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AGENDA

PLANNING AND ZONING COMMISSION MEETING

CITY OF CREVE COEUR, MISSOURI

MONDAY, AUGUST 6, 2012

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 communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. and/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) 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 from the meeting of July 16, 2012.

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 limit comments to three minutes and to complete a speaker card.

5. UNFINISHED BUSINESS

A. #12-018: Application for approval of a master sign plan for the Saul Mirowitz and B'nai Amoona Campus at 324 S. Mason Road.

Applicant: Patty Bloom
Director of Admissions and Marketing
Saul Mirowitz Jewish Community School

6. NEW BUSINESS

A. PUBLIC HEARING #12-019: Application for subdivision and rezoning from "C" Single-Family Residential to "GC" General Commercial and site development plan for the development of a Goddard School for Early Childhood Development at 11224 Olive Boulevard.

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

B. PUBLIC HEARING #12-021: Application for a new conditional use permit for China King Restaurant located at 12784 Olive Boulevard within the Schnucks Bellerive Plaza Shopping Center.

Applicant: Xiao Bin Chen
China King
12784 Olive Boulevard
Creve Coeur, MO 63141

Applicant's Representative: Ned Amos
Cardinal Plumbing and Construction
10452 Willowdale Dr.
Saint Louis, MO 63146

C. PUBLIC HEARING #12-022: Application for the subdivision and conditional use permit of an assisted living facility for the Spectrum Retirement Communities for the property located at 693 Decker Lane.

Applicant: Spectrum Retirement LLC
200 Spruce Street, Suite 200
Denver CO, 80230

Applicant's Representative: Paul Boyer
Civil Engineering Design Consultants, Inc.
11402 Gravois Rd., Suite 100
St. Louis, MO 63126

7. WORK AGENDA

A. Discussion of SIC to NAICS use coding for residential districts.

8. OTHER BUSINESS

A. Planning Division Report
B. City Attorney Report

9. ADJOURNMENT

Posted: _____
Julie Lowery
Planning Division Assistant

CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, JULY 16, 2012
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, July 16, 2012, 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***
Dr. Michael Barton
Mr. Gary Eberhardt
Mr. James Faron
Ms. Cynthia Kramer
Mr. Jim Schnarr

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

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

The Agenda was accepted as written.

3. APPROVAL OF MINUTES

Draft Minutes of July 2, 2012
Mr. Faron moved approval of the draft minutes as written. Mr. Eberhardt seconded the motion which carried unanimously.

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. PUBLIC HEARING
Application #12-001: Comprehensive Sign Code Revisions.

Applicant/Agent: Paul Langdon, AICP
Director of Community Development
City of Creve Coeur

Mr. Langdon, Director of Community Development, on behalf of the City of Creve Coeur, addressed the Commission about what staff tried to accomplish with the changes they are proposing. Mr. Langdon explained to the Commission the purpose was to simplify how standards are applied not an effort to affect the amount of signage or content. Mr. Langdon also let the Commission know the code revisions are not done and all input can affect the outcome.

Mr. Langdon presented a PowerPoint presentation to the Commission. The presentation highlighted specific examples of signs in the City and how the current code is written to make these signs compliant with current standards. Mr. Langdon also went over the history of Creve Coeur's Sign Plan and Master Sign Plan. Mr. Langdon continued to speak to the Commission about the conflicts that occur while trying to revise the sign code and what is allowable.

There was also discussion around buildings only being identified by their numerical address on the physical building, and ground floor tenants in multi-story buildings will still get a wall sign. Mr. Langdon also stated the common sign plan has been eliminated, but old ones continue as pre-existing signs.

In conclusion, Mr. Langdon would like to move forward by further refining the code as needed and return to the Planning Commission for more review and a vote, which would result in the code being moved to City Council.

Mr. Schnarr asked if the fire protection district has sign regulations for addresses and Mr. Langdon replied yes, they do.

There was also discussion around real estate signs and if they have a monument sign will property owners be able to post a separate "For Lease" sign. Mr. Eberhardt wondered why we could not treat commercial property signs like election signs. Mr. Langdon replied it is an option, but the question lies in why the City redrafted the multi-tenant real estate signs a few years ago. Specifically, so-called temporary signs end up being permanent signs, in effect, and then visual clutter issues arise.

Mr. Gene Rovak, 766 Gascogne Drive, representing the Creve Coeur – Olivette Chamber of Commerce, stated it is appreciated that the City is trying to simplify the code is trying to balance the constraints. The Chamber believes the City is correct in distancing itself from governing content. Mr. Rovak then read a letter from the Chamber and submitted it for the record and supplied it to the Commission. It indicated things that are important to the Chamber. Mr. Rovak pointed out the list of concerns in the letter is not all-inclusive but it does identify the scope and extent of the changes which appear to be somewhat extreme. In

addition to the letter, Mr. Rovak stated with or without the ability to properly or effectively advertise or market vacant properties, Chamber members and property managers will be unable to attract new tenants.

Ms. Celeste Rueter, Director, St. Louis Association of Realtors, 12777 Olive Boulevard, on behalf of their 7,000 members, support the views expressed in the letter read by Mr. Rovak. Ms. Rueter did want to expand on a few points, stating their members, both commercial and residential, believe the proposed changes would inhibit them from doing their jobs. Secondly, the association's attorney is of the opinion that the changes regarding real estate signage are unnecessary. Lastly, Ms. Rueter pointed out the Commission had letters directly from realtor members, and submitted them for the record.

Dr. Michael Barton excused himself from the meeting at 7:55pm.

Mr. Tom Stern, 233 Brooktrail Court, resident of Creve Coeur for 28 years, and President of Solon Gershman Commercial Real Estate, Inc., explained his company leases and provides maintenance for more than a dozen properties in Creve Coeur. Mr. Stern stated the majority of new tenants are brought to them because of signage and to limit them would adversely affect both the real estate companies and the property owners. Mr. Stern also said he thought to revise the code was fine, but to eliminate real estate signs and "for lease" signs would negatively affect property values in the City of Creve Coeur.

Mr. David Caldwell, 257 Brooktrail Court, responded in opposition of the Chamber's sentiments. Mr. Caldwell also shared an anecdotal story about Santa Barbara, California and their lack of signs.

Mr. Stephen Kling, attorney with Jenkins & Kling, P.C., 150 North Meramec Avenue, Clayton, MO 63105, made procedural comments, stating he is the attorney for the Chamber of Commerce as well as the Hutkin Development Company and just wanted to confirm their letters were to be made part of the public record. Secondly, Mr. Kling wanted to make sure that if anyone had any questions in regards to the Hutkin Development letter, he would be happy to answer.

Mr. Tom Ray, office leasing agent for CBRE, Inc., stated Creve Coeur is the core of his office leasing practice. Mr. Ray addressed concerns with removing the two signs for corner lot buildings, stating removing this amenity is depriving the purchaser of something they paid for and believes it should be grandfathered in as part of the code revisions. Mr. Ray also spoke in favor of leasing signs and complimented the enhancements made to monument signs and recommends little change in that area.

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

Chairman Madden said the Commission will take all response and comments in consideration and have some responses by the next Planning and Zoning meeting.

Mr. Faron motioned to continue Application #12-001 to the meeting of August 20, 2012 to allow staff to incorporate the comments of the Planning Commission and public as appropriate. Ms. Kramer seconded the motion with resultant vote as follows:

Mr. Eberhardt – aye Mr. Faron – aye Ms. Kramer – aye
Mr. Schnarr – aye Chair - aye

B. PUBLIC HEARING
Application #12-018: Request for approval of a Master Sign Plan for the Congregation B'Nai Amoona & Saul Mirowitz Jewish Community School Campus at 324 S. Mason Road.

Applicant/Agent: Patty Bloom
Director of Admissions and Marketing
Saul Mirowitz Jewish Community School
Applicant's Representative: Andy Hrdlicka
Summit Sign and Graphics
330 Southport Drive
Columbia, IL 62236

Ms. Whitney Kelly, City Planner, presented the application submitted by Saul Mirowitz Jewish Community School, for a Master Sign Plan. Ms. Kelly explained they are seeking a new wall sign, 10 light pole banners located in the south parking lot, replacement of an existing parking directional sign on Mason Road, and maintenance of the existing sign and low ground sign. Staff finds that all the signs are in competition with each other, are not compliant with the City's Comprehensive Plan nor the design guidelines, and therefore does not recommend approval of this request.

Ms. Kramer disclosed, for the record, that she is a longstanding member of the Congregation B'Nai Amoona and believes that the Mirowitz School is what is really being presented and looked at, and that she is not connected with it.

Mr. Mark Bluestone, Board Member of the Saul Mirowitz Jewish Community School, addressed the Commission stating B'Nai Amoona and Saul Mirowitz School are two different organizations. Saul Mirowitz Jewish Community School is a tenant of B'Nai Amoona, making them different organizations, different missions, different boards, and serving different clients. That being said, what B'Nai Amoona and the school are proposing is to try and provide each organization with its own identity represented through its parking directional signs. Mr. Bluestone gave an illustrated presentation and pointed out B'Nai Amoona is willing to give up one of their signs at one of the entrances. As for the on-building sign, Mr. Bluestone stated that, while the building is in a residential area, the site is large and surrounded by trees, thus making the sign only visible once one pulls into the campus. Addressing the parking lot signage, Mr. Bluestone feels it will not affect the homes around the campus.

Mr. Eberhardt asked why Saul Mirowitz School could not create a sign similar to the existing B'Nai Amoona sign, but with their information on it. Mr. Bluestone replied, by being a tenant on such a large campus, they wanted to be able to represent the uniqueness of their organization and not be forced into the identity of an existing, unrelated organization.

Ms. Kramer asked Ms. Kelly what made this request fall under the Master Sign Plan. Ms. Kelly explained the original sign permit application included a wall sign that is larger than

what the code allows. In response, staff advised the school that they would have to modify their permit applications or they could pursue a Master Sign Plan.

Mr. Carl Lumley, City Attorney, asked if the existing campus has a Master Sign Plan, and Ms. Kelly replied no they do not. Mr. Lumley then asked if there was a representative that can explain whether the school's lease is specific just to the building with access paths or does it parcel the real estate into two components. Mr. Michael Samis, Executive Director, B'Nai Amoona, 324 South Mason Road, explained that it is a land lease only on the property; however they do share in the common area of maintenance. Saul Mirowitz pays a percentage based on square footage of the total campus.

Mr. Faron asked about signage on Conway Road and Ms. Kelly replied that such signs would be located off-site because the property does not include Conway frontage, only a leased access drive, and the City does not allow off-site signage.

Chairman Madden asked the applicant if they would like another chance to meet with Staff and work on a compromise for the sign plan. Mr. Bluestone stated they would like to do so.

Mr. David Caldwell, 257 Brooktrail Court, spoke in favor of the applicant's request.

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

Mr. Faron moved to recommend deferral of the Master Signage Plan for the B'Nai Amoona/Saul Mirowitz Campus, submitted with Application #12-018, until the August 6th meeting date to allow the applicant to address the concerns raised in the staff report for the meeting of July 16, 2012. Mr. Eberhardt seconded the motion with resultant vote as follows:

Mr. Eberhardt – aye	Mr. Faron – aye	Ms. Kramer – aye
Mr. Schnarr – aye	Chair - aye	

C. Application #12-020: Request for approval of the Site Development Plan for Missouri Baptist University Bookstore, and additional parking along Dink Marler Drive.

Applicant/Agent: Ken Revenaugh
Senior VP Business Affairs
One College Park Drive
Saint Louis, MO 63141

Applicant's Representative: Rick Keisker
Ittner Architects
611 N. 10th Street
Saint Louis, MO 63101

Mr. Greg Goebel, Director, Ittner Architects, presented an illustration of the site development plan for an addition to the library building for a new bookstore and 36 additional parking spaces along Dink Marler Drive.

Mr. Faron motioned to approve the site development plan for the addition to the library building or a new campus bookstore, and 36 parking spaces along Dink Marler Drive, subject

to the conditions listed in the staff report on Application #12-020 for the meeting of July 16, 2012, adding landscaping as approved by the Zoning Administrator based on the south elevation drawings, as presented at the meeting, but removing the requirement for adding the architectural details on the south elevation as indicated in the staff report. Ms. Kramer seconded the motion with the resultant vote as follows:

Mr. Eberhardt – aye	Mr. Faron – aye	Ms. Kramer – aye
Mr. Schnarr – aye	Chair - aye	

7. WORK AGENDA

Mr. Paul Langdon, on behalf of Mr. Matt Wohlberg, City Engineer, explained to the Commission the draft stormwater master plan memo received on the dais this evening along with jump drives that contain supporting documents. Mr. Langdon asked the members to familiarize themselves with the draft report for discussion at an upcoming meeting.

8. OTHERBUSINESS

A. Planning Division Report

Mr. Langdon reported that, at the next meeting hopefully, something from Saul Mirowitz will be re-presented; Goddard School will be presenting a rezoning and site plan; Spectrum Retirement Communities will be proposing a new development for the vacant half of Summit Lofts; and there will be a request for a conditional use permit for a new restaurant at Bellerive Center.

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 9:10 p.m.

_____
Timothy Madden, Chair

_____
Julie Lowery, Recording Secretary

city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #12-018 FOR APPROVAL OF A MASTER SIGN PLAN FOR THE SAUL MIROWITZ & B'NAI AMOONA CAMPUS AT 324 S. MASON ROAD

FOR THE MEETING OF: August 6, 2012

LOCATION: 324 S. Mason Road

REQUEST: Congregation B'Nai Amoona and Saul Mirowitz Jewish Community School (formerly the Solomon Schechter Day School), has submitted a revised request for approval of a Master Sign Plan to allow for new signs on the campus that include new building sign for the school, and two new directional signs along Mason Road, replacing the existing signs.

ADDITIONAL INFORMATION: The 32.8 acre campus is located at 324 S. Mason Road (see attached map) at the northeast corner of S. Mason Road and Conway Road and is zoned "A" Single Family Residential District Section 405.950.6 Master Signage Plans allows for consideration of a comprehensive plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council for residentially-zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres.

Key Issues:
- Consistency in design, materials, and siting
- Visual clutter
- Protection of pedestrian and vehicular traffic safety from the proliferation of signs.

Comp. Plan References
- Design Guidelines

Zoning Code References
- Article VIII Sign Regulations
- 405.940 Signs in Residential Districts
- 405.950.6-Master Signage Plans

APPLICANT: Patty Bloom
Director of Admissions
and Marketing
Saul Mirowitz Jewish
Community School

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner — 8/3/2012 Date

ATTACHMENTS: Applicant's revised materials
Draft Ordinance
Staff Report from July 16, 2012 P & Z Commission Meeting

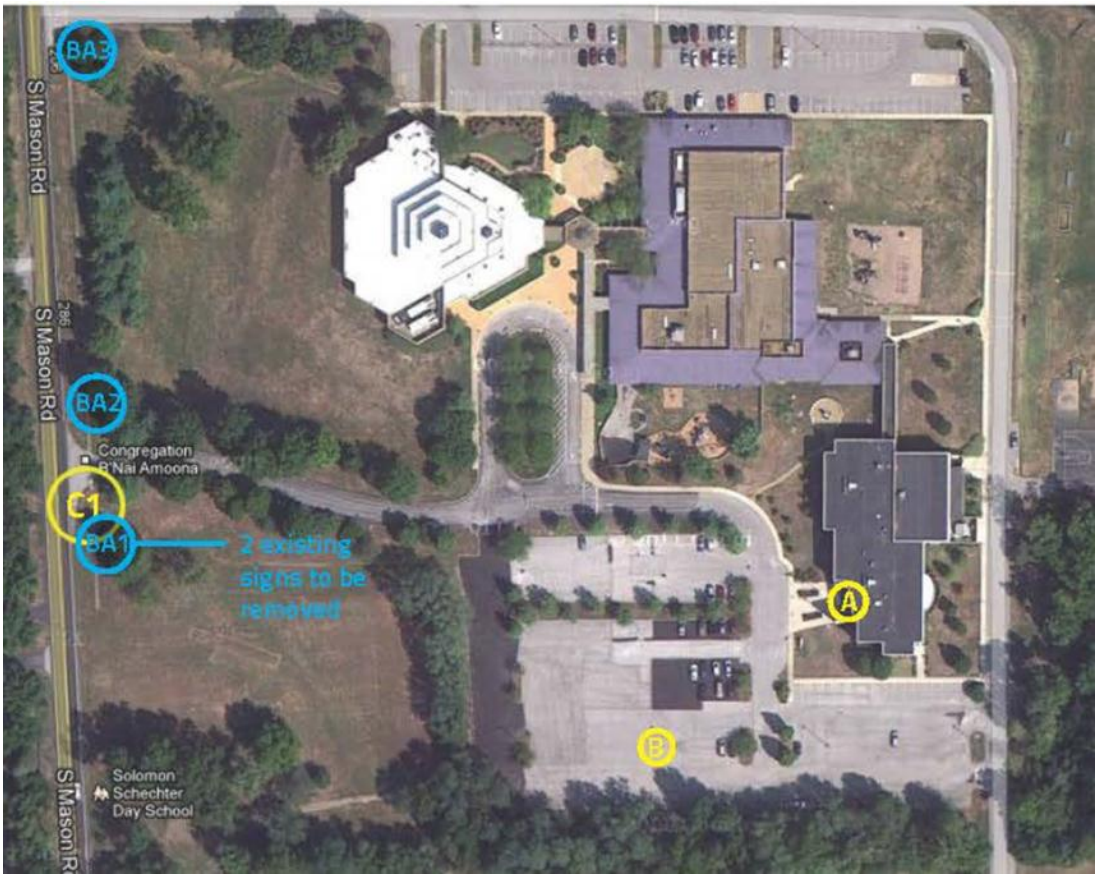
BACKGROUND

B'nai Amoona Congregation received approval for a site development plan and conditional use permit for the Solomon Schechter Day School in 1999. The 32.8 acre campus is located at 324 S. Mason Road at the northeast corner of S. Mason Road and Conway Road and is zoned "A" Single Family Residential District.

Saul Mirowitz Jewish Community School, which is leasing the former the Solomon Schechter Day School space, submitted a request for approval of a Master Sign Plan to allow for new signs on the campus. During the July 16th Planning and Zoning Commission meeting, Commission members continued the discussion to the August 6th, so that the applicant could revise the plan to address concerns with the proposal's lack of conformity with the zoning code requirements.

REVISED MASTER SIGN PLAN PROPOSAL

The applicants have revised the directional signage at the north, identified as BA3 in the prior plan, and south entrance, identified as C1 on the prior plan map below, along Mason Road to provide for a unifying design elements of the signs, and will not pursue the light-pole banners for the south parking lot.

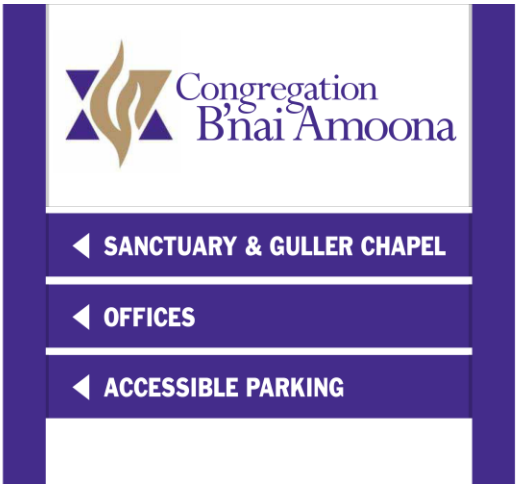


Map of sign locations at the B'Nai Amoona Congregation & Saul Mirowitz Jewish Community Day School

Therefore, the new signs include a 68.6 square-foot Saul Mirowitz sign placed over the entrance canopy of the school, and the 20 square-foot tag line for "Jewish Community School" attached to the face of the canopy (as pictured below).

Building Signage (A)

Two new 4 feet high, 15 square-foot, parking direction signs along Mason Road at the north and south entrances have been redesigned to appear as follows:



The existing ground sign for the B'nai Amoona along S. Mason Road, will remain.

CONCLUSION AND ACTION

With these changes, Staff find the request to be consistent with the intent of the Master Sign Plan, and the Design Guidelines, and requirements of Article VIII, Sign Regulations of the Zoning Ordinance. If the Commission members finds the attached draft ordinance to be in conformance with the purposes and regulations of the Zoning Code, it should vote on a recommendation to the City Council for approval. Action on the proposal will come in the form of a recommendation of approval, approval with conditions, or denial. The following is an example of an appropriate motion for this application:

> "I move to recommend approval of the Master Signage Plan for the B'Nai Amoona/Saul Mirowitz Campus, submitted with Application #12-018, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of August 6, 2012" (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.

SAUL MIROWITZ JEWISH COMMUNITY SCHOOL

- SCHOOL OFFICE
- B'NAI AMOONA SANCTUARY
- B'NAI AMOONA ECC

Congregation B'nai Amoona

- SANCTUARY & GULLER CHAPEL
- OFFICES
- ACCESSIBLE PARKING

BILL NO. _____ **ORDINANCE NO. _____**

AN ORDINANCE APPROVING A MASTER SIGNAGE PLAN PURSUANT TO SECTION 405.950.6 OF THE CITY OF CREVE COEUR'S CODE OF ORDINANCES FOR THE CONGREGATION B'NAI AMOONA AND SAUL MIROWITZ JEWISH COMMUNITY SCHOOL CAMPUS LOCATED AT 324 S. MASON ROAD

WHEREAS, an application was submitted by the Summit Sign and Graphics, on behalf of Saul Mirowitz Jewish Community School for a Master Signage Plan for the Congregation B'Nai Amoona and Saul Mirowitz Jewish Community School campus located on 324 S. Mason Road, pursuant to Section 405.950.6 of the City of Creve Coeur's Code of Ordinances, to include new signage throughout the campus; and

WHEREAS, the boundaries of the Master Signage Plan will be for the entire development including all existing and proposed signage as demonstrated in the Plan dated June 5, 2012 with revised parking direction signs received July 26, 2012; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on July 16, 2012, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, notice of said public hearing had previously been 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

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission reviewed and by an ____ vote recommended approval of the Plan subject to certain conditions at its meeting on Monday, August 6, 2012; and

WHEREAS, a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City 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 approving the Plan subject to certain conditions 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.

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

Section 1: A Master Sign Plan is approved for the Congregation B'Nai Amoona & Saul Mirowitz Jewish Community School campus pursuant to Section 405.950.6 in the "A" Single Family Residential zoning district whose legal description is as follows:

> Parcel Number 1:
> A tract of land In Section B, T 45N, R 5 E, being part of a larger tract conveyed to P. William Hoffman by deed recorded in Book 782, Page 292, SL Louis County Records and described as:

Beginning at a point in the eastern line of tract described by the above mentioned deed, distant N 01° 09' 00" W, 348.30 ft from Its Intersection with the northern line of Conway Road, 60 ft wide; thence along the eastern line of tract so convoyed, N 01° 09' 00" W, 720.55 ft to a point, hence along the western line of tract conveyed to said F. William Hoffman by above mentioned deed S 01° 09' 00" E, 869.56 ft to a point and thence S 89° 04' 00" E, 720.69 ft to the place of beginning.

Parcel Number 2:
A tract of land in Section b, T 45 N R 5 E, and being part of the larger tract conveyed to Leo Hoffman by deed recorded In Book 782, Page 291, SL Louis County Records, and described as:

Beginning at an Iron pipe in the eastern line of Mason Road, 40 ft wide, being In the northern line of the tract conveyed to Clarence WJ Hoffman and wife, by deed recorded In Book 3540, Page 2 of the SL Louis County Records; thence along the northern line of tract so conveyed, N 86° 42' 30" E, 335.08 ft to an iron pipe at northwestern comer of tract conveyed in last mentioned deed; thence along the east line of tract conveyed in last mentioned deed S 03° 17' 30" E, 260.00 ft. to the southeast comer thereof; thence N 86° 42' 30' E, 378.25 ft to a point In the eastern line of tract conveyed to Leo Hoffmann by the first above mentioned deed, thence along the east line of tract so conveyed N 0I° 09' 00” W, 869.56 ft. to a point; thence N 89° 29' 00" W, 286.20 ft to a concrete monument; thence N 00° 25' 00" W, 50.00 ft. to the southeast comer of tract conveyed to Ronald E. Hoffmann by deed recorded In Book 3544; Page 200 of the SL Louis County Records, and thence along the south line of tract so conveyed N 89° 29' 00" W, 463.57 ft to a concrete monument in the east line of Mason Road, 40 ft wide, and thence along said eastern line S 03° 17' 30" E, 708.64 ft to the place of beginning EXCEPTING THEREFROM the west 15.00 feet conveyed to ST. Louis County, MO for the widening of Mason Road by deed recorded In Book 7255, Page 2416.

Parcel Number 4:
A tract of land in Lot 2 of the Subdivision of Melvina Smith's Estate in the E 1/2 of the SE 1/4 of Section B, T .45 N, R 05 E, and described as follows:

Beginning at the northwest comer of said Lot 2; thence S 01° 09' 00" E, along the west line of said Lot 2, 815.97 ft to the northwest comer of a tract conveyed to Jacobs Bair by deed recorded In Deed Book 20, Page 436 of St. Louis County Records; thence S 88° 38' 00" E, along the north line of said Bair property, 104.38 ft to the northeast comer of said Bair property; thence N 01° 09' 00" W, along the northward north line of said Lot 2; thence N 89° 29' 00" W, along the north line of said Lot 2, 104.32 ft to the point of beginning.

Parcel Number 5:
A tract of land in Section B, T 45 N, R 05 E, St. Louis County, Missouri, and described as follows:

Beginning at a point in the eastern line of Mason Road, 40 ft wide, said point being the northwestern comer of property conveyed to Southern Missouri District Council of the Assemblies of God by deed recorded In Book 6711, Page 57 of the St. Louis County

Records; thence along said road line N 03° 17' 00" W, 270.00 ft to its intersection with the northern line of property conveyed to Clarence WJ Hoffmann and wide by deed recorded in Book 4574, Page 232 of the St. Louis County Records; thence along said Hoffmann's northern line N 86° 43" 00' E, 335.08 ft to the northeast comer thereof; thence along said Hoffmann's eastern line S 03° 17' 00" E, 260.00 ft to the southeastern comer thereof, said point being an angle point In the northern line of property conveyed to Southern Missouri District Council of the Assemblies of God, as aforementioned; thence along said northern line N 86° 43' 00" E, 28.42 ft to a point thence leaving said northern line and running S 03° 17' 00" E, 135.00 feet to a point; thence leaving said point and running S 86° 43' 00" W, 363.50 ft to a point in the eastern line of Mason Road, as aforementioned; thence along said road line N 03° 17' 00" W, 125.00 ft to the point of beginning.

SECTION 2: Such approval of the Master Signage Plan for the Congregation B'Nai Amoona & Saul Mirowitz Jewish Community School campus shall be subject to the following conditions:

1. The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
2. The applicant shall follow the Master Signage Plan as revised per the staff report for the August 6, 2012 Planning and Zoning Commission meeting for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
3. Light pole banners are not permitted.
4. No additional signage is allowed for the campus.

SECTION 3: The Master Signage Plan, and all components thereof, shall be as demonstrated on the Plan received by the Planning Department on June 11, 2012 except as modified by this Ordinance.

SECTION 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

_____
ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN, MRCC
CITY CLERK

city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
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APPLICATION TO PLANNING AND ZONING COMMISSION #12-018 FOR APPROVAL OF A MASTER SIGN PLAN FOR THE SAUL MIROWITZ & B'NAI AMOONA CAMPUS AT 324 S. MASON ROAD

FOR THE MEETING OF: July 16, 2012

LOCATION: 324 S. Mason Road

REQUEST: Congregation B'Nai Amoona and Saul Mirowitz Jewish Community School (formerly the Solomon Schechter Day School), has submitted a request for approval of a Master Sign Plan to allow for new signs on the campus that include light pole banners, new building sign, and directional signage. The 32.8 acre campus is located at 324 S. Mason Road (see attached map) at the northeast corner of S. Mason Road and Conway Road and is zoned "A" Single Family Residential District

ADDITIONAL INFORMATION: Section 405.950.6 Master Signage Plans allows for consideration of a comprehensive plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council for residentially-zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres.

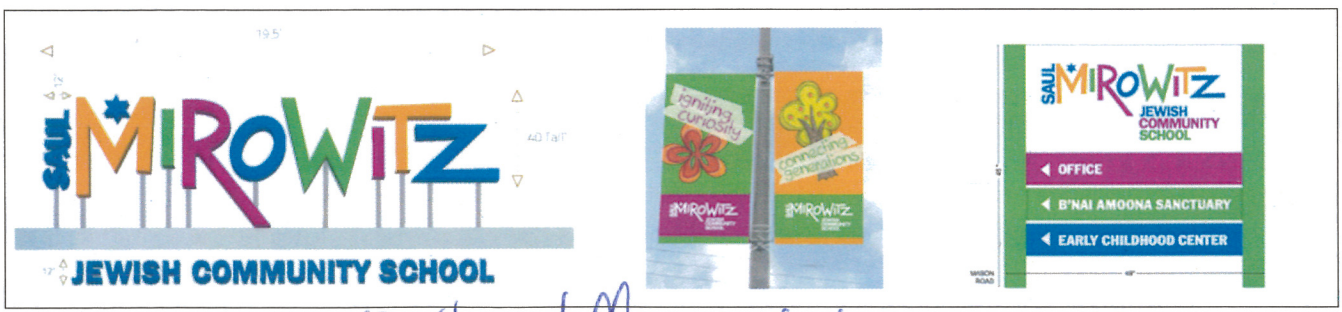
Key Issues:
- Consistency in design, materials, and siting
- Visual clutter
- Protection of pedestrian and vehicular traffic safety from the proliferation of signs.

Comp. Plan References
- Design Guidelines

Zoning Code References
- Article VIII Sign Regulations
- 405.940 Signs in Residential Districts
- 405.950.6-Master Signage Plans

APPLICANT: Patty Bloom
Director of Admissions and Marketing
Saul Mirowitz Jewish Community School

APPLICANT'S REPRESENTATIVE: Andy Hrdlicka
Summit Sign and Graphics
330 Southport Drive
Columbia, Illinois 62236



REPORT PREPARED BY: Whitney Kelly 7/12/2012

Whitney Kelly, AICP — Date
City Planner

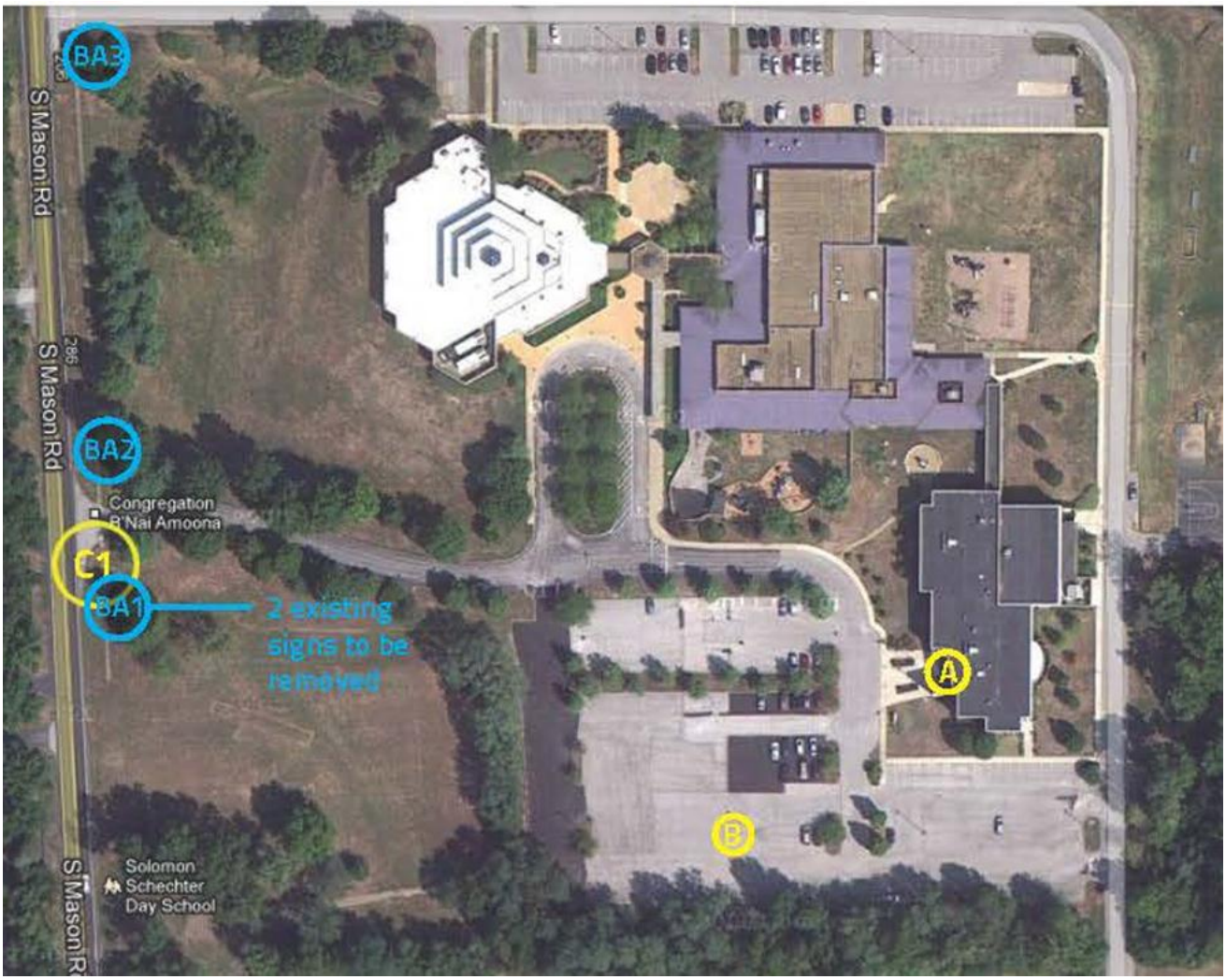
ATTACHMENTS: Draft Ordinance
Applicants Materials, received June 11, 2012

BACKGROUND

B'Nai Amoona Congregation received approval for a Site Development Plan and Conditional Use Permit for the Solomon Schechter Day School in 1999. The 32.8 acre campus is located at 324 S. Mason Road at the northeast corner of S. Mason Road and Conway Road and is zoned "A" Single Family Residential District.

MASTER SIGN PLAN PROPOSAL

Andy Hrdlicka of Summit Sign and Graphics, on behalf of Congregation B'Nai Amoona and Saul Mirowitz Jewish Community School (formerly the Solomon Schechter Day School), has submitted a request for approval of a Master Sign Plan to allow for new signs on the campus that include light pole banners, new building signage, and directional signage, along with maintaining the existing ground sign for B'Nai Amoona Congregation (identified as BA2 on the map below and pictured) and the parking direction sign for the north entrance (identified as BA3 on the map below and pictured).



Map of sign locations at the B'Nai Amoona Congregation & Saul Mirowitz Jewish Community Day School

Existing Ground sign to remain (BA2)

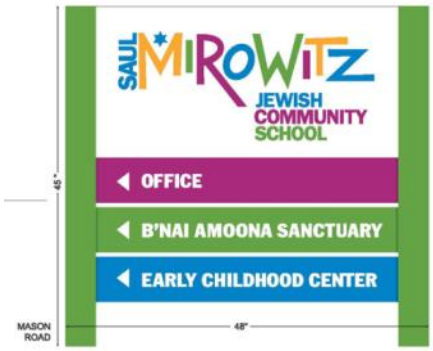
Existing parking direction sign to remain (BA3)

New signs include a 68.6 square foot Saul Mirowitz sign placed over the entrance canopy of the school, and the 20 square foot tag line for Jewish Community School attached to the face of the canopy (as pictured below)

Building Signage (A)

The applicant is also proposing to add 10 light pole banners, located in the south parking lot (identified as B on the map above and shown below), and to replace the existing parking direction sign for the south entrance with a new 15 square foot parking direction sign along Mason Road (identified as C1 and shown below).

Example of the light pole graphics located in the south parking area (B)



New parking direction sign along Mason Road (C1)

Existing parking direction sign to be removed (BA1) and replaced with the above proposed sign

LAND USE AND ZONING OF SURROUNDING PROPERTIES
The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residential	"A" Single Family Residential	NA
South	Residential	"A" Single Family Residential	NA
East	Residential	"A" Single Family Residential	NA
West	Residential	City of Town and County	S. Mason Road

COMPREHENSIVE PLAN REVIEW
The Comprehensive Plan does not provide much direction in sign review, except recommend that they City ensure that non-residential development is compatible with adjacent residential development (page 23).

The Design Guidelines offer further recommendations in reviewing signs, by recommending that sign plans include a consistency of materials, siting, and design, while allowing for individual identification. Specifically, all signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. New signs proposed for existing buildings should provide a compatible appearance with other building signage. Where no sign program exists there should be an attempt to bring in a unifying element (such as size). (Chapter 5, page 17)

The purpose of the master sign plan is to ensure that the overall design themes for signs are incorporated throughout the campus setting in a comprehensive manner, but to also allow for different tenant identification beyond what the existing sign regulations allow. As the proposed signs are within a residential setting and will have a greater visual impact on the surrounding community, a unifying design theme is critical to meet with the intent of the Design Guidelines and the Comprehensive Plan. Having competing signs on one campus creates visual clutter. The proposed signs provide no unifying theme with the existing signs on the campus, nor do they relate to the surrounding residential development. The use of inconsistent materials, particularly

with the competing parking direction signs and the ground sign along Mason Road, as well as the light pole banners concentrated on one side of the campus, visually divides the campus when it should be tying it together. Therefore the proposed Master Sign Plan for the B'Nai Amoona/Saul Mirowitz Campus is inconsistent with the Comprehensive Plan and the Design Guidelines.

ZONING CODE REVIEW

All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations are to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety, and to lessen confusion and visual clutter caused by a proliferation of signs competing for attention. Signs in residential districts are limited to 12 square feet for wall signs, and light pole banners are limited to non-residential districts. Relevant sections of the Sign Regulations are below:

Article VIII SIGN REGULATIONS OF THE ZONING ORDINANCE

Section 405.940 SIGNS IN RESIDENTIAL DISTRICTS

E. Institutional Uses In Residential Districts.

1. Institutional uses in residential districts such as schools and places of worship shall be allowed one (1) permanent sign not exceeding twelve (12) square feet in size, except, however, that any such use which has a minimum of two (2) street frontages which each exceed three hundred (300) lineal feet shall be permitted two (2) such signs. The permanent sign may be a bulletin board sign with changeable copy or may be an on-premises permanent sign. In addition, such uses shall be permitted one (1) temporary sign not exceeding twelve (12) square feet in size, provided that the display of such sign shall be limited to a period of ninety (90) days and a minimum of ninety (90) days shall elapse prior to posting another temporary sign on the premises.
2. Low monument signs. An institutional use occupying a site of at least thirty thousand (30,000) square feet may also be permitted a single, low monument sign used primarily for identification or as a bulletin board sign, provided such sign contains not more than twelve (12) square feet of sign area per face with not more than two (2) faces, is not more than six (6) feet in total height above the elevation of the centerline of the adjacent right-of-way or the adjacent finish grade, is set back at least ten (10) feet from the right-of-way of said fronting street or highway, is not located within the site distance triangle described in Section 405.670 of this Chapter and the site meets one (1) of the following criteria:
   a. The site has at least three hundred (300) feet of frontage on a street or highway other than Lindbergh Boulevard; or
   b. The site has at least two hundred (200) feet of frontage on Lindbergh Boulevard.
3. Campus monument sign. An institutional use occupying a site in excess of five (5) acres may, by filing a plan with the Zoning Administrator, have a single, freestanding, on-premises permanent sign identifying the institutional campus or complex in accordance with the following standards:
   a. Maximum sign area. Sixty (60) square feet.

b. Maximum area per sign face. Twenty-four (24) square feet.
c. Maximum height. Six (6) feet above prevailing base grade.
d. Setback from right-of-way. Fifteen (15) feet.

4. Parking direction signs. One (1) freestanding parking direction sign, which may be internally illuminated subject to Section 405.930(F) shall be permitted for every one hundred fifty (150) parking spaces with not more than two (2) sign faces, provided the sign does not exceed fifteen (15) square feet in gross sign area per face, the sign height does not exceed four (4) feet in height and no portion of the sign shall extend into the public right-of-way. The sign shall be placed within the parking lot and may contain the name and logo of the institution in addition to messages providing directional information.

However, the Master Signage Plan allows for deviation from the sign regulations on large campuses in order to provide for a more consistent program as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development. All signs shall be in scale and harmonious with the development and provide an overall design them throughout the campus in a comprehensive manner.

6. *Master signage plans*--"CB" Core Business District, "PH" Planned Hospital District, "HE" Higher Education District and residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres). The provisions set forth in the preceding Sections 405.910, et seq., shall be applicable as stated therein to signs accessory to uses in "CB" Core Business District, "PH" Planned Hospital District and "HE" Higher Education District and signs accessory to residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres). However, in keeping with the intent to allow flexibility in the design of planned developments and campuses, the following options may be applicable to signs accessory to uses in the "CB" Core Business District, "PH" Planned Hospital District and "HE" Higher Education District and signs accessory to residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres):
   a. As an alternative, signs may be permitted in accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs, as well as the nature of the information to be displayed on the signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown.
   b. In addition, a plan for off-site directional signs in commercial districts which identify commercial centers and institutional campuses may be recommended by the Planning and Zoning Commission and approved by the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The plan for off-site signs shall show the location, size, height and extent of all signs encompassed within the signage plan, as well as the nature of the information to be displayed on each sign. All such signs shall be located within the "CB" Core Business District,

"PH" Planned Hospital District or "HE" Higher Education District. Off-site signage is not permitted in residential districts.

c. Any application submitted pursuant to Subsection (6)(a) or (b) above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written and notarized statement signed by the record owners of such properties which indicates their endorsement of the application.

d. The above-cited signage options shall be exercised in accordance with the standards for all planned developments as set forth in Section 405.1080. All proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.

The proposed B'Nai Amoona/Saul Mirowitz Campus Master Sign Plan is inconsistent with the intent of the Zoning Code provision for master sign plan as there is no unifying comprehensive approach to the campus setting and the residential character of the zoning district, as outlined in the Design Guidelines discussion above.

CONCLUSION AND ACTION

It is Staff's opinion that the absence of a unifying element is inconsistent with the intent of the Master Sign Plan, and the Design Guidelines. However, if the Planning and Zoning Commission believe the Master Sign Plan proposal for the B'Nai Amoona/Saul Mirowitz Campus is consistent with the purpose and requirements of Article VIII, a recommendation to the City Council for approval is necessary. Action on the proposal will come in the form of a recommendation of approval, approval with conditions, or denial. The following is an example of an appropriate motion for this application:

> "I move to recommend approval of the Master Signage Plan for the B'Nai Amoona/Saul Mirowitz Campus, submitted with Application #12-018, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of July 16, 2012" (conditions may be added, eliminated, or modified by preceding motion).

If the Commission members wish to defer the recommendation to the following meeting to allow the applicant to modify the designs to be consistent with the Design Guidelines and the Master Sign Plan provision, the following is an example of an appropriate motion:

> "I move to recommend deferral of the Master Signage Plan for the B'Nai Amoona/Saul Mirowitz Campus, submitted with Application #12-018, until the August 2nd meeting date to allow the applicant to address the concerns raised in the staff report for the meeting of July 16, 2012"

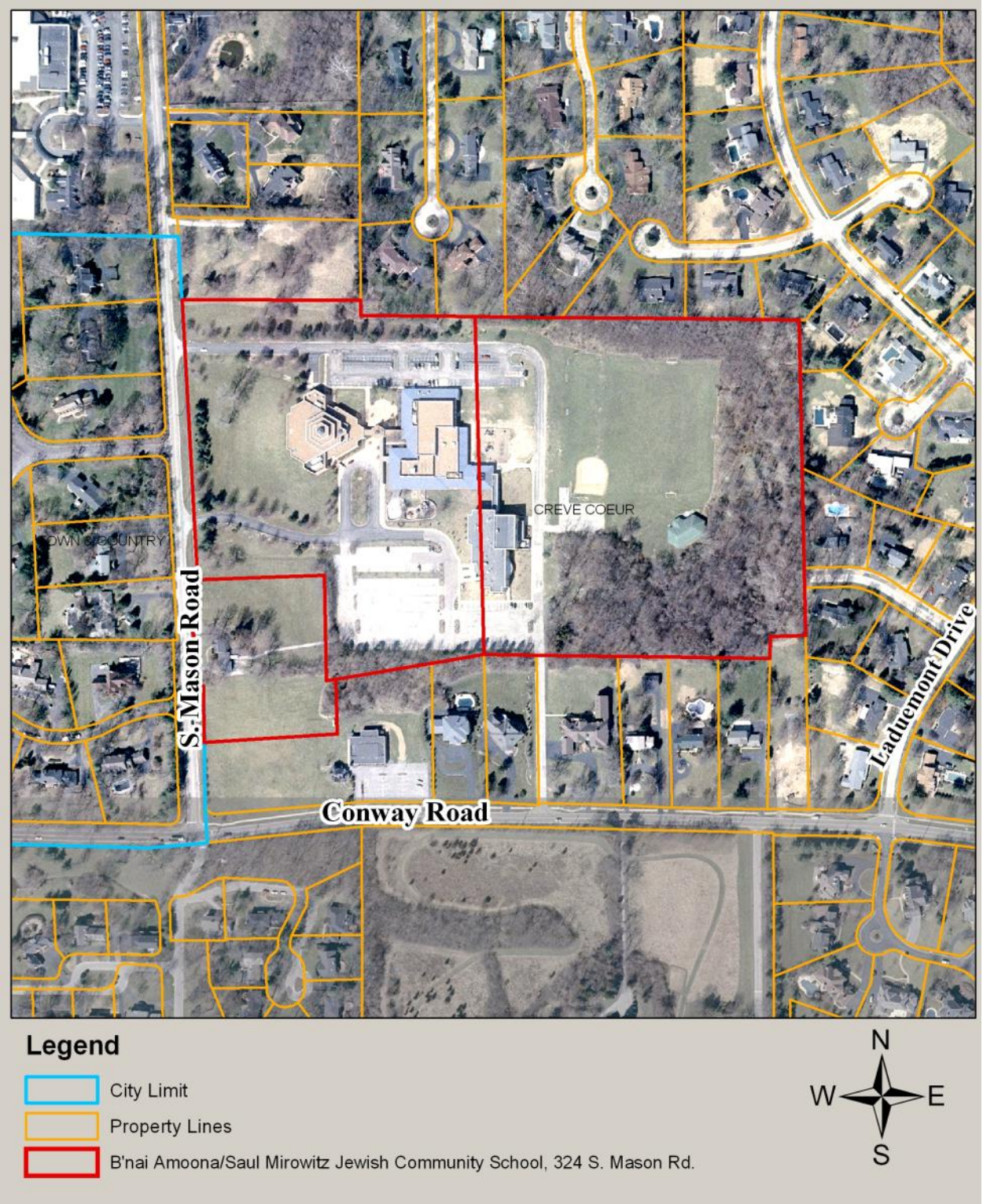
APPENDIX 1: COMPREHENSIVE PLAN

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 PHOTO



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 07/09/2012 and 7/12/2012
	Picture of the existing school building where the proposed building signage will be located.
	View of the existing ground monument sign that is proposed to remain.
	View of the existing parking direction sign at the north entrance along Mason Road that is proposed to remain.

	View of illegal temporary signs at the north entrance.
	View of the illegal temporary banner within the south parking lot.
	View of the pole sign proposed for removal at the south entrance from Mason, along with the low parking direction sign that matches the one at the north entrance. (Note: approval of the existing, low parking direction sign required removal of the pole sign. In other words, the pole sign will need to be removed either way.)

	View looking south along Mason Road, from the southern entrance into the campus.
	View looking north along Mason Road at the southern entrance into the campus.

city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION #12-019 FOR SUBDIVISION AND REZONING FROM "C" SINGLE-FAMILY RESIDENTIAL TO "GC" GENERAL COMMERCIAL AND SITE DEVELOPMENT PLAN APPROVAL FOR THE PROPERTY LOCATED AT 11224 OLIVE BOULEVARD

FOR THE MEETING OF: August 6, 2012

LOCATION: 11224 Olive Boulevard and 842 Mosley Road

REQUEST:
Andrew Brown, of Brownstone Properties, LLC has submitted a request for boundary adjustment, rezoning, and site development approval of a 1.4 acre portion of 11224 Olive Boulevard from "C" Single Family Residential District to "GC" General Commercial District, for the development and use as a Goddard School for Early Childhood Development, with the entrance at Olive Boulevard. The remaining 1.5 acres will remain "C" Single Family Residential and be combined with the adjacent lot to the south. The property is generally located around the southeast corner of Olive Boulevard and Mosley Road.

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 west 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?
- Does the site development plan follow the Design Guidelines?

Comp. Plan References
- Residential Preservation and Economic Development
- East Olive Corridor Action Area
- Design Guidelines
- Pedestrian Plan

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 — 8/3/2012 Date

ATTACHMENTS: Applicant's Materials received July 13, 2012
Draft Ordinance

INTRODUCTION

Andrew Brown, of Brownstone Properties, LLC has submitted a request for the following:

- Boundary adjustment approval of the lots at 11224 Olive Boulevard, 842 Mosley Road and 834 Mosley Road to create one lot of 1.4 acres at 11224 Olive Boulevard and one lot of 2.35 acres at 834 Mosley Road.
- Rezone the adjusted 11224 Olive Boulevard property from "C" Single Family Residential District to "GC" General Commercial District.
- The adjusted 834 Mosley Road will remain "C" Single Family Residential.
- Site Development Plan approval for an 8,660 sq. ft. new building for a Goddard School for Early Childhood Development facility, with the main entrance along Olive Boulevard, and a rear exit lane to Mosley Road to allow for access to the lighted intersection of Mosley Road and Olive Boulevard.

The property borders an existing General Commercial district to the west. 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).

DEVELOPMENT HISTORY

The applicant received approval for the rezoning of 11122 Olive Boulevard to "GC" General Commercial District. However, the members of the Rose Hill Masonic Lodge decided to remain in its current location, and the contract with Brownstone Properties was withdrawn.

The existing home at 11224 Olive Boulevard was converted to a commercial use in 1986 and in 1991 received approval for a DJ music studio and office.

In 2008, City Council approved a request from the property owner for the development of a 14,000 sq. ft. "house" at 11224 Olive Boulevard that was to be immediately converted to an office use under the provision of the Special Use Permit that allows for the commercial use of single-family residential structures along Olive and Lindbergh Boulevards. Included in this approval was the Residential Design Development (RDD) of 11224 Olive Boulevard, 842, 834, and 828 Mosley Road for a total of 5 acres. This project was never completed, and the home has remained as the DJ service use. The RDD was never recorded at St. Louis County either.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office: Creve Coeur Fire Protection District	"CB" Core Business District	Olive Boulevard
South	Residential	"C" Single Family Residential	NA
East	Commercial Use of Residential Structure; Photography Studio	"C" Single Family Residential District	NA
West	Retail, Commercial; Mosley Square Shopping Center	"GC" General Commercial	NA

BOUNDARY ADJUSTMENT
Although labeled a "subdivision" on the Applicant's site development plan, the proposed rearrangement of property lines is, under the terms of the Subdivision Code, a boundary adjustment. Per Section 410.030, Scope And Application:

> D. Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided however, that certification by the Planning and Zoning Commission shall be required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

Since the proposal will reduce three lots to two without creating any non-conformities, the decision of the Commission is a ministerial act and should be in the affirmative. It should be noted that St. Louis County maps indicate one lot for 11224 Olive Boulevard and 842 Mosley Road. In fact, there are two lots still in existence, only the ownership has been consolidated into one parcel for taxation purposes. The applicant will still need to prepare a final drawing for signature and recording.

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 discuss:

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 the kind services that are appropriate for this location. With this particular project, the applicant is proposing to build a new facility for a Goddard School for Early Childhood Development, which meets with the intent of the Comprehensive Plan as a neighborhood-oriented business. Further discussion of the landscaping is provided below.

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 approached 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 pert street frontage. The sharing of vehicular access between properties to minimize the number of curb cuts is encourages.

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.

8. All elevations should receive equal design consideration as the primary elevation. Rear and side façades should be designed with similar architectural detailing and materials to be compatible with the principal facades of the building.

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.

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.

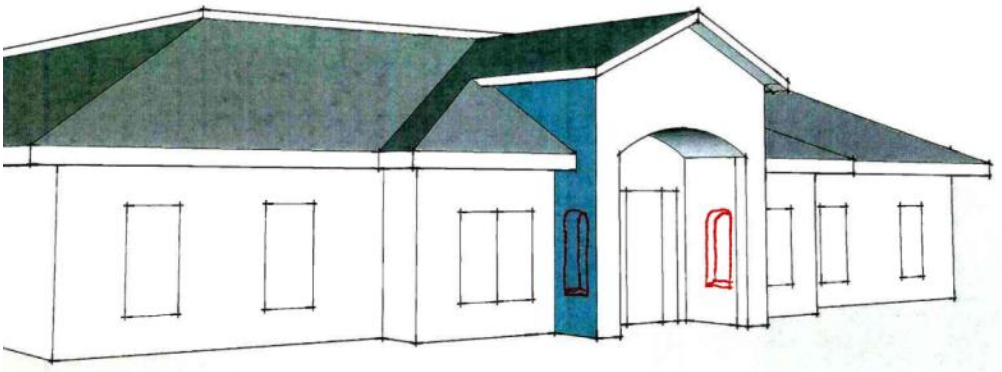
Structure:

The applicant is proposing to tear down the existing homes at 11224 Olive Boulevard and 842 Mosley Road for the development of a new Goddard School with a design that is unique to Creve Coeur, in a style of a traditional school house design with a cast stone foundation and Hardie Board lap siding in a neutral earth tone color. Staff finds that the overall design of the building meets with the Design Guidelines. However, the entry element appears to be stuck on and out of scale and character (a commercial element on the traditional school house design) with the rest of the building, which is demonstrated in the rendering below:

Staff has discussed revising this element to further the overall design theme of a traditional school house. Doing so will more fully meet with the intent of the Design Guidelines, similar to example historic photos of traditional school houses below:

(Images gathered from a simple search of "early school" on *Google Images*, on August 3, 2012)

The Architect has submitted a preliminary drawing that moves in this direction. However, full drawings were not available in the time of this staff report. Therefore, Staff has included a condition of approval that the north elevation be revised to meet with the intent of the Design Guideline for Staff's approval, especially through the inclusion of key elements such as wide roof overhangs, a well-articulated and detailed entrance gable, and a bell tower/cupola.



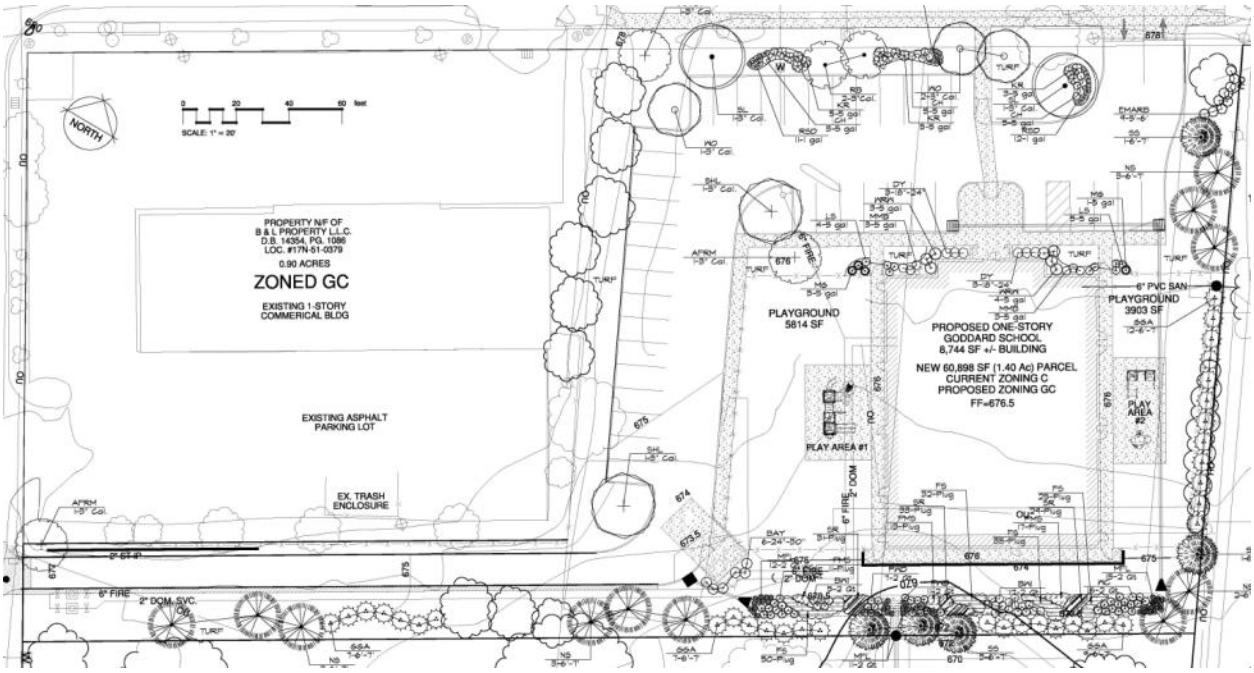
Also of note, the submitted site development plan shows a trash enclosure, however, no elevations were included. Staff recommends that a condition of approval include revising the drawing to provide an elevation of the trash enclosure, with the materials matching the proposed façade, for approval by the Director of Community Development.

Landscape:
The Design Guidelines also provide 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.*

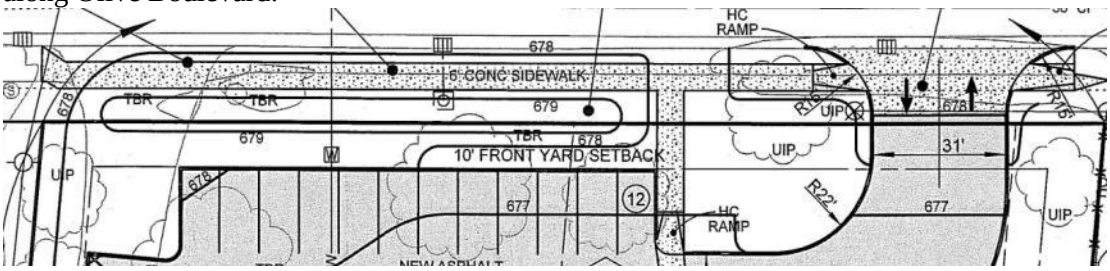
As mentioned earlier, the Comprehensive Plan calls for a "green line" park along Olive Boulevard. Below is a close up of the proposed landscaping:



The proposed landscaping is well designed; however it is oriented toward the rear perimeter of the property. The proposed front yard design includes only minimal planting and single rows of shrubs to fill in the gaps between the trees. The Applicant is including a six-foot sight proof fence along the east and south boundary lines to separate the proposed commercial district from the adjacent residential uses, so much of the value of the landscaping is lost. Therefore, in order to meet with the intent of the "green line" park, Staff is recommending that a revised landscaping plan be submitted for Staff's approval that has a minimum of 20% of the planting in the back moved to the front along Olive Boulevard.

PEDESTRIAN PLAN REVIEW

The Pedestrian Plan identifies Olive Boulevard as a primary street with a recommended sidewalk corridor width of 15 feet, and the street trees between the street and the sidewalk (page A-17). Section 405.730 *Sidewalks* of the Zoning Regulations requires a minimum of a three-foot wide greenspace or landscape area, and a six-foot wide sidewalk for non-residential districts. The applicant is proposing to move the site entrance to the east and will be filling in the existing entrance. In doing so, the applicant's site plan includes a new 6 foot sidewalk that is consistent with the Pedestrian Plan, pulling it back 3 feet from the street, as well as provides a pedestrian connection to the building. Below is a close-up of the site plan along Olive Boulevard:



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.

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, per Section *405.450.E Commercial Uses of Single-Family Residential Structures*. Staff has noticed that all of the homes along Olive Boulevard that are being used commercially appear to be in a state of decline and require increased code enforcement to bring the properties into compliance.

Compared with 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 result 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

Development in the "GC" General Commercial District must meet 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.

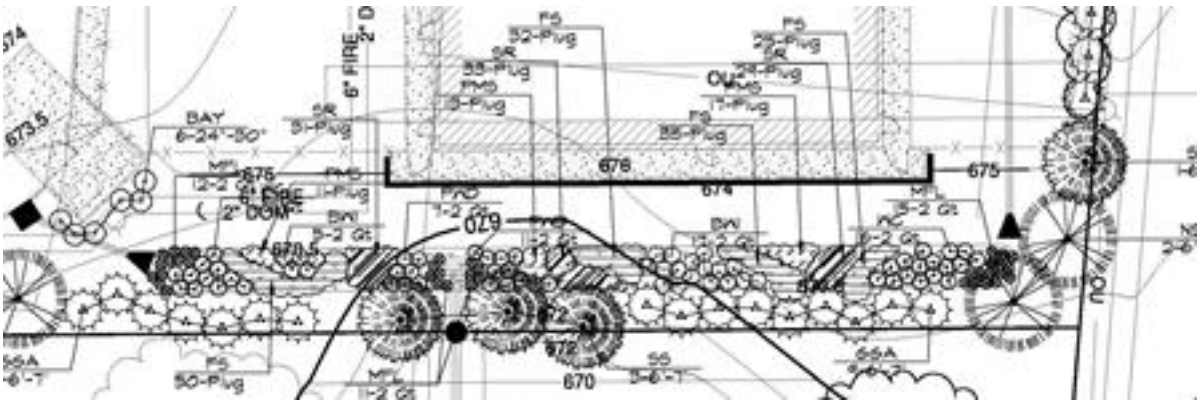
3. Building bulk regulations.
a. Maximum structure height. No building or structure shall exceed three (3) stories or forty-five (45) feet.
b. Maximum site coverage. Sixty-three percent (63%). The Planning and Zoning Commission may, in its discretion, allow the permitted coverage to be increased as a 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 expansion of the existing district and the development of the site meets the minimum requirements above. The new lot is 1.4 acres, with proposed site coverage of 55%. A 20 foot buffer is provided along the south and east property line. It should be noted that the playground along the east property line is within this buffer yard. However, the play equipment has been placed outside of the buffer yard as close to the building and outside of the buffer yard as possible to minimize the impact to the neighboring

property to the east. This arrangement conforms to the zoning regulations pending approval by the Planning and Zoning Commission.

Landscaping Review
The Zoning Code regulates landscaping through Section 405.540 *Landscaping*. As discussed above, the proposed landscaping is oriented along the south property line to provide screening for the residential uses. However, the applicant has also included a six-foot solid fence along the property line and therefore much of the landscaping is between the building and the fence, particularly at the southeast corner. Below is a close-up of southeast corner landscaping:



As the value of this landscaping is lost between the fence and the building, Staff recommends that a minimum of 20% of the plant materials be moved to the front along Olive Boulevard to meet with the "green line" park objective of the Comprehensive Plan. (Please see prior discussion.).

The applicant has also indicated that a tree preservation plan for maintaining approximately 25% of the trees on site incompliance with Section 410:320.

> *SECTION 410.320: TREE CONSERVATION*
> *Any subdivision preliminary plat submitted after the effective date of this Section shall provide for the conservation of existing trees on the site. Nothing in this Section is intended to preclude the removal of existing trees after the receipt of an initial occupancy permit.*
>
> *1. A tree census shall accompany every preliminary plat application. The tree census shall graphically depict the general location of all tree masses and all trees of eight (8) inch caliper size or larger. In addition, such census shall indicate which tree masses and trees are to remain and which tree masses and trees are to be removed. Not more than seventy-five percent (75%) of the area of such tree masses nor seventy-five percent (75%) of such eight (8) inch caliper trees shall be proposed for removal.*

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.

With the proposed sidewalks and pedestrian connection to the building, plus the additional front yard landscaping discussed above, staff believe the final landscape plan will meet all of the sidewalk and pedestrian access requirements.

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 39 (including 2 handicapped spaces), thus, creating a surplus of 7 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
Conditions discussed within the staff report which are included in the draft ordinance include:

- The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan," dated July13, 2012, as bound together and submitted in conjunction with Application #12-019 by Dan Koziatek of Volz Inc., except that the placement of the fence along the east elevation shall not extend beyond the front of the building.
- The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" dated July13, 2012, as bound together and submitted in conjunction with Application #12-019 by Dan Koziatek of Volz Inc., except the front elevation shall be revised to meet with

the intent of the Design Guidelines and as discussed in the August 6, 2012 staff report on Application #12-019, for the Zoning Administrator's approval.

- The Landscape Plan prepared by Landscape Technologies, dated July 11, 2012 shall be revised to relocate a minimum of 20% of the planting along the east half of the south property line to the Olive Boulevard frontage to meet with the intent of the "green line" park of the City of Creve Coeur Comprehensive Plan and Design Guidelines, for the Zoning Administrator's approval.
- The applicant shall provide an elevation of the trash enclosure and indicate materials that are consistent with the building.
- The existing home at 11224 Olive Boulevard and 843 Mosley Road shall be demolished within one year of the approval for the rezoning, or prior to the issuance of an occupancy permit, whichever ever comes first.

ACTION

If the Planning and Zoning Commission finds the proposed boundary adjustment to be technically acurate and in conformance with the Subdivision Code it must vote to approve the request. If the Commission find the attached draft rezoning ordinance and site development plan approval, with 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 ordinance 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 are example motions for this application:

On the question of the boundary adjustment:

> "I move to approve the boundary adjustment of 11224 Olive Boulevard, 842 Mosley Road and 834 Mosley Road into two lots as discussed in the staff report on application #12-019, dated August 6, 2012, subject to the condition that a final drawing be prepared for signature and recording." (Conditions may be added, eliminated, or modified by preceding motion).

An additional motion is needed for the rezoning and site development of the property:

> "I move to recommend approval of the draft rezoning ordinance and site development plan approval attached to the staff report on Application #12-019, dated August 6, 2012, subject to the conditions contained therein." (Conditions may be added, eliminated, or modified by preceding motion).

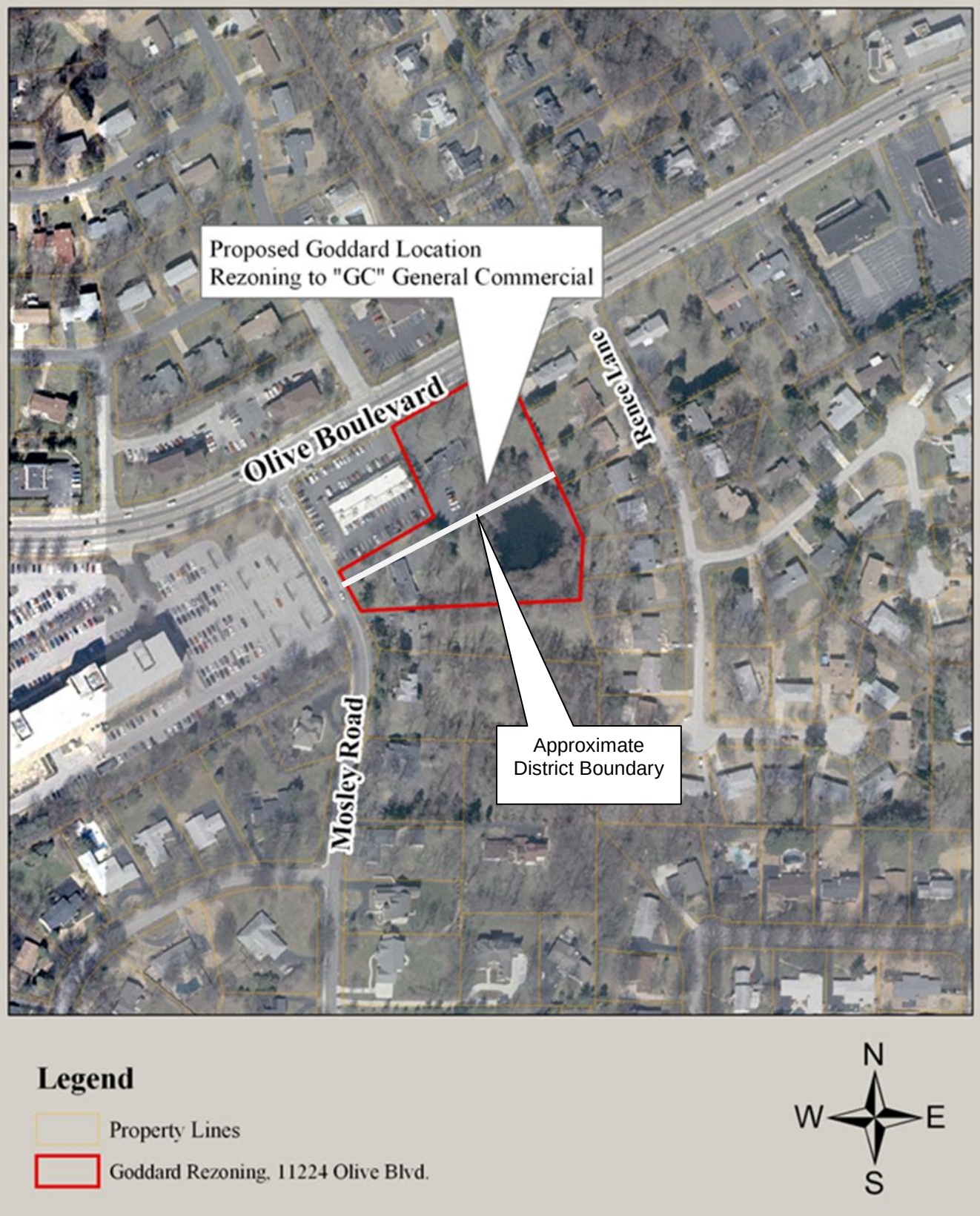
APPENDIX 1: COMPREHENSIVE PLAN

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



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 07/26/2012
	Description: View of the subject property from Olive Boulevard.
	Description: View looking north from the subject property at the commercial structure across Olive Boulevard.
	Description: View of the residential structure to the east of the subject property that has been converted to a commercial use.

	Description: View looking east at the Mosley Square Shopping Center from the subject property.
	Description: View of the home at 843 Mosley Road that will be torn down.
	Description: View looking northeast towards the Fire District offices and a residential structure that was converted to a commercial use across Olive Boulevard.

	Description: View looking northwest at the commercial uses across Olive Boulevard

GENERAL NOTES:

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

1. SANITARY SEWER CONNECTION SHALL BE APPROVED BY METROPOLITAN ST. LOUIS SEWER DISTRICT.
2. 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.
3. 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.
4. GRADING AND DRAINAGE SHALL BE PER CITY OF CREVE COEUR STANDARDS AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS
5. LANDSCAPING WILL BE PROVIDED AS REQUIRED BY CITY OF CREVE COEUR.
6. SLOPE SHALL NOT EXCEED 3 (HORIZONTAL) : TO 1 (VERTICAL), UNLESS SUPPORTED BY GEOTECHNICAL REPORT AND APPROVED BY THE CITY OF CREVE COEUR STANDARDS.
7. SETBACKS AND BUFFERS FOR GC ZONING PER CITY CODE OF ORDINANCES.
8. SITE COVERAGE FOR GC ZONING IS 63% MAXIMUM EXCLUDING SIDEWALKS AND PLAYGROUNDS.
9. THE PROPOSED LIGHT STANDARDS SHALL BE IN COMPLIANCE TO THE CITY OF CREVE COEUR'S LIGHTING CODE.
10. 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.

PROJECT NOTES:		
LOCATOR NO. AND ADDRESS:	842 MOSLEY ROAD – LOC #17N 51 0654 11224 OLIVE BOULEVARD	
OWNEOF RECORD:	SIMS DANIEL T & DIANE R H/W 12554 CLARK MANOR CIR SAINT LOUIS, MO 63141	
PREPARED BY:	VOLZ INCORPORATED 10849 INDIAN HEAD IND'L. BLVD. ST. LOUIS, MISSOURI 63132 314.426.6212	VOLZ Incorporated
PREPARED FOR:	BROWNSTONE PROPERTIES, LLC 635 TRADE CENTER BLVD. CHESTERFIELD, MO 63005 636.537.3636	
AREA OF SITE:	60,898 S.F. = 1.40 ACRES	
EXISTING ZONING:	C - SINGLE FAMILY RESIDENTIAL DISTRICT	
PROPOSED ZONING:	GC – GENERAL COMMERCIAL	
PROPOSED USES:	SCHOOL – EARLY CHILDHOOD DEVELOPMENT TOTAL ACRES:	
STORMWATER MANAGEMENT CALCULATIONS:	EXISTING MPERVIOUS:	+/- 18 % PI=1.95 10,675 SF (0.25 Ac)
	PROPOSED IMPERVIOUS:	+/- 55 % PI=2.67 33,494 SF (0.77 Ac)
	DIFFERENTIAL RUNOFF:	1.40 ACRES (2.67 – 1.95) = 1.01 cfs
	WATER QUALITY (WQV):	SITE DISTURBANCE = 1.40 Ac (MORE THAN 1.0 ACRE – REQUIRED)
	CHANNEL PROTECTION CPV):	SITE = 1.40 Ac (LESS THAN 5.0 ACRES)
	FLOOD PROTECTION (QP):	DIFF. RUNOFF = 1.01 cfs (LESS THAN 2cfs)
	THUS, WATER QUALITY IS REQUIRED, BUT NO CHANNEL PROTECTION OR FLOOD PROTECTION IMPROVEMENTS ARE REQUIRED.	
PARKING CALCULATIONS:	1.5 SPACES PER STAFF PERSONS SPACES REQUIRED 1.5 SPACES X 21 STAFF = 32 SPACES	TOTAL PARKING SPACES PROPOSED = 39 SPACES (2 HANDICAP SPACES)
SITE COVERAGE:	63% MAX. IMPERVIOUS ALLOWED	
	AREA OF SITE:	1.40 ACRES = 60,898 S.F.
	IMPERVIOUS AREA:	0.77 ACRES = 33,494 S.F. (55%)
	GREEN SPACE:	0.63 ACRES = 27,404 S.F. (45%)
FLOOR AREA RATIO:	TBD = FAR (40% ALLOWED)	
TREE PRESERVATION:	EX. TREE MASS = 530 S.F. - PROP. TO SAVE = 530 S.F. (100%) EX. INDIVIDUAL TREES = 39 - PROP. TO SAVE = 10 (25%) THUS, WE ARE SATISYING THE CITY TREE PRESERVATION REQUIREMENT OF 25% OR MORE.	

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING

WORK.MISSOURI
ONE-CALL 1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR 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 IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

H:\CAD\10900-10999\10998\Planning\SDP\SDP.dgn

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 COMMENTS, 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.

STATE OF MISSOURI
DANIEL ROBERT KOZIATEK
NUMBER PE-2004017198
PROFESSIONAL ENGINEER
7/13/12

DANIEL R KOZIATEK, P.E.
PROFESSIONAL ENGINEER
PE-2004017198

STATE OF MISSOURI
ERIC J. KIRBY
NUMBER PLS-2005000074
PROFESSIONAL LAND SURVEYOR
7/13/12

ERIC J. KIRBY, P.L.S.
PROF. LAND SURVEYOR
MO P.L.S. #2005000074

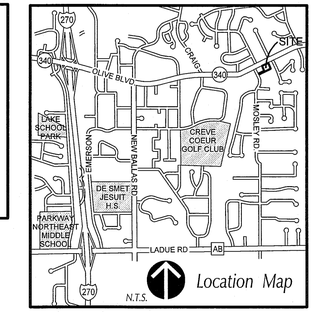
Survey Description:

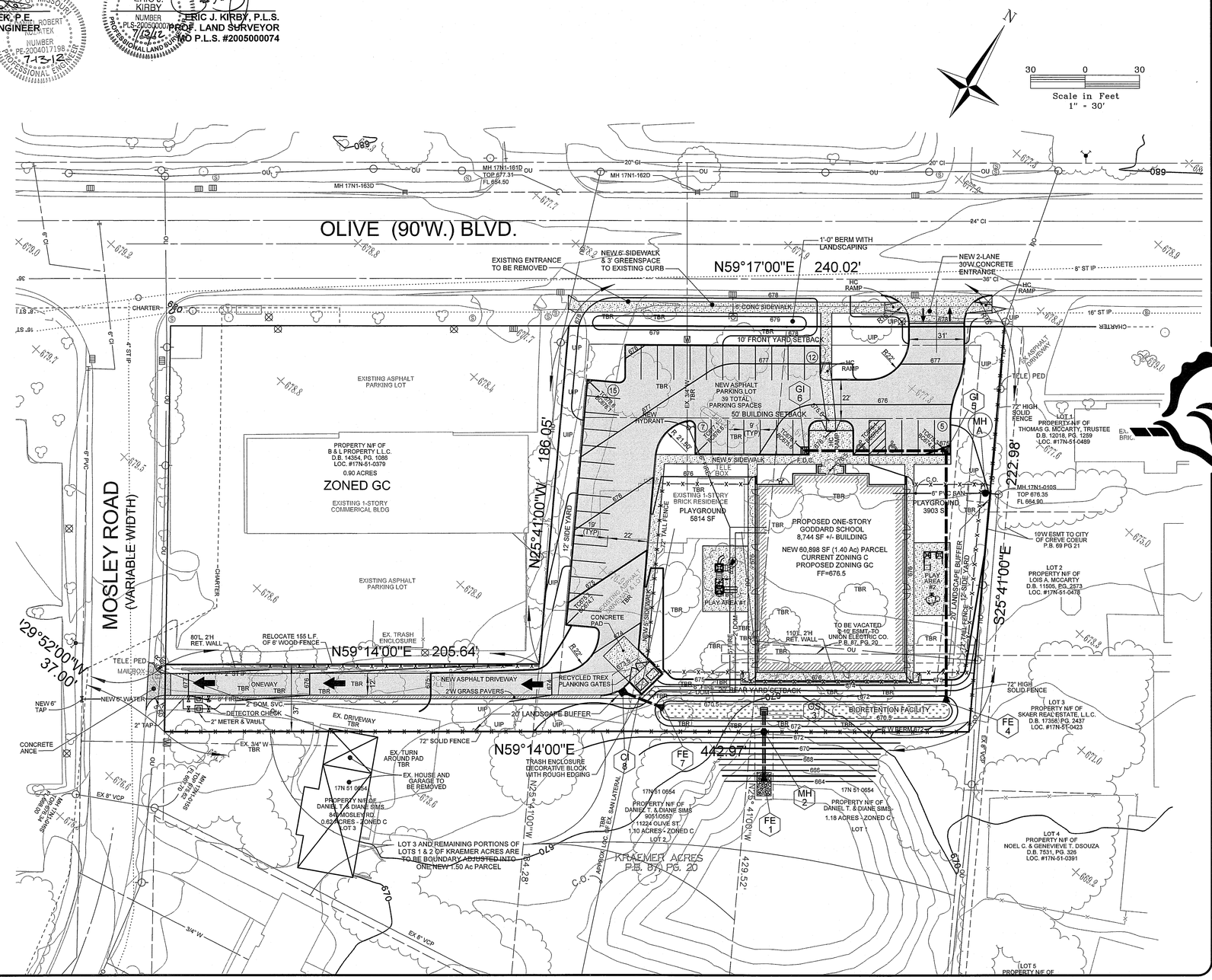
A tract of land being part of Lots 1, 2 and 3 of "Kraemer Acres", a subdivision according to the plat thereof recorded in Plat Book 87 page 20 of the St. Louis County Records, in U.S. Survey 1962, Township 45 North - Range 5 East, City of Creve Coeur, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the Southeast right-of-way line of Olive Street Road, 90 feet wide, and the West line of Lot 1 of "Wir-Don Meadows", a subdivision according to the plat thereof recorded in Plat Book 69 page 21 of the St. Louis County Records; thence Southwardly along said West line of Lot 1 and the West line of Lots 2 and 3 of said "Wir-Don Meadows" South 25 degrees 41 minutes 00 seconds East 222.98 feet to a point; thence South 59 degrees 14 minutes 00 seconds West 442.97 feet to a point in the East line of Mosley Road, variable width; thence Northwardly along said East line of Mosley Road, variable width, North 29 degrees 52 minutes 00 seconds West 37.00 feet to the Westernmost corner of aforesaid Lot 3 of "Kraemer Acres"; thence Northeastwardly along the Northwest line of said Lot 3 North 59 degrees 14 minutes 00 seconds East 205.64 feet to a point in the West line of aforesaid Lot 2 of "Kraemer Acres"; thence Northwardly along said West line of Lot 2 North 25 degrees 41 minutes 00 seconds West 186.05 feet to a point in the aforesaid Southeast right-of-way line of Olive Street Road; thence Northeastwardly along said Southeast right-of-way line North 59 degrees 17 minutes 00 seconds East 240.02 feet to the point of beginning and containing 1.40 acres according to calculations by Volz Incorporated on June 28, 2012.

Legend

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





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

VOLZ Incorporated
10849 INDIAN HEAD IND'L. BLVD.
ST. LOUIS, MISSOURI 63132
314.426.6212 MAIN
314.426.6215 FAX
www.volzinc.com

11224 Olive Blvd.
Creve Coeur, MO 63141

THE Goddard School
FOR EARLY CHILDHOOD DEVELOPMENT

SITE DEVELOPMENT PLAN/
PRELIMINARY PLAT

10998-1

REVISIONS
1 07-13-2012

EAST ELEVATION

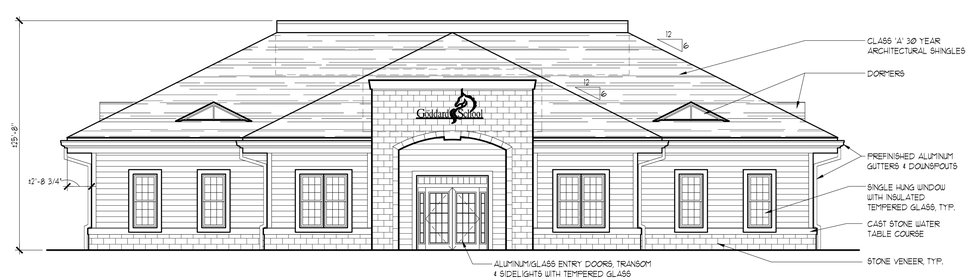
1/8"=1'-0"

SOUTH ELEVATION

1/8"=1'-0"

WEST ELEVATION

1/8"=1'-0"



NORTH ELEVATION (FRONT)

1/8"=1'-0"

THE ARCHITECT'S SEAL AFFIXED TO THIS SHEET INDICATES THAT THE NAMED ARCHITECT HAS PREPARED OR DIRECTED THE PREPARATION OF THE WORK SHOWN ON THIS SHEET. OTHER DRAWINGS AND DOCUMENTS, NOT BEARING THE SEAL, MAY NOT BE AUTHORIZED OR PREPARED BY OR THE RESPONSIBILITY OF THE UNDERSIGNED.

Proposed New Facility for...

THE Goddard School
FOR EARLY CHILDHOOD DEVELOPMENT
Quality That Lasts A Lifetime

Olive Boulevard
Creve Coeur, Missouri 63141

ISSUE DATES

CITY SUBMITTAL	06-18-12
CITY SUBMITTAL	07-13-12

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A.J. Brown, Inc.
construction services

DAVID W. DIAL ARCHITECTS, P.C.
425 South Woodsmill Road
Suite 290
Chesterfield, Missouri 63017
Phone (314) 439-9353
Fax (314) 439-9373

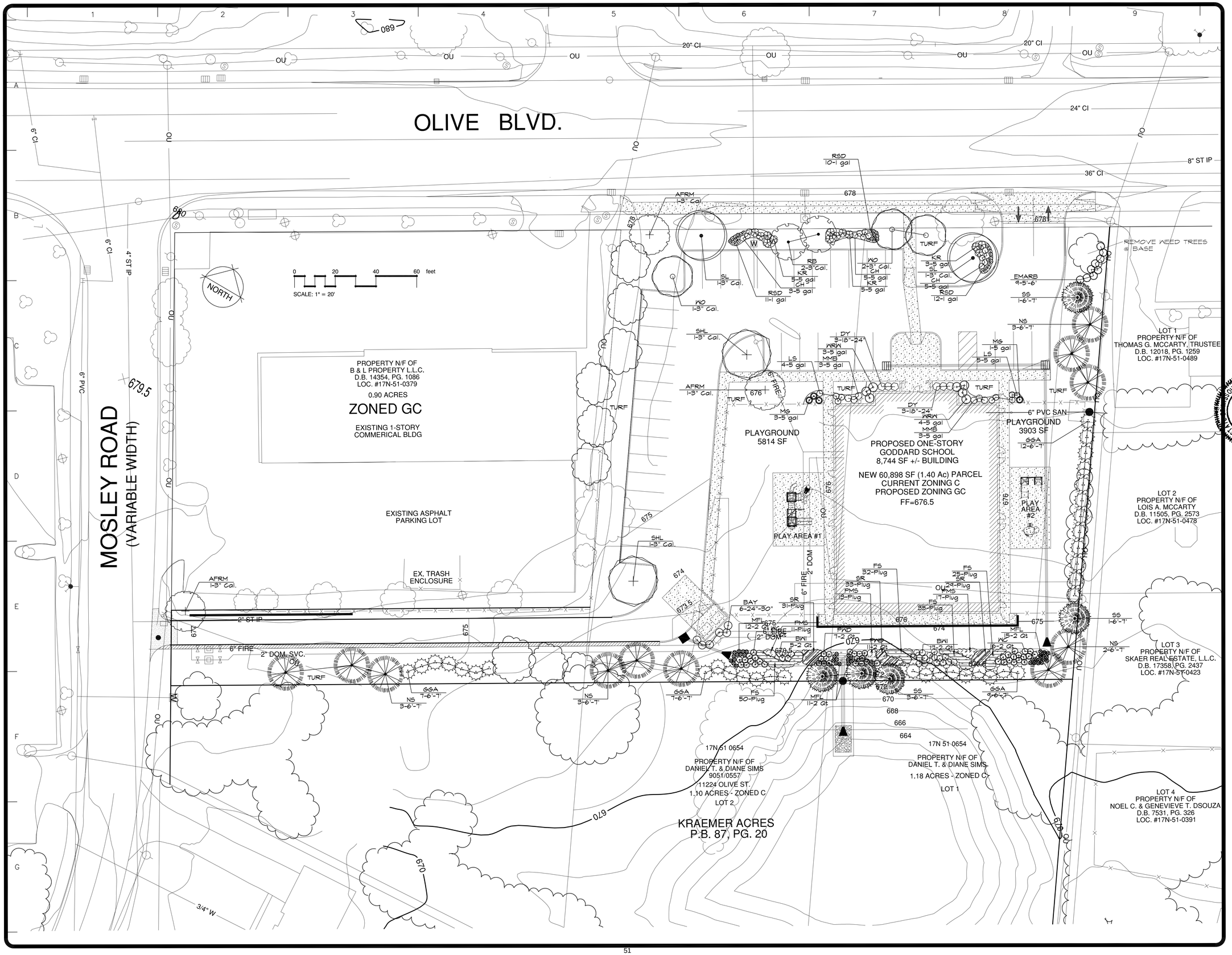
SHEET NUMBER:

A1 of 1

BUILDING ELEVATIONS

PROJECT NUMBER: 12130 DATE: 07-13-12

The Goddard School



REVISIONS	BY

landscape TECHNOLOGIES

67 Jacobs Creek Drive
St. Charles, Missouri 63304
MO Landscape Architecture Corporation #2006000152

(636) 928-1250
Fax: (636) 928-4563

RANDALL K. MARDIS
MISSOURI LANDSCAPE ARCHITECT #000009
DATE: 7/11/12

STATE OF MISSOURI
MARDIS NUMBER 019
REGISTERED LANDSCAPE ARCHITECT

PLANTING PLAN FOR THE PROPOSED
Goddard School
11224 OLIVE BLVD. CREVE COEUR, MISSOURI 63141

DRAWN	R. MARDIS
CHECKED	RKM
DATE	7/11/12
SCALE	1"=20'-0"
JOB No.	2011-151
SHEET	L-1

OF TWO SHEETS

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
SL	2	Silver Linden / Tilia tomentosa	3" Cal.
WO	3	Willow Oak / Quercus phellos	3" Cal.
AFRM	3	'Autumn Flame' Maple / Acer rubrum 'Autumn Flame'	3" Cal.
SHL	2	'Skyline' Locust / Gleditsia triacanthos 'Skyline'	3" Cal.
EVERGREEN TREES	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**
EMARB	9	Emerald Arborvitae / Thuja occidentalis 'Emerald'	5'-6'
GGA	35	Green Giant Arborvitae / Thuja plicata 'Green Giant'	6'-7'
NS	11	Norway Spruce / Picea abies	6'-7'
SS	5	Serbian Spruce / Picea omorika	6'-7'
FLOWERING TREES	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**
RB	2	Redbud / Cercis canadensis	3"Cal.
SHRUBS	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**
CH	13	China Boy/Girl Holly / Ilex meserveae 'China Boy/Girl' TM	5 gal
DY	6	Dense Yew / Taxus media 'Densiformis'	18"-24"
LS	9	Limemound Spirea / Spiraea bumalda 'Limemound' TM	5 gal
MMB	6	Morris Midget Boxwood / Buxus microphylla japonica 'Morris Midget'	5 gal
BAY	6	Northern Bayberry / Myrica pensylvancia	24"-30"
WRW	7	Wine & Roses Weigela / Weigela florida 'Wine & Roses'	5 gal
ANNUALS/PERENNIALS	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**
RSD	33	Red Stella Daylily / Hemerocallis hybrid 'Red Stella'	1 gal
FORBS	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**
BWI	22	Blue Wild Indigo / Baptisia australis	2 Qt
MFL	38	Monkeyflower / Mimulus ringens	2 Qt
PWD	18	Pickerel Weed / Pontederia cordata	2 Qt
WC	27	Wild Canna / Thalia dealbata	2 Qt
GRASSES	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**
MG	4	Maiden Grass / Miscanthus sinensis 'Gracillimus'	5 gal
ROSES	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**
KR	13	Knockout Rose / Rosa 'Knockout'	5 gal
NATIVE GRASSES	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**
	271 sf	Fringed Sedge / Carex crinita	Plug @ 18" oc
	77 sf	Palm Sedge / Carex muskingumensis	Plug @ 18" oc
	177 sf	Soft Rush / Juncus effusus	Plug @ 18" oc

LANDSCAPE REQUIREMENTS:

ONE (1) STREET TREE PER 30' OF FRONTAGE
240.02 LF FRONTAGE; THEREFORE, 8 TREES REQUIRED & PROVIDED

ONE (1) TREE PER 100' OF PARKING ROW
135.00 LF PARKING ROW; ONE EXISTING TREE TO BE RETAINED & ONE ADDED

425 SQ. FT. OF INTERIOR PARKING GREEN SPACE IS REQUIRED / 1,320 SQ. FT. IS PROVIDED (45% GREEN SPACE IS PROVIDED THROUGHOUT SITE)

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

LANDSCAPE GUIDELINE SPECS:

GENERAL:

1.) All natural vegetation shall be maintained where it does not intertere 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.
2.) 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.
3.) 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-RITE).
4.) 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.
5.) It shall be the landscape contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
   C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
6.) 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.
7.) Provide single-stem trees unless otherwise noted in plant schedule.
8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9.) 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.
10.) 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.
11.) 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:

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

MULCH:

1.) 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.
2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mynafi fabric shall be used beneath all gravel mulch beds.
3.) Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

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

TOPSOIL:

1.) 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. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
2.) 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.
3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
4.) 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:

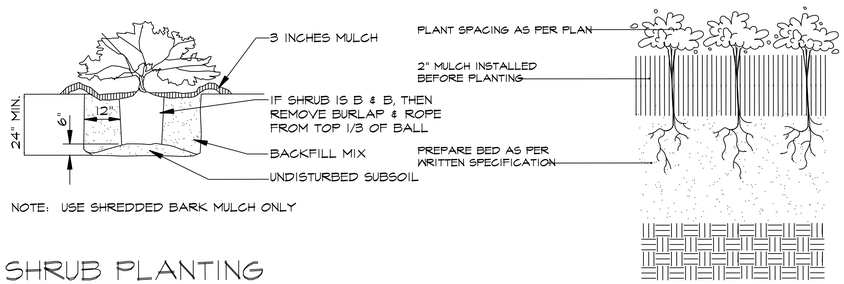
1.) Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

1.) 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 30 square feet shall be replaced.
2.) 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.
3.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
4.) All sod shall be placed a maximum of 24 hours after harvesting.
5.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.

WARRANTY:

1.) 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.
2.) 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.
3.) 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.
4.) 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.



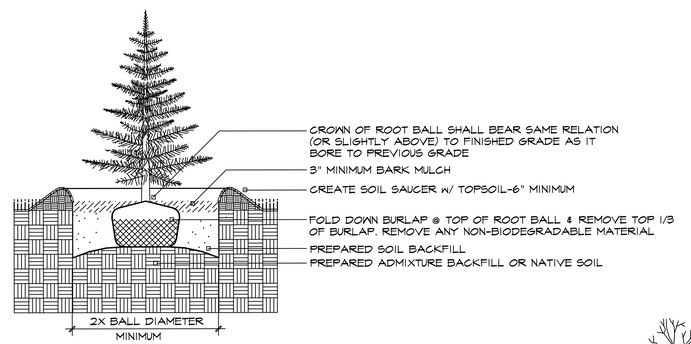
NOTE: USE SHREDDED BARK MULCH ONLY

SHRUB PLANTING

N.T.S.

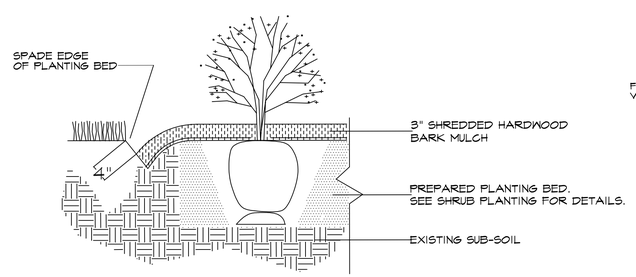
PERENNIAL / ANNUAL PLANTING

N.T.S.



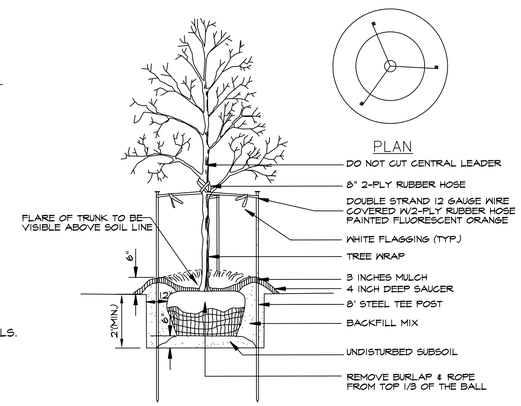
EVERGREEN TREE PLANTING

N.T.S.



SPADE-CUT EDGE DETAIL

N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY

DECIDUOUS TREE PLANTING

N.T.S.

REVISIONS	BY

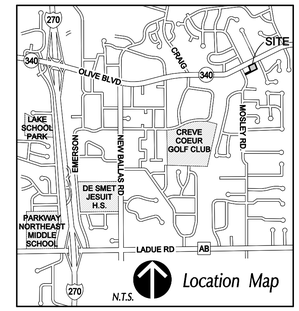
landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
MO Landscape Architecture Corporation #2006000152
(636) 928-1250
Fax: (636) 928-4563
RANDALL K. MARDIS
MISSOURI LANDSCAPE ARCHITECT #000014
DATE: 7/11/12

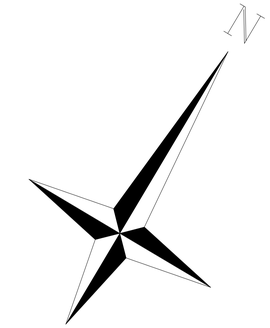
PLANTING PLAN FOR THE PROPOSED
Goddard School
11224 OLIVE BLVD. CREVE COEUR, MISSOURI 63141

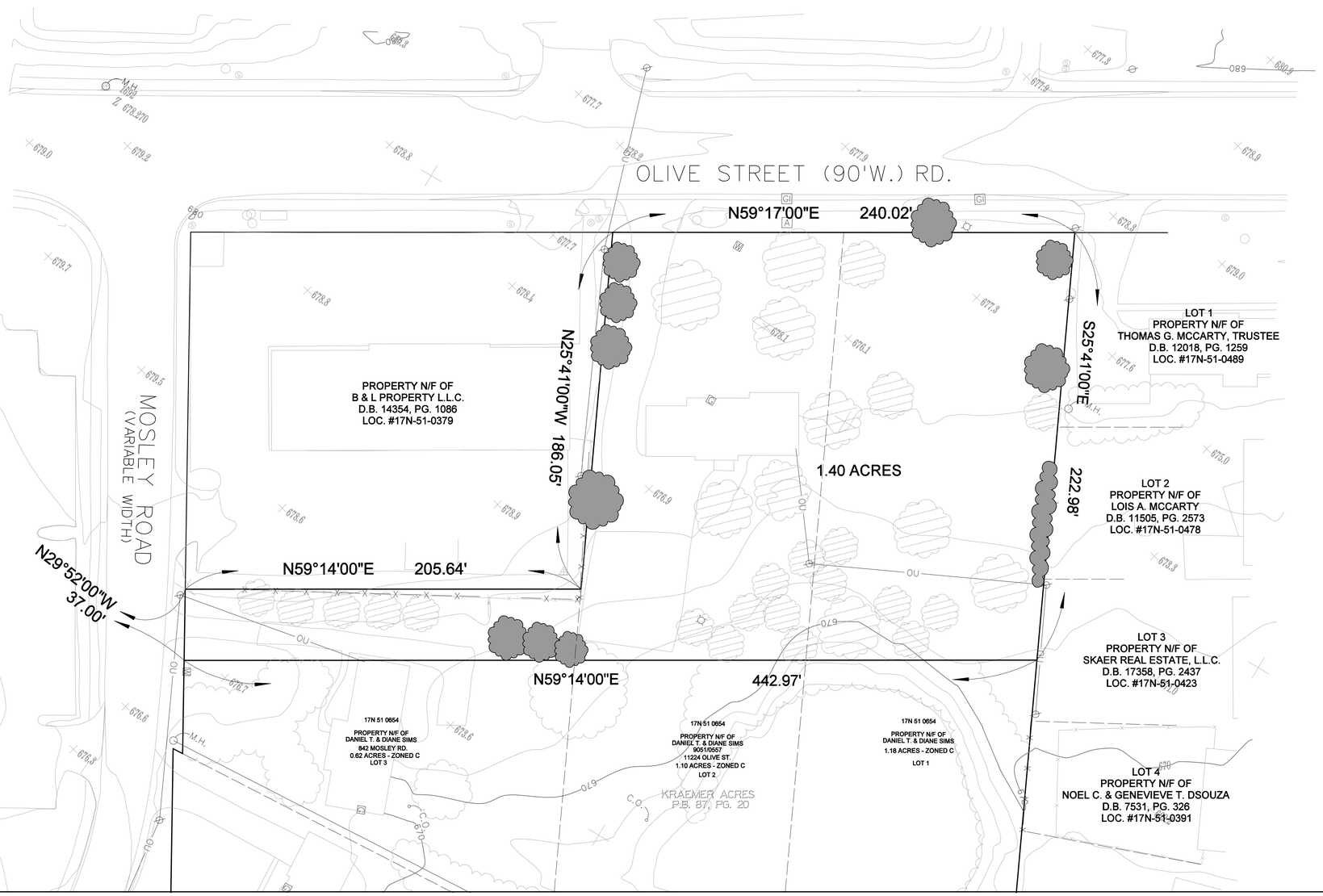
DRAWN	R. MARDIS
CHECKED	RKM
DATE	7/11/12
SCALE	N.A.
JOB No.	2011-151
SHEET	L-2
OF TWO SHEETS	

APPROXIMATE COUNT ON 10/22/2007 (CHECKED ON 06/12/2012)
INDIVIDUAL TREES: 2 - 8" DIA OR LARGER

TREE CENSUS			LEGEND	REQUIRED TO SAVE	SAVED	LEGEND
EXISTING TREE MASS:	0.01 ACRES	530 SF		25% = 132.50 SF	530 SF	
INDIVIDUAL TREES: 8" DIA. OR MORE	0.41 ACRES 39 TREES	17,768 SF		25% = 10 TREES	10 TREES	
TOTAL EXISTING TREES:	0.42 ACRES	18,298 SF				







H:\CAD\10900-10999\10998\Planning\SDP\tree census.dgn

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

VOLZ Incorporated
10846 INDIAN HEAD IND. BLVD.
ST. LOUIS, MISSOURI 63132
314.428.6212 MAIN
314.890.1250 FAX
www.volzinc.com

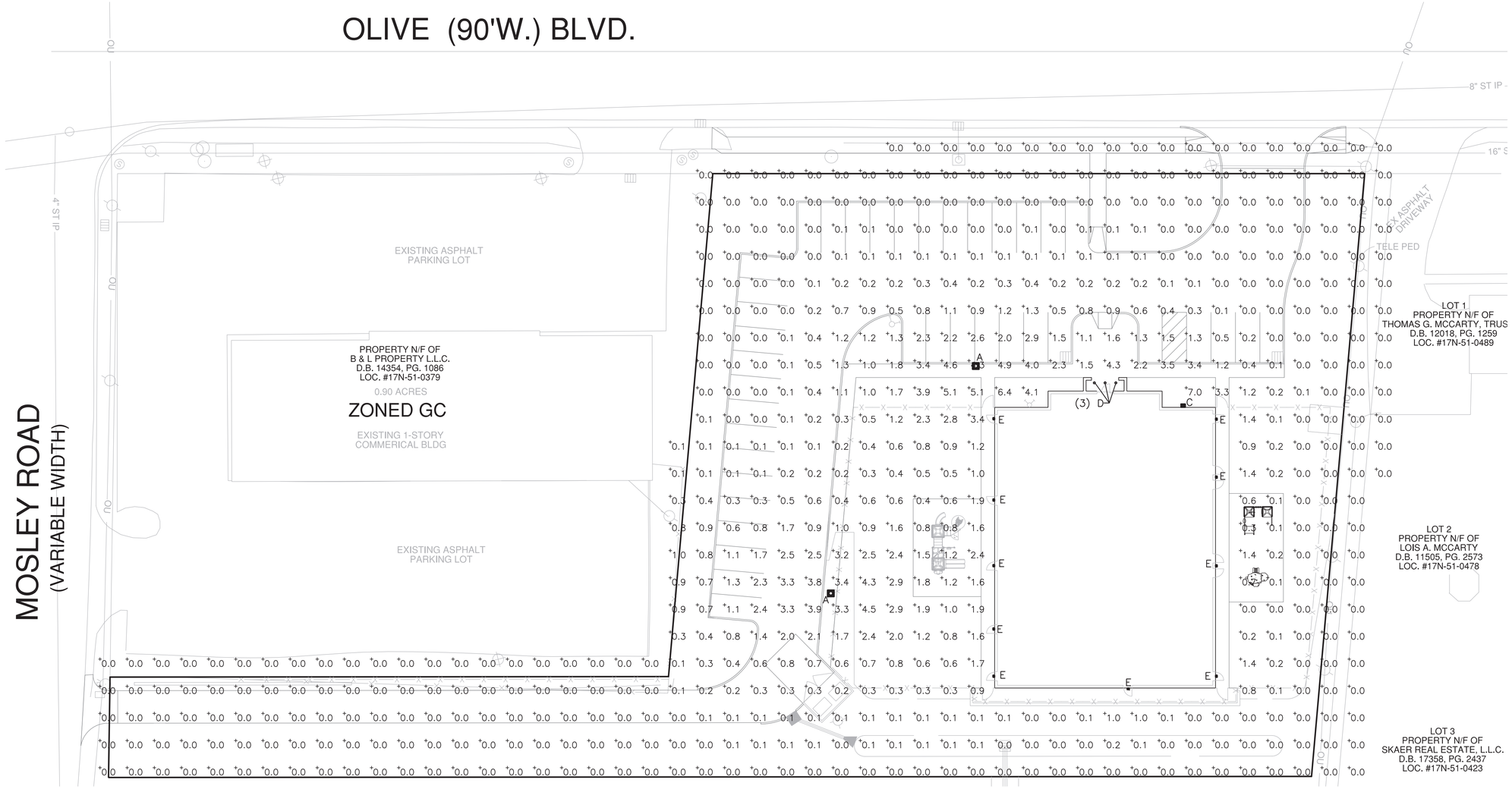
11224 Olive Blvd.
Creve Coeur, MO 63141

THE Goddard School FOR EARLY CHILDHOOD DEVELOPMENT

TREE CENSUS
TREE PRESERVATION PLAN

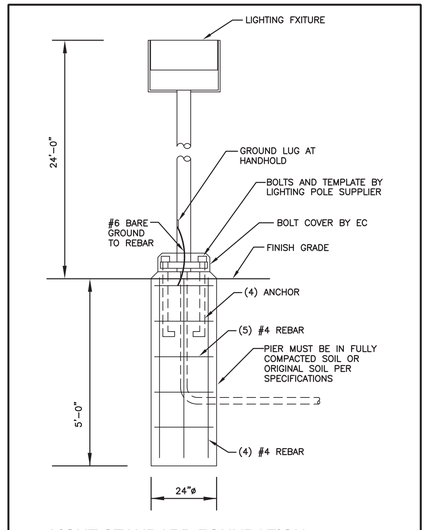
10998-1

REVISIONS
06-18-2012
1



1 PH1 **PHOTOMETRIC PLAN**
SCALE: 1" = 20'-0"

LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	A	2	GSM-XX-250-MP-XX-2S-FG	MEDIUM ARCHITECTURAL AREA LUMINAIRE – TYPE II DISTRIBUTION	250 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	22000	0.81	283
	C	1	IMT-150-MP-XX-3S	IMPACT ELITE MEDIUM WALL SERIES – TRAPEZOID	150W MH	12000	0.81	150
	D	3	C6142E-6180LI1	PORTFOLIO 6 IN RECESSED FLUORESCENT DOWNLIGHT WITH SEMI SPECULAR PRIMARY REFLECTOR AND SPECULAR SECONDARY REFLECTOR WITH PRISMATIC LENS AND MODIFIED SOCKET BRACKET	4 PIN TTT COMPACT FLUORESCENT LAMP	3200	0.91	48
	E	10	CFWP-FC-42-E	LUMARK WAL-PAK FLUORESCENT WALL MOUNTED FIXTURE WITH FULL CUTOFF DOOR WITH CLEAR GLASS	4 PIN GX24Q-4 T4 TRIPLE TWIN TUBE 42W COMPACT FLUORESCENT LAMP	3200	0.91	47.9



LIGHT STANDARD FOUNDATION
SCALE: NONE

MEP Engineer:
Ædifica case engineering
Ædifica Case Engineering
796 Meramec Court
St. Louis, MO 63026
T 636. 349.1600
F 636. 349.1730
Corporation Certificate of Authority No: E2000155319-D

Proposed New Facility for...

Creve Coeur, Missouri 631

The Goddard School
FOR EARLY CHILDHOOD DEVELOPMENT
Quality That Lasts A Lifetime

ISSUE DATES
PRELIMINARY 06-19-12

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DAVID W. DIAL ARCHITECTS, P.C.
14368 Manchester Road
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Manchester, Missouri 63011
Phone (636) 230-0400
Fax (636) 230-0402
www.dialarchitects.com

SHEET NUMBER:
PH-1

PROJECT NUMBER: --- DATE: - -12

McGRAW-EDISON®

energy solutions

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

Galleria's beauty and versatility make it an excellent choice for roadway and general area lighting applications. An aesthetic reveal in the formed aluminum housing gives the Galleria a distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility.

Galleria's superior light distributions makes it the optimum choice for almost any small, medium or large area lighting application.

SPECIFICATION FEATURES

Construction
HOUSING: Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in premium TGIC polyester powder coat. U.L. listed and CSA certified for wet locations. DOOR: Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in premium TGIC polyester powder coat. (Spider mount unit has steel door.)

Electrical
BALLAST TRAY: Ballast tray is hard-mounted to housing interior for cooler operation.

Optical
REFLECTOR: Choice of 14 high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Standard with mogul-base socket. All optical modules feature quick disconnect wiring plugs and are field rotatable in 90° increments. LENS: Convex tempered glass lens or flat glass.

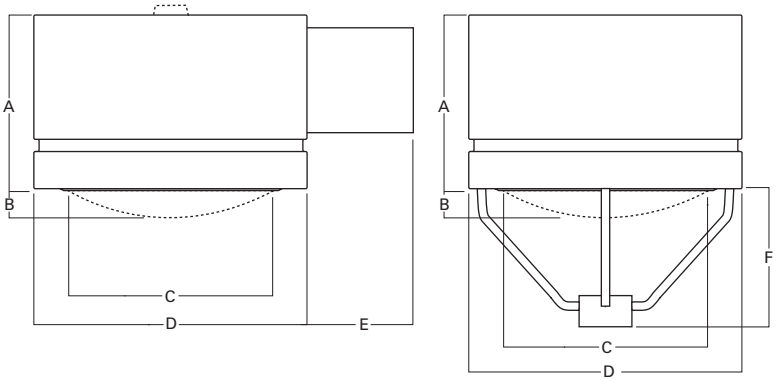
Mounting
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Specify arm-included mounting for contractor-friendly single carton packaging of housing and arm.

GSS/GSM/GSL
GALLERIA SQUARE

70 - 1000W
Pulse Start Metal Halide
High Pressure Sodium
Metal Halide

ARCHITECTURAL AREA LUMINAIRE

DIMENSIONS

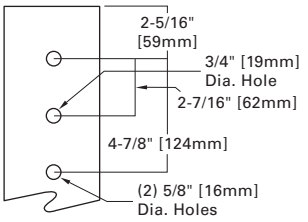


Fixture	A	B	C	D	E	F
GSS	9-1/4" 235mm	1-1/2" 38mm	12-7/8" 327mm	15-5/8" 397mm	6" or 9" 152mm or 229mm	3-1/4" 337mm
GSM	11" 279mm	3-1/2" 89mm	19-1/4" 480mm	21-3/4" 552mm	6" or 14" 152mm or 356mm	15" or 16" 381mm or 406mm
GSL	14-1/2" 368mm	4-1/4" 108mm	25-7/8" 657mm	27" 686mm	6" or 14" 152mm or 356mm	18-3/4" or 19-3/4" 476mm or 502mm

NOTE: Top cap used on GSM with 1000W flat glass vertically lamped optics only.

ARM DRILLING

TYPE "M"



DARK SKY COMPLIANT FCO Full Cutoff

NOTE: In all flat glass configurations only.

WATTAGE TABLE

Fixture	Lamp Type	Wattage
GSS (Galleria Small)	Pulse Start Metal Halide (MP)	70, 100, 150W
	High Pressure Sodium (HPS)	70, 100, 150W
	Metal Halide (MH)	175W
GSM (Galleria Medium)	Pulse Start Metal Halide (MP)	70, 100, 150, 175, 200, 250, 320, 350, 400, 450, 750, 875, 1000W
	High Pressure Sodium (HPS)	70, 100, 150, 250, 400, 750, 1000W
	Metal Halide (MH)	175, 250, 400, 1000W
GSL (Galleria Large)	Pulse Start Metal Halide (MP)	250, 320, 350, 400, 450, 750, 1000W
	High Pressure Sodium (HPS)	250, 400, 750, 1000W
	Metal Halide (MH)	250, 400, 1000W

ENERGY DATA

CWA Ballast Input Watts
150W MP HPF (185 Watts)
175W MP HPF (198 Watts) G
250W MP HPF (283 Watts) G
250W HPS HPF (295 Watts)
400W MP HPF (452 Watts) G
400W HPS HPF (457 Watts)
750W MP HPF (820 Watts)
1000W MH HPF (1080 Watts)
1000W HPS HPF (1100 Watts)

EPA
Effective Projected Area: (Sq. Ft.)
[Without Arm]
GSS: 1.20 **GSM**: 2.40 **GSL**: 3.90
[Spider Mount]
GSS: 1.53 **GSM**: 2.86 **GSL**: 4.45

SHIPPING DATA

Approximate Net Weight:
36 lbs. (16 kgs.)
79 lbs. (36 kgs.)
88 lbs. (40 kgs.)

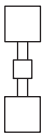
ADH082575 pc
2010-10-22 13:03:12

MOUNTING CONFIGURATIONS

Wall Mount

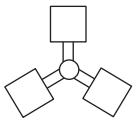
Arm Mount Single

Arm Mount 2 @ 180°

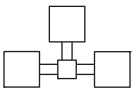


Arm Mount 2 @ 90°

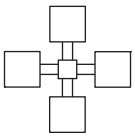
Arm Mount 3 @ 120°
(Round Pole Only)



Arm Mount 3 @ 90°



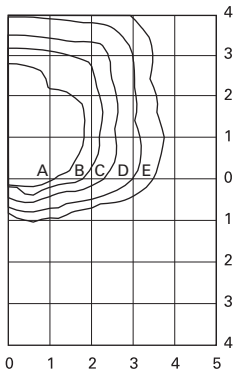
Arm Mount 4 @ 90°



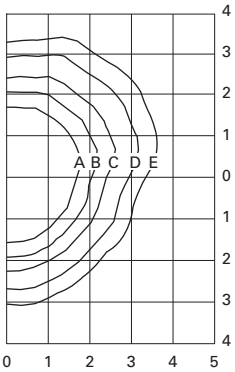
E.P.A. TABLE

	Single [w/arm where applicable]	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
GSS	1.7	3.4	3.4	4.6	4.6	5.2
GSM	2.9	5.8	6.8	9.2	9.2	10.4
GSL	4.4	8.8	9.8	13.7	13.7	15.6

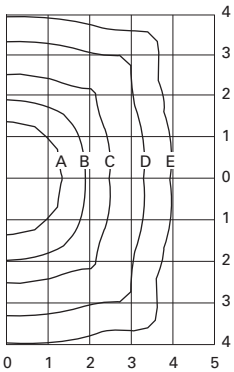
PHOTOMETRICS



GSM-XX-1000-MH-SL-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Spill Light Eliminator
Flat Glass



GSM-XX-1000-MH-3V-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Type III Vertical
Flat Glass



GSM-XX-1000-MH-AS-SG
1000-Watt MH
110,000-Lumen Clear Lamp
Area Square
Flat Glass

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
1000W [SL] / 400W [AR]					
25'	2.88	1.44	0.72	0.29	0.14
30'	**2.00**	**1.00**	**0.50**	**0.20**	**0.10**
35'	1.46	0.73	0.37	0.15	0.07
1000W [3V/AS]					
30'	3.50	2.00	1.00	0.50	0.20
35'	2.60	0.73	0.37	0.18	0.07
40'	**2.00**	**1.00**	**0.50**	**0.20**	**0.10**

ORDERING INFORMATION

Sample Number: GSM-AM-400-MP-MT-3V-SG-BK-L

Product Family
GSS=Galleria Square Small
GSM=Galleria Square Medium
GSL= Galleria Square Large

Mounting Method
AM= Arm Mount[1]
AIR= Arm Included for[2] Round Pole
AIS= Arm Included for[2] Square Pole
SM1= Spider Mount[3] (2 3/8" OD Tenon)
SM2= Spider Mount (3" OD Tenon)
SM3= Spider Mount[4] (3 1/2" OD Tenon)

Lamp Wattage [5]
MP
70=70W
100=100W
150=150W
175= 175W
200= 200W
250= 250W
320= 320W
350= 350W
400= 400W[6]
450= 450W
750= 750W
875= 875W
1000= 1000W[7]
HPS
70= 70W
100= 100W
150= 150W
250=250W
400=400W
750=750W
1000=1000W[7]
MH [8]
175=175W
250=250W
400=400W
1000=1000W[7]

Lamp Type
MP=Pulse Start Metal Halide
HPS=High Pressure Sodium
MH= Metal Halide[8]

Voltage [9]
120= 120V
208= 208V
240= 240V
277= 277V
347= 347V
480= 480V
MT= Multi-Tap[10]
TT= Triple-Tap[10]
5T= 5-Tap[11]

Distribution
Horizontal Lamp
1F=Type I Formed[12]
2F=Type II Formed
2S=Type II Segmented[13]
3F= Type III Formed
3S= Type III Segmented[13]
4S= Type IV Segmented[13]
5S= Type V Segmented[13]
FT= Forward Throw
SL= Spill Light Eliminator[14]
CA= Cutoff Asymetric with EHS [15]
Vertical Lamp
AR= Area Round
AS= Area Square[15]
3V= Type III Vertical[15]
RW= Rectangular Wide[15, 16]

Lens Type
FG= Flat Glass[17]
SG=Sag Glass

Color [18]
AP=Grey
BZ=Bronze
BK=Black
WH=White
DP= Dark Platinum
GM= Graphite Metallic

Options [19]
F= Single Fuse (120, 277 or 347V)
FF= Double Fuse (208, 240 or 480V)
L= Lamp Included
EM= Quartz Restrike w/[20] Delay
Q= Quartz Restrike[20]
R= NEMA Twistlock Photocontrol Receptacle
EHS= External Adjustable House Side Shield
HS= House Side Shield[21, 22]
VS=Vandal Shield[23]

Accessories [24]
GSM-EXTHS=External House Side Shield - 2.24 EPA
GSL-EXTHS=External House Side Shield - 2.46 EPA
MA1004XX=14" Arm for Square Pole. 1.0 EPA[15]
MA1005XX=6" Arm for Square Pole. 0.5 EPA[15]
MA1006XX= Direct Mount Kit for Square Pole[15]
MA1007XX= 14" Arm for Round Pole. 1.0 EPA[15]
MA1008XX= 6" Arm for Round Pole. 0.5 EPA[15]
MA1009XX= Direct Mount Kit for Round Pole[15]
MA1021XX= 6" Arm for Square Pole. 0.5 EPA[3]
MA1022XX= 6" Arm for Round Pole. 0.5 EPA[3]
MA1023XX= 9" Arm for Square Pole. 0.5 EPA[3]
MA1024XX= 9" Arm for Round Pole. 0.5 EPA[3]
MA1029XX= Wall Mount Bracket with 10" Arm
MA1046XX= Wall Mount Bracket[3]
MA1208XX= 11 1/2" Arm and Round Pole Adapter - . 0.8 EPA
OA1066XX= Mast Arm Adapter
MA1010XX= Single Tenon Adapter for 3 1/2" O.D. Tenon
MA1011XX= 2@180° Tenon Adapter for 3 1/2" O.D. Tenon
MA1012XX=3@120° Tenon Adapter for 3 1/2" O.D. Tenon
MA1013XX=4@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1014XX=2@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1015XX=2@120° Tenon Adapter for 3 1/2" O.D. Tenon
MA1016XX=3@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1017XX=Single Tenon Adapter for 2 3/8" O.D. Tenon
MA1018XX=2@180° Tenon Adapter for 2 3/8" O.D. Tenon
MA1019XX=3@120° Tenon Adapter for 2 3/8" O.D. Tenon
MA1045XX=4@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1048XX=2@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1049XX=3@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1060=House Side Shield for GSS (Field Installed)[25]
MA1061=House Side Shield for GSM (Field Installed)[25]
MA1062=House Side Shield for GSL (Field Installed)[25]
OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap
OA/RA1027=NEMA Twistlock Photocontrol - 480V
OA/RA1201=NEMA Twistlock Photocontrol - 347V

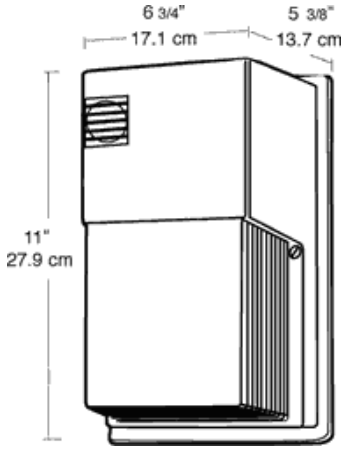
Notes:
1. Arm not included. See Accessories.
2. Arm length varies based on housing size: 9" for GSS, 11-1/2" for GSM and 14" for GSL.
3. Available on GSS housing only.
4. Available on GSL housing only.
5. Standard with medium-base sockets in GSS housing. Mogul-base sockets in GSM and GSL housings. Wattage availability varies by housing size - see Wattage Table.
6. Requires reduced envelope ED-28 lamp when used with GSM housing and flat glass vertically lamped optics.
7. Requires reduced envelope BT-37 lamp when used with GSM housing.
8. 175, 250 and 400W MH available for non-US markets only.
9. Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
10. Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 277/347/480V wired 347V.
11. 5-Tap ballast is 120/2008/240/277/480V wired 480V. Only available in 400-1000W.
12. Medium housing fixture only.
13. Maximum wattage on segmented optical distributions is 400W. 400W Metal Halide lamp must use reduced envelope ED-28 lamp. Not available in GSL housing.
14. Must use reduced envelope lamp, not available in GSL housing.
15. Available on GSM and GSL housings only.
16. RW optic not available with flat glass.
17. 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW, SL or 3V distributions.
18. Other finish colors available, including a full line of RAL color matches. Consult your Cooper Lighting Representative.
19. Add as suffix in the order shown.
20. Quartz options not available with SL optics.
21. House side shield not available with 5S, RW, AS, AR, SL and CA optics.
22. Not available in 1000W.
23. Arm mount only, 400W Maximum.
24. Order separately, replace XX with color suffix.
25. Compatible with sag lens vertical optics only.

WPTF42/PC2

28 thru 42 watt compact fluorescent Tallpack. Vandal resistant polycarbonate housing. Heavy die-cast aluminum back plate with 1/2" bottom and back conduit opening. Factory installed 120V photocell with bypass cap included. Operating temperature 28w (-20 deg. F), 26, 32 & 42w(0 deg. F). Lamp supplied.

Color: Bronze

Weight: 4.5 lbs



Lamp Info

Type:	42W Triple
Watts:	42
Shape/Size:	N/A
Base:	N/A
ANSI:	N/A
Hours:	10,000
Lamp Lumens:	3,000
Efficacy:	65 LPW

Ballast Info

Type:	Elec HPF QT
120V:	0.38
208V:	0.3
240V:	0.2
277V:	0.17
Input Watts:	46W
Efficiency:	91%

Technical Specifications

UL Listing:
Suitable for wet locations

Reflector:
Die formed aluminum for wide light distribution. Moveable Glare Shield for field adjustable light control slanted slightly downward for more light on the job

Ballast Housing:
Stamped steel painted white

Back Plate:
Heavy die cast aluminum. 1/2" bottom conduit knockout. Knockouts for mounting to 3" or 4" junction boxes

Housing and Refractor:
Vandal resistant polycarbonate molded refractor. Die cast aluminum back plate

Ballast Minimum Starting Temperature:
0 F

Patents:
The unique RAB Tallpack is protected by U.S. Patent D569,029; China Patent ZL200730149211.2; Taiwan Patent D124,864 and Canada Patent D121,993

Country of Origin:
Designed by RAB in New Jersey and assembled in the USA by IBEW Local 3

Buy American Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:
This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010)

Trade Agreements Act Compliant:
This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:
This product is suitable for listing on the GSA Schedule of the US General Services in accordance with FAR Subpart 25.4

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DESCRIPTION

The IMPACT Elite Trapezoid full 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. UL/cUL Listed for wet locations in down mount applications and damp locations in up mounted applications.

McGRAW-EDISON®

energy solutions

		Type
Catalog #		
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Durable two-piece die-cast aluminum housing and removable hinged door frame envelopes the optical enclosure from nature's elements. 1/8" clear, heat and impact resistant tempered flat glass lens combined with molded silicone gasket seals the integrated optical assembly to ensure peak optical performance. Captive stainless steel hardware secures the removable hinged door allowing for ease of installation and maintenance.

Electrical

Integral hard mount electrical components are safely secured and grounded within the die-cast aluminum housing for optimal heat sinking and extended component life. All wiring is extended through a silicone grommet at the back of the housing to prevent entry of debris, moisture, dust and insects. UL listed high power factor ballasts are Class H insulation rated [metal halide: 150, 175, 200, 250, 320, 350, 400W [-30°C /-20°F], [high pressure sodium: 250, 400W [-40°C/-40°F]. High efficiency ballasts are available in a multitude of voltage configurations. Compact fluorescent high power factor ballasts are Class P insulation rated for 120V-277V and have a starting temperature of -18°C / 0°F.

Optical Systems

Custom engineered highly reflective anodized aluminum reflectors provide high efficiency Type II, Type III and Type IV distributions. All Impact Wall Series reflectors classify as IESNA full cutoff in downlight only applications. Optional silk screened house-side flat glass shield provides decreased wall brightness. Optical assemblies are offered standard with horizontal medium or mogul-based metal halide [MH/MP], high pressure sodium [HPS] or energy efficient 4-pin compact fluorescent [CF] lamps. Available 10% or 30% uplight options allow for architectural highlighting of building details.

Mounting

Impact Elite's "Hook-N-Lock" gasketed and zinc plated rigid universal mounting assembly fits directly to a 4" junction box or wall. The "Hook-N-Lock" system allows for fast installation and mounting in both traditional downlighting [wet location] or inverted uplighting [damp location only] mounting positions.

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.

IMT
IMPACT ELITE MEDIUM TRAPEZOID

150 - 400W

Pulse Start Metal Halide

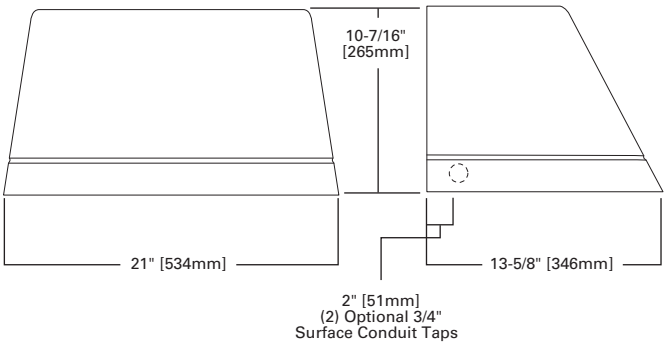
Metal Halide

High Pressure Sodium

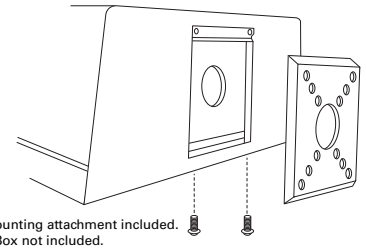
32 - 120W

Compact Fluorescent

FULL CUTOFF WALL MOUNT LUMINAIRE



HOOK-N-LOCK MOUNTING



iMPACT™

DARK SKY COMPLIANT | FCO Full Cutoff

NOTE: In downlight applications only.

TECHNICAL DATA

UL1598 Listed, CUL Listed
Down Mounted - Wet Location
Up Mounted - Damp Location
25°C Ambient Temperature,
40°C w/HA Option
EISA Compliant Ⓔ

ENERGY DATA

High Reactance Ballast Input Watts
150W MP HPF (185 Watts)
250W HPS HPF (300 Watts)
400W HPS HPF (465 Watts)

CWA Ballast Input Watts
200W MP CWA (227 Watts) Ⓔ
250W MP CWA (283 Watts) Ⓔ
320W MP CWA (365 Watts) Ⓔ
350W MP CWA (400 Watts) Ⓔ
400W MP CWA (452 Watts) Ⓔ

Electronic Ballast Input Watts
32W CF HPF (36 Watts)
42W CF HPF (46 Watts)
57W CF HPF (59 Watts)
60W CF HPF (70 Watts)
70W CF HPF (75 Watts)
85W CF HPF (98 Watts)
120W CF HPF (139 Watts)

SHIPPING DATA

Approximate Net Weight:
42 lbs. (19 kgs.)

ORDERING INFORMATION

Sample Number: IMT-250-MP-MT-3S-GM

Product Family

IMT=Impact Elite Medium Trapezoid

Lamp Wattage [1]

MP

150=150W
200=200W
250=250W
320= 320W
350= 350W
400= 400W

HPS

250= 250W
400= 400W

MH [2]

175= 175W[2]
250= 250W[2]
400= 400W[2]

CF

57= (1) 57W
60= (1) 60W
64= (2) 32W
70= (1) 70W
84=(2) 42W
85=(1) 85W
96=(3) 32W
114=(2) 57W
120=(1) 120W
126=(3) 42W

Lamp Type

MP=Pulse Start Metal Halide
HPS=High Pressure Sodium
MH=Metal Halide[2]
CF= Compact Fluorescent

Voltage [3]

120= 120V
208= 208V
240= 240V
277= 277V
347= 347V[3]
480= 480V
DT= Dual-Tap[4]
MT= Multi-Tap[4]
TT= Triple-Tap[3, 4]
E1= Electronic 120-277V[3]

Distribution

HID

3S=Type III Segmented
4S=Type IV Segmented

CF

2S= Type II Segmented[5]
4S= Type IV Segmented[5]

Color [6]

AP= Grey
BZ= Bronze
BK= Black
WH= White
DP= Dark Platinum
GM= Graphite Metallic

Options

F=Single Fuse,Specify Voltage (120, 277 or 347V)[7]
FF=Double Fuse, Specify Voltage (208, 240 or 480V)[7]
L= Lamp Included
HA= 40 Degrees C High Ambient[8]
SC= Surface Conduit entry Taps (2) 3/4" NPT[9]
CSW= Circuit Switching[10]
FR= Frosted Lens[11]
P= Button Type Photocontrol (120V, 208, 240, or 277V)[7, 12]
TR= Tamper Resistant Fasteners
UPL10= 10% Uplight
UPL30= 30% Uplight[13]
DIM= CF Dimming Ballst (CF Lamp/Must Specify Number of Lamps)[14]
HS= House Side Shield Glass[15]
Q= Quartz Restrike T4 Lamp[16, 17]
EM= Emergency Quartz Restrike T4 Lamp w/ Time Delay Relay[16, 17]
EM/SC=Emergency Separate Circuit T4 Lamp[16, 17, 18]
QMR=Quartz Restrike MR16 Lamp[17, 19]
2QMR=Quartz Restrike w/ (2) MR16 Lamps[17, 19]
2QMR/SC=Quartz Restrike (1) MR16 Lamp and (1) Emergency Separate Circuit MR16 Lamp[17, 18, 19]
EMMR=Emergency Quartz Restrike MR16 Lamp w/ Time Delay Relay[17, 19]
2EMMR=Emergency Quartz Restrike with (2) MR16 Lamps w/Time Delay Relay[17, 19]
2EMMR/SC=Emergency Quartz Restrike with Time Delay Relay (1) MR16 and (1) MR16 Emergency Separate Circuit Lamp[17, 18, 19]
EM/SC/MR=Emergency Separate Circuit MR16 Lamp[17, 18, 19]
2EM/SC/MR=Emergency Separate Circuit with (2) MR16 Lamps[17, 18, 19]
EM/SC/12V=Emergency Separate Circuit 12V Low Voltage (1) MR16 Lamp[17, 18, 20]
2EM/SC/12V=(2) Emergency Separate Circuit MR16 Lamps (12V)[17, 18, 20]
EMI40=Emergency Cold Temperature (UL924 Listed) Power Pack -18 degrees C / 0 degrees F, (1) CF Lamp[7, 21]
2EIM40=Emergency Cold Temperature (UL924 Listed) Power Pack -18 degrees C/0 degrees F, (2) CF lamps with Back Box matching housing finish.[7, 22]
CFEM= Emergency CF Power Pack (UL924 Listed) (1) CF Lamps, 0 Degrees C/32 Degrees F[7, 23]
2CFEM= Emergency CF Power Pack (UL924 Listed) , 0 Degrees C/32 Degrees F, (2) CF Lamps, with Back Box matching housing finish.[7, 24]

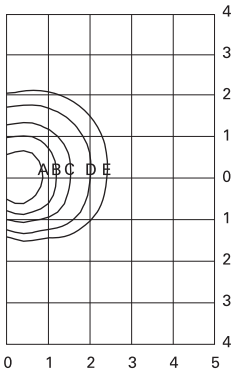
Accessories [25]

WG/ITM= Wire Guard[26]
VS/ITM= Vandal Resistant Shield[27]

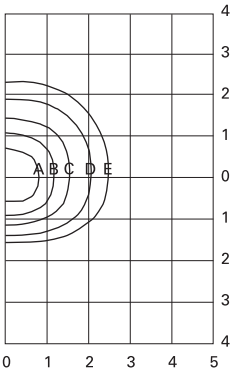
Notes:

1. All HID Metal Halide lamps are mogul-base, reduced envelope ED-28 except 200W Pulse Start Metal Halide is T15. All HID High Pressure Sodium lamps are mogel-base ED-18.
2. 175, 250 and 400W MH available for non-US markets only.
3. Products also available in non-US voltages and 50HZ for international markets. 88% Efficient EISA Compliant MP Fixtures not available in 347V and TT Voltages. Electronic E1 only available with CF source. Consult your Cooper Representative for availability and ordering information.
4. Dual-Tap ballast is 120/277V wired 277V. Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired 347V.
5. Type II - 60, 64, 70, 84, 85, 96, 114 or 126W CF only. Type IV - 60, 85, 120W CF only. In cold temperatures, compact fluorescent lamps produce lower illumination levels.
6. Add as suffix.
7. Must specify voltage.
8. Rated for 40°C for 250W and below fixture. Not available with CF lamps.
9. Not available in Type IV 320V through 400W. Not available in Type III with PE 320W through 400W. 175-250W requires thru-wire rating of 120°C, 320-400W requires rating of 140°C
10. Each ballast independently wired. Available on 96, 114, or 126W CF wattages.
11. Not available with 320W thru 400W or 114 or 126W CF options.
12. Not available with SC option teamed with 320-400W. Not available with 480V.
13. Type III only. Not available with CF lamps.
14. Specify CF option 96 or 126W, not available with HS, FR, or VS options. Must specify number of lamps.
15. Not available with 320 thru 400W.
16. (1) 120W Lamp, 150W maxinum quartz lamp. Utility power may need to cycle to allow HID lamp to cool in warm climates.
17. Emergency lamps supplied by others.
18. Leads out of the back of the unit for auxillary power.
19. (1) or (2) 120V Lamps. GU10 base, 50W maximum each. Lamps supplied by others.
20. Power supplied by low voltage DC source (supplied by others). (1) or (2) 12V bi-pin socket GU5.3 base. 12V 35W maximum.
21. Specify 120 or 277V, (-18°C) minimum temperature, not available with UP10 or CSW option, 57W CF maximum.
22. Specify 120 or 277V, (-18°C minimum,operates (2) 32W 4-pin lamps or less, not available with UPL10 or CSW option, (lamps supplied by others).
23. Specify 120 or 277V, (0°C) minimum temperature, not available with UPL10 or CSW option, 57W CF maximum.
24. Specify 120 or 277V, (0°C minimum, operates (2) 32W 4-pin lamps or less, not available with UPL10 or CSW option, (lamps supplied by others).
25. Order separately.
26. Not available with VS option.
27. Not available with 320 thru 400W. Not available with wire guard.

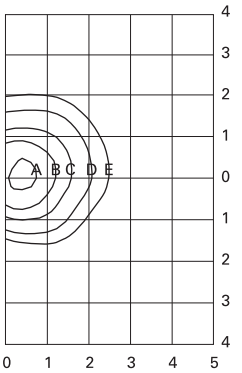
PHOTOMETRICS (Complete IES files available at www.cooperlighting.com)



IMT-126-CF-XX-2S
126-Watt CF
[3] 9,600-Lumen Clear Lamp
Type II



IMT-114-CF-XX-2S
114-Watt CF
[2] 8,600-Lumen Clear Lamp
Type II

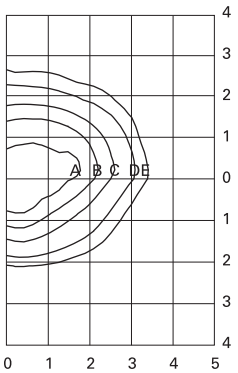


IMT-85-CF-XX-2S
85-Watt CF
6,000-Lumen Clear Lamp
Type II

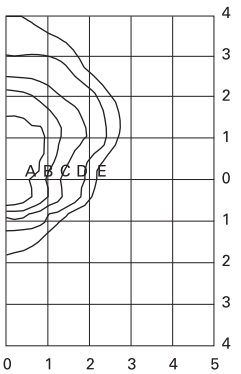
FOOTCANDLE TABLE

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

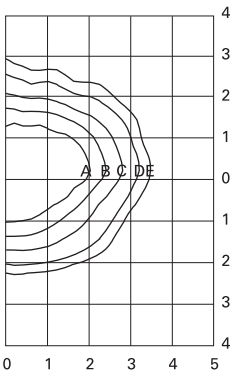
Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
126-CF-2S / 114-CF-2S / 85-CF-2S					
18'	2.46	1.23	0.62	0.25	0.12
20'	**2.00**	**1.00**	**0.50**	**0.20**	**0.10**
25'	1.28	0.64	0.32	0.13	0.06



IMT-150-MP-XX-3S
150-Watt MP
14,000-Lumen Clear Lamp
Type III



IMT-150-MP-XX-4S
150-Watt MP
14,000-Lumen Clear Lamp
Type IV

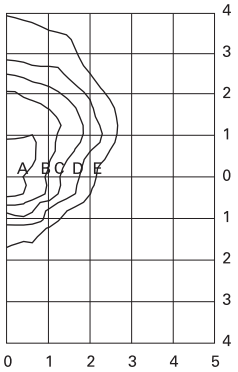


IMT-250-MP-XX-3S
250-Watt MP
23,750-Lumen Clear Lamp
Type III

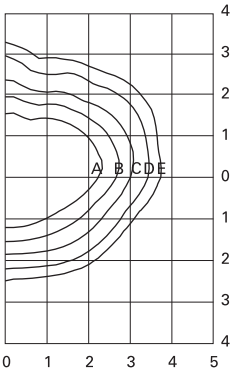
FOOTCANDLE TABLE

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

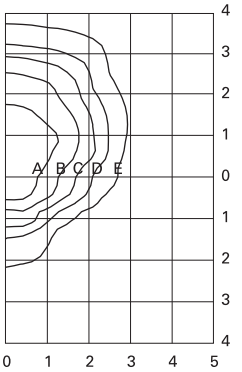
Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
150-MP-3S / 150-MP-4S / 250-MP-3S					
18'	2.46	1.23	0.62	0.25	0.12
20'	**2.00**	**1.00**	**0.50**	**0.20**	**0.10**
25'	1.28	0.64	0.32	0.13	0.06



IMT-250-MP-XX-4S
250-Watt MP
23,750-Lumen Clear Lamp
Type IV



IMT-400-MP-XX-3S
400-Watt MP
40,000-Lumen Clear Lamp
Type III



IMT-400-MP-XX-4S
400-Watt MP
40,000-Lumen Clear Lamp
Type IV

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
400-MP-3S					
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
250-MP-4S / 400-MP-4S					
18'	6.15	2.46	1.23	0.62	0.25
20'	**5.00**	**2.00**	**1.00**	**0.50**	**0.20**
25'	3.20	1.28	0.64	0.32	0.13

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 11224 OLIVE BOULEVARD.

WHEREAS, an application was made by Andrew Brown, of Brownstone Properties, LLC to rezone 11224 Olive Boulevard 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 11224 Olive Boulevard, to the Division of Planning; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 6, 2012, 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 August 6, 2012; 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 11224 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:

To Be Provided

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 applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan," dated July13, 2012, as bound together and submitted in conjunction with Application #12-019 by Dan Koziatek of Volz Inc., except that the placement of the fence along the east elevation shall not extend beyond the front of the building.
2. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" dated July13, 2012, as bound together and submitted in conjunction with Application #12-019 by Dan Koziatek of Volz Inc., except the front elevation shall be revised to meet with the intent of the Design Guidelines and as discussed in the August 6, 2012 staff report on Application #12-019, for the Zoning Administrator's approval.
3. The Landscape Plan prepared by Landscape Technologies, dated July 11, 2012 shall be revised to relocate a minimum of 20% of the planting along the east half of the south property line to the Olive Boulevard frontage to meet with the intent of the "green line" park of the City of Creve Coeur Comprehensive Plan and Design Guidelines, for the Zoning Administrator's approval.
4. The applicant shall provide an elevation of the trash enclosure and indicate materials that are consistent with the building.
5. The existing home at 11224 Olive Boulevard and 843 Mosley Road shall be demolished within one year of the approval for the rezoning, or prior to the issuance of an occupancy permit, whichever ever comes first. An underground irrigation system shall be installed and maintained to serve new landscaped areas identified on The Site Development Plans.
6. 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.
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 300 feet west of Mosley Road 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.

BILL NO. _____ **ORDINANCE NO. _____**

ADOPTED THIS ____ DAY OF _____, 2012.

_____
Robert Hoffman
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

_____
Barry Glantz
MAYOR

ATTEST:

_____
DEBORAH RYAN, MRCC
CITY CLERK

city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO THE PLANNING AND ZONING COMMISSION #12-021 FOR A NEW CONDITIONAL USE PERMIT FOR CHINA KING RESTAURANT LOCATED AT 12784 OLIVE BOULEVARD WITHIN THE SCHNUCKS/BELLERIVE PLAZA SHOPPING CENTER

FOR THE MEETING OF: August 6, 2012

LOCATION: 12784 Olive Boulevard

REQUEST:
Ned Amos, of Cardinal Plumbing and Construction, on behalf of Xiao Bin Chen, has submitted an application for a conditional use permit for a 1,465 square-foot, 32-seat eating and drinking establishment at 12784 Olive Boulevard within the Schnucks/Bellerive Plaza Shopping Center.

ADDITIONAL INFORMATION:
Bellerive Plaza is located at the southwest corner of Olive Boulevard and Timber Run, and is in the "GC" General Commercial Zoning District. All eating and drinking places are permitted with conditions in the "GC" General Commercial District [Section 405.360(C)(7)].

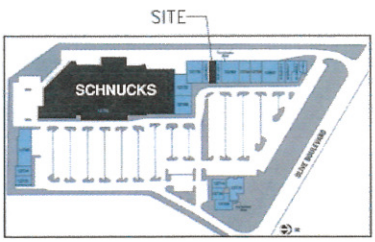
Key Issues:
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

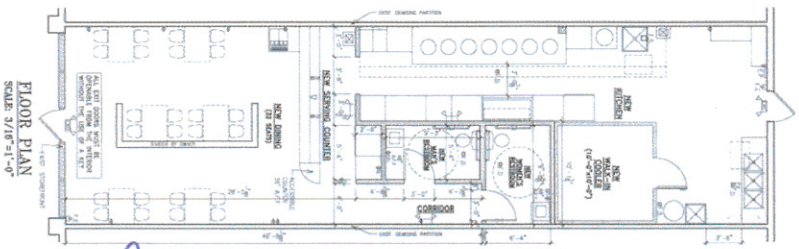
Comp. Plan References
- Health and Connectivity Goals
- Design Guidelines: Streetscape/Pedestrian Orientation

Zoning Code References
- Section 405.360 "GC" General Commercial
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT:
Xiao Bin Chen
China King
12784 Olive Boulevard
Creve Coeur, MO 63141

REPRESENTATIVE:
Ned Amos
Cardinal Plumbing and Construction
10452 Willowdale Dr.
Saint Louis, MO 63146





REPORT PREPARED BY:

Whitney Kelly, AICP, City Planner — Date: 8/3/2012

ATTACHMENTS: Applicant's Materials received July 5, 2012
Draft Ordinance

PROPOSAL AND ZONING HISTORY

Bellerive Plaza shopping center, located south of Olive Boulevard and west of Mason Road, was approved and constructed in 1980 in compliance with St. Louis County zoning regulations. The property was annexed by the City of Creve Coeur in 1996, and subsequently zoned "GC" General Commercial. The center consists of three buildings, housing approximately 24 tenant spaces, including the anchor of a Schnucks Supermarket, and totals 115,207 square feet. The overall development is legally pre-existing, with non-conforming site coverage.

In 2007, Desco received a variance to the required parking by 45 parking spaces in anticipation of a St. Louis Bread Company location within the center at what is now the "Dave & Tony's Premium Burgers".

On May 21, 2012, the Planning and Zoning Commission approved the site development plan for the reconfiguration of the main entrance to create an additional left turn onto westbound Olive Boulevard. Due to the site related nonconformities, the approval required that additional greenspace be added on a one-to-one ratio. Several parking lot islands will be expanded to meet this requirement, thus the remaining surplus of parking on site was one space. The following table was presented at the May 21st meeting, and was based on the 2007 parking study:

Bellerive Plaza Parking Calculations

	# of Parking Spaces
Existing Parking Supply (based on ALTA survey and field checks)	527
Spaces Occupied by Cart Corrals and Dumpsters	(20)
Net Supply - Existing	507
Proposed Parking Addition (striping only - no new pavemen	12
Net Supply - Proposed	519
Current Parking Requirement for Bellerive Plaza (incl. 186 rest. sea	523
Additional Req. for Bread Company (99 indoor/10 outdoor seats)	35
Gross Requirement - Proposed	558
Variance Granted	(45)
Net Requirement - Proposed	513
Proposed Surplus	6
Spaces lost due to relocating entrance median landscaping	5
Remaining Surplus	1

The new 1,465 square foot restaurant is filling a vacant tenant space with a proposed maximum interior seating of 32. The applicant is not proposing any changes to the exterior of the building or site.

LAND USE AND ZONING OF SURROUNDING PROPERTIES
The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Offices	Unincorporated St. Louis County C8 Commercial	Olive Boulevard
South	Offices	"PO" Planned Office District	N/A
East	Bank	"GC" General Commercial District	N/A
West	Multi-family residences	"AR" Attached Single Family Residential District	N/A

COMPREHENSIVE PLAN REVIEW
The subject property is located within the General Commercial District that encourages a mix of uses including retail, residential, government, and park uses. The proposed use will fill a vacant space in a building that was originally developed for, and still contains, a variety of uses. Therefore, the request meets with the Goals and Objectives of the Comprehensive Plan.

ZONING REVIEW
Restaurants are permitted with conditions in all commercial zoning districts within the city, and the applicant is leasing an existing tenant space within the Bellerive Shopping Center that has a mix of restaurants and stores. No changes to the exterior of the building or site are being proposed. As the site-related code compliance issues regarding landscaping were discussed with the reconfiguration of the main entrance, review of this project is limited to the discussion of the parking.

Parking:
Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces: "One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area plus one (1) parking space per each eight (8) seats in an outdoor seating area."

As discussed above, Bellerive Plaza received a variance for 45 spaces in 2007. At the time, the study conducted for the request looked at all of the parking available for the center, in addition to the parking requirements of a proposed St. Louis Bread Co. with 99 indoor seat and 10 outdoor seats, for a total of 513 required, with 519 spaces available on site. However, St. Louis Bread Co. did not pursue the location. A conditional use permit for what is now the "Dave & Tony's Premium Burgers" was issued in 2009 (Ordinance 5109) for the same location that was considered for the St. Louis Bread Co. with a maximum of 60 indoor seats, thus requiring only 20 spaces, versus the 35 reviewed under the variance request. The tenant space under consideration with this application was calculated as retail, at 4 spaces per 1,000 sq. ft. or 1 space per 250 sq. ft. Based on the submitted floor plan with 32 seats, the required additional parking for the proposed use is a total of 11 parking spaces. This is still within the number reviewed for the variance, and within the available parking on site, with a surplus of 5 spaces. Due to the small surplus, the CUP should limit the size of the restaurant to preclude future parking problems.

RECOMMENDATION
Based on the above analysis, the request for a conditional use permit meets all of the requirements of the Comprehensive Plan and Zoning Ordinance. Conditions listed below are the standard general conditions for eating and drinking establishments which are included in the draft ordinance:

1. The conditional use permit shall be for the operation of 1,465 square-foot eating and drinking establishment at 12784 Olive Boulevard.
2. Maximum seating permitted is limited to 32 seats indoors.
3. Hours of operation shall be 10:30am to 10:30pm Monday through Sunday. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked behind the building or as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.

ACTION
If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it should vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION
The following is an example of an appropriate motion for this application:

"I move to recommend approval of Application #12-021 for a Conditional Use Permit for a eating and drinking establishment located at 12784 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report prepared for the meeting of August 6, 2012" (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

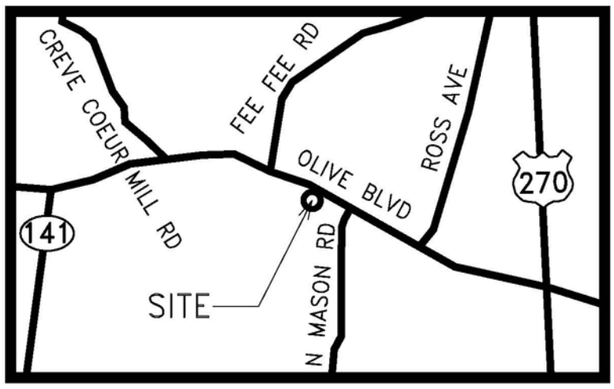
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 07/27/2012
	View of the proposed tenant space from the parking lot.
	View from in front of the proposed tenant space looking east.
	View from in front of the proposed tenant space looking northeast to Olive Boulevard.

CHINA KING RESTAURANT

12784 OLIVE BLVD.,
ST. LOUIS, MISSOURI



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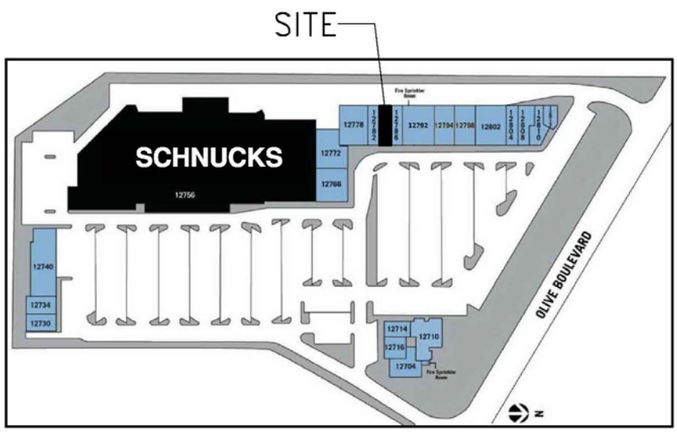
LOCATION MAP

NOT TO SCALE



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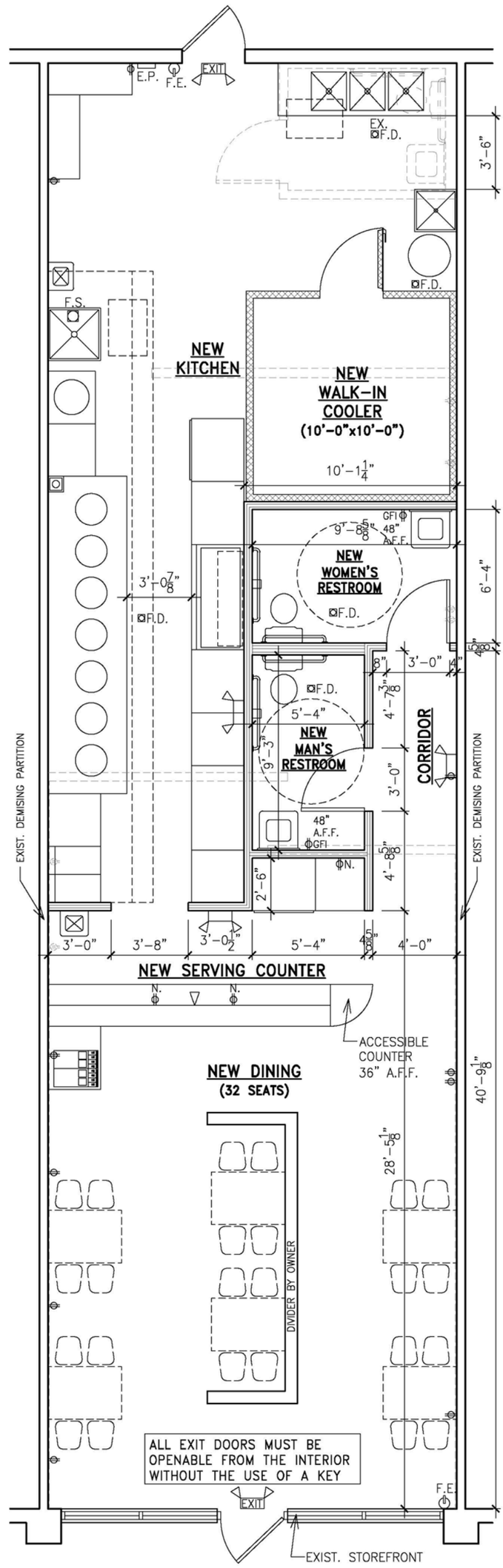
KEY PLAN

NOT TO SCALE

LEGEND:

- NEW PARTITION
- EXIST. PARTITION TO REMAIN
- REMOVE EXIST. ELEMENTS/PARTITION INCLUDING RELATED MEP COMPONENTS IN ITS ENTIRETY
- EXIST. ELECT. RECEPTACLE
- N. NEW ELECT. RECEPTACLE
- REMOVE EXIST. ELECT. RECEPTACLE
- EXIT — NEW COMBINATION EXIT LIGHT & EMERGENCY LIGHT UNIT
- NEW EMERGENCY LIGHT UNIT
- F.D. — NEW FLOOR DRAIN
- EX. F.D. — EXIST. FLOOR DRAIN
- F.S. — NEW FLOOR SINK
- F.E. — NEW FIRE EXTINGUISHER
  - TYPE "K" IN KITCHEN
  - 2A10BC IN OTHER AREA
- NEW TELEPHONE/DATA OUTLET
- E.P. — EXIST. ELECT. PANEL
- EXIST. DOOR TO REMAIN: CHANGE TO ADA LEVER STYLE DOOR HANDLE AS REQUIRED
- 3068 — NEW DOOR SELECTED BY OWNER



FLOOR PLAN

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

PROJECT NO.: 1512	CHINA KING RESTAURANT	MAK ARCHITECTS, INC.	
DRAWING NO.: A-1	12784 OLIVE BLVD.,	ARCHITECTURE • PLANNING • INTERIOR DESIGN	
DATE: 07-03-12	ST. LOUIS, MISSOURI	8328-R Olive Blvd., St. Louis, Missouri 63132	
DRAWN BY: P.C.		(314) 997-3802 www.makarchitects.com	
		(314) 993-3761 (Fax)	

BILL NO. _____ **ORDINANCE NO. _____**

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 1,465 SQUARE-FOOT EATING AND DRIKING ESTABLISHMENT LOCATED AT 12784 OLIVE BOULEVARD WITHIN THE SCHNUCKS/BELLERIVE PLAZA SHOPPING CENTER

WHEREAS, under Section 405.360(C), all eating and drinking places in the "GC", General Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Ned Amos, of Cardinal Plumbing and Construction, on behalf of Xiao Bin Chen, for a conditional use permit for a 1,465 square-foot, 32-seat eating and drinking establishment at 12784 Olive Boulevard within the Schnucks/Bellerive Plaza Shopping Center; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 6, 2012, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for 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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on August 6, 2012; 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 finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at12784 Olive Boulevard, in the "GC" General Commercial zoning district, within the Bellerive Plaza Shopping Center, whose legal description is as follows:

> Lot 1 of BELLERIVE EXECUTIVE PARK PLAT TWO, a Subdivision in St. Louis County, Missouri, as per plat thereof recorded in Plat Book 164 page 62 of the St. Louis County Records, excluding therefrom the following described property:
>
> BEGINNING at the point in the southwestern line of property described in deed to the State of Missouri, recorded in Book 6807, Page 2147, St. Louis county Recorder's Office, distant North 53 degrees 26 minutes 01 second West 25.05 feet from the most eastern corner of said Lot 1; thence South 35 degrees 13 minutes 59 seconds West 169.17 feet; thence North 89 degrees 27minutes 16 seconds West 106.24 feet; thence North 01 degree 07 minutes 29 seconds East 267.45 feet to the southwestern line of the aforesaid State of Missouri property; thence South 60 degrees 48 minutes 21 seconds East 106.86 feet and South 53 degrees 26 minutes 01 second East 131.10 feet along said State of Missouri property to the point of beginning, and containing 35,180 Square Feet; according to a survey by Pitzman's Co. of Surveyors & Engineers, on July 23, 1976.

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The conditional use permit shall be for the operation of 1,465 square-foot eating and drinking establishment at 12784 Olive Boulevard.
2. Maximum seating permitted is limited to 32 seats indoors.
3. Hours of operation shall be 10:30am to 10:30pm Monday through Sunday. Additional business hours may be permitted with the Zoning Administrator's approval, including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked behind the building or as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
6. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
7. Any mechanical equipment installed for the site shall be properly screened with approved materials.
8. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not

more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

_____
ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN, MRCC
CITY CLERK

city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #12-022 FOR THE SUBDIVISION AND CONDITIONAL USE PERMIT OF AN ASSISTED LIVING FACILITY FOR SPECTRUM RETIREMENT COMMUNITIES FOR THE PROPERTY LOCATED AT 693 DECKER LANE

FOR THE MEETING OF: August 6, 2012

LOCATION: 693 Decker Lane

REQUEST:
Spectrum Retirement Communities, LLC, has submitted an application for the subdivision and conditional use permit of a 43,254 square foot, 4-story, 90-unit assisted living facility, at 693 Decker Lane. The property is zoned "CB" Core Business District.

ADDITIONAL INFORMATION:
Assisted living facilities are classified as a "home for the aged, with health care incidental" by the Zoning Code which requires approval of a conditional use permit in the "CB" Core Business District.

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 "CB" Core Business Commercial?
- Does the request with the required findings for a conditional use permit?

Comp. Plan References
- Central Business District
- Design Guidelines

Zoning Code References
- Section 405.370 "CB" General Core Business District
- Section 405.820, Required Off-Street Parking Spaces
- Section 405.1070, Conditional Use Permits

APPLICANTS: Spectrum Retirement LLC
200 Spruce Street, Suite 200
Denver CO, 80230

APPLICANTS REPRESENTATIVE: Paul Boyer
Civil Engineering Design Consultants, Inc.
11402 Gravois Rd., Suite 100
St. Louis, MO 63126

REPORT PREPARED BY:

Whitney Kelly, AICP, City Planner — 8/3/2012 Date

ATTACHMENTS:
Applicant's Materials Submitted July 26, 2012
Subdivision Plat
Draft Ordinance

INTRODUCTION
Spectrum Retirement Communities, LLC, has submitted an application for the subdivision of 1.6 acres in the "CB" Core Business District at 693 Decker Lane along with a conditional use permit of a 43,254 square foot, 4-story, 90-unit assisted living facility. The property is located between the Plaza Motors structured parking deck to the north and the parking deck for the office development to the south. Assisted living facilities are classified as a "home for the aged, with health care incidental" by the Zoning Code which requires approval of a conditional use permit in the "CB" Core Business District.

The subject property was originally included as the location of the third, 4-story building of Summit Lofts Condominium complex that received approval in 2004. However this phase of the project was never completed and the property has remained vacant since that time.

LAND USE AND ZONING OF SURROUNDING PROPERTIES
The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Plaza Motors	"CB" Core Business District	NA
South	Office	"CB" Core Business District	NA
East	Plaza Motors, and Hutkin Development Company offices	"CB" Core Business District	Decker Lane
West	Residential, Summit Lofts Condominium	"CB" Core Business District	NA

COMPREHENSIVE PLAN REVIEW
The subject property is located in the Key Property Area 1 in the Central Business District that is bounded by I-270 to the west, Old Ballas Road to the east and south, and Olive Boulevard to the north. The Comprehensive Plan encourages redevelopment that incorporates design elements including "human scale" storefronts and the majority of off-street parking located behind or beside buildings, or within strategically placed parking structures (page 87).

The site development plan shows that the building is oriented to the street with parking behind it. There are pedestrian connections throughout the site, and outdoor dining along Decker Lane. Thus the project meets with the intent of the Comprehensive Plan.

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

Chapter 1 for Site Layout
A. Physical Features and Site Relationships
3. Size, design, and orientation of buildings should be sensitive to existing terrain, existing buildings, and the surrounding area. Design outdoor spaces to be sensitive to views, climate, solar angles, and the nature of outdoor activities that could occur in conjunction with the project.
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 approached 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.

3. Pedestrian open spaces, such as covered walkways, courtyards, and plazas, are encouraged, as is the development of open and attractive passageways between buildings and adjoining developments.

4. Plazas, courtyards, landscaping, public art and similar amenities or public assembly areas that are accessible and visible from the street are strongly encouraged.

5. Solid, blank walls and other "dead" or dull spaces at the street level should be avoided. Visually interesting building facades and activities should be maintained and/or established to engage pedestrian interest, such as primary entrances and display windows. Outdoor seating and dining area that face the street are encouraged.

6. Building frontages should provide at least one (1) public entrance from the street. Frontage design and signage locations should be coordinated with streetscape landscaping and street trees. Active building fronts with large window openings at ground level with transparent, non-reflective, minimally tinted glass are strongly encouraged.

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 encourages.

13. All sidewalks should conform to the City of Creve Coeur Pedestrian Plan.

C. Pedestrian and Vehicular Circulation

3. Access, general circulation, separation of pedestrian and vehicular traffic, and design of parking areas should be safe and convenient, while not detracting, from the design of the building and adjacent properties. Direct access from the street and from parking areas to the principal structure should be provided.

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.

The site development plan provides for a new sidewalk connecting with the existing sidewalk at the north and south property line. The design of the sidewalk along Decker Lane is 5 feet in width, and approximately 3 feet from the curb. This is consistent with the Pedestrian Plan for Decker Lane which is identified as a secondary street type. Pedestrian circulation is also provided throughout the site consistent with the Design Guidelines for Site Layout.

Chapter 2 / Building

A. General Architectural Guidelines

1. The City of Creve Coeur strongly encourages interesting, articulated and high quality structures. Long or continuous wall planes should be avoided. Buildings should exhibit detail and elements appropriate for pedestrian view.

2. Defined outdoor spaces including courtyards, patios, plazas, covered walkways, arcades, colonnades, gardens, trellised area and similar activity centers, should be incorporated into the building design.

3. Building surfaces two(2) stories high or more or 60 feet in length should be relieved with changes of wall plane that provide strong shadow or visual interest.

C. Design

1. A diversity of high quality architectural design is strongly encouraged. Building design should incorporate a clear and well-articulated design concept.

2. Building facades that provide for a linear and repetitive streetscape appearance are strongly discouraged. Variations between the front elevations and the use of landscaping elements are strongly encouraged.

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.*
4. *Special attention and detail should be given to the design of buildings at street level. Design elements at street level that attract pedestrians and reinforce street activity are strongly encouraged. Varied and interesting building facades are key to creating a "pedestrian oriented" place. Streets with monotonous and unarticulated buildings, which are not conducive to pedestrian activity and make walking less appealing, are strongly discouraged.*

D. Relationship to Neighboring Development

1. *Architectural design should be compatible with the developing character of the neighborhood area. Design compatibility includes complementary building style, form, size, color and materials.*

E. Materials/Colors

1. *Materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged. A preference should be given toward "green" building materials that can be recycled. Highly reflective and/or synthetic materials are discouraged.*

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 screened to minimize visual impact on public streets, surface parking lots and neighboring properties.*

Further, the Design Guidelines provide additional recommendations based on the "use" of the structure for multiple-family, attached residential developments. While the proposed use is not in the strict sense a multi-family development, the development of the building functions in much the same way. Therefore analysis of the recommendations is also included:

Chapter 3 / "Use" Specific Guidelines

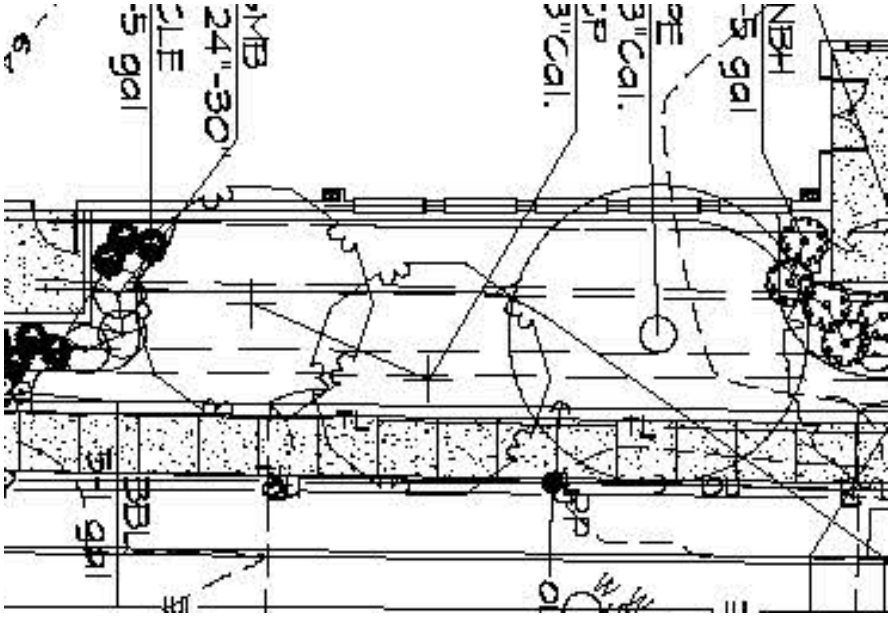
D. Multiple-Family/Attached Residential Development

1. *New multiple-family residential developments are encouraged to respect the scale and character of any adjacent residential neighborhood. Attention to views, building scale and orientation, proximity to adjacent uses, location of driveways, noise, lighting, topography and landscape should be respected.*
2. *Building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth, or direction. Extremely long facades should be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering institutional appearance.*
3. *Individual dwelling units should be architecturally expressed. Such expression shall help reduce the apparent scale of the building and shall increase the feeling of individual identity of each unit.*

Overall the design of the building meets with the Design Guidelines. The applicant is utilizing tan and red brick and manufactured stone throughout the building that is similar in color to the existing Summit Loft buildings, and the darker brick on the Plaza Motors garage structure. While the main entrance of the building is located along the west elevation to provide safe arrival of vehicles at the front door, pedestrian features such as large windows at the dining area and an outdoor patio along Decker Lane are provided. The area designated for the ground floor dining is centered on the vehicular approach from Studt Lane. The applicants have made an attempt to create additional presence at this point with the use of manufactured stone.

Below is a close up view of the section of the east façade referenced:

While these elements are most effective at a distance, Staff believes that a greater connection to the pedestrian corridor that also adds focus to the view from Studt Lane would better fulfill the Design Guidelines. The applicant has indicated that the programmatic requirements would not allow for easy changes to that portion of the elevation of the building. However, landscaping in this area could be effective. The current design provides little small-scale plantings in this area (see below). Therefore, in consideration of design costs of bringing this side of the building forward to meet with the intent of the Design Guidelines, Staff has included a condition of approval for a revised landscape plan to add pedestrian scale planting along the windows and flag pole that add to the presence along the street in compliance with the Design Guidelines.



Close-up of Landscape Plan in the area identified as the ground floor Main Dining area

Landscape Design Guidelines:
The Design Guidelines recommendations for the landscape design are as follows:

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.*

Staff finds that the landscaping is well designed throughout most of the site and incompliance with the Design Guidelines and the Zoning Code requirements, except as discussed above, where additional landscaping is needed to provide interest and focus to the area aligns with the end point of Studt Ave. A condition of approval has been included for this revision.

ZONING REVIEW
The property is zoned "CB" Core Business District. Section 405.370(C)(m) includes Residential care, homes for the aged, with health care incidental as a conditional use.

Development Regulations

Section 405.370: "CB" CORE BUSINESS DISTRICT

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

E. Dimensional Regulations. The following area and yard regulations apply in the "CB" Core Business District.

2. *Lot size requirements.*
   - a. *Minimum lot area. The permitted use of any given site or lot shall be determined by the size of the site or lot under single ownership or other common legal control as prescribed in Section 405.370(B). In no event shall any lot or site be developed or improved which has an area of less than one-half (½) acre (twenty-one thousand seven hundred eighty (21,780) square feet) in single ownership.*
   - b. *Minimum lot width. One hundred (100) feet.*
   - c. *Minimum lot depth. One hundred (100) feet.*
3. *Building bulk regulations.*
   - a. *Maximum structure height. No building or structure shall exceed four (4) stories or sixty (60) feet in height.*

b. Maximum site coverage.

(1) The amount of gross site area covered by buildings and structures, surface parking, pavement for automobile circulation or permitted exterior business services, storage, merchandise display, repair or processing shall not exceed sixty-three percent (63%) of the site.

(2) The Planning and Zoning Commission may, in its discretion, allow the permitted coverage to be increased as a bonus (not to exceed the 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 provision of:

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

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

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

c. Maximum floor area ratio. Class 1 developments shall not exceed a floor area ratio (FAR) of twenty-five hundredths (.25) (one (1) square foot of gross building floor area per four (4) square feet of site area). Class 2 developments shall not exceed a floor area ratio of one (1.0) (one (1) square foot of floor area per square foot of site).

4. Yard and setback requirements.

a. (1) Maximum front yard. A minimum of fifty percent (50%) of the building elevation parallel to the street right-of-way shall be located a maximum of fifteen (15) feet from the right-of-way established by the adopted site development plan for the "CB" Core Business District. In the event that the planned right-of-way is greater than the present right-of-way, the required setback shall be measured from a line located a distance equal to one-half (½) the width of the planned right-of-way from the centerline of the present right-of-way. The provisions of Section 405.240 shall prevail where applicable on major streets or highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding the building placement, 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.

(2) Maximum front yard for parcels fronting Olive Boulevard. A building or structure shall be located a maximum of eighty (80) feet from established right-of-way. The provisions of Section 405.240 shall prevail if they are stricter than the requirements of this district. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding building placement, 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. Ten (10) feet.

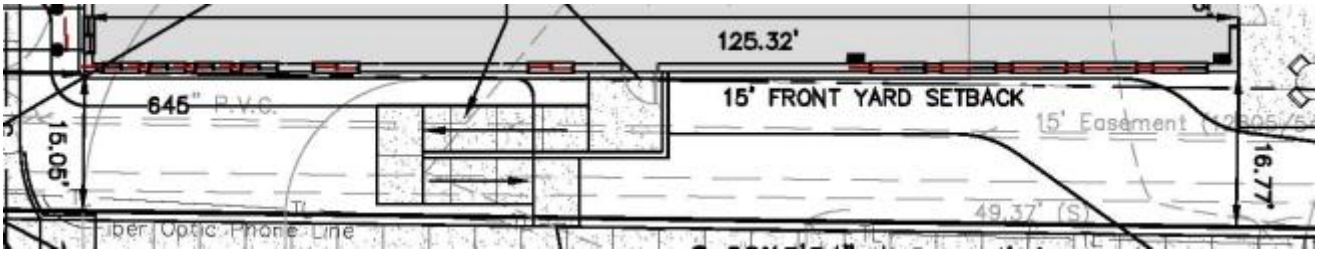
c. Minimum rear yard. Ten (10) feet.

d. Buffer yards. Notwithstanding the provisions of Sections 405.370(E)(4)(b) and 405.370(E)(4)(c) above, any tract or site abutting a single-family residential zoning district shall provide a buffer yard of fifty (50) feet on all sides that abut or adjoin the single-family district. The setback for buildings exceeding three (3)

> *stories or forty-five (45) feet in height shall be increased to two hundred (200) feet. An additional two (2) feet of buffer yard shall be provided for every foot of building height exceeding forty-five (45) feet. The buffer area resulting from these setback requirements 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. The new lot is 1.6 acres, with proposed site coverage of 62.5%. Lot depth is 227.09 feet along the south property line and lot width is 303.94. The building is 4-stories, with the highest element at 48 feet above grade, and a F.A.R of 0.62.

However, the plans indicate that the south corner is located 15.05 feet from the property line, and the northern corner of the bump out is at 16.77 feet from the property line, which is inconsistent with the maximum setback requirement that 50% of the building must be within 15 feet from the right-of-way. Below is a detail of this section of the building, and the perspective of the building façade that provides a view of the building facade:



This section of the building is 125.32 feet of 216.93 feet (or 58%) of the width of the building. The Applicant's representative has indicated that this section can be revised to meet with the maximum setback requirement. Given this, staff recommends a condition of approval that includes that the building plans be revised to meet this requirement.

The grading of the property at the northwest property line includes accommodating the existing Summit Lofts garage egress door, and retaining wall. Originally the building on this proposed site included tying into the underground parking of the other buildings at this location. The existing door and plywood wall were allowed as a temporary measure until the second half of Summit Lofts was constructed. Obviously, that never happened. Spectrum Retirement Communities has indicated that they will coordinate with Summit Lofts to develop a solution for finishing the wall and exit door, per Building Code requirements, and the site plans indicate a retaining wall to prevent stormwater issues. A condition of approval includes that the final site development plan show that all Building Code exiting issues regarding the Summit Lofts garage are not blocked by this development..

Landscaping Review
The Zoning Code regulates landscaping through Section 405.540 *Landscaping*. As discussed above under the Design Guidelines review, the proposed landscaping is well designed throughout most of the site and meets with the minimum requirements of the Zoning Code. Plans indicate that of the 20,641 sq. ft. of parking lot and drive aisle on site, 1,236 sq. ft. of green space has been provided, where the Code requires a minimum of 589.7sq.ft. Eleven trees are provided along Decker Lane per the requirement of one street tree for every 30 feet of frontage, and 5 trees provided to meet the requirement of one tree per 100 linear feet of parking row.

Parking Requirements
The City of Creve Coeur does not have an existing assisted living facility aside from the single floor of rooms within the much larger Hallmark development on Craig Road. As such, there has never been a

need to fully investigate the parking requirements for such a use beyond a simple read of the Zoning Code text. However, staff has uncovered several concerns in the process of analyzing this application:

1. The 1987 SIC aggregates several disparate uses together under one code (Major Group 83, Social Services) that includes childcare, residential care for various groups (including assisted living for the elderly), job training facilities and conventional social service agencies.
2. Functionally, the above grouping of uses is quite varied, from unique facilities like childcare and assisted living homes, to school-like facilities and to traditional office building settings. Clearly, these uses do not all create similar parking demands.
3. Section 405.820, Required Off-Street Parking Spaces, separates childcare parking as a unique class, but then leaves all other uses under "Social Services" and applies a conventional office parking requirement (1 space per 300 square feet of floor area) even though residential care facilities do not operate in this fashion and would be incorrectly assessed an absurd amount of parking (145 spaces) relative to the true demand based upon experience. This is not a usable parking standard for assisted living facilities.
4. Under the 1987 SIC and Section 405.820 of the current Zoning Code, nursing and personal care facilities are placed in Major Group 80, Health Services, and assigned an appropriate parking demand of one space for every two resident beds.
5. The 2002 NAICS takes a more operational approach and categorizes nursing care in the same group as all other residential care and places social services in a completely different category that is primarily other offices uses.
6. If the NAICS approach is used to determine parking demand for assisted living, then the nursing and personal care facilities standard would appear to be the correct standard to use, rather than an office parking standard.
7. The effort to convert the Zoning Code from SIC use designations to NAICS designations is already begun and will correct the apparent over-sight in the Zoning Code.

With these facts and interpretations in mind, Staff believes that the current Zoning Code standards fail to recognize assisted living as a unique use and, therefore, do not contain a parking requirement for assisted living, only childcare and office-based social services. Absent a directly applicable standard, the next nearest and appropriate standard is that used for nursing care. This is borne out by the trend in the NAICS definitions, the City's experience with the true parking demands at Hallmark, and the applicant's experience on the many facilities they already operate.

Applying the one space per two beds standard yields a parking requirement of 45 for the proposed facility where 45 parking spaces are provided. Based on this interpretation, sufficient parking appears to be provided but a condition of approval is included that limits the number of resident beds and establishes the appropriate parking requirement. If the members of the Planning Commission are concerned that the interpretation is flawed and more parking should be provided, they should discuss off-site parking arrangements with the applicant or reducing the size of the building as there is insufficient site area to provide any more parking spaces with the current building floor area.

Photometric Plan
The applicant has submitted a photometric plan that indicates that all lighting is downcast and fully shielded, and not cast upon an adjacent property or right-of-way in compliance with Section 405.680 of the Zoning Code. Site lighting usage will be from dusk to dawn. The properties to the north and south are parking garages; therefore staff does not foresee a problem with the lighting.

Signage
The drawings show a low monument sign. 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. However, the supporting structure of the sign can be reviewed with the Design Guidelines, which is of materials consistent with the main building.

Subdivision
The new 1.6 acre lot meets with all of the district requirements in the "CB" Core Business District.

SUMMARY AND RECOMMENDED CONDITIONS OF APPROVAL
Conditions discussed within the staff report which are included in the draft ordinance include:

- The Conditional Use Permit shall be for a 43,254 square-foot assisted living, residential care facility with a maximum of 90 resident beds at 693 Decker Lane.
- The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan," dated July 26, 2012 as bound together and submitted in conjunction with Application #12-022 by Paul Boyer, of CEDC, Civil Engineering Design Consultants, except that the plans shall be revised to indicate that 50% of the building setback is at a maximum of 15 feet from the property line along Decker Lane per zoning district regulations.
- The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" dated July 27, 2012, as bound together and submitted in conjunction with Application #12-022 by Paul Boyer, of CEDC, Civil Engineering Design Consultants.
- Landscape Plan shall be revised to provide additional plantings along the ground floor main dining elevation between the Decker Lane entrance and the outdoor patio, to meet with the intent of the Design Guidelines for the Zoning Administrator's approval.
- All exterior plans shall demonstrate grading and stormwater protection of the existing parking garage for the property to the west, and shall indicate that the exiting requirements for the garage per Building Code requirements, are not impedded by the development of the assisted living facility.
- Off-street parking requirements shall be calculated as one parking space per every two resident beds.
- Accessory structures, including the generator and dumpster enclosure, and the supporting strucure of the ground monument shall be of materials consistent with the main building.

ACTION
If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION
The following are example motions for this application:

> "I move to approve the site development plan and conditional use permit ordinance attached to the staff report on application #12-022, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of August 6, 2012." (Conditions may be added, eliminated, or modified by preceding motion).

An additional motion is needed for the subdivision of the property:

> "I move to recommend approval of the final subdivision plat for Spectrum Retirement Communities as presented during the August 6, 2012 Planning and Zoning Commission Meeting date." (Other conditions may be added, eliminated, altered, and modified by prior 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

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 07/27/2012
	Description: View of the property looking west where Studt Avenue ends at Decker Lane. Summit Lofts Condominium is in the background.
	Description: View looking northwest from across Decker Lane at the neighboring development. (Parking garage for Plaza Motors).
	Description: View looking southwest from across Decker Lane at the neighboring development. (Parking garage and office development in the background.)

	Description: View looking east from the south east corner of the subject property to the single story office development across Decker Lane.
	Description: View looking east from the northeast corner of the subject project to Plaza Motors garage parking and ground floor.
	Description: View of the temporary measures at the Summit Lofts parking garage.

	Description: View looking north from the south corner of the subject property along Decker Lane.
	Description: View looking south from the south corner of the subject property along Decker Lane.

SITE DEVELOPMENT PLAN

FOR

SPECTRUM RETIREMENT COMMUNITIES

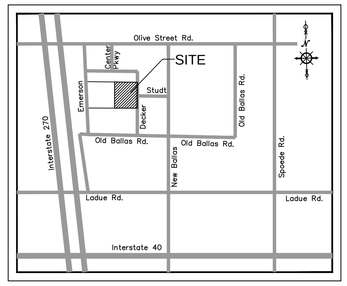
ALL THAT PART OF ADJUSTED LOT A OF THE "BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 7, 8, 9 AND 15 OF THE LAKE HOUSE FARM SUBDIVISION AND ALL OF TROJAN PLACE ADDITION" AS RECORDED IN PLAT BOOK 348 PAGES 58 AND 59 OF THE ST. LOUIS COUNTY RECORDS
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

LEGEND

EXISTING CONTOURS	433
PROPOSED CONTOURS	433
EXISTING STORM SEWER	
PROPOSED STORM SEWER	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
RIGHT-OF-WAY	
EASEMENT	
CENTERLINE	
EXISTING TREE	18"
EXISTING SPOT ELEVATION	× 433.28
PROPOSED SPOT ELEVATION	433.28
SWALE	
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R.& R.
TO BE USED IN PLACE	U.I.P.
TO BE ADJUSTED	T.B.A.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	W W
GAS MAIN	G G
UNDERGROUND TELEPHONE	T T
OVERHEAD WIRE	O.H. O.H.
UNDERGROUND ELECTRIC	E E
FIRE HYDRANT	
POWER POLE	
WATER VALVE	WV
LIGHT STANDARD	

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE
(T.B.R.)	TO BE REMOVED
(T.B.R.&R.)	TO BE REMOVED AND REPLACED



LOCATION MAP

NOT TO SCALE

PROPERTY DATA

OWNER	= FIFTH THIRD BANK
OWNER UNDER CONTRACT	= SPECTRUM RETIREMENT COMMUNITIES, LLC
SITE ADDRESS	= 693 DECKER LANE CREVE COEUR, MO 63141
LOCATOR NUMBER	= 170331782
SITE AREA	= 1.60 ± ACRES
ZONING	= "CB" CORE BUSINESS DISTRICT
FIRE DISTRICT	= CREVE COEUR FIRE DISTRICT
SCHOOL DISTRICT	= PARKWAY SCHOOL DISTRICT
WATER SHED	= DEER CREEK
FEMA MAP	= FIRM 29189C0162 H, AUG. 2, 1995 UNSHADED ZONE X
MSD BASE MAP	= 17-0

UTILITIES / AGENCIES

ELECTRIC COMPANY = AMERENUE – DORSETT
DISTRICT 12121 DORSETT ROAD
ST. LOUIS, MO 63043 PH.
(314) 344-9575

PHONE COMPANY = AT&T
402 NORTH THIRD STREET ST.
CHARLES, MO 63301 PH. (636)
949-4228

GAS COMPANY = LACLEDE GAS COMPANY
720 OLIVE STREET ROOM
1408 ST. LOUIS, MO 63101
PH. (314) 342-0686

WATER COMPANY = MISSOURI AMERICAN WATER COMPANY
1050 RESEARCH BLVD.
ST. LOUIS, MO 63132
PH. (314) 996-2464

CABLE TELEVISION = CHARTER COMMUNICATIONS, INC.
MAPPING & DESIGN DEPARTMENT
941 CHARTER COMMONS
CHESTERFIELD, MO 63017 PH.
(636) 220-2174

FIRE DISTRICT = CREVE COEUR FIRE PROTECTION DISTRICT
11221 OLIVE BOULEVARD
ST. LOUIS, MISSOURI 63141
PH. (314) 432-5570
FAX: (314) 432-2367
ATTN: MR. ART OESTEREICH, FIRE MARSHAL

LEGAL DESCRIPTION

All that part of Adjusted Lot A of the "Boundary Adjustment Plat of Part of Lots 7, 8, 9 and 15 of the Lake House Farm Subdivision and all of Trojan Place Addition" as recorded in Plat Book 348 Pages 58 and 59 of the St. Louis County records, described as follows:

Beginning at the northeast corner of said Adjusted Lot A, also on the West line of Decker Lane;

Thence along said West line of Decker Lane South 00 Degrees 15 Minutes 54 Seconds West a distance of 303.94 feet to the South line of said Adjusted Lot A;

Thence along said South line of said Adjusted Lot A South 89 Degrees 27 Minutes 57 Seconds West a distance of 227.09 feet to the East line of Amendment No. 1, the Summit Lofts, a Condominium as recorded in Plat Book 355 Page 141 of the St. Louis County records;

Thence along said East line of Amendment No. 1, the Summit Lofts, a Condominium North 00 Degrees 30 Minutes 00 Seconds West a distance of 304.05 feet to the North line of the aforesaid Adjusted Lot A;

Thence along said North line of Adjusted Lot A North 89 Degrees 30 Minutes 00 Seconds East a distance of 231.15 feet to the point of beginning and containing 69,647 square feet or 1.60 acres, more or less.

End of Description

BENCHMARKS

MSD BENCHMARK– 13-59– 676.98' – "L" ON THE SOUTHEAST CORNER OF CONCRETE STEP, 1' EAST AND 0.4' SOUTH OF THE SOUTH SIDE OF DOOR ENTRANCE TO OFFICE OF SERVICE STATION; SOUTHWEST CORNER OLIVE STREET ROAD AND BALLAS ROAD.

SITE BENCHMARK
ELEV. – 644.28' – CROSS AT THE CENTERLINE OF DECKER LANE AT THE INTERSECTION OF THE CENTERLINE OF STUDT LANE, AS SHOWN ON SURVEY.

INDEX

SDP-1	TITLE SHEET
SDP-2	SITE DEVELOPMENT PLAN
A1.02	SITE DETAILS
	SCHEMATIC ELEVATIONS
	PERSPECTIVES
A3.10–A3.40	FLOOR PLANS
L-1, L-2	PLANTING PLAN
LP-1	PHOTOMETRIC PLAN
LP-2	LIGHTING DETAILS

GENERAL NOTES

1.) ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.

2.) ALL ELEVATIONS ARE BASED ON BENCHMARK INFORMATION SHOWN.

3.) BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.

4.) ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CREVE COEUR, ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND M.S.D.

5.) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CREVE COEUR.

6.) GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.

7.) ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.

8.) GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.

9.) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.

10.) ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE THE CITY OF CREVE COEUR, ST. LOUIS COUNTY AND M.S.D.

11.) SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.

12.) SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1'V:20'H. SLOPES GREATER THAN 1'V:20'H MUST BE DESIGNED AS A RAMP. SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.

13.) SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAA GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAA GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.

14.) NO GRADE SHALL EXCEED 3:1 SLOPE UNLESS APPROVED BY GEOTECHNICAL ENGINEER

15.) STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.

16.) ALL LANDSCAPED AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.

17.) ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDED OR SODDED, AS DIRECTED BY THE CITY OF CREVE COEUR UPON COMPLETION OF WORK IN THE AREA AFFECTED.

18.) ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.

19.) ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2009.

20.) ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM VIEW.

21.) MAXIMUM STRUCTURE HEIGHT PER ZONING SECTION 405.370(E):
ALLOWABLE: NO BUILDING OR STRUCTURE SHALL EXCEED FOUR (4) STORIES OR SIXTY (60) FEET IN HEIGHT.
PROPOSED: 4-STORIES, HEIGHT=48'

22.) MAXIMUM SITE COVERAGE PER ZONING SECTION 405.370(E)
ALLOWABLE: THE AMOUNT OF GROSS SITE AREA COVERED BY BUILDINGS AND STRUCTURES, SURFACE PARKING, PAVEMENT FOR AUTOMOBILE CIRCULATION OR PERMITTED EXTERIOR BUSINESS SERVICES, STORAGE, MERCHANDISE DISPLAY, REPAIR OR PROCESSING SHALL NOT EXCEED SIXTY-THREE PERCENT (63%) OF THE SITE.
PROPOSED: BUILDING FOOTPRINT = 0.49± Ac.
SURFACE PARKING + PVMT. FOR AUTOMOBILE CIRCULATION = 0.51± Ac.
TOTAL =1.00± Ac.
*EXCLUDES PEDESTRIAN WALKS, SEATING AREAS, AND GRASS-CRETE PAVERS
SITE COVERAGE % = 1.00/1.60 x 100%
= 62.50% < 63%

23.) FLOOR AREA RATIO
ALLOWABLE: CLASS 2 DEVELOPMENTS SHALL NOT EXCEED A FLOOR AREA RATIO OF ONE (1.0) (ONE (1) SQUARE FOOT OF FLOOR AREA PER SQUARE FOOT OF SITE).
PROPOSED: GROSS FLOOR AREA = 43,254 S.F. (GROSS LEASABLE FLOOR AREA)
TOTAL SITE AREA = 69,647 S.F.
F.A.R. = 43,254/69,647
= 0.62 < 1.0

24.) YARD AND SETBACK REQUIREMENTS PER ZONING SECTION 405.370(E):
MAXIMUM FRONT YARD:
A MINIMUM OF FIFTY PERCENT (50%) OF THE BUILDING ELEVATION PARALLEL TO THE STREET RIGHT-OF-WAY SHALL BE LOCATED A MAXIMUM OF FIFTEEN (15) FEET FROM THE RIGHT-OF-WAY ESTABLISHED BY THE ADOPTED SITE DEVELOPMENT PLAN FOR THE "CB" CORE BUSINESS DISTRICT.

SIDE YARD = 10 FT.
REAR YARD = 10 FT.

25.) SITE LIGHTING SHALL COMPLY WITH THE ORDINANCE REQUIREMENTS PER SECTION 405.680(B)(4) WHICH STATES THAT 'LIGHTING SHALL NOT BE CAST UPON AN ADJACENT PROPERTY OR RIGHT-OF-WAY NOR SHALL GLARE BE EMITTED FROM AN ILLUMINANT SOURCE.' FIXTURES SHALL BE DUSK-TO-DAWN FIXTURES.

26.) LANDSCAPING SHALL COMPLY WITH THE ORDINANCE REQUIREMENTS PER SECTION 405.540.

27.) PARKING REQUIREMENTS PER SECTION 405.820:
PARKING REQUIRED: NURSING AND PERSONAL CARE FACILITIES (SIC CODE 8050). ONE (1) SPACE PER TWO (2) PATIENT BEDS.
NUMBER OF UNITS = 90
SPACES REQIRED = 90/2 = 45 SPACES

PARKING PROVIDED: 45 SPACES

28.) TENANT SIGNAGE IS REVIEWED UNDER A SEPARATE PERMIT PROCESS AND ANY APPROVAL OF THE PROJECT DOES NOT CONSTITUTE APPROVAL FOR ANY SIGNAGE SHOWN ON THESE DRAWINGS.

PREPARED FOR:
SPECTRUM RETIREMENT COMMUNITES, LLC
200 SPRUCE STREET, SUITE 200
DENVER, COLORADO 80230
PHONE (303) 360-8812
FAX (303) 360-8814

PREPARED BY:
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS
11402 Gravois Road
Suite 100
Saint Louis, Missouri 63126
314.729.1400
Fax: 314.729.1404
www.cedc.net

PAUL K. BOYER, P.E. E-28258
CIVIL ENGINEER
CEDC LICENSE NO.: 2003004674

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Site Development Plan for
SPECTRUM RETIREMENT COMMUNITIES
693 Decker Lane
Creve Coeur, Missouri

Proj. # 1193

No.	Description	Date
	Submittal	07/06/12
	City Comments	07/26/12

TITLE SHEET

DRAWING NO.

SDP-1

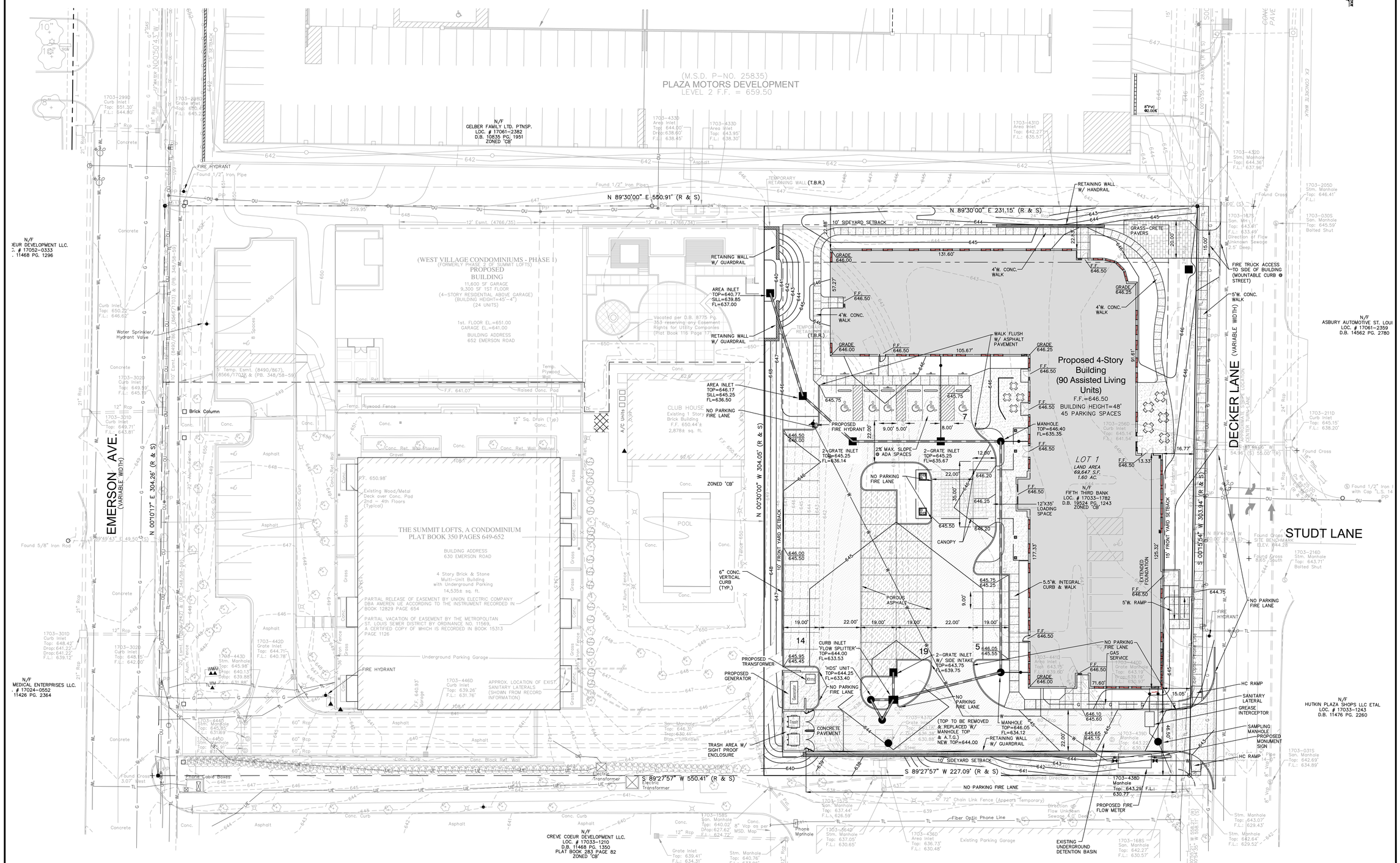
SITE DEVELOPMENT PLAN

FOR

SPECTRUM RETIREMENT COMMUNITIES

PART OF ADJUSTED LOT A OF BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 5, 7, 8, 9, AND 15 OF THE LAKEHOUSE FARM SUBDIVISION AND ALL OF TROJAN PLACE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 348 PAGES 58–59
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



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Site Development Plan for
SPECTRUM RETIREMENT COMMUNITIES
693 Decker Lane
Creve Coeur, Missouri

Proj. # 1193

No.	Description	Date
	Submittal	07/06/12
	City Comments	07/26/12

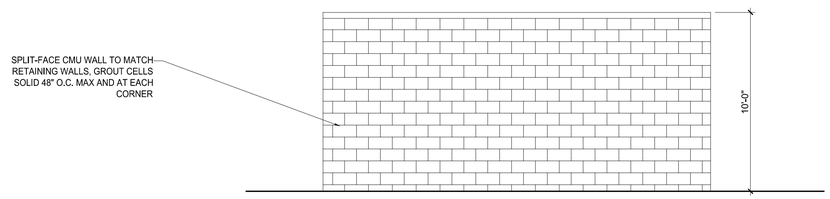
SITE DEVELOPMENT PLAN

DRAWING NO.

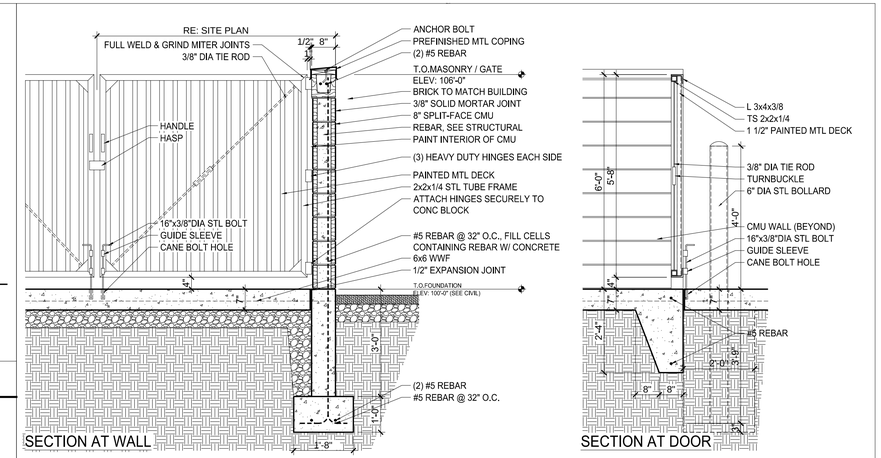
SDP-2

VESSEL
ARCHITECTURE & DESIGN

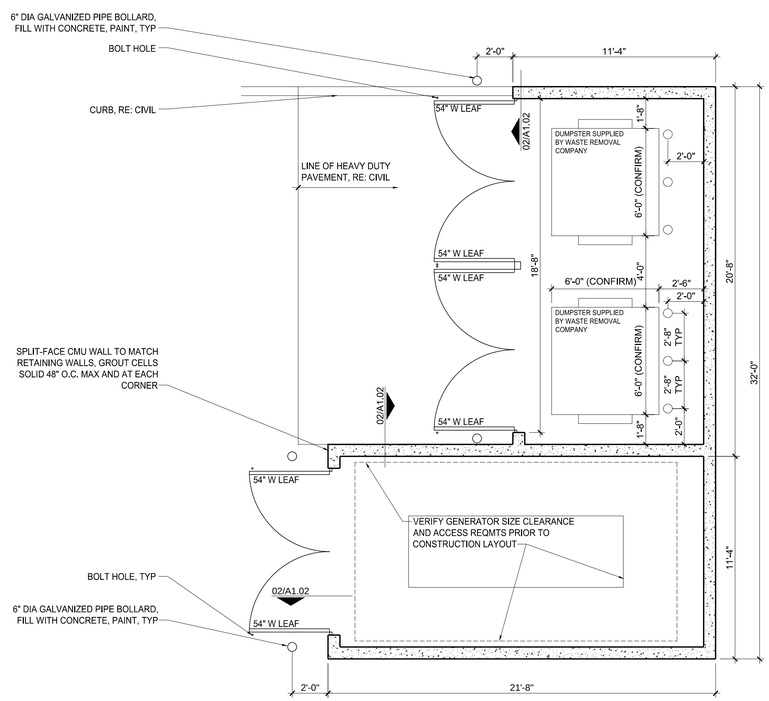
SPECTRUM



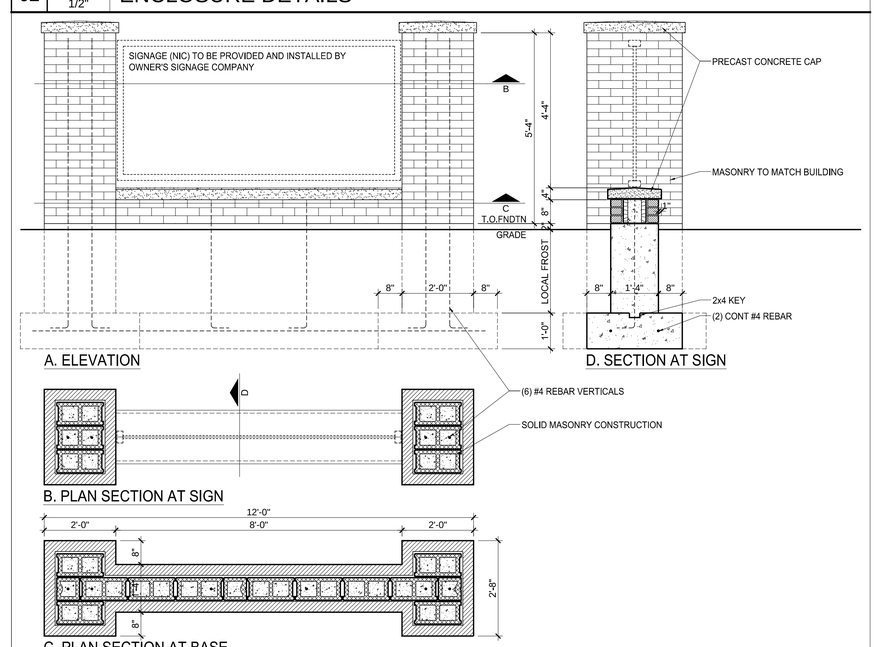
05 A1.02 1/4" DUMPSTER AND GENERATOR ELEVATION



02 A1.02 1/2" ENCLOSURE DETAILS



04 A1.02 1/4" DUMPSTER AND GENERATOR ENCLOSURE PLAN



01 A1.02 1/2" MONUMENT SIGN

SPECTRUM ASSISTED LIVING COMMUNITY

Creve Coeur, Missouri

SITE DETAILS

A1.02

Front Elevation (West)

SCALE: 1/8"=1'-0"
0 4' 8' 16' 32'

Rear Elevation (East)

North Elevation

SCALE: 1/16"=1'-0"
0 8' 16' 32' 64'

South Elevation

SCALE: 1/16"=1'-0"
0 8' 16' 32' 64'

SPECTRUM
RETIREMENT COMMUNITIES, LLC

VESSEL
ARCHITECTURE & DESIGN

SCHEMATIC ELEVATIONS

Spectrum Senior Living - Creve Coeur, Missouri

Revised July 25, 2012

aerial from South

aerial from North

SPECTRUM
RETIREMENT COMMUNITIES, LLC

VESSEL
ARCHITECTURE & DESIGN

SCHEMATIC PERSPECTIVE RENDERINGS

Spectrum Senior Living - Creve Coeur, Missouri

July 25, 2012

VESSEL
ARCHITECTURE & DESIGN

SPECTRUM

SPECTRUM
ASSISTED LIVING
COMMUNITY

Creve Coeur, Missouri

LEVEL 1
FLOOR PLAN

SCALE: 1" = 10'-0"
0 5' 10' 20'
N

A3.10

VESSEL
ARCHITECTURE & DESIGN

SPECTRUM

SPECTRUM
ASSISTED LIVING
COMMUNITY

Creve Coeur, Missouri

LEVEL 2
FLOOR PLAN

SCALE: 1" = 10'-0"
0 5' 10' 20'

N

A3.20

VESSEL
ARCHITECTURE & DESIGN

SPECTRUM

SCALE: 1" = 10'-0"
0 5' 10' 20'

SPECTRUM
ASSISTED LIVING
COMMUNITY

Creve Coeur, Missouri

LEVEL 3
FLOOR PLAN

A3.30

VESSEL
ARCHITECTURE & DESIGN

SPECTRUM

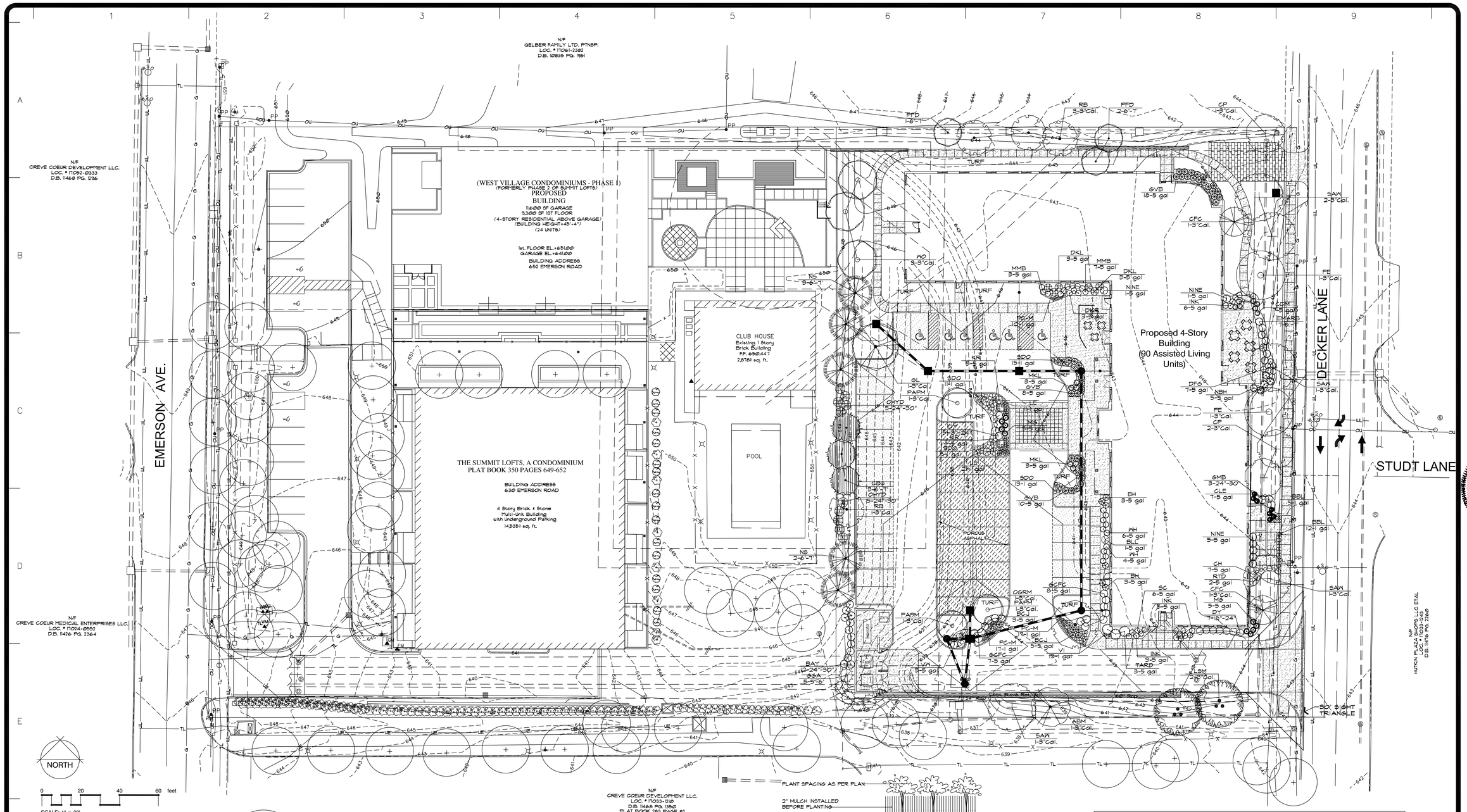
SCALE: 1" = 10'-0"
0 5' 10' 20'

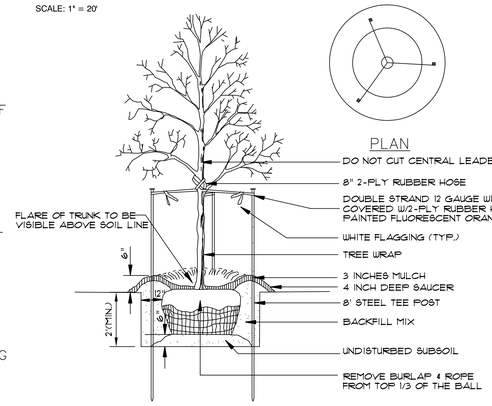
SPECTRUM
ASSISTED LIVING
COMMUNITY

Creve Coeur, Missouri

LEVEL 4
FLOOR PLAN

A3.40

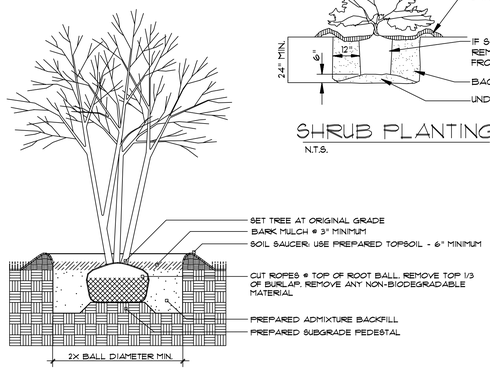




NOTE: USE SHREDDED BARK MULCH ONLY

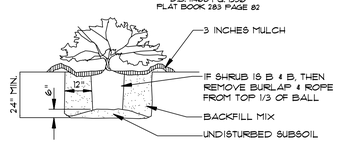
DECIDUOUS TREE PLANTING

N.T.S.



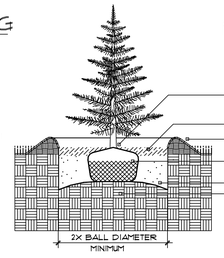
MULTI-STEM TREE PLANTING

N.T.S.



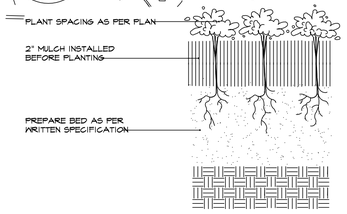
SHRUB PLANTING

N.T.S.



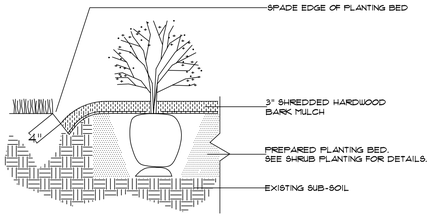
EVERGREEN TREE PLANTING

N.T.S.



PERENNIAL / ANNUAL PLANTING

N.T.S.



SPADE-CUT EDGE DETAIL

N.T.S.

LANDSCAPE REQUIREMENTS:

ONE (1) STREET TREE PER 30' OF FRONTAGE OR PART THEREOF
303.94 LF FRONTAGE ALONG DECKER LN; THEREFORE, 11 TREES REQUIRED & PROVIDED

ONE (1) TREE PER 100' OF PARKING ROW OR PART THEREOF
405.00 LF PARKING ROW; THEREFORE, 5 TREES REQUIRED & PROVIDED

1,296 SQ. FT. (0.03 ACRES) OF PARKING LOT GREEN SPACE IS PROVIDED (28.75% GREEN SPACE IS PROVIDED THROUGHOUT SITE)

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

REVISIONS	BY

landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
(636) 928-1250
Fax: (636) 928-4563
MO Landscape Architectural Corporation #2006008752

RANDALL W. MARDIS NUMBER 019 REGISTERED LANDSCAPE ARCHITECT STATE OF MISSOURI

RANDALL W. MARDIS
MISSOURI LANDSCAPE ARCHITECT #000019
DATE: 7/6/12

PLANTING PLAN FOR THE PROPOSED
Spectrum Retirement Community
693 DECKER LANE CREVE COEUR, MISSOURI 63141

DRAWN	R. MARDIS
CHECKED	RWM/GJB
DATE	7/6/12
SCALE	1"=20'-0"
JOB No.	2012-143
SHEET	L-1

OF TWO SHEETS

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ABM	1	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	3"Cal.
GL	1	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	3"Cal.
LSM	2	Legacy Sugar Maple / Acer saccharum 'Legacy'	3"Cal.
PAPM	3	Paperbark Maple / Acer griseum	3"Cal.
PE	2	Pioneer Elm / Ulmus 'Pioneer'	3"Cal.
SAW	5	Sawtooth Oak / Quercus acutissima	3"Cal.
WO	3	Willow Oak / Quercus phellos	3"Cal.
OGRM	1	'October Glory' Maple / Acer rubrum 'October Glory'	3"Cal.
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
CBS	3	Colorado Blue Spruce / Picea pungens 'Glauca'	6'-7'
EMARB	7	Emerald Arborvitae / Thuja occidentalis 'Emerald'	6'-7'
GGA	5	Green Giant Arborvitae / Thuja plicata 'Green Giant'	5'-6'
NS	5	Norway Spruce / Picea abies	6'-7'
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
CP	3	Chanticleer Pear / Pyrus calleryana 'Chanticleer'	3"Cal.
CFC	2	Coralburst Crabapple / Malus 'Coralburst'	3"Cal.
PFD	3	Pink Flowering Dogwood / Cornus florida rubra	6'-7'
RB	4	Redbud / Cercis canadensis	3"Cal.
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
RTD	2	Bailey's Red-twig Dogwood / Cornus sericea 'Cardinal'	5 gal
BLL	1	Bloomerang Lilac / Syringa x 'Penda'	5 gal
BCJ	8	Blue Chip Juniper / Juniperus horizontalis 'Blue Chip'	5 gal
BH	6	Blue Holly / Ilex meserveae 'Blue Princess/Prince' TM	5 gal
GMB	3	Boxwood / Buxus x 'Green Mountain'	24"-30"
CDM	7	Cherry Dazzle Myrtle / Lagerstroemia 'GAMAD 1'	5 gal
CH	7	China Boy/Girl Holly / Ilex meserveae 'China Boy/Girl' TM	5 gal
INK	14	Compact Inkberry / Ilex glabra 'Compacta'	5 gal
DY	12	Dense Yew / Taxus media 'Densiformis'	18"-24"
NINE	7	Diabolo Purple Ninebark / Physocarpus opulifolius 'Diabolo' TM	5 gal
DKL	6	Dwarf Korean Lilac / Syringa meyeri 'Palibin'	5 gal
VW	5	Dwarf Variegated Weigelia / Weigela florida 'Variegata Nana'	5 gal
GCFC	15	Golden Charm False Cypress / Chamaecyparis pisifera filifera 'Golden Charm'	5 gal
GVB	36	Green Velvet Boxwood / Buxus 'Green Velvet'	5 gal
MKL	6	Miss Kim Lilac / Syringa patula 'Miss Kim'	5 gal
MMB	10	Morris Midget Boxwood / Buxus microphylla japonica 'Morris Midget'	5 gal
NBH	5	Nikko Blue Hydrangea / Hydrangea macrophylla 'Nikko Blue'	5 gal
BAY	12	Northern Bayberry / Myrica pensylvancia	24"-30"
OHYD	10	Oakleaf Hydrangea / Hydrangea quercifolia	24"-30"
WH	10	Red Sprite Winterberry / Ilex verticillata 'Red Sprite'	5 gal
SC	6	Sugartina Clethra / Clethra alnifolia 'Crystalina'	5 gal
TARD	3	Tardiva Hydrangea / Hydrangea paniculata 'Tardiva'	5 gal
CLE	7	'Hummingbird' Summersweet / Clethra alnifolia 'Hummingbird'	5 gal
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
BBL	17	Big Blue Liriope / Liriope muscari 'Big Blue'	1 gal
LE	32	Lamb's Ears / Stachys byzantina 'Silver Carpet'	1 gal
PC-M	44	Purple Coneflower / Echinacea purpurea 'Magnus'	1 gal
SDO	47	Stella de Oro Daylily / Hemerocallis hybrid 'Stella de Oro'	1 gal
VI	13	Variegated Iris / Iris pallida 'Variegata'	1 gal
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
DFG	7	Dwarf Fountain Grass / Pennisetum alopecuroides 'Hameln'	5 gal
MG	10	Maiden Grass / Miscanthus sinensis 'Gracillimus'	5 gal
ROSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
DKR	3	Double Knockout Rose / Rosa hybrids 'Double Knockout'	5 gal
KR	9	Knockout Rose / Rosa 'Knockout'	5 gal

LANDSCAPE GUIDELINE SPECS:

GENERAL:

1.) All natural vegetation shall be maintained where it does not intertere 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.
2.) 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.
3.) 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-RITE).
4.) 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.
5.) It shall be the landscape contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
   C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
6.) 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.
7.) Provide single-stem trees unless otherwise noted in plant schedule.
8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9.) 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.
10.) 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.
11.) 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:

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

MULCH:

1.) 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.
2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds.
3.) Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

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

TOPSOIL:

1.) 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. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
2.) 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.
3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
4.) 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:

1.) Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
2.) 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:

1.) 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.
2.) 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.
3.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
4.) All sod shall be placed a maximum of 24 hours after harvesting.
5.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.

WARRANTY:

1.) 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.
2.) 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.
3.) 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.
4.) Lawn establishment period will be in effect once the lawn has been moved three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

REVISIONS	BY

landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
(636) 928-1250
Fax: (636) 928-4563
MO Landscape Architectural Corporation #2006008782

STATE OF MISSOURI
RANDALL W. MARDIS
NUMBER 019
REGISTERED LANDSCAPE ARCHITECT

RANDALL W. MARDIS
MISSOURI LANDSCAPE ARCHITECT #000019
DATE: 7/6/12

PLANTING PLAN FOR THE PROPOSED
Spectrum Retirement Community
693 DECKER LANE CREVE COEUR, MISSOURI 63141

DRAWN	R. MARDIS
CHECKED	RAM/GJB
DATE	7/6/12
SCALE	N.A.
JOB No.	2012-143
SHEET	L-2

OF TWO SHEETS

PHOTOMETRIC PLAN

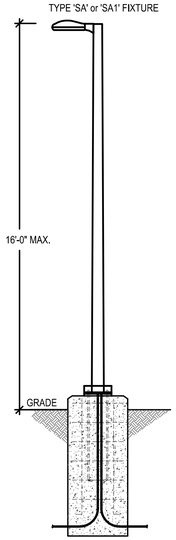
Spectrum
Retirement Communities, LLC

693 Decker Lane, Creve Coeur, MO 63141

LUMINAIRE SCHEDULE

	Label	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	SA	ANS100MPXXXXSL	SMALL ARCHITECTURAL AREA LUMINAIRE SPILL LIGHT ELIMINATOR	100WATT MP CLEAR ED-17	8500	1.00	100
	SA1	ANS100MPXXXX4S	SMALL ARCHITECTURAL AREA LUMINAIRE TYPE IV DISTRIBUTION	100 WATT MP CLEAR ED17	8500	1.00	100
	SA2	ANS100MPXXXX4S	SMALL ARCHITECTURAL AREA LUMINAIRE TYPE IV DISTRIBUTION	100 WATT MP CLEAR ED17	8500	1.00	200
	SD	C6042-6080LI3G	PORTFOLIO 6 IN RECESSED DOWNLIGHT WITH CLEAR TRIM	CF42DT/E/IN/827 42 WATTS 3200 LUMENS TTT	3200	1.00	45
	SD1	QD9-9950LI	HALO 9" DIA DOWNLIGHT WITH SPECULAR REFLECTOR DIFFUSE LENS	85 WATTS 6000 LUMENS QL INDUCTION LIGHTING SYSTEM	6000	1.00	90
	WP	PLIP-X-26/32/42-E	IMPACT WITH 42 WATT CFL LAMP WITH CLEAR GLASS AND SEMI-SPECULAR REFLECTOR	CF42DT/E/IN/827 42 WATTS 3200 LUMENS	3200	1.00	50

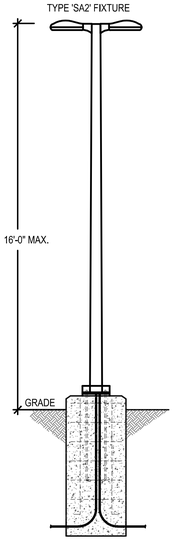
TYPE 'SA' or 'SA1' FIXTURE



3 TYPE 'SA' and 'SA1' POLE DETAIL

SCALE: NTS

TYPE 'SA2' FIXTURE

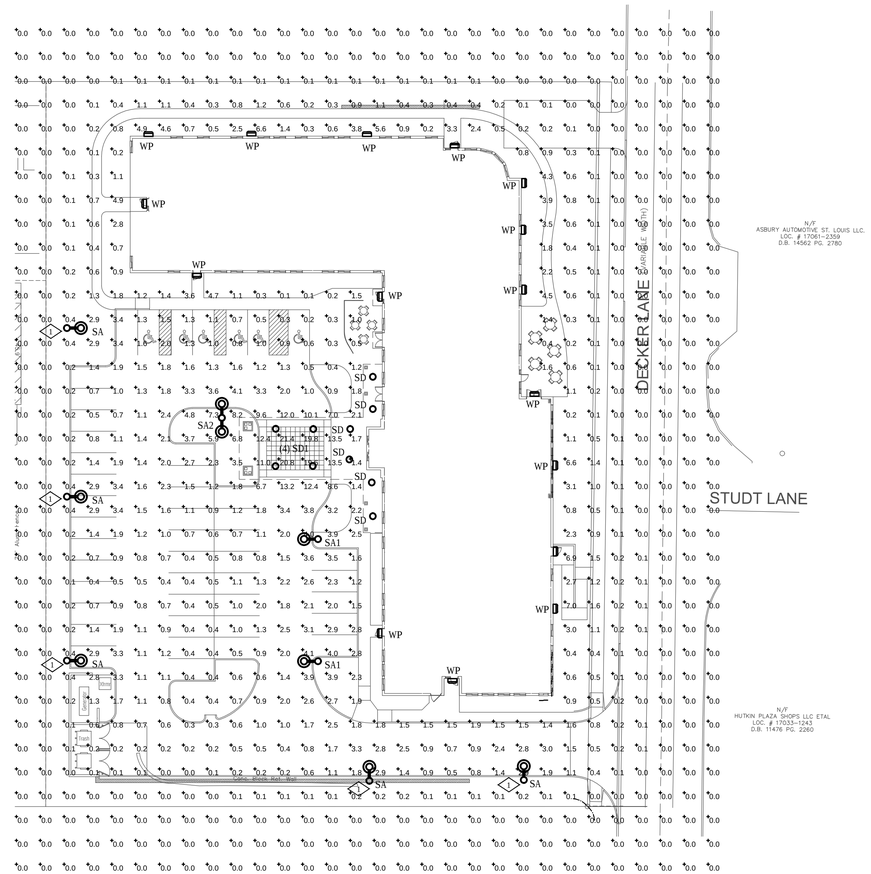


2 TYPE 'SA2' POLE DETAIL

SCALE: NTS

NOTE:

1. POLES MUST BE LOCATED 5 FEET FROM TIRE STOPS OR BE INSTALLED ON CONCRETE BASES 30" ABOVE THE PARKING SURFACE, ADJUST POLE HEIGHTS AS REQUIRED TO COMPLY WITH FIXTURE HEIGHT LIMITS.
2. MATCH EXISTING DEVELOPMENT STANDARD POLE HEIGHTS AS REQUIRED, FIELD VERIFY PRIOR TO ANY WORK OR ORDERING OF MATERIALS AND INFORM ENGINEER OF ANY DISCREPANCY.



1 LIGHTING PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

LIGHTING CALCULATION STATISTICS SUMMARY:

	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
OVERALL SITE:	0.5fc	21.4fc	0.0fc	NA	NA
PARKING/PAVED AREAS:	1.5fc	4.5fc	0.3fc	15:1	5:1

PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.

1A PHOTOMETRY PLAN KEYED NOTES:

1. PROVIDE HOUSE-SIDE SHIELD ON LIGHT FIXTURE TO LIMIT LIGHT PROJECTED TOWARDS PROPERTY LINE.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO THE CITY OF CREVE COEUR DESIGN REVIEW GUIDELINES, CHAPTER 5, PART B. LIGHTING.

SPECTRUM RETIREMENT COMMUNITIES

LP-1 PHOTOMETRIC PLAN

REVISION BLOCK

REV	DATE:	COMMENT:
1	7/6/12	ORIGINAL SUBMITTAL
2	7/25/12	REVISION

LIGHTING DETAILS

Spectrum
Retirement Communities, LLC

693 Decker Lane, Creve Coeur, MO 63141

PORTFOLIO™

Catalog #		Type	SD
Project			
Comments		Date	
Prepared by			

DESCRIPTION

Low brightness 6" aperture reflector for use with 26W and 32W Triple Twin Tube 4-pin lamps. The deeply regressed lens provides superb shielding in comparison to shallow lenses. Reflector trim eliminates brightness at higher angles. Choice of lens types for various aesthetics. Standard features include low iridescent finish on all reflector colors to eliminate "rainbowing". One electronic ballast operates all 26W and 32W triple lamps. Venting ensures maximum lamp life and lumen output. Adjustable socket locks lamp into optimal position and cannot be disturbed by normal maintenance. Medium beam, wide beam, lens and open wall wash reflectors are interchangeable within the same housing.

SPECIFICATION FEATURES

A ... Reflector
.050 thick aluminum, in a one piece spun macrofocal parabolic contour. Available in a variety of Alzak® finishes. Positive reflector mounting pulls trim tight to ceiling. Available with White or Black Baffle.

B ... Lens
Choice of tempered fresnel, prismatic, diffuse, or clear glass lenses or molded prismatic acrylic, opal diffuser or clear UV stabilized acrylic. Lens is fixed to lower reflector.

C ... Trim Ring Options
Self flanged or molded white trim ring.

D ... Socket Cap
One piece vented and finned die cast aluminum cap for maximum thermal performance.

E ... Housing Mounting Frame
One piece precision die cast aluminum 1 1/2" deep collar accommodates varying dimensions of ceiling materials.

F ... Universal Mounting Bracket
Accepts 1/2" EMT, C Channel, T bar fasteners, and bar hangers. Adjusts 5° vertically from above or below ceiling.

G ... Conduit Fittings
Die cast screw tight connectors.

H ... Junction Box
Listed for eight #12AWG (four in, four out) 90°C conductors feed through branch wiring. 1/2" and two 3/4" pry outs. Positioned to allow straight conduit runs. Access to junction box by removing reflector.

I ... Socket
4 pin G×24q3/4 base with fatigue free stainless steel lamp spring ensures positive lamp retention.

J ... Electronic Ballast
Electronic ballast provides full light output and rated lamp life. Provides flicker free and noise free operation and starting. End of lamp life protection is standard.

Labels
cULus listed, standard wet label.

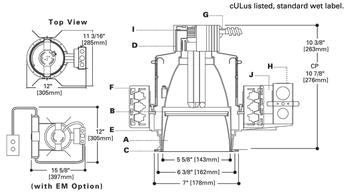
C6042 6081/80

26W, 32W TTT
Compact Fluorescent

6" LENSED DOWNLIGHT

Energy Data
26W Triple 4-pin
Ballast: Electronic
120V Input Watts: 29, Line Amps: 0.10
277V Input Watts: 29, Line Amps: 0.10
Power Factor: >.99, THD: <10%:
Min Starting Temp.: -10°C (15°F)
Sound Rating: A
32W Triple 4-pin
Ballast: Electronic
120V Input Watts: 36, Line Amps: 0.32
277V Input Watts: 36, Line Amps: 0.16
Power Factor: >.99, THD: <10%:
Min Starting Temp.: -10°C (15°F)
Sound Rating: A
32W Triple 4-pin
Ballast: Dimming
120V Input Watts: 36, Line Amps: 0.31
277V Input Watts: 37, Line Amps: 0.13
Power Factor: >.95, THD: <20%:
Min Starting Temp.: 10 °C (50°F)
Sound Rating: A

NOTES: Accessories should be ordered separately. For additional options please consult factory. Alzak is a registered trademark of Aluminum Company of America.



ORDERING INFORMATION

Sample Number: Complete unit consists of housing, ballast and trim.

Housing
C60- 6" CF Vertical

Wattage
42- (1) 26W or 32W TTT Lamp

Ballast
E- 120/277V 50/60 Hz Electronic
3E- 347V 50/60 Hz Electronic
1D26- 26W 120V Dimming, Lutron Compact SE
2D26- 26W 277V Dimming, Lutron Compact SE
1D32- 32W 120V Dimming, Lutron Compact SE
2D32- 32W 277V Dimming, Lutron Compact SE
EDR26- DeRated Wattage Label, 26W
EDR32- DeRated Wattage Label, 32W

Options
CP- Chicago Plenum
EM- Emergency Module with remote test switch

Trims
6081- Self Flanged
6080- Molded Trim Ring, White

Finish
LI- Low Iridescent Clear
H- Haze
WMH- Warm Haze
G- Gold
WH- Wheat
W- Gloss White
GP- Graphite
GPH- Graphite Haze
K- Cognac
KH- Cognac Haze
BB- Black Baffle (6080 only)
WB- White Baffle (6080 only)

Lens
1- Prismatic Lens
2- Diffuse Lens
3- Clear Lens
1G- Prismatic Glass
2G- Diffuse Glass
3G- Clear Glass
4G- Fresnel Glass

Option
WF- White Painted Flanged (Self Flanged only)

Accessories
HS20- C Channel Bar Hangers, 20" Long, Pair
HS50- C Channel Bar Hangers, 50" Long, Pair
FKS- 5 Amp Field Installable Fuse Kit 300V Max
RMB-22- Wood Joist Bar Hanger, 22" Long, Pair
HSAS- Slope Adapter for 6" Aperture Housings, Specify Slope

COOPER Lighting
www.cooperlighting.com

Specifications and Dimensions subject to change without notice.
Consult your representative for additional options and finishes.

ADP040641
10/27/2008 3:49:59 PM

PORTFOLIO™

Catalog #		Type	SD1
Project			
Comments		Date	
Prepared by			

DESCRIPTION

A 9" diameter open downlight utilizing the QL induction lamp. This lamp is rated for 100,000 hours of life, has color rendering equal to compact fluorescent, and no color shift throughout its life. Lamp color is 3000K. The scale of the luminaire is well suited to large architectural spaces with taller ceiling heights that would normally pose maintenance concerns.

SPECIFICATION FEATURES

A ... Reflector
Spun 0.040" aluminum. Available in a variety of Alzak® finishes. Springs pull trim tight to ceiling. Reflector provides 55° cutoff optics to lamp and lamp image.

B ... Trim Ring
Self flanged or molded white trim ring.

C ... Housing
One piece die-cast 1-1/2" deep collar. Housing is painted optical matte black to eliminate stray light.

D ... Mounting Bars
Pre-installed telescoping mounting bars are suitable for T-bar ceilings or wood joists, 24" O.C.

E ... Conduit Fittings
Die-cast screw-tight connectors.

F ... Junction Box
U.L. listed for eight #12 (four in, four out) at 90°C pull through branch wiring. Five 1/2" and two 3/4" knockouts provided. Access to junction box through panel on side of housing.

G ... Electronic System
All items for operation of the induction lamp-generator and antenna can be serviced through the aperture.

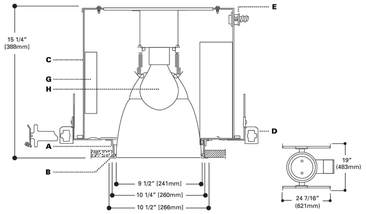
H ... Lamp
QL induction lamp is shipped from factory with each fixture.

Labels
cULus listed, C.S.A. certified, standard damp label, IBEW union made.

QD9
9951/9950

85W QL
Induction lamp

9-1/2" OPEN DOWNLIGHT



ENERGY DATA

Lamp: 120V 85W QL
Input Watts: 87
Operating Current: 0.75:

Lamp: 277V 85W QL
Input Watts: 88
Operating Current: 0.40:

Power Factor 0.9
Sound Rating: A
Min. Starting Temp.: -20°C/-4°F

NOTES:
Alzak is a registered trademark of Aluminum Company of America.

ORDERING INFORMATION: Complete unit consists of housing, ballast and trim.

Housing
QD9=(1) 85W Vertical Induction Lamp

Lamp
8530=(1) 85W QL Lamp, 3000K (included with fixture)
8540=(1) 85W QL Lamp, 4000K (included with fixture)

Ballast
1E=120V Electronic Ballast
2E=277V Electronic Ballast

Trims
9950=Molded Trim Ring, White
9951=Self-Flanged

Finish
LI=Low Iridescent Clear
H=Haze
G=Gold
WH=Wheat
WMH=Warm Haze
W=Gloss White
GP=Graphite
GPH=Graphite Haze
K=Cognac
KH=Cognac Haze

Options
WF=White Painted Flanged (Self Flanged only)

Accessories
H277=Step Down Transformer, 300VA Max
FKS=5 Amp Field Installable Fuse Kit, 300VA Max

COOPER Lighting
www.cooperlighting.com

Specifications and Dimensions subject to change without notice.
Consult your representative for additional options and finishes.

ADP012587
11/19/2009 11:41:52 AM

McGRAW-EDISON®

Catalog #		Type	WP
Project			
Comments		Date	
Prepared by			

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.

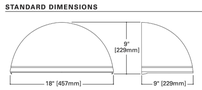
Electrical
Integral hard mount electrical components are secured and grounded within the die-cast aluminum housing for optimal heat sinking and extended component life. Minimum starting temperatures are -40°C (-40°F) for HPS and -30°C (-22°F) for MP. Compact fluorescent luminaires feature electronic 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 26-84W 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.

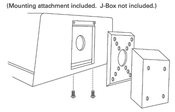
Finish
Housing and door are protected with 5-stage premium TGIC polyester powder coat paint. Premium TGIC powder coat finishes withstand extreme climate changes while providing optimal color and gloss retention over the fixture's installed life. Standard colors include black, bronze, grey, white, dark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

STANDARD DIMENSIONS

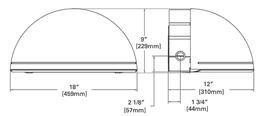


HOOK-N-LOCK MOUNTING

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



DIMENSIONS WITH BACK BOX



iMPACT™

COOPER Lighting
www.cooperlighting.com

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.)

USA

ADH100163 pc
2011-03-24 11:05:45

Ⓔ STREETWORKS™

Catalog #		Type	SA,SA1,SA2
Project			
Comments		Date	
Prepared by			

DESCRIPTION

ICON's gentle curves and sleek profile create a shape that is beyond common. Designed to sustain a lifetime of tough environmental conditions, ICON's precisely engineered die-cast aluminum housing utilizes an IP65 rated gasketing strategy combined with a seamless 5-stage polyester powder coat finish to seal out performance degrading contaminants. Environmental and legislative challenges continue to propagate as the public awareness of lighting in the environment expands. ICON responds to these evolving design trends by offering targeted solutions for full cutoff compliance, spill light control, and path of egress illumination, while merging the latest in high efficiency lamp technologies.

SPECIFICATION FEATURES

Construction
HOUSING: Heavy wall, die-cast aluminum housing maintains a nominal .125 wall thickness for precise tolerance control and repeatability in manufacturing. DOOR: Heavy wall, die-cast aluminum door maintains a nominal .125 wall thickness. Continuous silicone gasketing provides an IP65 fixture rating. Tooless entry to housing is provided via two (2) recess mounted button style latches. Captive hinging is fully concealed.

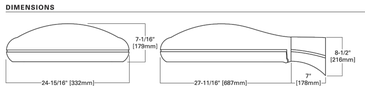
Electrical
ELECTRICAL TRAY: Ballast and related electrical components are mounted to a reinforced one-piece tooless release power tray. Electrical quick disconnects allow tray to be completely removed from housing providing ample hand and tool room for attachment of luminaire during installation. SOCKET: Features mogul-base socket for HID lamp sources.

Optical
LENS: Impact-resistant 1/8" thick tempered clear or optional frosted flat glass for concealment of lamp image. OPTICAL SYSTEMS: Choice of five (5) high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution. All reflector modules feature tooless removal, quick disconnect wiring plugs, and are tooless field rotatable in 90° increments.

Mounting
UPSWEEP ARM: Manufactured of heavy wall cast aluminum. Internal bolts guides provided for positioning arm to housing and pole. LINEAR ARM: Manufactured of heavy wall extruded aluminum. Arm features internal bolt guides for positioning arm to housing and pole. STRUCTURAL MOUNT: Die-cast aluminum cleat factory mounted and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Product functions in conjunction with linear arm. Poles provided pre-drilled for suspension mount applications. STRUCTURAL WALL MOUNT: Die-cast cleat factory mounted to luminaire and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Wall bracket works in conjunction with linear arm.

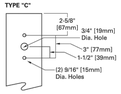
Finish
Housing and arm finished in premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic.

DIMENSIONS



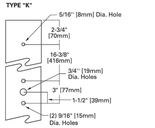
ARM DRILLING

TYPE "C"



STRUCTURAL MOUNT

TYPE "K"



COOPER Lighting
www.cooperlighting.com

ANM
ICON MEDIUM

150 - 400W
Pulse Start Metal Halide
High Pressure Sodium
Metal Halide

ARCHITECTURAL AREA LUMINAIRE

DARK SKY COMPLIANT FCO Full Cutoff

CERTIFICATIONS
IP65 Rated
UL 1598
CSA Listed
25°C Ambient
3G Vibration Tested

EPA
Effective Projected Area:
Single 1.09
Single Structural 1.11

SHIPPING DATA
Approximate Net Weight:
53 lbs. (24.09 kgs.)

USA

ADW090406 pc
2010-06-03 11:34:13

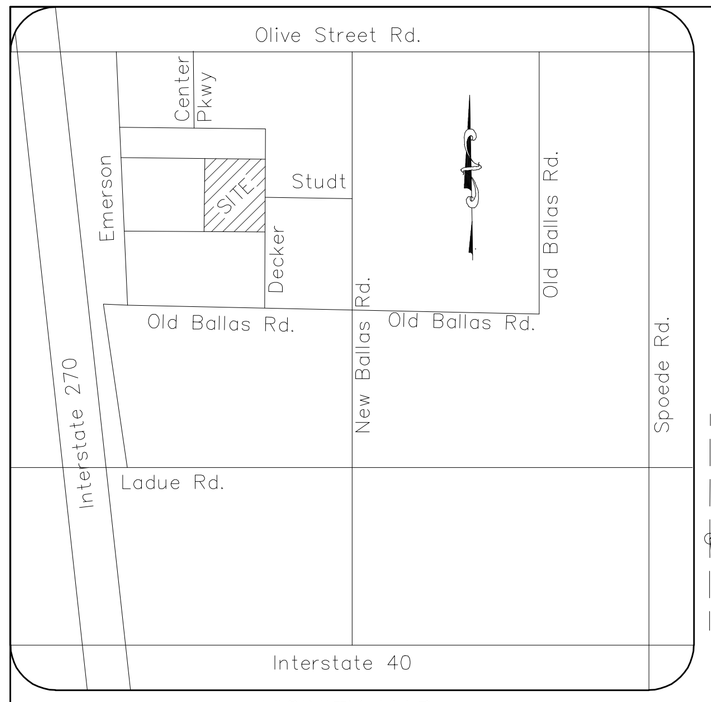
SPECTRUM RETIREMENT COMMUNITIES
LP-2 LIGHTING DETAILS

REVISION BLOCK		
REV	DATE:	COMMENT:
1	7/6/12	ORIGINAL SUBMITTAL
2	7/25/12	REVISION

SPECTRUM RETIREMENT COMMUNITIES SUBDIVISION PLAT

PART OF ADJUSTED LOT A OF THE "BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 7, 8, 9 AND 15 OF THE LAKE HOUSE FARM SUBDIVISION AND ALL OF TROJAN PLACE ADDITION" AS RECORDED IN PLAT BOOK 348 PAGES 58 AND 59

CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI



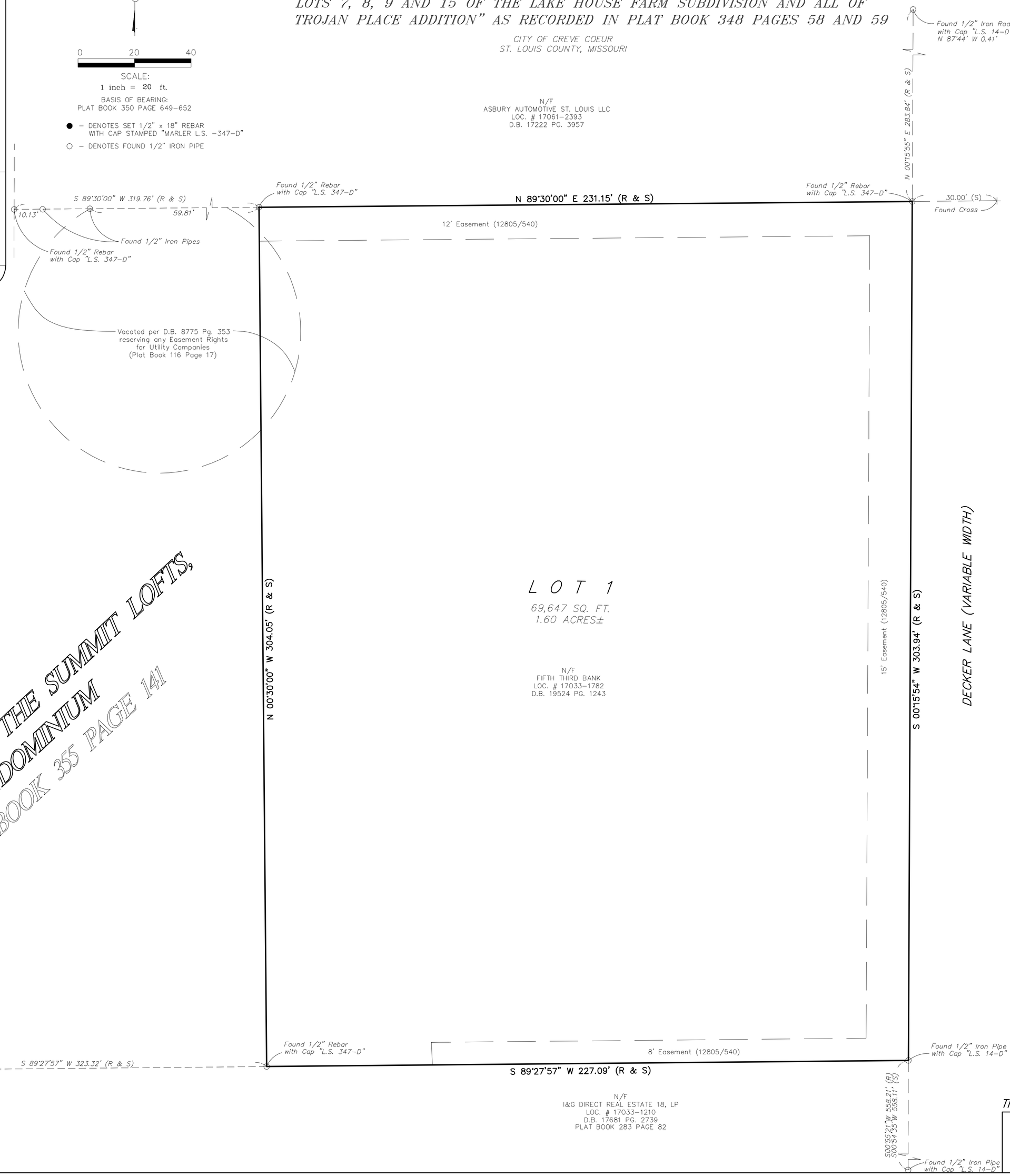
VICINITY MAP
NOT TO SCALE

SCALE:
1 inch = 20 ft.

BASIS OF BEARING:
PLAT BOOK 350 PAGE 649-652

● – DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S. -347-D"

○ – DENOTES FOUND 1/2" IRON PIPE



THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREINAFTER BE KNOWN AS "SPECTRUM RETIREMENT COMMUNITIES"

IN WITNESS HEREON, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS _____ DAY OF_____, 2012.

SPECTRUM RETIREMENT COMMUNITIES, LLC

_____

STATE OF MISSOURI)
) S.S.
ST. LOUIS COUNTY)

ON THIS _____ DAY OF _____, 2012, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF _____ _____, A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND _____ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.
MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED IN BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY LAND RECORDS JOINS IN AND APPROVES IN EVERY DETAIL THIS SUBDIVISION PLAT. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF _____ 2012.

_____

STATE OF MISSOURI)
) S.S.
ST. LOUIS COUNTY)

ON THIS _____ DAY OF _____, 2012, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF _____ _____, A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND _____ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.
MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

I, PAUL LANGDON, THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR CITY OF CREVE COEUR, MISSOURI DO HEREBY CERTIFY THAT THE PLAT OF SPECTRUM RETIREMENT COMMUNITIES WAS APPROVED BY THE CITY OF CREVE COEUR PLANNING DIVISION, THIS _____ DAY OF _____, 2012, AND HEREBY AUTHORIZE THE RECORDING OF THIS PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS, AS PER ORDINANCE NO. _____.

_____
PAUL LANGDON, DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF CREVE COEUR, MISSOURI

_____
DEBORAH RYAN, CITY CLERK
CITY OF CREVE COEUR, MISSOURI

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY TO **SPECTRUM RETIREMENT COMMUNITIES, LLC.** WE HAVE DURING THE MONTH OF JULY 2012, PERFORMED A BOUNDARY RETRACEMENT SURVEY AND PREPARED A SUBDIVISION PLAT FOR PART OF ADJUSTED LOT A OF THE "BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 7, 8, 9 AND 15 OF THE LAKE HOUSE FARM SUBDIVISION AND ALL OF TROJAN PLACE ADDITION" AS RECORDED IN PLAT BOOK 348 PAGES 58 AND 59 OF THE ST. LOUIS COUNTY RECORDS AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING:
THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY (10 CSR 30-2.070) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (4 CSR 30-16.070), EFFECTIVE 12/30/94, AND LAST REVISED OCTOBER OF 2003. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____, 2012.

NO TITLE COMMITMENT WAS PROVIDED TO THE LAND SURVEYOR AT THE TIME OF THIS SURVEY.

MARLER SURVEYING COMPANY INC.
MISSOURI CORP. NO. L.S. 347-D

By: _____
MARTY L. MARLER
MISSOURI PLS# 2501

THIS PLAT CONTAINS 1.60± ACRES

JOB NO. 1206-162	MARLER SURVEYING COMPANY, INC.	DEPUTY C.B.
DRWN BY: M.S.B.	11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX 110 WEST MAIN STREET, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX email: marler@marlersurveying.net	CHK'D BY: M.L.M.

BILL NO. _____ **ORDINANCE NO. _____**

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 43,254 SQUARE-FOOT, ASSISTED LIVING, HOME FOR THE AGED, WITH HEALTH CARE INCIDENTAL, FACILITY LOCATED AT 963 DECKER LANE IN THE "CB" CORE BUSINESS DISTRICT

WHEREAS, under Section 405.370(C), "CB" Core Business District, assisted living facilities are classified as a "home for the aged, with health care incidental" by the Zoning Code which requires require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Spectrum Retirement Communities, LLC, for a conditional use permit of a 43,254 square foot, 4-story, 90-unit assisted living facility, at 693 Decker Lane; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 6, 2012, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for 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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on August 6, 2012; 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 finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a restaurant located at 963 Decker Lane, in the "CB" Core Business zoning district, whose legal description is as follows:

> All that part of Adjusted Lot A of the "Boundary Adjustment Plat of Part of Lots 7, 8, 9 and 15 of the Lake House Farm Subdivision and all of Trojan Place Addition" as recorded in Plat Book 348 Pages 58 and 59 of the St. Louis County records, described as follows:
>
> Beginning at the northeast corner of said Adjusted Lot A, also on the West line of Decker Lane;
>
> Thence along said West line of Decker Lane South 00 Degrees 15 Minutes 54 Seconds West a distance of 303.94 feet to the South line of said Adjusted Lot A;
>
> Thence along said South line of said Adjusted Lot A South 89 Degrees 27 Minutes 57 Seconds West a distance of 227.09 feet to the East line of Amendment No. 1, the Summit Lofts, a Condominium as recorded in Plat Book 355 Page 141 of the St. Louis County records;
>
> Thence along said East line of Amendment No. 1, the Summit Lofts, a Condominium North 00 Degrees 30 Minutes 00 Seconds West a distance of 304.05 feet to the North line of the aforesaid Adjusted Lot A;
>
> Thence along said North line of Adjusted Lot A North 89 Degrees 30 Minutes 00 Seconds East a distance of 231.15 feet to the point of beginning and containing 69,647 square feet or 1.60 acres, more or less.

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for a 43,254 square-foot assisted living, residential care facility with a maximum of 90 resident beds at 693 Decker Lane.
2. The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan," dated July 26, 2012 as bound together and submitted in conjunction with Application #12-022 by Paul Boyer, of CEDC, Civil Engineering Design Consultants, except that the plans shall be revised to indicate that 50% of the building setback is at a maximum of 15 feet from the property line along Decker Lane per zoning district regulations.
3. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" dated July 27, 2012, as bound together and submitted in conjunction with Application #12-022 by Paul Boyer, of CEDC, Civil Engineering Design Consultants.
4. Landscape Plan shall be revised to provide additional plantings along the ground floor main dining elevation between the Decker Lane entrance and the outdoor patio, to meet with the intent of the Design Guidelines for the Zoning Administrator's approval.
5. All exterior plans shall demonstrate grading and stormwater protection of the existing parking garage for the property to the west, and shall indicate that the exiting

requirements for the garage per Building Code requirements, are not impeded by the development of the assisted living facility.

6. Off-street parking requirements shall be calculated as one parking space per every two resident beds.
7. Accessory structures, including the generator and dumpster enclosure, and the supporting structure of the ground monument shall be of materials consistent with the main building.
8. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code
9. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
10. The kitchen facility shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
11. Any mechanical equipment installed for the site shall be properly screened with approved materials.
12. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
13. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
14. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
15. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

BILL NO. _____ **ORDINANCE NO. _____**

_____
ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN, MRCC
CITY CLERK

city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

STAFF MEMORANDUM TO THE PLANNING AND ZONING COMMISSION

Meeting Date: August 6, 2012

Subject: Zoning Code Conversion from 1987 Standard Industrial Classification (SIC) to 2002 North American Industrial Classification System (NAICS)

Location: City-wide

Requested Action: Work session discussion only.

Prepared by:

Vianey Beltran — 8/3/12 Date
Administrative Intern

Paul Langdon, AICP — 8/3/2012 Date
Community Development Director

Introduction

The SIC to NAICS zoning code revisions were discussed at the July 2, 2012 commission work session. The commission requested to review the code changes in segments. The attached table outlines the revision to the zoning code regulations pertaining to residential districts.

The commission should note that a 2012 update of the NAICS is currently available and once the changes from the SIC to the 2002 NAICS codes are acceptable, an update to the 2012 NAICS codes is more easily done.

Major Changes

a. *Transferable updates*

In general, permitted and conditional uses that are currently in the municipal code were updated to reflect the new 2002 NAICS classification code numbers. These updates are shown as P for permitted use, or C for conditional use. NAICS codes were also given to uses that were explicitly not permitted; these changes are highlighted in red and noted by "NO." While the structure of the code does not require listing of not-permitted uses (anything not included is not permitted), staff wanted it to be clear to the Commission where undesirable uses were falling under new codes and would still being excluded unless directed otherwises.

b. *Assignment of number codes to existing permitted and conditional uses expressed in language form*
   Changes made to permitted and conditional uses that were originally denoted in language form in the zoning district regulations were updated by assigning the appropriate NAICS code to those uses; these changes are highlighted in yellow.
c. *New industry classification codes with additional conditional and permitted uses*
   The 2002 NAICS codes include new industries and provides unique numbers to industries that were previously classified under a broader SIC code.
   These updates are shown as a P for permitted use or C for conditional use under their respective district and are highlighted in green.
d. *Changes in permitted and conditional uses*
   A small number of previously permitted and conditional uses are proposed for elimination and these changes are denoted with an X and are also highlighted in red.

Recommended Action
The Commission is asked to review this portion of the overall update and provide comments as necessary. Following completion of the residential element, staff will return to the Commission at a future meeting with another subset of zoning districts for similar consideration. Once the concerns have been adequately addressed for all of the zoning districts, a public hearing will be scheduled and a formal amendment to the Zoning Code will be pursued.

Key to Zoning Table	
Color	Change
Green	Denotes the addition of a new Permitted (P) or Conditional (C) use
Yellow	Denotes the assignment of a NAICS number to an existing use
Purple	Denotes an existing use that will require special conditions
Red NO	Denotes a previous use that was explicitly not allowed
Red X	Denotes a previous permitted or conditional use that were omitted

Residential Zones

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	Zoning Districts A	B	C	D	AR
1629	Heavy Construction, NEC (power generation plants [except hydroelectric dams], transmission stations, and distribution stations)	237130	Power and Communication Line and Related Structures Construction (Communication Towers Only)	C	C	C	C	C
4812	Radiotelephone Communications (paging carriers)	517211	Paging					
4812	Radiotelephone Communications (cellular carriers)	517212	Cellular and Other Wireless Telecommunications		C	C	C	C
4812	Radiotelephone Communications (paging and cellular resellers)	517310	Telecommunications Resellers					
4813	Telephone Communications, Except Radiotelephone (except resellers)	517110	Wired Telecommunications Carriers					
4813	Telephone Communications, Except Radiotelephone (resellers)	517310	Telecommunications Resellers					
4822	Telegraph and Other Message Communications	517110	Wired Telecommunications Carriers					
4832	Radio Broadcasting Stations (networks)	515111	Radio Networks					
4832	Radio Broadcasting Stations (except networks)	515112	Radio Stations					
4833	Television Broadcasting Stations	515120	Television Broadcasting					
4841	Cable and Other Pay Television Services (cable networks)	515210	Cable and Other Subscription Programming					
4841	Cable and Other Pay Television Services (except cable and other subscription programming)	517510	Cable and Other Program Distribution					
4899	Communications Services, NEC (radio broadcasting operated by cab companies)	485310	Taxi Service					
4899	Communications Services, NEC (ship to shore broadcasting carriers)	517212	Cellular and Other Wireless Telecommunications					
4899	Communications Services, NEC (satellite communications)	517410	Satellite Telecommunications					
4899	Communications Services, NEC (except ship to shore broadcasting, satellite communications, pay telephone concession operators)	517910	Other Telecommunications					
4899	Communications Services, NEC (pay telephone concession operators)	812990	All Other Personal Services					
8051	Skilled Nursing Care Facilities (except continuing care retirement communities and mental retardation hospitals)	623110	Nursing Care Facilities	C	C	C	C	C
8051	Skilled Nursing Care Facilities (mental retardation hospitals)	623210	Residential Mental Retardation Facilities	C	C	C	C	C

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	A	B	C	D	AR
8051	Skilled Nursing Care Facilities (continuing care retirement communities)	623311	Continuing Care Retirement Communities	C	C	C	C	C
8052	Intermediate Care Facilities (except continuing care retirement communities and mental retardation facilities)	623110	Nursing Care Facilities	C	C	C	C	C
8052	Intermediate Care Facilities (mental retardation facilities)	623210	Residential Mental Retardation Facilities	C	C	C	C	C
8052	Intermediate Care Facilities (continuing care retirement communities)	623311	Continuing Care Retirement Communities	C	C	C	C	C
8059	Nursing and Personal Care Facilities, NEC (except continuing care retirement communities, psychiatric convalescent homes with health care, and homes for the mentally retarded with health care)	623110	Nursing Care Facilities	C	C	C	C	C
8059	Nursing and Personal Care Facilities, NEC (homes for the mentally retarded with health care)	623210	Residential Mental Retardation Facilities	C	C	C	C	C
8059	Nursing and Personal Care Facilities, NEC (continuing care retirement communities)	623311	Continuing Care Retirement Communities	C	C	C	C	C
8211	Elementary and Secondary Schools	611110	Elementary and Secondary Schools	C	C	C	C	C
8221	Colleges, Universities, and Professional Schools	611310	Colleges, Universities, and Professional Schools					
8222	Junior Colleges and Technical Institutes	611210	Junior Colleges					
8322	Individual and Family Social Services (child and youth services)	624110	Child and Youth Services					
8322	Individual and Family Social Services (services for the elderly and disabled)	624120	Services for the Elderly and Persons with Disabilities	C	C	C	C	C
8351	Child Day Care Services	624410	Child Day Care Services	C	C	C	C	C
8361	Residential Care (homes for the mentally handicapped with incidental health care)	623210	Residential Mental Retardation Facilities					
8361	Residential Care (mental health and substance abuse facilities)	623220	Residential Mental Health and Substance Abuse Facilities					
8361	Residential Care (homes for the elderly)	623312	Homes for the Elderly	C	C	C	C	C
8361	Residential Care (except mental health and substance abuse facilities, homes for the elderly, and homes for the mentally handicapped with incidental health care)	623990	Other Residential Care Facilities					
8399	Social Services, NEC (voluntary health organizations)	813212	Voluntary Health Organizations					
8399	Social Services, NEC (grantmaking and giving)	813219	Other Grantmaking and Giving Services					
8399	Social Services, NEC (human rights organizations)	813311	Human Rights Organizations					

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	A	B	C	D	AR
8399	Social Services, NEC (environment, conservation, and wildlife advocacy)	813312	Environment, Conservation and Wildlife Organizations					
8399	Social Services, NEC (except human rights, environment, conservation and wildlife advocacy organizations, grantmaking and giving, and voluntary health organizations)	813319	Other Social Advocacy Organizations					
8412	Museums and Art Galleries (except historic and heritage sites)	712110	Museums					
8412	Museums and Art Galleries (historic and heritage sites)	712120	Historical Sites	C	C	C	C	C
8422	Arboreta and Botanical or Zoological Gardens (except nature parks and reserves)	712130	Zoos and Botanical Gardens					
8422	Arboreta and Botanical or Zoological Gardens (nature parks and reserves)	712190	Nature Parks and Other Similar Institutions	C	C	C	C	C
8611	Business Associations	813910	Business Associations					
8621	Professional Membership Organizations	813920	Professional Organizations					
8631	Labor Unions and Similar Labor Organizations	813930	Labor Unions and Similar Labor Organizations					
8641	Civic, Social, and Fraternal Associations (taxpayers' associations, tenants' advocacy associations, temperance organizations)	813319	Other Social Advocacy Organizations	C				
8641	Civic, Social, and Fraternal Associations (except condominium and homeowner associations, taxpayers associations, tenants advocacy associations, temperance organizations, and Indian and Alaska Native Tribal Councils)	813410	Civic and Social Organizations	C				
8641	Civic, Social, and Fraternal Associations (condominium and homeowner associations)	813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	C				
8641	Civic, Social, and Fraternal Associations (Indian and Alaska Native Tribal Councils)	921150	American Indian and Alaska Native Tribal Governments	C				
8651	Political Organizations	813940	Political Organizations					
8661	Religious Organizations	813110	Religious Organizations	C	C	C	C	C
8699	Membership Organizations, NEC (travel motor clubs)	561599	All Other Travel Arrangement and Reservation Services	C	C	C	C	C
8699	Membership Organizations, NEC (humane societies)	813312	Environment, Conservation and Wildlife Organizations	C	C	C	C	C
8699	Membership Organizations, NEC (except humane societies, farm business organizations, athletic associations, and travel motor clubs)	813410	Civic and Social Organizations	C	C	C	C	C

SIC	SIC Title (and note)	2002 NAICS	2002 NAICS Title	A	B	C	D	AR
8699	Membership Organizations, NEC (farm business organizations)	813910	Business Associations	C	C	C	C	C
8699	Membership Organizations, NEC (athletic associations)	813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	C	C	C	C	C
8711	Engineering Services	541330	Engineering Services					
8712	Architectural Services	541310	Architectural Services					
8713	Surveying Services (geophysical surveying)	541360	Geophysical Surveying and Mapping Services					
8713	Surveying Services (except geophysical surveying)	541370	Surveying and Mapping (except Geophysical) Services					
8811	Private Households	814110	Private Households	P	P	P	P	P