |
| Letter Height: | 21-3/4" |
| Logo: | None |
| Mounting Structure: | Aluminum stud mounting on storefront façade |
| Lighting: | White LED (internally illuminated reverse channel letters) |

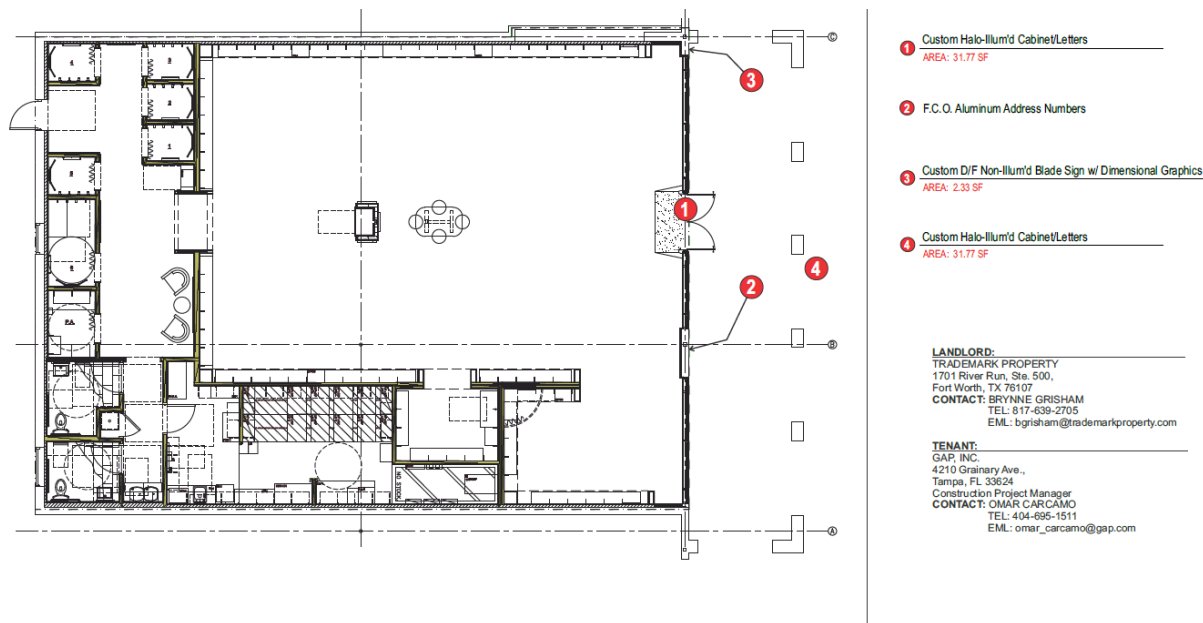
STAFF COMMENTS:

1. The previous sign policy allowed the location of tenant names on the freestanding brick façade arch, while the new sign policy is silent on this issue. However, it does allow for multiple tenant signs per business, with approval from the DRC. Numerous tenants in this section of the shopping center have two wall signs, one located on the brick archway and another directly above the store entrance. A wall sign on the brick archway was approved.
2. The previously approved blade sign does not count towards the total sign area for this tenant space.
3. The total allowable sign area is 56 sq. ft. (based on the lineal footage of the building wall & size of the tenant space). The Saddle Creek NE sign policy provides for 1 square foot of signage per linear foot of frontage, with the option to request from the DRC up to 1.5 sq. ft. per linear foot of frontage, up to a maximum of 75 sq. ft. The previously approved wall sign on the brick archway is 31.77 sq.ft., leaving 24.23 sq.ft. for remaining signage. The second, proposed wall sign above the store entrance is 15.64 sq.ft., which complies with the total allowable sign area.
4. 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 discussed this item and requested this item be placed on the consent agenda, if the applicant revises the sign area to comply with the sign ordinance. The applicant has done this.

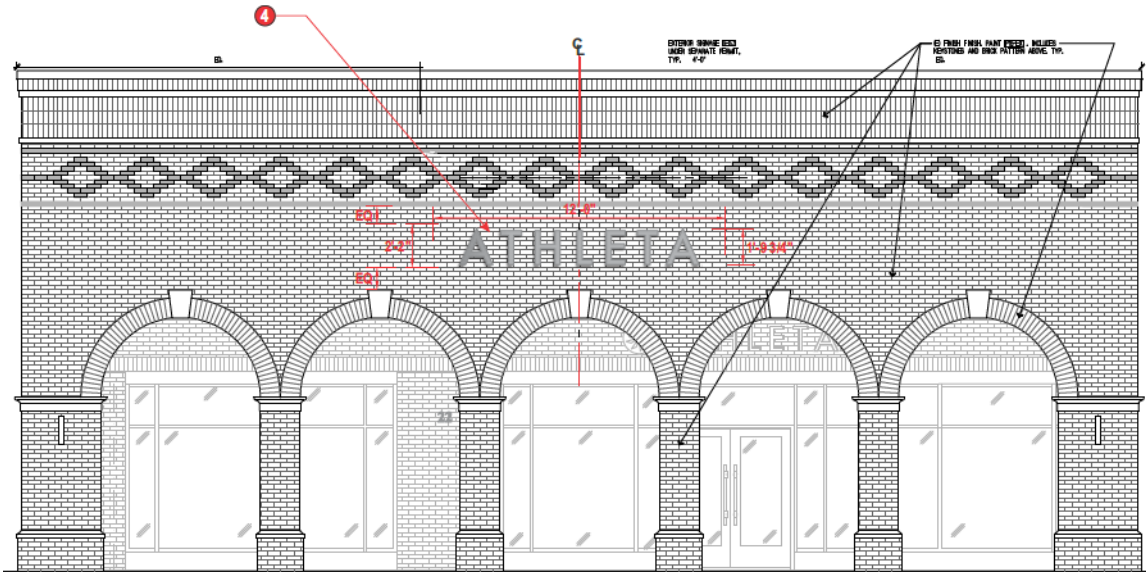
PROPOSED MOTION: To approve a second wall sign above the entrance for Athleta, located at 7615 Farmington Blvd., Ste. 22 (Saddle Creek NE Shopping Center), subject to the Board’s discussion, staff comments and conditions in the staff report, and the documents and plans submitted with the application.

LOCATION OF SIGNS (EXISTING AND PROPOSED)



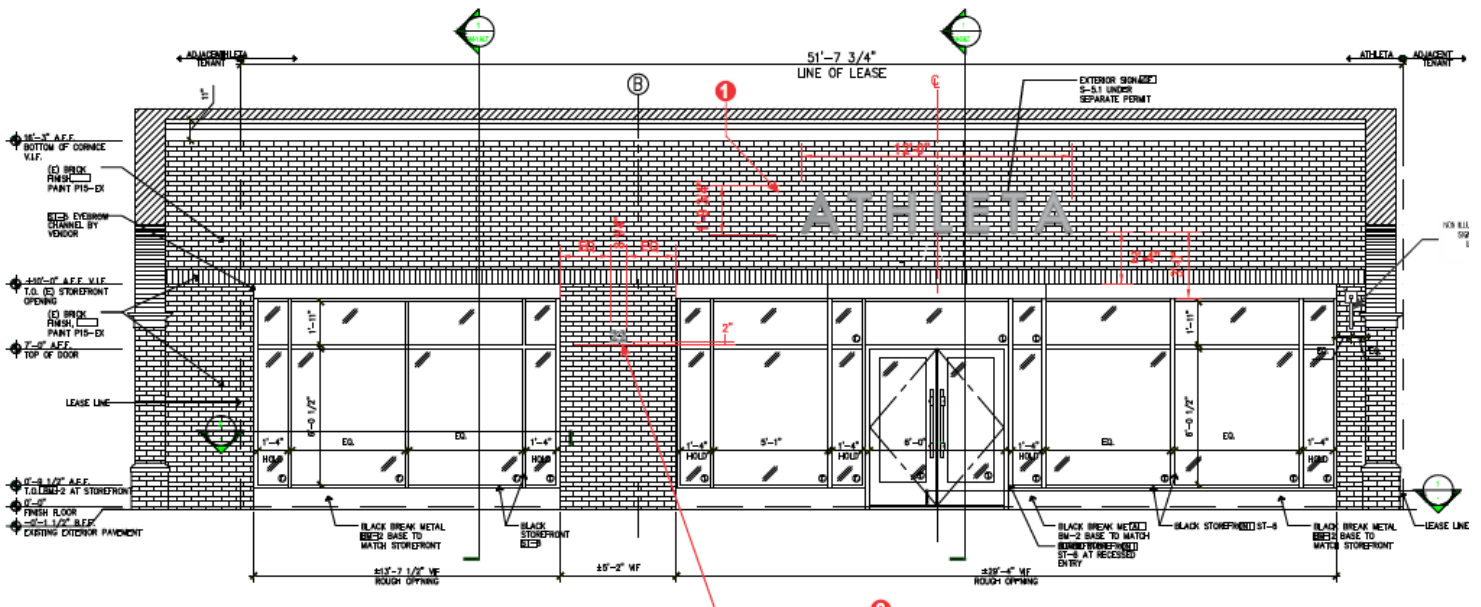
LATEST REVISION DETAIL:
 RS 1st EDIT COLOR SCHEME AND DETAIL FOR PERMITTING

LOCATION OF EXISTING SIGN



FRONT OUTER BUILDING ELEVATION
 SCALE: 3/16" = 1'-0"

LOCATION OF PROPOSED SIGN



FRONT INNER BUILDING ELEVATION
 SCALE: 3/16" = 1'-0"

LETTER DETAIL OF PROPOSED SIGN



1

Custom Reverse Pan Halo-Illum'd Channel Letters

SCALE: 1/4" = 1'-0"

AREA: 15.64 SF

*SEE DETAILS ON PG. 4



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: X If no, explain: (2) WALL SIGNS.

- *****
- Sign Owner/Tenant: ATHLETA/Laurence J. Burt Phone No: 415-477-2548
 - Sign Owner's/Tenant's Address: 2 Folsom St. San Francisco, CA Email Address: larry_penta@gap.com
 - Sign Location Address and Name of Shopping Center: 2415 W. Farmington Suite 22 Germantown, TN 38138
SADDLE CREEK
 - Zoning District: Commercial X; Residential _____; Old Germantown _____; Office _____
 - Sign will be mounted on: Wall X; Ground _____
 - 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 X; Two _____
 - Linear feet of building frontage occupied by business where sign will be located: 56' feet.
 Size of tenant space: _____ square feet
 - Size of Sign: Width: 12' feet 0" inches; Height: 1' feet 9" inches
10'-13 3/4" 1'-6 1/2"
 TOTAL AREA OF SIGN IN SQUARE FEET: 31.77 15.64
 - Height of sign at its highest point above the surrounding grade: 16' feet 0" inches.
 - Size of Letters: 1) Height 2 1/2" Width 1 1/2" Font: Futura MD Family
 2) Height 2 1/2" Width 1 1/2" Font: _____
 3) Height _____ Width _____ Font: _____
 - Colors: Letters: Silver - MPN9515 P SUBMIT COLOR SAMPLES
 Background: N/A SUBMIT COLOR SAMPLES
 - Orientation of Sign to the Street: Parallel X; Perpendicular _____; Angled _____
 - Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
360 Feet _____ Inches Name of Street: Farmington
 _____ Feet _____ Inches Name of Street: _____
 - Distance building is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
360 Feet _____ Inches Name of Street: Farmington
 _____ Feet _____ Inches Name of Street: _____
 - Sign Content (words, letters, logos): ATHLETA
 - Size of logo: Horizontal N/A feet _____ inches; Vertical _____ feet _____ inches.
 - Sign Materials: Letters ALUM.; Sign Face ALUM.
 Mounting Structure (type and materials): STON MOUNTED
 - Sign Illumination, if applicable (type, location and wattage): 120V/LED
 - 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) Jim Williams
 Address: 1399 Thomas St. MEMPHIS, TN 38107
 Phone No: 901-523-1595 Email Address: Jim@W-Signs.COM
 Applicant Signature: [Signature]

Name of Property Owner/Landlord (please print) SHOPS AT SADDLE CREEK INC.
 Address: 66 HEITMAN INC, 191 N. WACKER 25th FL, CHICAGO IL 60606
 Phone No: (312) 849-4166 Email Address: MARK.AUDEN@HEITMAN.COM
 Property Owner/Landlord Signature: [Signature]

Name of Tenant/Sign Owner (please print) ATHLETA LAURENCE J PENTA
 Address: 2 FOLSOM STREET, SAN FRANCISCO, CA 94105
 Phone No: 415 427 2548 Email Address: LARRY_PENGA@92P.COM
 Tenant/Sign Owner Signature: [Signature]

Name of Sign Erecting Company Williams Sign Co.
 Address: 1399 Thomas St. MPHS, TN 38107
 Phone No: 901-523-1595 Email Address: OFFICE@W-Signs.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:

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

Applicant: Jim Williams
 Address: 1399 Thomas St. MEMPHIS, TN 38107
 Signature of Applicant: [Signature]

Property Owner/Landlord: Shops At Saddle Creek, Inc.
 Address: Ch Heilmann LLC, 141 N Wacker Dr, Chicago IL 60606
 Signature of Property Owner/Landlord: [Signature]

Tenant/Lessee: ATHLETA / LAURENCE J. PENTA
 Address: 2 FOLSOM STREET SAN FRANCISCO, CA 94105
 Signature of Tenant/Lessee: [Signature]

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. Lenny's – 9077 Poplar Ave No. 101 (Stone Creek Centre) - Approval of a Wall Sign (Case No. 18-822).

INTRODUCTION:

| | |
|--------------------------------|--|
| Case Number: | 18-822 |
| Location: | 7615 Farmington Blvd., Ste. 200 (Stonecreek Centre) |
| Owner: | SWC Poplar FHI Partners – Suzanne Sossman, VP of Operations |
| Applicant/Representative Name: | Frank Balton Signs – Chris Haskins |
| Zoning District: | “C-2” General Commercial |
| Description of Request: | Approval of a Tenant Identification Wall Sign for an Existing Tenant |

*Refer to the Disclosure Form attached for more information





BACKGROUND: On May 2, 2006, the Planning Commission granted final plan approval for Stonecreek Center. On July 25, 2011, the Design Review Commission (DRC) granted preliminary and final plan approval for the retail portion, and on August 22, 2006 for the office portion and lighting for the entire development. On November 28, 2006, the DRC approved a sign policy for Stonecreek Centre.

DISCUSSION: The subject store is an existing tenant in the Stonecreek Centre shopping center, which wishes to upgrade their existing wall sign. While the property management has approved the design of the wall sign, it does not comply with the shopping center’s sign policy. Thus, it requires approval from the Design Review Commission (DRC).

SIGN: TENANT IDENTIFICATION WALL SIGN

| | |
|--------------------|--|
| Location & Height: | Sign to be mounted on the wall of the tenant space above the entrance door (15 ft. from grade) |
| Total Sign Area: | 15 sq. ft. |

| | |
|---------------------|--|
| Content: |  |
| Colors & Materials: | Color: Letters = White Background = Brick Facade Materials: Letters = Aluminum |
| Font: | Lenny's Corporate Font |
| Letter Height: | 2' |
| Logo: |  |
| Logo Size & Colors: | Size = 0.8 sq.ft. Color = Red and White |
| Mounting Structure: | Aluminum stud mounting on storefront façade |
| Lighting: | White LED (internally illuminated reverse channel letters) |

STAFF COMMENTS:

1. While the proposed sign has been approved by the property management, it does not comply with the shopping center's sign policy and DRC approval is required
 - a. Per Section VI. of the approved sign policy, no letters shall be shorter than 12" and The letters for the text "GRILL SUBS" is only 6.5" high.
 - b. Per Section V. of the approved sign policy, the sign face shall be one of the following colors:
 - i. Aluminum – Grip Guard 629C3, ii. Dark Bronze – Metal Flex 313E, iii. Zinc – Grip Guard Brushed Aluminum 390473. The proposed color for the new sign is white.
2. Sec. 14-34(c) of the City of Germantown Sign Ordinance allows one square foot of total sign area per lineal foot of tenant frontage, up to 75 sq.ft. The total allowable sign area for this tenant would be 25 sq. ft. and the proposed sign is 15 sq. ft. However, per the center's adopted sign policy, all signage shall not exceed one-half square foot per lineal foot of tenant signage. While the City of Germantown Sign Ordinance allows for a greater sign area, the centre's sign policy has not been updated to reflect this. The property management would prefer to keep the total allowable sign area for tenants per their sign policy.
3. ECD staff recommends that the shopping center update the sign policy to reflect current city codes and tenant signage needs.
4. 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 discussed this item and requested this item be placed on the consent agenda. The DRC recommended that the shopping center update their sign policy, prior to additional proposed tenant signage being approved, should the signage not comply with the policy.

PROPOSED MOTION: To approve one wall sign for Lenny's Grill and Subs, located at 9077 Poplar Ave. #101 (Stonecreek Centre), subject to the Board's discussion, staff comments and conditions in the staff report, and the documents and plans submitted with the application.

LOCATION MAP
 Lennys



LOCATION OF PROPOSED SIGN



Property Owner / Landlord Approval: *Diana Rossman*
 Shopping Center Name: Stonecreek Centre
 Date of Approval: 5/10/18

SCALE: 3/16" = 1'-0"

CLIENT Lenny's
 LOCATION 9077 Poplar Ave Suite #101, Memphis
 DATE 2-26-18 SALES PH FILE LENNYS.GTOWN
 CLIENT APPROVAL _____ DATE _____
 channel letters • neon • illuminated awnings • shopping centers • industrial complexes

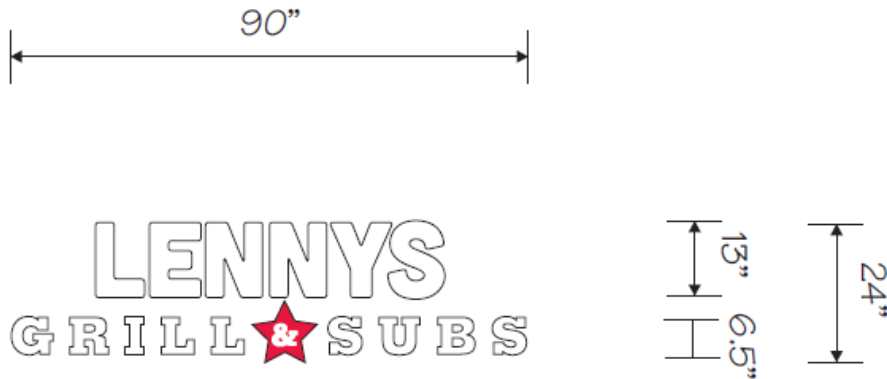


FRANK BALTON & CO.
 5385 PLEASANT VIEW RD.
 MEMPHIS, TENNESSEE 38134
 901.388-1212 FAX 901-388-9485
 signs@fbalton.com www.fbalton.com

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

This design is the exclusive property of FRANK BALTON & CO. And cannot be copied, exhibited or shown to anyone outside of your organization without the authorized written consent of FRANK BALTON & CO.

LETTER DETAIL OF PROPOSED SIGN



**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: LOGO, COLOR, FONT SIZE

1. Sign Owner/Tenant: LENNY'S Phone No: 901.356.5066
2. Sign Owner's/Tenant's Address: 9077 POPLAR #101 Email Address: _____
3. Sign Location Address and Name of Shopping Center: STONECREEK CENTER
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: 25 feet.
 Size of tenant space: 1750 square feet
9. Size of Sign: Width: 7 feet 6 inches; Height: 2 feet 0 inches
TOTAL AREA OF SIGN IN SQUARE FEET: 15
10. Height of sign at its highest point above the surrounding grade: 15 feet 0 inches.
11. Size of Letters: 1) Height 13" Width 70" Font: LENNY'S CORP.
 2) Height 6.5" Width 90" Font: LENNY'S CORP.
 3) Height _____ Width _____ Font: _____
12. Colors: Letters: WHITE SUBMIT COLOR SAMPLES
 Background: WHITE SUBMIT COLOR SAMPLES
13. Orientation of Sign to the Street: Parallel ; Perpendicular _____; Angled _____
14. Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
106 Feet 0 Inches Name of Street: POPLAR
 _____ 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).
106 Feet 0 Inches Name of Street: POPLAR
 _____ Feet _____ Inches Name of Street: _____
16. Sign Content (words, letters, logos): LENNY'S GRILL & SUBS
17. Size of logo: Horizontal _____ feet 11 inches; Vertical _____ feet 10.5 inches.
18. Sign Materials: Letters ALUMINUM; Sign Face ALUMINUM RETN LOGO
- Mounting Structure (type and materials): BIRICK - ALUMINUM
19. Sign Illumination, if applicable (type, location and wattage): WHITE LED 120V SAMPLES
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments: _____

All applicable parties shown below must sign the application:

Name of Applicant (please print) FRANK BALTON Co - Chris Haskins
Address: 5385 PLEASANT VIEW RD
Phone No: 901-388-1212 Email Address: HASKINS@FBALTON.COM
Applicant Signature: _____

Name of Property Owner/Landlord (please print) SWC Poplar FHI Partners
Address: 595 Round Rock West Dr. Ste. 701, Round Rock, TX 78681
Phone No: 512-681-1000 Email Address: sms@stonecrestinvestments.com
Property Owner/Landlord Signature: _____

Name of Tenant/Sign Owner (please print) VIPUL RAJAPATI
Address: 9077 POPULR AVE #101
Phone No: 901-352-5066 Email Address: _____
Tenant/Sign Owner Signature: X Vipul Rajapati

Name of Sign Erecting Company SAME AS APPLICANT
Address: _____
Phone No: _____ 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:

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

Applicant: FRANK BALTIN PLO - CHRIS HASKINS
 Address: 5385 PLEASANT VIEW RD
 Signature of Applicant: Chris Haskins

Property Owner/Landlord: SWC Poplar FHI Partners
 Address: 595 Round Rock West Dr. Ste. 201, Round Rock TX
 Signature of Property Owner/Landlord: [Signature]

Tenant/Lessee: VIPUL PRAJAPATI
 Address: 9077 POPLAR AVE #101
 Signature of Tenant/Lessee: [Signature]

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

| Name | Business or Home Address |
|-------|--------------------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

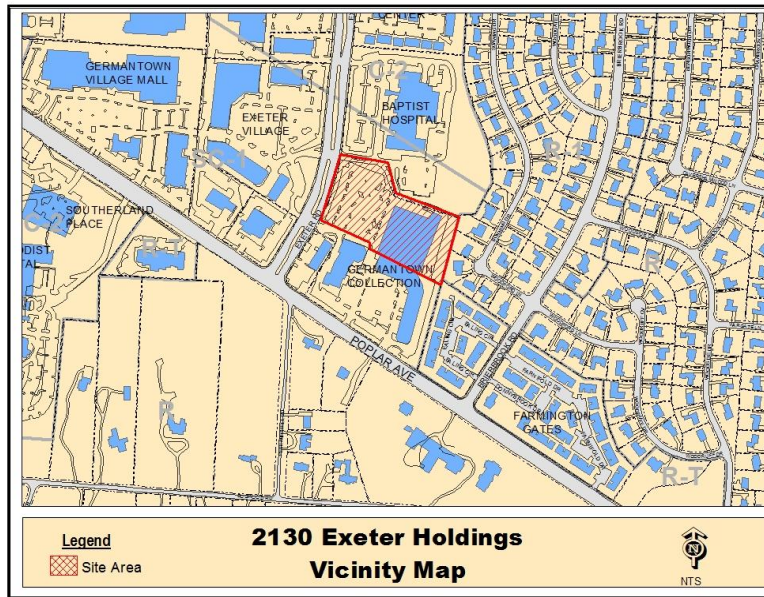
*See language in parenthesis above.

- c. The Container Store – 2130 Exeter Rd. (Germantown Collection) – Approval of a Wall Sign and a Project Directory Tenant Panel Sign (Case No. 18-808).

INTRODUCTION:

| | |
|--------------------------------|---|
| Case Number: | 18-808 |
| Location: | 2130 Exeter Rd. (Germantown Collection Shopping Center) |
| Owner Name: | 2130 Exeter Rd. Holdings, LLC – Mark Ibanez |
| Applicant/Representative Name: | Bayer Properties – Eric Morrison, Agent |
| Zoning District: | ”T-5” Urban Center Zoning District (utilizing the pre-existing “SC-1” district regulations) |
| Description of Request: | Approval of a Wall Sign and Project Directory Tenant Panel Sign |

*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, 2016. A 4th revised preliminary and final site plan for the redevelopment of this site was approved on November 7, 2017. Presently, the renovation of the shopping center is under construction, consistent with this 4th approval.


Two initial project identification ground-mounted signs for the Germantown Collection Shopping Center were approved by the DRC in April 1987. The DRC approved two replacement signs in November 2011. On August 25, 2015, the DRC approved the replacement of one existing project identification ground-mounted sign with a double-sided project directory ground-mounted sign at the western driveway entrance into the shopping center on Poplar Avenue.

DISCUSSION: The applicant is requesting approval of a sign package that includes a wall sign and one tenant panel sign to be located on the shopping center project directory ground-mounted sign for the Germantown Collection Shopping Center. The specifics of the request are as follows:

SIGN 1: Wall-Mounted Building Identification (West Elevation)

| | |
|---------------------|--|
| Location & Height: | Sign to be mounted on the west wall of the tenant space above the entrance door (30.10 ft. from grade) |
| Total Sign Area: | 123.5 sq. ft. |
| Content: |  |
| Colors & Materials: | Color: Letters = TCS Blue (PMS 286) Background = Building Façade (Aluminum Composite Panel System) Materials: Letters = Painted Aluminum |
| Font: | Custom corporate font |
| Letter Size: | 38½" high |
| Logo: | None |
| Mounting Structure: | Pin mounted into storefront façade (metal panel system) |
| Lighting: | LED Illumination, Halo Lit Channel Letters (total wattage: 720 modules @ 1.2 watts/module) |

SIGN 2: Tenant Identification Panel (Shopping Center Ground-Mounted Project Directory)

| | |
|-------------------------|---|
| Location & Height: | The tenant panel sign will be located on one of two top panel spaces of an existing, double-faced project directory ground-mounted sign for the shopping center. The height of this panel will be 10' from grade. |
| Tenant Sign Panel Area: | 9.76 sq. ft. (5'8.5"x 1'8.5") Total panel size = 12 sq. ft. (6' x 2') |
| Content: |  |
| Colors & Materials: | Color: Letters = White Translucent Lexan Panel = Black Fox - SW 7020 Materials: Letters = Aluminum Panel Panel = 1/8" thick Aluminum Stencil Cut panel |
| Font: | Shopping Center Sign - Custom Tenant Sign – Custom or Corporate Font |
| Letter Size | 5 ¾" |
| Logo: | None |
| Mounting Structure: | The panel will be mounted in the existing structure |
| Lighting: | Existing LED Internal Illumination |
| Landscaping | Already approved in conjunction with the ground-mounted sign |

STAFF COMMENTS:

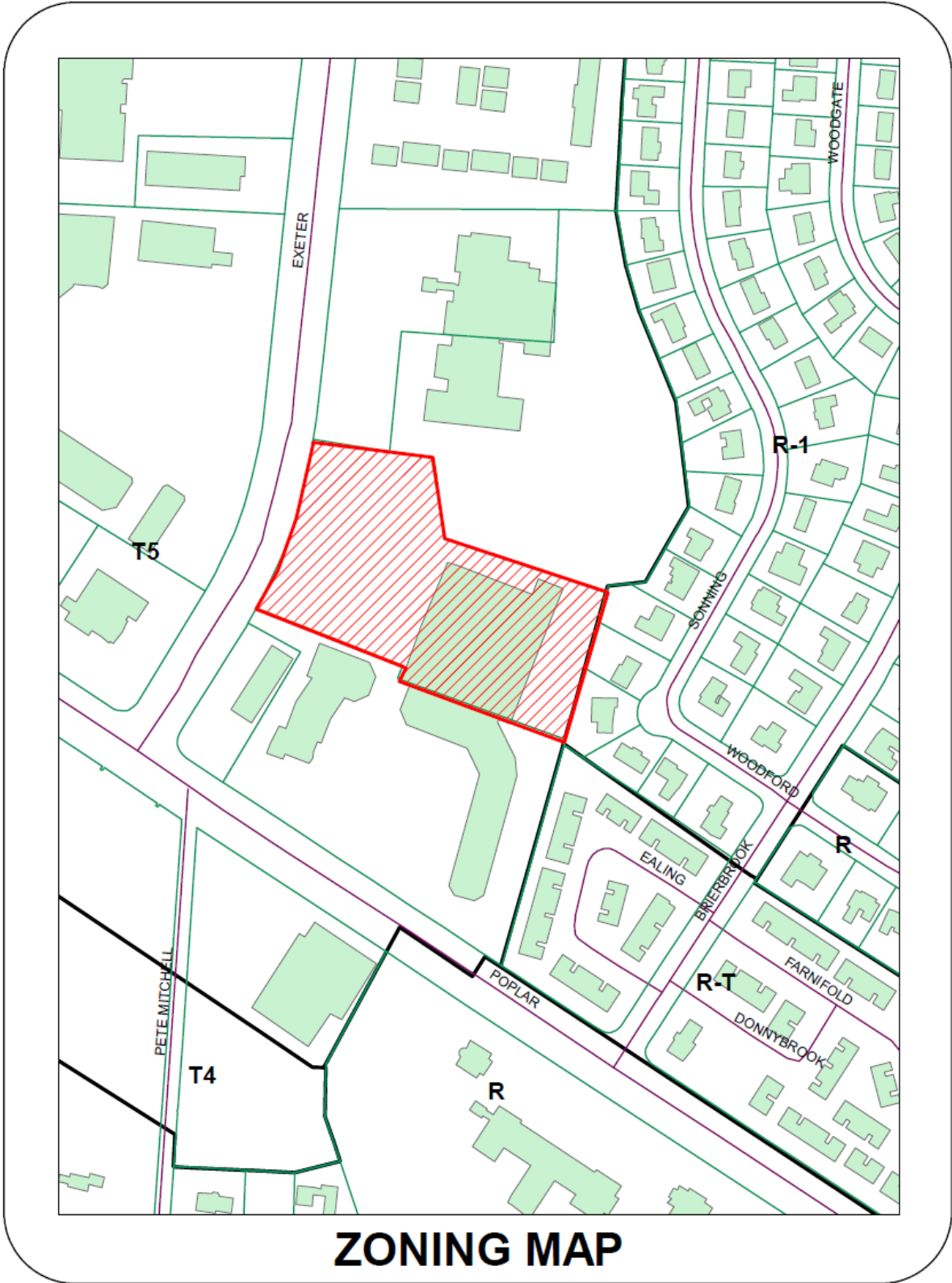
1. Based on the tenant space size as outlined in Section 14-34(c)(1), the total allowable sign area is 75 sq. ft. (based on the linear footage of the building wall & size of the tenant space) plus one square foot of sign area for every three feet of horizontal distance of the tenant lease space above 100 ft., up

to a maximum sign area of 100 sq. ft., with the option to request up to 125 sq. ft. from the Design Review Commission. The total wall sign area proposed is 123.5 sq. ft. (The tenant panel (9.76 sq. ft.) on the project directory ground-mounted sign does not count towards the total allowable signage for this storefront.)

2. Sec. 14-34(c)(1) states “Tenant signs must fit within the designated sign band areas on a building. The maximum linear width of the sign is 75 percent of the lease space.” Although, the applicant is requesting a larger size sign than the wall sign calculations would allow, the sign meets the requirement of the sign ordinance for placement/location and it is in proportion with the building façade of this building as seen from the main street frontage (approximately 349 feet from Exeter Road).
3. The letter colors and font of the proposed wall sign does not conform to the specific colors listed in the shopping centers’ adopted sign policy. However, the policy does allow for letter colors and the use of letter fonts, other than those specifically stated in the policy, to be approved by the DRC. As this is the second sign request for a color not specially allowed by the adopted policy from a new tenant in this shopping center, the property’s management must submit an application to the Design Review Commission for a revised, updated sign policy before additional approvals for non-conforming signs will be granted. A copy of the current sign policy for this shopping center is included with web package materials for this item.
4. Per the approved project directory ground sign requirements, the letter size on each tenant panel shall be up to 7” high maximum, while the shopping center name shall be 12” high; each tenant panel shall be 12 sq. ft., consist of a bronze background color and occupy one space per face. The proposed tenant identification panel has text with a letter height of 5 ¾” and conforms to all requirements for location on the shopping center’s project directory ground sign. The proposed project directory tenant panel sign is consistent with the shopping center’s adopted sign policy, especially allowable sign area and allowable letter font. It is recommended that the tenant adhere to the sign mounting and lighting requirements previously approved for sign blades/panels to be located on this ground sign
5. It should be noted that at the recommendation of staff, the shopping center property management is currently preparing an update to their existing sign policy to address the needs of current and future tenant signage in this shopping center. The revised sign policy will be brought forward to the Design Review Commission for review and approval in the near future.
6. The originally approved landscaping for the ground-mounted sign has not been installed. The applicant requested and received an administratively approved time extension for installing the required landscaping at the base of this ground-mounted sign on April 19, 2018. The new landscaping is expected to be in place on or before July 30, 2018. City Inspectors will continue to monitor the work on this project until its completion.
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 met on July 12, 2018, and recommended that this application be placed on the consent agenda.

PROPOSED MOTION: To approve a sign package consisting of a wall sign and tenant project directory panel sign for The Container Store, located at 2130 Exeter Rd. (Germantown Collection Shopping Center), subject to the Board’s discussion, staff comments and conditions of approval in the staff report, and the documents and plans submitted with the application.

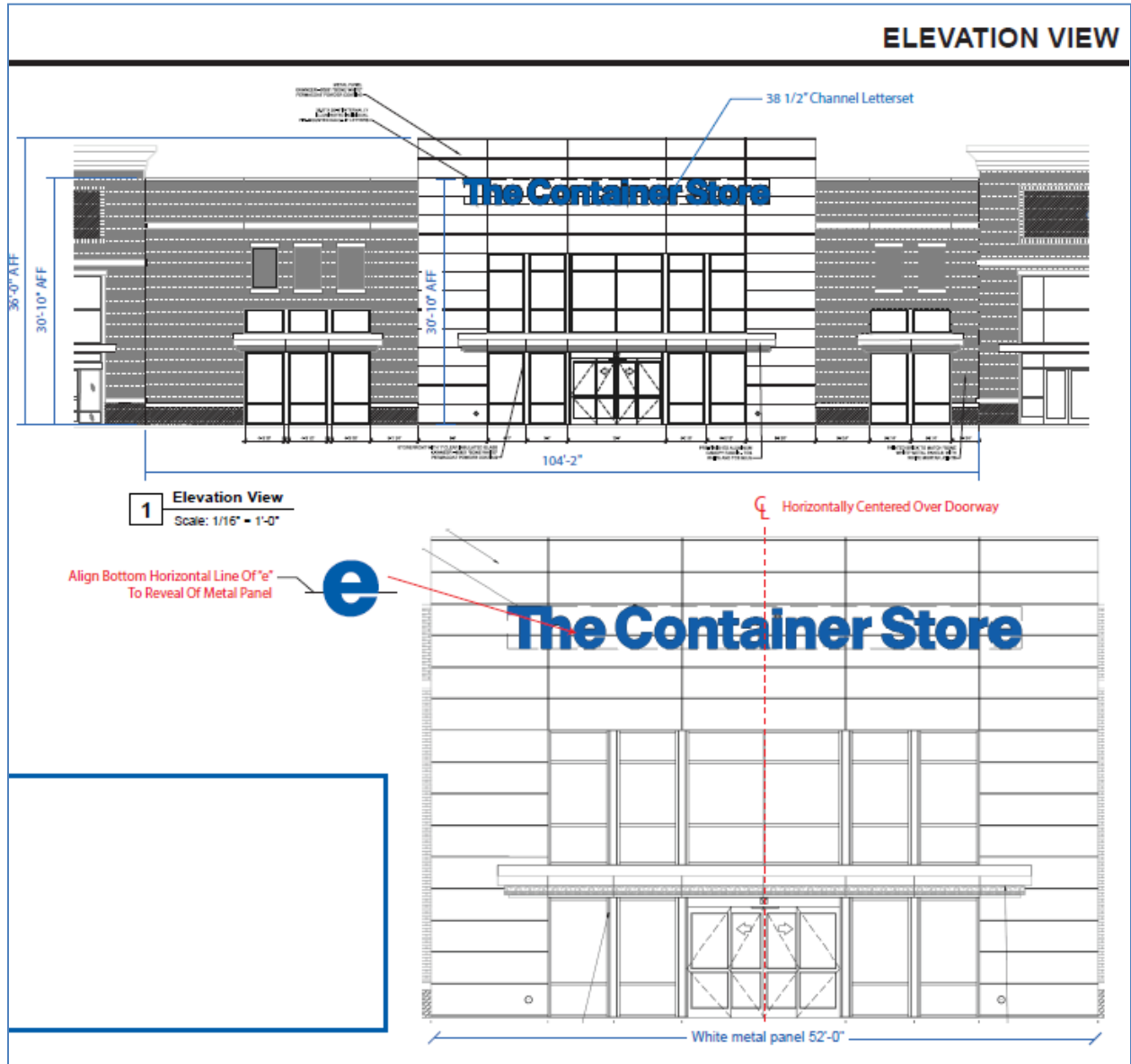


SITE PLAN

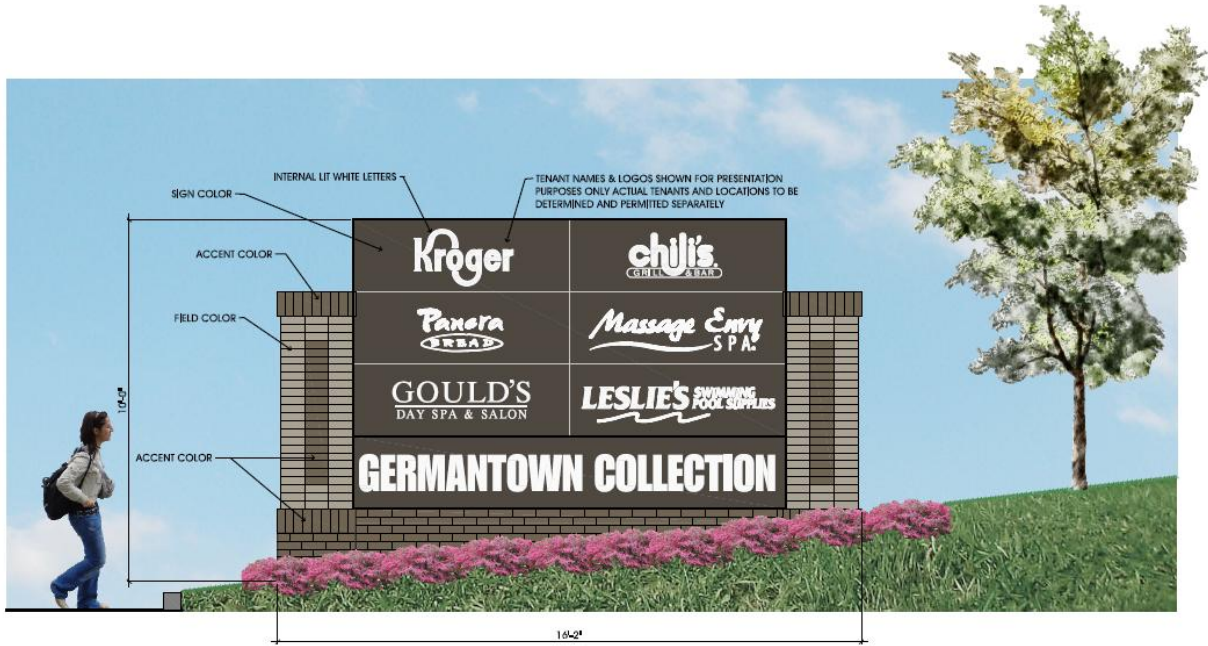


Notes:
Bldg Setback from Exeter: approx 349.17'
Sign Setback from Exeter: approx 349.17'

SIGN #1

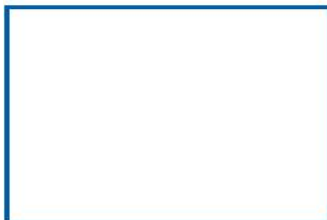


APPROVED PROJECT IDENTIFICATION GROUND-MOUNTED SIGN



SIGN #2

TENANT PANEL FOR DIRECTORY (Total: 1)



PROPOSED





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: NA

- *****
1. Sign Owner/Tenant: The Container Store Phone No: 972-538-6000
 2. Sign Owner's/Tenant's Address: 500 Freeport Pkwy, Coppell TX Email Address: petef@containerstore.com
 3. Sign Location Address and Name of Shopping Center: 2130 Exeter Road, Germantown
Collection Phase II
 4. Zoning District: Commercial X; Residential ___; Old Germantown ___; Office ___.
 5. Sign will be mounted on: Wall X; Ground ___.
 6. Type Sign: X Tenant Identification ___ Project Identification
___ Building Identification ___ Traffic Directional
___ Exterior Directory ___ Subdivision Identification
___ Service Station Sign ___ Other (If other, explain on separate page)
 7. Number of Sign Faces: One X; Two ___.
 8. Linear feet of building frontage occupied by business where sign will be located: 104'-2"
Size of tenant space: 19,466 square feet
 9. Size of Sign: Width: 38 feet 6 inches; Height: 3 feet 2.5 inches
TOTAL AREA OF SIGN IN SQUARE FEET: 123.5 sf
 10. Height of sign at its highest point above the surrounding grade: 30 feet 10 inches.
 11. Size of Letters: 1) Height NA Width ___ Font: ___
2) Height ___ Width ___ Font: ___
3) Height ___ Width ___ Font: ___
 12. Colors: Letters: Blue **SUBMIT COLOR SAMPLES**
Background: NA **SUBMIT COLOR SAMPLES**
 13. Orientation of Sign to the Street: Parallel X; Perpendicular ___; Angled ___.
 14. Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
349 Feet 2 Inches Name of Street: Exeter Road
___ 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).
349 Feet 2 Inches Name of Street: Exeter Road
___ Feet ___ Inches Name of Street: _____
 16. Sign Content (words, letters, logos): The Container Store
 17. Size of logo: Horizontal NA feet ___ inches; Vertical ___ feet ___ inches.
 18. Sign Materials: Letters painted aluminum; Sign Face painted aluminum
Mounting Structure (type and materials): pin mounted into metal panel system
 19. Sign Illumination, if applicable (type, location and wattage): LED illumination, halo lit individual letters,
total wattage: 720 watts (600 modules @1.2watt/module)
 20. Sign Landscaping, if applicable landscape plan shall be submitted
 21. Additional Comments: NA

DRC Project Review Application
Page 2

Zoning District where project is to be located: T-5

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

Tenant signage (size and color), see separate signage package

All applicable parties shown below must sign the application:

2130 Exeter Road Holdings, LLC
Print Name of Applicant


Signature of Applicant

2130 Exeter Road Holdings, LLC
Print Name of Property Owner


Signature of Property Owner

2130 Exeter Road Holdings, LLC
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:

1. **For Profit Entities.** If the owner of the land which is the subject of this Application (including all owners, lessees and developers) is a for-profit entity, i.e. individual 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: 2130 Exeter Road Holdings LLC
Address: 7 East Congress Street, Suite 900A Savannah, GA 31401
Signature of Applicant: _____

Property Owner: 2130 Exeter Road Holdings LLC
Address: 7 East Congress Street, Suite 900A Savannah, GA 31401
Signature of Property Owner: _____

Lessee: _____
Address: _____
Signature of Lessee: _____

Developer: 2130 Exeter Road Holdings LLC
Address: 7 East Congress Street, Suite 900A Savannah, GA 31401
Signature of Developer: _____

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

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

*See language in parenthesis above.



5/5/2018

Pete Fitzgibbon
Senior Director of Real Estate Development
The Container Store

Re: Proposed Signage

Dear Mr. Fitzgibbon,

Please accept this letter as an approval from the Landlord to both The Container Store and The City of Germantown regarding your signage application.

Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "EM", with a long horizontal flourish extending to the right.

Eric Morrison
Director of Development
Bayer Properties, LLC

d. Welcome to Germantown Signs – Various Locations around the City – Approval of Nine (9) Ground-Mounted Signs (Case No. 18-823).


INTRODUCTION:

| | |
|---------------------------|--|
| Case Number: | 18-823 |
| Location: | Various locations around the city |
| Property Owner | City of Germantown |
| Applicant/Representative: | City of Germantown General Services Dept. – Reynold Douglas, Agent |
| Zoning District: | Various |
| Description of Request: | Approval of Nine (9) Ground-Mounted Signs |

*Refer to the Disclosure Form attached for more information

DISCUSSION: The applicant is requesting approval to replace nine (9) existing ground-mounted sign with new sign structures at each of the City’s major gateways on major roads. The specifics of the request are as follows:

SIGN: *Ground-Mounted Signs*

| | |
|---------------------|--|
| Location & Height: | 9 single-faced parallel sign to be mounted in designated places throughout the city; 5 feet tall from the surrounding grade. |
| Total Sign Area: | 22.8 sq. ft. |
| Content: |  |
| Colors & Materials: | Color: Letters = Dark Bronze Background = Washed Limestone Materials: Letters = Aluminum Face = Concrete |
| Font: | Times New Roman |
| Letter Size: | Varies 3” to 5” in height |
| Mounting Structure: | Brick Base |
| Lighting: | None at this time (possible solar lighting in future) |
| Landscaping: | Landscape Plan submitted |

STAFF COMMENTS:

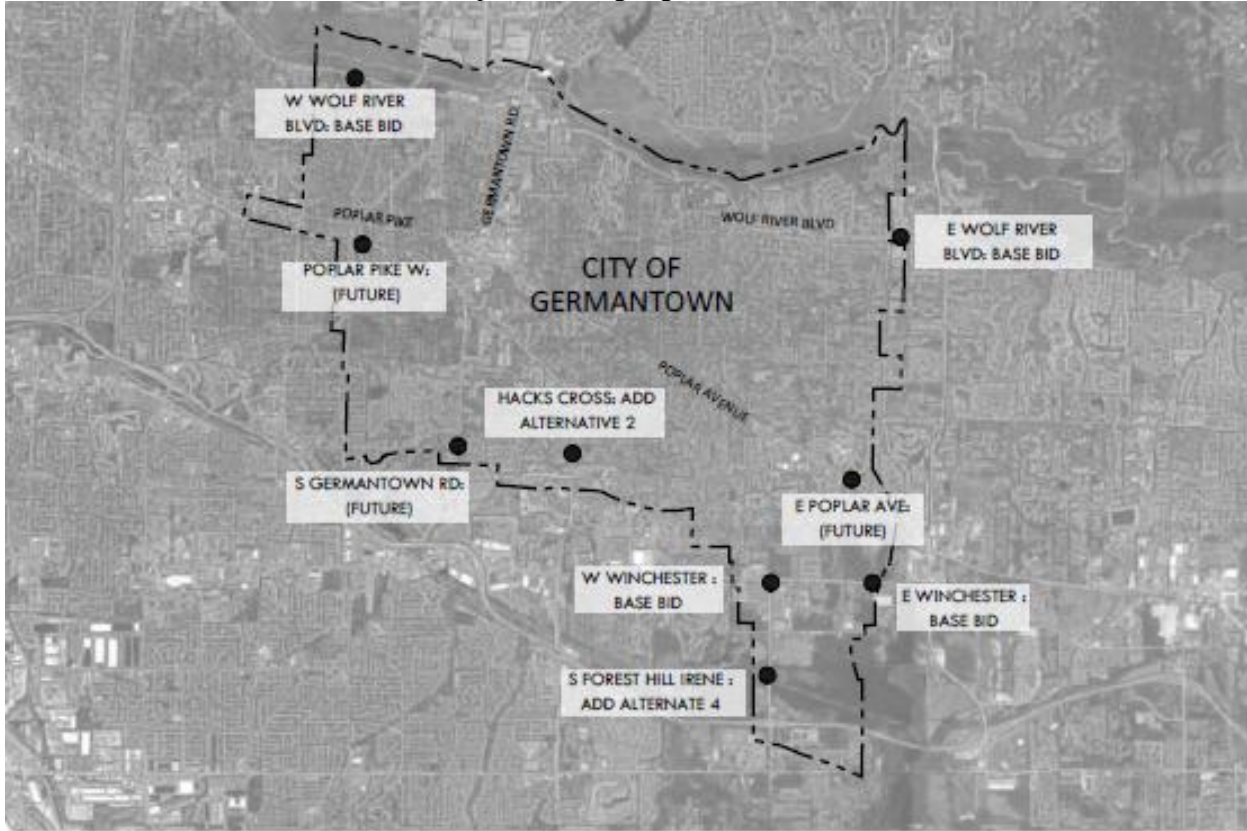
1. DRC approval is required for all permanent signs not located in a shopping center with an approved sign policy that allows for administrative approval by staff.
2. Given that these signs are City structures, it has been determined that they should be reviewed under Section 14-33 which addresses signs for public buildings. Section 14-33(b)(1) of the Germantown Sign Ordinance states in part that, “Church, public or semi-public building and public park identification signs shall be allowed one ground-mounted identification sign.”

3. Section 14-33(c)(1) permits a maximum “sign area of one face, not to exceed 25 sq. ft. or regardless of the number of faces, not to exceed 50 sq. ft” for a ground-mounted sign. The requested single-faced sign area of the ground-mounted signs will be 22.8 sq. ft., which conforms to the regulation.
4. The DRC has in the past requested schools or institutions remove from the sign text “Established #####” and only show the name of the institution. However, in this case, it is recommended that the City signs retain this information as its historical value is an important element of this City’s past.
5. The staff has verified that all but one of the nine signs are either on public property, in public right-of-way or easements as would be required of all permanent signs. Staff recommends that the one sign on private property be removed and the new sign located in the right-of-way median on Hack Cross Road.
6. The existing signs are not illuminated so therefore no lighting for the new sign is being proposed at this time. If lighting is to be proposed in the future, consideration of solar lighting is used as recommended by the DRC subcommittee. Such lighting may be approved administratively by Planning Division staff.
7. The Design Review Manual, which states that “ground-mounted signs should be integrated into the street landscaping”. Sec 14-34 states “Landscaping is required to be planted at the base of all ground-mounted signs. A landscape plan must be submitted with the sign application for approval by the design review commission.” DRC in accordance with the DRC Manual and the recent Sign Ordinance amendment to Section 14-34 requires all ground-mounted signs to have landscaping at its base. Staff recommends that these new signs also adhere to this requirement. The applicant has submitted a landscape plan in accordance with this provision.
8. 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 meet on July 12 and recommended placing this item on the Consent Agenda subject to the applicant submitting a landscape for all 9 signs based on the committee discussion. The applicant has complied with this requirement.

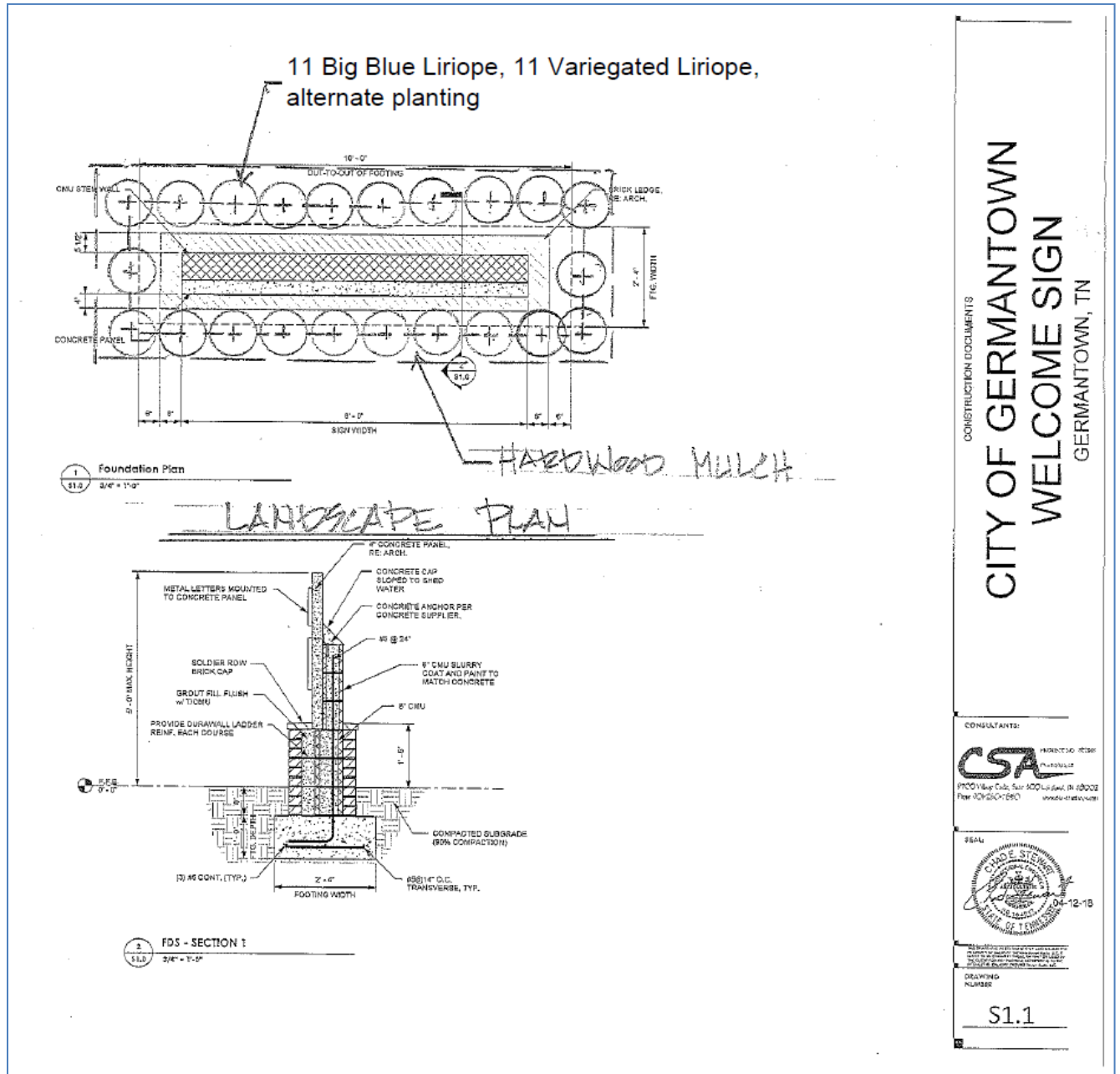
PROPOSED MOTION: To approve nine (9) ground-mounted City Welcome Signs, at various locations throughout the City, subject to the Board’s discussion, staff comments and conditions contained in the staff report, and the documents and plans filed with the application.

Map of Existing Sign Locations



Example of Existing Signs to be Replaced





CONSTRUCTION DOCUMENTS
CITY OF GERMANTOWN
WELCOME SIGN
GERMANTOWN, TN

CONSULTANTS:
CSA PROJECT NO. 17388
PLANNING
P.O. Box 100, Suite 300, Germantown, TN 38102
Phone: 615-251-1500 www.csa-tn.com

SEAL
CIVIL ENGINEER
STATE OF TENNESSEE
04-12-18

DRAWING NUMBER
S1.1



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: _____

1. Sign Owner/Tenant: City of Germantown Phone No: 901 757-7235
2. Sign Owner's/Tenant's Address: 1930 S. Germantown Email Address: rdouglas@germantown-tn.gov
3. Sign Location Address and Name of Shopping Center: City Gateway Signage
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 9; Two _____.
8. Linear feet of building frontage occupied by business where sign will be located: N/A feet.
 Size of tenant space: N/A square feet
9. Size of Sign: Width: N/A feet N/A inches; Height: N/A feet N/A inches
TOTAL AREA OF SIGN IN SQUARE FEET: 22,8 sq ft.
10. Height of sign at its highest point above the surrounding grade: 5 feet 0 inches.
11. Size of Letters: 1) Height 5" Width _____ Font: Times New Roman
 2) Height 3" Width _____ Font: Times New Roman
 3) Height _____ Width _____ Font: _____
12. Colors: Letters: Dark Bronze **SUBMIT COLOR SAMPLES**
 Background: Limestone - Washed **SUBMIT COLOR SAMPLES**
13. Orientation of Sign to the Street: Parallel ; Perpendicular ; Angled _____.
14. Distance sign is set back from street curb or edge of pavement (corner lots, provide distance from both streets).
 _____ Feet _____ Inches Name of Street: N/A
 _____ 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).
 _____ Feet _____ Inches Name of Street: _____
 _____ Feet _____ Inches Name of Street: _____
16. Sign Content (words, letters, logos): Welcome Germantown Est. 1941 with City Seal
17. Size of logo: Horizontal 1 feet 3 1/2 inches; Vertical 1 feet 3 1/2 inches.
18. Sign Materials: Letters Aluminum; Sign Face Concrete.
 Mounting Structure (type and materials): Rebar, concrete, block, and brick
19. Sign Illumination, if applicable (type, location and wattage):
N/A
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) City of Germantown
Address: 1930 S Germantown Rd
Phone No: 901 757-7235 Email Address: rdouglas@germantown-tn.gov
Applicant Signature: [Handwritten Signature]

Name of Property Owner/Landlord (please print) _____
Address: _____
Phone No: _____ Email Address: _____
Property Owner/Landlord Signature: _____

Name of Tenant/Sign Owner (please print) _____
Address: _____
Phone No: _____ Email Address: _____
Tenant/Sign Owner Signature: _____

Name of Sign Erecting Company A & B Construction
Address: 5091 Wilfong Rd Memphis TN 38134
Phone No: 901 383-7360 Email Address: heather@aandbconstructionco.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

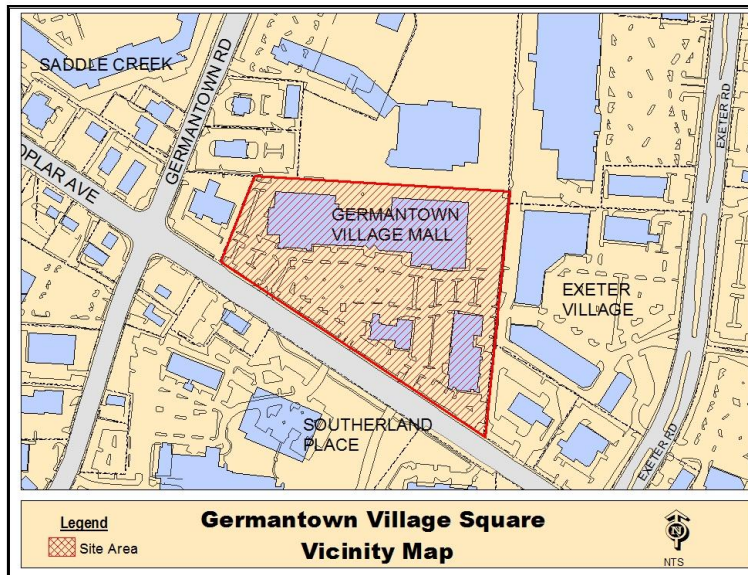
_____ _____ _____
Date Signature Title

- e. Staks Pancake House – 7704 Poplar Ave. (Germantown Village Square) – Approval of a Storefront Modification, Addition of Outside Coolers and Revised Landscape Plan (Patio) (Case No. 18-824). Previously Known as Agenda Item No. 5

INTRODUCTION:

| | |
|--------------------------------|---|
| Case Number: | 18-824 |
| Location: | 7704 Poplar Ave. (Germantown Village Square Shopping Center) |
| Owner: | PEBB Enterprises – Evan Rosenblatt |
| Applicant/Representative Name: | Andrew Forsdick, Agent |
| Current Zoning District: | “T5” Urban Center District (utilizing the pre-existing SC-1 district regulations) |
| Description of Request: | Approval of Storefront Modification, Addition of Outside Coolers and Revised Landscape Plan (Patio) |

*Refer to the Disclosure Form attached for more information



BACKGROUND: On January 26, 2016, the Design Review Commission (DRC) approved a revised paint scheme for the building towers at 7652-7720 Poplar Avenue. Germantown Village Square is currently under new ownership. 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.

On May 24, 2018, the center received approval from the DRC of a two phase renovation project for the property: 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).

DISCUSSION: The current request is from a new tenant in the shopping center, Staks Pancake House, who is proposing: 1) a storefront modification to add one (1) new exterior door that will match the existing storefront; 2) addition of an exterior cooler enclosure at the back of the building; 3) a new outdoor seating area (patio) at the front of the building. The applicant has provided a letter of intent (see p. 6 of this staff report) as well as the plans and documents with the agenda packet.

STAFF COMMENTS:

1. Storefront modification: On the front elevation, the applicant is proposing to remove existing windows and storefront panels to add a second aluminum and glass door and another mullion on the transom, to match the existing door and storefront.
 - a. Other improvements, such as a take-out window and another entrance door, will be located in an internal vestibule and are thus not part of this exterior storefront modification request. However, they are shown on the building plans.
2. Exterior Cooler Addition: At the rear of the building, the applicant is proposing to remove two parking spaces and add coolers/freezers, surrounded by an enclosure with EIFS walls to match the existing building. The enclosure walls are to be 8'6" high and painted gray to match.
 - a. Removal of parking spots: The Germantown Village Square Shopping Center was developed under the SC-1 (Shopping Center) zoning, utilizing Sec. 23-440(1) to determine the required parking. The parking calculation for the shopping center was based on primary uses such as offices and retail, not personal services or restaurants. On February 12, 1990, the shopping center received a parking variance from the Board of Zoning Appeals for 40 spaces. Per the original approvals, the shopping center had 947 parking spaces with the variance. Presently, the shopping center has 912 spaces, as some spaces have been removed for a connector drive to the neighboring Germantown Crossing shopping center, and for the realignment of handicapped parking spaces. (No records show formal approvals of further parking space reduction.) With the removal of two additional parking spaces for this request, the shopping center would have 910 parking spaces. This would be 77 parking spaces less than would be required by the underlying SC-1 zoning, utilizing the original parking calculations.
 - i. Please refer to the land title survey for the current correct parking count, which is 912 spaces. (The numbers listed on the cover site plan for this application are incorrect.)
 - ii. The property management shall work with Economic and Community Development staff to reallocate the parking spaces which will be taken with the cooler enclosure construction, to result in a net zero loss of parking spaces.
 - iii. In order to accommodate further parking reductions and revisions to the site plan of the overall shopping center, approvals may be needed from the Board of Zoning Appeals and/or Planning Commission as well.
 - b. Placement of coolers: On the construction drawings, the coolers appear to be enclosed in an actual addition to the building. However, on the detail drawing, there appears to be a 7'-9" gap in between the building and the coolers, and the cooler enclosure appears to be open to the sky. The coolers also appear to be covering up an existing downspout and water meter.
 - i. The applicant shall update the tenant improvement building plans to correctly show the layout of the cooler enclosure and submit these updated plans to both the Planning Division and the City of Germantown Fire Dept.
 - c. Patio: The applicant has provided a planting plan, patio furniture samples and a fence example sheet for the landscape modification of the patio (see attached).
 - i. The applicant shall provide additional information on the operation and maintenance of the patio, as it is centrally located in the shopping center along the main walkway, but is intended for the exclusive use by Staks.
3. Prior to requesting approval of any additional tenant or site modifications at Germantown Village Square shopping center, the property management shall present ECD staff with an overall

redevelopment plan of the shopping center, which includes a any site plan revisions, a current and future parking layout, and circulation plan.

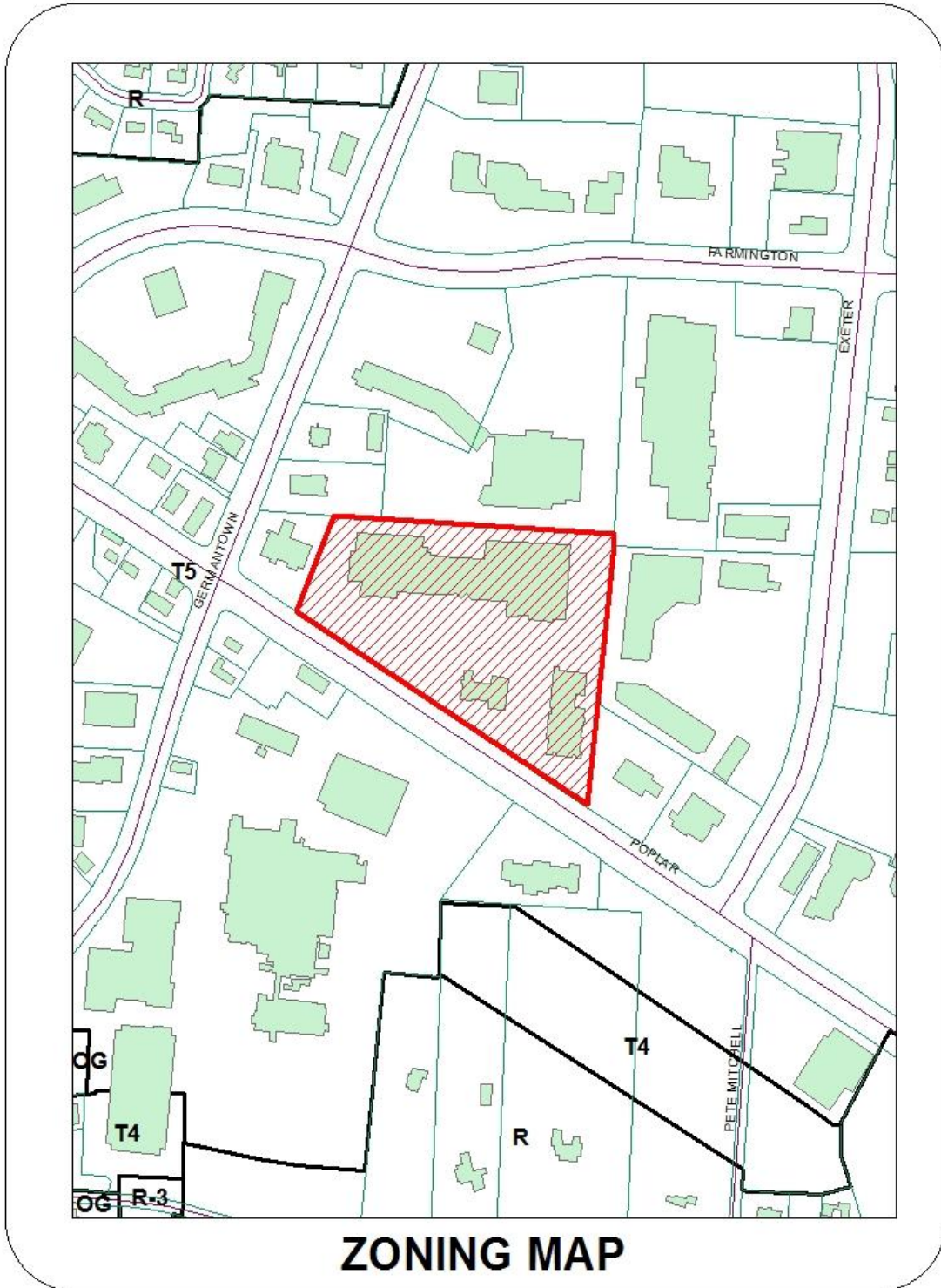
4. Any signage shall be approved by a separate application.
5. The Engineering Division and Fire Department have reviewed the preliminary plans for this project, and did not have any comments.
6. If all three requests are approved, the applicant shall obtain building permits from Shelby County Construction Code Enforcement Office prior to commencing work.

DRC SUBCOMMITTEE REPORT: The DRC Subcommittee discussed this item and requested the following: revisions to the materials of the cooler enclosure, revision to the storefront modifications (adding a transom) and redistribution of the parking spaces behind the tenant space to accommodate the cooler enclosure. The applicant has provided information on the cooler enclosure and storefront modification (see p. 8 of this staff report). The property management will work with Economic and Community Development staff to appropriately accommodate the parking redistribution.

PROPOSED MOTION 1: To approve a storefront modification for Staks Pancake House, located at 7704 Poplar Ave. (Germantown Village Square 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.

PROPOSED MOTION 2: To approve the addition of outside coolers for Staks Pancake House, located at 7704 Poplar Ave. (Germantown Village Square 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.

PROPOSED MOTION 3: To approve a revised landscape plan (patio) for Staks Pancake House, located at 7704 Poplar Ave. (Germantown Village Square 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.



GRACE CONSTRUCTION COMPANY, INC.

City of Germantown Tennessee
ATTN: Sarah Goralewski
Planning Department
1930 South Germantown Road
Germantown, TN 38138
(901) 757-7200

RE: Staks Pancake Kitchen

Ms. Goralewski,

Grace Construction Company, Inc. is submitting on behalf of our client, Staks Family, LLC, the attached Development Application. The project, located at 7704 Poplar Avenue, consists of a 3,660 SF tenant infill for a proposed restaurant called Staks Pancake Kitchen. As part of the project we are requesting the following from City of Germantown

- A storefront modification to add one (1) new exterior door that will match the existing storefront.
- Addition of an exterior cooler in the back of the building.
- A new outdoor seating area at the front of the building.

Along with the application, we are submitting drawings and samples related to all of the above.

Per previous comments below is a list of clarifications:

- The proposed number of seats inside is 122.
- The proposed number of seats on the front patio is 44.
- There will be no lighting added to the outside of the building.
- The dumpster for the restaurant will be located within an existing dumpster enclosure on the property. We have marked it on the attached site plan.

We look forward to working with City of Germantown on the planning process. Should you need any additional information or further clarifications, please feel free to contact me at the office number below or my cell number- (901) 832-0170.

Sincerely,

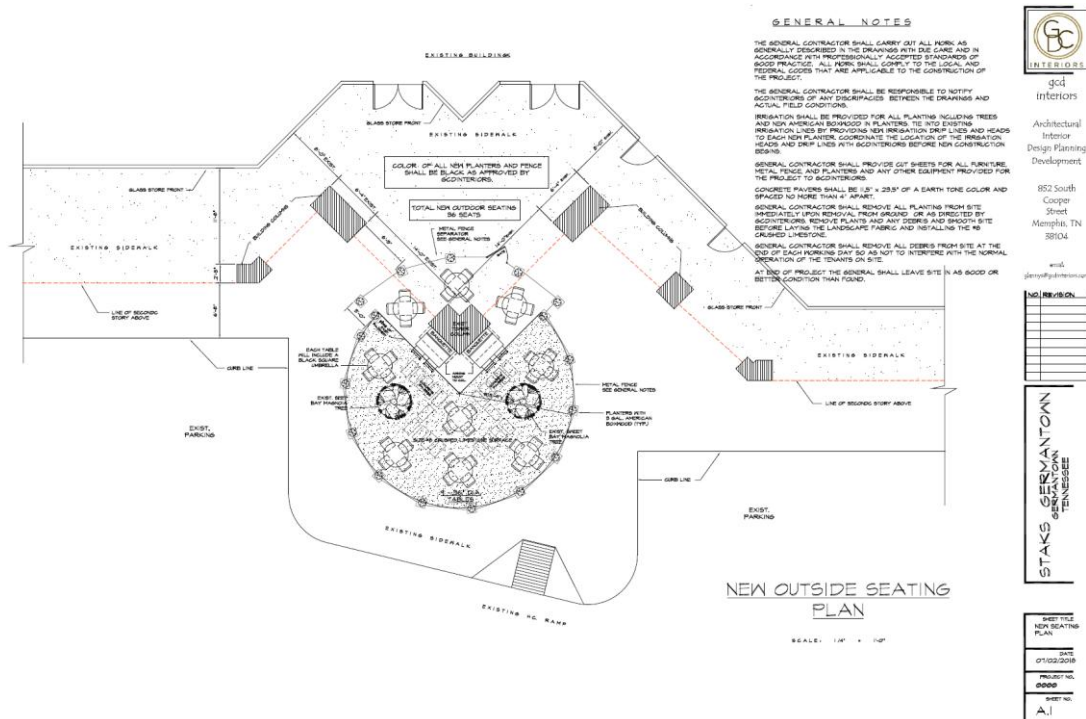


Andrew O. Forsdick

PROPOSED SITE PLAN



PROPOSED OUTDOOR SEATING PLAN (PATIO)



GENERAL NOTES

THE GENERAL CONTRACTOR SHALL CARRY OUT ALL WORK AS GENERALLY DESCRIBED IN THE DRAWINGS WITH DUE CARE AND IN ACCORDANCE WITH PROFESSIONALLY ACCEPTED STANDARDS OF GOOD PRACTICE. ALL WORK SHALL COMPLY TO THE LOCAL AND FEDERAL CODES THAT ARE APPLICABLE TO THE CONSTRUCTION OF THE PROJECT.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY AGENCIES OF ANY ENCROACHMENTS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS.

PERMISSION SHALL BE PROVIDED FOR ALL PLANTING INCLUDING TREES AND VEG. AND/OR BODYPUR IN PLANTING. THE INFO EXISTING REGARDING THE LOCATION OF ANY EXISTING TREE LINES AND HEADS TO EACH NEW PLANTING COORDINATE THE LOCATION OF THE IRRIGATION HEADS AND TREE LINES WITH SECTIONS BEFORE NEW CONSTRUCTION BEGINS.

GENERAL CONTRACTOR SHALL PROVIDE GPS SHEETS FOR ALL FURNITURE, METAL FENCE, AND PLANTERS AND ANY OTHER EQUIPMENT PROVIDED FOR THE PROJECT TO SUBMITTERS.

CONCRETE PAVERS SHALL BE 12" x 24" OF A EARTH TONE COLOR AND SPACED NO MORE THAN 4" APART.

GENERAL CONTRACTOR SHALL REMOVE ALL PLANTING FROM SITE IMMEDIATELY UPON REMOVAL FROM GROUND. OR AS DIRECTED BY SUBMITTERS. REMOVE PLANTS AND ANY DEBRIS AND BRUSH BY THE EXISTING LAYERS. THE LANDSCAPE FIRM AND INSTALLING THE 18" CRUSHED LIMESTONE.

GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS FROM SITE AT THE END OF EACH WORKING DAY OR AS NOT TO INTERFERE WITH THE NORMAL OPERATION OF THE SQUARE ON SITE.

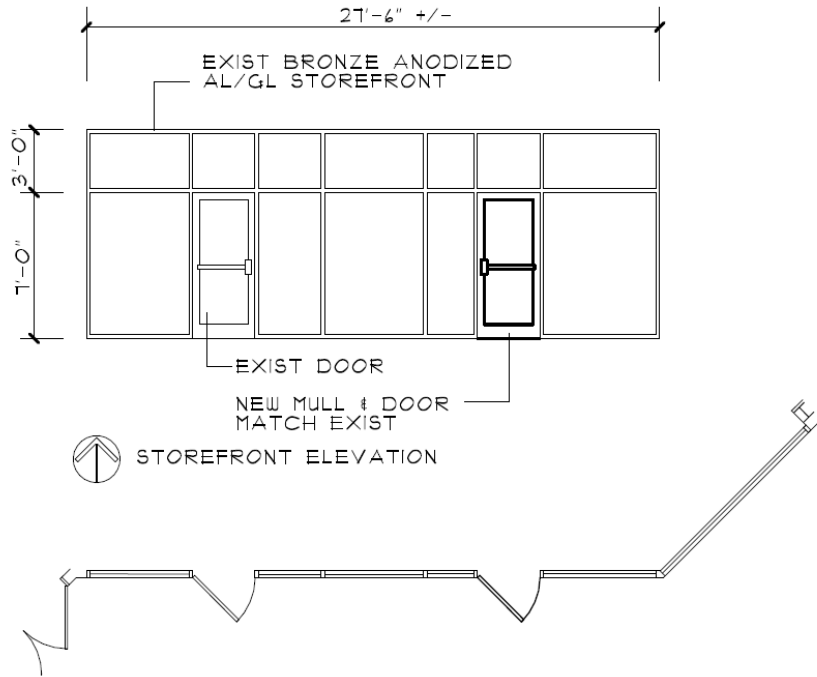
AT THE END OF PROJECT THE GENERAL SHALL LEAVE SITE IN AS GOOD OR BETTER CONDITION THAN FOUND.

INTERIORS
 sct Interiors
 Architectural
 Interior
 Design Planning
 Development
 852 South
 Cooper
 Street
 Memphis, TN
 38104
 www.sctinteriors.com
 jerry@scinteriors.com

STAKS GERMAN-TOWN
 GERMAN-TOWN
 TENNESSEE

SHEET TITLE
 NEW OUTSIDE SEATING PLAN
 DATE
 07/23/2018
 PROJECT NO.
 80009
 SHEET NO.
 A.1

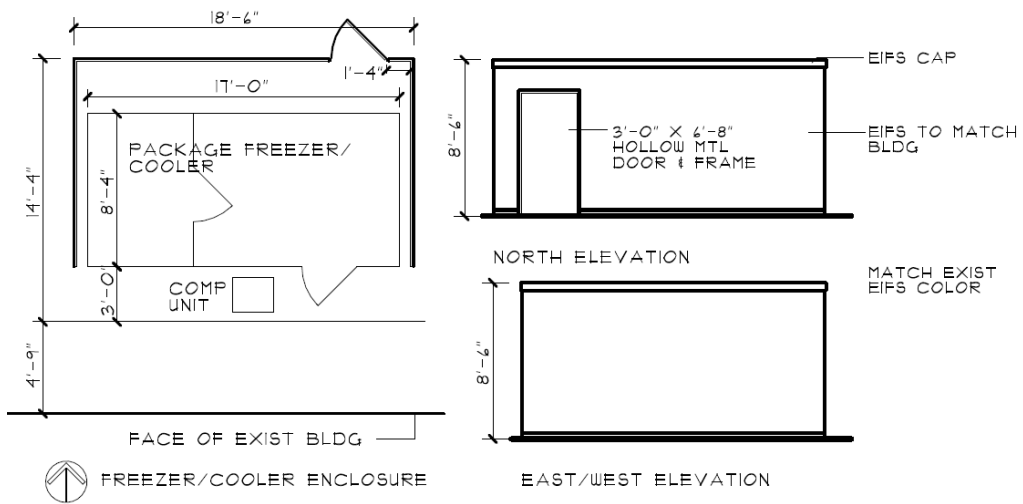
PROPOSED STOREFRONT MODIFICATION (NEW DOOR)



STACKS PANCAKE KITCHEN

1104 US HWY 12 - GERMANTOWN, TN 38138

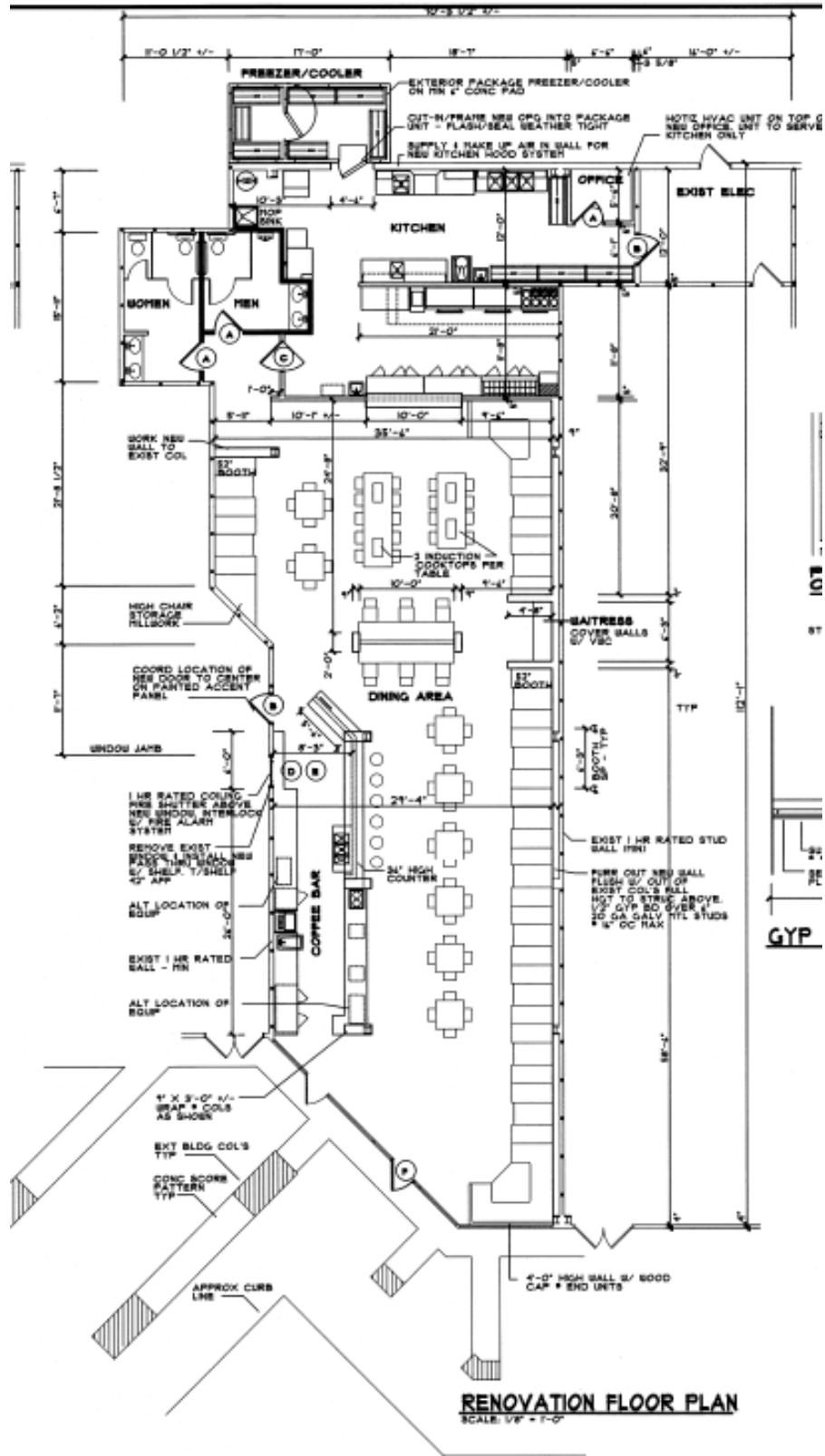
PROPOSED OUTDOOR COOLER/FREEZER



STACKS PANCAKE KITCHEN

1104 US HWY 12 - GERMANTOWN, TN 38138

PROPOSED RENOVATION FLOOR PLAN



PROPOSED PATIO FURNITURE

8 Tables- 36" Round in Black

32 Chairs- Black



2 Banquette Seats- Textured Steel Grey



2 Banquette Tables- 48" Black



PROPOSED PATIO UMBRELLAS & PLANTERS

8 Umbrellas- Black Fabric and Black Finish



9631 - PLANTER

Steel frame
Depth of the pot parts: 361 mm
Drainage hole

9632 - WHEELS

Optional: wheels with brakes (x 4), 101.5 cm

PROPOSED PATIO FENCE (WITH PLANTERS)

Metal Fence Separators- Black



9620 - METAL FENCE

Modular and customisable separators
Fences connect together with spring clip
Perforated sheet steel



07

1.40
0.55



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: Staks Pancake Kitchen
Project Address: 7704 US Hwy 72, Germantown, TN 38138
Previous Tenant: All Star Martial Arts ATA
Applicant's Name: Grace Construction Co., inc.
Mailing Address: 5100 Wheelis Dr., suite 210, Memphis, TN 38117
Email Address: andrew@graceconstructioncompany.com Telephone: (901) 383-2424 ext. 304
Property Owner's Name: Pebb Enterprises Pebb Germantown INB, LLC and
Pebb Germantown LEB, LLC
Mailing Address: 7900 Glades Rd, Suite 600, Boca Raton, FL 33434
Email Address: erosenblatt@pebbent.com Telephone: (561) 613-4020
Developer's Name: NA
Mailing Address: NA
Email Address: NA Telephone: NA
Lessee's Name: Staks Family, LLC
Mailing Address: 3491 Windgarden Cv., Memphis, TN 38125
Email Address: babaile2@gmail.com Telephone: (901) 409-3835

DRC Project Review Application
Page 2

Zoning District where project is to be located: T5

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

- ① Add exterior package freezer/cooler on 6" concrete pad to the back of the building.
- ② Add 3'-0" x 7'-0" aluminium & glass door to existing storefront. Material to match existing.

All applicable parties shown below must sign the application:

Andrew Forsyth

Print Name of Applicant
Pebb Germantown IND, LLC
Pebb Germantown LEB, LLC
Print Name of Property Owner

NA
Print Name of Developer

Brice Bailey
Print Name of Lessee

[Signature]
Signature of Applicant

[Signature]
Signature of Property Owner

NA
Signature of Developer

[Signature]
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: Grace Construction Co., Inc. - Andrew Fersdick
Address: 5100 Wheels Dr., Suite 210, Memphis, TN 38117
Signature of Applicant: [Signature]

Property Owner: Pebo Enterprises, Pebo Germantown IND, LLC and Pebo Germantown LEB, LLC
Address: 7900 Glades Rd., Suite 600, Boca Raton, FL 33434
Signature of Property Owner: [Signature]

Lessee: Staks Family, LLC - Brice Bailey
Address: 3491 Windgarden Av., Memphis, TN 38125
Signature of Lessee: _____

Developer: _____
Address: _____
Signature of Developer: NA

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 Road, Ste. 600</u> <u>Boca Raton, FL 33434</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

*See language in parenthesis above.

OLD BUSINESS

The Chairman asked if there was any old business. There was none.

NEW BUSINESS

The Chairman asked if there was any new business. There was none.

ADJOURNMENT

There being no further business, comments, or questions by the Commission; the Chairman adjourned the meeting at 6:04 p.m.