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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, OCTOBER 17, 2011
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. Gary Eberhardt
Mr. James Faron
Mr. Ken Howard
Ms. Cynthia Kramer
Mr. Tim Madden
Mr. Jim Schnarr
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Julie Lowery, Recording Secretary

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or confidential or privileged communications with the City Attorneys as provided under Section 610.021(1)RSMO or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

3. APPROVAL OF MINUTES

A. Draft minutes of October 3, 2011 meeting.

4. PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to provide their name and address for the public record.

5. **UNFINISHED BUSINESS**

None

6. **NEW BUSINESS**

A. PUBLIC HEARING

Application #11-027 for rezoning from “C” Single-Family Residential to “GC” General Commercial and Site Development Plan approval for the property located at 11122 Olive Boulevard for use as a Goddard School for Early Childhood Development.

Applicant/Agent: Andrew Brown
Brownstone Properties, LLC
635 Trade Center Boulevard
Chesterfield, MO 63005

7. **WORK AGENDA**

None

8. **OTHER BUSINESS**

A. Planning Division Report

B. City Attorney Report

9. **ADJOURNMENT**



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, OCTOBER 3, 2011
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, October 3, 2011, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Timothy Madden, Chair*
 Mr. Gary Eberhardt
 Mr. James Faron
 Ms. Cynthia Kramer
 Dr. Michael Barton

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, City Planner
 Ms. Julie Lowery, Recording Secretary

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

The Agenda was accepted as written.

3. APPROVAL OF MINUTES

Draft Minutes of September 19, 2011

Mr. Eberhardt moved approval of the draft minutes with correction to the second to last paragraph for Application #11-024. Ms. Kramer seconded the motion which carried unanimously.

4. PUBLIC COMMENT

Ms. Laura Bryant, of 12738 Hezel Lane, read and presented a statement for the record. (Exhibits A, B, & C)

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. Application #11-026: Text Amendment allowing Used Only Auto Sales with no outdoor storage as a Conditional Use in the “LI” Light Industrial Zoning District.

Applicant/Agent: Robert Mach
Mach Distributors
10665 Baur Blvd
Creve Coeur, MO 63141

Applicant’s Representative:
Powell Kalish
Hilliker Corporation
2001 S Hanley Road, Suite 300
Saint Louis, MO 63144

Start of Public Hearing

Mr. Powell Kalish, representing Mach Distributors, owner of 10665 Baur Blvd, presented a request to consider certain amendments to Section 405.380.C. Conditional Uses, to allow for Used Only Motor Vehicle Dealers in the “LI” Light Industrial District, provided all business operations will take place indoors, and at no time will vehicles be parked or stored outdoors. The property owner has a potential tenant, Sherman Auto Sales, Inc., that would offer for sale classic vehicles that would only be stored inside the building and would be viewed by appointment only.

Comments or questions from Commission members. Mr. Faron asked if this facility was similar to the facility on Woodson Road [sic], Overstreet, and Mr. Kalish said, from what research he had done, it is a similar facility.

Mr. Eberhardt inquired on the size of the lot the building sits on, which is one and one third of an acre. Mr. Eberhardt also asked if Mr. Powell’s client would be the only and tenant and Mr. Powell replied that it is a multi-tenant building. Mr. Eberhardt asked for further clarification of the operations in and around the building.

Mr. Peter Newton, Hilliker Corporation, 2001 South Hanley Road, Suite 300, representing Mark Sherman, of Sherman Motors, made a presentation about the type of business Mr. Sherman would like to be running in Creve Coeur. He stated that Sherman Motors were originally a Nash dealership. They still have a physical location up on Natural Bridge Road in the city of St. Louis. He stated that they have been steadily transitioning away from the sort of used car dealership that people typically think of, but one of the problems that they ran into in Creve Coeur is that our code does not distinguish classic cars from any others; they are all used cars. He acknowledged that “classic cars” is kind of a subjective term, and in terms of a zoning ordinance, there is no distinction between classic cars and used cars. He repeated that this is not an open-to-the-general-public business. They do not work on the cars or service them or do anything like that at this location. This would be basically an indoor showroom only, and it is not open to the general public. It is by appointment only.

Comments and questions from the audience. Mr. David Caldwell stated that there is another building in the Light Industrial District, which currently appears to be being used as storage-only for similar type cars. There is no sign or anything. He asked Mr. Langdon if he could clarify the use of that building.

Mr. Langdon presented the staff report on the application. He stated that while the applicant's use has a particular interest in being indoors, not all vehicle dealers are the same and the proposed amendment does not distinguish between them. As a result, he stated, the staff believe that the ordinance must be very clear that all activity be inside to avoid any confusion over levels of activity outside. He then indicated to the Commission that they may want to consider sales of all new and used vehicles, given that keeping them inside generally eliminates any unique concerns.

Mr. Langdon explained the history of the existing business referred to by Mr. Caldwell and identified that they may also need to pursue a conditional use permit should the amendment be passed.

He pointed out that this question has been raised before without resolution, but this request would require an answer. He reminded the Commission members that the amendment could also, ultimately, allow a use that was not as "clean" as the applicant's, hence the reason why staff believe the indoor-only limitation is crucial. In conclusion, he asked the Commission to consider their level of comfort with other vehicles being for sale and comfort with new vehicle sales as well as used.

Mr. Eberhardt expressed general support for the applicant but felt that the restrictions were not severe enough for this particular use and that restrictions should be placed on how many bay doors you can have based on site area. Mr. Eberhardt also asked if there was a reason why they should exclude the "GC" and "CB" conditions from the conditions that are being contemplated in the "LI" district? Mr. Eberhardt stated that he knew the applicant did not intend to service vehicles at their location, but they are going to have some loading doors, and he wondered why not have the same restriction about the loading doors not facing residential areas. There was discussion among the members regarding the limits on bay door. Mr. Langdon stated, for clarification, that the proposal is only for the LI District, and the existing text only covers dealers in the GC and CB Districts as separate requirements. One of those reads, "Service bays: Service bays shall be limited to one per 5,000 square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property A, B, C, D, AR."

Commissioner Kramer generally agreed with Mr. Eberhardt's concerns but wondered how the level of service conducted inside could be defined and limited.

Mr. David Caldwell, 257 Brooktrail Court, is a property owner in the Light Industrial District. Mr. Caldwell stated that he supports the application and felt that the limitations being contemplated by the Commission were excessive.

There was discussion of the ratio of bay doors to floor area and the merits of limiting certain service activities such as body work and major mechanical repair.

Mr. Barton agreed that if activities are being kept indoors, and given that they are discussing an industrial area, the restrictions may be excessive.

Mr. Langdon pointed out that the proposal is to make the use a conditional use, which would always provide the Commission an opportunity to regulate specific concerns with a specific site or application, including the activities they are conducting and the location of service doors.

The Chairman asked for clarification of why staff prefers referring only to used vehicles rather than limit the use to “classic cars.” Mr. Langdon responded that it is very difficult to define what exactly is a “classic car.” He added that defining certain levels of mechanical service is also problematic because what sounds like a big job can be very simple depending on how it is done.

Mr. Eberhardt withdrew his interest in restricting the level of service provided indoors, but wished the limits on lot size, and bay doors not facing residential areas should remain.

Mr. Lumley pointed out that there is nothing guaranteeing that indoor activities are not visible, depending on windows that may be present.

Ms. Kramer asked for clarification of what signage the applicant would ultimately want. Mr. Newton confirmed that only a small sign would be wanted, in conformation with the Zoning Code.

Ms. Kramer also asked for verification that memorabilia would also be offered for sale. Mr. Newton confirmed that it would be. Mr. Langdon pointed out that such retail sales are already a permitted use in the “LI” district.

There being no further comments, the City Attorney, Mr. Lumley, presented the exhibits for the record and the public hearing was closed.

(This ends the Public Hearing; see verbatim transcript for further information)

No further comments and questions from the audience or the Commission.

There being no further comments, the motion was made by Mr. Eberhardt to recommend approval of the text amendment to include Used Only Motor Vehicle Dealers (SIC 552), where all business operations will take place indoors, and at no time will vehicles be parked or stored outdoors as a Conditional Use within the “LI” Light Industrial District as described in the staff report on application #11-026, dated September 29, 2011 subject to amendments which will be hereafter proposed: the first amendment would be to add the words “New or Used Motor Vehicles” replacing the word “Used Only”; the second amendment being that the current Conditional Use requirement for Section 405.470 which requires a site sized not less than one acre be incorporated; and the third amendment to be, all service bays shall be contained entirely within the building and shall not face residentially zoned property. Dr. Barton seconded the motion with the resultant vote as follows:

Mr. Faron – aye
Ms. Kramer – aye

Mr. Eberhardt – aye
Dr. Barton – aye

Chair – aye

7. **WORK AGENDA**

None

8. **OTHER BUSINESS**

A. **Planning Division Report**

Mr. Langdon stated there will be a Public Hearing at the next meeting, October 17, 2011, on a request to rezone the former Rose Hill Masonic Temple on Olive Boulevard to commercial zoning; the applicant is a franchisee of the Goddard School system.

B. **City Attorney Report**

None

9. **ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 8:00 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



city of CREVE COEUR

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www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#11-027 FOR REZONING FROM "C" SINGLE-FAMILY RESIDENTIAL TO "GC"
GENERAL COMMERCIAL AND SITE DEVELOPMENT PLAN APPROVAL FOR
THE PROPERTY LOCATED AT 11122 OLIVE BOULEVARD**

FOR THE MEETING OF: October 17, 2011

LOCATION: 11122 Olive Boulevard

REQUEST:

Andrew Brown, of Brownstone Properties, LLC has submitted a request to rezone 11122 Olive Boulevard (formerly the Rose Hill Masonic Temple) from "C" Single Family Residential District to "GC" General Commercial District, for the use as a Goddard School for Early Childhood Development. The 1.5 acre property is located on the south side of Olive Boulevard, between Renee Lane and Mary Meadows Lane. The property borders an existing General Commercial District to the east.

ADDITIONAL INFORMATION:

Section 405.360 "GC" General Commercial District requires a minimum area of five acres only if not expanding an existing "GC" District, and the property to the east is already zoned "GC" General Commercial. Child Day Care Services and elementary schools are permitted uses within the "GC" District, while a conditional use in all residential districts that requires a minimum of three acres (Section 405.470 Conditional Uses).

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards of the proposed "GC" General Commercial?

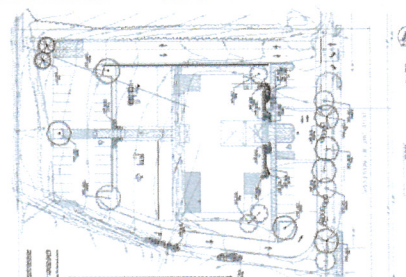
Comp. Plan References

- Residential Preservation and Economic Development
- East Olive Corridor Action Area

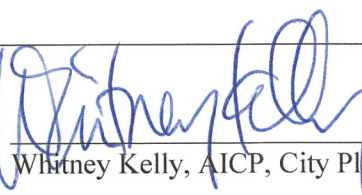
Zoning Code References

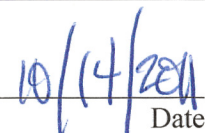
- Section 405.360 "GC" General Core Business District
- Section 405.1060 Zoning Changes and Text Amendments

APPLICANTS: Andrew Brown
Brownstone Properties, LLC
635 Trade Center Boulevard
Chesterfield, MO 63005



REPORT PREPARED BY:


Whitney Kelly, AICP, City Planner


Date

ATTACHMENTS:

Applicant's Materials for October 17, 2011 P&Z Meeting
Draft Ordinance
Public Comment received by October 14, 2011

INTRODUCTION

Andrew Brown, of Brownstone Properties, LLC has submitted a request to rezone 11122 Olive Boulevard (formerly the Rose Hill Masonic Temple) from “C” Single Family Residential District to “GC” General Commercial District, for the use as a Goddard School for Early Childhood Development. The 1.5 acre property is located on the south side of Olive Boulevard, between Renee Lane and Mary Meadows Lane. The property borders an existing General Commercial district to the east. Section 405.360 “GC” General Commercial District requires a minimum area of five acres, but this proposal is expanding an existing “GC” District, so the five acre minimum requirement does not apply. Child Day Care Services are permitted uses within the “GC” District, while a conditional use in all residential districts that requires a minimum of three acres (Section 405.470 Conditional Uses). The stated purpose of the “GC” district is:

The "GC" General Commercial District is intended to accommodate by site development plan approval (see Section 405.1080) convenience retail shopping and services and offices which are freestanding or part of small scale planned commercial developments and which are compatible in scale and intensity of use with adjacent residential uses.

The applicant will be renovating the existing building to include a new addition on the front right corner and two additions at the back of the property, for a total of 9,952 square-feet. Other improvements include removing the eastern access drive from Olive Boulevard and replacing it with a sidewalk to match the existing sidewalk, creating a front drop-off area and new main entrance, and removing a portion of the existing back parking lot for playground areas.

DEVELOPMENT HISTORY

Rose Hill Masonic Temple received approval for the existing structure and site development plan in 1957 from Creve Coeur’s Board of Alderman as a Special Use Permit and was built in 1963. The architectural style of the existing building is international style that was popular at the time, and institutional in nature. The property is zoned “C” Single Family Residential. The structure and site has remained largely untouched since the original approvals.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial uses of residential structures	“C” Single Family Residential District	Olive Boulevard
South	Residential	“C” Single Family Residential District	NA
East	Commercial, Vacant	“GC” General Commercial	NA
West	Commercial use of residential structures	“C” Single Family Residential	NA

COMPREHENSIVE PLAN REVIEW

The subject property is located in the East Olive Corridor of the Comprehensive Plan that envisions an area of small businesses with a residential neighborhood character with substantial green spaces and landscaping for a “green line” park that gives the impression of driving or walking through a park along Olive Boulevard (page 51).

The Residential Preservation and Economic Development Section discusses:

1. *Preserve and protect single-family residential areas from intrusions of non-residential uses. Limit commercial and non-single family uses to Olive Boulevard. Limit retail uses to a size*

and scale designed to provide goods and services to the Creve Coeur market rather than to a regional market.

3. *Maintain this area with a residential character, even when homes are converted or replaced by business uses. New development or redevelopment should be compatible with the low-density residential character of the corridor, as discussed below. (page 52)*

Further, the Comprehensive Plan provides recommendations of key properties along the East Olive Corridor. The subject property is located in the East Olive Corridor Key Property Area 2, which recommends that as redevelopment and new investment occurs, the area will be encouraged to remain commercial, with uses limited to neighborhood-oriented commercial. Redevelopment should be designed to protect and be compatible with adjacent residential areas, as provided for in the *Residential Preservation and Economic Development* recommendations for the East Olive Corridor. (Page 57)

The proposed “GC” District is intended to provide services appropriate for this location. With this particular project, the applicant is proposing to renovate the existing building for a Goddard School for Early Childhood Development, which meets with the intent of the Comprehensive Plan as a neighborhood-oriented business.

DESIGN GUIDELINES REVIEW

The Design Review Guidelines provide specific direction for the redevelopment of properties:

Chapter 1 for Site Layout

B. Streetscape/Pedestrian Orientation

1. *High Quality, pedestrian scale and walkable area are the objective. Site and building design should address pedestrian needs and develop creative approaches to improving pedestrian interest, access, and enjoyment*
2. *Avoid spatial gaps and interruptions along the “streetscape” caused by parking or other non-pedestrian elements, such as building gaps, driveways and service entries. Continuous pedestrian activity is strongly encouraged.*
9. *At intersections, crosswalks, and main building entries, a change in sidewalk color, texture or material should emphasize the location. Paint striping to accentuate these areas is strongly discouraged.*
11. *Vehicular access is limited with no more than one (1) access per street frontage. The sharing of vehicular access between properties to minimize the number of curb cuts is encouraged.*
13. *All sidewalks should conform to the City of Creve Coeur Pedestrian Plan.*

C. Pedestrian and Vehicular Circulation

4. *Circulation systems should be designed to avoid conflicts between vehicular, bicycle and pedestrian traffic. Pedestrian circulation should take precedence over vehicular circulation. In order to emphasize conflict points and improve pedestrian safety and visibility, the use of textured or tinted materials for pedestrian crossings should be utilized where pedestrian circulation paths cross a vehicular route.*
5. *Pedestrian linkages between uses in commercial development should be provided and emphasized.*

Chapter 2 / Building

C. Design

1. *A diversity of high quality architectural design is strongly encouraged. Building design should incorporate a clear and well articulated design concept.*
3. *The primary building entrance that is clearly defined and provide a sense of entry. It should be oriented to the street and provide protection from the elements, such as recesses, roof overhangs, projecting canopies or other similar features.*

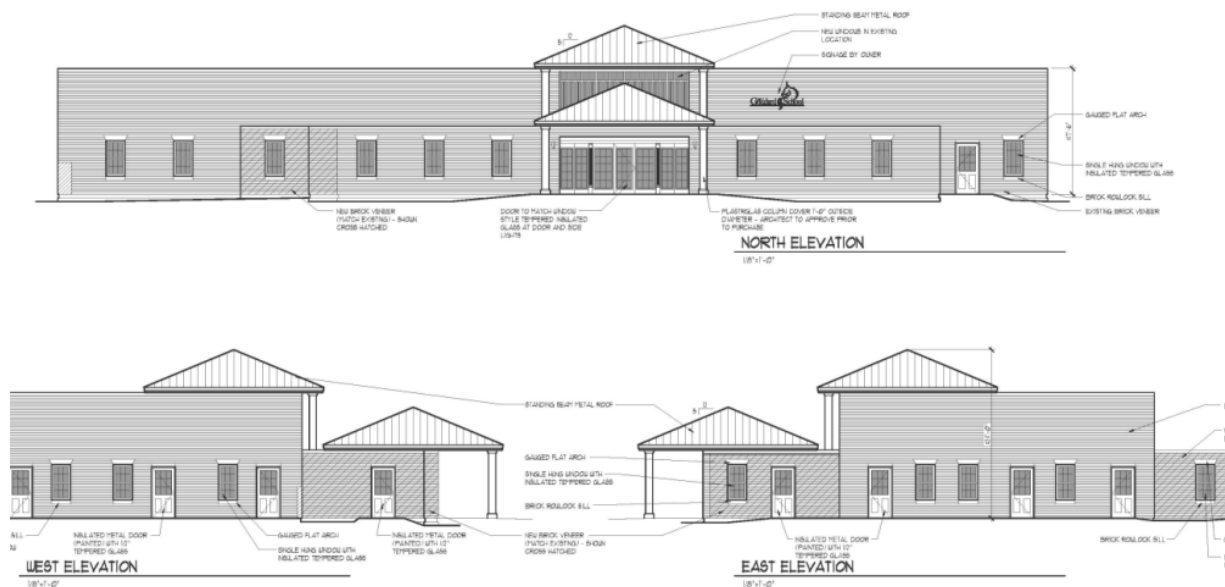
6. Buildings that are stylized in an attempt to use the building itself as advertising is strongly discouraged, particularly where the proposed architecture is the result of a “corporate” or franchise style. The building should not be designed as a sign and should not be flood lit at night.

F. Building Services

1. Services and trash or utility areas should be positioned to minimize view and visual impact. Building equipment and utilities are to be located, designed, and/or screen to minimize visual impact on public streets, surface parking lots and neighboring properties.

Structure:

The applicant is proposing to use the existing structure, and will add a new addition to the front and rear of the building in a brick veneer that will match the existing brick, as well as create a new entry, satisfying the Design Guideline recommendations for building design, by working with, rather than attempting to mask the original design style of the building. A close up of the north, east, and west elevations are below:



The Design Guidelines provide further recommendations regarding the “use” of the building:

Chapter 3 / “Use” Specific Guidelines

E. Accessory Buildings and Facilities

1. Accessory buildings or facilities such as ATM’s, trash enclosures, storage and utility buildings are to be designed to directly relate in material, character and detail to the primary building(s) on the site.

The submitted site development plan indicates that the trash enclosure will be made of decorative block with rough edging. However, no elevations were included. Staff recommends that a condition of approval include revising the drawing to provide an elevation of the trash enclosure, with the materials matching the existing brick façade, for approval by the Director of Community Development.

Landscape:

The Design Guidelines also provides recommendations on the landscape design:

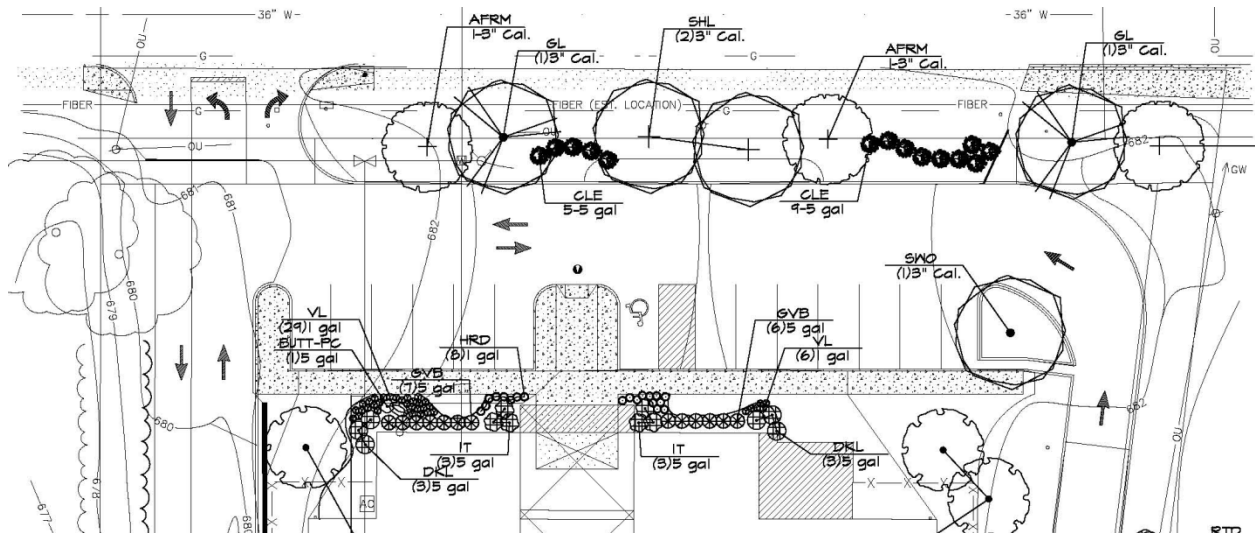
Chapter 4 / Landscape Design

1. The City of Creve Coeur strongly encourages high quality landscaping that accentuates the building and site, softens the effects of parking area and enhances

the quality of life of the City. All landscape plans should exhibit a clear design concept.

2. *There should be a consistency of landscape design throughout a development. Different landscape themes may be used to heighten the distinction between spaces, and to strengthen a sense of movement and space, but such themes should be internally consistent*
3. *The design of a landscape plan should aid and direct vehicular and pedestrian circulation and encourage pedestrian interaction.*
6. *Parking areas, traffic-ways and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings, and shrubbery or other landscape enhancements, including berms.*
8. *Landscaped areas are to be maximized and balanced throughout the site. Tree and shrub plantings should be grouped together to create strong accent points with the site plan.*
9. *Landscape plans should incorporate all site elements, such as outdoor lighting, signage, trash receptacles and fencing.*
10. *The scale and nature of landscape materials are to be appropriate to the site and/or the structure. Large-scale landscaping generally should complement large-scale buildings. Landscaping of sites on major streets should include large-scale trees.*

As mentioned earlier, the Comprehensive Plan calls for a “green line” park along Olive Boulevard. Below is a close up of the proposed landscaping for the front of the building and along Olive Boulevard:



The proposed front yard design includes only minimal planting and single row of bushes to fill in the gaps between the trees. Further, while the number of street trees provided meets with the City’s requirement for street trees, they are “bunched up for a more natural look”, as opposed to the required linear spacing of 1 tree for every 30 feet, per the discussion for Zoning Code review below. Whether or not the overall design provides for the lushness in character to meet with the “green line” park objective is up to the Commission Members to decide. However, it is Staff opinion that by only minimally meeting with the Code requirements, the design falls short of the lush “green line” park setting called for in the Comprehensive Plan and Design Guidelines along Olive Boulevard. Overall, the design lacks a year round depth, variation in height, an overall organizing theme, and a mix of vegetation and hardscape. The area is small and therefore it is important to get the most out of the design. Staff requires that the Commission members provide direction on the level of landscape design that they believe would better satisfy the Comprehensive Plan and Design Guidelines. However, in order to facilitate the project moving forward, Staff has included a condition that landscaping shall be revised, based the discussion with the

Commission, and ultimately the City Council, for review and approval by the Director of Community Development, similar to other recent approvals.

PEDESTRIAN PLAN REVIEW

The Pedestrian Plan provides various service and design expectations for a complete pedestrian system in the city. The subject property has an existing five-foot wide sidewalk that abuts the curb. The drawings indicate maintaining the existing sidewalks and infilling the eastern access drive that is to be removed, per MoDOT direction, with a sidewalk that is consistent with the existing sidewalk. The Pedestrian Plan identifies Olive Boulevard as a primary street with a recommended sidewalk corridor width of 15 feet, with the street trees between the street and the sidewalk (page A-17). Section 405.730 *Sidewalks* of the Zoning Regulations (discussed further below) requires a minimum of a three-foot wide greenspace or landscape area, and a six-foot wide sidewalk for non-residential districts. Given the reasonable assumption that the properties to the west will eventually seek rezoning, and the properties to the east redevelop, they would be able to match the new sidewalk for this property thereby upgrading the block-face over time. Therefore, Staff recommends that the Landscape Plan and Site Development Plan be revised to include the recommended sidewalk corridor of 15 feet and a condition is included in the draft ordinance subject to final design approval by both MoDOT and the Director of Community Development.

ZONING REVIEW

Appropriate Expansion of the "GC" District

Section 405.1060: Zoning Changes and Text Amendments requires that all rezoning of property to "GC" General Commercial shall be accompanied by a site concept or site development plan and the action of the Planning and Zoning Commission approving, disapproving or conditionally approving the site concept or site development plan shall accompany its recommendation to the City Council regarding the rezoning. Further, Section 405.1060.E provides for the standards for rezoning a property:

Zoning regulations should be changed if the public welfare is not served by the zoning or if the public interest served by the zoning is greatly outweighed by the detriment to private interests. In making this determination, the City should consider the adaptability of the subject property to its zoned use and the effect of zoning on property value in assessing private detriment. The character of the neighborhood, the zoning and uses of nearby property, and the detrimental effect that a change in zoning would have on other property in the area are relevant to the determination of public benefit.

Regarding the character of the neighborhood, Olive Boulevard has long been the commercial corridor within the City of Creve Coeur. In fact, this property and all of its neighbors to the east, west and north are all used commercially. So all of the residents to the south have long been adjacent to commercial uses, and this application does not change that arrangement. It is true that this proposal will change the zoning from residential to commercial, however as with any property that has frontage along Olive Boulevard, commercial development pressure will continue to occur. The Code has recognized the potential for conversion of residences along Olive Boulevard to office and retail service uses. Specifically:

Section 405.450.E: Commercial Uses Of Single-Family Residential Structures. The Planning and Zoning Commission may authorize by site development plan approval in accordance with Section 405.1080 the use and conversion of existing single-family residential structures located within the "A", "B", "C", "D" and "AR" residential districts to office or certain prescribed retail service uses, provided said structures front on and have direct access available from a numerically designated State highway (Lindbergh Boulevard--140; Olive Boulevard--340)...

Compare this list of allowable uses to the stated purpose of the "GC" District:

Section 405.360: "GC" General Commercial District

- A. *Purpose And Intent. The "GC" General Commercial District is intended to accommodate by site development plan approval (see Section 405.1080) convenience retail shopping and services and offices which are freestanding or part of small scale planned commercial developments and which are compatible in scale and intensity of use with adjacent residential uses.*

The only difference between the two is the range of uses; in all cases they are to be small scale and compatible with adjacent residences. What impacts might results from a broader range of uses could likely be managed through the site development plan process.

With the specific use of a child day care service and elementary school; the rezoning changes the use from a conditional use within the "C" Single Family Residential District to a permitted use in the "GC" District. The required site development plan approval provides the opportunity to address and/or mitigate any impacts of the use in a manner comparable with the conditional use process.

Development Regulations

A "GC" General Commercial District requires a minimum of five acres the following:

Section 405.360: "GC" GENERAL COMMERCIAL DISTRICT

D. *Site Development Plan Required. Site development plan approval by the Planning and Zoning Commission shall be required for all proposed developments within the "GC" District as provided for in Section 405.1080.*

E. *Dimensional Regulations. The following area and yard regulations apply in the "GC" General Commercial District.*

1. *Minimum district size. The minimum district size shall be five (5) acres. Such a district may consist of a single tract of land or two (2) or more contiguous tracts of land that are at least five (5) acres combined. In addition, a tract of land that is less than five (5) acres may be zoned "GC" General Commercial District when it is contiguous to an existing "GC" District.*
2. *Lot size requirements.*
 - a. *Minimum lot area. One-half (½) acre (twenty-one thousand seven hundred eighty (21,780) square feet).*
 - b. *Minimum lot width. Seventy-five (75) feet.*
 - c. *Minimum lot depth. One hundred fifty (150) feet.*
3. *Building bulk regulations.*
 - a. *Maximum structure height. No building or structure shall exceed three (3) stories or forty-five (45) feet.*
 - b. *Maximum site coverage. Sixty-three percent (63%). The Planning and Zoning Commission may, in its discretion, allow the permitted coverage to be increased as a bonus by an additional factor (not to exceed a total of seventy percent (70%) site coverage) in consideration of special or outstanding landscape and site planning features as demonstrated by a site development plan submitted in accordance with Section 405.1080. The features to be considered in the granting of any bonus coverage may include, but not be limited to, the provisions of:*
 - (1) *Special pedestrian facilities and features such as gardens, fountains, seating areas and outdoor recreation amenities;*
 - (2) *Objects of art or beautification; statuary or other unique visual features;*
 - (3) *Burial of overhead transmission lines and removal of utility poles.*

- c. *Maximum floor area ratio. Four-tenths (0.4).*
- 4. *Yard and setback requirements.*
 - a. *Minimum front yard. No building or structure shall be located closer than ten (10) feet from a public right-of-way. In the event that parking is to be located in front of a building or structure, said building or structure shall be set back a minimum of fifty (50) feet from the right-of-way. The provisions of Section 405.240 shall prevail where applicable on major streets and highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals.*
 - b. *Minimum side yard. Twelve (12) feet.*
 - c. *Minimum rear yard. Twenty (20) feet.*
 - d. *Buffer yards. Notwithstanding the provisions of Sections 405.360(E)(4)(b) and 405.360(E)(4)(c) above, any tract or site abutting or adjoining a single-family residential zoning district shall provide a buffer yard of twenty (20) feet on all sides that abut the single-family district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of forty (40) feet, for each acre of the subject property over two (2) acres in area. All acreage shall be rounded up to the next whole number for buffer yard calculation purposes. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.*

The site meets the minimum requirements above regarding lot dimensions and site coverage (proposed coverage is 58.4%). However, the applicant is proposing to utilize the existing drive on the west side that is approximately 12 feet from the property line, which is technically non-conforming with regard to the buffer yard requirements of 20 feet that abut a single family district. Indeed, the property to the west is zoned "C" Single Family Residential, but, as discussed earlier, it has been converted to a commercial use, and so the proposed new use will not create impacts on someone's home. Relocating the drive is not possible as MoDOT required the closing of the east entrance from Olive Boulevard. The widening of this drive to accommodate the two-way flow will not be within the buffer area and, thus, not increasing the non-conformity. Since it is reasonable to assume that the properties to the west will also seek rezoning in the future, given the nature of the existing uses, it is likely that the non-conformity will be eliminated.

Landscaping Review

The Zoning Code regulates landscaping through Section 405.540 *Landscaping*. As discussed earlier, the proposed front yard landscape plan minimally meets the Landscaping requirements for the number of street trees along Olive Boulevard and appears to fall short of the goals of the Comprehensive Plan and Design Guidelines. (Please see prior discussion.)

The existing vegetation on site provides adequate buffering along the south and west, and a portion of the east property lines. However, there are holes within the existing landscaping along the west property line that will need filling in. The additional planting included along the east property line, is also very limited with little screening value. While visiting the site, Staff noticed several dead trees and vegetation that need to be removed that could affect the function of the buffer as it relates to the opaque screening requirement. Further, the level of traffic on site will be increasing significantly over the current use and therefore Staff recommends that a condition of approval include removal and replacement of any dead trees and inclusion of a low fence and/or a hedge to block the headlights along the reconfigured parking

row at the south end of the property. Another condition of approval includes adding a permanent curb along all landscaped area, in conformance with Section 405.540(11).

Sidewalks

As discussed above, the Pedestrian Plan recommends a minimum sidewalk corridor width of 15 feet with street trees between Olive Boulevard and the sidewalk for primary commercial corridors. Section 405.730 requires a minimum three-foot landscaped area with a six-foot wide sidewalk, as stated below:

SECTION 405.730: SIDEWALKS

The following standards shall apply to all internal sidewalks in non-residential developments within the City of Creve Coeur:

- 1. Sidewalks shall be safe, clearly defined and direct:*
 - a. Sidewalks shall be buffered from the street, vehicular traffic and parking areas by a minimum three (3) foot greenspace or landscape area.*
 - b. All non-residential developments requiring site concept plan and/or site development plan approval must provide safe, clearly defined and direct access between buildings and from the principal building's entrance to the public sidewalk.*
 - c. Sidewalks shall be designed to avoid conflicts between vehicular, bicycle and pedestrian traffic. Pedestrian circulation and the placement of sidewalks shall take precedence over vehicular circulation. In order to emphasize conflict points and improve pedestrian safety and visibility, the use of textured or tinted materials for pedestrian crossings shall be utilized where pedestrian circulation paths cross a vehicular route as determined by the Planning and Zoning Commission.*
 - d. The Planning and Zoning Commission, as part of the site development plan or site concept plan approval, shall require internal sidewalks to be extended to property lines or to areas anticipated for future development, redevelopment or expansion.*
- 2. The minimum width of internal sidewalks in non-residential developments shall be at least six (6) feet or eight (8) feet if used as a curb stop.*

Therefore Staff recommends that the Landscape Plan and Site Development Plan be revised to include the recommended 15-foot wide sidewalk corridor of the Pedestrian Plan, as discussed above.

Parking Requirements

Section 405.820 Required Off Street Parking Spaces provides the calculation for the minimum parking below:

SECTION 405.820: REQUIRED OFF-STREET PARKING SPACES

- 11. Social services (SIC Code 83).*
 - a. Child day care facilities (SIC Code 8350). One and one-half (1.5) spaces per staff person required for the licensed capacity of the facility. In addition, day care facilities shall provide safe drop-off areas near the main entrance to the facility.*

The applicant has indicated a total staff of 21 persons thus requiring a total of 32 spaces. The total parking spaces proposed are 41 (including 2 handicapped spaces), thus, creating a surplus of 9 spaces available on site.

Signage

The drawings show a sign for the Goddard School that appears to be in general compliance with Section 405.950 Sign in Non-Residential Districts. However, all signage is approved under a separate review process and any approval of the rezoning and site development plan does not constitute approval of the signage shown on the drawings.

SUMMARY AND RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends that the following conditions be included in any approval of the rezoning of 11122 Olive Boulevard

- The Landscape Plan shall be revised to include a side walk that meets with the recommendations of the City of Creve Coeur Pedestrian Plan.
- The Landscape Plan shall be revised to meet with the intent of the “green line” park of the City of Creve Coeur Comprehensive Plan and Design Guidelines, as well as include a low wall or hedge along the south edge of the rear parking lot, for the Director of Community Development and MoDOT approval per the direction of the City Council.
- The applicant shall provide an elevation of the trash enclosure and indicate materials that are consistent with the building.
- The applicant shall revise the Landscape Plan and Site Development Plan to include an adequate permanent curb for all areas that can be encroached upon by a motor vehicle in conformance with Section 405.540(11).

ACTION

If the Planning and Zoning Commission finds the attached draft rezoning ordinance and site development plan approval with to the stated conditions, to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it must vote on a recommendation to the City Council. Any changes to the draft ordinances should be discussed and made by separate actions.

The applicant will also be placing a new fire hydrant along the Olive Boulevard and the attached ordinance includes approval of the new hydrant per Ordinance #165.

MOTION

The following is an example motion for this application:

“I move to approve the rezoning and site development plan ordinance attached to the staff report on application #11-027, subject to the conditions contained in the draft ordinance attached to the staff report dated October 14, 2011” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP



Legend

-  City Limit
-  Property Lines
-  11122 Olive Boulevard, formerly Rose Hill Masonic Lodge



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date:
 A photograph showing a long, single-story brick building with a flat roof. An American flag flies on a tall pole to the left. The building has a central entrance and a sign above it that reads "New Hill RACING TRIPLES". The foreground is a grassy lawn with some small shrubs.	Description: View of the existing building from the west entrance.
 A photograph of the same brick building from a different angle. This view shows a large, dark, recessed entrance area. The sign "New Hill RACING TRIPLES" is visible above the entrance. A paved parking lot is in the foreground.	Description: View of the existing building from the eastern entrance that will be removed.
 A photograph showing the rear entrance of the brick building. Two cars are parked in the asphalt parking lot in the foreground. The building has a sign above the entrance. The sky is blue with some clouds.	Description: View of the rear entrance from the south east corner of the parking lot.

	Description: View of the existing drive along the west property line looking north that the applicant is proposing to widen to the east (right side) to allow for two way traffic.
	Description: View of the commercial parking for the residentially zoned commercial uses to the west, and the landscaping that needs to be filled in.
	Description: Another view looking northwest, from the parking lot, of the residential structure to the west that has been converted to a commercial use.

	Description: View looking southwest from the parking lot onto the roof line of the residence to the south and the existing landscaping.
	Description: View looking south from the existing rear parking lot onto the roof of the house to the south.
	Description: View looking northeast toward the commercial development across Olive Boulevard looking northeast.



Description: View looking northwest towards the residential structures across Olive Boulevard that have been converted to a commercial use.

SECTION 405.360: "GC" GENERAL COMMERCIAL DISTRICT

E. Dimensional Regulations. The following area and yard regulations apply in the "GC" General Commercial District.

1. Minimum district size. The minimum district size shall be five (5) acres. Such a district may consist of a single tract of land or two (2) or more contiguous tracts of land that are at least five (5) acres combined. In addition, a tract of land that is less than five (5) acres may be zoned "GC" General Commercial District when it is contiguous to an existing "GC" District.

2. Lot size requirements.

a. Minimum lot area. One-half (½) acre (twenty-one thousand seven hundred eighty (21,780) square feet).

b. Minimum lot width. Seventy-five (75) feet.

c. Minimum lot depth. One hundred fifty (150) feet.

3. Building bulk regulations.

a. Maximum structure height. No building or structure shall exceed three (3) stories or forty-five (45) feet.

b. Maximum site coverage. Sixty-three percent (63%). The Planning and Zoning Commission may, in its discretion, allow the permitted coverage to be increased as a bonus by an additional factor (not to exceed a total of seventy percent (70%) site coverage) in consideration of special or outstanding landscape and site planning features as demonstrated by a site development plan submitted in accordance with Section 405.1080. The features to be considered in the granting of any bonus coverage may include, but not be limited to, the provisions of:

(1) Special pedestrian facilities and features such as gardens, fountains, seating areas and outdoor recreation amenities;

(2) Objects of art or beautification; statuary or other unique visual features;

(3) Burial of overhead transmission lines and removal of utility poles.

c. Maximum floor area ratio. Four-tenths (0.4).

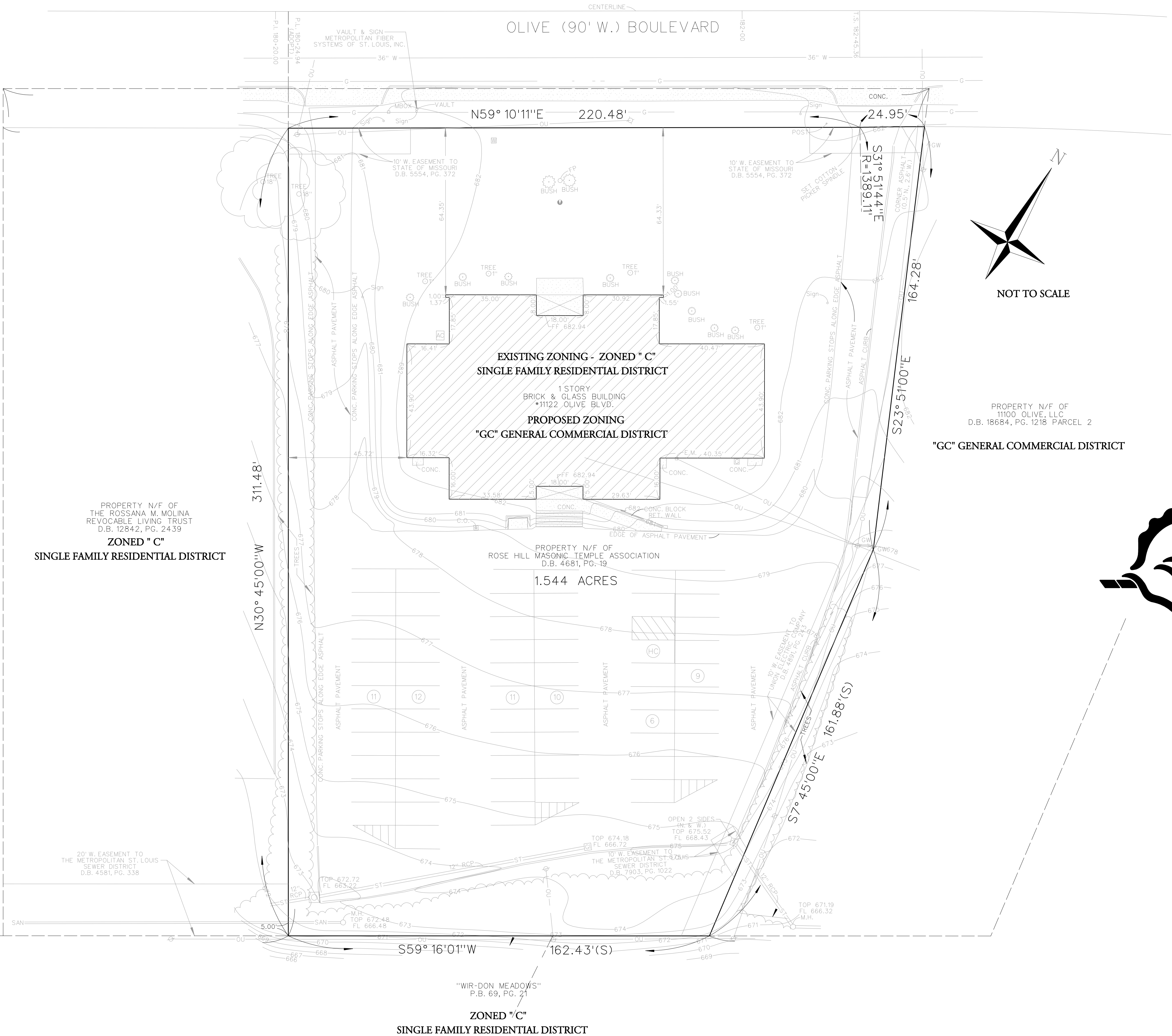
4. Yard and setback requirements.

a. Minimum front yard. No building or structure shall be located closer than ten (10) feet from a public right-of-way. In the event that parking is to be located in front of a building or structure, said building or structure shall be set back a minimum of fifty (50) feet from the right-of-way. The provisions of Section 405.240 shall prevail where applicable on major streets and highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals.

b. Minimum side yard. Twelve (12) feet.

c. Minimum rear yard. Twenty (20) feet.

d. Buffer yards. Notwithstanding the provisions of Sections 405.360(E)(4)(b) and 405.360(E)(4)(c) above, any tract or site abutting or adjoining a single-family residential zoning district shall provide a buffer yard of twenty (20) feet on all sides that abut the single-family district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of forty (40) feet, for each acre of the subject property over two (2) acres in area. All acreage shall be rounded up to the next whole number for buffer yard calculation purposes. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.



BROWNSTONE
PROPERTIES, LLC
635 TRADE CENTER
BLVD. CHESTERFIELD,
MO 63005

ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONST. MANAGEMENT

VOLZ
Incorporated
10849 Indian Head Indt. Blvd.
St. Louis, MO 63122
314.426.8212 Main
314.890.1250 Fax
www.volzinc.com

1112 Olive Boulevard
Creve Coeur, MO 63141

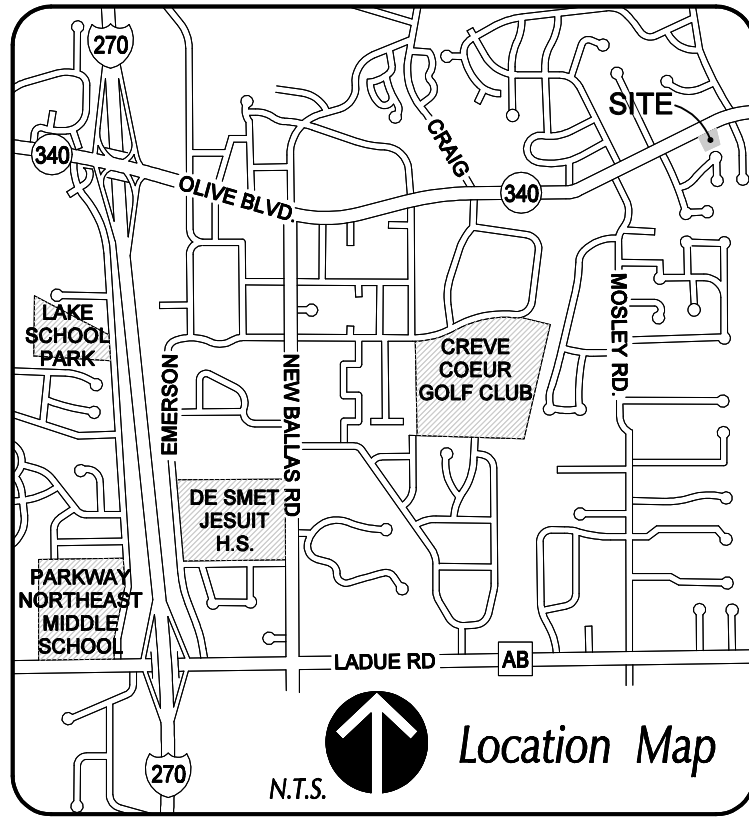
THE
Goddard School
FOR EARLY CHILDHOOD DEVELOPMENT

ZONING EXHIBIT

10764-0

10-07-2011

1



SYMBOL	DESCRIPTION
---	BUILDING LINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	TREES TO REMAIN

Legend

PROJECT NOTES:

Locator Numbers and Addresses: 17n 54 0013 - 11122 Olive Boulevard

Owner of Record: Ross Hill Masonic Temple Association
11122 Olive Boulevard
St. Louis, MO 63141

Prepared By: Volz Incorporated
10849 Indian Head Ind'l Blvd.
St. Louis, Missouri 63132

Prepared For: Brownstone Properties, LLC
635 Trade Center Blvd.
Chesterfield, MO 63005

Area of Site: 67,234 s.f. = 1.544 Acres

Existing Zoning: C - Single Family Residential District

Proposed Zoning: GC - General Commercial

Proposed Uses: School - Early Childhood Development

Stormwater Management Calculations:

Total Acres:	1.544 Acres
Existing Impervious:	+/- 57.31% = 2.71 PI
Proposed Impervious:	+/- 58.36% = 2.73 PI
Differential Runoff:	1.544 Acres (2.73 - 2.71) = 0.03 cfs

Water Quality (WQv): Site Disturbance = 40,584 s.f. = 0.93 Ac (Less than 1 Ac)

Channel Protection (Cpv): Property = 1.544 Ac (Less than 5 Ac)

Flood Protection (Op): Diff. Runoff = 0.03 cfs (Less than 2cfs)

Thus, no Stormwater Management Improvements are required.

Parking Calculations: 1.5 spaces per staff persons X 21 staff = 32 spaces Required
Total parking spaces proposed = 41 spaces (2 Handicap Spaces)

Site Coverage: 63% Max. Impervious Allowed
Area of Site: 1.544 Acres = 67,234 s.f.
Impervious Area: 39,808 s.f.
Green Space: 27,426 s.f.

Floor Area Ratio: 10,034 s.f. / 67,234 s.f. = 14.92% FAR (40% Allowed)

Tree Preservation: All Existing Trees to Remain (No tree clearing proposed)

Benchmark: St. Louis Co. Benchmark 13-197, "U" on the end of the north curb at the north entrance to Fairways Subdivision; 27' west of the centerline of Mosley Road and 12' north of the centerline of Fairways Circle. Elevation = 673.77' (NGVD '29)

GENERAL NOTES:

- Sanitary sewer connection shall be approved by Metropolitan St. Louis Sewer District.
- Stormwater Management Improvements shall be designed pursuant to the City of Creve Coeur standards and Metropolitan St. Louis Sewer District requirements and discharge at an adequate natural discharge point. Sinkholes are not adequate natural discharge points.
- The location of storm and sanitary sewer improvements are approximate only. Actual locations shall be determined by field conditions and shall be indicated on the Improvement Plans.
- Grading and drainage shall be per city of Creve Coeur standards and Metropolitan St. Louis Sewer District requirements.
- Landscape will be provided as required by city of Creve Coeur.
- Slope shall not exceed 3 (horizontal) : to 1 (vertical), unless supported by geotechnical report and approved by the city of Creve Coeur standards.
- Setbacks and buffers for GC zoning per City Code of Ordinances.
- Site Coverage for GC zoning is 63% maximum excluding sidewalks and playgrounds.
- The proposed light standards shall be in compliance to the city of Creve Coeur's Lighting Code.
- The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities shown or not shown and shall be located in excavation or construction of improvements in the field prior to any grading. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.

THIS SITE IS IN THE FOLLOWING DISTRICTS:

Metropolitan St. Louis Sewer District
Creve Coeur Fire Protection District
Parkway School District
Creve Coeur Creek Watershed

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:

Ameren UE
Laclede Gas Company
Missouri American Water Company
Charter Communications (cable TV)
AT&T Telephone Company

By order of Brownstone Properties, L.L.C., we have prepared a Preliminary Plat, the results of which are currently represented on this drawing, which is a Preliminary Plat - NOT FOR CONSTRUCTION - and was prepared for the sole limited purpose of providing a concept for the proposed development of the tract and is intended only for the preliminary use of governmental reviewing authorities for the purpose of obtaining approval of a concept and is subject to such recommendations or revisions as may be deemed necessary or appropriate in furtherance of such purposes.

In preparation of this plan, no grading balances have been done and this concept plan is subject to that which a more detailed evaluation may indicate. Soils and subsurface information have not been taken into account. Boundary lines shown are per Boundary and Topographic Survey prepared by Volz, Inc. Intersection site distance has not been examined. The capacity and availability of utilities are taken from available information without verification. The undersigned disclaims responsibility for the accuracy of the aforesaid matters and/or diligence that would be necessary to address all other issues of development.

Daniel R Koziatek, P.E.
Professional Engineer
PE-200401718

Richard G. Norvell, P.L.S.
Prof. Land Surveyor
MO P.L.S. #200500077

LOT 36

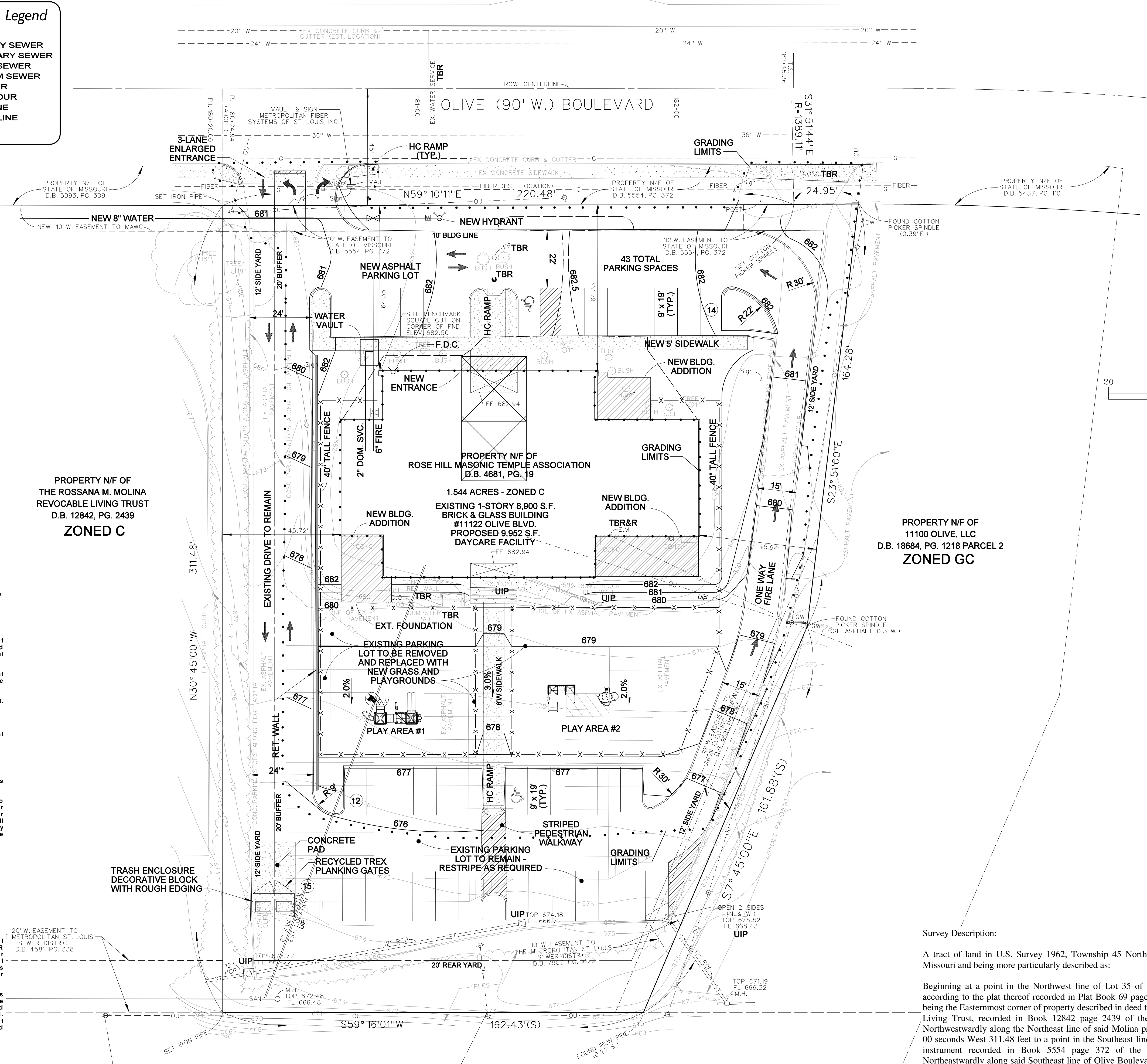
LOT 35

PROPERTY N/F OF
LARRY M. MAURER &
PAULINE M. MAURER, TRUSTEES
D.B. 16550, PG. 2044
ZONED C

"WIR-DON MEADOWS"
P.B. 69, PG. 21

LOT 34

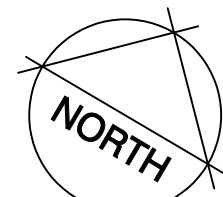
PROPERTY N/F OF
KENNETH W. ROHAN, TRUSTEE, ETAL.
D.B. 11838, PG. 2176
ZONED C



Survey Description:

A tract of land in U.S. Survey 1962, Township 45 North - Range 5 East, St. Louis County, Missouri and being more particularly described as:

Beginning at a point in the Northwest line of Lot 35 of "Wir-Don Meadows", a subdivision according to the plat thereof recorded in Plat Book 69 page 21 of the St. Louis County records, being the Easternmost corner of property described in deed to The Rossana M. Molina Revocable Living Trust, recorded in Book 12842 page 2439 of the St. Louis County records; thence Northwestwardly along the Northeast line of said Molina property North 30 degrees 45 minutes 00 seconds West 311.48 feet to a point in the Southeast line of Olive Boulevard, as widened by instrument recorded in Book 5554 page 372 of the St. Louis County records; thence Northeastwardly along said Southeast line of Olive Boulevard, as widened, North 59 degrees 10 minutes 11 seconds East 220.48 feet and along a curve to the right whose radius point bears South 31 degrees 51 minutes 44 seconds East 1389.11 feet from the last mentioned point, a distance of 24.95 feet to its intersection with the West line of property described in Parcel 2 of deed to 11100 Olive, LLC recorded in Book 18684 page 1218 of the St. Louis County records; thence Southwardly along the West line of said 11100 Olive, LLC property South 23 degrees 51 minutes 00 seconds East 164.28 feet and South 7 degrees 45 minutes 00 seconds East 161.88 feet to a point in the Northwest line of Lot 34 of aforesaid "Wir-Don Meadows"; thence Southwestwardly along the Northwest line of Lots 34 and 35 of said "Wir-Don Meadows" South 59 degrees 16 minutes 01 second West 162.43 feet to the point of beginning and containing 1.544 acres according to a survey by Volz Incorporated during August, 2011.



0 20 40 60 feet
SCALE: 1" = 20'

A Development of:
AJ BROWN CONSTRUCTION, INC.
635 Trade Center Boulevard
Chesterfield, MO 63005
636-537-3636

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RTIE).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- Provide single-stem trees unless otherwise noted in plant schedule.
- All plant material shall comply with the recommendations and requirements of ANSI Z601 "American Standards for Nursery Stock".
- It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
- All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Myrafi fabric shall be used beneath all gravel mulch beds.
- Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

TOPSOIL:

- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Ratio-till topsoil mix to a depth of 6" minimum and grade smooth.
- Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
- Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.

MISC. MATERIAL:

- Provide stakes and deadmen of sound, new hardwood, free of knots and defects.
- Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

- All disturbed lawn areas to be seeded with a mixture of Turf-Type Fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted. Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- All sod shall be placed a maximum of 24 hours after harvesting.
- Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.

WARRANTY:

- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
- Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
GL	2	Greenspire Littleleaf Linden / <i>Tilia cordata</i> 'Greenspire'	3" Cal.
SAW	1	Sawtooth Oak / <i>Quercus acutissima</i>	3" Cal.
SNO	2	Swamp White Oak / <i>Quercus bicolor</i>	3" Cal.
AFRM	3	'Autumn Flame' Maple / <i>Acer rubrum</i> 'Autumn Flame'	3" Cal.
RSM	1	'Red Sunset' Maple / <i>Acer rubrum</i> 'Franksred'	3" Cal.
SHL	2	'Skyline' Locust / <i>Gleditsia triacanthos</i> 'Skyline'	3" Cal.
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
NS	2	Norway Spruce / <i>Picea abies</i>	6'-7'
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
RB	3	Redbud / <i>Cercis canadensis</i>	2" Cal.
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
RTD	4	Bailey's Red-bellied Dogwood / <i>Cornus sericea</i> 'Cardinal'	5 gal
NINE	13	Diabolo Purple Ninebark / <i>Physocarpus opulifolius</i> 'Diabolo' TM	5 gal
DKL	6	Dwarf Korean Lilac / <i>Syringa meyeri</i> 'Palibin'	5 gal
GVB	13	Green Velvet Boxwood / <i>Buxus</i> 'Green Velvet'	5 gal
IT	6	Little Henry Sweetspire / <i>Itea virginica</i> 'Little Henry'	5 gal
BUTT-PC	1	Peacock Butterflybush / <i>Buddleia davidii</i> 'Peacock'	5 gal
TAUY	10	Tauton Yew / <i>Taxus x media</i> 'Tautoni'	5 gal
CLE	14	'Hummingbird' Summersweet / <i>Clethra alnifolia</i> 'Hummingbird'	5 gal
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
HRD	19	Happy Returns Daylily / <i>Hemerocallis</i> hybrid 'Happy Returns'	1 gal
VL	35	Variegated Lily Turf / <i>Liriope muscari</i> 'Variegata'	1 gal

LANDSCAPE REQUIREMENTS:

ONE (1) STREET TREE PER 30' OF FRONTAGE
201.75 LF FRONTAGE; THEREFORE, 7 TREES REQUIRED & PROVIDED

ONE (1) TREE PER 100' OF PARKING ROW
144.00 LF PARKING ROW; EXISTING TREES TO BE RETAINED & MEET REQUIREMENTS

425 SQ. FT. OF INTERIOR PARKING GREEN SPACE IS REQUIRED & PROVIDED (41.67% GREEN SPACE IS PROVIDED THROUGHOUT SITE)

IN-GROUND, AUTOMATIC IRRIGATION SYSTEM IS REQUIRED AND WILL BE PROVIDED AS A CONDITION OF DEVELOPMENT (By Others)

PLANT SPACINGS AS PER PLAN

2" MULCH INSTALLED BEFORE PLANTING

PREPARE BED AS PER WRITTEN SPECIFICATION

PERENNIAL / ANNUAL PLANTING

N.T.S.

SPADE EDGE OF PLANTING BED

3" SHREDDED HARDWOOD BARK MULCH

PREPARED PLANTING BED. SEE SHRUB PLANTING FOR DETAILS.

EXISTING SUB-SOIL

SHRUB PLANTING

N.T.S.

FLARE OF TRUNK TO BE VISIBLE ABOVE SOIL LINE

2" MIN

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3"

4"

8"

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216"

217"

General Contractor:
A.J. Brown, Inc.
Construction Services
635 Trade Center Boulevard
Chesterfield, Missouri 63005
Structural Engineer:



Quality That Lasts A Lifetime

Proposed New Facility for..

1122 Olive Blvd.
Creve Coeur, Missouri

ISSUE DATES:
CITY SUBMITTAL: 09-28-11

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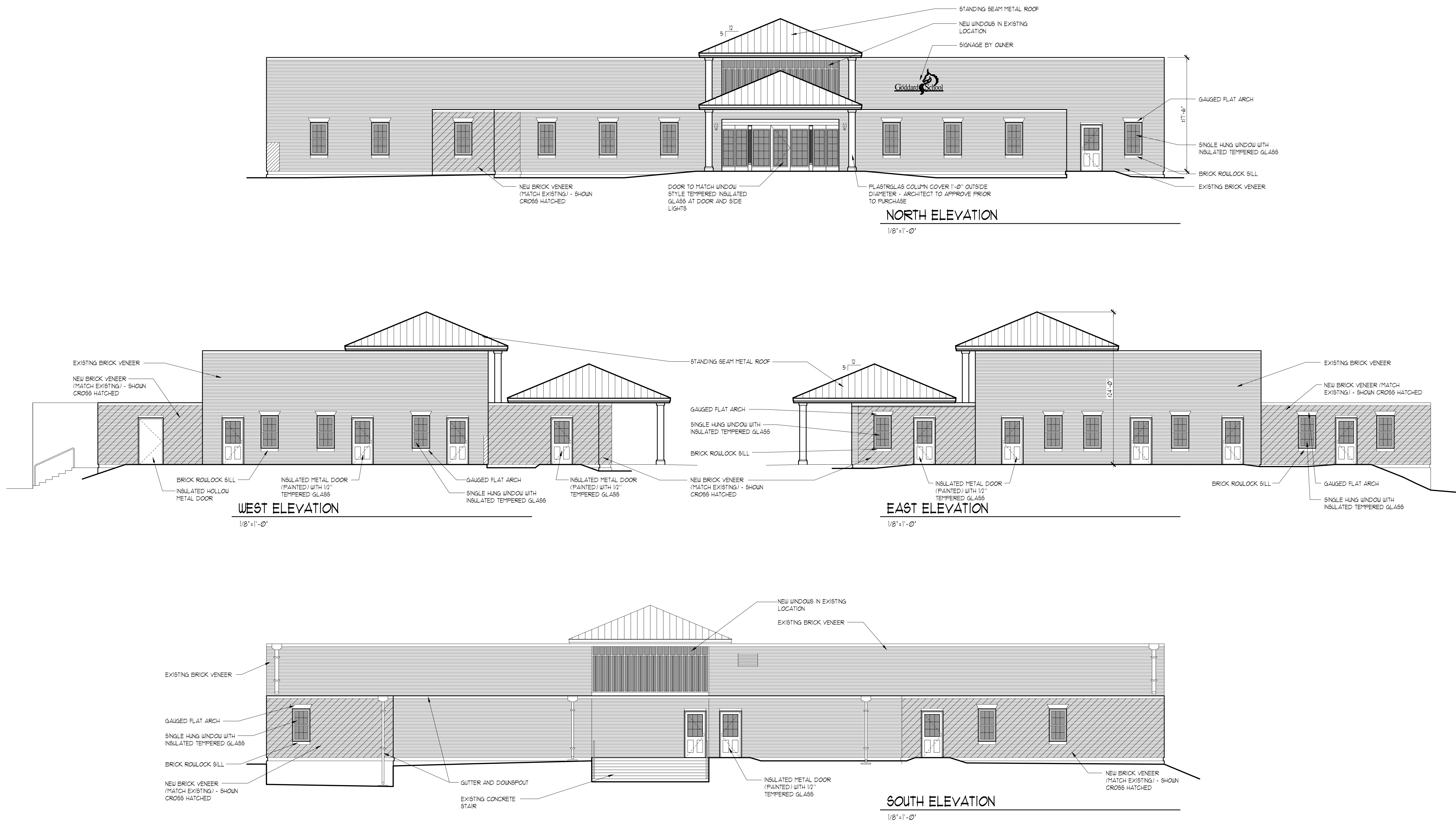


DAVID W. DIAL ARCHITECTS, P.C.
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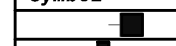
ELEVATIONS

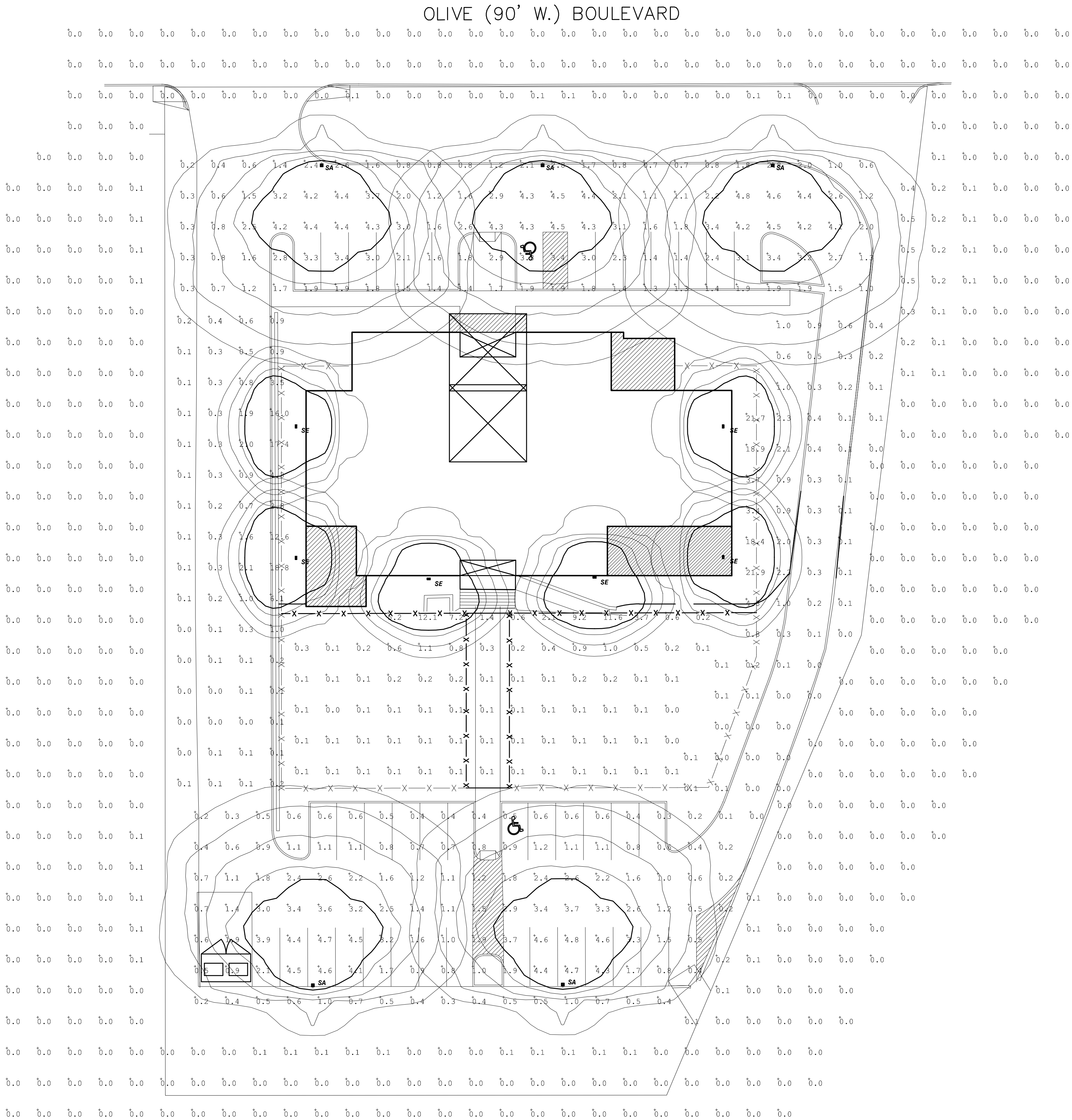
PROJECT NUMBER: 11220 DATE: 09-28-11



CALCULATIONS BASED ON A 20'-0" MOUNTING HEIGHT

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVEWAY	Illuminance	Fc	1.60	18.8	0.0	N.A.	N.A.
DRIVEWAY 2	Illuminance	Fc	1.75	21.9	0.0	N.A.	N.A.
PARKING AREA ONE	Illuminance	Fc	2.24	4.8	0.2	11.20	24.00
PARKING AREA TWO	Illuminance	Fc	1.53	4.8	0.0	N.A.	N.A.
PLAYAREA	Illuminance	Fc	0.86	12.1	0.0	N.A.	N.A.
SPILL LIGHT	Illuminance	Fc	0.01	0.5	0.0	N.A.	N.A.

Luminaire Schedule		Arrangement		Total Lamp Lumens	LLF	Description
Symbol	Qty	Label				
	5	SA	SINGLE	22000	0.790	MPTR-SL-250
	6	SE	SINGLE	14000	0.790	MHP-W-175



PARKING PHOTOMETRIX PLAN

1"=20'

General Contractor:

A.J. Brown, Inc.
Construction Services
635 Trade Center Boulevard
Chesterfield, Missouri 63005

Structural Engineer:



FOR EARLY CHILDHOOD DEVELOPMENT

Quality That Lasts A Lifetime

Proposed New Facility for..

1122 Olive Blvd.
Creve Coeur, Missouri

ISSUE DATES:

CITY SUBMITTAL:

10-07-11

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SHEET NUMBER:

PHOTOMETRIX

PROJECT NUMBER: 11220

DATE: 10-07-11

DESCRIPTION

The Lumark Tribute Pole/Fixture Combo features all you need for easy selection and installation for poles and fixtures. Including the quality, die-cast Tribute area luminaire and 8" arm complete with lamp, square straight steel pole and necessary anchorage. Available in single or dual fixture combinations.

The Tribute/Pole Combo is ideal for parking areas, access roadways and other general off street area/site lighting applications.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction

Rugged one-piece die-cast aluminum housing and door frame finished in dark bronze polyester powder paint. One-piece silicone gasket protects the optical chamber from performance degrading contaminants. One (1) stainless spring latch and two (2) stainless steel hinges allow toolless opening and removal of door frame. U.L. Listed and CSA certified for wet locations.

Reflector

Hydroformed anodized aluminum reflector offered in an adjustable Type II/III or a Type IV distribution. Optical modules are field rotatable in 90° increments and offered standard with medium or mogul-base lampholders.

Electrical

Ballast and related electrical componentry are hard mounted to die-cast housing for optimal heat transfer and operating efficiency.

Mounting

Extruded 8" aluminum arm features internal bolt guides for easy positioning of fixture during installation to pole.

Finish

Housing and arm finished in a 5 stage premium TGIC bronze polyester powder coat paint.

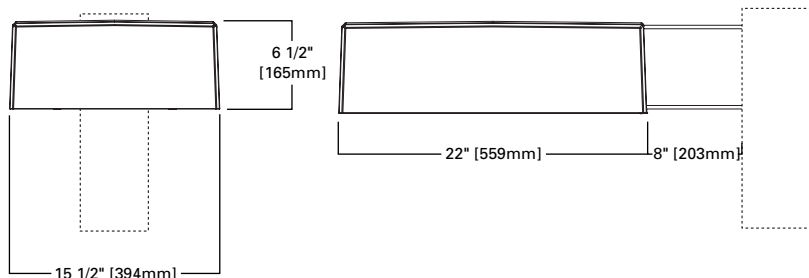
Pole

Shaft is one piece construction ASTM A500 grade "B" steel, shot blasted and finished in dark bronze polyester powder coat. Anchor base is fabricated from ASTM grade steel. ASTM A366 steel full base cover is provided to enclose base plate and anchor bolts. Anchor bolts are per ASTM A576 with (2) nuts, (2) flat washers, and (1) lock washer. Hardware and threaded portion of bolt are hot dip galvanized. 3" hook for 3/4" bolt. 4" hook for 1" bolt.



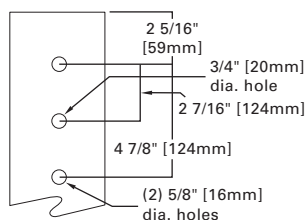
LAMP TYPE	WATTAGE
Pulse Start Metal Halide (MP)	150, 250, 320, 400W
High Pressure Sodium (HP)	150, 250, 400W

DIMENSIONS

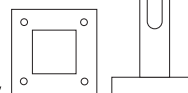


DRILLING PATTERNS

TYPE "M"



Base View



TECHNICAL DATA (Fixture)

U.L. Wet Location Listed
CSA Certified
EISA Compliant (E)

ENERGY DATA

Hi-Reactance Ballast Input Watts

150W HPS HPF (190 Watts)
150W MP HPF (185 Watts)

CWA Ballast Input Watts

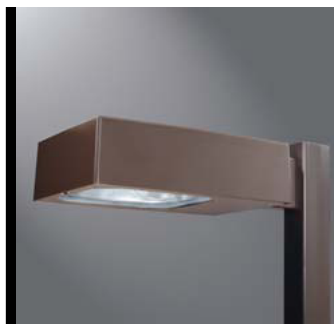
250W MP HPF (283 Watts) (E)
250W HPS HPF (295 Watts)
320W MP HPF (365 Watts) (E)
400W MP HPF (452 Watts) (E)
400W HPS HPF (465 Watts)

EPA

Effective Projected Area: (Sq. Ft.)
Single: 1.62
Dual: 3.24

SHIPPING DATA

Approximate Net Weight:
39 lbs. (17.73 kgs.)



PFT TRIBUTE AND POLE COMBO

150 - 400 W
High Pressure Sodium
Pulse Start Metal Halide

15' - 30'
Square Straight
Steel Pole

**POLE AND FIXTURE
COMBO**

ORDERING INFORMATION

PFT TRIBUTE AND POLE COMBO

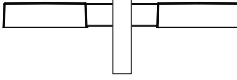
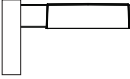
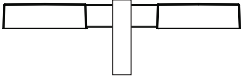
Sample Number: PFT1153H159N/AB

Series PFT=Tribute Pole Combo	Number of Fixtures 1=1 2=2	Lamp Wattage 15=150W 25=250W 32=320W 40=400W	Distribution 23=Type II/III 4F=Type IV Formed	Lamp Type ¹ P= Pulse Start Metal Halide H= High Pressure Sodium	Pole Height 15=15' 20=20' 25=25' 30=30'	Zone 9=90 MPH Wind Zone 0=100 MPH Wind Zone	Options ² N/AB=No Anchor Bolts (Used when ordered separately)

Notes: 1 8 inch arm and pole adapter included with fixture. Lamp Included with all PFT configurations.

2 N/AB models available by specifying N/AB (IE: PFT11523P15N/AB).

* Note: Supplied with Multi-Tap ballast 120/208/240/277 (wired 277V) with square straight steel shaft, anchor bolts, template, base cover and hardware.

Lamp Source/Number of Fixtures	Pole Height	Wattage	Distribution	80 MPH	90 MPH ¹	100 MPH ¹
HIGH PRESSURE SODIUM (HPS)						
Single Fixture 	15' Pole	150W HPS	Type II/III Type IV	PFT11523H15 ² PFT1154FH15 ²	PFT11523H15 ² PFT1154FH15 ²	PFT11523H15 ² PFT1154FH15 ²
	20' Pole	250W HPS	Type II/III Type IV	PFT12523H20 ² PFT1254FH20 ²	PFT12523H20 ² PFT1254FH20 ²	PFT12523H20 ² PFT1254FH20 ²
		400W HPS	Type II/III Type IV	PFT14023H20 ² PFT1404FH20 ²	PFT14023H20 ² PFT1404FH20 ²	PFT14023H20 ² PFT1404FH20 ²
	25' Pole	250W HPS	Type II/III Type IV	PFT12523H25 ² PFT1254FH25 ²	PFT12523H25 ² PFT1254FH25 ²	PFT12523H25 ² PFT1254FH25 ²
		400W HPS	Type II/III Type IV	PFT14023H25 ² PFT1404FH25 ²	PFT14023H25 ² PFT1404FH25 ²	PFT14023H25 ² PFT1404FH25 ²
	30' Pole	250W HPS	Type II/III Type IV	PFT12523H30 ³ PFT1254FH30 ³	PFT12523H30 ³ PFT1254FH30 ³	PFT12523H300 ⁴ PFT1254FH300 ⁴
		400W HPS	Type II/III Type IV	PFT14023H30 ³ PFT1404FH30 ³	PFT14023H30 ³ PFT1404FH30 ³	PFT14023H300 ⁴ PFT1404FH300 ⁴
Dual Fixture 	15' Pole	150W HPS	Type II/III Type IV	PFT21523H15 ² PFT2154FH15 ²	PFT21523H15 ² PFT2154FH15 ²	PFT21523H15 ² PFT2154FH15 ²
	20' Pole	250W HPS	Type II/III Type IV	PFT22523H20 ² PFT2254FH20 ²	PFT22523H20 ² PFT2254FH20 ²	PFT22523H20 ² PFT2254FH20 ²
		400W HPS	Type II/III Type IV	PFT24023H20 ² PFT2404FH20 ²	PFT24023H20 ² PFT2404FH20 ²	PFT24023H20 ² PFT2404FH20 ²
	25' Pole	250W HPS	Type II/III Type IV	PFT22523H25 ² PFT2254FH25 ²	PFT22523H25 ² PFT2254FH25 ²	PFT22523H250 ³ PFT2254FH250 ³
		400W HPS	Type II/III Type IV	PFT24023H25 ² PFT2404FH25 ²	PFT24023H25 ² PFT2404FH25 ²	PFT24023H250 ³ PFT2404FH250 ³
	30' Pole	250W HPS	Type II/III Type IV	PFT22523H30 ³ PFT2254FH30 ³	PFT22523H309 ⁴ PFT2254FH309 ⁴	PFT22523H300 ⁵ PFT2254FH300 ⁵
		400W HPS	Type II/III Type IV	PFT24023H30 ³ PFT2404FH30 ³	PFT24023H309 ⁴ PFT2404FH309 ⁴	PFT24023H300 ⁵ PFT2404FH300 ⁵
Single Fixture 	15' Pole	150W PSMH	Type II/III Type IV	PFT11523P15 ² PFT1154FP15 ²	PFT11523P15 ² PFT1154FP15 ²	PFT11523P15 ² PFT1154FP15 ²
	20' Pole	250W PSMH	Type II/III Type IV	PFT12523P20 ² PFT1254FP20 ²	PFT12523P20 ² PFT1254FP20 ²	PFT12523P20 ² PFT1254FP20 ²
		320W PSMH	Type II/III Type IV	PFT13223P20 ² PFT1324FP20 ²	PFT13223P20 ² PFT1324FP20 ²	PFT13223P20 ² PFT1324FP20 ²
		400W PSMH	Type II/III Type IV	PFT14023P20 ² PFT1404FP20 ²	PFT14023P20 ² PFT1404FP20 ²	PFT14023P20 ² PFT1404FP20 ²
	25' Pole	250W PSMH	Type II/III Type IV	PFT12523P25 ² PFT1254FP25 ²	PFT12523P25 ² PFT1254FP25 ²	PFT12523P25 ² PFT1254FP25 ²
		320W PSMH	Type II/III Type IV	PFT13223P25 ² PFT1324FP25 ²	PFT13223P25 ² PFT1324FP25 ²	PFT13223P25 ² PFT1324FP25 ²
		400W PSMH	Type II/III Type IV	PFT14023P25 ² PFT1404FP25 ²	PFT14023P25 ² PFT1404FP25 ²	PFT14023P25 ² PFT1404FP25 ²
	30' Pole	250W PSMH	Type II/III Type IV	PFT12523P30 ³ PFT1254FP30 ³	PFT12523P30 ³ PFT1254FP30 ³	PFT12523P300 ⁴ PFT1254FP300 ⁴
		320W PSMH	Type II/III Type IV	PFT13223P30 ³ PFT1324FP30 ³	PFT13223P30 ³ PFT1324FP30 ³	PFT13223P300 ⁴ PFT1324FP300 ⁴
		400W PSMH	Type II/III Type IV	PFT14023P30 ³ PFT1404FP30 ³	PFT14023P30 ³ PFT1404FP30 ³	PFT14023P300 ⁴ PFT1404FP300 ⁴
Dual Fixture 	15' Pole	150W PSMH	Type II/III Type IV	PFT21523P15 ² PFT2154FP15 ²	PFT21523P15 ² PFT2154FP15 ²	PFT21523P15 ² PFT2154FP15 ²
	20' Pole	250W PSMH	Type II/III Type IV	PFT22523P20 ² PFT2254FP20 ²	PFT22523P20 ² PFT2254FP20 ²	PFT22523P20 ² PFT2254FP20 ²
		320W PSMH	Type II/III Type IV	PFT23223P20 ² PFT2324FP20 ²	PFT23223P20 ² PFT2324FP20 ²	PFT23223P20 ² PFT2324FP20 ²
		400W PSMH	Type II/III Type IV	PFT24023P20 ² PFT2404FP20 ²	PFT24023P20 ² PFT2404FP20 ²	PFT24023P20 ² PFT2404FP20 ²
	25' Pole	250W PSMH	Type II/III Type IV	PFT22523P25 ² PFT2254FP25 ²	PFT22523P25 ² PFT2254FP25 ²	PFT22523P250 ³ PFT2254FP250 ³
		320W PSMH	Type II/III Type IV	PFT23223P25 ² PFT2324FP25 ²	PFT23223P25 ² PFT2324FP25 ²	PFT23223P250 ³ PFT2324FP250 ³
		400W PSMH	Type II/III Type IV	PFT24023P25 ² PFT2404FP25 ²	PFT24023P25 ² PFT2404FP25 ²	PFT24023P250 ³ PFT2404FP250 ³
	30' Pole	250W PSMH	Type II/III Type IV	PFT22523P30 ³ PFT2254FP30 ³	PFT22523P309 ⁴ PFT2254FP309 ⁴	PFT22523P300 ⁵ PFT2254FP300 ⁵
		320W PSMH	Type II/III Type IV	PFT23223P30 ³ PFT2324FP30 ³	PFT23223P309 ⁴ PFT2324FP309 ⁴	PFT23223P300 ⁵ PFT2324FP300 ⁵
		400W PSMH	Type II/III Type IV	PFT24023P30 ³ PFT2404FP30 ³	PFT24023P309 ⁴ PFT2404FP309 ⁴	PFT24023P300 ⁵ PFT2404FP300 ⁵

Refer to In Stock Guide for availability.

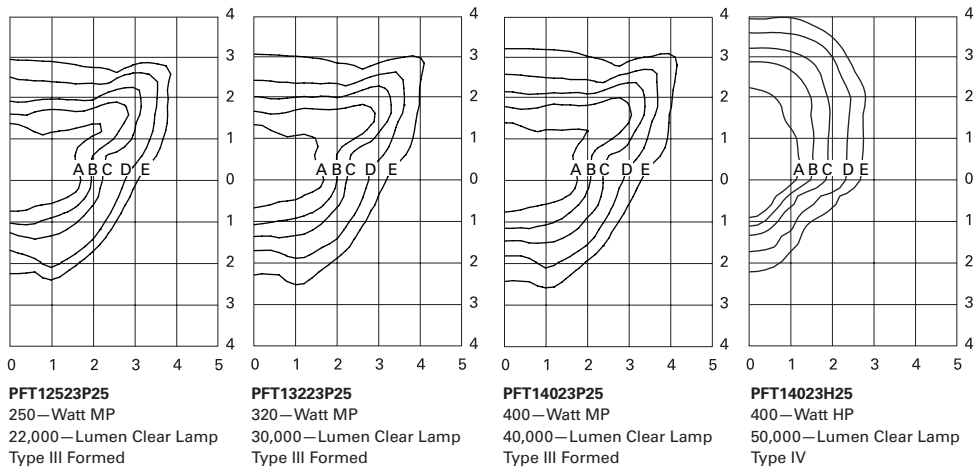
NOTES: 1 0 or 9 are noted where needed to designate a heavier gauge pole.

2 Supplied with 4A Square Straight Steel shaft (SSS), anchor bolts (AB1), template (TMP1) Hardware and base cover. 15' combo SSS4A15SFM4, 20' combo SSS4A20SFM4 and 25' combo SSS4A25SFM4.

3 Supplied with 5A Square Straight Steel shaft (SSS), anchor bolts (AB1), template (TMP1) Hardware and base cover. 25' combo SSS5A25SFM4 and 30' combo SSS5A30SFM4.

4 Supplied with 5M Square Straight Steel shaft (SSS), anchor bolts (AB1), template (TMP1) Hardware and base cover. 30' combo SSS5M30SFM4.

5 Supplied with 6M Square Straight Steel shaft (SSS), anchor bolts (AB3), template (TMP2) Hardware and base cover. 30' combo SSS6M30SFM4.



Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06

DESCRIPTION

The IMPACT Elite Quarter Sphere cutoff wall luminaire makes an ideal complement to site design. Rugged construction and full cutoff classified optics provide facade and security lighting for light restricted zones surrounding schools, office complexes, apartments, and recreational facilities. U.L. and cUL Listed for wet locations in down mount applications and damp locations in up mounted applications.

SPECIFICATION FEATURES

Construction

Two-piece die-cast aluminum housing and removable hinged door frame nests securely for precise tolerance control and repeatability. Hinged door frame inset for clean mating with housing surface and secured via two [2] captive stainless steel fasteners. Optional tamper resistant torx head fasteners [TR] offer vandal resistant access to the electrical compartment. 1/8" clear, heat and impact resistant tempered flat glass lens combined with molded silicone gasket to seal the integrated optical assembly while ensuring peak optical performance.

Electrical

Integral hard mount electrical components are secured and grounded within the die-cast aluminum housing for optimal heat sinking and extended component life. Minimum starting temperatures are -40°C (-40°F) for

HPS and -30°C (-22°F) for MP. Compact fluorescent luminaires feature electronic universal 120-277V high efficiency 50/60Hz ballast with -18°C (-0°F) minimum starting temperature. Available in 50-175W HID or 26-84W CF. Emergency power pack available for 26-64W CF.

Optical

Premium anodized 95% reflective aluminum optical assemblies provide high efficiency Type II distribution. Optional silk screened house side flat glass shield provides decreased wall brightness. All Impact Elite Wall Series luminaires classify as IESNA full cutoff in downlight applications.

Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" system for fast

installation and mounting in both traditional downlighting [wet location] or inverted uplighting [damp location] mounting positions. Secured via two [2] captive corrosion resistant allen head set screws concealed from view, but accessible from bottom of fixture.

Finish

Housing and door are protected with 5-stage premium TGIC polyester powder coat paint. Premium TGIC powder coat finishes withstand extreme climate changes while providing optimal color and gloss retention over the fixture's installed life. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult McGraw-Edison Architectural Colors Brochure for complete selection.



ISS IMPACT ELITE QUARTER SPHERE

50 - 175W

Pulse Start Metal Halide

Metal Halide

High Pressure Sodium

26 - 84W

Compact Fluorescent

FULL CUTOFF
WALL MOUNT LUMINAIRE

**DARK SKY
COMPLIANT** **FCO**
Full Cutoff

NOTE: In downlight applications only.

TECHNICAL DATA

UL1598 Listed, CUL Listed
25°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
Down Mounted—Wet Location
Up Mounted—Damp Location

ENERGY DATA

High Reactance Ballast Input Watts

50W HPS HPF (66 Watts)
50W MH HPF (72 Watts)
70W HPS HPF (91 Watts)
70W MH HPF (90 Watts)
100W HPS HPF (130 Watts)
100W MH HPF (129 Watts)
150W HPS HPF (190 Watts)
150W MH HPF (185 Watts)

CWA Ballast Input Watts

175W MH HPF (210 Watts)

Electronic Ballast Input Watts

26W CF HPF (29 Watts)
32W CF HPF (36 Watts)
42W CF HPF (46 Watts)
52W CF HPF (55 Watts)

SHIPPING DATA

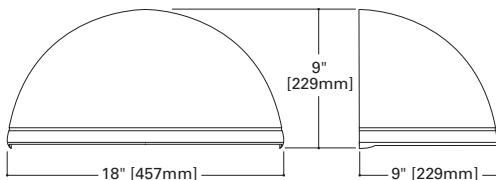
Approximate Net Weight:

18 lbs. (8 kgs.)

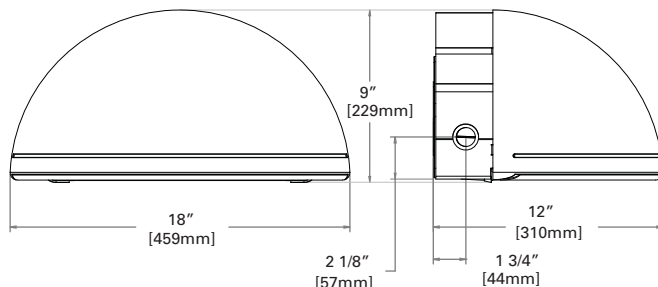


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STANDARD DIMENSIONS

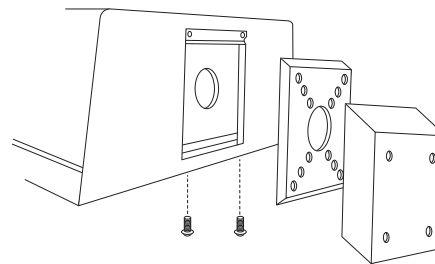


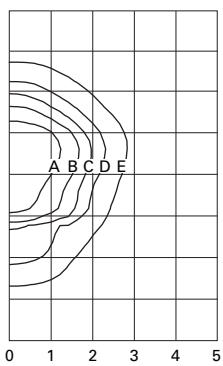
DIMENSIONS WITH BACK BOX



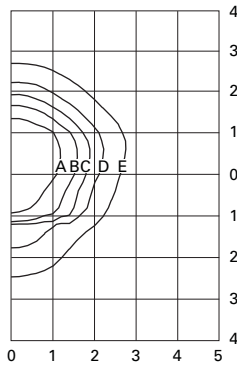
HOOK-N-LOCK MOUNTING

(Mounting attachment included. J-Box not included.)

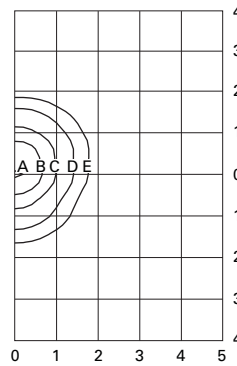


PHOTOMETRICS (Complete IES files available at www.cooperlighting.com)

ISS-150-MP-XX-2S
150—Watt MP
14,000—Lumen Clear Lamp



ISS-150-HPS-XX-2S
150—Watt HP
16,000—Lumen Clear Lamp



ISS-42-CF-XX-2S
42—Watt CF
3,200—Lumen Lamp

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
150-MP / 150-HPS					
10'	7.20	2.88	1.44	0.72	0.29
12'	5.00	2.00	1.00	0.50	0.20
14'	3.65	1.46	0.73	0.37	0.07
42-CF					
18'	2.46	1.23	0.62	0.25	0.12
20'	2.00	1.00	0.50	0.20	0.10
25'	1.28	0.64	0.32	0.13	0.06

ORDERING INFORMATION

Sample Number: ISS-150-MP-120-2S-BZ

Product Family ISS=Impact Elite Small Quarter Sphere	Lamp Wattage ¹ MP 50=50W ² 70=70W ² 100=100W 150=150W HPS 50=50W ² 70=70W ² 100=100W 150=150W MH 175=175W ¹ CF 26=(1) 26W 32=(1) 32W 42=(1) 42W 52=(2) 26W 64=(2) 32W 84=(2) 42W	Lamp Type MP =Pulse Start Metal Halide HPS =High Pressure Sodium MH =Metal Halide ¹ CF =Compact Fluorescent Voltage ³ 120=120V 208=208V 240=240V 277=277V 347=347V 480=480V DT =Dual-Tap ⁴ MT =Multi-Tap ⁴ TT =Triple-Tap ⁴ E1 =Electronic (120-277V) ⁵	Distribution 2S=Type II Segmented Colors [add as suffix] AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White	Options F =Single Fuse, Specify Voltage (120, 277, or 347V) ⁶ FF =Double Fuse, Specify Voltage (208, 240 or 277V) ⁶ P =Button Photocontrol (120, 208, 240 or 277V) ⁶ L =Lamp Included TR =Tamper Resistant Fasteners HS =House Side Shield Glass ⁵ PL =Polycarbonate Lens ^{5, 7} Q =Quartz Restrike (1) T4 Lamp ⁸ EM =Emergency Quartz Restrike (1) T4 Lamp with Time Delay Relay ⁸ EM/SC =Emergency Separate Circuit (1) T4 Lamp ^{8, 9} QMR =Quartz Restrike (1) MR16 Lamp ^{8, 10} EMMR =Emergency Quartz Restrike (1) MR16 Lamp with Time Delay Relay ^{10, 11} EM/SC/MR =Emergency Separate Circuit (1) MR16 Lamp ^{9, 11, 12} 2EM/SC/MR =Emergency Separate Circuit (1) MR16 Lamps ^{9, 11, 12} EM/SC/12V =Emergency Separate Circuit 12V Low Voltage (1) MR16 Lamp ^{9, 13} EMI40-XXX =Emergency Cold Temperature (UL924 Listed) Power Pack -18°C/0°F, (1) CF Lamp ¹⁴ CFEM-XXX =Emergency CF Power Pack (UL924 Listed) (1) CF Lamp. 0°C/32°F ¹⁵ 2EM140-XXX =Emergency Cold Temperature power pack (UL924 listed), -18°C/0°F, (2) CF Lamps with Back Box matching housing finish ^{14, 16} 2CFEM-XXX =Emergency CF power pack (UL924 listed) 0°C/32°F, (2) CF Lamps, with Back Box matching housing finish ^{15, 17}	Accessories ¹⁸ MA1256-XX =Thruway back box - Impact Elite Quarter Sphere	

Notes:

- HID lamps are medium base. 175W MH is available for non-U.S. markets only.
- Not available with 480V.
- Products also available in non-US voltages and 50HZ for international markets. Consult your Cooper Representative for availability and ordering information.
- Dual-tap ballast is 120/277V wired 277V. Multi-tap is 120/208/240/277V wired 277V. Triple-tap ballast is 120/277/347V wired 347V.
- Available with CF Option only. In cold temperatures, compact fluorescent lamps produce lower illumination levels.
- Must specify voltage.
- Down lighting position only.
- (1) 120V Lamp, 100W maximum quartz lamp. Utility power may need to cycle to allow HID lamp to cool in warm climates. Not available with CF Option. Lamp supplied by others.
- Leads out of the back of the unit to auxiliary power.
- Not available with CF lamps.
- (1) or (2) 120V Lamps. GU10 base, 50W maximum each. Lamps supplied by others.
- Not Available with 52, 64, 84 CF wattages.
- (1) or (2) 12V bi-pin lamp, socket GU5.3 base, 35W maximum. Power supplied by low voltage DC source (supplied by others). Lamps supplied by others.
- Specify 120 or 277V, (-18°C) minimum temperature.
- Specify 120 or 277V, (0°C) minimum temperature.
- Not available in 84CF configuration.
- Available in 52CF only.
- Order separately. Replace "XX" with color designation.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF
CREVE COEUR TO REZONE LAND FROM "C" SINGLE-FAMILY
RESIDENTIAL DISTRICT TO "GC", GENERAL COMMERCIAL,
AUTHORIZING THE INSTALLATION OF ONE (1) FIRE HYDRANT, AND
APPROVING THE SITE DEVELOPMENT PLAN FOR THE PROPERTY
ADDRESSED AS 11122 OLIVE BOULEVARD.**

WHEREAS, an application was made by Andrew Brown, of Brownstone Properties, LLC to rezone 11122 Olive Boulevard (formerly the Rose Hill Masonic Temple) from "C" Single Family Residential District to "GC" General Commercial District, for the use as a Goddard School for Early Childhood Development; and

WHEREAS, in accordance with Section 405.1080 of the Zoning Ordinance, the applicant has submitted a site development plan for the subject property, addressed as 11122 Olive Boulevard, to the Division of Planning; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, October 17, 2011, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application; and

WHEREAS, notice of said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the rezoning, subject to conditions, at its meeting on October 17, 2011; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that rezoning the property would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in good zoning practice;

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: The Official Zoning Map of the City of Creve Coeur shall be amended to rezone the property addressed as 11122 Olive Boulevard from "C" Single Family Residential District to "GC" General Commercial District, subject to the conditions stated herein, which property is more specifically described as follows:

A tract of land in U.S. Survey 1962, Township 45 North - Range 5 East, St. Louis County, Missouri and being more particularly described as:

Beginning at a point in the Northwest line of Lot 35 of "Wir-Don Meadows", a subdivision according to the plat thereof recorded in Plat Book 69 page 21 of the St. Louis County records, being the Easternmost corner of property described in deed to The Rossana M. Molina Revocable Living Trust, recorded in Book 12842 page 2439 of the St. Louis County records; thence Northwestwardly along the Northeast line of said Molina property North 30 degrees 45 minutes 00 seconds West 311.48 feet to a point in the Southeast line of Olive Boulevard, as widened by instrument recorded in Book 5554 page 372 of the St. Louis County records; thence Northeastwardly along said Southeast line of Olive Boulevard, as widened, North 59 degrees 10 minutes 11 seconds East 220.48 feet and along a curve to the right whose radius point bears South 31 degrees 51 minutes 44 seconds East 1389.11 feet from the last mentioned point, a distance of 24.95 feet to its intersection with the West line of property described in Parcel 2 of deed to 11100 Olive, LLC recorded in Book 18684 page 1218 of the St. Louis County records; thence Southwardly along the West line of said 11100 Olive, LLC property South 23 degrees 51 minutes 00 seconds East 164.28 feet and South 7 degrees 45 minutes 00 seconds East 161.88 feet to a point in the Northwest line of Lot 34 of aforesaid "Wir-Don Meadows"; thence Southwestwardly along the Northwest line of Lots 34 and 35 of said "Wir-Don Meadows" South 59 degrees 16 minutes 01 second West 162.43 feet to the point of beginning and containing 1.544 acres according to a survey by Volz Incorporated during August, 2011.

Section 2: As required by Section 405.1080 of the Zoning Ordinance, the approval of said rezoning request is subject to the property being developed in accordance with the site development plan, as further revised as required and approved by the City of Creve Coeur, and subject to the following additional conditions:

1. The development of the site shall be in substantial conformance with: the Site Development Plan, prepared by Volz, Inc., and revised October 7, 2011; the Planting Plan, prepared by Landscape Technologies, Inc. and dated October 12, 2011; the Elevations, prepared by David W. Dial Architects, P.C., and issued September 28, 2011; and the Photometrix drawing, prepared by David W. Dial, P.C., and issued October 7, 2011, (collectively referred to as "The Site Development Plans") except as follows:
 - a. The Site Development Plans shall be revised to include a sidewalk that meets with the recommendations of the City of Creve Coeur Pedestrian Plan, unless otherwise directed by the Missouri Department of Transportation (MoDOT).
 - b. The Site Development Plans shall be revised to meet with the intent of the "green line" park along the Olive Boulevard frontage identified by the City of Creve Coeur Comprehensive Plan and Design Guidelines, subject to the review and approval of the Planning Commission upon the recommendation of the Director of Community Development. The Director shall not forward a recommendation without the written acceptance of the MoDOT.
 - c. The Site Development Plans shall be revised to include a low wall or hedge along the south edge of the rear parking lot, subject to the review and approval of the Director of Community Development. The wall height or height of the hedge at planting shall be no less than thirty inches (30") above the adjacent grade.
 - d. The Site Development Plans shall be revised to indicate that the trash enclosures shall be of materials consistent with the existing buildings.
 - e. The Site Development Plans shall be revised to include permanent curbs along all parking areas and travel lanes.

BILL NO. _____

ORDINANCE NO. _____

2. The applicant shall submit site improvement plans in conformance with The Site Development Plans, as amended, to the Division of Planning for review and approval prior to issuance of a building permit.
3. The applicant shall provide a final landscape plan with the site improvement plan to the Division of Planning for review and approval in conformance with Section 405.540 of the Zoning Ordinance. The final landscape plan shall also be in substantial conformance with The Site Development Plans, as amended.
4. An underground irrigation system shall be installed and maintained to serve new landscaped areas identified on The Site Development Plans.
5. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
6. The applicant shall submit final building plans to the Building Department for review and approval, as required by Title V of the Municipal Code. The final building plans shall be in substantial conformance with The Site Development Plans, as amended.
7. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
8. The applicant shall provide written acceptance by the Missouri Department of Transportation of the proposed Olive Boulevard access and any modifications to Olive Boulevard prior to the issuance of any building permits for the project.
9. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved pursuant to Section 405.1080 of the Zoning Code.

Section 3: The Missouri American Water Company shall, in accordance with the terms of franchise contract, Ordinance No. 165, between the City of Creve Coeur and the Missouri American Water Company, install one (1) public fire hydrant in the City of Creve Coeur at the following location, to-wit:

One (1) new public fire hydrant approximately 500 feet east of Renee Lane on the south side of Olive Boulevard.

SECTION 4: All of said work for the new fire hydrant shall be done under the supervision of the City Council or its proper representative, and for the purpose of this ordinance, the Missouri American Water Company is hereby given permission to make all necessary excavations for the proper execution of said work.

SECTION 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter and the conditions stated above.

ADOPTED THIS ____ DAY OF _____, 2011.

TARA NEALEY
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2011.

BILL NO. _____

ORDINANCE NO. _____

HAROLD DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK

From: [Jerry Brooks](#)
To: [Kelly Whitney](#)
Subject: Request for Rezoning of 11122 Olive Boulevard from "C" Single-Family Residential to "GC" General Commercial
Date: Tuesday, October 04, 2011 12:51:04 PM

Ms. Kelly,

I would like to state that I am in favor of the rezoning of 11122 Olive for use as a Goddard School development. As parents of a one year old daughter, my wife and I spent a considerable amount of time researching daycare options. We are interested in the location of the proposed Goddard School because it is within the Ladue School District boundaries. The daycare our daughter currently goes to does not have any children she would be continuing to kindergarten with. We feel that an Early Childhood School in our school district would improve the likelihood that our daughter will begin kindergarten with children from her daycare.

Thank you,

Jerry Brooks
150 Executive Estates Dr.
Creve Coeur, MO 63141