



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
JULY 8, 2025
6:00 PM

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Mr. Thomas Buelter
Ms. Rhonda O'Brien
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. Stephan Tomlinson
Mr. AJ Wang

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Claralyn Bollinger, Recording Secretary, Administrative Services Supervisor

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. June 2, 2025 Planning and Zoning Commission Draft Meeting Minutes**
- 2. June 16, 2025 Planning and Zoning Commission Draft Meeting Minutes**

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.

UNFINISHED BUSINESS

NEW BUSINESS

- 1. Public Hearing. #25-016: A Conditional Use Permit for a Jimmy John's Restaurant Located at 782 N. New Ballas Road within Creve Coeur Plaza.**
Randy McNulty, of Randy James, Inc., restaurant owner, has submitted an application for a new conditional use permit for a 1,200 square foot Jimmy John's



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restaurant location at 782 N. New Ballas Road within the Creve Coeur Plaza Shopping Center. No exterior changes are proposed and the hours of operation will be from 10:00 AM to 10:00 PM seven days a week. There will be 16 inside seats in the restaurant and 6 employees at the busiest shift. The property is in the “CB” Core Business zoning district. Jimmy John’s is a sandwich shop and the use is classified as a Limited-Service Restaurant (NAICS 722513) which is a conditional use that requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

2. #25-015: A Minor Site Development Plan for Site and Exterior Alterations for Foster and Adoptive Care Coalition, Located at 1220 N. Lindbergh Boulevard

Andrew Berhorst, Chief Financial Officer for Foster and Adoptive Care Coalition, has submitted an application for a site development plan to make improvements to the site and exterior of the existing building in order to meet their needs to use the building as their new headquarters. The property is located in the “GC” General Commercial zoning district. Minor Site Plans are required for any proposed alteration involving significant new impermeable surfaces or exterior changes to a building or site provided that any such expansion, change or redevelopment shall not add more than 5,000 square feet of new impermeable surface to the site. Planning and Zoning Commission review and approval is required for Minor Site Plans and City Council review is not required. This item was deferred from the June 2, 2025 Planning and Zoning Commission meeting.

WORK AGENDA

1. Bayer East Comprehensive Plan Update Progress Discussion

PENDING APPLICATIONS

DEPARTMENT REPORTS

Pending Olive-Graeser Redevelopment Application Update

ADJOURNMENT



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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.

Posted by: _____

Date/Time posted: _____

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.



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6:00 PM**

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission of the City of Creve Coeur was called to order by Chair Julie LaBonte at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, June 2, 2025, at 6:00 p.m.

ROLL CALL

Ms. Julie LaBonte (Chair)
Mr. Thomas Buelter
Ms. Rhonda O'Brien
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. Stephan Tomlinson
Mr. AJ Wang

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Claralyn Bollinger, Recording Secretary and Administrative Services Supervisor

ACCEPTANCE OF THE AGENDA

RESULT: APPROVED (UNANIMOUS) MOVER: Ms. O'Brien SECONDER: Mr. Wang AYES: Mr. Buelter, Ms. LaBonte, Ms. O'Brien, Mr. Potashnick, Ms. Richter, Mr. Tomlinson, Mr. Wang NAYS: None

The vote on the motion being 7 ayes and 0 nays, motion carried.

APPROVAL OF MINUTES

1. May 19, 2025 Planning and Zoning Commission Draft Meeting Minutes



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RESULT: APPROVED (UNANIMOUS)

MOVER: Ms. O'Brien

SECONDER: Mr. Wang

AYES: Mr. Buelter, Ms. LaBonte, Ms. O'Brien, Mr. Potashnick, Ms. Richter, Mr. Tomlinson, Mr. Wang

NAYS: None

The vote on the motion being 7 ayes and 0 nays, motion carried.

PUBLIC COMMENT

No public comments

UNFINISHED BUSINESS

No unfinished business

NEW BUSINESS

**1. Application #25-015: A Site Development Plan for Site and Exterior
Alterations for Foster and Adoptive Care Coalition, Located at 1220 N.
Lindbergh Boulevard**

Motion to move this item to the July 8, 2025 meeting.

RESULT: APPROVED (UNANIMOUS)

MOVER: Mr. Wang

SECONDER: Mr. Tomlinson

AYES: Mr. Buelter, Ms. LaBonte, Ms. O'Brien, Mr. Potashnick, Ms. Richter, Mr. Tomlinson, Mr. Wang

NAYS: None

The vote on the motion being 7 ayes and 0 nays, motion carried.

WORK AGENDA

1. Table A NAICS Code Updates

Ms. Moore presented her report. This was continued from three meetings ago. She updated the NAICS table. Everything in red on the spreadsheet is what is changing. If there is one red letter, it means the item was not a previously permitted use. If there is a



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black letter C or P, we are changing it to be a Conditional or Permitted Use. Our NAICS code needs to be updated from the 2012 to the 2022 standard code. Some of the numbers and definitions need to be updated. We won't have to do this again for five to ten years.

Our PO (Planned Office) and LI (Light Industrial) Districts needed some updates too. The PO District has struggled since COVID times. We are proposing to allow more services to be able to locate in the PO District. Some uses have been modified from Conditional Use to Permitted Use in the LI Districts because some of the uses make sense with the other uses in the District. It opens up more uses in the LI Districts that won't disturb the surrounding existing uses.

If Commission members have any comments about those uses, they can let Ms. Moore or Mr. Jaggi know. The next step is to come back with a formal text amendment for the NAICS changes to the use code and NAICS table.

2. Bayer East Comprehensive Plan Update Open House Itinerary Review

Mr. Jaggi presented his report. Monday, June 16 from 6:00-8:00 p.m. is the Bayer East Comprehensive Plan Open House. PGAV consulting firm will make their presentation at 6:30 p.m.

The meeting itinerary includes sign-in sheets, welcome boards and maps and tabletop exercises. Ms. LaBonte will give some opening remarks at the Open House. More public comments have been received from the website link about the connector road, the buffering area, natural wildlife components and the landscaping. Email comments have also been received by Mr. Jaggi and Ms. Moore. A redevelopment proposal might include some reuse of buildings or it might not or it might be a mixture of reuse and new construction. What types of amenities or different uses would attendees like to see on the site is a question for the Open House attendees.

The Open House attendees will be able to walk around the Council Chamber and engage with the display items, staff and consultants, and tabletop exercises. Attendees can provide additional comments on the website where they can sign up to receive email updates when the website is changed and/or files are added. We will put on the website a comment link after the Open House if people are unable to attend that evening.

PGAV will review attendees' ideas, study the market, look at plans we already have for that area, and they will come up with their recommendations for what would be appropriate for the site and establish development goals. The next Open House will be scheduled after the PGAV recommendations are received. It is anticipated that we will



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be set to adopt the PGAV plan in Fall 2025. There will be a public hearing in October 2025 to present the plan to the Commission.

Mr. Buelter inquired as to what areas is Bayer targeting for their marketing of the for-sale portion of their property?

Mr. Jaggi responded that there are different views on the contemporary suitability of the research buildings. We want the new plan to be complementary to 39 North and Olia Village, not be in competition with either of those projects. There's a lot to consider. There may be compromises that need to be made. We want it to be flexible enough and be a plan that we can all work with to see to fruition.

Mr. Buelter asked if the City of Olivette has been contacted about the Open House? Mr. Jaggi said that Olivette and Ladue have both been contacted.

Ms. LaBonte asked what would happen if the Commission and citizens have a plan of what they would like to see and the plan that comes forward isn't aligned with what PGAV develops?

Mr. Jaggi stated that is something the Commission will need to sort through. We want it to be a flexible plan we can all work with and responsive to the many desires of the residents.

Ms. Richter said she heard on the recent Bayer Campus Tour that there are five entities making offers on the for-sale portion of the office campus.

Mr. Jaggi said that Bayer has kept the City updated along the way. The immediate neighbors are very interested in the project.

PGAV was used for Olia Village project and helped the staff with review of all the components.

Very few school-age children live in the new apartments located in the City of Creve Coeur since many of the recently constructed apartment complexes are not designed for children and have many studio and one-bedroom units. There are some children who live in the older apartment complexes that are garden style in design. There may be more children who will live in the townhouses proposed for Olia Village. We will provide refreshments such as cookies, lemonade and tea at the Open House.

The June 16, 2025 Open House is geared toward drop in, learn about the project, then leave. Guests do not need to stay for the entire 6:00-8:00 p.m. event.



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3. Future East Olive Corridor Review Process

Mr. Jaggi presented a Memo about the East Olive Corridor. Proposals from the past included re-zoning some properties. The business community was not in favor of re-zoning. The Commission came up with an overlay district. The City's Comprehensive Plan will be reviewed with the Commission. Several work sessions at least will be needed to get through the entire process. Public engagement will be a key part of the process.

Items ahead for the Commission include:

1. Update the Development Codes and land use rules for the City
2. Townhouse proposal for Lot 16 of Olia Village
3. There are potentially 4 lots in Olia Village that will come to the Commission for review in the near future.

Mr. Jaggi proposed the East Olive Corridor Review to happen in November, after the Bayer East campus planning process is completed.

Mr. Buelter inquired as to the status of a grocery store committing to moving into the Olia Village project?

Mr. Jaggi said we've been told that they are very close on an agreement.

More of the Olia Village retaining walls have been built. The work is being inspected by the Building Department on a regular basis.

Residential component with townhomes meeting week of June 16. Fisher Homes is the proposed builder. They have built townhomes in Chesterfield at Wild Horse Village.

Mr. Wang expressed that his neighbors expressed interest in a hardware store coming to Olia Village.

Mr. Jaggi said that we have heard that a smaller hardware store is interested in Creve Coeur.

PENDING APPLICATIONS

- 1. June 16th Bayer East Comprehensive Plan Update Open House from 6-8 PM in the Council Chambers**



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DEPARTMENT REPORTS

Mr. Jaggi presented his report. Creve Coeur Night Out is tomorrow night, June 3. Mr. Jaggi will ride along with the Police to three neighborhoods to meet the residents.

Commission members are invited on June 23 at 2:00 p.m. to Public Works Director Jim Heines' Retirement Party at the Government Center.

ADJOURNMENT

RESULT: APPROVED (UNANIMOUS)

MOVER: Ms. O'Brien

SECONDER: Mr. Wang

AYES: Mr. Buelter, Ms. LaBonte, Ms. O'Brien, Mr. Potashnick, Ms. Richter, Mr. Tomlinson, Mr. Wang

NAYS: None

The vote on the motion being 7 ayes and 0 nays, motion carried.
The meeting adjourned at 6:39 p.m.

Submitted by:

Recording Secretary

Chair



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CALL TO ORDER

ROLL CALL

**Ms. Julie LaBonte (Chair)
Mr. Thomas Buelter
Ms. Rhonda O'Brien
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. Stephan Tomlinson – absent
Mr. AJ Wang – absent**

**Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Claralyn Bollinger, Recording Secretary & Administrative Services
Supervisor**

A regular meeting of the Planning and Zoning Commission of the City of Creve Coeur was called to order by Chair Julie LaBonte at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, June 16, 2025, at 5:30 PM.

ACCEPTANCE OF THE AGENDA

RESULT: ACCEPTED (UNANIMOUS) MOVER: Ms. O'Brien SECONDER: Mr. Buelter AYES: Mr. Buelter, Ms. LaBonte, Ms. O'Brien, Mr. Potashnick, Ms. Richter NAYS: None
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APPROVAL OF MINUTES

No minutes to approve at this meeting.

PUBLIC COMMENTS

No public comments.

UNFINISHED BUSINESS

No unfinished business.



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NEW BUSINESS

1. Application #25-017: Mary Meadows Lane Right-of-Way Dedication

Mr. Jim Heines, Director of Public Works, presented a recommendation to accept Mary Meadows Lane right-of-way dedication as a public street. For many years, the Mary Meadows neighborhood has sought to dedicate the street, but the indentures required 100% vote of residents to approve and they could not quite get 100%. The indentures have been redone by Mary Meadows residents and now they require 2/3 of the residents to approve, which they have obtained. Missouri American Water recently replaced a large water main that is located beneath Mary Meadows Lane and repaired one half of the street. This reduces the cost of bringing the street up to City standards.

The City is considering giving the residents the ability to create a Neighborhood Improvement District (NID) whereunder the City would accept street dedication and pay for the improvements and the residents would pay the City back through a seven-year assessment on their property taxes.

Ms. Richter: Is the street already up to code?

Mr. Heines: It will be by the time we get everything taken care of, and we are using the annual program to give the residents a lower cost.

Mr. Lumley: The NID process can only pay for public improvements. Residents have the option to pay the indenture assessment over time or all at once. It would be a few thousand dollars per lot if paid all at once.

Mr. Buelter: Does this right-of-way dedication include sidewalks?

Mr. Heines: There are no sidewalks today in Mary Meadows. No sidewalks are planned for the future.

Motion to recommend acceptance of dedication of Mary Meadows Lane right-of-way.

RESULT: APPROVED (UNANIMOUS)

MOVER: Ms. O'Brien

SECONDER: Mr. Buelter

AYES: Mr. Buelter, Ms. LaBonte, Ms. O'Brien, Mr. Potashnick, Ms. Richter

NAYS: None



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The vote on the motion being 5 ayes and 0 nays, motion carried.

WORK AGENDA

No work agenda items.

PENDING APPLICATIONS

No pending applications.

DEPARTMENT REPORTS

No department reports.

ADJOURNMENT

Meeting adjourned at 5:36 p.m.

Submitted by:

Recording Secretary

Chair



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION

#25-016: A CONDITIONAL USE PERMIT FOR A JIMMY JOHN'S RESTAURANT LOCATED AT 782 N. NEW BALLAS ROAD WITHIN CREVE COEUR PLAZA

FOR THE MEETING OF: Tuesday, July 8th, 2025, 6:00 PM

LOCATION: 782 N. New Ballas Road, within Creve Coeur Plaza. Zoned "CB" Core Business District.

REQUEST: Randy McNulty, of Randy James, Inc., restaurant owner, has submitted an application for a new conditional use permit for a 1,200 square foot Jimmy John's restaurant location at 782 N. New Ballas Road within the Creve Coeur Plaza Shopping Center. No exterior changes are proposed and the hours of operation will be from 10:00 AM to 10:00 PM seven days a week. There will be 16 inside seats in the restaurant and 6 employees at the busiest shift. The property is in the "CB" Core Business zoning district. Jimmy John's is a sandwich shop and the use is classified as a Limited-Service Restaurant (NAICS 722513) which is a conditional use that requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

ADDITIONAL INFORMATION: Under Section 405.370, Table A of the Zoning Code, NAICS 722513 requires the issuance of a conditional use permit in the "CB" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Creve Coeur 2030 Plan References

- Community Center District
- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Use Permit

APPLICANT: Randy McNulty
Randy James, Inc.
9347 Gravois Road
St. Louis, MO 63123

PROPERTY OWNER: Creve Coeur Plaza Associates, LLC
100 S. 4th Street
St. Louis, MO 63102



REPORT PREPARED BY: Bethany Moore, City Planner
DATE: 7/30/2025
ATTACHMENTS: Applicant's Materials received 6/6/25
Draft Ordinance

BACKGROUND:

The Creve Coeur Plaza shopping center, located at the southeast corner of Olive Boulevard and North New Ballas Road, was approved and constructed in 1970. This site has pre-existing non-conformities in relation to the current zoning code. The center consists of four interconnecting buildings, currently housing 23 tenant spaces, totaling approximately 73,423 square feet. The subject tenant space was previously a Subway restaurant which operated under an existing CUP for a Dairy Queen that was approved in 1992 as Ordinance no.1542 and was amended by Ordinances no. 1586 and 2138. The existing CUP will be repealed and replaced with a new CUP for Jimmy John's with updated conditions to match current typical conditions for restaurants. Creve Coeur Plaza currently has 16 tenants and 6 vacancies. Jimmy John's will be occupying 1,200 square feet within tenant space 5 of the 4-building shopping center.

PROJECT DESCRIPTION

The Applicants are seeking approval for a new conditional use permit for a Jimmy John's location, a fast causal sandwich shop that offers a variety of sandwiches, including classics, wraps, and customizable options with a focus on hand-sliced meats and fresh-baked bread. They also offer order ahead for pick-up and delivery options. The proposed space is 1,200 square feet and no changes to the exterior of the building or the site are proposed in association with this application. Hours of operation are 10:00 AM to 10:00 PM seven days a week with 6 employees at busiest shift.

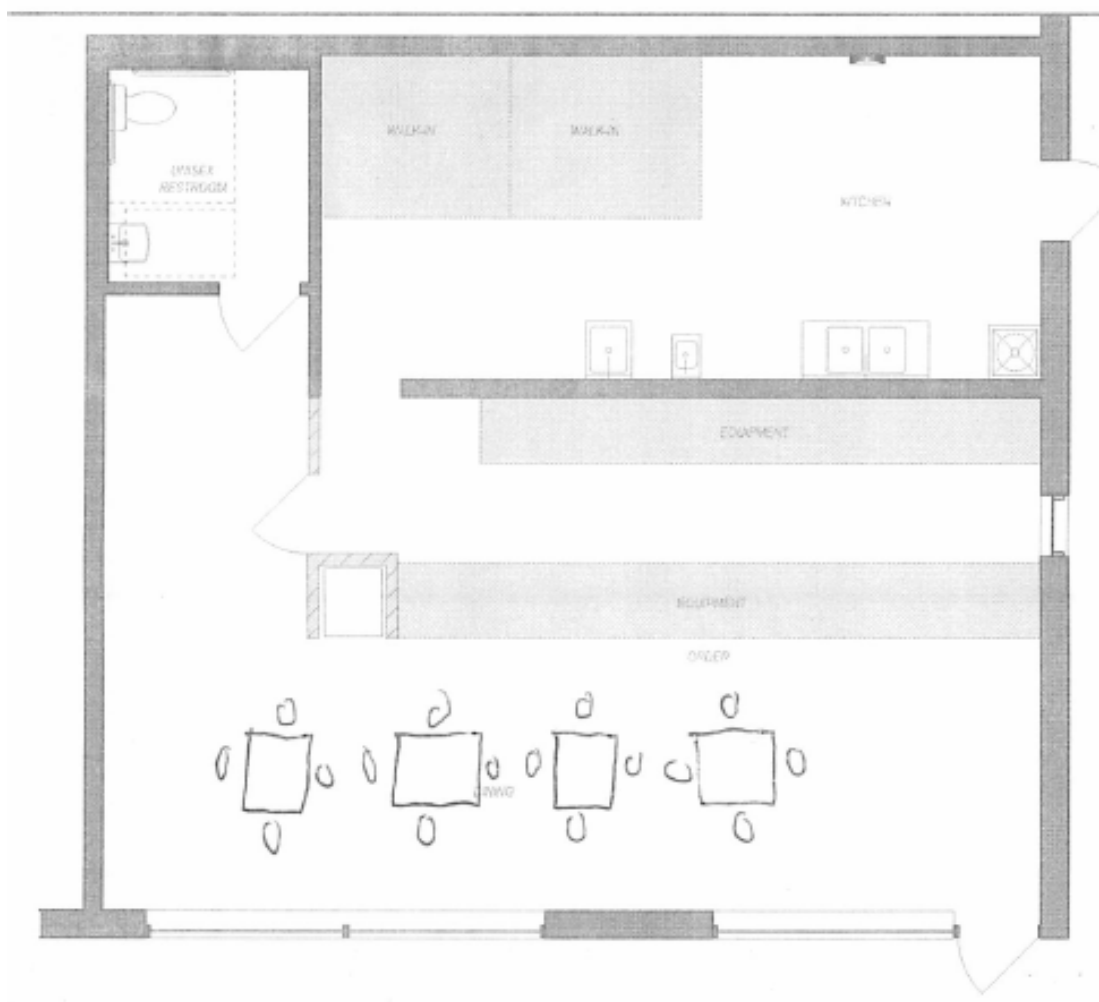


Figure 1: Floor Plan.



Figure 2: Proposed Location Site Plan. Jimmy John's shown in red circle.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	CB-Core Business	Olive Boulevard
South	Commercial	CB-Core Business	Studt Road
East	Commercial	CB-Core Business	Will Avenue
West	Commercial	CB-Core Business	N. New Ballas Road

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The *Creve Coeur 2030 Plan* includes the overall goal for Placemaking & Community Identity by creating mixed-use, walkable districts (p. 45), and the long-term Economic Growth & Community Services goal of providing community services, amenities, and experiences necessary to leverage and capture the changing consumer preferences for more lifestyle centers (p. 47). The subject property is located within the Community Center District (CC) place type which supports the development of a variety of medium- to high-density, high-intensity, and mixed-use commercial, dining, retail, office, and multi-family residential in a vibrant, walkable, urban environment. The Community Center District serves as Creve Coeur's "downtown" with a goal of an established identity for the City as a regional destination. Filling empty spaces in the center works toward this goal. The applicant is filling a vacancy within a commercial building at Creve Coeur Plaza. No changes to the exterior of the building or site are proposed. Therefore, the use within the Plaza is consistent with the Comprehensive Plan as much as this proposal can be.

ZONING REVIEW

NAICS 722513 Limited-Service Restaurant are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all of the commercial districts of the City. The entire Creve Coeur Plaza complex is 5.32 acres with approximately 73,423 square feet of retail space. The proposal is for 1,200 square feet thus representing roughly 1.6% of the complex's square footage.

Parking:

Parking regulations for eating and drinking establishment with 16 or fewer seats are discussed under Section 405.820(F)(5)(b) which requires parking spaces to be required at the ratio for basic retail uses, 4/1000 square feet of floor area. The proposed space is 1,200 square feet with 16 indoor seats so 5 parking spaces are required. The shopping center has 379 total parking spaces for the center's use. Staff did not conduct a full parking analysis for the center; however, parking should be sufficient as the proposed use is similar to the prior use with limited indoor seating.

OTHER REVIEW ITEMS

Trash for the restaurant will utilize the existing dumpster located behind the building. The dumpster enclosure is in good repair.

RECOMMENDED CONDITIONS FOR APPROVAL

Based on the above analysis, the request for a conditional use permit appears to meet all of the requirements of the Zoning Ordinances and is consistent with the goals and objectives of the Comprehensive Plan. Staff recommends repealing the prior conditional use ordinances for this tenant space within the shopping center as they are outdated. Should the Planning and Zoning Commission view this request favorably, staff recommends the approval be subject to the conditions below which are included in the draft ordinance:

1. Ordinance Nos. 1542, 1586 and 2138 are hereby repealed.
2. The Conditional Use Permit shall be for the operation of an approximately 1,200 square foot Limited-Service Restaurant, NAICS 722513, establishment at 782 North New Ballas Road, within Creve Coeur Plaza.
3. Maximum seating permitted is limited to 16 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Creve Coeur Plaza to ensure zoning code compliance.
4. Hours of operation shall be from 10:00 AM to 10:00 PM every day of the week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
5. Employee vehicles, delivery and company vehicles shall be parked in the adjacent parking lots behind the buildings.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
7. 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.
8. 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.
9. 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.

10. 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 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.

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 is an example of an appropriate motion for this application:

“I move to recommend approval of a Conditional Use Permit for Jimmy John’s located at 782 N. New Ballas Road, within Creve Coeur Plaza, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of July 8, 2025” (conditions may be added, eliminated, or modified by preceding motion).

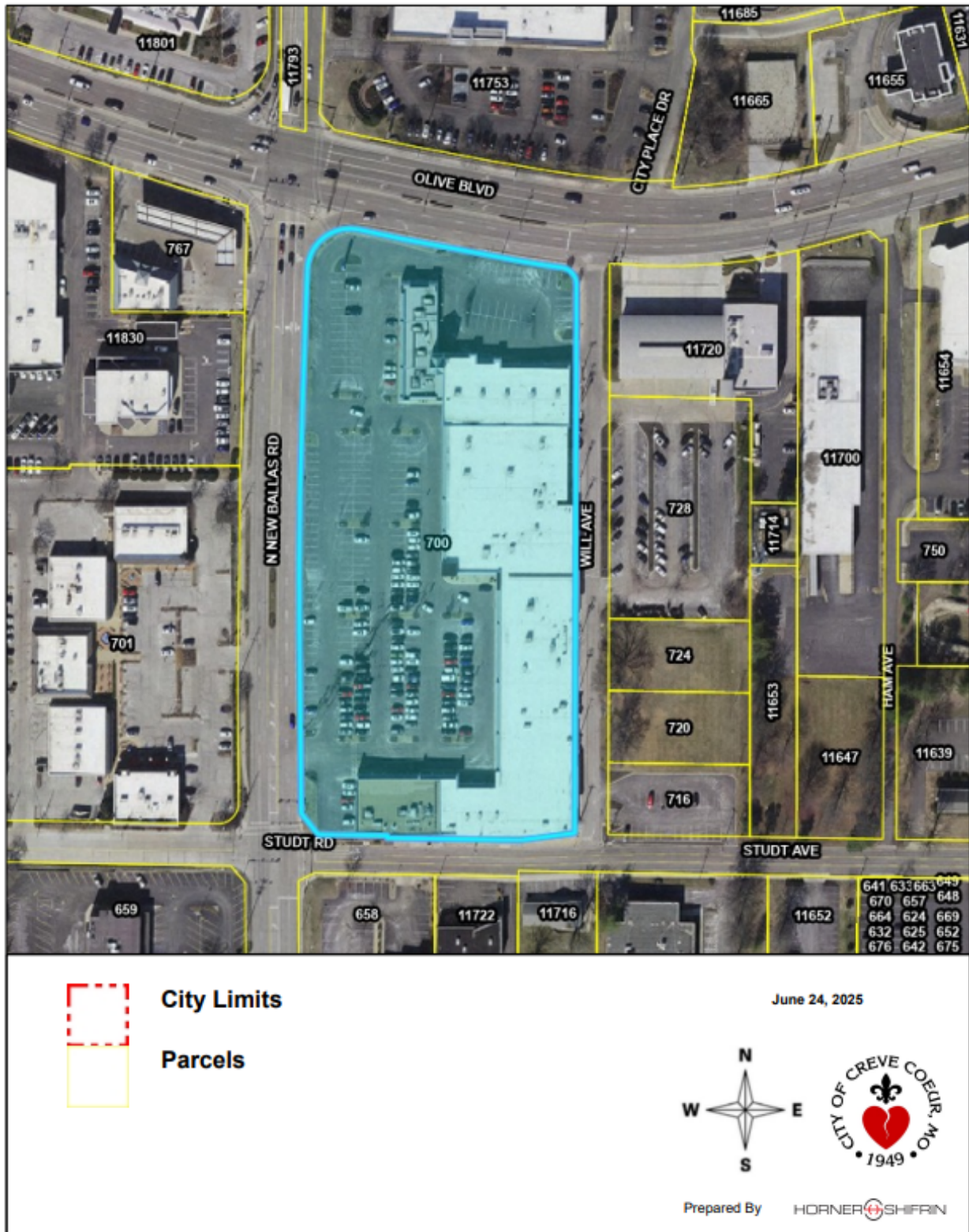
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

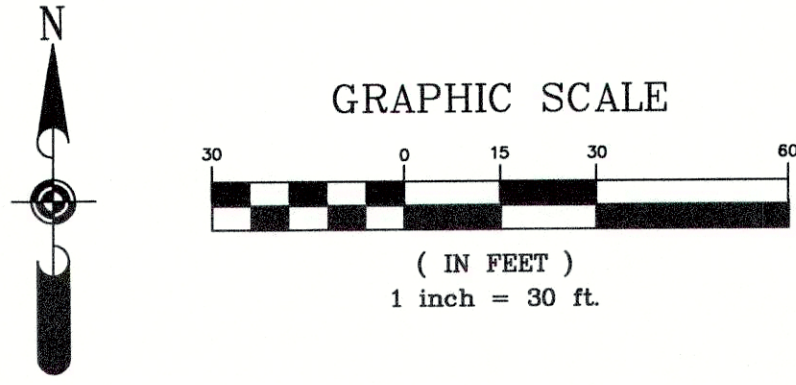
APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



"ALTA-NSPS LAND TITLE SURVEY"



ZONING INFORMATION



CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relav MO 1-800-735-2966

February 7, 2023

Tim Elli
Diversified Development and Construction
440 Panoramic Trail
Weldon Spring, MO 63304

Re: Zoning Verification—1220 N. Lindbergh Boulevard
Creve Coeur, Missouri, 63141

Mr. Elli

In response to your request for identification of the zoning of the referenced property (hereafter the "Property"), we report the following:

- The Property is zoned "GC" General Commercial, per Section 405.350 of the City of Creve Coeur Zoning Ordinance, as are the adjoining properties to the north and south. The adjoining properties to the east zoned "LI" Light Industrial district and the properties to the west are outside the City's limits in unincorporated St. Louis County. It is not within any special or overlay zoning district.
- All permitted uses, conditionally permitted uses, and development regulations of the Property are governed by Section 405.210 Table A of the City of Creve Coeur Zoning Ordinance.
- The Property has not been inspected in connection with your request, but there are no known violations of the Zoning Code existing on the Property at this time.
- All landscaping shall be permanently maintained according to the approved landscaping plan, in good condition with at least the same quality and quantity of landscaping as initially approved, per Section 405.540(7)(10) of the Zoning Ordinance.
- The Code of Ordinances, including Chapter 405, the Zoning Ordinance, and Chapter 500, Building Code Regulations, are available from the City's website at <http://www.crevecoeurmo.gov>.

Please note that the foregoing statements are based on our good faith review of City records but are not binding upon the City. Official records are controlling, and zoning changes may be made in accordance with applicable procedures. If you have any questions, please feel free to call (314) 872-2501.

Sincerely,

CITY OF CREVE COEUR

Bethany L. Moore, City Planner

TITLE LEGAL DESCRIPTION

Lot "D" of the Subdivision of Section 10 of Lindbergh Warsaw Industrial Center Addition No. 2, according to the plat thereof recorded in Plat Book 124 page 73 of the St. Louis County Recorder's Office.

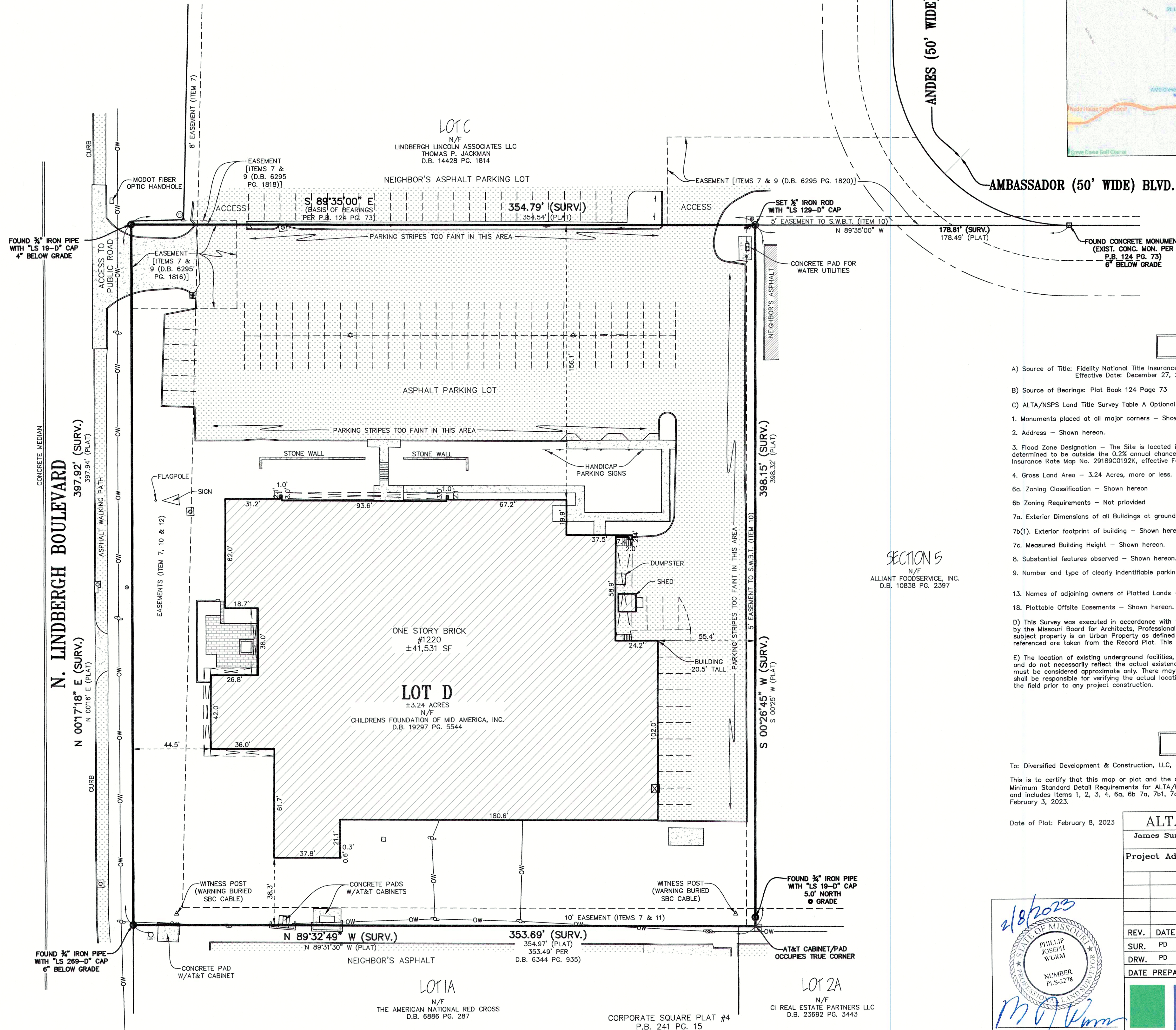
SCHEDULE B (SPECIAL EXCEPTIONS)

SCHEDULE B – SECTION II – EXCEPTIONS

- ITEM 7 – Building lines, Easements and Restrictions according to Plat Book 124 page 73 and Surveyor's Affidavit recorded in Book 6344 page 935 and Book 6344 page 937 apply as shown hereon.
- ITEM 8 – Building lines, easements and set backs which are shown on the plat recorded in Plat Book 119 page 32 apply as shown hereon.
- ITEM 9 – Easement for roadway purposes and for ingress and egress according to instrument recorded in Book 6295 page 1816, Book 6295 page 1818 and Book 6295 page 1820 applies as shown hereon.
- ITEM 10 – Easement granted Southwestern Bell Telephone according to instrument recorded in Book 6031 page 359 applies as shown hereon.
- ITEM 11 – Easement granted to Union Electric Company according to the instrument recorded in Book 6091 page 231 applies as shown hereon.
- ITEM 12 – Easement granted to the Metropolitan St. Louis Sewer District according to instrument recorded in Book 6311 page 1239 applies as shown hereon.

LEGEND OF SYMBOLS

- | | |
|---------------------------|-------------------------------------|
| UTILITY POLE | GAS METER |
| LIGHT POST | GAS VALVE |
| FIRE HYDRANT | GAS LINE |
| WATER VALVE | MANHOLE |
| WATER METER | SEWER LINE |
| HANDICAPPED PARKING | OVERHEAD WIRE |
| SATELLITE | AREA INLET |
| SIGN | FLARED END SECTION |
| FIBER OPTICS MANHOLE | SOUTHWESTERN BELL TELEPHONE MANHOLE |
| AUTO SPRINKLER CONNECTION | |



VICINITY MAP



MISCELLANEOUS NOTES

- A) Source of Title: Fidelity National Title Insurance Company – Commitment File No. 20185STL Effective Date: December 27, 2022 at 8:00 AM
- B) Source of Bearings: Plat Book 124 Page 73
- C) ALTA/NSPS Land Title Survey Table A Optional Specifications:
- Monuments placed at all major corners – Shown hereon.
 - Address – Shown hereon.
 - Flood Zone Designation – The Site is located in Zone "X", not a Special Flood Hazard Area; "Other Areas", Areas determined to be outside the 0.2% annual chance floodplain; according to information shown on the current FEMA Flood Insurance Rate Map No. 29189C0192K, effective February 4, 2015; by graphic plotting only.
 - Gross Land Area – 3.24 Acres, more or less.
 - Zoning Classification – Shown hereon
 - Zoning Requirements – Not provided
 - Exterior Dimensions of all Buildings at ground level – Shown hereon.
 - Exterior footprint of building – Shown hereon.
 - Measured Building Height – Shown hereon.
 - Substantial features observed – Shown hereon.
 - Number and type of clearly identifiable parking spaces – Total Parking Spaces – 79, Handicapped Parking Spaces – 6
 - Names of adjoining owners of Platted Lands – Shown hereon.
 - Plottable Offsite Easements – Shown hereon.
- D) This Survey was executed in accordance with the Current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Landscape Architects. The subject property is an Urban Property as defined in said standards. The Bearing Reference System and Easements unless referenced are taken from the Record Plat. This Plat MAY NOT SHOW CURRENT ZONING SETBACKS.
- E) The location of existing underground facilities, structures and utilities have been plotted from available surveys and records and do not necessarily reflect the actual existence, nonexistence, size, type, number or location, therefore these locations must be considered approximate only. There may be others, the existence of which is presently not known. The contractor shall be responsible for verifying the actual location of all utilities, shown or not shown, and said utilities shall be located in the field prior to any project construction.

SURVEYOR'S CERTIFICATE

To: Diversified Development & Construction, LLC, Fidelity National Title Insurance Company and St. Louis Title

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, and 18 of Table A thereof. The field work was completed on February 3, 2023.

Date of Plat: February 8, 2023

ALTA/NSPS LAND TITLE SURVEY

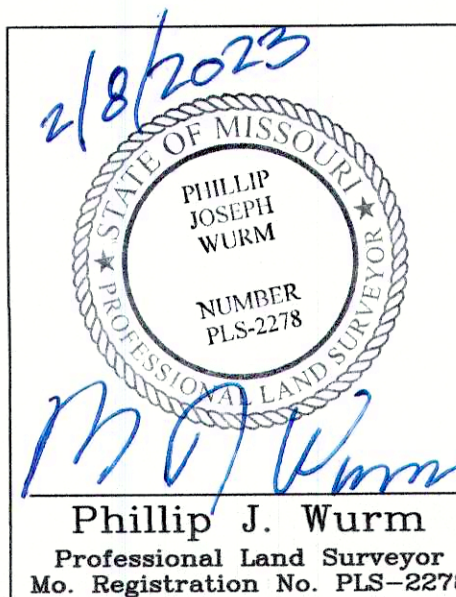
James Surveying Company Professional Land Surveying Corporation
Original Certificate/License No. 000129

Project Address: 1220 N. Lindbergh Blvd, Creve Coeur,
St. Louis County, Missouri, 63132

REV.	DATE	BY	DESCRIPTION
SUR.	PD	DES.	PROJECT NUMBER
DRW.	PD	CHK.	PJW
DATE PREPARED:	02-08-2023	SHEET	1 OF 1

JAMES SURVEYING
COMPANY
LAND SURVEYORS

10811 BIG BEND BOULEVARD KIRKWOOD, MO. 63122
PHONE: (314) 822-1006 FAX: (314) 822-0006



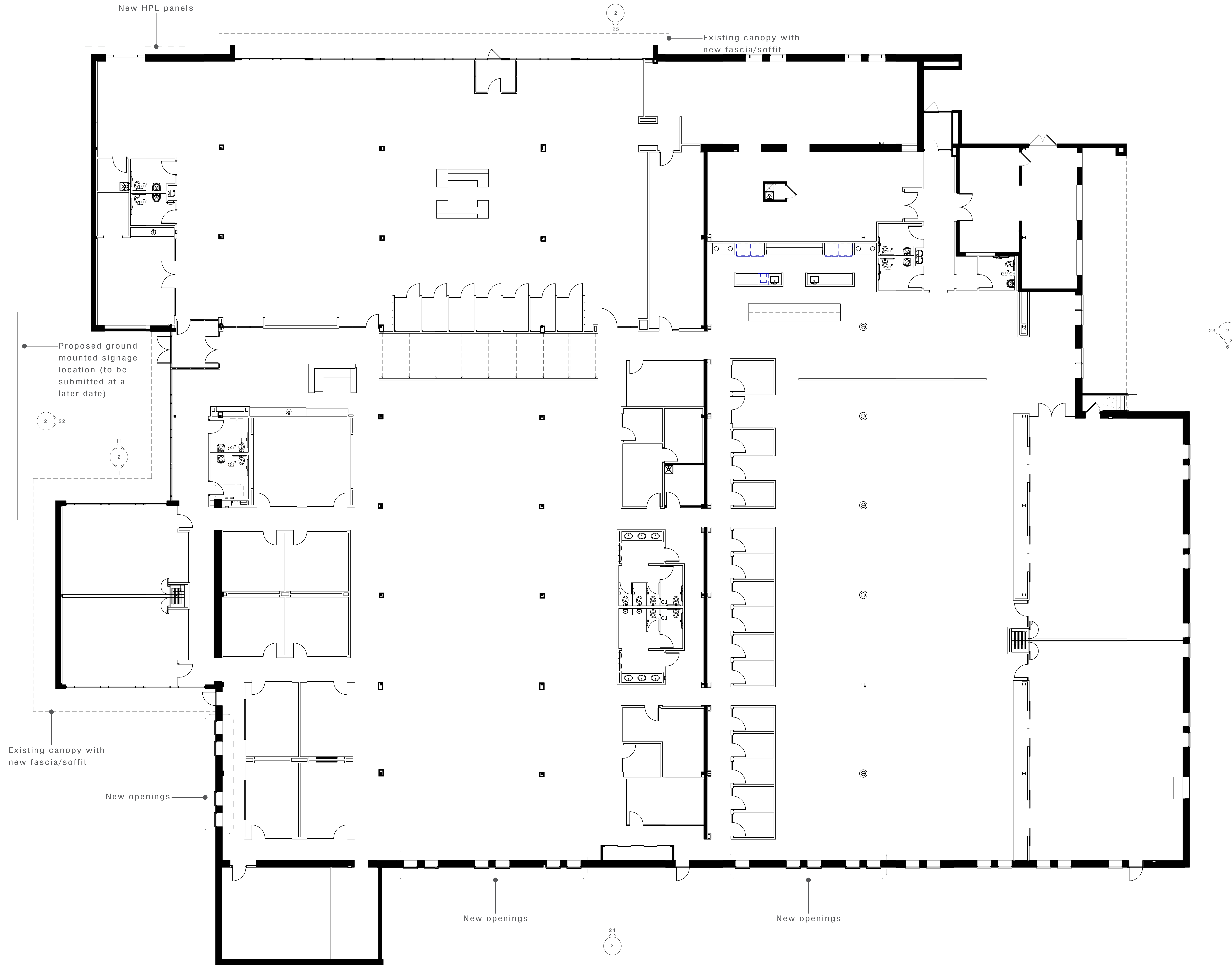
May 02, 2025
2024-006

1220 North Lindbergh Boulevard
Creve Coeur, Missouri 63132

Foster & Adoptive Care Coalition
Exterior Improvements

1

of 3



May 02, 2025
2024-006

1220 North Lindbergh Boulevard
Creve Coeur, Missouri 63132

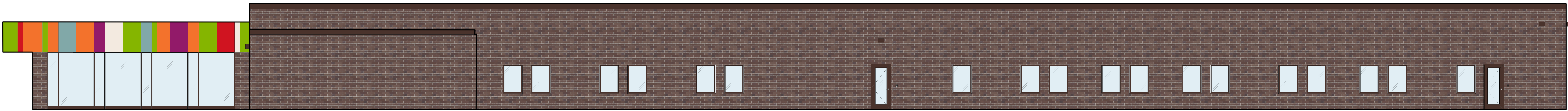
Foster & Adoptive Care Coalition
Exterior Improvements

2

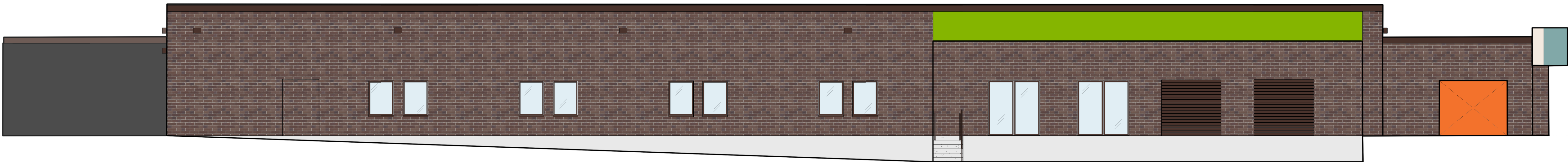
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25 North Exterior Elevation
1/8" = 1'-0"



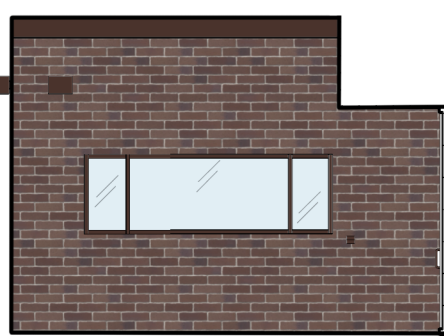
24 South Exterior Elevation
1/8" = 1'-0"



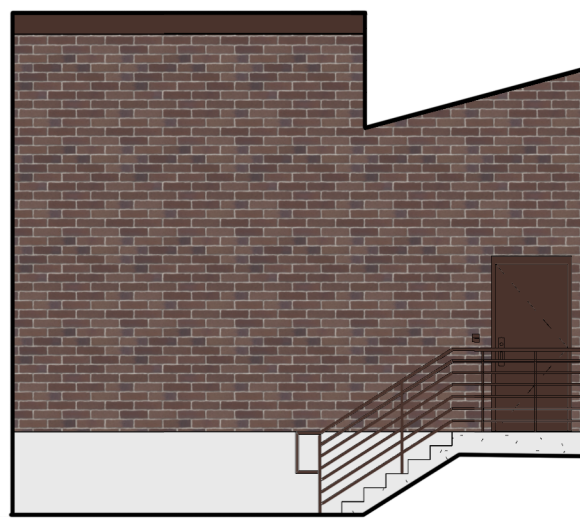
23 East Exterior Elevation
1/8" = 1'-0"



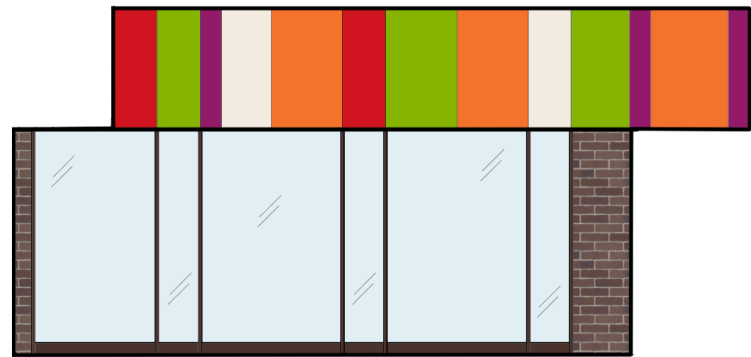
22 West Exterior Elevation
1/8" = 1'-0"



11 Partial South Exterior Elevation at Events Room
1/8" = 1'-0"



6 Partial North Exterior Elevation at Stairs
1/8" = 1'-0"



1 Partial North Exterior Elevation at Training Room
1/8" = 1'-0"

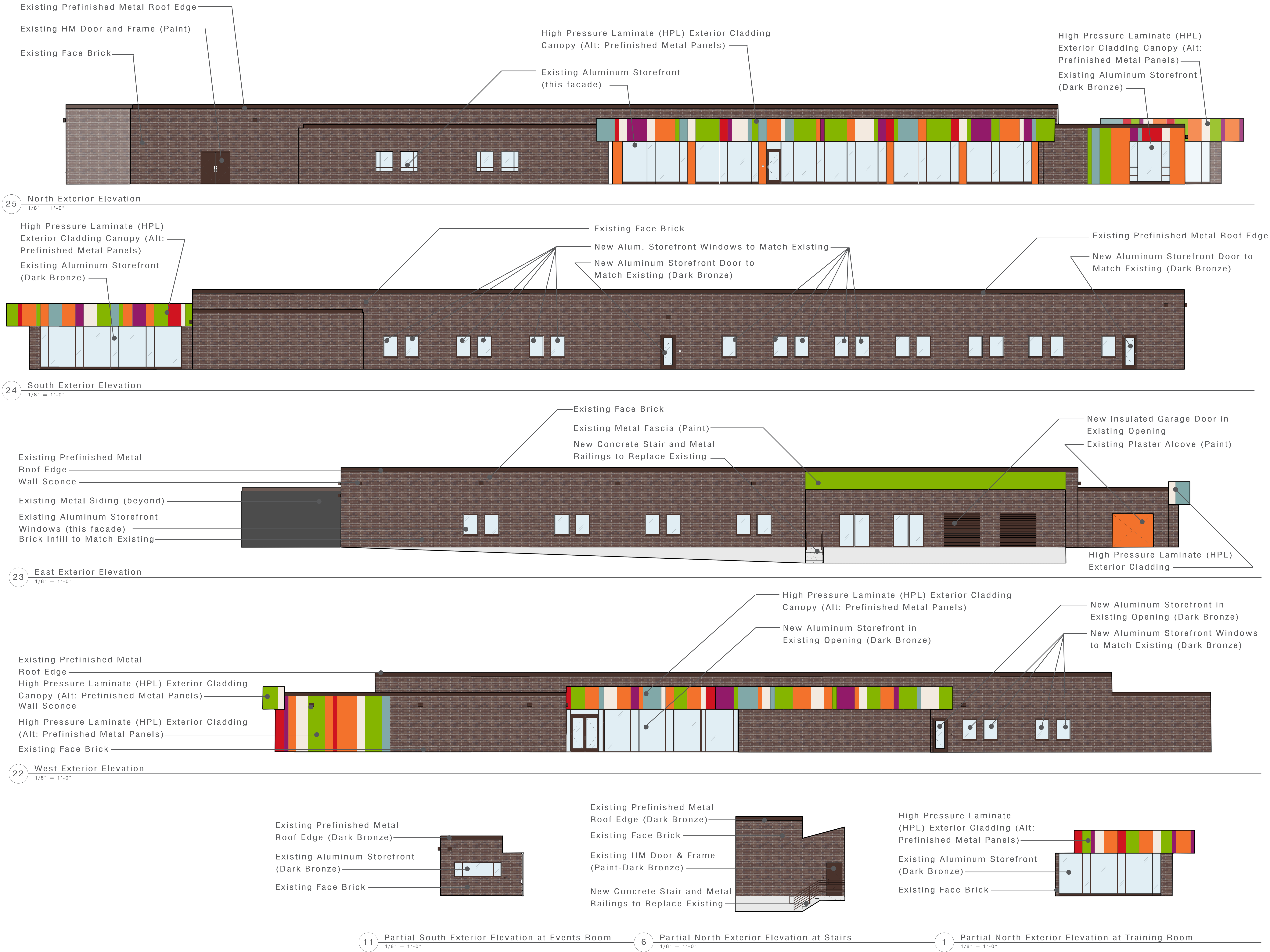
May 02, 2025
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1220 North Lindbergh Boulevard
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Foster & Adoptive Care Coalition
Exterior Improvements

3

of 3



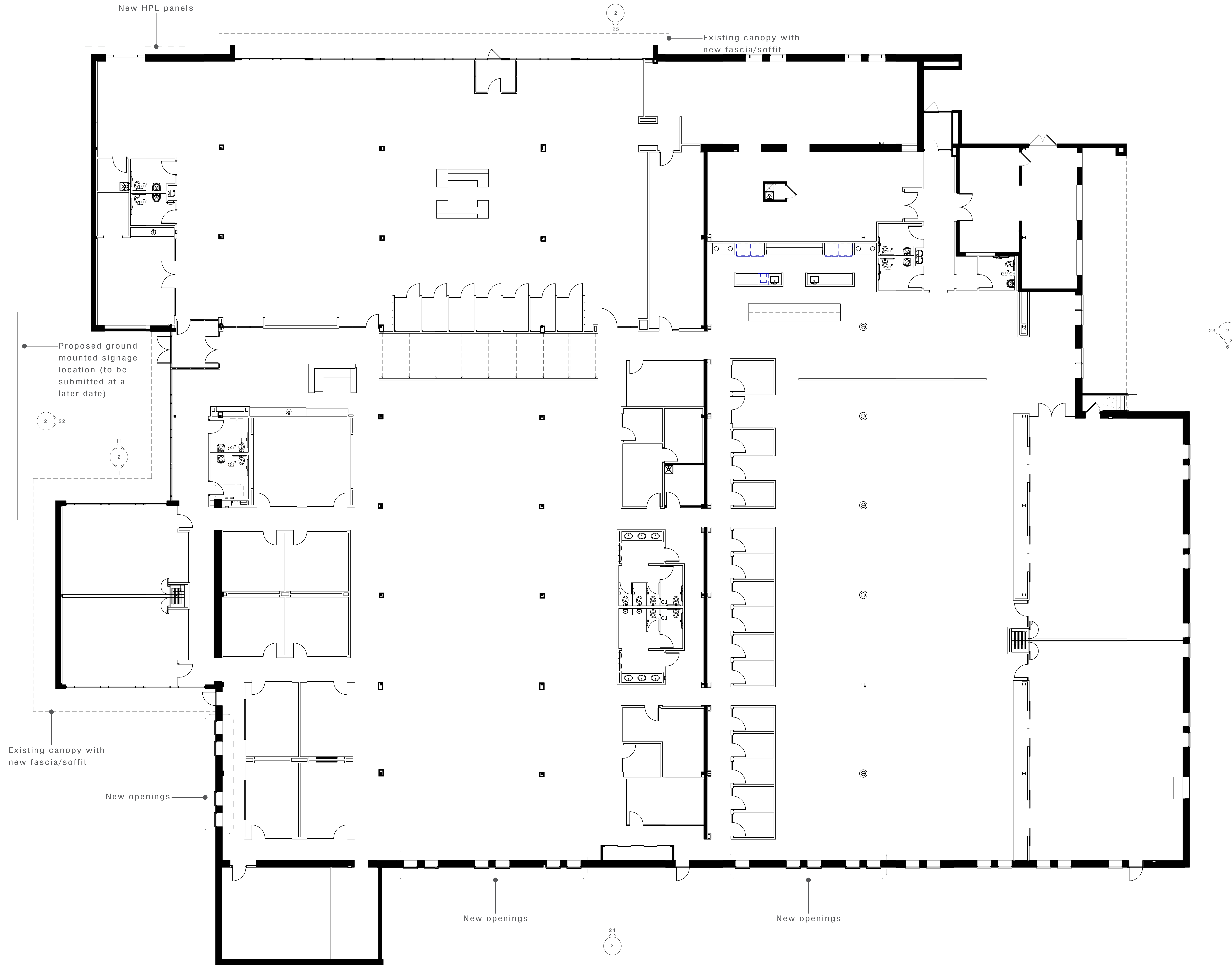
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of 3



May 02, 2025
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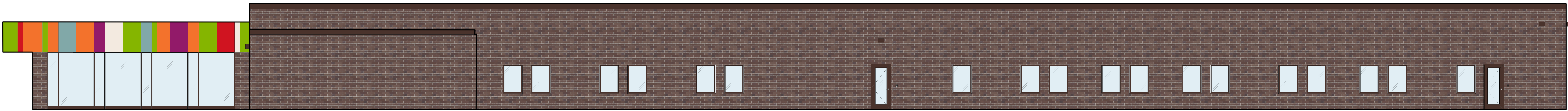
Foster & Adoptive Care Coalition
Exterior Improvements

2

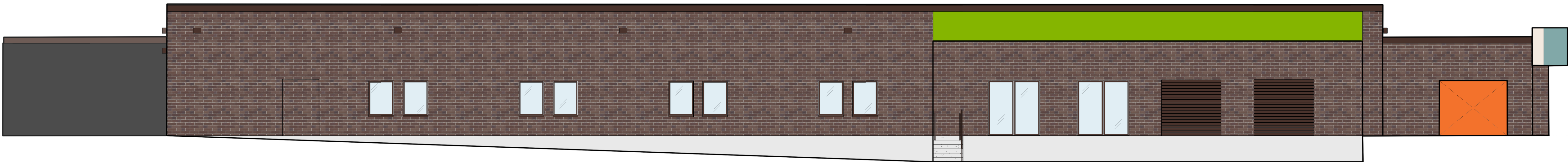
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25 North Exterior Elevation
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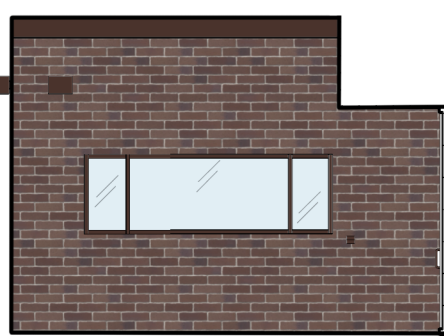
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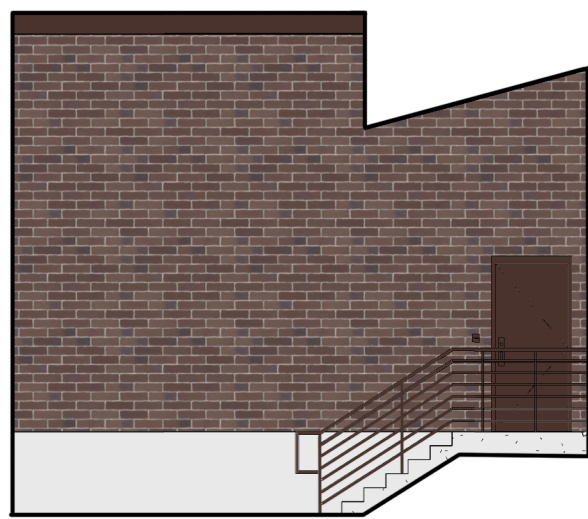
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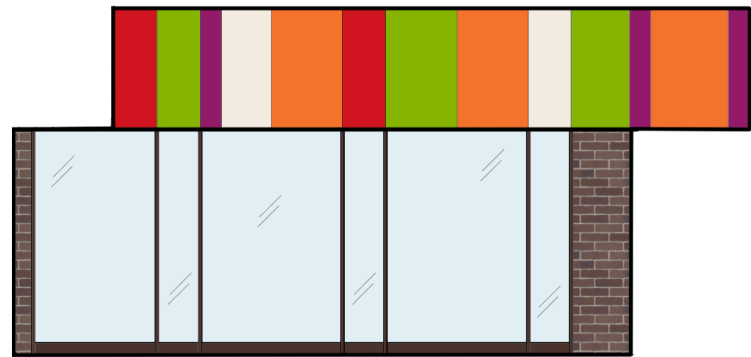
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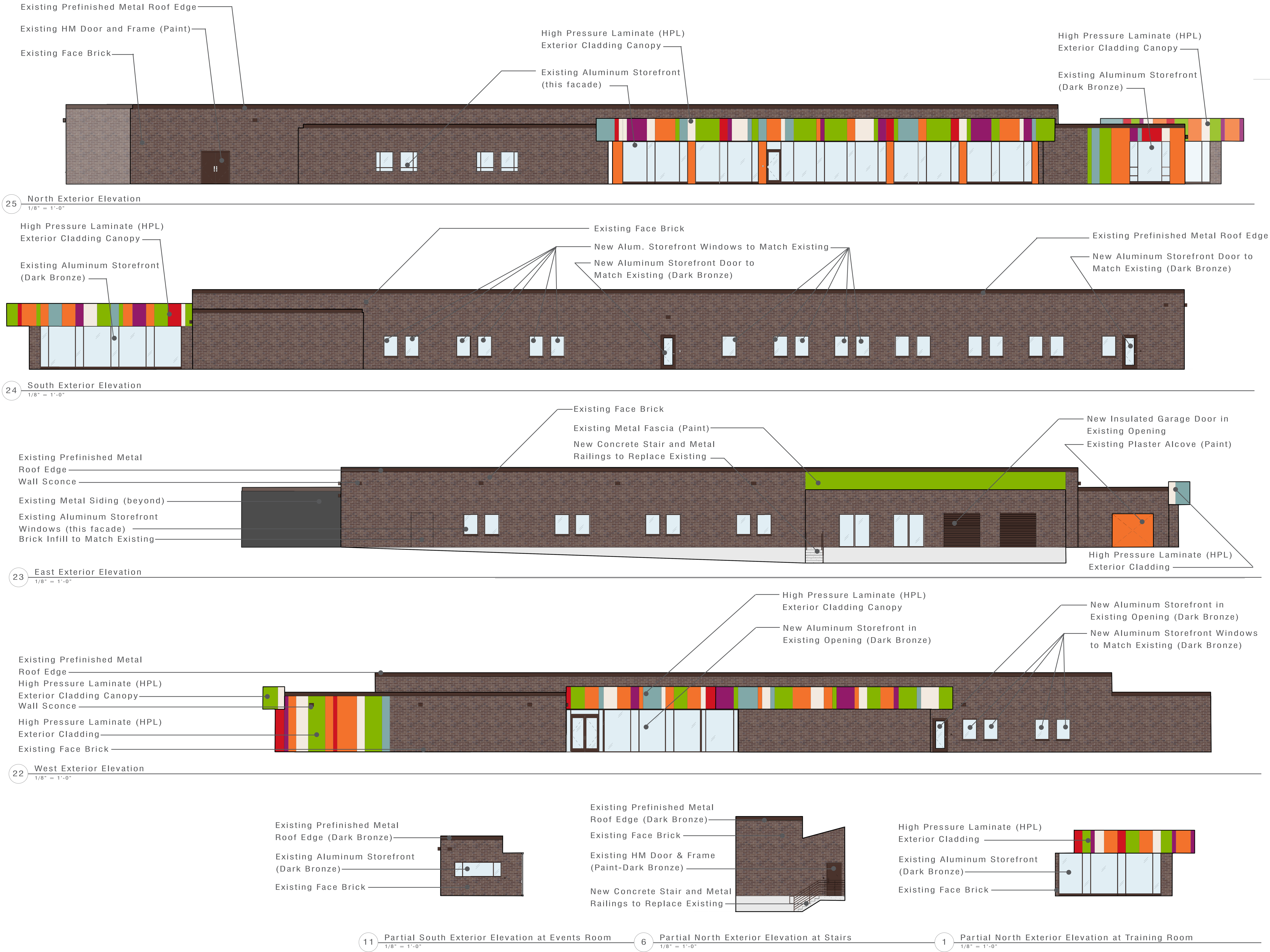
May 02, 2025
2024-006

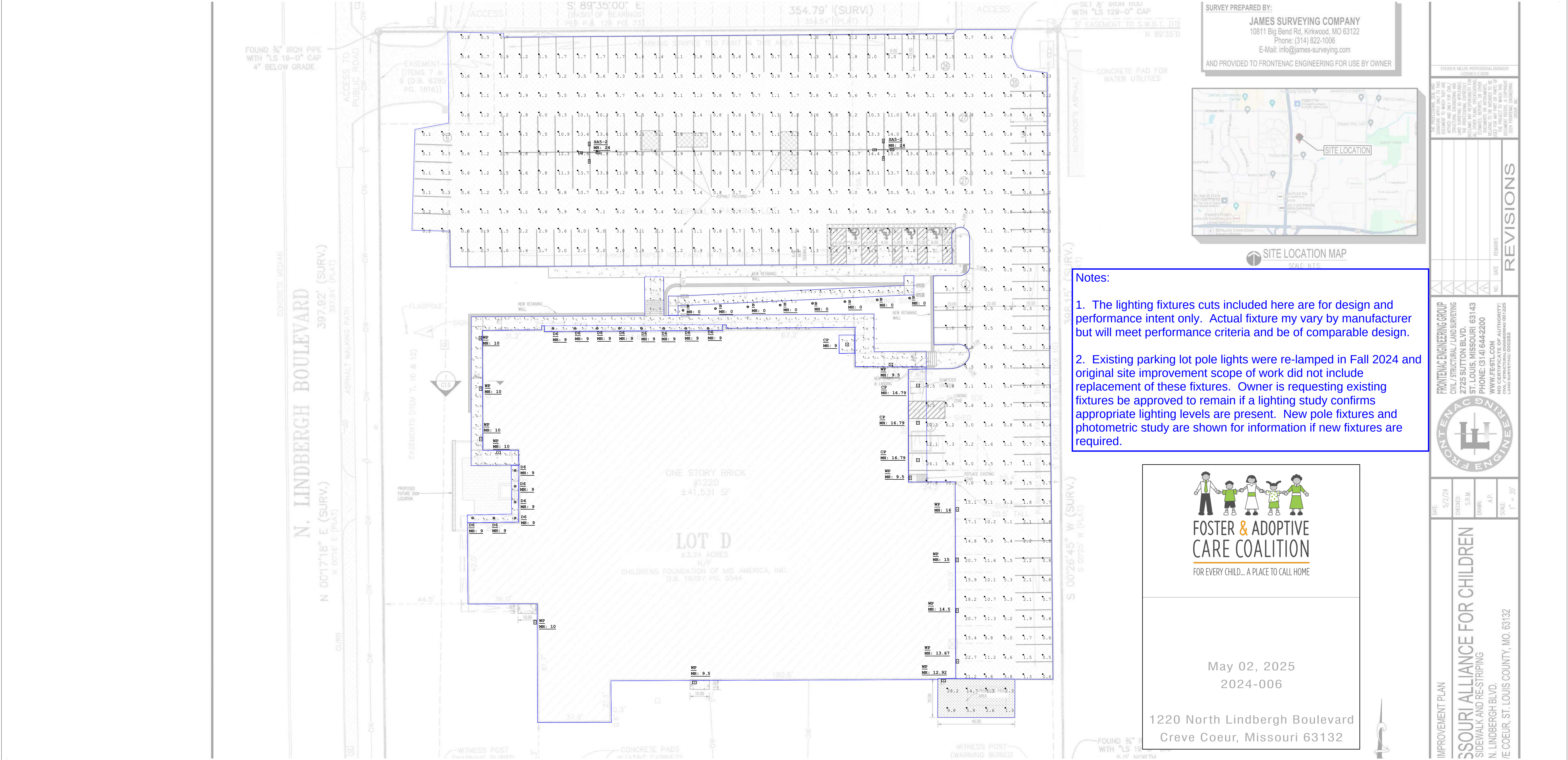
1220 North Lindbergh Boulevard
Creve Coeur, Missouri 63132

Foster & Adoptive Care Coalition
Exterior Improvements

3

of 3





Luminaire Schedule					
Symbol	Label	Qty	Arrangement	LLF	Description
⊕	B	8	Single	0.900	Existing Bollard
⊕	CP	4	Single	0.900	SLG CSCLS1FSK
⊕	D6	14	Single	0.900	SLG DRS 6R LS15 G3 FSK + DE 3/4/6/8/10R HOUSING
⊕	SA5-2	2	4 @ 90 Degrees	0.900	SLG (4) ALF LS250 T5 G2 FSK PSC ASR B
⊕	WP	13	Single	0.900	ENVISION LED-WPFC-TRZ-5P120-TRI-BL-PC-T4

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Canopy_2_Planar	15.40	25.5	9.6	1.60	2.66
Canopy_Planar	26.43	27.0	25.8	1.02	1.05
Parking_Lot_Planar	3.67	37.8	0.1	36.70	378.00
Patio_Planar	8.76	28.2	1.3	6.74	21.69
Ramp_Planar	3.81	5.6	2.3	1.66	2.43
Walkpath_Planar_1	11.84	55.6	0.1	118.40	556.00

1. Parking Lot Calculation Points Set at 0'-0" AFF, 10'x10' spacing & 5'x5' spacing
2. Fixture Mounting Height: 24' AFF / 22' Pole Height / 2' Concrete Base
3. Mounting Height: See Drawing

THE LIGHTING CALCULATIONS PROVIDED IN THIS REPORT APPROXIMATE THE LIGHT LEVELS EXPECTED WITHIN THE SPACE BASED ON AN OPEN ENVIRONMENT AND BASED ON INFORMATION PROVIDED TO MEGLIO AND ASSOCIATES. PLEASE VERIFY THE DATA LISTED TO ENSURE ACCURACY. ANY VARIANCE IN COLOR/COMPOSITION OF WALLS CCT, SPACING, AND ANY OTHER SUBSTANTIAL FACTORS OR CHANGES PROVIDED IN DRAWINGS WILL VOID THIS CALCULATION AND A NEW CALCULATION WILL NEED TO BE MADE. THIS LAYOUT IS MEANT TO SHOW FIXTURE QUANTITY AND PERFORMANCE.

PROJECT NAME:	25204 Site Lighting FACC.AGI
PROJECT LOCATION:	Creve Coeur, MO
DATE:	4/30/2025
COMPANY:	MEGLIO & ASSOCIATES (WP)

PAGE 1 OF 1


MEGLIO AND ASSOCIATES
MANUFACTURERS' REPRESENTATIVE



CSC LS1 G1

LED Selectable Canopy Gen 1 **CONTRACTOR XP**

Due to continuous product improvements, specification and/or equipment updates may change without notice.

Project:
Catalog #:
Fixture Type:
Notes:



(Images are shown for illustration purposes only)

CSC G1

The **CSC Selectable Canopy Light** is a contractor experience LED canopy light - designed to save you money, save you time, and install quickly. 12 fixtures in 1 - 4 selectable lumen outputs for different ceiling heights and 3 selectable CCT color outputs. Fast installation that's prime for an easy retrofit - engineered with your experience first. Unleash controls with an easy mount sensor to make your safety and security a top priority with commissioning from our SLG Sync APP.

Catalog Number	Description	Lumens	Watts	CCT	Voltage
CSC LS1G1FSK	LED Selectable Canopy Light - First Generation	Selectable 4,000 - 8,400 Lm	Selectable 25 - 60 W	Selectable 3000K - 5000K	120V - 277V

ORDERING GUIDE

Example: **CSC LS1 G1 FSK**

Fixture Type	Selectable Lumen Output	Generation	Voltage	Selectable CCT	Finish	Emergency Backup	Options
• CSC LED Canopy Light	• LS1 4,000 Lm / 25 W 5,600 Lm / 36 W 7,000 Lm / 48 W 8,400 Lm / 60 W	• G1 First Generation	• BLANK 120-277 V	• FSK 3000K 4000K 5000K	• BLANK Dark Bronze • W White	• BLANK None • EL-CBOX Emergency Backup pre-installed	• BLANK None • MS-ACE-01 -MSB-20-L3 (Sensor Lens, 8-20ft) -MSB-20-L7 (Sensor Lens, 20-40ft)

Performance Information

Series Number	Power Percentage	Lumens	Wattage	CCT
CSC LS1 G1 FSK	100%	8,400 Lm	60 W	3000K/ 4000K/ 5000K
	80%	7,000 Lm	48 W	
	60%	5,600 Lm	36 W	
	40%	4,000 Lm	25 W	

Applications

- Parking Garages
- Canopy
- Stairwells
- Low Bay Installations

Replacement

- Canopy: 100 W MH

Specifications

Housing

One-piece die-cast aluminum housing secures the thermally conductive LED panel and electrical chamber.

Ambient Temperature

Suitable for use in -40° C to 40° C (-40° F to 104° F).
With emergency battery: 10° C to 40° C (50° F to 104° F).

Efficacy

Up to 160 lumens per watt.

Lifespan

Estimated 50,000 hour LED lifespan.

Lumen Output

Field selectable: 4,000 - 8,400 Lm.

CCT

Field selectable: 3000K, 4000K, and 5000K.

Warranty

5-year limited warranty. Comprehensive warranty terms can be located on www.slgus.com.

Electrical

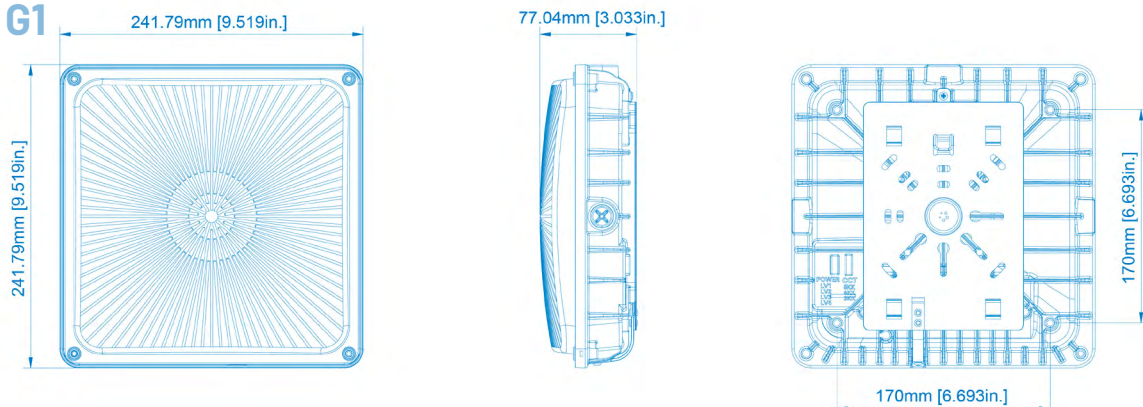
Standard 120V - 277V
HVV option 120-347V
Standard 0-10V dimming

Certifications

UL Listed for Wet Locations. FCC compliant. Design Lights Consortium® (DLC) Premium 5.1 qualified product.

Dimensions

CSC LS1 G1



Accessories



EL-CBOX Emergency Backup pre-installed

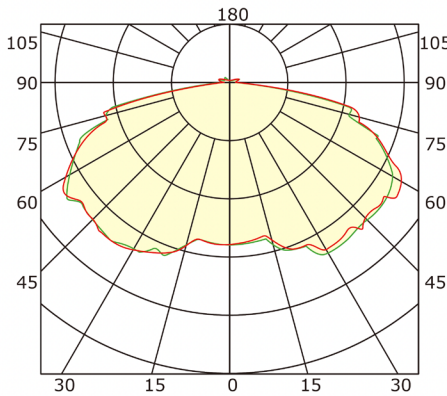
SLG sync



MS-ACE-01 Motion Sensor

Photometric

CSC LS1 G1 FSK



Electrical Load

			Current (A)			
	Power Setting	Wattage	120V	208V	240V	277V
CSC LS1 G1 FSK	Low	25 W	0.21	0.12	0.1	0.09
	Med	36 W	0.3	0.17	0.15	0.13
	High	48 W	0.4	0.23	0.2	0.17
	Max	60 W	0.5	0.28	0.25	0.22

Shipping Information



Product number	Individual box size	Individual box weight	# per carton	Carton box size	Carton box weight
CSC LS1 G1	10.4" x 10.4" x 3.5"	4.44 lbs	6	21.7" x 11" x 11.4"	27.63 lbs

*Box render is for example purposes only.

Projected Luminaire Maintenance

CSC LS1 G1 FSK (at 60W)

LM-80 Testing Details	
Total number of units tested per case temp:	30
Number of failures:	0
Number of units measured:	30
Test duration (hours):	12,000
Tested drive current (mA):	120
Tested case temperature 1 (T _c , °C):	85
Tested case temperature 2 (T _c , °C):	105

Test Data for 85°C Case Temp	
Time (hours)	Lumen Maintenance (%)
0	100.00%
1,000	99.68%
2,000	99.35%
3,000	98.90%
4,000	98.37%
5,000	97.81%
6,000	97.36%
7,000	96.94%
8,000	96.48%
9,000	96.01%
10,000	95.65%
11,000	96.74%
12,000	94.66%

Test Data for 105°C Case Temp	
Time (hours)	Lumen Maintenance (%)
0	100.00%
1,000	99.68%
2,000	99.35%
3,000	98.90%
4,000	98.37%
5,000	97.81%
6,000	97.36%
7,000	96.94%
8,000	96.48%
9,000	96.01%
10,000	95.65%
11,000	95.10%
12,000	94.66%

Results	
Time (t) at which to estimate Lumen maintenance (hours):	50,000
Lumen maintenance at time (t) (%):	86.47%
Reported L70 (hours):	>72,000

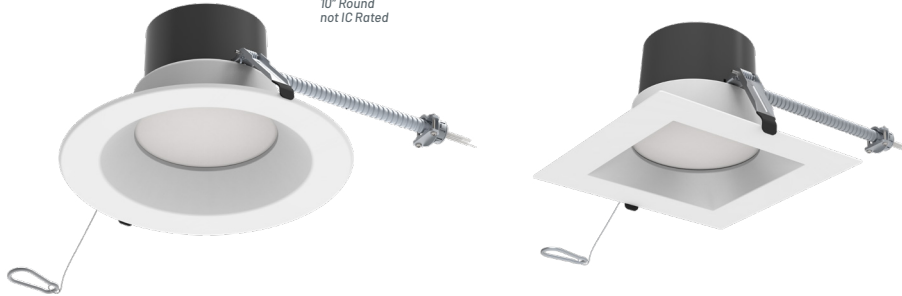


Project:
Catalog #:
Fixture Type:
Notes:

DRS G3

LED Selectable Downlight - Retrofit Series **CONTRACTOR XP**

Due to continuous product improvements, specification and/or equipment updates may change without notice.



DRS G3

Available in 4", 6", 8", 10" Round, and 4" and 6" Square sizes

The **DRS G3 Selectable Downlight Retrofit Series** is a problem solving commercial LED downlight with 5 selectable CCT options, 4 different sizes and selectable LED drivers, with a 90 CRI rating. Dimming made easy with 0-10V, TRIAC & ELV all in one option for each driver at no additional cost. Experience the difference with SLG Lighting selectable luminaires.

Catalog Number	Description	Lumens	Watts	CCT	CRI	Voltage	Dimming
DRS 4R LS12 G3 FSK	LED Selectable Downlight - 4" Round - White Trim	Selectable 600 - 1,200 Lumens	Selectable 6 - 12 W	Selectable 2700K - 5000K	90	120V - 277V	0-10V, TRIAC & ELV
DRS 6R LS15 G3 FSK	LED Selectable Downlight - 6" Round - White Trim	Selectable 750 - 1,500 Lumens	Selectable 7 - 15 W	Selectable 2700K - 5000K	90	120V - 277V	0-10V, TRIAC & ELV
DRS 8R LS25 G3 FSK	LED Selectable Downlight - 8" Round - White Trim	Selectable 1,100 - 2,500 Lumens	Selectable 10 - 25 W	Selectable 2700K - 5000K	90	120V - 277V	0-10V, TRIAC & ELV
DRS 10R LS36 G3 FSK	LED Selectable Downlight - 10" Round - White Trim	Selectable 2,000 - 3,500 Lumens	Selectable 20 - 36 W	Selectable 2700K - 5000K	90	120V - 277V	0-10V, TRIAC & ELV
DRS 4S LS12 G3 FSK	LED Selectable Downlight - 4" Square - White Trim	Selectable 600 - 1,200 Lumens	Selectable 6 - 12 W	Selectable 2700K - 5000K	90	120V - 277V	0-10V, TRIAC & ELV
DRS 6S LS15 G3 FSK	LED Selectable Downlight - 6" Square - White Trim	Selectable 750 - 1,500 Lumens	Selectable 7 - 15 W	Selectable 2700K - 5000K	90	120V - 277V	0-10V, TRIAC & ELV

ORDERING GUIDE								Example: DRS 4R LS15 G3 FSK		ACCESSORIES	
Fixture Type	Size & Shape	Selectable Lumen Output	Generation	Voltage	Dimming	CCT	Finish	Wall Washer	Accessories		
• DRS LED Selectable Downlight - Retrofit Series	• 4R 4" Round	• LS12 600 Lm / 6 W 800 Lm / 8 W 1,200 Lm / 12 W	• G3 Gen 3	• BLANK 120-277 V	• BLANK 0-10V, TRIAC & ELV	• FSK 2700K 3000K 3500K 4000K 5000K	• BLANK White	• DRS 4RW G3 4" Round Wall Washer • DRS 6RW G3 6" Round Wall Washer • DRS 8RW G3 8" Round Wall Washer	• EMA-DH09D-UNV-145 9W Emergency Driver • DE 3/4/6/8/10R HOUSING New Construction Universal Housing for 4", 6", 8", and 10" Round Downlights • DE 4/6/8S HOUSING New Construction Univesal Housing compatible with 4"/6"/8" Square Downlight • DT GR 4R W Downlight Goof Ring 4" Round • DT GR 6R W Downlight Goof Ring 6" Round • DT GR 8R W Downlight Goof Ring 8" Round • DT GR 10R W Downlight Goof Ring 10" Round		
	• 4S 4" Square										
	• 6R 6" Round	• LS15 750 Lm / 7 W 1,100 Lm / 10 W 1,500 Lm / 15 W									
	• 6S 6" Square										
	• 8R 8" Round	• LS25 1,100 Lm / 10 W 2,000 Lm / 20 W 2,500 Lm / 25 W									
	• 10R 10" Round										• LS36 2,000 Lm / 20 W 2,500 Lm / 25 W 3,500 Lm / 36 W

Specifications

Construction

UL94-5VA fire rated PC materials driver box. Housing less design with spring-action housing clips. 26" flexible conduit/whip with knockout quick connector. Aircraft design to support second drop protection.

Efficacy

Up to 110 Lm/W.

Wattage

6-36 W.

Lumen Range

600 Lm - 3,500 Lm.

Driver

Integrated class 2 isolated low voltage driver.

Ambient Operating Temperature

-25°C (-13°F) to 40°C (104°F).

Mounting

Retrofit or New construction recessed mount.

CCT & CRI

2700K, 3000K, 3500K, 4000K, and 5000K Field selectable CCT, 90 CRI

Lens

Polycarbonate material diffuser.

Dimming and Range

Tri-Combo: 0-10V, TRIAC, & ELV Dim off (0.75V), 10-100%

Certifications/Listings

Suitable for wet locations (non-conductive trim), IC rated and Air-tight. 5-year warranty. UL Listed, Energy Star listed, FCC part 15 Class B, CA Title 24 Compliant: JA8-2022(-E)

Warranty

5-year limited warranty. Comprehensive warranty terms can be located on www.slgus.com.

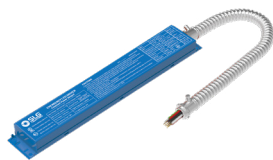
IC Rated

Suitable for direct contact with insulation. Type IC inherently protected, suitable for direct contact to air permeable insulation and cULus listed damp locations. Not for use in direct contact with spray foam insulation, consult NEMA LSD57-2013. 10" Round model is NOT IC Rated.

Performance Information

Series Number	Lumens	Wattage	
DRS G3 LS12	600 Lm	6 W	2700K / 3000K / 3500K 4000K / 5000K
	800 Lm	8 W	
	1,200 Lm	12 W	
Series Number	Lumens	Wattage	CCT
DRS G3 LS15	750 Lm	7 W	2700K / 3000K / 3500K 4000K / 5000K
	1,100 Lm	10 W	
	1,500 Lm	15 W	
Series Number	Lumens	Wattage	CCT
DRS G3 LS25	1,100 Lm	10 W	2700K / 3000K / 3500K 4000K / 5000K
	2,000 Lm	20 W	
	2,500 Lm	25 W	
Series Number	Lumens	Wattage	CCT
DRS G3 LS36	2,000 Lm	20 W	2700K / 3000K / 3500K 4000K / 5000K
	2,500 Lm	25 W	
	3,500 Lm	36 W	

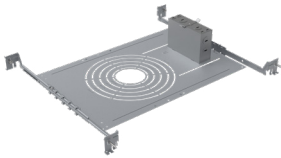
Accessories



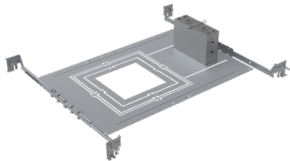
EMA-DH09D-UNV-145
8W Emergency Backup



Test Button



DE 3/4/6/8/10R HOUSING
New Construction Universal
Housing for 4", 6", and 8" Round
Downlights



DE 4/6/8S HOUSING
New Construction Universal
Housing compatible with
4"/6"/8" Square Downlight with
emergency backup brackets
and hanger bars.



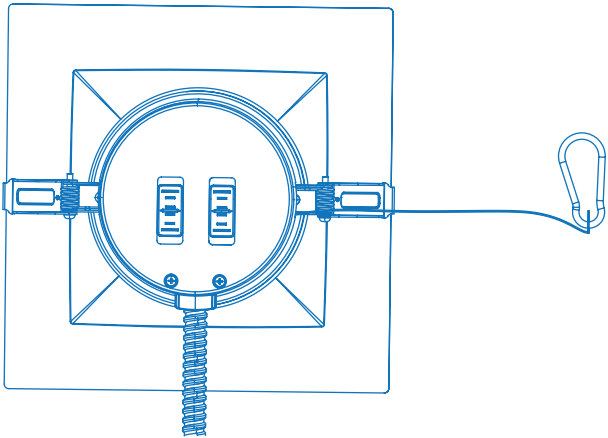
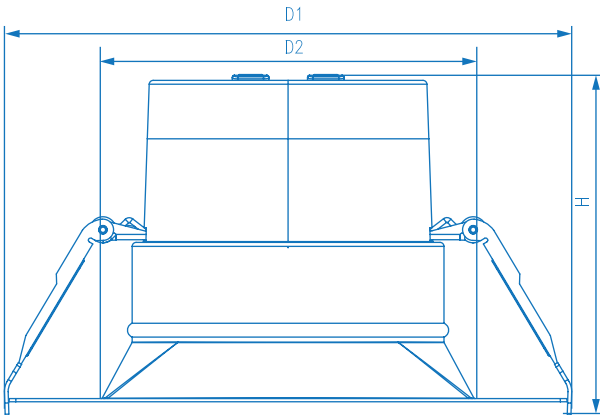
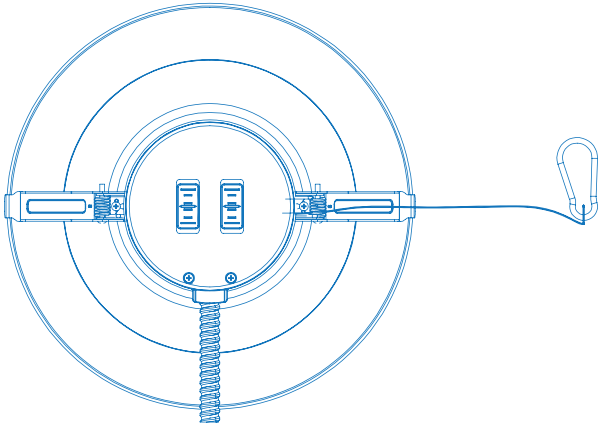
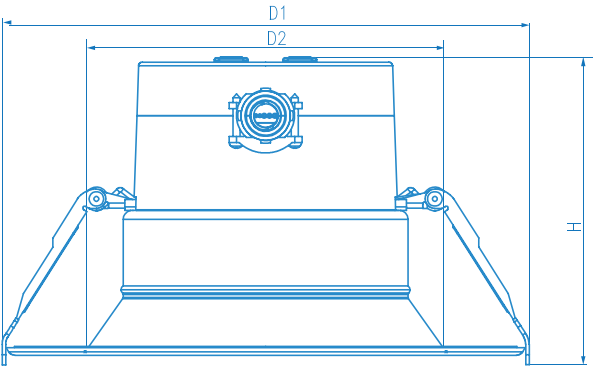
DRS 4/6/8RW G3
Round Wall Washer, available in
4, 6, and 8 inch sizes.



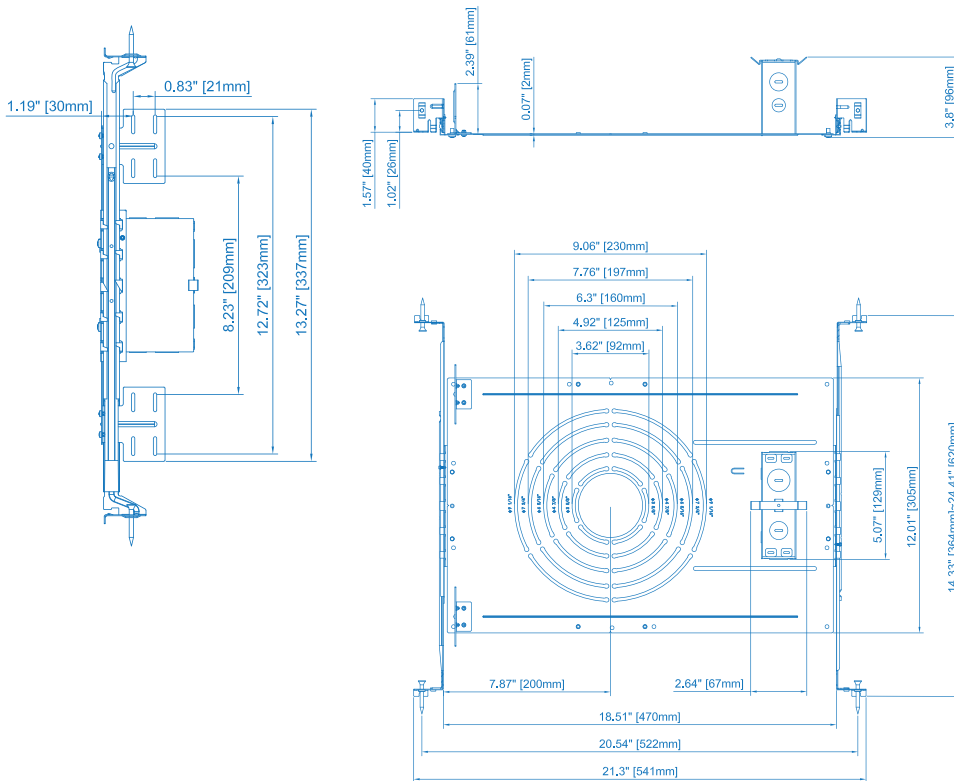
DT GR 4/6/8 W
Downlight Goof Ring for 4, 6,
and 8 inch round fixtures.

Dimensions

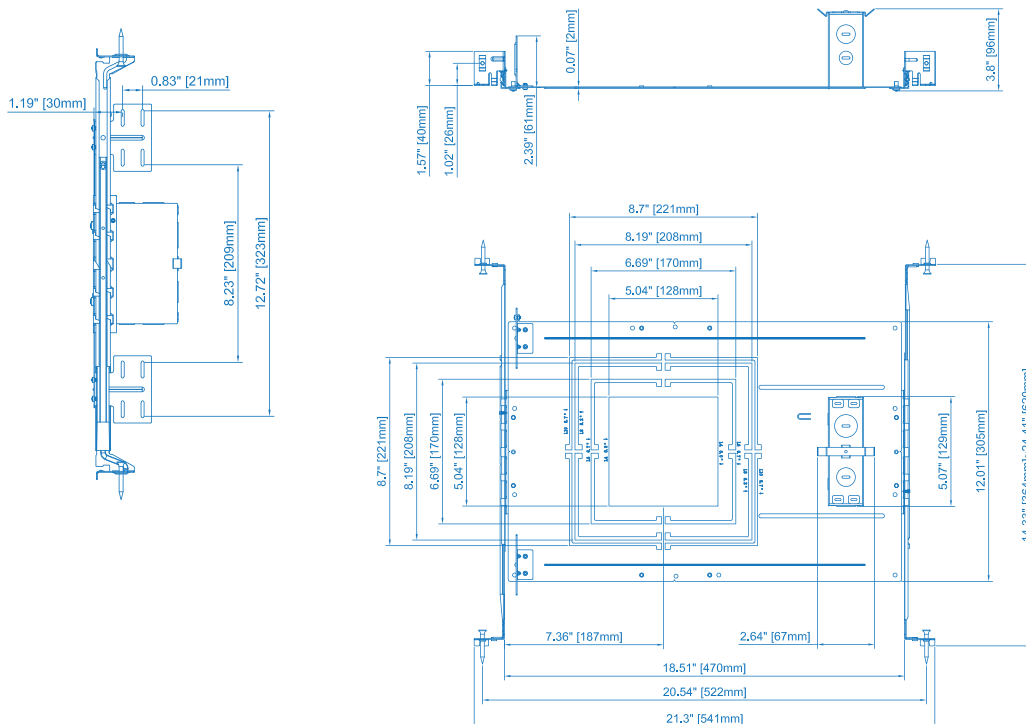
Model No.	Size	D1	D2	H	Cut-out
DRS 4R LS12 G3 FSK	4" Round	6"	4-3/4"	4-3/16"	ø 4-15/16"
DRS 6R LS15 G3 FSK	6" Round	8-7/16"	5-7/8"	4-13/16"	ø 6-1/8"
DRS 8R LS25 G3 FSK	8" Round	10-1/16"	7-3/8"	5"	ø 7-9/16"
DRS 10R LS36 G3 FSK	10" Round	11-3/8"	8-11/16"	5-1/2"	ø 9"
DRS 4S LS12 G3 FSK	4" Square	6-7/10"	4-2/5"	4"	ø6-3/10"
DRS 6S LS15 G3 FSK	6" Square	8-3/10"	5-3/5"	4-4/5"	ø7-9/10"



Dimensions (DE 3/4/6/8/10R HOUSING)



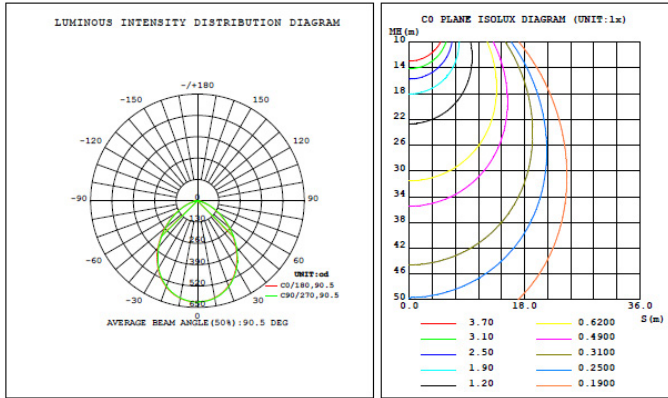
Dimensions (DE 4/6/8S HOUSING)



Photometrics

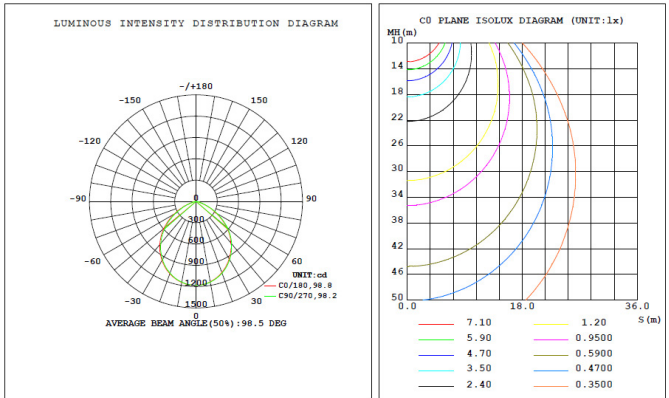
DRS 4R LS12 G3 FSK - 3000K

DATA OF LAMP			PHOTOMETRIC DATA			Eff: 107.46 lm/W
MODEL			Imax (cd)	617.1	S/MH (C0/180)	1.16
NOMINAL POWER (W)	12	LOR (%)	100.0	S/MH (C90/270)	1.15	
RATED VOLTAGE (V)	120	TOTAL FLUX (lm)	1293.6	η UP, DN (C0-180)	0.0, 50.0	
NOMINAL FLUX (lm)	1293.61	CIE CLASS	DIRECT	η UP, DN (C180-360)	0.0, 50.0	
LAMPS INSIDE	1	η up (%)	0.0	CIBSE SHR NOM	1.25	
TEST VOLTAGE (V)	120	η down (%)	100.0	CIBSE SHR MAX	1.25	



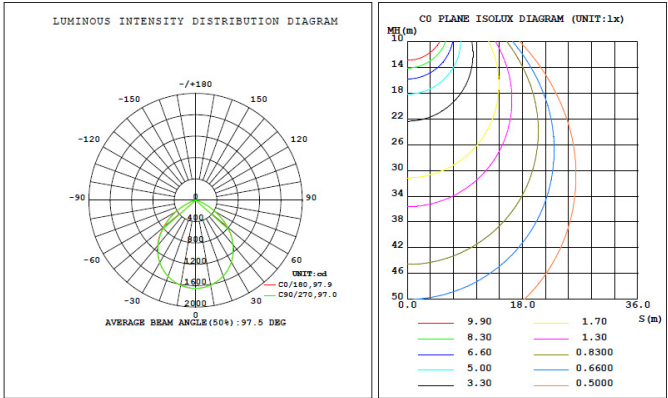
DRS 8R LS25 G3 FSK - 3000K

DATA OF LAMP			PHOTOMETRIC DATA			Eff: 106.00 lm/W
MODEL			Imax (cd)	1182	S/MH (C0/180)	1.21
NOMINAL POWER (W)	25	LOR (%)	100.0	S/MH (C90/270)	1.20	
RATED VOLTAGE (V)	120	TOTAL FLUX (lm)	2664.0	η UP, DN (C0-180)	0.0, 50.0	
NOMINAL FLUX (lm)	2663.99	CIE CLASS	DIRECT	η UP, DN (C180-360)	0.0, 50.0	
LAMPS INSIDE	1	η up (%)	0.0	CIBSE SHR NOM	1.25	
TEST VOLTAGE (V)	120	η down (%)	100.0	CIBSE SHR MAX	1.35	



DRS 10R LS25 G3 FSK - 3000K

DATA OF LAMP			PHOTOMETRIC DATA			Eff: 105.29 lm/W
MODEL			Imax (cd)	1649	S/MH (C0/180)	1.22
NOMINAL POWER (W)	34	LOR (%)	100.0	S/MH (C90/270)	1.21	
RATED VOLTAGE (V)	120	TOTAL FLUX (lm)	3620.6	η UP, DN (C0-180)	0.0, 49.9	
NOMINAL FLUX (lm)	3620.62	CIE CLASS	DIRECT	η UP, DN (C180-360)	0.0, 50.1	
LAMPS INSIDE	1	η up (%)	0.0	CIBSE SHR NOM	1.25	
TEST VOLTAGE (V)	120	η down (%)	100.0	CIBSE SHR MAX	1.35	



ALF G2 - Area Lights - Flex Series - 2nd Gen



CONTRACTOR XP



(Images are shown for illustration purposes only)

Project:

Product #:

Type:

KEY FEATURES

- Power & CCT selectable flex series area light.
- Controls ready with preinstalled audio-jack sensor receptacle.
- Ships with mount in box.
- Available in Type II, III, IV, and V.
- 175 Lm/W Efficacy.



SPECIFICATIONS

Housing

Sealed, heavy duty die-cast aluminum.

Ambient Temperature

Suitable for use in -40° C to 45° C (-40° F to 113° F).

Mounting

Adjustable Pole Mount, Slipfitter Mount, Wall Mount, and Trunnion Mount.

Efficacy

Up to 175 lumens per watt.

CCT and CRI

3000K, 4000K, & 5000K - 70 CRI

Lifespan

L70 > 100,000 hours @ 25°C.

Distribution

Type II, III, IV, and V.

Finishes

Dark Bronze, Black, White, Silver Gray and custom.

Electrical

Standard voltage 120-277V. HVU 347-480V.
0-10V dimming driver standard for 10% to 100% dimming capabilities. THD: ≤20%. PF ≥90%.

Surge Protection

10KA (120-277V models)
20KA (347-480V models).

Warranty

5-year limited warranty. Comprehensive warranty terms can be located on www.slgus.com.

Dark Sky

90° mounting options are dark sky friendly

Certifications

UL Listed for wet locations. FCC compliant. Design Lights Consortium® (DLC) 5.1 Premium qualified product pending.

ORDERING GUIDE

Example: **ALF LS500 T4 G2 FSK PSC ASR**

Fixture Type	Selectable Lumen Output	Distribution	Generation	Voltage	CCT	Photocell	Included Mount	Finish
• ALF LED Area Light - Flex Series	• LS250 14,000 Lm / 80 W 18,000 Lm / 110 W 22,100 Lm / 140 W 25,000 Lm / 160 W • LS500 33,500 Lm / 198 W 42,000 Lm / 264 W 48,000 Lm / 300 W 50,000 Lm / 330 W	• T2 Type II • T3 Type III • T4 Type IV • T5 Type V	• G2 Second Generation	• BLANK 120-277V • HVU* 347-480 V	• FSK 3000K 4000K 5000K	• PSC Ships with Photocell and Shorting Cap. • BLANK Leave this blank when ordering HVU models - these do not include photocell and shorting cap.	• ASR Adjustable Square and Round Pole Mount (ships in same box) • SFD Slipfitter Mount (ships in same box) • BLANK Leave this blank when ordering HVU models - mount is ordered separately (see below)	• BLANK Dark Bronze • B Black • SG Silver Gray • W White • C** Custom Color

*HVU option does not ship with PIN receptacle, photocell, shorting cap or mount. Must order separately.

**For a custom color, please call to place your order.

For stocking opportunities please reach out to your local SLG Lighting rep or contact sales@slgus.com. Lead-times may vary based on current inventory levels - always consult your local SLG Lighting rep for lead-times and project needs.

ACCESSORIES

Sensors and controls	SLG Sync App	Mounting	Glare Shield***
• MSB-DCE-06-BT5.0-W Bluetooth Plug-in Sensor • L7 Motion sensor Lens • FCB-DCE-02-W Bluetooth Plug-in Controller Node • MS-DCE-09-L7-W Standalone Motion Sensor • RM-06 Remote control for motion sensor	• BLANK Commission and control your system through the free SLG Sync app. Only for SLG Sync™ bluetooth control products.	• ALC-T Trunnion Mount • ALC-WMB Wall Mount • ALF-ASR Adjustable square/round pole mount • ALF-SFD Slipfitter • ALC-SPAR Non-adjustable square/round pole mount	• ALF-M-G2-EGS External glare shield for LS250 (Dark Bronze) • ALF-L-G2-EGS External glare shield for LS500 (Dark Bronze) • ALF-M-G2-HGS Housing glare shield for LS250 (Dark Bronze) • ALF-L-G2-HGS Housing glare shield for LS500 (Dark Bronze) • ALF-M-G2-BLS Back light control shield for ALF Area Light, Order 1 pc for LS250, 2 pc for LS500. (Dark Bronze)

POLES (see pole spec sheet at www.slgus.com/products-sp.html)

Poles	Pole Accessories
• SSSP 15/20/25/30 Straight Steel Pole, Square Shaped - 15', 20', 25' or 30' (Predrilled up to 4 fixtures max). • SRSP 15/20/25 Straight Steel Pole, Round - 15', 20' or 25' (Predrilled up to 2 fixtures max).	• 4SQ-SP-D Mount for 4" square pole, vertical tenon. • 5SQ-SP-D Mount for 5" square pole, vertical tenon. • SP-TR-D 2-3/8" OD Tenon Mount adaptor for Trunnion. • 3SQR-SP-D Vertical tenon for non-tapered round poles, 3". • 4SQR-SP-D Vertical tenon for non-tapered round poles, 4". • 5SQR-SP-D Vertical tenon for non-tapered round poles, 5". • R60-SP1-D Horizontal Tenon Bracket, one fixture. • R60-SP2-90-D Tenon Bracket, 90°, two fixtures. • R60-SP2-180-D Tenon Bracket, 180°, two fixtures. • R60-SP3-90-D Tenon Bracket, 90°, three fixtures. • R60-SP4-90-D Tenon Bracket, 90°, four fixtures. • SQ-SP-D Mid-pole bracket, one fixture. • SSBU-2-180-20-T1-T1-BZ Tenon bracket, 180°, 2 fixtures. • SSBU-3-120-20-T1-T1-BZ Tenon bracket, 120°, 3 fixtures. • SSBU-3-180-20-T1-T1-BZ Tenon bracket, 180°, 3 fixtures. • SSBU-4-90-24-T1-T1-BZ Tenon bracket, 90°, 4 fixtures. • WM-SP-D Wall Mount bracket, 90°, one fixture.

***Glare shields are available in dark bronze as a standard finish - black, white, silver gray, and custom finishes available by special request.

Accessories shown are generally stocked items, for additional accessories questions and options please contact your local SLG Lighting rep or email sales@slgus.com.

Options for spec needs available through special request - please contact sales@slgus.com with spec needs and project size.

Due to continuous product improvements, specification and/or equipment updates may change without notice.

PERFORMANCE INFORMATION

Series Number	Power Setting	Wattage	Lumens (3000K)	Efficacy	Lumens (4000K)	Efficacy	Lumens (5000K)	Efficacy
ALF LS250	Max	160 W	22,500 Lm	160 Lm/W	25,000 Lm	175 Lm/W	23,500 Lm	166 Lm/W
	High	140 W	20,000 Lm	149 Lm/W	22,100 Lm	164 Lm/W	21,000 Lm	155 Lm/W
	Medium	110 W	16,500 Lm	143 Lm/W	18,000 Lm	158 Lm/W	17,100 Lm	149 Lm/W
	Low	80 W	12,800 Lm	141 Lm/W	14,000 Lm	156 Lm/W	13,300 Lm	147 Lm/W
ALF LS500	Max	330 W	45,000 Lm	152 Lm/W	50,000 Lm	175 Lm/W	46,800 Lm	156 Lm/W
	High	300 W	42,500 Lm	144 Lm/W	48,000 Lm	167 Lm/W	44,000 Lm	148 Lm/W
	Medium	264 W	38,000 Lm	140 Lm/W	42,000 Lm	164 Lm/W	39,000 Lm	144 Lm/W
	Low	198 W	30,000 Lm	136 Lm/W	33,500 Lm	155 Lm/W	31,000 Lm	140 Lm/W

Performance information based on rigorous testing and high standards using a random sample set.

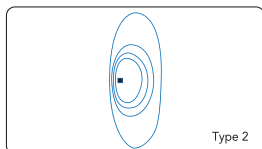
BUG RATING

Series Number	Distribution	B	U	G
ALF LS250	T2	4	0	3
	T3	3	0	3
	T4	3	0	3
	T5	4	0	2

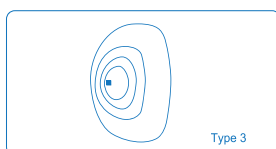
Series Number	Distribution	B	U	G
ALF LS500	T2	5	0	4
	T3	5	0	4
	T4	4	0	4
	T5	5	0	4

PHOTOMETRIC

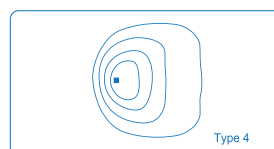
Type 2 optics are ideal for applications where there is a need to space the luminaires farther apart along a road or pathway. The light distribution pattern is optimized for elongated areas, allowing for greater pole spacing without sacrificing lighting quality.



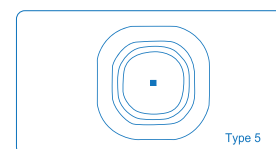
Type 3 optics produce an asymmetrical pattern that directs the majority of the light forward and equally on both sides of the luminaire. In a back-to-back configuration, it creates a rectangular pattern which can extend pole spacings.



Type 4 is suitable for applications where light is primarily required forward with minimal backlight. Typical installations include perimeter poles.



Type 5 optics produce a symmetrical square distribution pattern that distributes light equally on all sides of the luminaire. Type 5 luminaires are universal for most area lighting applications.



EPA INFORMATION

POWER							
	1	2 @ 90°	2 @ 120°	2 @ 180°	3 @ 90°	2 @ 90°	4 @ 90°
160 W	0.187	0.387	0.484	0.374	0.574	0.684	0.574
330 W	0.248	0.448	1.176	0.496	0.696	1.376	0.696

Due to continuous product improvements, specification and/or equipment updates may change without notice.

MOUNTING



Slipfitter Mount
An optional cast aluminum mast arm adapter secures fixture head to nominal 2-3/8\"/>



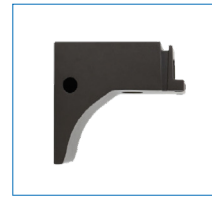
Wall Mount
Wall Mount is easy to install for direct wall mounting with 1/2\"/>



Trunnion Mount
Die-cast aluminum trunnion is easily adapted to many surfaces and allows easy fixture aiming angles.

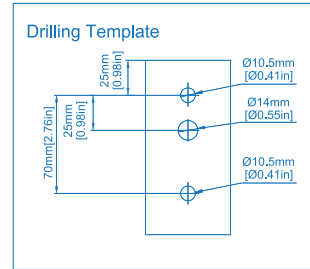
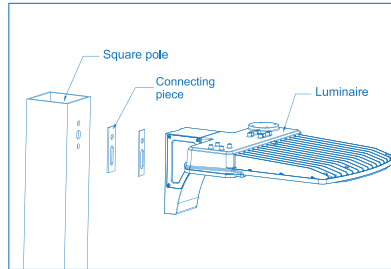
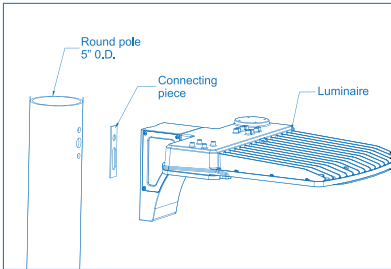


Adjustable Arm Mount
Standard versatile mounting arm is simple to install and can be used with existing poles for retrofit installations.



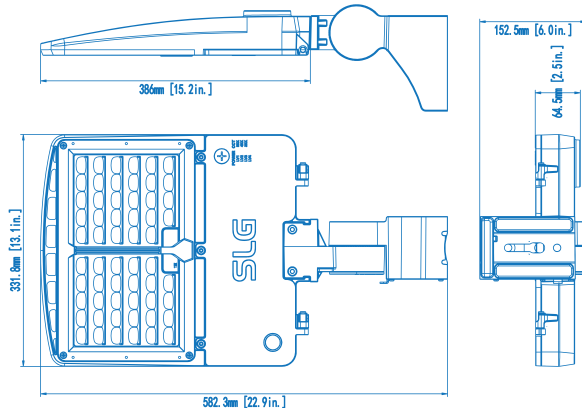
Non-adjustable Pole Mount
For square or round poles. Non-adjustable mount.

MOUNTING DIMENSIONS

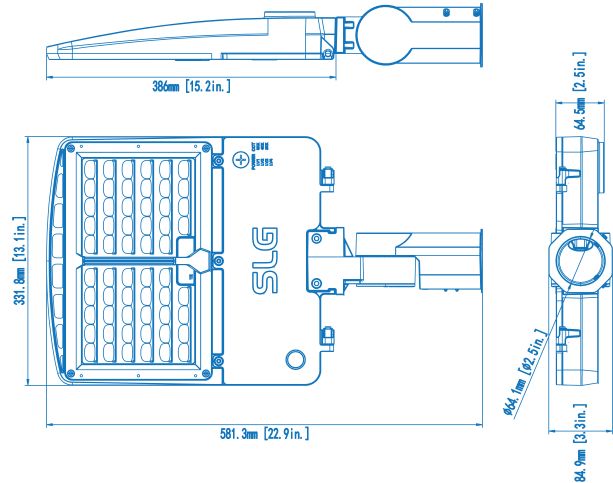


DIMENSIONS

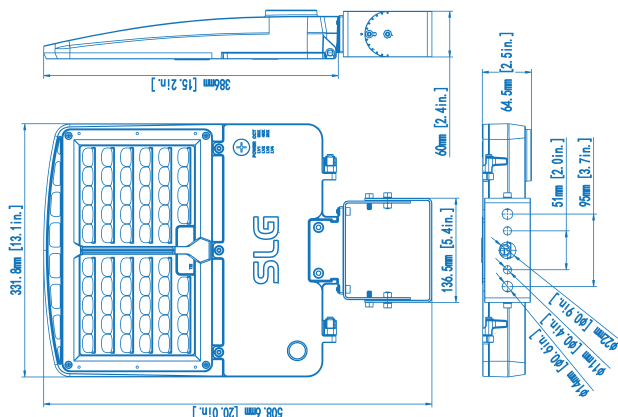
ALF LS250 - with Adjustable Pole Mount



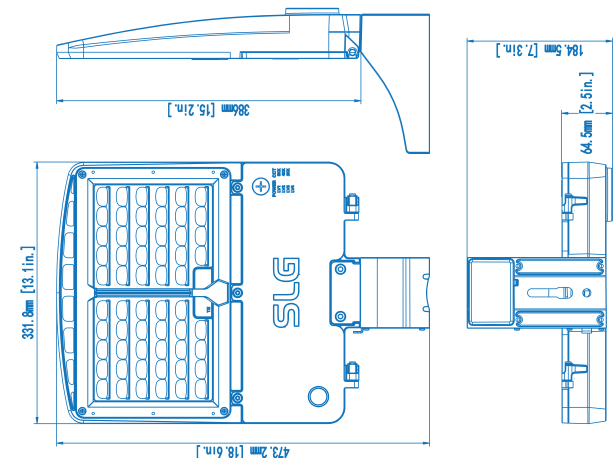
ALF LS250 - with Adjustable Slipfitter Mount



ALF LS250 - with Trunnion Mount



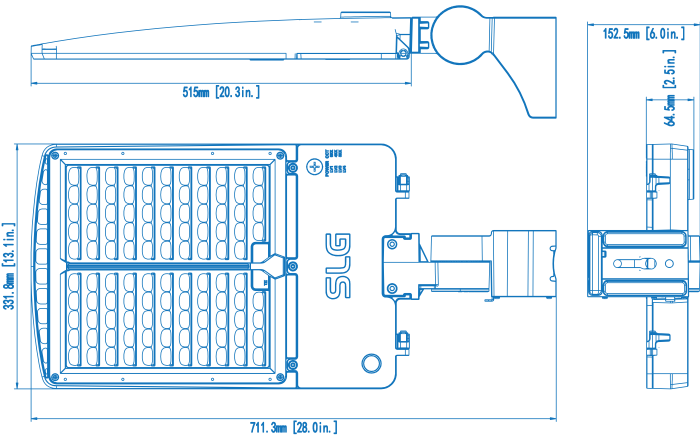
ALF LS250 - with Pole Mount



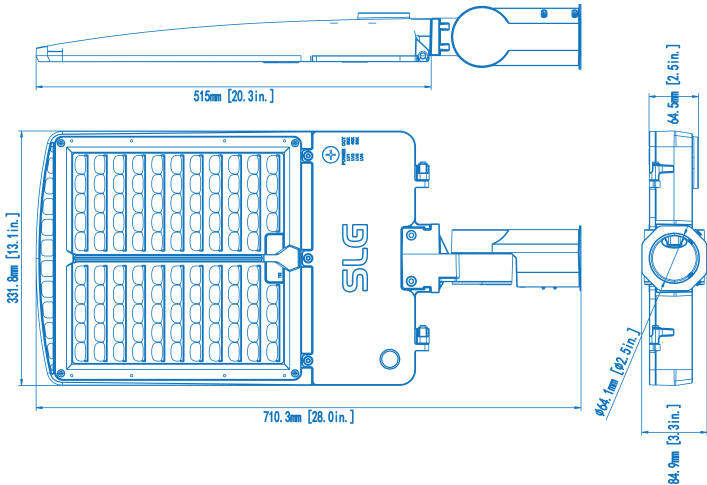
Due to continuous product improvements, specification and/or equipment updates may change without notice.

DIMENSIONS (Continued)

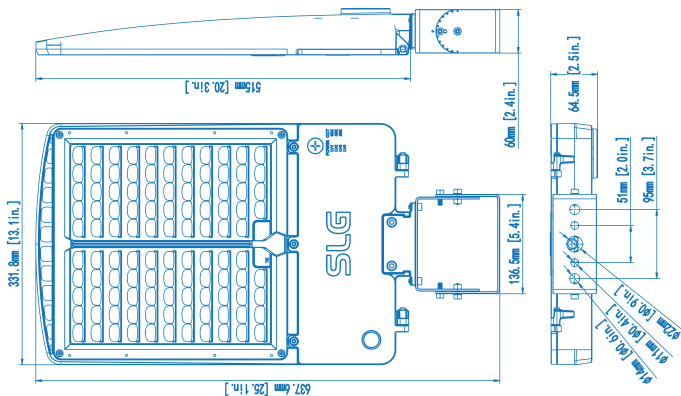
ALF LS500 - with Adjustable Pole Mount



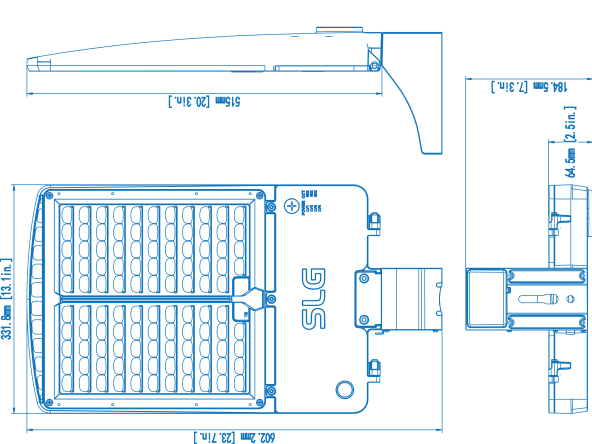
ALF LS500 - with Adjustable Slipfitter Mount



ALF LS500 - with Trunnion Mount



ALF LS500 - with Pole Mount



ALF G2 - Weight

Model Number	Net Weight (excluding mount)
ALF G2 LS250	7.03 lbs
Series Number	Net Weight (excluding mount)
ALF G2 LS500	9.97 lbs

Due to continuous product improvements, specification and/or equipment updates may change without notice.

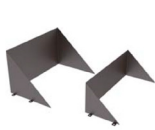
ELECTRICAL LOAD

Series Number	Power	Wattage	120V	208V	240V	277V
ALF LS250 G2	Max	160 W	1.33	0.77	0.67	0.58
	High	140 W	1.17	0.67	0.58	0.51
	Medium	110 W	0.92	0.53	0.46	0.40
	Low	80 W	0.67	0.39	0.33	0.29
ALF LS500 G2	Max	330 W	2.75	1.59	1.38	1.19
	High	300 W	2.5	1.44	1.25	1.08
	Medium	264 W	2.2	1.27	1.1	0.95
	Low	198 W	0.67	0.38	0.33	0.29

Series Number	347V	480V
ALF LS250 G2 HVU	0.46	0.33
	0.40	0.29
	0.31	0.23
	0.23	0.17
ALF LS500 G2 HVU	0.95	0.69
	0.87	0.63
	0.76	0.6
	0.23	0.17

ACCESSORIES OVERVIEW

Glare Shields



ALF-X-G2-EGS
External Glare Shield



ALF-X-G2-HGS
Housing Side Glare Shield



ALF-X-G2-BLS
Back light control

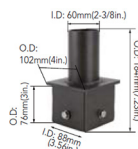
Poles & Poles Accessories



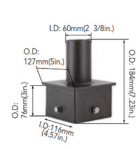
SSSP
Straight Square Steel Pole



SRSP
Straight Round Steel Pole



4SQ-SP-D
Vertical Tenon



5SQ-SP-D
Vertical Tenon



SP-TR-D
Tenon Adaptor for Trunnion Mount



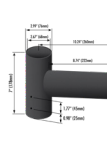
3SQ-SP-D
Vertical Tenon



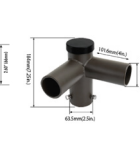
4SQ-SP-D
Vertical Tenon



4SQ-SP-D
Vertical Tenon



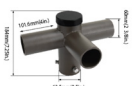
4SQ-SP-D
Vertical Tenon



R60-SP2-180-D
Tenon Bracket



R60-SP2-90-D
Tenon Bracket



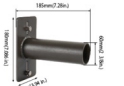
R60-SP3-90-D
Tenon Bracket



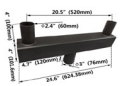
R60-SP3-120-D
Tenon Bracket



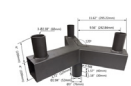
R60-SP4-90-D
Tenon Bracket



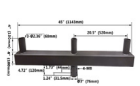
SQ-SP-D
Mid-Pole Tenon Bracket



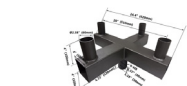
SSBU-2-180-20-T1-T1-BZ
Tenon Bracket



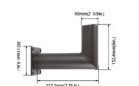
SSBU-3-120-20-T1-T1-BZ
Tenon Bracket



SSBU-3-180-20-T1-T1-BZ
Tenon Bracket



SSBU-4-90-24-T1-T1-BZ
Tenon Bracket



WM-SP-D
Wall Mount Bracket

SHIPPING INFORMATION

Product number	Individual box size
ALF LS250 G2 FSK	22.05" X 14.57" X 4.72"
ALF LS500 G2 FSK	27.55" X 14.57" X 4.72"

Due to continuous product improvements, specification and/or equipment updates may change without notice.

BLUETOOTH MOTION SENSOR



MSB-DCE-06-BT5.0-W
(Pictured with L7 lens)

SPECIFICATIONS

Input Voltage

DC 12V

IP Rating

IP66

Input Current

50mA Max

Input Power

0.6 W

Output Voltage

DC 10V

Output Current

10mA Max

Output Power

0.1W

Sinking Current

10mA Max

Bluetooth Transmit

200 ft. Max

Radio Frequency

2.4 GHz +- 75 MHz

Mounting Height

20 - 40 ft

Dimming

Class 2, 0-10V DC 10mA Max

Detection Range

40 - 80 ft

Operating Temperature

-30°C to 55°C (-22°F to 131°F)

Warranty

5 Year warranty

COMMISSION

This Bluetooth sensor/controller is easily commissioned via the SLG Sync app, available for download on Google Play and the App Store.

APP DOWNLOAD



For commissioning guide and more information visit:

www.slgsync.com

STANDALONE MOTION SENSOR



MS-DCE-09-L7-W

SPECIFICATIONS

Input Voltage

DC 12V

Input Current

<30mA

Voltage Range

10 - 15VDC

Output Power

0.1W

Detection Angle

120°

IP Rating

IP65

Detection Range

> 9 ft

Mounting Height

Up to 40 ft

Dimming

0-10V

Operating Temperature

-20°C to 60°C (-4°F to 140°F)

Warranty

5 Year warranty

COMMISSION

This basic sensor is commissioned via the RM06 remote. Either pre-commissioned or commissioned on site.



FC-Line: Modern Trapezoid Wall Packs

3-CCT + 5-Power Selectable



-BZ



-BL



-WH

Detail Specifications

- Finish: Bronze, Black, White, Custom finishes available
- IP Rating: Wet Location
- 3-CCT: 30/40/50k
- Impact Rating: IK08
- Beam Angle: Type III (Standard), II, IV available
- Chip: SMD 2835, R9 >50, CRI >80
- BUG: B3-U2-G2
- Operating Temperature: -40° - 122° F
- Lens: Clear acrylic with optics
- Average life (L70) of 70,000 hours

Applications:

- Walkways & Pathways
- Parking Lots
- Hospitality, Multi-Family
- Outdoor Corridors
- Residential, Commercial and Industrial

Product Information:

- Sturdy die-cast aluminum housing finished with corrosion free powder coat
- Full Cut-Off Dark Sky Compliant
- Photocell is included with an easy quick disconnect
- Instant-On to full brightness
- Select-n-Switch Technology: 3-CCT + 5-Power Selectable
- Control Options:
 - Standard Sensors
 - SILVAIR Bluetooth Mesh
 - ENVISIONLS Bluetooth
 - [Click Here](#) for More Information

Driver Options:

- UNV: 120-277V 0-10V Dimmable
- HV: 277-480V 0-10V Dimmable
- Built in 6Kv Surge Protector
- THD: <20% (+/-5% tolerance), PF >0.9, 50/60Hz

Certifications:

- UL Listed for USA and CA
- DLC Premium Listed
- Pending ETA 04/2025
- ROHS Compliant
- Approved for CA T24
- 5 Year Limited Warranty
- FCC CFR 47, GCC Part 15, Subpart B:2017

5P60		5P120	
WATT	LUMENS	WATT	LUMENS
20	2,900	80	11,600
30	4,350	90	13,050
40	5,800	100	14,500
50	7,250	110	15,950
60	8,700	120	17,400

Series	Finish ¹	Voltage	Photocell	Optic	Emergency	Surge Protector
LED-WPFC-TRZ-5P60-TRI 60/50/40/30/20w	BZ Bronze (Standard)	(blank) 120-277V	PC Photocell is included. Easy quick disconnect.	(blank) Type III	(blank) No Emergency	(blank) 6KV Built in
LED-WPFC-TRZ-5P120-TRI 120/110/100/90/80w	BL Black	HV 277-480V		T2 Type II	EMB 90 Minute Emergency Backup	20KV 20KV Surge Protector
	WH White			T4 Type IV	CEMB 90 Minute Emergency Backup	
	GRY ¹ Gray				Cold Weather 4-120F	
	CS ¹ Custom Color					

1. Standard quickship models shows on page 3.

Optional Accessories (Order Separately)

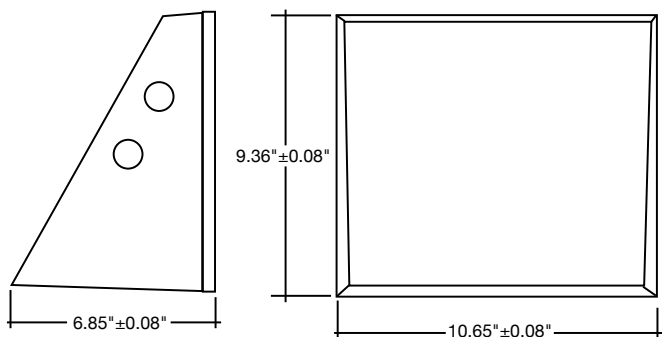
Sensors	Sensor Remote
S-TWC-PIR-ON/OFF PIR Sensor On/Off Only 5/10/15min	S-LINE-R Remote for S-Line Sensor
S-TWC-PIR-1 PIR Bi-Level Motion + Daylight Sensor Remote Req'd)	ENVISION CONNECT Bluetooth smart app. Download on Apple or Android app store.
S-TWC-PIR-SL PIR SILVAIR Bluetooth Mesh	
S-TWC-PIR-BT PIR ENVISIONLS Bluetooth Control	

Specs and model numbers are subject to change with or without notice.

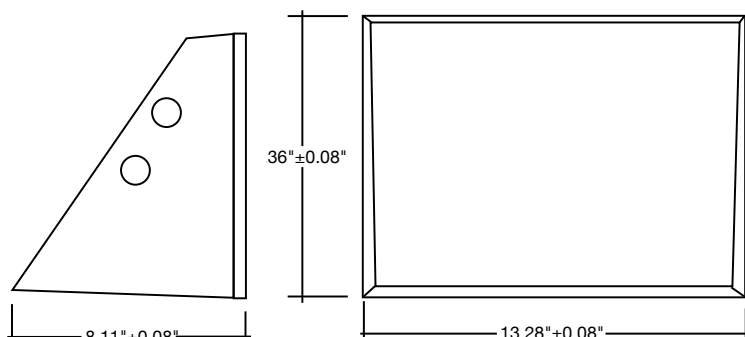
FEATURES



DIMENSIONS



5P60



5P120



S-TWC-PIR-ON/OFF



S-TWC-PIR-1
S-TWC-PIR-SL



S-LINE-R

STANDARD QUICK SHIP MODELS

Model	Voltage	Watts	Lumens	Color	CRI
LED-WPFC-TRZ-5P60-TRI-BZ-PC	120-277V	60/50/40/30/20W	8,700/7,250/5,800/4,350/2,900	30/40/50k	>80
LED-WPFC-TRZ-5P60-TRI-BL-PC	120-277V	60/50/40/30/20W	8,700/7,250/5,800/4,350/2,900	30/40/50k	>80
LED-WPFC-TRZ-5P60-TRI-WH-PC	120-277V	60/50/40/30/20W	8,700/7,250/5,800/4,350/2,900	30/40/50k	>80
LED-WPFC-TRZ-5P120-TRI-BZ-PC	120-277V	120/110/100/90/80W	17,400/15,950/14,500/13,050/11,600	30/40/50k	>80
LED-WPFC-TRZ-5P120-TRI-BL-PC	120-277V	120/110/100/90/80W	17,400/15,950/14,500/13,050/11,600	30/40/50k	>80
LED-WPFC-TRZ-5P120-TRI-WH-PC	120-277V	120/110/100/90/80W	17,400/15,950/14,500/13,050/11,600	30/40/50k	>80

SENSORS

Pre-Installed Accessory Model	Description
S-TWC-PIR-ON/OFF	PIR On/Off Only: Twist-C 5/10/15 Min
S-TWC-PIR-1	PIR Bi-Level + Daylight: Twist-C
S-TWC-PIR-SL	PIR SILVAIR Bluetooth Mesh
S-TWC-PIR-BT	PIR ENVISIONLS Bluetooth Control

REMOTE CONTROL

Accessory Model	Description
S-LINE-R	Remote for S-LINE Series Sensors

EnVisionLED™ Control Options

EnVision LED offers 3 control systems compatible with our LED Fixtures for projects of all sizes and budgets.

	Basic Controls	EnVisionLS 	EnVisionLED™ x SILVAIR 
Description	Standard Plug In Sensors	Basic Bluetooth Wireless Control	Advanced Bluetooth Wireless Control
Recommended Quantity (but not limited to)	N/A	>40-50 Nodes	>50 Nodes
Maximum Zone Quantity	N/A	100	3,000
Commissioning Tool	Remote Only	  ENVISIONLS App 	  SILVAIR App 
Commissioning Process	Individually Set via Remote	Wireless Must be done on site	Wireless- Initial linking must be done on site. Commissioning can be done via desktop remotely.
Floor Plan Upload	N/A	N/A	Yes Add a floor plan and mark luminaires & zones via desktop
Gateway	N/A	N/A	Required only for energy monitoring, advanced scheduling, automated demand response.
Individual Luminaire Control	Yes	Yes	Yes
Luminaire Grouping Zoning	N/A	Yes	Yes
High End Power Low End Power	Yes but limited (View Remote)	Yes	Yes
Cost	\$	\$\$	\$\$\$
DLC NLC Listed	N/A	Yes	Yes
Energy Monitoring & Data Reporting	N/A	N/A	Monitor energy usage per individual zone & retrofit cost savings calculation + detailed reporting



Compatible Products:

EnVision offers a variety of nodes, sensors, & gateways that are controlled via remote, ENVISIONLS Bluetooth Mesh & SILVAIR Bluetooth Mesh on all of our 0-10V dimmable fixtures.



Individual Fixture Controls: PIR Sensor, Bi-Level Dimming, Daylight

Basic Note: -1 • ENVISIONLS Models Note: -BT • SILVAIR Models Note: -SL

	MODEL #	DESIGN	RECOMMENDED FIXTURE	FEATURES
	S-TWC-PIR-1 S-TWC-PIR-BT S-TWC-PIR-SL	Twist-C Control Sensor	Sensor Ready Fixtures: Area Lights, Canopies, Flood Lights, High Bays	All models are equipped with PIR occupancy sensing, high & low end bi-level dimming, & daylight sensing.
	S-TWC-90 + S-TWC-PIR-1 S-TWC-90 + S-TWC-PIR-BT S-TWC-90 + S-TWC-PIR-SL	Twist-C Control Sensor + 90 Degree Arm	Cylinders, Strips, Wall Packs	
	S-AUD-PIR-1 S-AUD-PIR-BT S-AUD-PIR-SL	2.5m Audio Jack	Panels & Troffers	
	S-SN-PIR-1 S-SN-PIR-BT S-SN-PIR-SL	Snap In Sensor	Troffers & Wraps	

Group Controls ENVISIONLS Models Note : -BT • SILVAIR Models Note: -SL

	MODEL #	DESIGN	VOLTAGE	FEATURES	RECOMMENDED FEATURES
	S-CM-PIR-LV-BT S-CM-PIR-LV-SL	Ceiling Mounted PIR Sensor	12-24V	PIR Sensor, Bi-Level Dimming, Daylight, 360° detection, 12' Max Mounting Height	Connects to 0-10V dimmable fixtures
	S-WM-PIR-CUNV-BT S-WM-PIR-CUNV-SL	Wall Mounted PIR Occupancy Sensor, Bi-Level Dimming, Daylight	120-277V	On/Off PIR occupancy sensor, 180° detection, 30' detection @ 4' Mounting Height	Connects to LED fixtures
	S-WS-120V-USB-SL		120V	Dimming Wall Socket, Two Sockets	Floor Lamps, Other Lamps

Gateway (Silvair Only) 4.5–5.5 V DC, 2A Power over Ethernet 36–57 V DC

	MODEL #	DESIGN	VOLTAGE	FEATURES	RECOMMENDED FEATURES
	SGW-102	Wall or Ceiling Mounted	POE	Advanced Energy Monitoring Control	Connects to Silvair Controls. Gateway is not required.

ARCY-Line: 4" & 6" Architectural Cylinder Up and/or Down Light

3-CCT + 3-Power Selectable w/ Photocell



WATT	LUMENS
6	600
8	800
10	1,000
12	1,260
16	1,680
20	2,100
22	2,040
29	2,720
35	3,400

Detail Specification:

- Finish: Bronze, Black, White
- IP Rating: Wet Location IP65
- Beam Angle: 40° standard (other optics available)
- CCT: 30/40/50K Selectable
- Chip: SMD 2835, R9 >50, CRI >80
- Operating Temperature: -40° - 122° F
- Lens: Clear glass with optics
- Average life (L70) of 50,000 hours

Applications:

- Dock and Loading
- Walkways & Pathways
- Parking Lots
- Hospitality, Multi-Family
- Outdoor Corridors
- General Outdoor Lighting
- Residential, Commercial and Industrial

Product Information:

- Sturdy die-cast aluminum housing finished with corrosion free powder coat
- Photocell included on each fixture. Features on/off switch.
- 1.5' STJW 18.3 AWG cable whip included
- 3-Selectable Light Options: Up Only, Down only, Up & Down Light
- Select-n-Switch Technology: 3-CCT Selectable + 3-Power Selectable
- Easy Beam Angle Swap: available for field swap or at factory level
- Instant-On to full brightness

Driver Options:

- UNV: 120-277V 0-10V Dimmable
- Built in 6Kv Surge Protector
- THD: <20% (+/-5% tolerance), PF >0.9, 50/60Hz

Mounting & Installation:

- Mounts to 3 or 4" J-box
- Covers a standard 4" recessed j-box

Certifications:

- UL Listed for USA and CA
- Approved for CA T24
- 5 Year Limited Warranty
- FCC CFR 47, GCC Part 15, Subpart B:2017

Series	Finish	Photocell	Beam Angle
LED-CYA-UD-4-3P20-TRI 4" 20/16/12W LED-CYA-UD-6-3P35-TRI 6" 35/29/22W	BZ Bronze WH White BL Black	PC Photocell is included with on/off switch	(blank) 40° 15D 15° 60D 60°

Specs and model numbers are subject to change with or without notice.

4" & 6" Cylinder Up and/or Down Light: ARCY-Line

3-CCT + 3-Power Selectable w/ Photocell

FEATURES

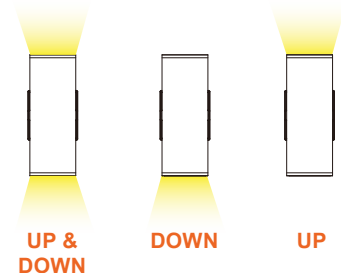


Die-Cast Aluminum

Corrosion Free Powder Coat

Clear Lens with Optics

SELECTABLE LIGHT DIRECTION



Light Direction



3-Power Selectable

Selectable Photocell

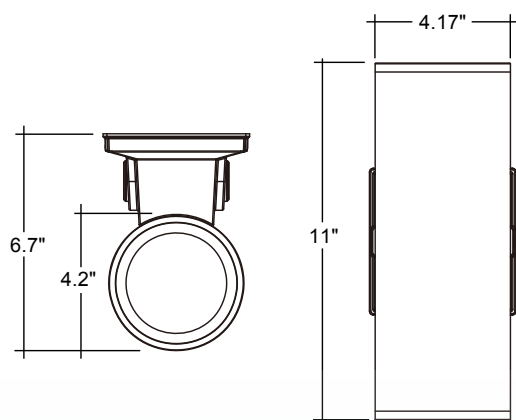


3-CCT Selectable

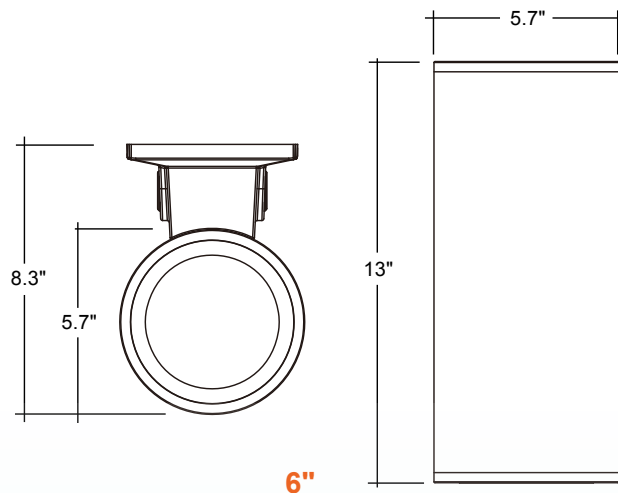


Field Swap Optics

DIMENSIONS

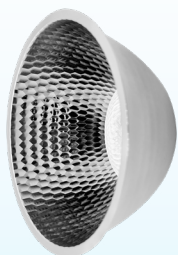


4"



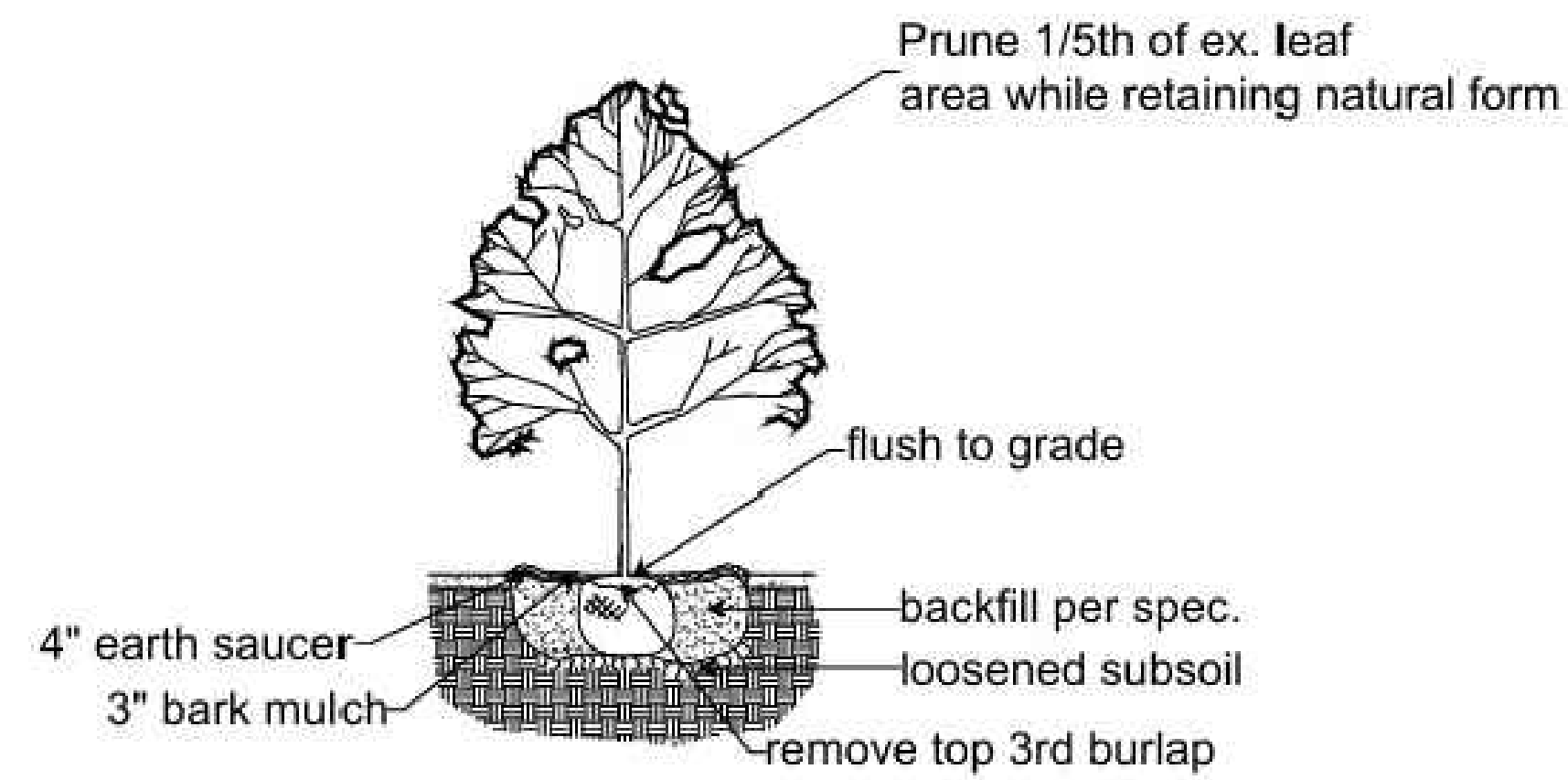
6"

ACCESSORIES

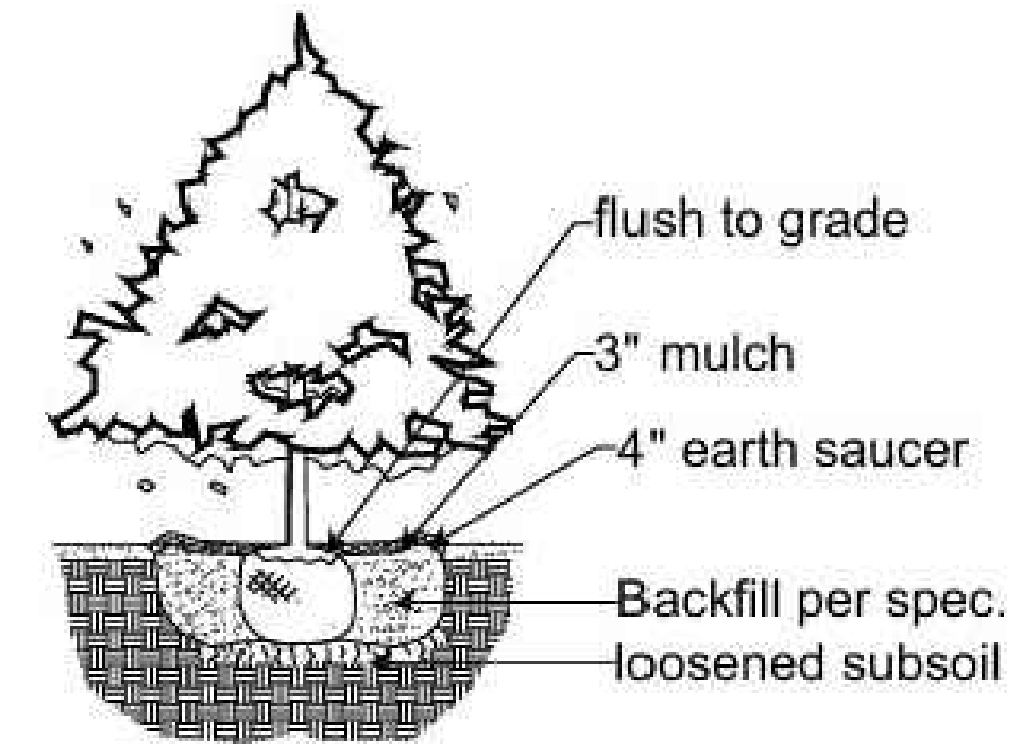


BEAM

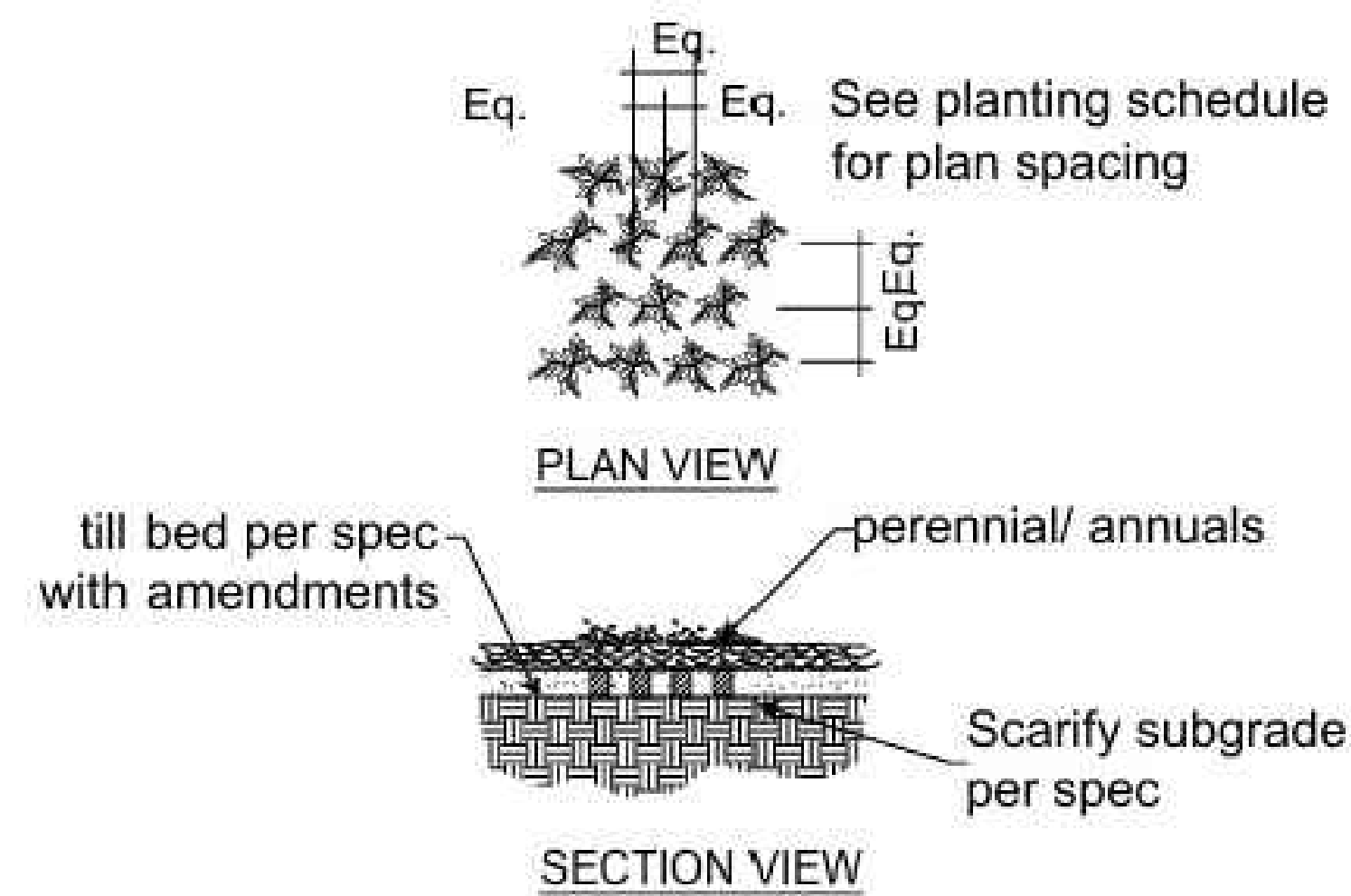
Accessory Model	Description
CYA-UD-4-OPTIC-15	Cylinder: ARCY-Line Optic (Field Install)
CYA-UD-6-OPTIC-15	Cylinder: ARCY-Line Optic (Field Install)
CYA-UD-4-OPTIC-60	Cylinder: ARCY-Line Optic (Field Install)
CYA-UD-6-OPTIC-60	Cylinder: ARCY-Line Optic (Field Install)



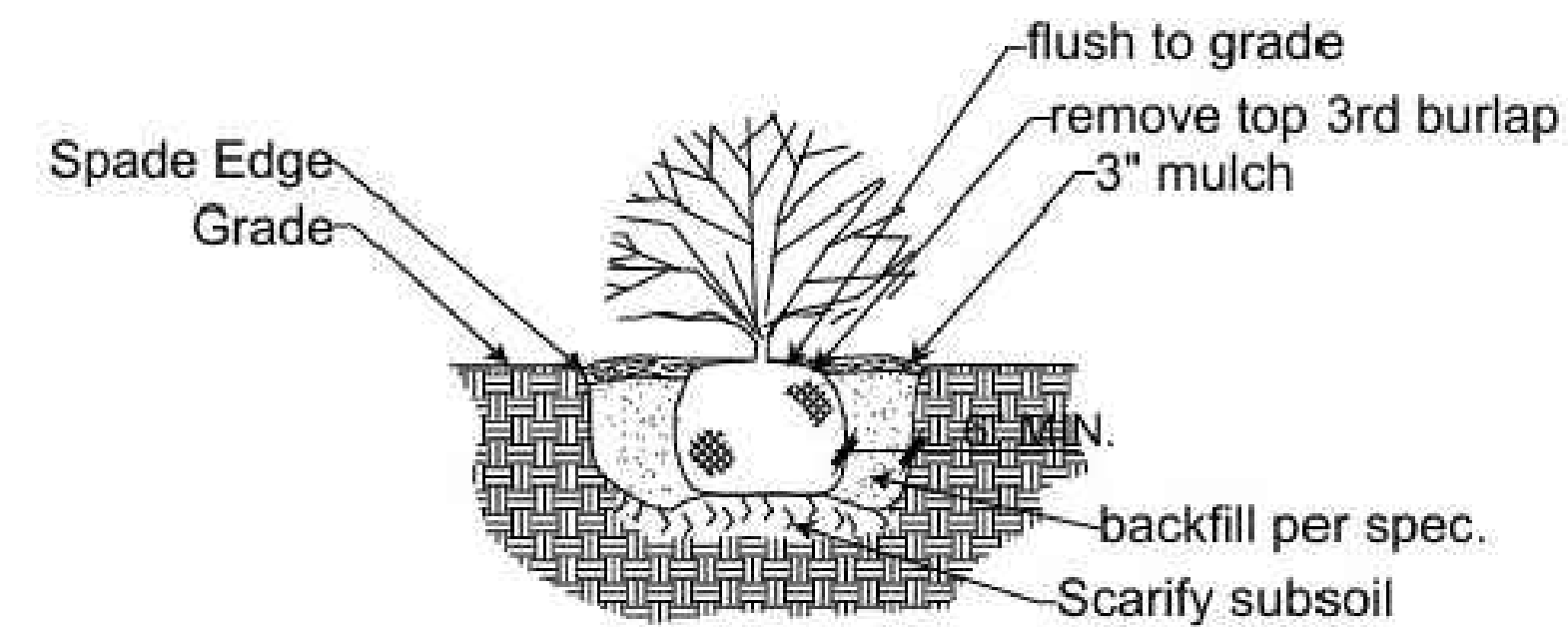
CANOPY TREE PLANTING



TYPICAL EVERGREEN PLANTING



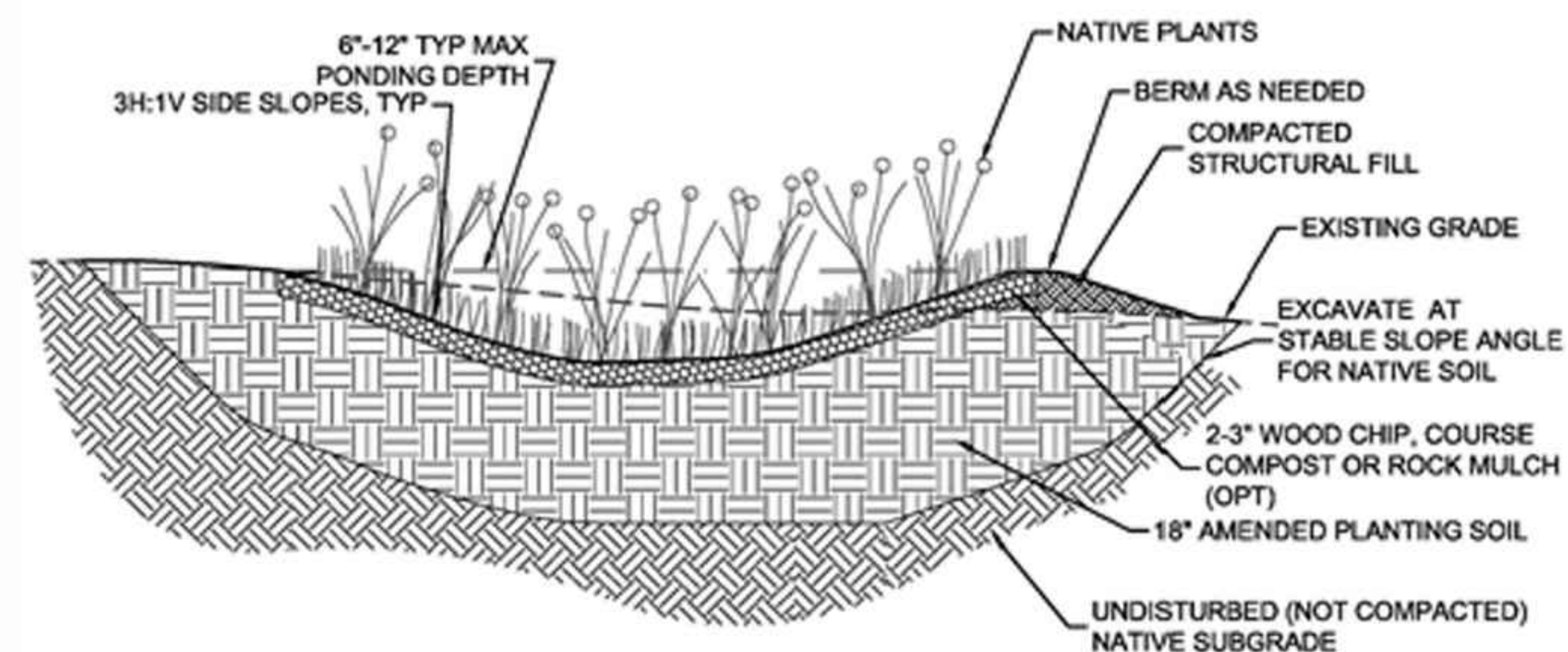
TYPICAL PERENNIAL PLANTING



SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING

Rain Garden Typical Section



Missouri Alliance For Children
1220 N Lindbergh Blvd,
St. Louis, MO 63132

No.	Revision/Issue	Date

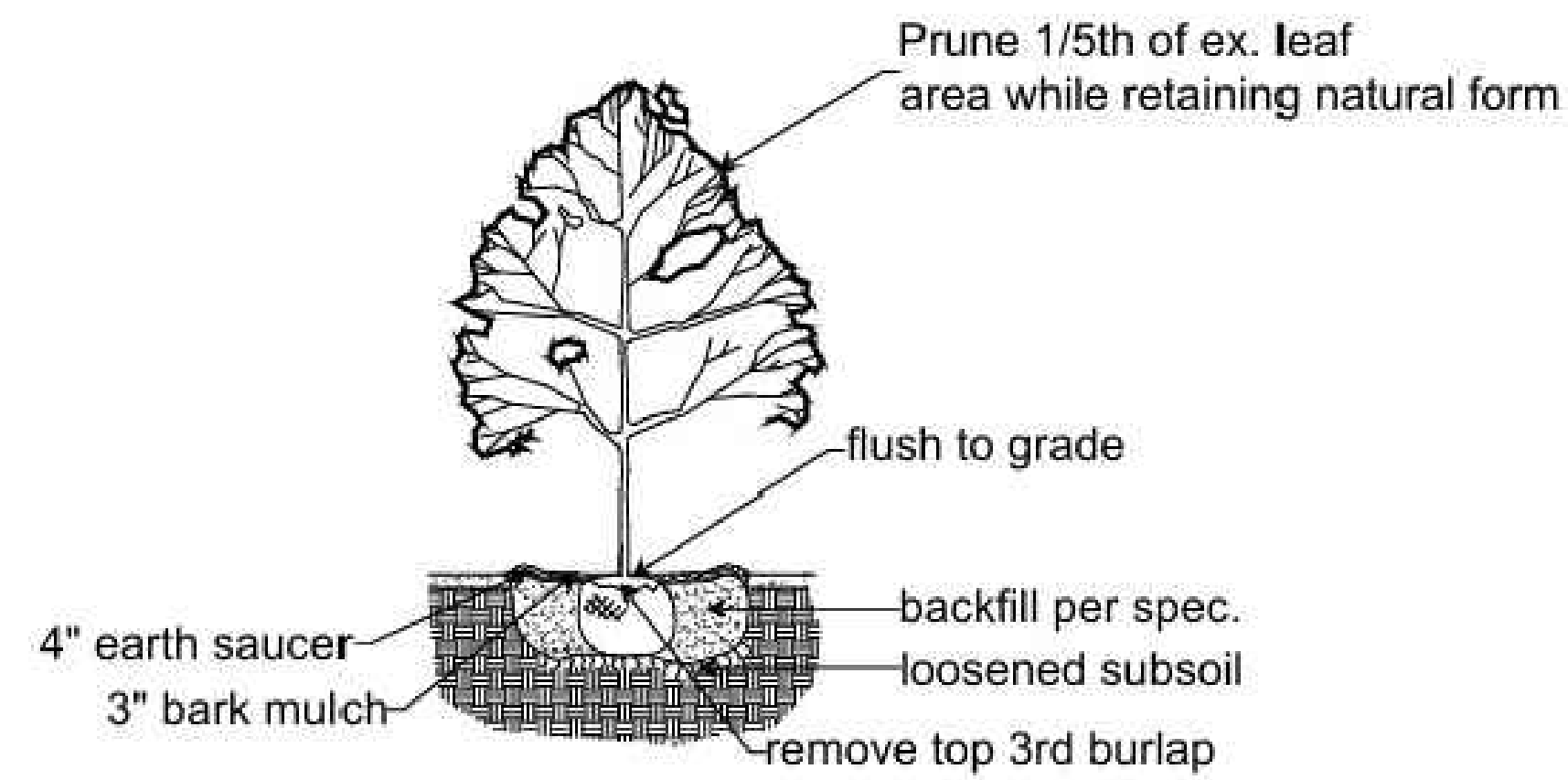
Firm Name and Address

O'Hara
OUTDOORS.

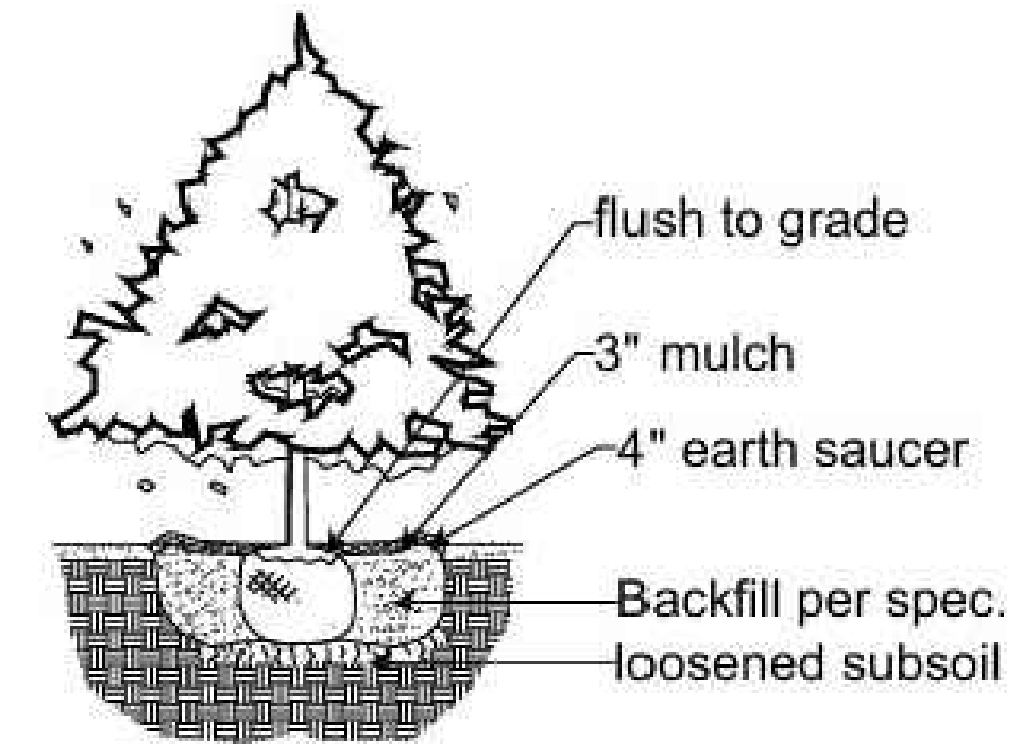
Project Name and Address

Landscape plan
DETAILS

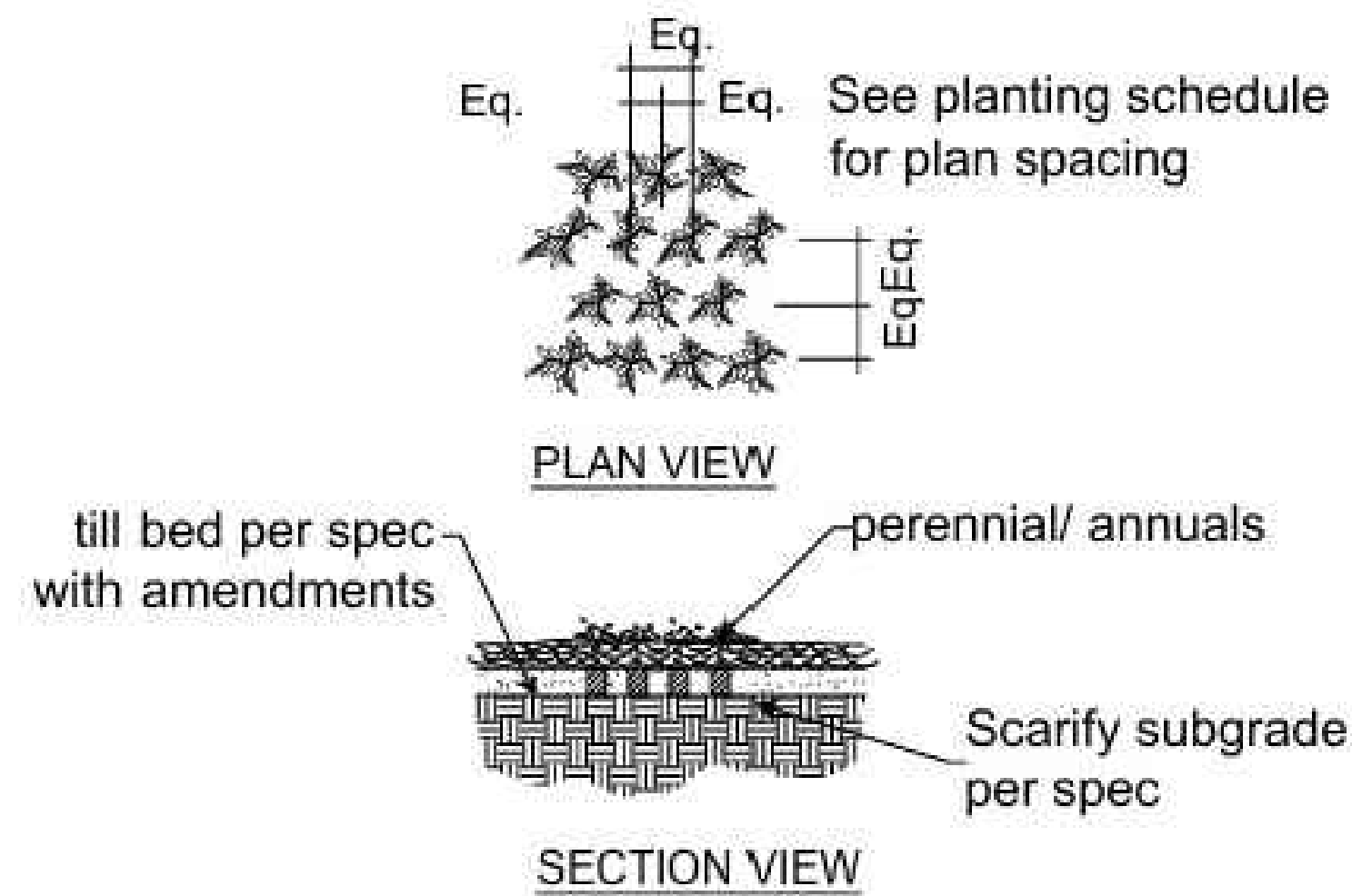
Project	Sheet
Date	L2
Scale	
NO SCALE	



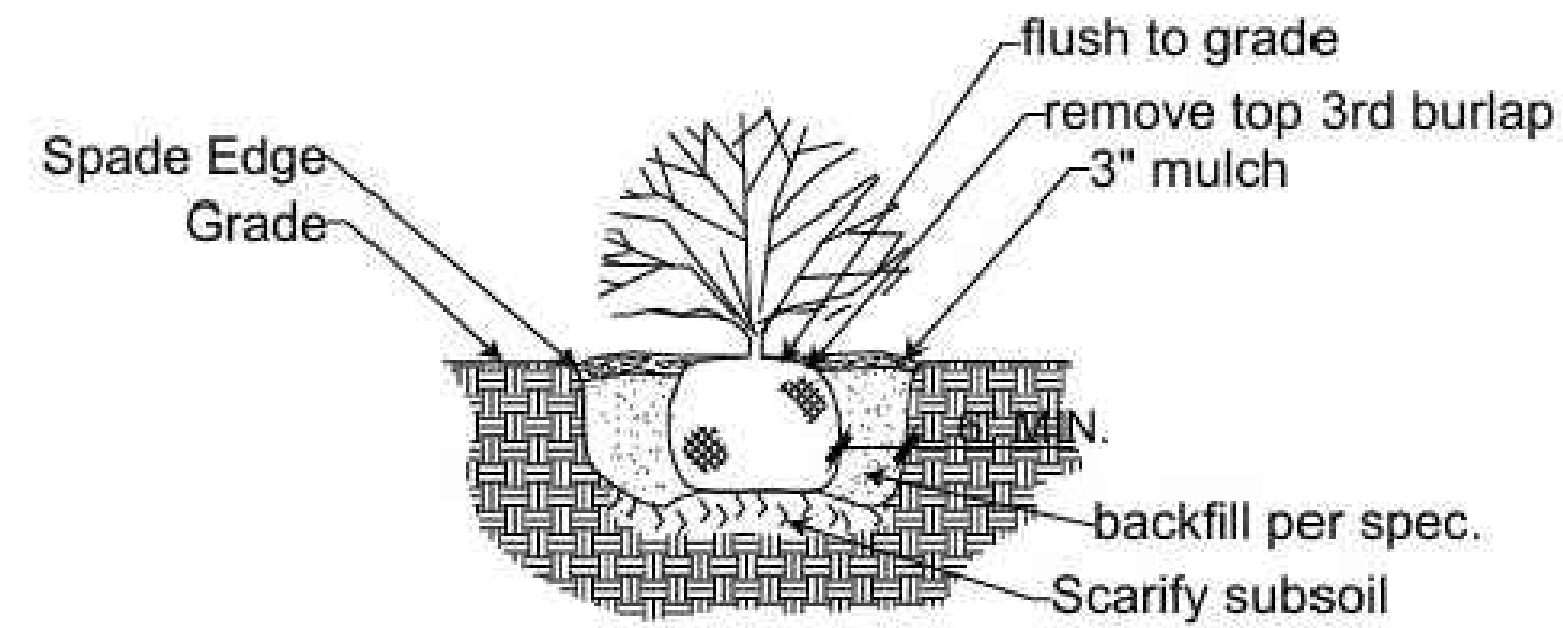
CANOPY TREE PLANTING



TYPICAL EVERGREEN PLANTING



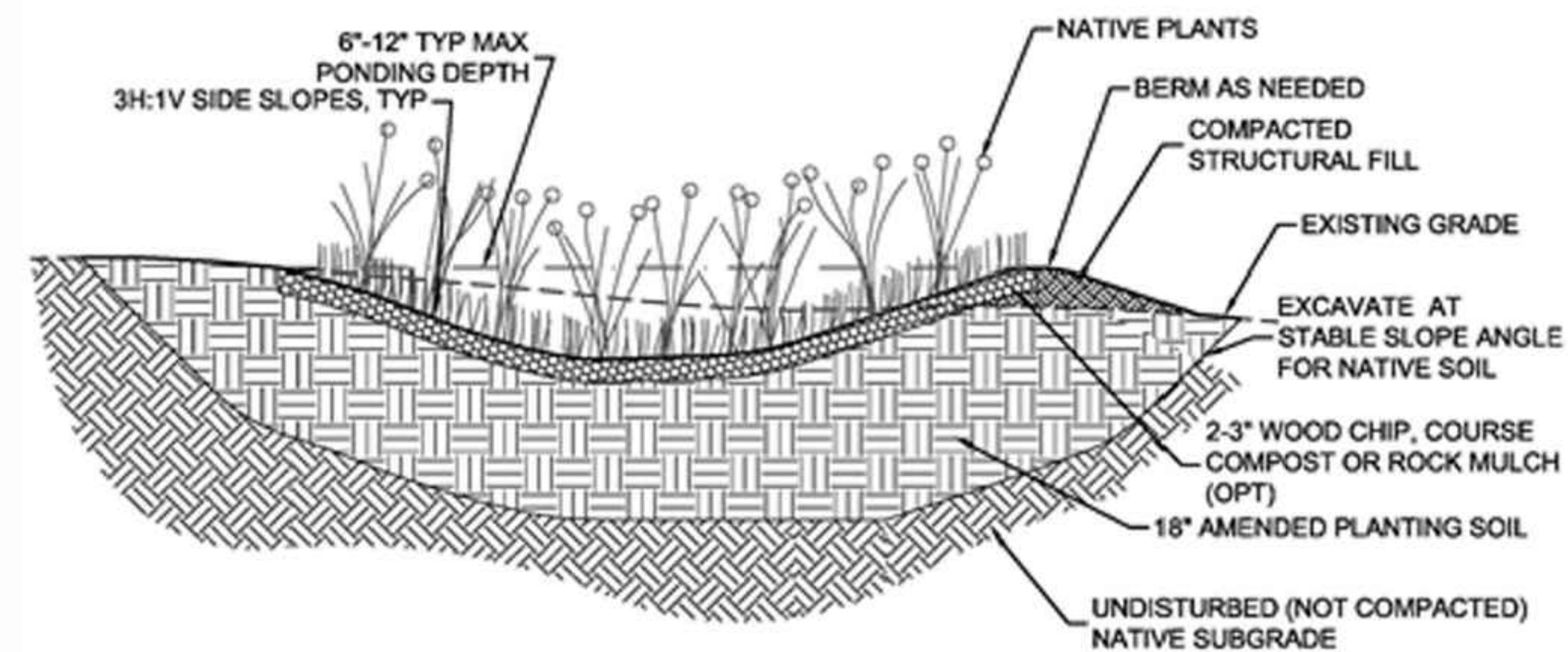
TYPICAL PERENNIAL PLANTING



SCARIFY ROOT BALL OF ALL CONTAINER STOCK

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No.	Revision/Issue	Date

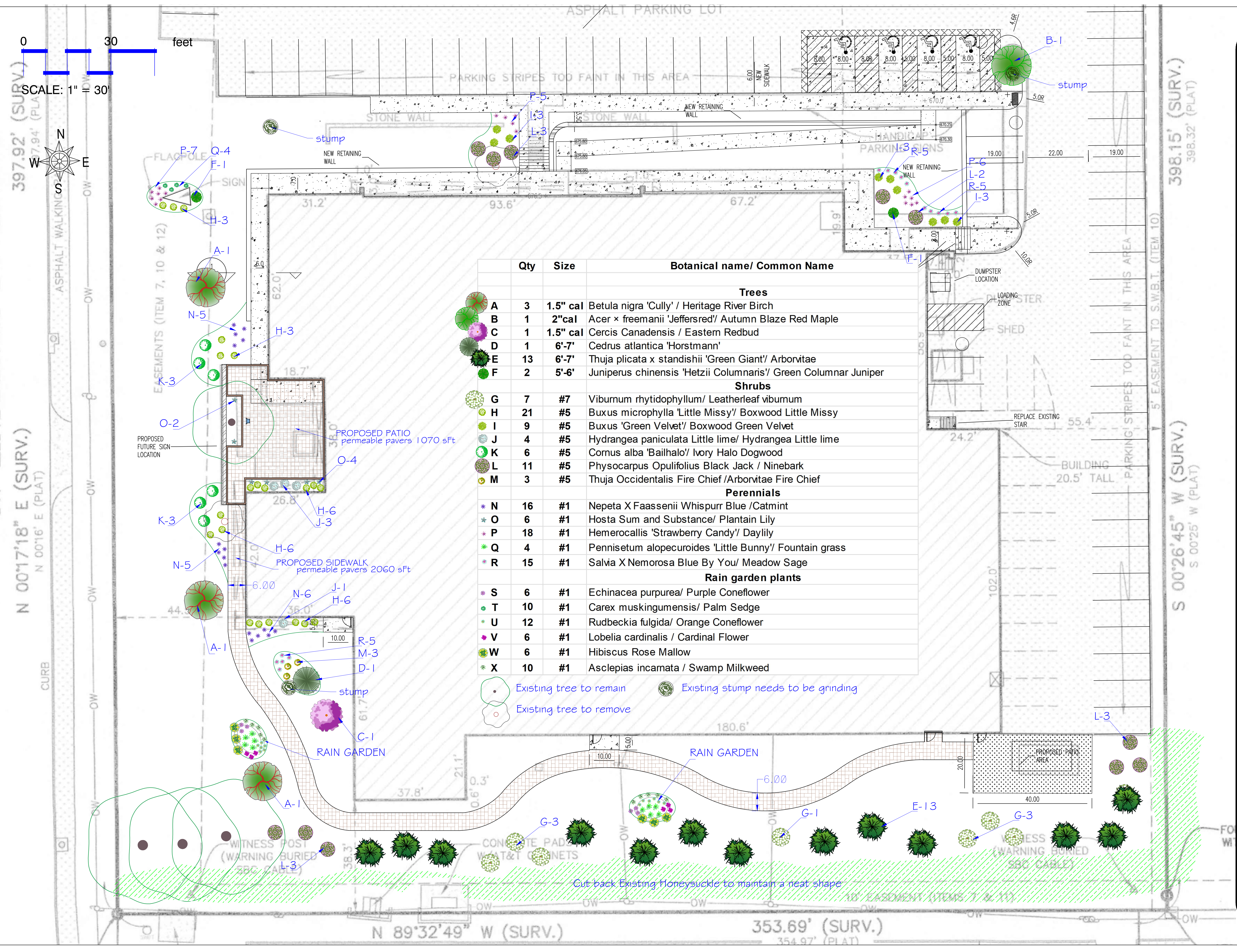
Firm Name and Address

O'Hara
OUTDOORS.

Project Name and Address

Landscape plan
DETAILS

Project	Sheet
Date 4/30/2025	L2
Scale NO SCALE	



Missouri Alliance For Children

1220 N Lindbergh Blvd, St. Louis, MO 63132

No.	Revision/Issue	Date

Firm Name and Address

O'Hara
OUTDOORS.

Project Name and Address

Landscape plan

Project	Sheet
Date 4/30/2025	L1
Scale 1"=30'	

LEGAL DESCRIPTION

Parcel 1:

Lot "D" of the Subdivision of Section 10 of Lindbergh Warson Industrial Center Addition No. 2, according to the plat thereof recorded in Plat Book 124 page 73 of the St. Louis County Recorder's Office.

Parcel 2:

Non-Exclusive Easement for roadway purposes for ingress and egress, as established by instrument recorded in Book 6295 page 1818 of the St. Louis County Records.

Parcel 3:

Non-Exclusive Easement for the Installation and maintenance of utilities and roadway purposes, as established by instrument recorded in Book 6295 page 1820 of the St. Louis County Records.

2024050900370

CERTIFIED-FILED FOR RECORD

5/9/2024 12:47:21PM

Gerald Smith
Recorder of Deeds
COUNTY OF ST. LOUIS, MISSOURI

PAGES: 4
RECORDING FEE: \$30.00

THIS DOCUMENT WAS ERECORDED

Gerald Smith, Recorder of Deeds
ST. LOUIS COUNTY MISSOURI
41 S Central Ave, Clayton, MO 63105

Type of Instrument: WARRANTY DEED

Grantor: 39 NORTH HOLDINGS LLC

Grantee: FACC REAL ESTATE LLC

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the **TYPE OF INSTRUMENT**, the **NAMES of the GRANTOR and GRANTEE** as well as the **DESCRIPTION of the REAL PROPERTY affected** is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, **the ATTACHED DOCUMENT governs**. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

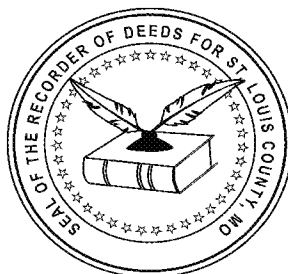
STATE OF MISSOURI)
 SS.
COUNTY OF ST. LOUIS)

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive), was filed for record in my office on the 9 day of May 2024 at 12:47 pm and is truly recorded as the document number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

KL

Deputy Recorder



Gerald E. Smith

Recorder of Deeds
St. Louis County, Missouri

20,428,020

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made and entered into as of the 07TH day of May, 2024, by and between 39 NORTH HOLDINGS, LLC, a Missouri limited liability company ("**Grantor**"), having an address of 440 Patriotic Trail, Weldon Spring, MO 63304, and FACC REAL ESTATE, LLC, a Missouri nonlimited liability company ("**Grantee**"), having an address of 1750 S. Brentwood Blvd., Suite 210, St. Louis, MO 63144.

WITNESSETH, that Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, does by these presents BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee the following described Real Estate situated in the County of St. Louis and State of Missouri, to-wit:

See Exhibit A, attached hereto and incorporated herein.

Subject to the lien of real estate taxes and assessments for the year 2024 and thereafter, and all easements, encumbrances, conditions, covenants and restrictions of record.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto Grantee, and to the successors and assigns of Grantee forever. Grantor hereby covenants that Grantor and the successors and assigns of Grantor shall and will WARRANT AND DEFEND the title to the Real Estate unto Grantee, and to the successors and assigns of Grantee forever against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

[SIGNATURE PAGE FOLLOWS]

15121

42070024-01360

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IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

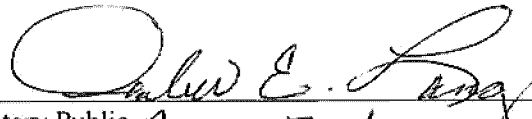
39 NORTH HOLDINGS, LLC,
a Missouri limited liability company

By: 
Kurt Mollet, Manager

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

On this 20th day of May, 2024, before me appeared Kurt Mollet, to me personally known, who, being by me duly sworn, did say that he is the Manager of 39 North Holdings, LLC, a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company by authority of its members; and said Kurt Mollet acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County and State aforesaid, the day and year first above written.


Notary Public AMBER E. LANG

My commission expires:

May 17, 2024



AMBER E. LANG
My Commission Expires
May 17, 2024
St. Louis County
Commission #12476120

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

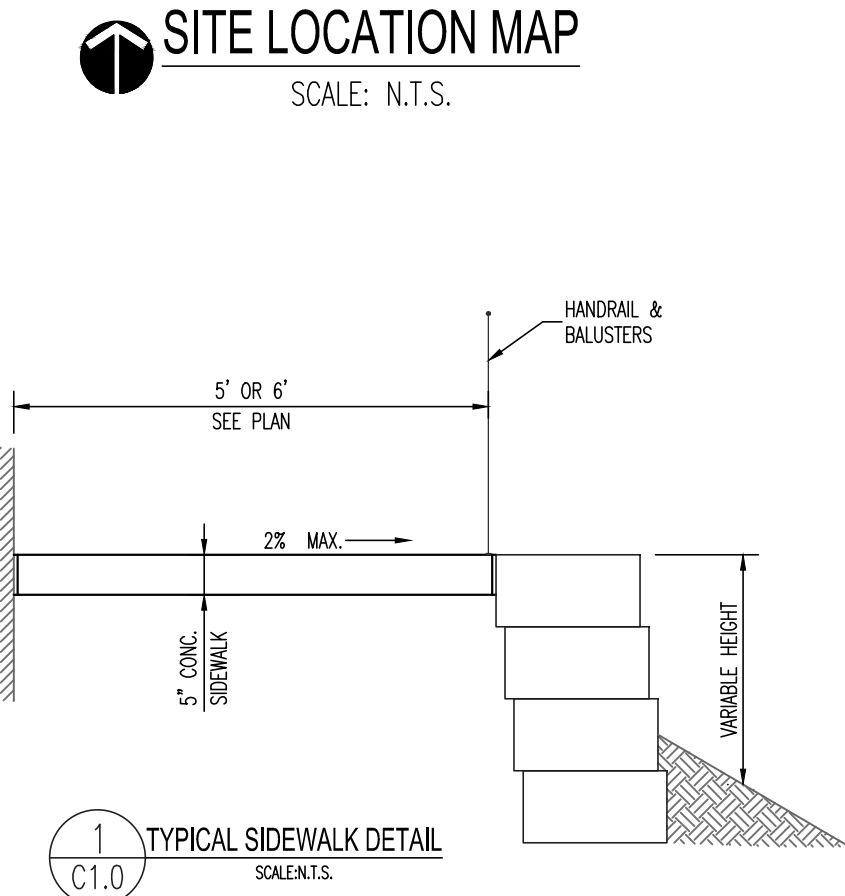
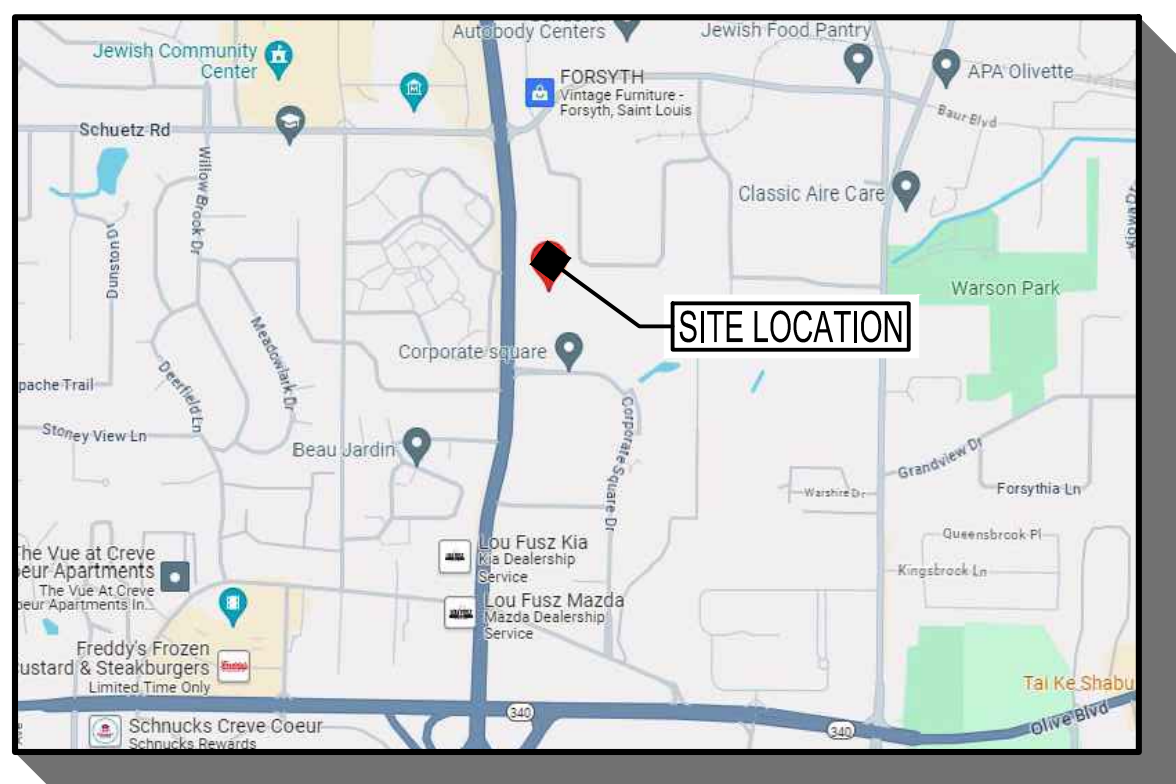
Lot "D" of the Subdivision of Section 10 of Lindbergh Warson Industrial Center Addition No. 2, according to the plat thereof recorded in Plat Book 124 page 73 of the St. Louis County Recorder's Office.

PARCEL 2:

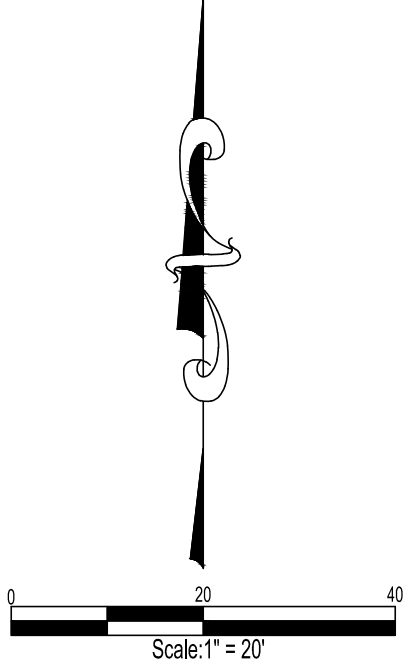
Non-Exclusive Easement for roadway purposes for ingress and egress, as established by instrument recorded in Book 6295 page 1818 of the St. Louis County Records.

PARCEL 3:

Non-Exclusive Easement for the Installation and maintenance of utilities and roadway purposes, as established by instrument recorded in Book 6295 page 1820 of the St. Louis County Records.



- 1) NOTE: ALL SCHEMATIC DESIGN IS BASED ON AN EXISTING SURVEY OF THE PROPERTY PERFORMED BY JAMES ENGINEERING THAT DOES NOT HAVE ELEVATIONS. (ELEVATIONS HAVE SINCE BEEN ESTIMATED BASED ON A PLAN DATED 12-16-1992, PREPARED BY MACKLEY MITCHELL ASSOCIATES) OR OTHER INFORMATION, THAT WOULD OTHERWISE BE PROVIDED ON A TOPOGRAPHIC SURVEY.
- 2) PATCHING ASPHALT IN ALL SPALLED/PITTED AREAS (SEE SITE PLAN FOR LOCATIONS) AND THE RE-SEALING AND RE-STRIPPING OF THE ENTIRE ASPHALT PARKING LOT.
- 3) CONSTRUCTION OF NEW RETAINING WALLS TO REPLACE EXISTING WALLS ALONG THE BUILDING. SOME WALLS MAY BE REMOVED AND NOT REPLACED IF GRADING IS POSSIBLE.
- 4) CONSTRUCTION OF NEW SIDEWALK AND STAIRS (SEE SITE PLAN)
- 5) CONSTRUCTION OF NEW ADA ACCESS LEADING FROM PROPOSED ADA PARKING TO THE NORTH ENTRANCE OF THE BUILDING. BASED ON OUR ESTIMATIONS OF GRADE DIFFERENCES AND LENGTH OF RUN THE NEW SIDEWALK COULD PROBABLY BE CONSTRUCTED AT A SLOPE OF LESS THAN 5:08 AND THEREFORE NOT BE CONSIDERED A "RAMP" FOR THE PURPOSES OF THE ADA. HANDRAIL W/ BOLLARDS WOULD STILL BE WARRANTED FOR CONSTRUCTIBILITY AND SAFETY PURPOSES. THE NEW ADA PARKING STALLS SHALL BE ADJUSTED TO CONFORM TO A NEW ADA STALL STANDARDS AND NEW STALLS & LOADING BE DONE IN CONCRETE.
- 6) INSTALLATION OF STRIPING AND SIGNS DESIGNATING THE RESERVED LOADING ZONE AND DUMPSTER AREA ON THE EAST SIDE OF THE BUILDING (SEE SITE PLAN).
- 7) INSTALLATION OF NEW SIGN AT THE LOCATION OF EXISTING FIRE DEPARTMENT CONNECTION AT THE NORTHEAST CORNER OF THE PROPERTY.



F:\2025\250132 Foster And Adoptive Core - 1220 Lindbergh\2.0 Civil Design\2.4 Output Sheets\250132C1.0.dwg Plotted Date: 4/30/25 Time: 4:26 PM

BILL NUMBER 1576

ORDINANCE NUMBER 1542

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO OPERATE A DAIRY QUEEN RESTAURANT, LOCATED AT 782 NORTH NEW BALLAS ROAD, IN THE CREVE COEUR PLAZA SHOPPING CENTER IN THE "CB" CORE BUSINESS DISTRICT, SUBJECT TO THE FOLLOWING CONDITIONS HEREIN SET FORTH.

WHEREAS, APPLICATION WAS MADE BY MR. CREST OELKE, REPRESENTATIVE OF DAIRY QUEEN ENTERPRISE, INC. FOR A CONDITIONAL USE PERMIT FOR THE OPERATION OF A DAIRY QUEEN "CHOOS-A-TREAT" RESTAURANT AT 782 NORTH NEW BALLAS ROAD, IN THE "CB" CORE BUSINESS DISTRICT OF THE CITY OF CREVE COEUR, AND

WHEREAS, THE CITY'S PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL OF SAID APPLICATION, AND

WHEREAS, A PUBLIC HEARING WAS HELD BY THE CREVE COEUR CITY COUNCIL ON MONDAY, AUGUST 24, 1992, BEGINNING AT 6:30 P.M., ON SAID APPLICATION FOR THE CONDITIONAL USE PERMIT AS PROVIDED BY ARTICLE VIII, SECTION 26-114 OF ORDINANCE NUMBER 1044 OF THE CITY OF CREVE COEUR, AND

WHEREAS, NOTICE OF PUBLICATION FOR SAID PUBLIC HEARING HAD BEEN PREVIOUSLY PUBLISHED ON AUGUST 5, 12, AND 18, 1992 IN THE ST. LOUIS COUNTIAN, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY OF CREVE COEUR, AND

WHEREAS, ALL PARTIES DESIRING TO BE HEARD, EITHER FOR OR AGAINST SAID APPLICATION, WERE GIVEN AN OPPORTUNITY TO BE HEARD AT SAID PUBLIC HEARING, AND

WHEREAS, THE CITY COUNCIL, BEING FULLY INFORMED, FINDS THAT THE GRANTING OF THE APPLICATION 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 CONFORMANCE WITH 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: A CONDITIONAL USE PERMIT IS AUTHORIZED TO BE ISSUED PURSUANT TO SECTION 3 HEREOF FOR THE OPERATION OF A DAIRY QUEEN

"CHOOS-A-TREAT" RESTAURANT TO BE LOCATED AT 782 NORTH NEW BALLAS ROAD, IN THE "CB" CORE BUSINESS DISTRICT, SUBJECT TO THE HEREINAFTER STATED CONDITIONS ON THE FOLLOWING DESCRIBED PROPERTY:

PARCEL #1: PART OF LOT 3 OF STUDDT'S HOME PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 38 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE AT THE INTERSECTION OF THE EAST LINE OF BALLAS ROAD 60 FEET WIDE, WITH THE SOUTH LINE OF OLIVE STREET ROAD 60 FEET WIDE; THENCE SOUTH 79 DEGREES 1 MINUTE EAST ALONG THE SOUTH LINE OF SAID OLIVE STREET ROAD A DISTANCE OF 166.64 FEET TO AN OLD STONE IN THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID LOT 3 TO AN OLD STONE IN THE NORTH LINE OF STUDDT AVENUE 30 FEET WIDE; THENCE WESTWARDLY ALONG THE NORTH LINE OF SAID STUDDT AVENUE A DISTANCE OF 166.81 FEET TO AN IRON PIPE IN THE EAST LINE OF SAID BALLAS ROAD; THENCE NORTHWARDLY ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES, NORTH 0 DEGREES 19 MINUTES WEST 428.25 FEET TO AN IRON PIPE; AND THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2835 FEET A DISTANCE OF 128.64 FEET TO AN IRON PIPE, AND NORTH 2 DEGREES 17 MINUTES EAST 208.44 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY MADE BY ELBRING SURVEYING COMPANY ON APRIL 14, 1961, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF MISSOURI FOR ROAD PURPOSES BY INSTRUMENT RECORDED IN BOOK 5458 PAGE 1.

SECTION 2: THE CONDITIONAL USE PERMIT GRANTED SHALL BE SUBJECT TO ALL APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS, AND THE FOLLOWING CONDITIONS:

1. THIS CONDITIONAL USE PERMIT SHALL BE FOR THE OPERATION OF A 1,200 SQUARE FOOT FOOD SERVICE ESTABLISHMENT.
2. THERE SHALL BE A MAXIMUM OF 16 SEATS FOR THE FOOD SERVICE ESTABLISHMENT.
3. THE HOURS OF OPERATION SHALL BE FROM 10:00 A.M. TO 10:00 P.M. SUNDAY THRU THURSDAY AND 10:00 A.M. TO 12:00 MIDNIGHT FRIDAY AND SATURDAY.
4. THE FLOOR PLAN FOR THE PROPOSED FOOD SERVICE ESTABLISHMENT SHALL BE FILED WITH THE CREVE COEUR ZONING ADMINISTRATOR, SHOWING THE

TYPE AND LOCATION OF ALL EQUIPMENT, FURNITURE, AND OTHER INFORMATION WHICH MAY BE REQUESTED BY THE BUILDING OFFICIAL.

5. SIGNS FOR THE RESTAURANT MUST BE IN CONFORMANCE WITH THE CITY'S SIGN REGULATIONS, AND PERMITS MUST BE OBTAINED FOR THE ERECTION OR MODIFICATION OF ANY SIGN ON THE PREMISES. BANNERS, PENNANTS, FRINGE, LIGHTS, PINWHEELS OR OTHER SIMILAR DEVICES FOR ATTRACTING ATTENTION MAY BE DISPLAYED ONLY IN CONFORMANCE WITH THE CITY'S CURRENT SIGN REGULATIONS. EXPOSED NEON SIGNS SHALL ONLY BE USED UPON REVIEW AND APPROVAL OF THE CITY'S PLANNING AND ZONING COMMISSION.

6. THERE SHALL BE NO OUTDOOR STORAGE OR PLACEMENT OF ANY MATERIALS OR EQUIPMENT USED IN CONJUNCTION WITH THE RESTAURANT.

7. ANY MECHANICAL EQUIPMENT INSTALLED FOR THE RESTAURANT SHALL BE PROPERLY SCREENED WITH APPROVED MATERIALS.

8. ANY FUTURE ENLARGEMENT, EXTENSION, EXPANSION OR ALTERATION IN THE USE OF THE STRUCTURE 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 OR ALTERATION MAY BE ISSUED.

9. SEASONAL OUTDOOR SEATING SHALL NOT BE ALLOWED.

10. THE SEATING AREA MUST HAVE SUFFICIENT PROPER SIGNS TO COMPLY WITH THE "NO SMOKING" ORDINANCE NUMBER 1392.

11. THERE SHALL BE A REAR REFUSE CONTAINER POSITIONED FOR THIS RESTAURANT WHICH CONFORMS TO STANDARDS SET BY THE CITY FOR THIS PARTICULAR SITE. ADDITIONAL TRASH RECEPTACLES SHALL BE ADDED ON THE EXTERIOR OF THE FACILITY, AND THE OPERATOR SHALL POLICE THE AREA AS NEEDED THROUGHOUT THE HOURS OF OPERATION.

12. A COPY OF ALL HEREIN ATTACHED CONDITIONS SHALL BE FURNISHED BY THE OWNER OR PETITIONER TO THE OPERATOR(S) OR MANAGER(S), INCLUDING SUCCESSIVE OPERATOR(S), OWNER(S) OR MANAGER(S), WHO SHALL FORWARD TO THE ZONING ENFORCEMENT OFFICER AN ACKNOWLEDGEMENT THAT HE OR SHE HAS READ AND UNDERSTOOD EACH OF THESE CONDITIONS AND AGREES TO COMPLY THEREWITH.

13. ALL CONDITIONS CONTAINED WITHIN THIS PERMIT SHALL BE POSTED UPON THE PROPERTY IN SUCH A MANNER THAT IT IS VISIBLE TO THE PUBLIC AND THE OPERATOR OF SAID FACILITY.

14. 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 CONDITION, EXCEPT FOR REPEATED BREACHES OR VIOLATIONS.

15. THE APPLICANT SHALL INSTALL A GUARDRAIL ALONG THE SIDEWALK WHICH SERVES THE WALK-UP WINDOW ADJACENT TO THE PARKING LOT DRIVE AISLE FOR THE PROTECTION AND SAFETY OF THE CUSTOMERS, SUBJECT TO REVIEW AND APPROVAL OF THE CITY OF CREVE COEUR.

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.

SECTION 4: THIS ORDINANCE SHALL BECOME EFFECTIVE AT THE EXPIRATION OF FIFTEEN (15) DAYS AFTER ADOPTION BY THE CITY COUNCIL AND THE SIGNING THEREOF BY THE MAYOR.

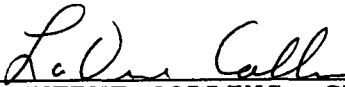
PASSED THIS 14th DAY OF September, 1992.


SUE BAUM, MAYOR

APPROVED THIS 14th DAY OF September, 1992.


SUE BAUM, MAYOR

ATTEST:


LAVERNE COLLINS, CITY CLERK

BILL NUMBER 1621

ORDINANCE NUMBER 1586

AN ORDINANCE AMENDING ORDINANCE NO. 1542 WHICH AUTHORIZED THE ISSUANCE OF A CONDITIONAL USE PERMIT TO OPERATE A DAIRY QUEEN RESTAURANT, LOCATED AT 782 NORTH NEW BALLAS ROAD, IN THE CREVE COEUR PLAZA SHOPPING CENTER IN THE "CB" CORE BUSINESS DISTRICT, SO AS TO ALLOW FOR SEASONAL OUTDOOR SEATING.

WHEREAS, APPLICATION WAS MADE FOR AN AMENDMENT TO THE CONDITIONAL USE PERMIT AUTHORIZED BY ORDINANCE NUMBER 1542 FOR THE OPERATION OF A DAIRY QUEEN "CHOOS-A-TREAT" RESTAURANT, TO ALLOW FOR SEASONAL OUTDOOR SEATING AT 782 NORTH NEW BALLAS ROAD.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR THAT ORDINANCE NUMBER 1542, SECTION 2, OF THE CITY OF CREVE COEUR, SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

SECTION 1: ORDINANCE NUMBER 1542, SECTION 2, IS HEREBY AMENDED TO INCLUDE TWO NEW CONDITIONS TO READ AS FOLLOWS:

16. SEASONAL OUTDOOR SEATING SHALL BE ALLOWED, LIMITED TO A MAXIMUM OF FOUR (4) TABLES AND SIXTEEN (16) SEATS.

17. OUTDOOR STORAGE OF SEASONAL FURNITURE IS NOT PERMITTED.

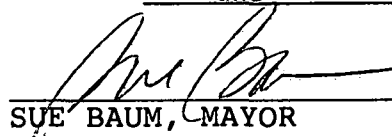
SECTION 2: THIS ORDINANCE IS HEREBY DECLARED AN EMERGENCY IN ORDER TO ALLOW THE BUSINESS OWNER TO MAXIMIZE THE USE OF THE OUTDOOR FACILITY DURING THE SUMMER MONTHS AND DUE TO THE MINOR NATURE OF THE REQUESTED AMENDMENT.

SECTION 3: THIS ORDINANCE SHALL BECOME EFFECTIVE AFTER ADOPTION BY THE CITY COUNCIL AND THE SIGNING THEREOF BY THE MAYOR.

PASSED THIS 14th DAY OF June 1993.


SUE BAUM, MAYOR

APPROVED THIS 14th DAY OF June 1993.


SUE BAUM, MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK

BILL NO. 3110

ORDINANCE NO. 2138

AN ORDINANCE TO AMEND ORDINANCE NOS. 1542 AND 1586 REGARDING THE CONDITIONAL USE PERMIT FOR THE OPERATION OF A DAIRY QUEEN RESTAURANT LOCATED AT 782 N. NEW BALLAS ROAD IN THE CREVE COEUR PLAZA SHOPPING CENTER, IN THE "CB" CORE BUSINESS DISTRICT, IMPOSING ADDITIONAL CONDITIONS OF OPERATION AND DECLARING AN EMERGENCY.

WHEREAS, THE CITY COUNCIL HAS DETERMINED IT TO BE IN THE BEST INTEREST OF THE CITY TO IMPOSE ADDITIONAL CONDITIONS IN THE CONDITIONAL USE PERMIT AUTHORIZED BY ORDINANCE NO. 1542, AS AMENDED BY ORDINANCE NO. 1586, FOR THE OPERATION OF A DAIRY QUEEN RESTAURANT AT 782 N. NEW BALLAS ROAD IN THE CREVE COEUR PLAZA SHOPPING CENTER AND,

WHEREAS, A COPY OF THIS PROPOSED ORDINANCE HAS BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS ADOPTION BY THE CITY COUNCIL AND THIS BILL HAVING BEEN READ BY TITLE IN OPEN MEETING THREE TIMES BEFORE FINAL PASSAGE BY THE CITY COUNCIL.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR AS FOLLOWS:

SECTION 1. ORDINANCE NO. 1542, SECTION 2, IS HEREBY AMENDED TO INCLUDE FOUR ADDITIONAL CONDITIONS TO READ AS FOLLOWS:

18. THE OPERATOR OF THE RESTAURANT SHALL FORWARD TO THE CITY, ON A MONTHLY BASIS, COPIES OF THE STORE'S SALES TAX REPORTS FILED WITH THE STATE OF MISSOURI AND CONFIRMATION THAT ALL SALES TAX DUE AND OWING BY THE STORE FOR SUCH PERIOD HAVE BEEN FULLY AND TIMELY PAID.

19. THE OPERATOR SHALL MAINTAIN, AT ALL TIMES, A RATING OF "A" (85% OR BETTER) FROM THE ST. LOUIS COUNTY HEALTH DEPARTMENT AND SHALL IMMEDIATELY FORWARD TO THE CITY A COPY OF ALL INSPECTIONS OF THE STORE MADE BY THE ST. LOUIS COUNTY HEALTH DEPARTMENT AT THE TIME SUCH INSPECTION AND REPORT ARE MADE. WITHIN 48 HOURS OF RECEIVING A RATING BELOW 85% BY THE ST. LOUIS COUNTY HEALTH DEPARTMENT, THE OPERATOR SHALL FILE AN AFFIDAVIT WITH THE CITY OF CREVE COEUR VERIFYING THAT ALL DEFICIENCIES NOTED BY ST. LOUIS COUNTY HAVE BEEN CORRECTED. IMMEDIATELY UPON THE ISSUANCE OF A SUBSEQUENT RATING BELOW 85% BY THE ST. LOUIS COUNTY HEALTH DEPARTMENT, THE OPERATOR SHALL SUSPEND ITS OPERATION UNTIL ITS 85% RATING, OR BETTER, HAS BEEN RESTORED.

20. THE OPERATOR AGREES TO MAINTAIN A RATING OF 80 OR BETTER ON ITS EVALUATIONS FROM THE DAIRY QUEEN FRANCHISOR AND ALSO AGREES TO IMMEDIATELY FORWARD TO THE CITY A COPY OF ALL FRANCHISE INSPECTION FORMS, RATINGS OR EVALUATIONS FROM THE DAIRY QUEEN FRANCHISOR IMMEDIATELY UPON RECEIPT OF SAME FROM THE DAIRY QUEEN FRANCHISOR. FOR A PERIOD OF ONE YEAR AFTER THE ADOPTION OF THIS ORDINANCE, THE DAIRY QUEEN FRANCHISOR AGREES TO INSPECT AND EVALUATE THE STORE AT 782 N. NEW BALLAS ROAD ON A MONTHLY BASIS, TO MAKE SUCH EVALUATIONS IN WRITING, AND TO PROMPTLY PROVIDE COPIES OF SUCH EVALUATIONS TO THE CITY OF CREVE COEUR.

21. THIS ORDINANCE SHALL BE VOID AND OF NO EFFECT UNLESS AND UNTIL THE DAIRY QUEEN FRANCHISOR AND THE OPERATOR OF THE STORE HAVE FILED WITH THE CITY THEIR WRITTEN, UNCONDITIONAL ACCEPTANCE OF THIS ORDINANCE AND ORDINANCE NOS. 1542 AND 1586, SIGNED BY AUTHORIZED OFFICERS OF THE FRANCHISOR AND THE OPERATOR. BY SUCH ACCEPTANCE, FRANCHISOR AND OPERATOR AGREE TO FULLY AND TIMELY COMPLY WITH EACH PROVISION AND CONDITION OF THIS CONDITIONAL USE PERMIT AND FURTHER ACKNOWLEDGE AND AGREE THAT UPON THE FAILURE TO FULLY AND TIMELY COMPLY WITH ANY CONDITION OF THIS CONDITIONAL USE PERMIT, THE CITY MAY REVOKE THIS CONDITIONAL USE PERMIT.

SECTION 2. THIS ORDINANCE IS HEREBY DECLARED AN EMERGENCY IN ORDER TO ALLOW THE OPERATOR TO MAXIMIZE THE USE OF THE RESTAURANT DURING THE REMAINDER OF THE SUMMER AND THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS ADOPTION AND EXECUTION.

ADOPTED THIS 17TH DAY OF JULY, 2001.


SUE KROEGER
PRESIDENT OF CITY COUNCIL

APPROVED THIS 17TH DAY OF JULY, 2001.


ANNETTE KOLIS MANDEL
MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE REPEALING ORDINANCES 1542, 1586, AND 2138 AND
AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A
1,200 SQUARE-FOOT LIMITED-SERVICE RESTAURANT, JIMMY JOHN'S,
LOCATED AT 782 NORTH NEW BALLAS ROAD WITHIN CREVE COEUR PLAZA**

WHEREAS, Ordinances 1542, 1582 and 2138 are hereby repealed; and

WHEREAS, under Section 405.360(C), all eating and drinking places in the “CB” Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Randy McNulty, of Randy James, Inc, restaurant owner, submitted an application for a new conditional use permit for a 1,200 square foot restaurant, Jimmy John's, with 16 indoor seats, at 782 North New Ballas Road, within Creve Coeur Plaza; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, July 8, 2025, beginning at 6:00 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 July 8, 2025; 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. Complies with all applicable provisions of this Zoning Ordinance Chapter 405 including but not limited to environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the welfare and convenience of the community at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Is consistent with the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans, unless good cause is demonstrated for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.

BILL NO. _____

ORDINANCE NO. _____

6. 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 pedestrian or vehicular traffic or on community facilities or services, including but not limited to emergency 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 3 hereof for the operation of a limited-service restaurant located at 782 North New Ballas Road, in the "CB" Core Business zoning district, within Creve Coeur Plaza, whose legal description is as follows:

A tract of land situated in the City of Creve Coeur, County of St. Louis, State of Missouri, lying in part of Section 3, Township 45 North, Range 5 East, being part of Lot 3 of Studt's Home Place, a subdivision filed for record in Plat Book 7, Page 38 of the land records of said St. Louis County; being part of Lots 1 and 2, and all of Lots 5 through 10 of Studt's Heights No. 2, a subdivision filed for record in Plat Book 15, Page 65 of said land records; being part of an Alley, 16 feet wide, vacated by Ordinance No. 308 of the City of Creve Coeur, a certified copy of which is filed April 25, 1962 as Daily No. 60 of said land records, which adjoins said Lots 5 through 10 of Studt's Heights No. 2; and being more particularly described as follows:

Beginning at the intersection of the South right-of-way line of Olive Boulevard, as widened, variable width, and the West right-of-way line of Will Avenue, 40 feet wide; thence along said West right-of-way line of Will Avenue, South 00 degrees 13 minutes 56 seconds West, a distance of 655.50 feet to the North right-of-way line of Studt Avenue, as widened, variable width; thence along said North right-of-way line of Studt Avenue as follows: South 81 degrees 58 minutes 33 seconds West, a distance of 65.69 feet; North 89 degrees 07 minutes 04 seconds West, a distance of 160.50 feet; North 00 degrees 52 minutes 56 seconds East, a distance of 3.00 feet; North 89 degrees 07 minutes 04 seconds West, a distance of 83.05 feet; North 38 degrees 03 minutes 20 seconds West, a distance of 32.55 feet to the East right-of-way line of North New Ballas Road, variable width; thence along said East right-of-way line of New Ballas Road as follows: North 00 degrees 32 minutes 01 seconds West, a distance of 212.64 feet to a curve; 261.47 feet along the arc of a curve to the right, having a radius of 5,689.08 feet, through a central angle of 002 degrees 38 minutes 00 seconds, with a chord that bears North 00 degrees 46 minutes 59 seconds East, a distance of 261.45 feet; North 02 degrees 05 minutes 59 seconds East, a distance of 175.37 feet to said South right-of-way line of Olive Boulevard; thence along said South right-of-way line of Olive Boulevard as follows: 88.58 feet along the arc of a curve to the right, having a radius of 51.00 feet, through a central angle of 099 degrees 31 minutes 13 seconds, with a chord that bears North 51 degrees 51 minutes 36 seconds East, a distance of 77.86 feet; 52.08 feet along the arc of a curve to the right, having a radius of 2,919.93 feet, through a central angle of 001 degrees 01 minutes 19 seconds, with a chord that bears South 78 degrees 43 minutes 46 seconds East, a distance of 52.08 feet; South 79 degrees 18 minutes 26 seconds East, a distance of 140.51 feet to a curve; 56.28 feet along the arc of a curve to the left, having a radius of 1,009.83 feet, through a central angle of 003 degrees 11 minutes 36 seconds, with a chord that bears South 80 degrees 54 minutes 30 seconds East, a distance of 56.28 feet to a curve; 28.84 feet along the arc of a curve to the right, having a radius of 20.00 feet, through a central angle of 082 degrees 36 minutes 35 seconds East, with a chord that bears South 40 degrees 51 minutes 02 seconds East, a distance of 26.40 feet to the point of beginning.

BILL NO. _____

ORDINANCE NO. _____

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

1. Ordinance Nos. 1542, 1586 and 2138 are hereby repealed.
2. The Conditional Use Permit shall be for the operation of an approximately 1,200 square foot Limited-Service Restaurant, NAICS 722513, establishment at 782 North New Ballas Road, within Creve Coeur Plaza.
3. Maximum seating permitted is limited to 16 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Creve Coeur Plaza to ensure zoning code compliance.
4. Hours of operation shall be from 10:00 AM to 10:00 PM every day of the week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
5. Employee vehicles, delivery and company vehicles shall be parked in the adjacent parking lots behind the buildings.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
7. 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.
8. 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.
9. 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.
10. 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 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.

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

ADOPTED THIS ____ DAY OF _____, 2025.

MARK MANLIN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2025.

DR. ROBERT
HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

July 8, 2025

Page 2

The subject property is a 3.25-acre site with a one-story, 41,531+ square foot brick commercial building surrounded by a surface parking lot containing 154 parking stalls. The applicant, Foster and Adoptive Care Coalition, is seeking Minor Site Plan approval in order to update the façade of the building with new exterior materials for the storefront entrance, add new window openings to the building, install an accessibility ramp to the entrance, and add new landscaping. The applicant's plans include retaining the brick exterior material as is while adding colorful accents using Trespa Meteon High Pressure Laminate panels. These elements will be installed on all sides of the building. The applicant is also seeking new signage as well as interior alterations that will be reviewed under separate permits. The building has been utilized by the previous tenant for many years before the applicant purchased the property and both the building and site are in need of updates and repairs. The landscaping plan includes additional landscaping around the building and along North Lindbergh.

The applicant, Foster and Adoptive Care Coalition, is seeking to move their operations to this location and increase their number of employees here in order to better serve the children entering local foster care. Their service areas include the 14 Missouri and Illinois counties that make up Metro. St. Louis and this new location will be within 1 statistical square mile from the center of their clients. As part of their operations their resale store, ReFresh: A Fashion-Forward Resale Boutique using proceeds to support the overall mission of Foster and Adoptive Care Coalition, will be located on site.

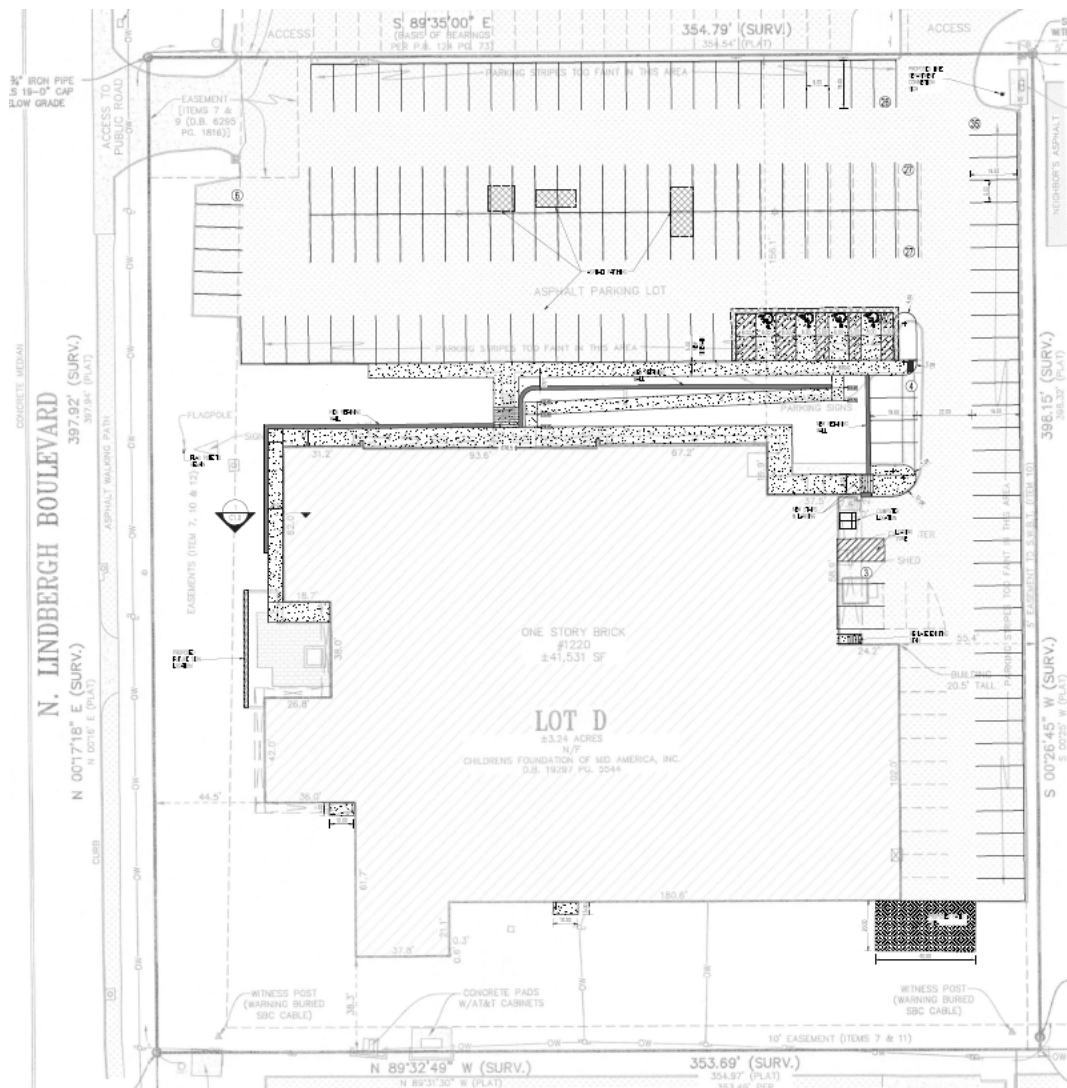


Figure 1: Site Plan for 1220 N. Lindbergh Boulevard.



Figure 2: Existing façade of 1220 N. Lindbergh from March 2025 Google Street view taken from N. Lindbergh.



Figure 3: Existing entrance of 1220 N. Lindbergh facing the parking lot.

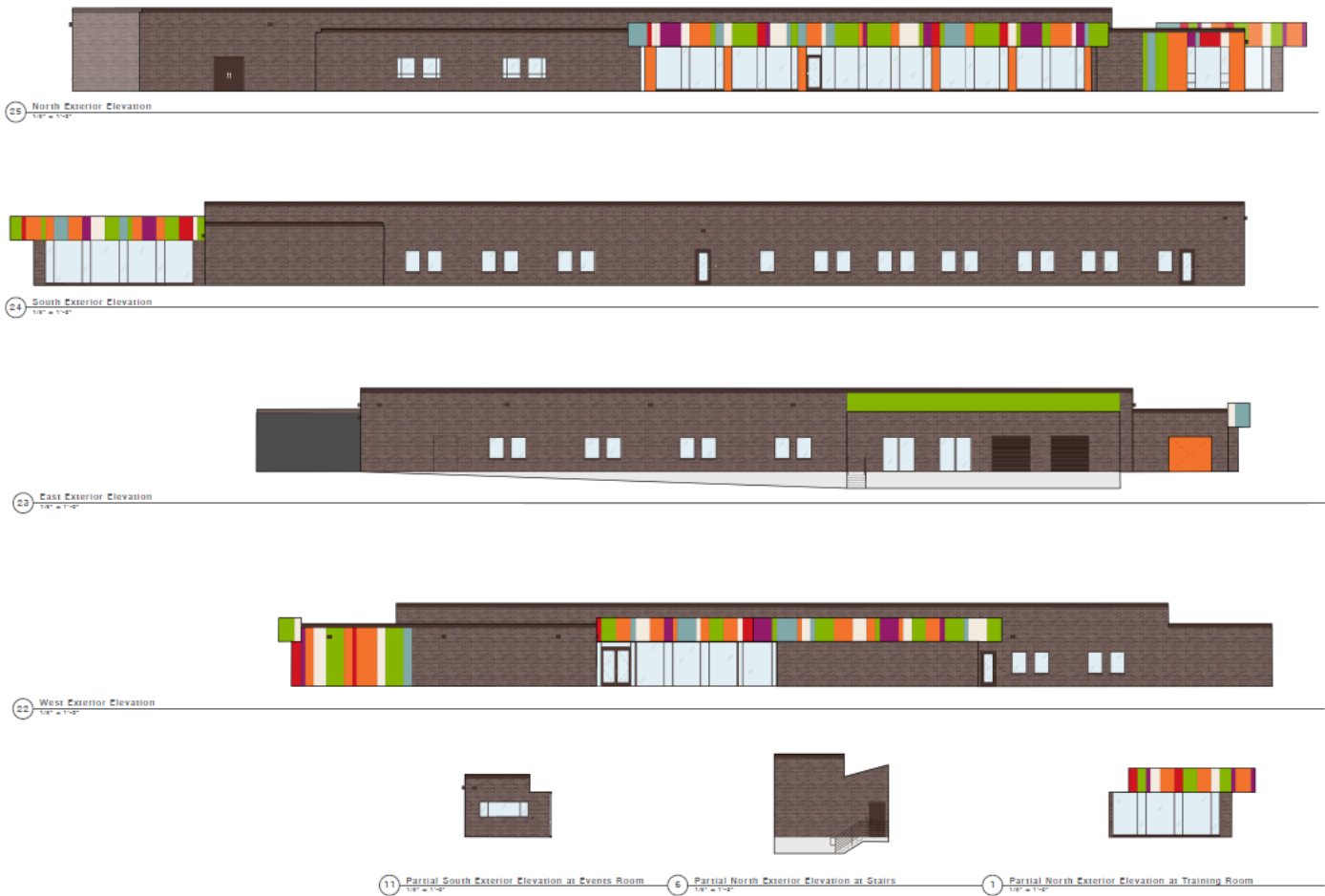


Figure 4: Proposed color scheme for exterior façade accents.



Figure 5: High Pressure Laminate material example from Trespa website.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	GC-General Commercial	N/A
South	Commercial	GC-General Commercial	N/A
East	Industrial	LI-Light Industrial	N/A
West	Multi-Family Residential	Unincorporated St Louis County	N. Lindbergh Boulevard

COMPREHENSIVE PLAN REVIEW

The *Creve Coeur 2030 Plan* includes the subject property in the Mixed-Use Innovation Campus District (MUIC). The Mixed-Use Innovation Campus District is intended for specialized office, laboratory, institutional and research buildings supported by vibrant, ground floor mixed-use developments, multi-family housing and other community amenities (p.59). The review of this request only pertains to proposed façade changes, updated landscaping plan, and updated lighting for an existing building and site. The proposed use is permitted in the GC zoning district and the alterations do not appear to conflict with the Comprehensive Plan's goals for the district.

Design Guidelines

The Design Guidelines encourage materials to be of good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged (p.9). Color should be integral to the material and not painted on for minimal maintenance with architectural consistency of colors and material provided between all elevations (p. 9). In this case, the main façade material of the existing building is a durable brick that will not be painted but instead left as is. The proposed Trespa Meteon High Pressure Laminate panels will be used as an accent material to update the building's dated façade elements. The colors of the material are integral to the material and not painted on but the large number of colors used in the design is not compatible with the surrounding buildings.

There are examples of existing buildings along N. Lindbergh Boulevard that received site development plan approval for exterior alterations using colorful materials such as 1260 Andes Boulevard (Fig. 6) and 243 N. Lindbergh Boulevard (Fig.7). 1260 Andes Boulevard received Planning and Zoning Commission approval in September 2024 to paint the existing brick white and include black and bright blue metal panel accents. 243 N. Lindbergh Boulevard received Planning and Zoning Commission approval in June 2015 to install fiber cement panels in a variety of colors in the neutral family. Both projects were façade alterations to existing buildings along N. Lindbergh, which does have a more diverse building stock in terms of design, in order to update the older buildings or their new uses, as is the case with the subject property. The applicant's proposal for the subject property includes the Trespa Meteon High Pressure Laminate panels as a minor façade element but the number of material colors proposed make it stand out against the surrounding buildings. Staff believes that the alterations would be more compatible with the surrounding buildings if less colors were selected for the panels and in a more solid colored design.



Figure 6: 1260 Andes Boulevard received Site Development Plan approval for exterior changes in Sept. 2024.



Figure 7: Façade Alterations at 243 N. Lindbergh Blvd approved in June 2015 by Site Development Plan.

Exterior Elevations

As previously discussed in this report, the subject property includes an existing 1-story 41,531 square foot brick building that the applicant intends to occupy. The applicant has applied for and received approval for interior alterations in order to prepare the building to house the headquarters of Foster and Adoptive Care Coalition and their retail store ReFresh: A Fashion-Forward Resale Boutique. The exterior alterations proposed include a facade update to remove dated design elements and replace them with colorful Trespa Meteon High Pressure Laminate panels. The panels will be installed on all four facades but the majority of these panels will be installed on the northern front façade at the entrance and on the western façade facing North Lindbergh Boulevard. The panels are proposed to be installed in a variety of colors that stand out in contrast to the more muted materials of the surrounding area which include industrial and office buildings of mostly brick construction. Due to the age of the building stock along N. Lindbergh, several have been updated with exterior façade alterations that include color but not to the extent as is proposed. Staff recommends that the applicant reduce the number of colors proposed for the panels in order to help the building blend in with the surrounding buildings.

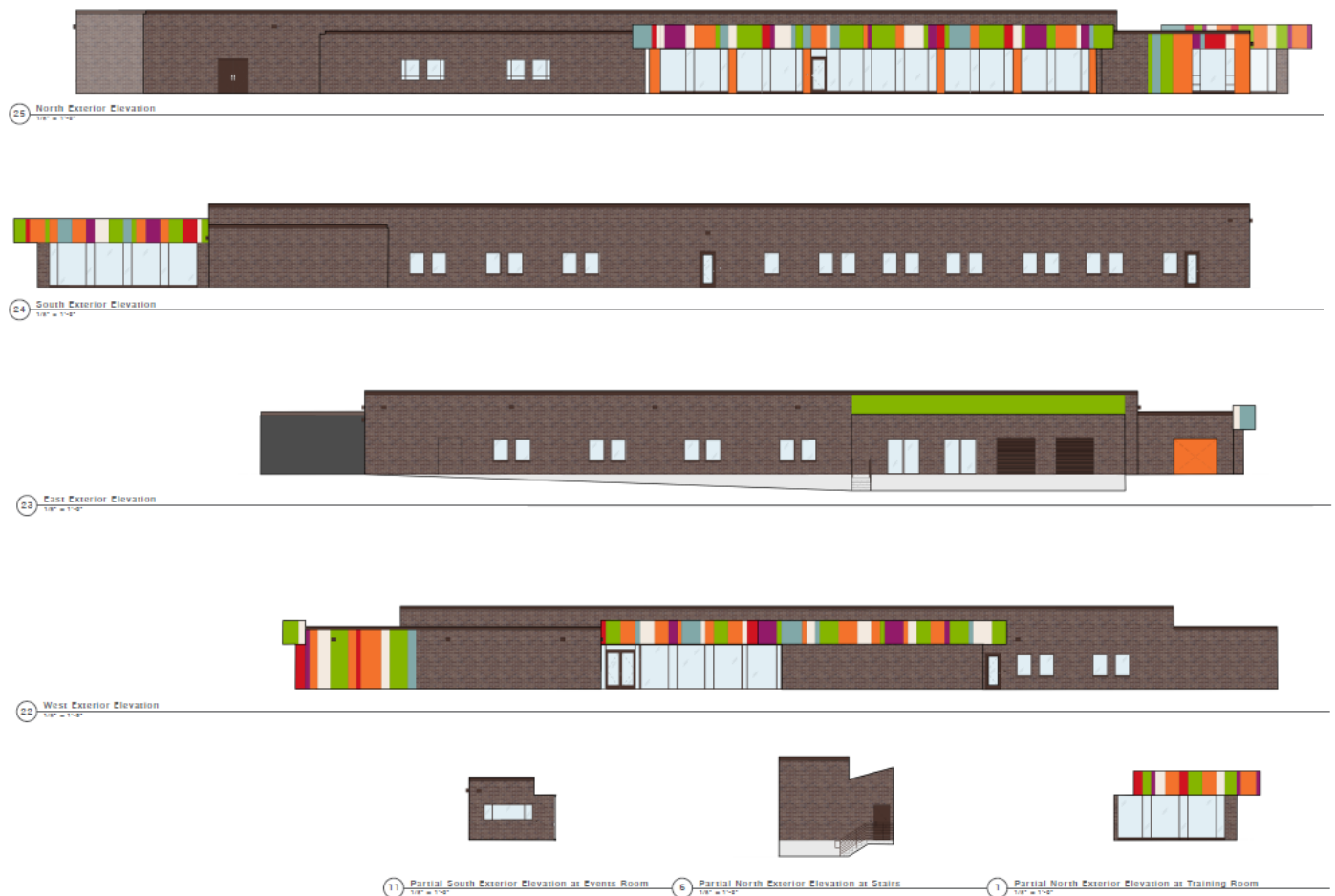


Figure 8: Exterior Elevations.

In addition to the exterior panels, the applicant is proposing to construct additional window openings in the building to provide additional light into the office space. The sizing of the new window openings appears to be uniform in size and placement throughout the building and do not appear to change the overall character of the building.

Landscaping Plan

The landscaping plan provides landscaping around the building and throughout the site. The plan includes a mix of evergreen and deciduous trees, perennials, and shrubs. Smaller rain gardens with appropriate landscaping are also proposed on site. 13 Evergreen trees along with shrubs are proposed along the southern property line to provide screening of the building from the adjacent property once the existing honeysuckle is removed. Given the age of the property and the length of its vacancy, the site is in need of new landscaping which is provided in the submitted landscaping plan. Staff was especially concerned with the landscaping around the entrance to the building and along the street facing side on N. Lindbergh Boulevard. Due to the limited scope and existing available space for this project site, staff did not require street trees to be installed at this time. There is not an existing underground irrigation system and the scope of the project does not specifically require that one be installed. Should the Commission determine otherwise, staff recommends further discussion with the applicant at the meeting.

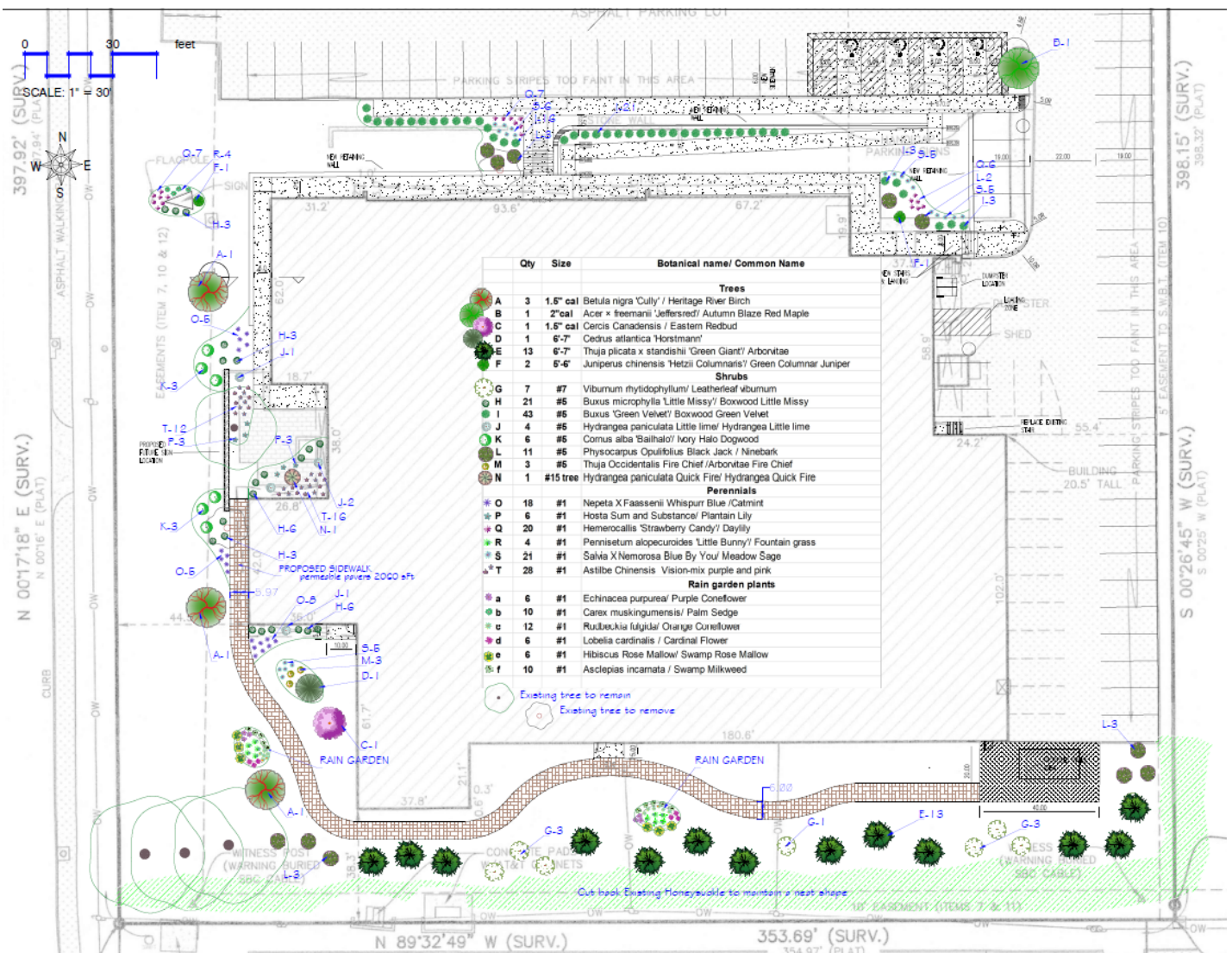


Figure 9: Proposed Landscaping Plan

Lighting Plan

The applicant is proposing to install new lighting on the building and re-use the existing parking lot light poles. These fixtures were re-lamped in Fall 2024 and the photometric plan shows that the light levels meet the requirements for Section 305.680. The existing pole mounted lamp heads in the parking lot are shielded but are currently not in the downcast position per a staff site visit. These lighting fixtures will need to be adjusted into a downcast position in order to be compliant with Section 305.680 and a condition of approval has been added to address this.

July 8, 2025

Page 9



Figure 8: Existing parking lot lighting to be angled down.

Trash Enclosure

The subject property includes an existing loading dock area to the side of the building where the dumpster is proposed to be located. Although this area is not highly visible off site, no dumpster enclosure is existing or proposed. Staff has added a condition of approval that the proposed dumpster be screened with appropriate materials per staff review and approval.

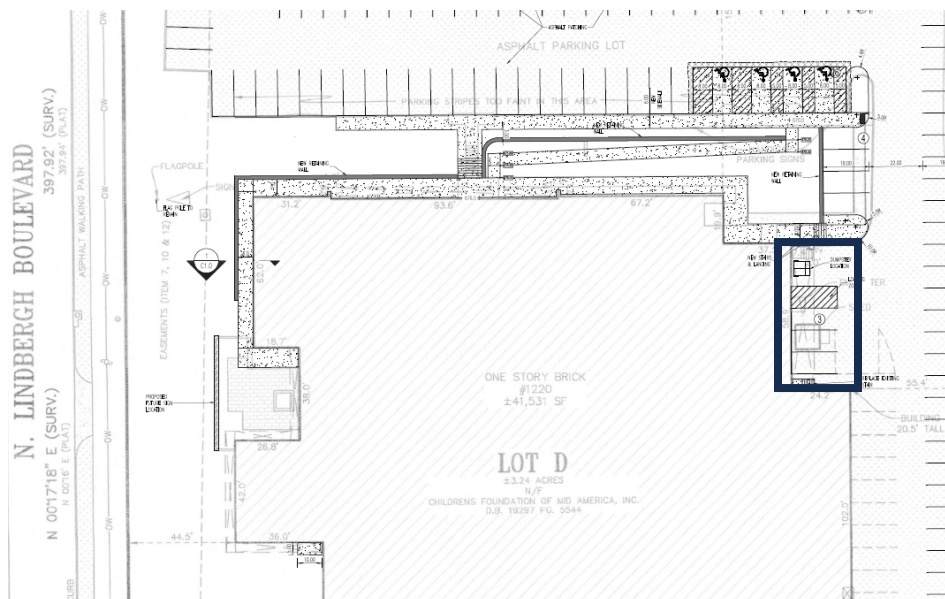


Figure 9: Proposed dumpster location.

Parking Lot

The subject property includes a large surface parking lot that wraps around the north and eastern portions of the site. The parking lot includes 154 parking spaces. Per Section 405.820(B)(4), general office uses in buildings larger than 15,000 square feet require 3.3 parking spaces per 1,000 square feet of gross leasable floor area. The existing building is 41,531 square feet and requires 137 parking spaces where 154 are provided. The applicant is not proposing to enlarge the existing surface parking lot but it is in disrepair. The applicant is proposing to patch the asphalt and reseal and restripe the parking lot as noted on the site plan. A condition of approval for the resealing and restriping has been added.

DISCUSSION AND RECOMMENDATION

The Planning and Zoning Commission should discuss with the applicant the reduction in the number of colors proposed for the exterior laminate panels in order to better fit with the surrounding buildings. Should the Commission find the façade alterations and site work acceptable, below are the recommended conditions of approval:

1. 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 Improvements” as bound together and submitted in conjunction with Application #25-015 by Nehring Design received on May 2, 2025.
2. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.
3. A new sightproof trash enclosure of a material to match the building or other material as approved by Staff shall be installed at the proposed location of the dumpster.
4. All landscaping shall be maintained per the approved Landscape Plan and any 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. A final landscaping plan shall be submitted for approval by staff prior to building permit issuance.
5. All lighting shall comply with Section 405.680 and 405.810 of the Zoning Ordinance, including the downcast angle of the existing fixture heads, and with the lighting levels as shown on the photometric plans, as submitted on May 2, 2025.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
7. Parking lot to be resealed and restriped according to the proposed plans submitted May 2, 2025.
8. All roof mounted mechanical equipment installed for the site shall be properly screened with approved materials to match the building.

MOTION

The motion to approve the minor site development plans as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. City Council action is not required for minor site development plans. The following is an example of an appropriate motion for this proposal:

"I move to recommend approval of the minor site plan for 1220 N. Lindbergh Boulevard as bound together with Application #25-015, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of July 8, 2025" (conditions may be added, eliminated, or modified by preceding motion).

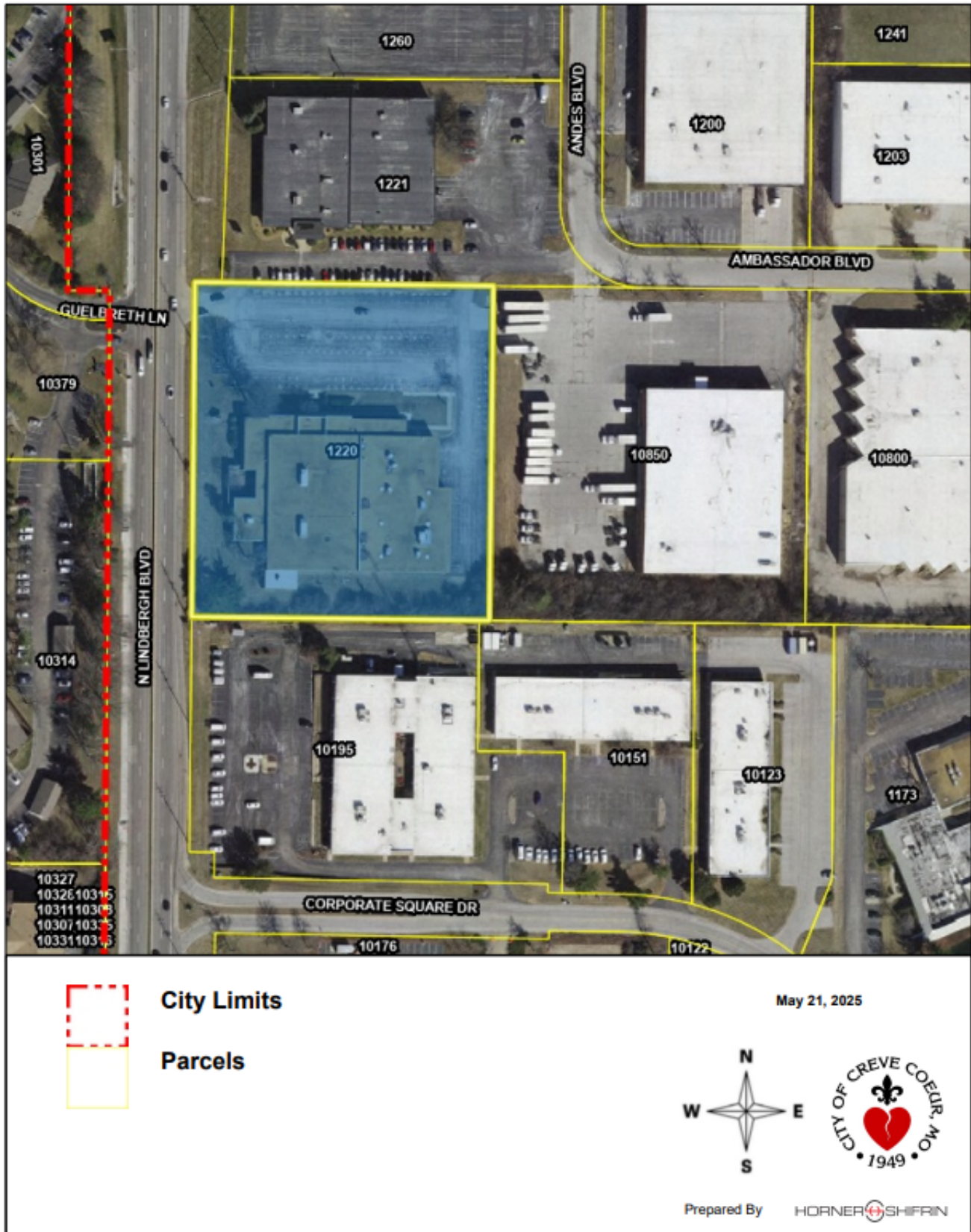
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

Date: 7/1/2025



Description: Existing building entrance for 1220 N. Lindbergh Boulevard.



Description: Existing parking lot lighting poles.

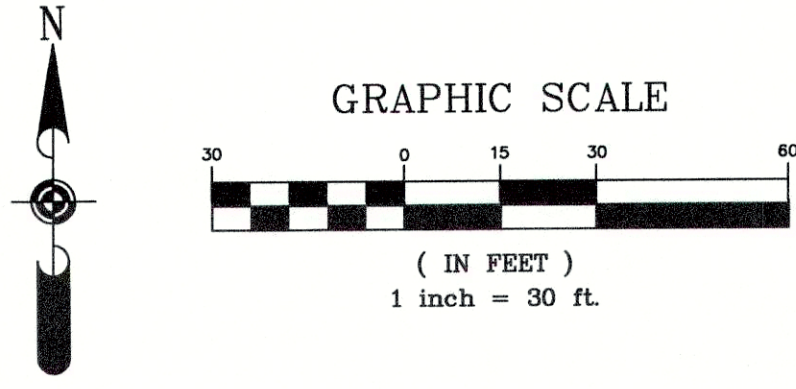


Description: Existing surface parking lot in need of repair.



Description: Proposed dumpster location.

"ALTA-NSPS LAND TITLE SURVEY"



ZONING INFORMATION



CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relav MO 1-800-735-2966

February 7, 2023

Tim Elli
Diversified Development and Construction
440 Panoramic Trail
Weldon Spring, MO 63304

Re: Zoning Verification—1220 N. Lindbergh Boulevard
Creve Coeur, Missouri, 63141

Mr. Elli

In response to your request for identification of the zoning of the referenced property (hereafter the "Property"), we report the following:

- The Property is zoned "GC" General Commercial, per Section 405.350 of the City of Creve Coeur Zoning Ordinance, as are the adjoining properties to the north and south. The adjoining properties to the east zoned "LI" Light Industrial district and the properties to the west are outside the City's limits in unincorporated St. Louis County. It is not within any special or overlay zoning district.
- All permitted uses, conditionally permitted uses, and development regulations of the Property are governed by Section 405.210 Table A of the City of Creve Coeur Zoning Ordinance.
- The Property has not been inspected in connection with your request, but there are no known violations of the Zoning Code existing on the Property at this time.
- All landscaping shall be permanently maintained according to the approved landscaping plan, in good condition with at least the same quality and quantity of landscaping as initially approved, per Section 405.540(7)(10) of the Zoning Ordinance.
- The Code of Ordinances, including Chapter 405, the Zoning Ordinance, and Chapter 500, Building Code Regulations, are available from the City's website at <http://www.crevecoeurmo.gov>.

Please note that the foregoing statements are based on our good faith review of City records but are not binding upon the City. Official records are controlling, and zoning changes may be made in accordance with applicable procedures. If you have any questions, please feel free to call (314) 872-2501.

Sincerely,

CITY OF CREVE COEUR

Bethany L. Moore, City Planner

TITLE LEGAL DESCRIPTION

Lot "D" of the Subdivision of Section 10 of Lindbergh Warsaw Industrial Center Addition No. 2, according to the plat thereof recorded in Plat Book 124 page 73 of the St. Louis County Recorder's Office.

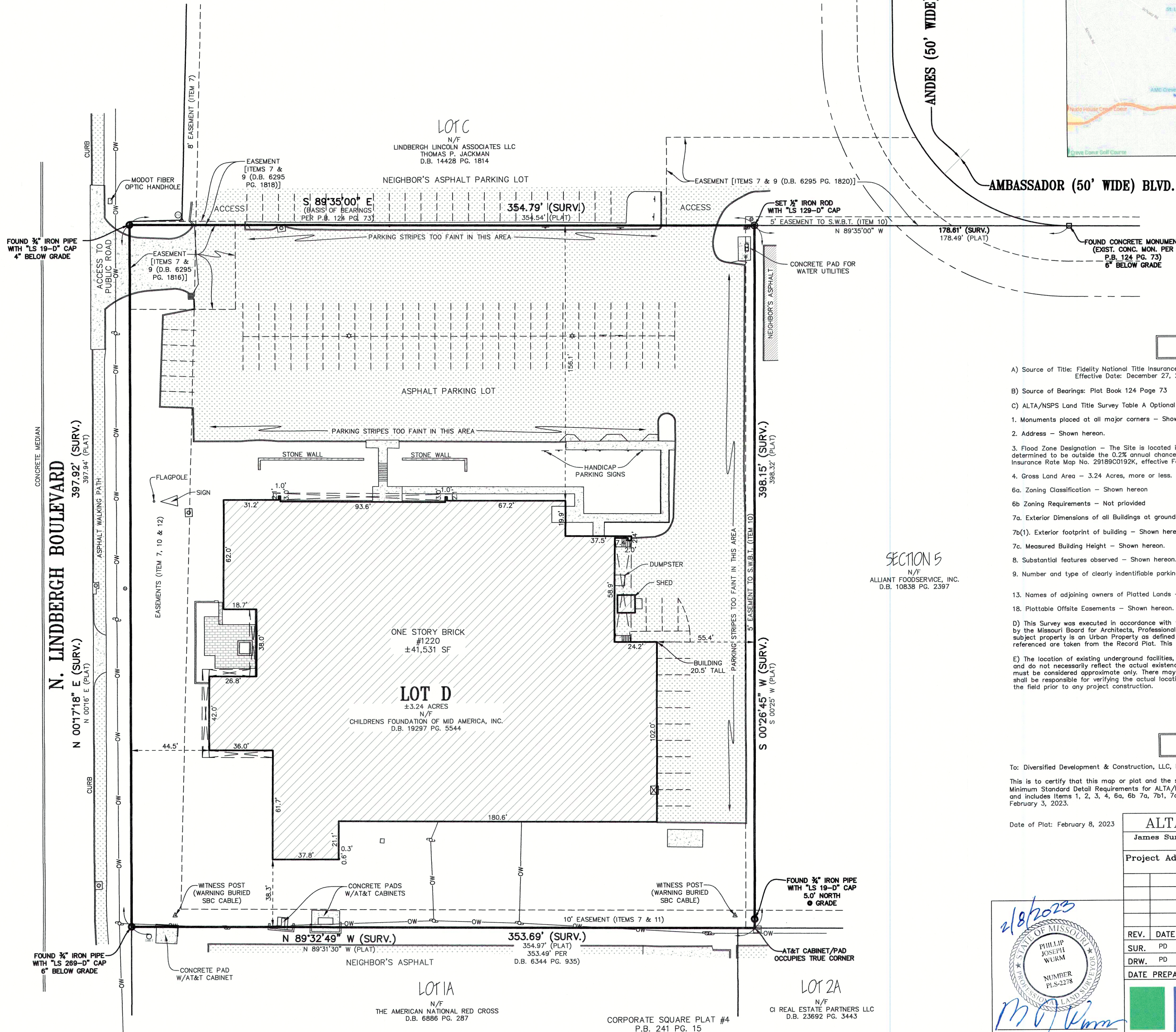
SCHEDULE B (SPECIAL EXCEPTIONS)

SCHEDULE B — SECTION II — EXCEPTIONS

- ITEM 7 — Building lines, Easements and Restrictions according to Plat Book 124 page 73 and Surveyor's Affidavit recorded in Book 6344 page 935 and Book 6344 page 937 apply as shown hereon.
- ITEM 8 — Building lines, easements and set backs which are shown on the plat recorded in Plat Book 119 page 32 apply as shown hereon.
- ITEM 9 — Easement for roadway purposes and for ingress and egress according to instrument recorded in Book 6295 page 1816, Book 6295 page 1818 and Book 6295 page 1820 applies as shown hereon.
- ITEM 10 — Easement granted Southwestern Bell Telephone according to instrument recorded in Book 6031 page 359 applies as shown hereon.
- ITEM 11 — Easement granted to Union Electric Company according to the instrument recorded in Book 6091 page 231 applies as shown hereon.
- ITEM 12 — Easement granted to the Metropolitan St. Louis Sewer District according to instrument recorded in Book 6311 page 1239 applies as shown hereon.

LEGEND OF SYMBOLS

- | | |
|---------------------------|-------------------------------------|
| UTILITY POLE | GAS METER |
| LIGHT POST | GAS VALVE |
| FIRE HYDRANT | GAS LINE |
| WATER VALVE | MANHOLE |
| WATER METER | SEWER LINE |
| HANDICAPPED PARKING | OVERHEAD WIRE |
| SATELLITE | AREA INLET |
| SIGN | FLARED END SECTION |
| FIBER OPTICS MANHOLE | SOUTHWESTERN BELL TELEPHONE MANHOLE |
| AUTO SPRINKLER CONNECTION | |



MISCELLANEOUS NOTES

- A) Source of Title: Fidelity National Title Insurance Company — Commitment File No. 20185STL
Effective Date: December 27, 2022 at 8:00 AM
- B) Source of Bearings: Plat Book 124 Page 73
- C) ALTA/NSPS Land Title Survey Table A Optional Specifications:
- Monuments placed at all major corners — Shown hereon.
 - Address — Shown hereon.
 - Flood Zone Designation — The Site is located in Zone "X", not a Special Flood Hazard Area; "Other Areas", Areas determined to be outside the 0.2% annual chance floodplain; according to information shown on the current FEMA Flood Insurance Rate Map No. 29189C0192K, effective February 4, 2015; by graphic plotting only.
 - Gross Land Area — 3.24 Acres, more or less.
 - Zoning Classification — Shown hereon
 - Zoning Requirements — Not provided
 - Exterior Dimensions of all Buildings at ground level — Shown hereon.
 - Exterior footprint of building — Shown hereon.
 - Measured Building Height — Shown hereon.
 - Substantial features observed — Shown hereon.
 - Number and type of clearly identifiable parking spaces — Total Parking Spaces — 79, Handicapped Parking Spaces — 6
 - Names of adjoining owners of Platted Lands — Shown hereon.
 - Plottable Offsite Easements — Shown hereon.
- D) This Survey was executed in accordance with the Current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Landscape Architects. The subject property is an Urban Property as defined in said standards. The Bearing Reference System and Easements unless referenced are taken from the Record Plat. This Plat MAY NOT SHOW CURRENT ZONING SETBACKS.
- E) The location of existing underground facilities, structures and utilities have been plotted from available surveys and records and do not necessarily reflect the actual existence, nonexistence, size, type, number or location, therefore these locations must be considered approximate only. There may be others, the existence of which is presently not known. The contractor shall be responsible for verifying the actual location of all utilities, shown or not shown, and said utilities shall be located in the field prior to any project construction.

SURVEYOR'S CERTIFICATE

To: Diversified Development & Construction, LLC, Fidelity National Title Insurance Company and St. Louis Title

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, and 18 of Table A thereof. The field work was completed on February 3, 2023.

Date of Plat: February 8, 2023

ALTA/NSPS LAND TITLE SURVEY

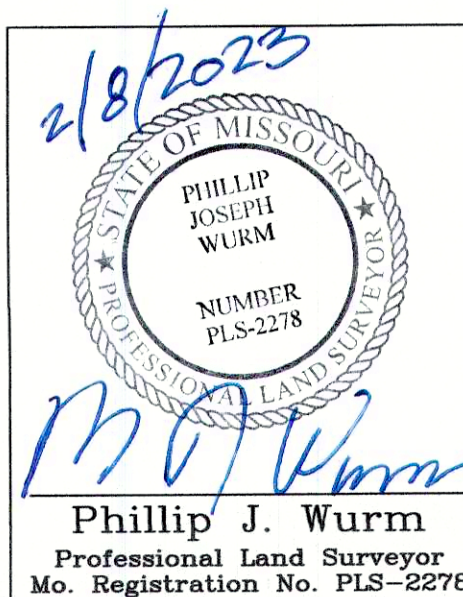
James Surveying Company Professional Land Surveying Corporation
Original Certificate/License No. 000129

Project Address: 1220 N. Lindbergh Blvd, Creve Coeur,
St. Louis County, Missouri, 63132

REV.	DATE	BY	DESCRIPTION
SUR.	PD	DES.	PROJECT NUMBER
DRW.	PD	CHK.	PJW
DATE PREPARED:	02-08-2023	SHEET	1 OF 1

JAMES SURVEYING
COMPANY
LAND SURVEYORS

10811 BIG BEND BOULEVARD KIRKWOOD, MO. 63122
PHONE: (314) 822-1006 FAX: (314) 822-0006



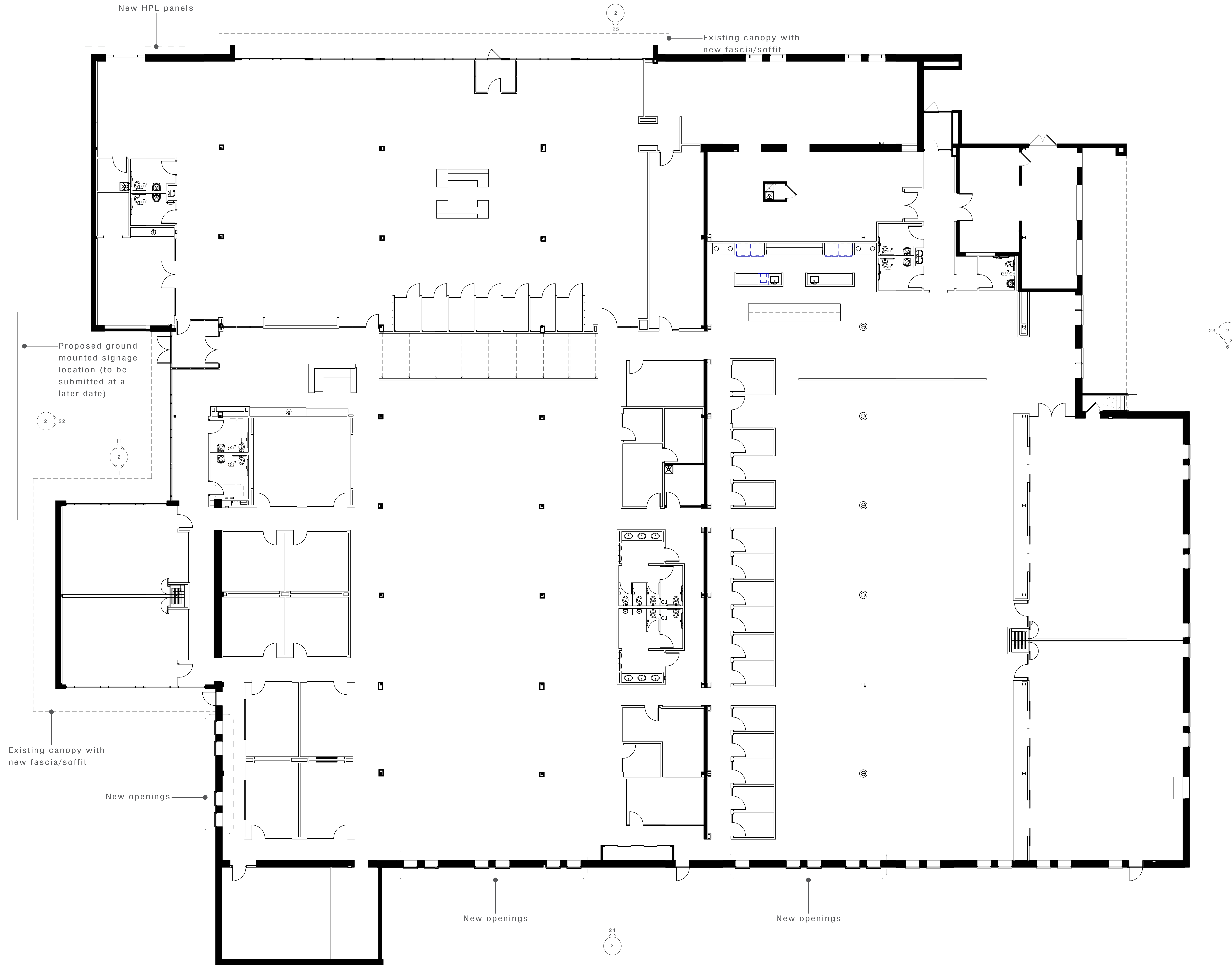
May 02, 2025
2024-006

1220 North Lindbergh Boulevard
Creve Coeur, Missouri 63132

Foster & Adoptive Care Coalition
Exterior Improvements

1

of 3



May 02, 2025
2024-006

1220 North Lindbergh Boulevard
Creve Coeur, Missouri 63132

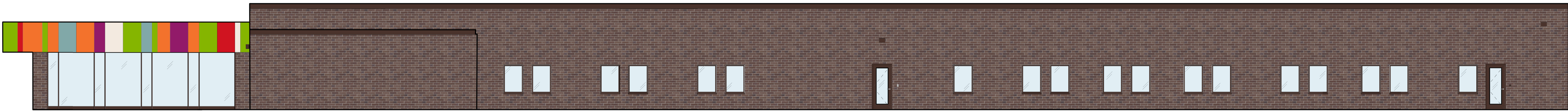
Foster & Adoptive Care Coalition
Exterior Improvements

2

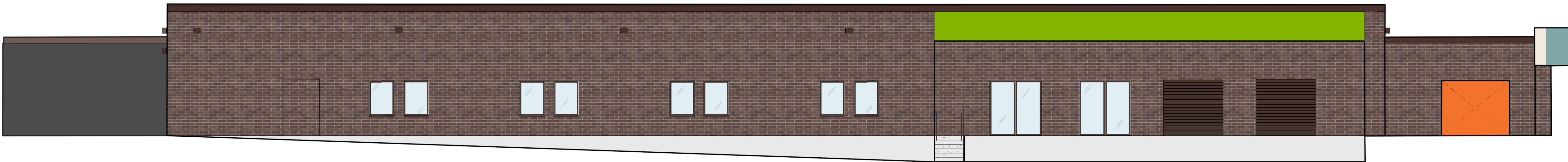
of 3



25 North Exterior Elevation
1/8" = 1'-0"



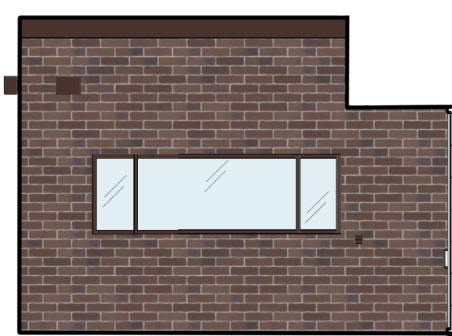
24 South Exterior Elevation
1/8" = 1'-0"



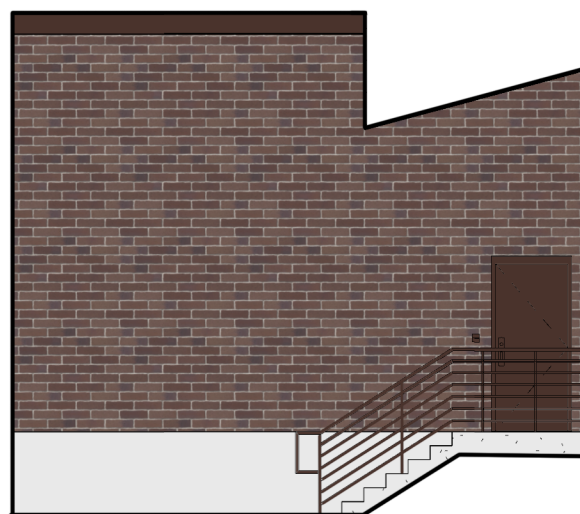
23 East Exterior Elevation
1/8" = 1'-0"



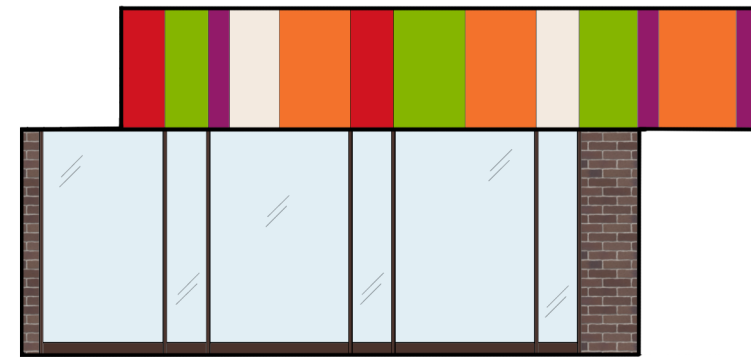
22 West Exterior Elevation
1/8" = 1'-0"



11 Partial South Exterior Elevation at Events Room
1/8" = 1'-0"



6 Partial North Exterior Elevation at Stairs
1/8" = 1'-0"



1 Partial North Exterior Elevation at Training Room
1/8" = 1'-0"

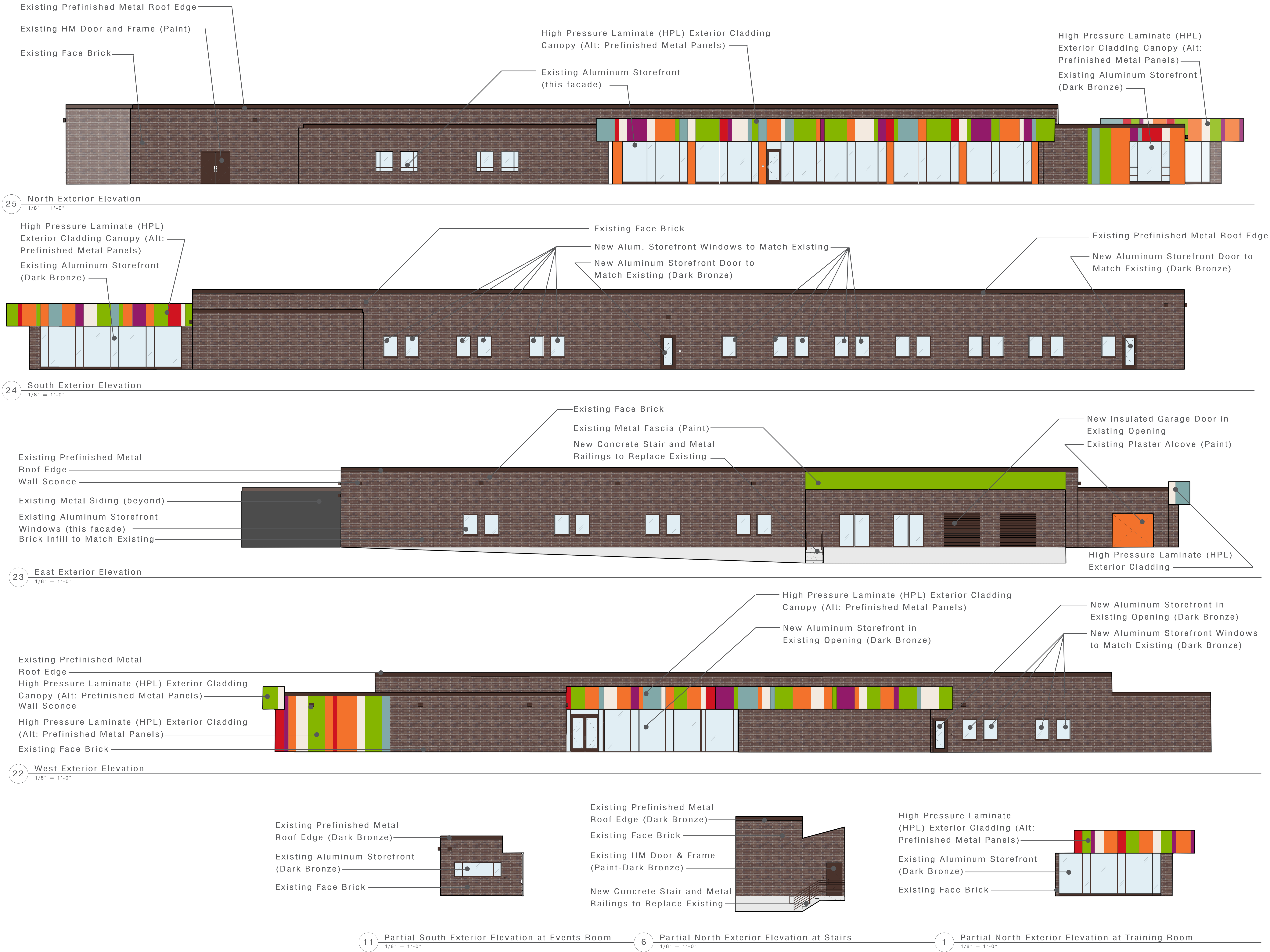
May 02, 2025
2024-006

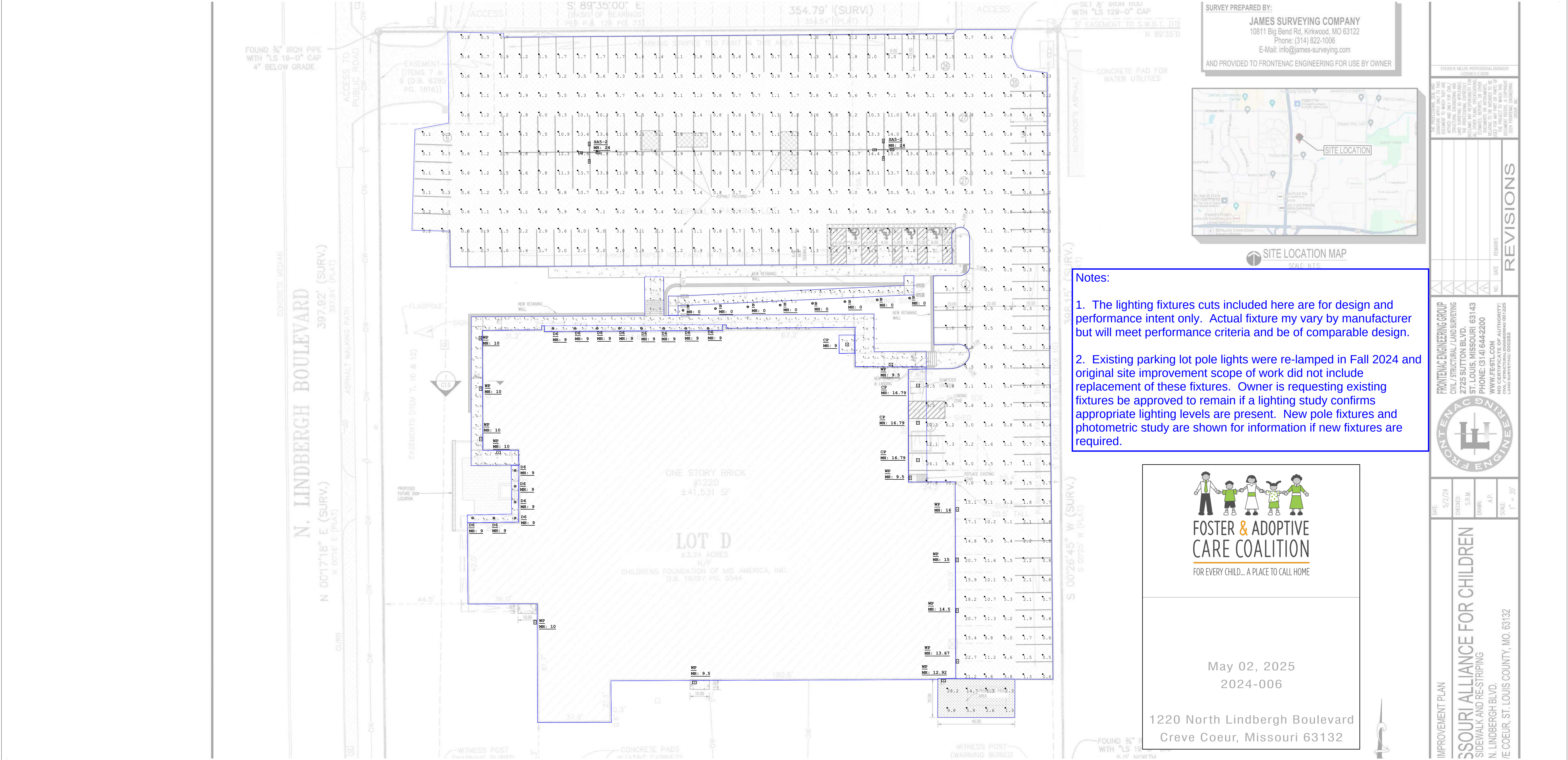
1220 North Lindbergh Boulevard
Creve Coeur, Missouri 63132

Foster & Adoptive Care Coalition
Exterior Improvements

3

of 3





Luminaire Schedule					
Symbol	Label	Qty	Arrangement	LLF	Description
⊕	B	8	Single	0.900	Existing Bollard
+	CP	4	Single	0.900	SLG CSCLS1FSK
⊕	D6	14	Single	0.900	SLG DRS 6R LS15 G3 FSK + DE 3/4/6/8/10R HOUSING
⊕	SA5-2	2	4 @ 90 Degrees	0.900	SLG (4) ALF LS250 T5 G2 FSK PSC ASR B
⊕	WP	13	Single	0.900	ENVISION LED-WPFC-TRZ-5P120-TRI-BL-PC-T4

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Canopy_2_Planar	15.40	25.5	9.6	1.60	2.66
Canopy_Planar	26.43	27.0	25.8	1.02	1.05
Parking_Lot_Planar	3.67	37.8	0.1	36.70	378.00
Patio_Planar	8.76	28.2	1.3	6.74	21.69
Ramp_Planar	3.81	5.6	2.3	1.66	2.43
Walkpath_Planar_1	11.84	55.6	0.1	118.40	556.00

1. Parking Lot Calculation Points Set at 0'-0" AFF, 10'x10' spacing & 5'x5' spacing
2. Fixture Mounting Height: 24' AFF / 22' Pole Height / 2' Concrete Base
3. Mounting Height: See Drawing

THE LIGHTING CALCULATIONS PROVIDED IN THIS REPORT APPROXIMATE THE LIGHT LEVELS EXPECTED WITHIN THE SPACE BASED ON AN OPEN ENVIRONMENT AND BASED ON INFORMATION PROVIDED TO MEGLIO AND ASSOCIATES. PLEASE VERIFY THE DATA LISTED TO ENSURE ACCURACY. ANY VARIANCE IN COLOR/COMPOSITION OF WALLS CCT, SPACING, AND ANY OTHER SUBSTANTIAL FACTORS OR CHANGES PROVIDED IN DRAWINGS WILL VOID THIS CALCULATION AND A NEW CALCULATION WILL NEED TO BE MADE. THIS LAYOUT IS MEANT TO SHOW FIXTURE QUANTITY AND PERFORMANCE.

PROJECT NAME:	25204 Site Lighting FACC.AGI
PROJECT LOCATION:	Creve Coeur, MO
DATE:	4/30/2025
COMPANY:	MEGLIO & ASSOCIATES (WP)

PAGE 1 OF 1





CSC LS1 G1

LED Selectable Canopy Gen 1 **CONTRACTOR XP**

Due to continuous product improvements, specification and/or equipment updates may change without notice.

Project:
Catalog #:
Fixture Type:
Notes:



(Images are shown for illustration purposes only)

CSC G1

The **CSC Selectable Canopy Light** is a contractor experience LED canopy light - designed to save you money, save you time, and install quickly. 12 fixtures in 1 - 4 selectable lumen outputs for different ceiling heights and 3 selectable CCT color outputs. Fast installation that's prime for an easy retrofit - engineered with your experience first. Unleash controls with an easy mount sensor to make your safety and security a top priority with commissioning from our SLG Sync APP.

Catalog Number	Description	Lumens	Watts	CCT	Voltage
CSC LS1G1FSK	LED Selectable Canopy Light - First Generation	Selectable 4,000 - 8,400 Lm	Selectable 25 - 60 W	Selectable 3000K - 5000K	120V - 277V

ORDERING GUIDE

Example: **CSC LS1 G1 FSK**

Fixture Type	Selectable Lumen Output	Generation	Voltage	Selectable CCT	Finish	Emergency Backup	Options
• CSC LED Canopy Light	• LS1 4,000 Lm / 25 W 5,600 Lm / 36 W 7,000 Lm / 48 W 8,400 Lm / 60 W	• G1 First Generation	• BLANK 120-277 V	• FSK 3000K 4000K 5000K	• BLANK Dark Bronze • W White	• BLANK None • EL-CBOX Emergency Backup pre-installed	• BLANK None • MS-ACE-01 -MSB-20-L3 (Sensor Lens, 8-20ft) -MSB-20-L7 (Sensor Lens, 20-40ft)

Accessories



EL-CBOX *Emergency Backup pre-installed*

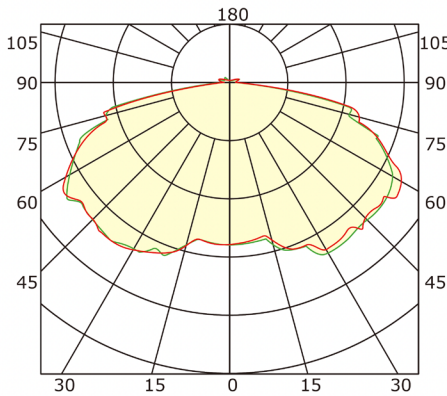
SLG sync



MS-ACE-01 *Motion Sensor*

Photometric

CSC LS1 G1 FSK



Electrical Load

	Power Setting	Wattage	Current (A)			
			120V	208V	240V	277V
CSC LS1 G1 FSK	Low	25 W	0.21	0.12	0.1	0.09
	Med	36 W	0.3	0.17	0.15	0.13
	High	48 W	0.4	0.23	0.2	0.17
	Max	60 W	0.5	0.28	0.25	0.22

Shipping Information



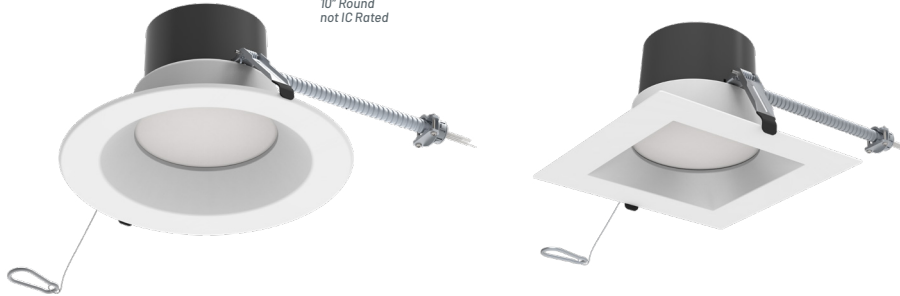
Product number	Individual box size	Individual box weight	# per carton	Carton box size	Carton box weight
CSC LS1 G1	10.4" x 10.4" x 3.5"	4.44 lbs	6	21.7" x 11" x 11.4"	27.63 lbs

*Box render is for example purposes only.

DRS G3

LED Selectable Downlight - Retrofit Series **CONTRACTOR XP**

Due to continuous product improvements, specification and/or equipment updates may change without notice.



DRS G3

Available in 4", 6", 8", 10" Round, and 4" and 6" Square sizes

The **DRS G3 Selectable Downlight Retrofit Series** is a problem solving commercial LED downlight with 5 selectable CCT options, 4 different sizes and selectable LED drivers, with a 90 CRI rating. Dimming made easy with 0-10V, TRIAC & ELV all in one option for each driver at no additional cost. Experience the difference with SLG Lighting selectable luminaires.

Catalog Number	Description	Lumens	Watts	CCT	CRI	Voltage	Dimming
DRS 4R LS12 G3 FSK	LED Selectable Downlight - 4" Round - White Trim	Selectable 600 - 1,200 Lumens	Selectable 6 - 12 W	Selectable 2700K - 5000K	90	120V - 277V	0-10V, TRIAC & ELV
DRS 6R LS15 G3 FSK	LED Selectable Downlight - 6" Round - White Trim	Selectable 750 - 1,500 Lumens	Selectable 7 - 15 W	Selectable 2700K - 5000K	90	120V - 277V	0-10V, TRIAC & ELV
DRS 8R LS25 G3 FSK	LED Selectable Downlight - 8" Round - White Trim	Selectable 1,100 - 2,500 Lumens	Selectable 10 - 25 W	Selectable 2700K - 5000K	90	120V - 277V	0-10V, TRIAC & ELV
DRS 10R LS36 G3 FSK	LED Selectable Downlight - 10" Round - White Trim	Selectable 2,000 - 3,500 Lumens	Selectable 20 - 36 W	Selectable 2700K - 5000K	90	120V - 277V	0-10V, TRIAC & ELV
DRS 4S LS12 G3 FSK	LED Selectable Downlight - 4" Square - White Trim	Selectable 600 - 1,200 Lumens	Selectable 6 - 12 W	Selectable 2700K - 5000K	90	120V - 277V	0-10V, TRIAC & ELV
DRS 6S LS15 G3 FSK	LED Selectable Downlight - 6" Square - White Trim	Selectable 750 - 1,500 Lumens	Selectable 7 - 15 W	Selectable 2700K - 5000K	90	120V - 277V	0-10V, TRIAC & ELV

ORDERING GUIDE

Example: **DRS 4R LS15 G3 FSK**

ACCESSORIES

Fixture Type	Size & Shape	Selectable Lumen Output	Generation	Voltage	Dimming	CCT	Finish	Wall Washer	Accessories
• DRS LED Selectable Downlight - Retrofit Series	• 4R 4" Round	• LS12 600 Lm / 6 W 800 Lm / 8 W 1,200 Lm / 12 W	• G3 Gen 3	• BLANK 120-277 V	• BLANK 0-10V, TRIAC & ELV	• FSK 2700K 3000K 3500K 4000K 5000K	• BLANK White	• DRS 4RW G3 4" Round Wall Washer • DRS 6RW G3 6" Round Wall Washer • DRS 8RW G3 8" Round Wall Washer	• EMA-DH09D-UNV-145 9W Emergency Driver • DE 3/4/6/8/10R HOUSING New Construction Universal Housing for 4", 6", 8", and 10" Round Downlights • DE 4/6/8S HOUSING New Construction Universal Housing compatible with 4"/6"/8" Square Downlight • DT GR 4R W Downlight Goof Ring 4" Round • DT GR 6R W Downlight Goof Ring 6" Round • DT GR 8R W Downlight Goof Ring 8" Round • DT GR 10R W Downlight Goof Ring 10" Round
	• 4S 4" Square								
	• 6R 6" Round	• LS15 750 Lm / 7 W 1,100 Lm / 10 W 1,500 Lm / 15 W							
	• 6S 6" Square								
	• 8R 8" Round	• LS25 1,100 Lm / 10 W 2,000 Lm / 20 W 2,500 Lm / 25 W							
	• 10R 10" Round	• LS36 2,000 Lm / 20 W 2,500 Lm / 25 W 3,500 Lm / 36 W							

MOUNTING



Slipfitter Mount
An optional cast aluminum mast arm adapter secures fixture head to nominal 2-3/8\"/>



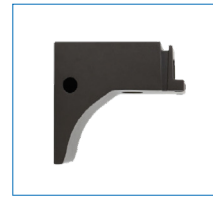
Wall Mount
Wall Mount is easy to install for direct wall mounting with 1/2\"/>



Trunnion Mount
Die-cast aluminum trunnion is easily adapted to many surfaces and allows easy fixture aiming angles.

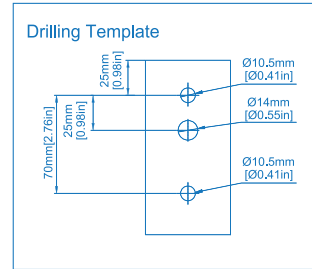
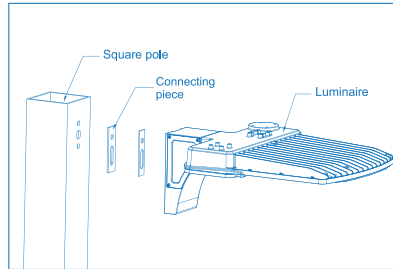
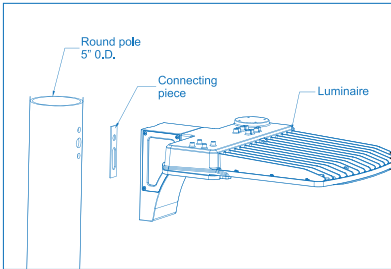


Adjustable Arm Mount
Standard versatile mounting arm is simple to install and can be used with existing poles for retrofit installations.



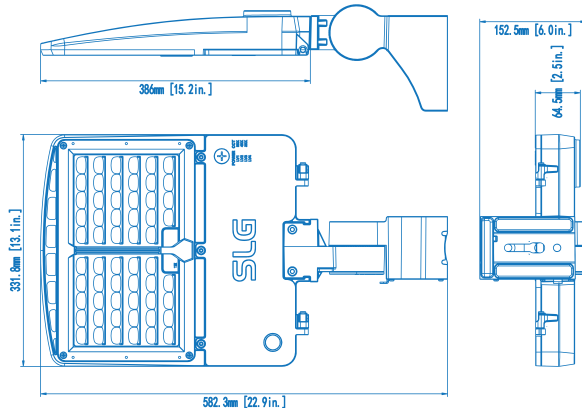
Non-adjustable Pole Mount
For square or round poles. Non-adjustable mount.

MOUNTING DIMENSIONS

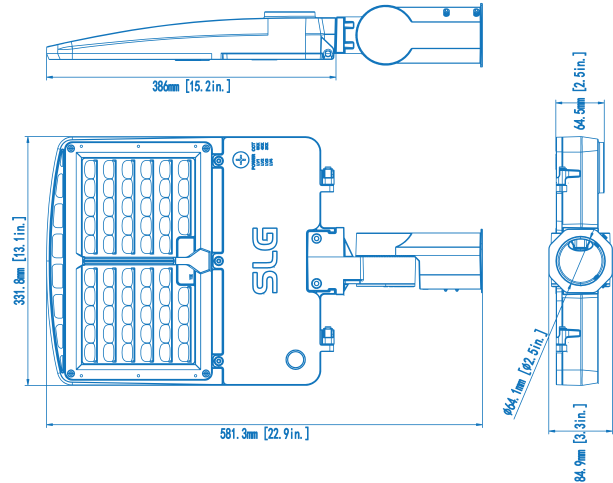


DIMENSIONS

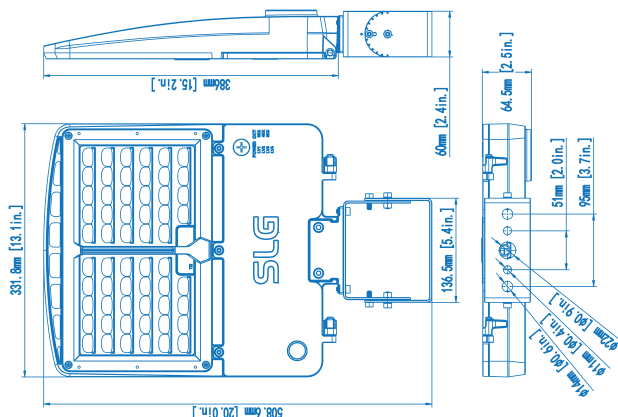
ALF LS250 - with Adjustable Pole Mount



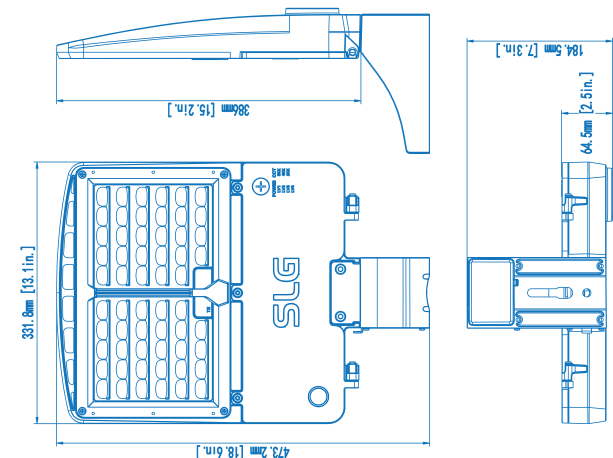
ALF LS250 - with Adjustable Slipfitter Mount



ALF LS250 - with Trunnion Mount



ALF LS250 - with Pole Mount

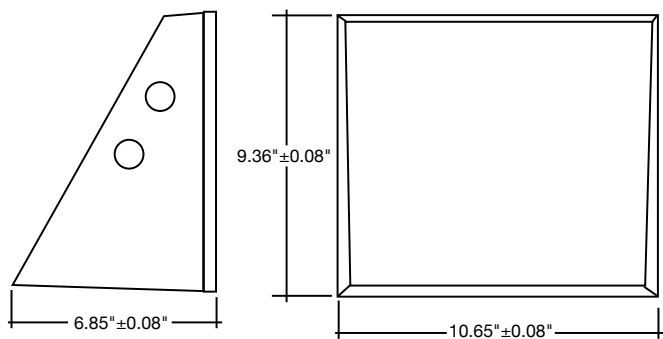


Due to continuous product improvements, specification and/or equipment updates may change without notice.

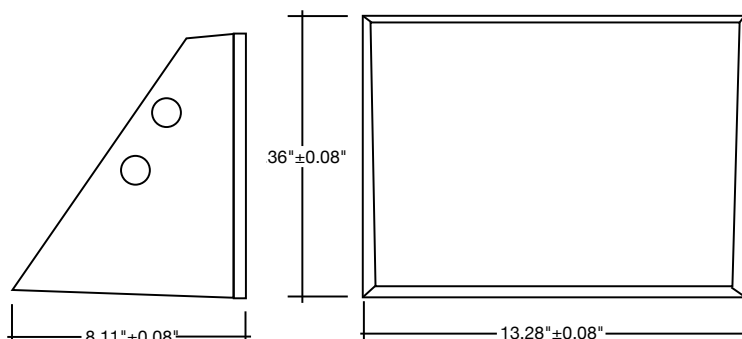
FEATURES



DIMENSIONS



5P60



5P120

ARCY-Line: 4" & 6" Architectural Cylinder Up and/or Down Light

3-CCT + 3-Power Selectable w/ Photocell



WATT	LUMENS
6	600
8	800
10	1,000
12	1,260
16	1,680
20	2,100
22	2,040
29	2,720
35	3,400

Detail Specification:

- Finish: Bronze, Black, White
- IP Rating: Wet Location IP65
- Beam Angle: 40° standard (other optics available)
- CCT: 30/40/50K Selectable
- Chip: SMD 2835, R9 >50, CRI >80
- Operating Temperature: -40° - 122° F
- Lens: Clear glass with optics
- Average life (L70) of 50,000 hours

Applications:

- Dock and Loading
- Walkways & Pathways
- Parking Lots
- Hospitality, Multi-Family
- Outdoor Corridors
- General Outdoor Lighting
- Residential, Commercial and Industrial

Product Information:

- Sturdy die-cast aluminum housing finished with corrosion free powder coat
- Photocell included on each fixture. Features on/off switch.
- 1.5' STJW 18.3 AWG cable whip included
- 3-Selectable Light Options: Up Only, Down only, Up & Down Light
- Select-n-Switch Technology: 3-CCT Selectable + 3-Power Selectable
- Easy Beam Angle Swap: available for field swap or at factory level
- Instant-On to full brightness

Driver Options:

- UNV: 120-277V 0-10V Dimmable
- Built in 6Kv Surge Protector
- THD: <20% (+/-5% tolerance), PF >0.9, 50/60Hz

Mounting & Installation:

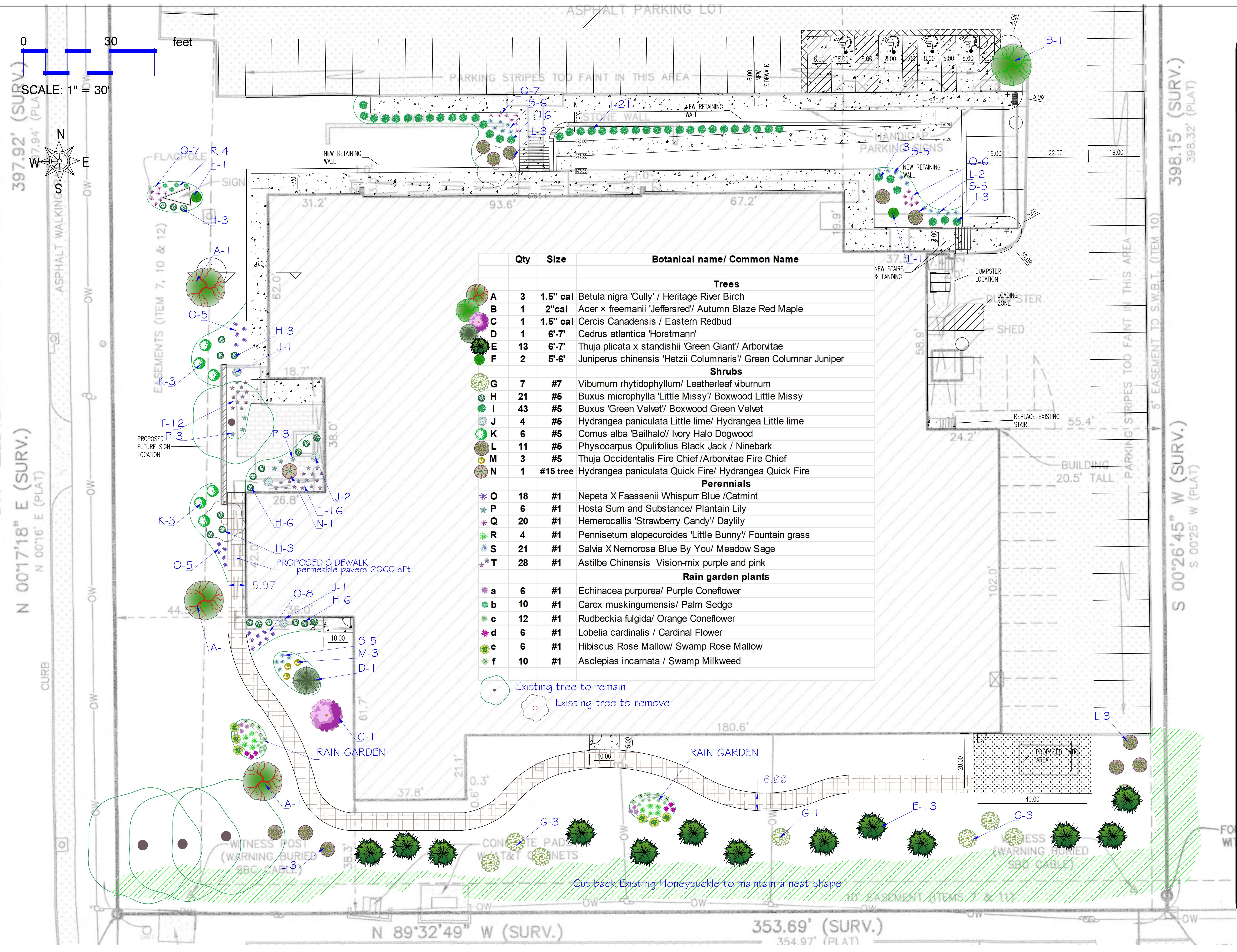
- Mounts to 3 or 4" J-box
- Covers a standard 4" recessed j-box

Certifications:

- UL Listed for USA and CA
- Approved for CA T24
- 5 Year Limited Warranty
- FCC CFR 47, GCC Part 15, Subpart B:2017

Series	Finish	Photocell	Beam Angle
_____	_____	PC	_____
LED-CYA-UD-4-3P20-TRI 4" 20/16/12W	BZ Bronze	Photocell is included with on/off switch	(blank) 40° 15D 15° 60D 60°
LED-CYA-UD-6-3P35-TRI 6" 35/29/22W	WH White		
	BL Black		

Specs and model numbers are subject to change with or without notice.



Qty	Size	Botanical name/ Common Name
Trees		
A	3 1.5" cal	Betula nigra 'Cully' / Heritage River Birch
B	1 2" cal	Acer x freemanii 'Jeffersred'/ Autumn Blaze Red Maple
C	1 1.5" cal	Cercis Canadensis / Eastern Redbud
D	1 6'-7'	Cedrus atlantica 'Horstmann'
E	13 6'-7'	Thuja plicata x standishii 'Green Giant'/ Arborvitae
F	2 5'-6'	Juniperus chinensis 'Hetzii Columnaris'/ Green Columnar Juniper
Shrubs		
G	7 #7	Viburnum rhytidophyllum/ Leatherleaf viburnum
H	21 #5	Buxus microphylla 'Little Missy'/ Boxwood Little Missy
I	43 #5	Buxus 'Green Velvet'/ Boxwood Green Velvet
J	4 #5	Hydrangea paniculata Little lime/ Hydrangea Little lime
K	6 #5	Cornus alba 'Bailhalo'/ Ivory Halo Dogwood
L	11 #5	Physocarpus Opulifolius Black Jack / Ninebark
M	3 #5	Thuja Occidentalis Fire Chief /Arborvitae Fire Chief
N	1 #15 tree	Hydrangea paniculata Quick Fire/ Hydrangea Quick Fire
Perennials		
*O	18 #1	Nepeta X Faassenii Whispurr Blue /Catmint
*P	6 #1	Hosta Sum and Substance/ Plantain Lily
*Q	20 #1	Hemerocallis 'Strawberry Candy'/ Daylily
*R	4 #1	Pennisetum alopecuroides 'Little Bunny'/ Fountain grass
*S	21 #1	Salvia X Nemorosa Blue By You/ Meadow Sage
*T	28 #1	Astilbe Chinensis Vision-mix purple and pink
Rain garden plants		
*a	6 #1	Echinacea purpurea/ Purple Coneflower
*b	10 #1	Carex muskingumensis/ Palm Sedge
*c	12 #1	Rudbeckia fulgida/ Orange Coneflower
*d	6 #1	Lobelia cardinalis / Cardinal Flower
*e	6 #1	Hibiscus Rose Mallow/ Swamp Rose Mallow
*f	10 #1	Asclepias incarnata / Swamp Milkweed

Existing tree to remain
 Existing tree to remove

Missouri Alliance For Children

1220 N Lindbergh Blvd,
St. Louis, MO 63132

No.	Revision/Issue	Date
Firm Name and Address		
Project Name and Address		
Landscape plan		
Project	Sheet	
Date	4/30/2025	
Scale	1"=30'	
L1		



TYPICAL SHRUB PLANTING

Rain Garden Typical Section



No.	Revision/Issue	Date

Firm Name and Address



Project Name and Address

Landscape plan
DETAILS

Project	Sheet L2
Date 4/30/2025	
Scale NO SCALE	

"The vision of the Foster & Adoptive Care Coalition is: For every child...A Place to Call Home. Our service area are the 14 Missouri and Illinois counties that make up Metro St. Louis. We are an innovative organization - creating groundbreaking foster care and adoption programs - which have been featured in *TIME* magazine and the *New York Times* and are being replicated across the country.

But our work is not done. Currently, we find homes for 35% of children entering local foster care; our goal is to scale to serve 100% of children who need our services by 2029. Achieving this goal is dependent upon increasing the number of staff. 1220 N. Lindbergh will allow us to grow from 98 to 150 employees.

In addition to finding homes for children, from the facility we will also provide support services – such as systems navigation, training, and support groups – to foster and adoptive families. 1220 N. Lindbergh is ideally located, as it is within 1 statistical square mile from the center of all clients we serve in the St. Louis Metro area.

Finally, our resale store, ReFresh: A Fashion-Forward Resale Boutique, will also be located at 1220 N. Lindbergh. Proceeds from ReFresh support our mission. Sales at our current site in Brentwood are approximately \$350,000 per year. At new location, we project sales to increase \$1,000,000 within three years."

WOOD DECORS

Color code	Color name	Satin				Matte			
									
NW02	Elegant Oak								
NW03	Harmony Oak								
NW04	Paci c Board								
NW05	Loft Brown								
NW06	Montreux Amber								
NW07	Montreux Sunglow								
NW08	Italian Walnut								
NW09	Wenge								
NW10	English Cherry								
NW11	Santos Palisander								
NW12	Natural Bagenda								
NW13	Country Wood								
NW14	French Walnut								
NW15	Milano Sabbia								
NW16	Milano Terra								
NW17	Milano Grigio								
NW18	Light Mahogany								
NW19	Dark Mahogany								
NW22	Slate Wood								
NW23	Nordic Black								
NW24	Greyed Cedar								
NW25	Hesbania								
NW26	Core Ash								
NW27	Denver Oak								
NW28	Halmstad								
NW29	Woodstone								
NW30	Tropical Ipe								
NW31	Western Red Cedar								

TRESPA® METEON® WOOD DECORS PANELS FEATURE A DIRECTIONAL COLORED SURFACE. THE GRAIN OF TRESPA® METEON® WOOD DECORS RUNS THE LENGTH DIRECTION OF THE PANEL.

NATURALS

Color code	Color name	Matte				Matte-Rock*	
							
NA12	Natural Chalkstone						
NA13	Silver Quartzite						
NA14	Weathered Basalt						
NA15	Indian Terra Cotta						
NA16	Belgian Bluestone						
NA17	Natural Graphite						
NA18	Natural Slate						
NA19	Italian Slate						
With metallic effect							
NM01	Rusted Brown						
NM02**	Forged Alloy						
NM03	Corroded Green						
NM04**	Sintered Alloy						
NM05**	Hardened Brown						
NM06**	Tempered Grey						
NM07**	Casted Grey						
NM08**	Crafted White						

TRESPA® METEON® NATURALS PANELS FEATURE A DIRECTIONAL COLORED SURFACE.
* WITH SATIN REVERSE.
** DECORS HAVE GLOSS ELEMENTS IN THE SURFACE.

UNI COLORS

Color code	Color name	Satin				Rock*			
									
A03.0.0	White								
A03.1.0	Pastel Grey								
A03.4.0	Silver Grey								
A04.0.0	Cream White								
A04.0.1	Pearl Yellow								
A04.0.2	Pale Yellow								
A04.0.5	Zinc Yellow								
A04.1.7	Gold Yellow								
A05.0.0	Pure White								
A05.1.0	Papyrus White								
A05.1.1	Stone Beige								
A05.1.2	Champagne								
A05.1.4	Sun Yellow								
A05.5.0	Quartz Grey								
A06.3.5	Ochre								
A06.5.1	Toscana Greige								
A06.7.1	Natural Greige								
A07.1.1	Sand								
A08.2.1	Mid Beige								
A08.2.3	Salmon								
A08.3.1	Stone Grey								
A08.4.5	Rusty Red								
A08.8.1	Dark Brown								
A09.6.4	Mahogany Red								
A10.1.8	Red Orange								
A10.3.4	Terra Cotta								
A10.4.5	Sienna Brown								
A10.6.1	Taupe								
A11.4.4	English Red								
A11.8.0	Ceramic Greige								
A12.1.8	Passion Red								
A12.2.5	Motion Red								
A12.3.7	Carminie Red								
A12.4.5	East Red								
A12.6.3	Wine Red								
A14.7.2	Deep Red Brown								
A17.3.5	Cyclam								
A19.7.1	Charcoal Grey								
A20.5.2	Lavender Blue								
A20.7.2	Dark Blue								
A21.1.0	Winter Grey								
A21.5.1	Mid Grey								
A21.5.4	Cobalt Blue								
A21.7.0	Steel Grey								
A22.1.6	Royal Blue								
A22.2.1	Bluish Grey								
A22.2.4	Powder Blue								
A22.3.1	Ocean Grey								
A22.4.4	Brilliant Blue								
A22.6.2	Dark Denim								
A23.0.4	Mineral Blue								
A24.4.1	Steel Blue								
A25.8.1	Anthracite Grey								
A26.5.4	Paci c								
A28.2.1	Aquamarine								
A28.6.2	Mid Green								
A30.3.2	Verdigris								
A31.4.1	Zinc Grey								
A32.2.1	Translucent Green								
A32.7.2	Dark Green								
A33.3.6	Brilliant Green								
A34.8.1	Forest Green								
A35.4.0	Cactus Green								
A36.3.5	Turf Green								
A37.0.8	Lime Green								
A37.2.3	Spring Green								
A41.0.6	Mojito Green								
A70.0.0	Slate Grey								
A90.0.0	Black								

* WITH SATIN REVERSE.



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TRESPA® METEON®
REIMAGINE FAÇADES

COLOR CARD

Think Trespa


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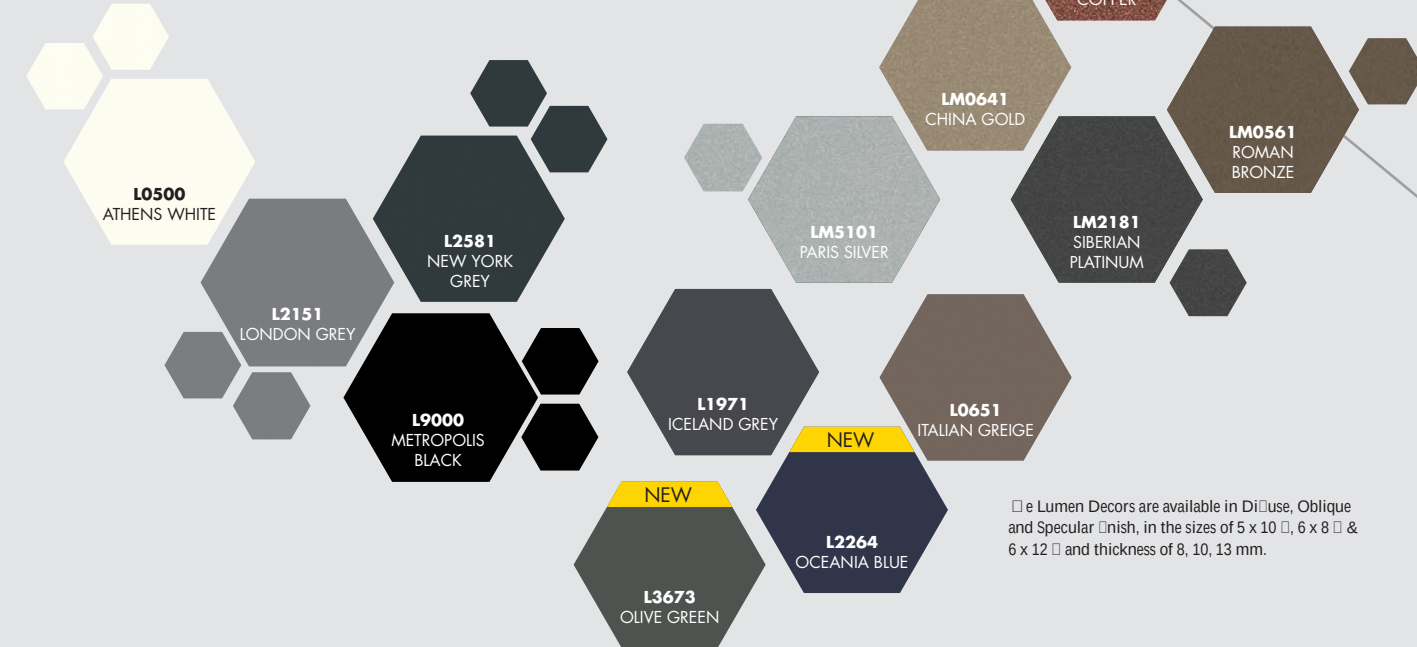
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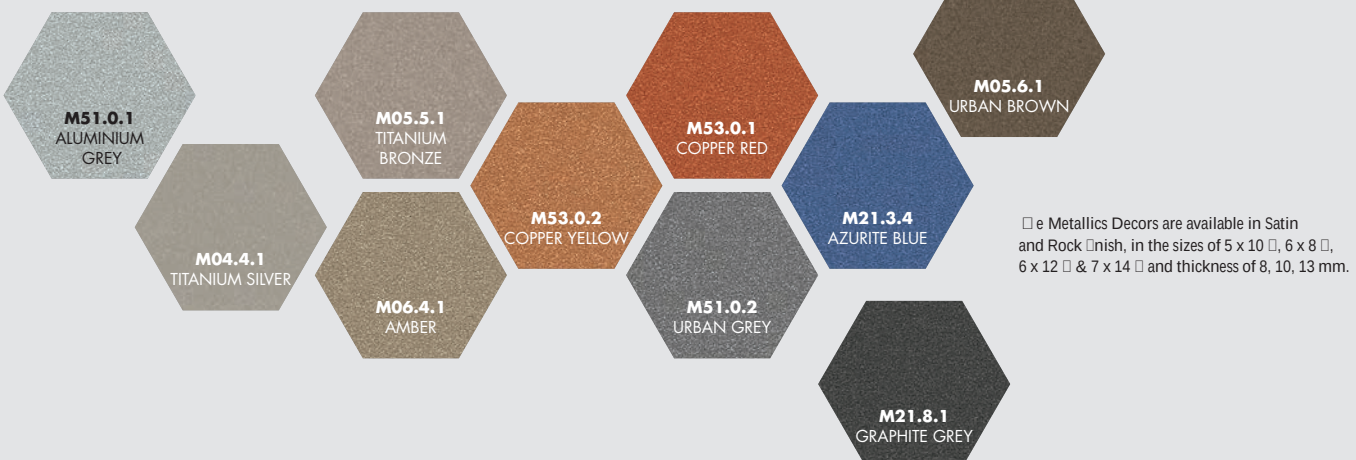
TRESPA® METEON® EXTERIOR PANELS

LUMEN



□ e Lumen Decors are available in Diffuse, Oblique and Specular finish, in the sizes of 5 x 10 □, 6 x 8 □ & 6 x 12 □ and thickness of 8, 10, 13 mm.

METALLICS



□ e Metallics Decors are available in Satin and Rock finish, in the sizes of 5 x 10 □, 6 x 8 □, 6 x 12 □ & 7 x 14 □ and thickness of 8, 10, 13 mm.

PROJECT COLORS

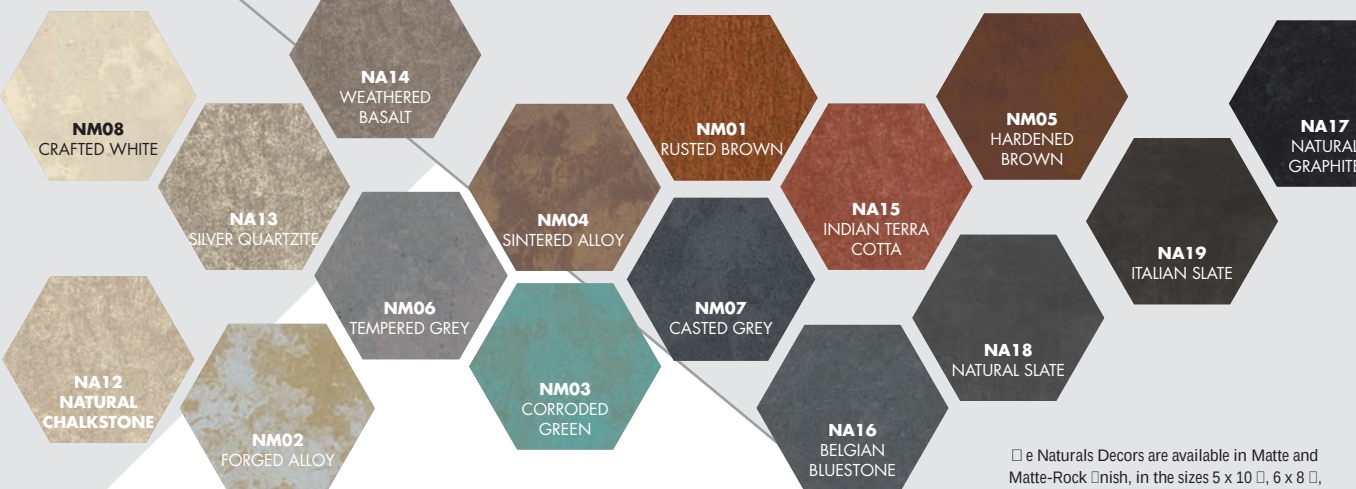
For Trespa® Meteon® Uni Colors and Metallics, Trespa is happy to create panels in custom colors for your project. Almost anything is possible, just tell us what you need. For more information, please contact your local Trespa representative.

WOOD DECORS



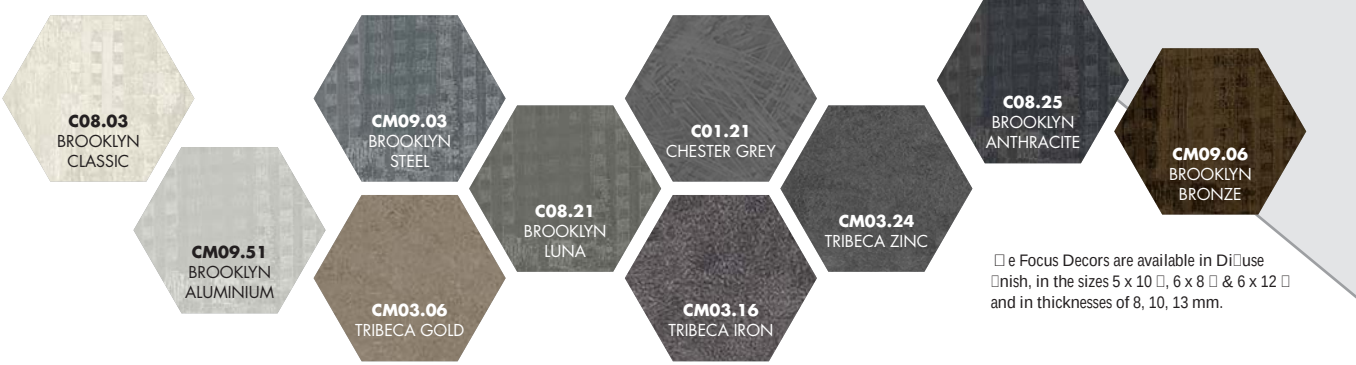
□ e Wood Decors are available in Satin and Matte finish, in the sizes of 5 x 10 □, 6 x 8 □, 6 x 12 □ & 7 x 14 □ and thickness of 8, 10, 13 mm.

NATURALS



□ e Naturals Decors are available in Matte and Matte-Rock finish, in the sizes of 5 x 10 □, 6 x 8 □, 6 x 12 □ & 7 x 14 □ and thickness of 8, 10, 13 mm.

FOCUS



□ e Focus Decors are available in Diffuse finish, in the sizes of 5 x 10 □, 6 x 8 □ & 6 x 12 □ and in thicknesses of 8, 10, 13 mm.

UNI COLORS



□ e Uni Colors are available in Satin and Rock finish, in the sizes of 5 x 10 □, 6 x 8 □, 6 x 12 □ & 7 x 14 □ and thickness of 8, 10, 13 mm.

LUMEN

Color code	Color name	Diffuse	Oblique	Specular
L0500	Athens White			
L0651	Italian Greige			
L1971	Iceland Grey			
L2151	London Grey			
L2264	Oceania Blue			
L2581	New York Grey			
L3673	Olive Green			
L9000	Metropolis Black			
With metallic effect				
LM0561	Roman Bronze			
LM0641	China Gold			
LM1055	Persian Copper			
LM2181	Siberian Platinum			
LM5101	Paris Silver			

TRESPA® METEON® LUMEN DIFFUSE, LUMEN OBLIQUE AND ALL LUMEN WITH METALLIC EFFECT (PRODUCTS WITH LM CODE) FEATURE A DIRECTIONAL COLORED SURFACE.
* WITH SATIN REVERSE.

METALLICS

Color code	Color name	Satin	Rock*
M04.4.1	Titanium Silver		
M05.5.1	Titanium Bronze		
M05.6.1	Urban Brown		
M06.4.1	Amber		
M21.3.4	Azurite Blue		
M21.8.1	Graphite Grey		
M51.0.1	Aluminium Grey		
M51.0.2	Urban Grey		
M53.0.1	Copper Red		
M53.0.2	Copper Yellow		

TRESPA® METEON® METALLICS PANELS FEATURE A DIRECTIONAL COLORED SURFACE.
* WITH SATIN REVERSE.

FOCUS

Color code	Color name	Diffuse
C08.03	Brooklyn Classic	
C08.21	Brooklyn Luna	
C08.25	Brooklyn Anthracite	
C01.21	Chester Grey	

Color code	Color name	Diffuse
With metallic effect		
CM03.06	Tribeca Gold	
CM03.16	Tribeca Iron	
CM03.24	Tribeca Zinc	
CM09.03	Brooklyn Steel	
CM09.06	Brooklyn Bronze	
CM09.51	Brooklyn Aluminium	

TRESPA® METEON® FOCUS PANELS FEATURE A DIRECTIONAL COLORED SURFACE.

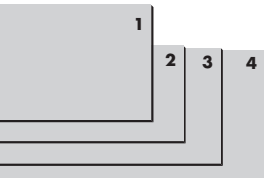
FINISHES



TYPES

- **SINGLE SIDED DECORATIVE** DECORATIVE SIDE WITH NON DECORATIVE BLACK REVERSE
- **DOUBLE SIDED DECORATIVE** SAME COLOR FOR FRONT AND REVERSE SIDE OF THE PANEL
- **VARITOP** DECORATIVE SIDE WITH STANDARD WHITE DECORATIVE SATIN REVERSE (A03.0.0)
- **DUOCOLOR** DIFFERENT COLOR FOR FRONT AND REVERSE SIDE OF THE PANEL

SIZES



- 1 ≈ 6 x 8 ft (1860 x 2550 mm)
- 2 ≈ 5 x 10 ft (1530 x 3050 mm)
- 3 ≈ 6 x 12 ft (1860 x 3650 mm)
- 4 ≈ 7 x 14 ft (2130 x 4270 mm)*

* THE LARGE SIZE OF THIS PANEL ALLOWS AN EFFICIENT MACHINING OF THE PRODUCT.

THICKNESSES

- ≈ 5/16 inch (8 mm)
- ≈ 3/8 inch (10 mm)
- ≈ 1/2 inch (13 mm)

NOTE

PLEASE BE AWARE THAT NOT ALL PRODUCT-FINISH COMBINATIONS ARE POSSIBLE. FOR AVAILABLE SHEET SIZES, THICKNESSES AND FINISHES IN YOUR COUNTRY, PLEASE CHECK **TRESPA.INFO** FOR THE DETAILED AND UP TO DATE DELIVERY PROGRAM AND MATERIAL PROPERTY DATASHEET. ALTERNATIVELY YOU CAN USE THE PRODUCT SELECTOR ON **TRESPA.COM** (AFTER CHOOSING THE COUNTRY WHERE THE PROJECT IS LOCATED).

ORDER FREE SAMPLES AT TRESPA.COM

Visioning Zones

Southwest

Keep Open Space and make trails and Dog Park, keep existing
 Preserve Existing portions of treescape, Keep overpass
 Keep Trees, Wildlife, Nature Walkways
 Keep Overpass Open, Consider Park-city/county owned
 Open Greenspace/Adequate Buffer zones
 Open Space
 Open Space
 Open Space
 Open Space
 Retention Pond
 Keep Open Space/Nature/Hiking/Biking/Walking
 No Comment
 Park

Southeast

Commercial/Office w/ Roads
 No Comment
 Keep Trees, Wildlife, Nature Walkways
 Keep access for tealwood and maintain greenscape
 Open Greenspace
 Open Space
 Dog Park
 Walking and Bike Paths/Dog Park
 Cultural Arts Center
 No Development; Will worsen flooding
 Keep Open Space/Nature/Hiking/Biking/Walking
 Please reserve access road to neighborhoods
 Maintain Greenspace buffer- Low Rise Office/Research; No

Northeast

Commercial/Office
 Improve Public Walkable connections
 No Comment
 Prefer Office Development- 2-4 stories high. Would be open to SF along Warson Rd
 No Comment
 Athletic Fields w/ Dog Park; No Residential
 Walking Trail/Paths, Ice Skate Complex, XC Skiing in Winter
 Walking/Bike Paths
 Cultural Arts Center; Bike/walk paths
 No Comment
 No Comment
 No Comment
 No Comment

General Comments

Bordering neighborhoods need to be considered unlike development on the West Campus
 Athletic Fields, Mountain Bikes, Trails
 Can some of the lab space be used to support the 39 North Biotech campus plans and vision to support start up companies
 Cultural Arts Center
 Large Park and Extension of Stacey Park
 Need luxury villas/condos in the wood areas
 Preserve open space w/ walking trails and XC in winter, dog park
 Community Pool; Athletic Fields
 Prairie Land/Mo Habitat
 No Housing; Traffic is already a nightmare on Warson
 Athletic Complex w/ Swimming Pool and Tennis Courts
 Athletic Complex w/ walking trails and dog park
 Open Space Preservation with walking paths, biking, and fields for youth sports
 Medical or Healthcare Campus
 Area should have strong research, mixed use living options for scientists to keep purpose (39 North) alive w/ room to grow
 Connection to Lindbergh development, Public pedestrian connections, Preserve portion of SW Treescape
 Would like to see greenscape next to Tealwood to preserve character. Would not mind SF housing
 Keep majority green space with mature trees. Houses, possible a gated community for the rest.
 Green space! We need more in Creve Coeur
 Community Recreation Area

Opportunities

Opportunity for benefits for residents including open space, parks, trails, etc. Non concrete nature options; non residential
 Community Garden
 Benchmark against other municipality uses of open space and retail; Town & Country Town Center @ Clayton/Mason. Shopping Center
 Pedestrian Bridge added to West Lindbergh (67) Cloverleaf. This was brought at Olea Meetings. Now the East campus is in play!
 Open Space nature park wildlife
 Please consider creating large park
 Sports Training facility; IT & AI facility; Crop plant sciences; Conference Space for Mallinkrodt and Nestle
 Compliment and not duplicate Olia Village and 39 N. connecting all three sites via walkability. Green space retention; park as part of Bayer East

Try to strike a balance between corp interests, tax base, and QoFL for residents
Bike/Walk access to Green Riverway/Millennium Park

Concerns

Maintain natural greenspace at southeast corner as a resident of sunswept thius was very important and final design was good
More development of multi-use small lot SF homes in an already overdeveloped area of empty units available
Increased traffic when Warson is already backed up during school/rush hours
Traffic!! Already very bad on Warson Rd
Traffic and water run-off/flooding
No more light density residences. Maybe exclusive subdivision
Open space or park next to Tealwood. Then single family north of that
Greenway or park or forest as is next to Tealwood. High end single family homes north of that
Open space or exclusive subdivision- single family homes
Overdevelopment, high density, water run-off, shrinkage of greenspace, need space barrier between development and existing residential traffic
Warson Traffic is bad enough already
Park, walking trails. Great opportunity to address bordering neighborhood concern

Creve Coeur Comprehensive Plan Update- Comment Overview

Key points:

There is a Strong Desire for Green & Open Space

- Widespread support for:
 - Parks, open green areas, and preserved woodlands
 - Walking, biking, and hiking trails
 - Dog parks, athletic fields, and recreational amenities (e.g. ice rink, cross-country skiing)
 - Integration with Stacy Park and existing greenway plans (like 39 North)

“Please keep it green space. There are no parks in the eastern section of Creve Coeur.”

Clear Opposition to Residential Development

- Many residents oppose new residential uses, especially multi-family housing
- Concerns include:
 - Traffic congestion (particularly on Warson, Olive, and Lindbergh)
 - School capacity impacts
 - Overdevelopment and prioritizing developers' interests over residents

“No residential – traffic issues, school enrollment issues, etc.”

Environmental & Infrastructure Concerns

- Desire for environmentally responsible redevelopment, including:
 - Water runoff and flood management (especially near Tealwood and the southern boundary)
 - Preservation of trees and buffers, especially near residential neighborhoods
 - Safe remediation of asbestos and groundwater contamination
 - Light and dust pollution controls during and after construction
 - Better utility reliability, particularly electricity and telecom lines serving Tealwood

“How will the retention pond be remediated in an environmentally safe way?”

Traffic & Connectivity

- Traffic impact studies requested for Warson, Olive, Lindbergh, and nearby roads
- Strong push for bike and pedestrian connectivity, including:
 - Preserving Monsanto Drive bridge for non-vehicular use
 - Extending trails from Stacy Park
 - Linking to broader greenway network

Desired Land Uses & Amenities

- Research, innovation, and institutional uses:
 - IT, AI, pharmaceutical, crop/plant science labs
 - Conference and meeting space
- Civic and cultural amenities:
 - Cultural arts center
 - Community recreation center
 - Retirement housing/community
- Entertainment and mixed-use ideas:
 - Example: Streets of St. Charles-style development for daytime and evening activity
 - Limited support for mixed-use where it includes green/public spaces

Community Character & Legacy

- Emphasis on maintaining:
 - Buffers and easements (e.g., Tealwood easement road)
 - Design quality and community-scale development
 - Suggestion to consider a place name for the area: “*The Boot*”
-



Bayer East Campus: Comprehensive Plan Update

Open House
June 16, 2025

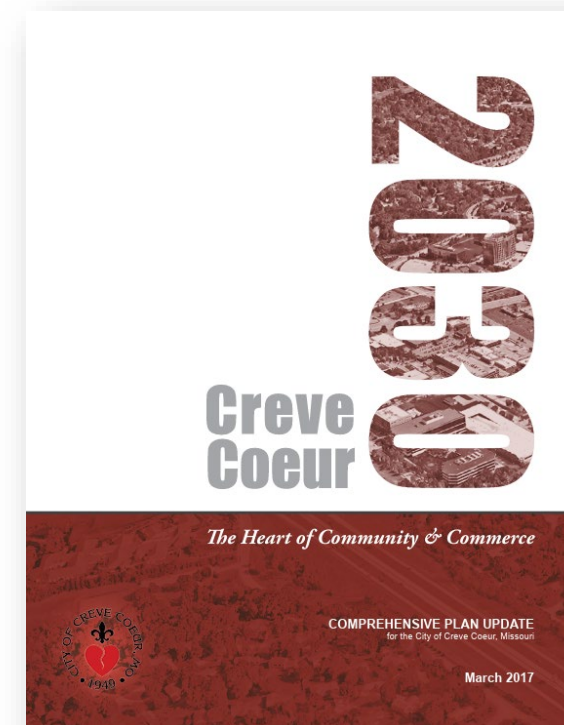
Agenda

- Welcome
- Background & Introduction
- Planning Context
- Existing Conditions
- Your Role



Goals of the Plan

- Update the 2017 Creve Coeur Comprehensive Plan to reflect the updated future for this site
- Understand how this site fits within 39 North and City's overall plan for the future
- Reflect the community's vision for this property
- Identify principles and attributes important to retain
- Provide recommendations for future use of the site



Planning Context

- Located within the 39 North AgTech District
- Adjacent to Olia Village Planned Development
- Accessible off major roadways and central in the St. Louis region
- Represents a significant economic engine and employment base in Creve Coeur



The Site Today

- Large 151-acre site at the corner of Olive and Lindbergh in the City of Creve Coeur
- Has served as Monsanto/Bayer HQ since 1957
- As part of a real estate restructuring plan, Bayer is selling 90 acres (14 buildings, 877,000 square feet)
- Retaining the Bayer Crop Science Office Campus at the northwest corner of the site which will house ~3,000 remaining employees
- Part of a larger trend – shifting away from large, traditional office campuses → consolidating R&D to Chesterfield campus



14 BUILDINGS

877,000 SQUARE FEET

MIX OF OFFICE, RESEARCH, GREENHOUSE,
PARKING, AND OPEN SPACE

BUILDING LABEL	YEAR BUILT	STORIES	USE	CONNECTIVITY	SPECIALITY RATING	REUSE RATING
building M	1999	2+B		stand alone	●○○○○○	EASY
building N	1955	3		stand alone	●●●●○	MODERATE
building O	1981	4		Q, R, S, T, U	●○○○○○	EASY
building Q	1961	4+B		O, R, S, T, U	●●●○○○	MODERATE
building R	1961	2		O, Q, S, T, U	●○○○○○	MODERATE
building S	1961	4+B		O, Q, R, T, U	●○○○○○	MODERATE
building T	1961	4+B		O, Q, R, S, U	●●●○○○	MODERATE
building U	1980	4+B		O, Q, R, S, T	●●●○○○	EASY
building V	1961	2		stand alone	●●●○○○	MODERATE
building V - annex	1980	1		stand alone	●●●●○	MODERATE
building W	1961	2		stand alone	●●●○○○	DIFFICULT
building W - annex	1974	1		stand alone	●●●●○	MODERATE
building X	1961	1		stand alone	●●●●●	DIFFICULT
building Z	1991	1		stand alone	●●●●○	MODERATE
Parking Garage		2+		stand alone	●●●●○	EASY



OFFICE



RESEARCH



CONFERENCE



GREENHOUSE



PARKING

Office Park Changes

1960s: The Birth of the Office Park

- Suburbanization and car culture allow new demand for sprawling campuses
- Office parks are clean, safe, and modern alternatives to the city
- Zoning of the time aligns with civic optimism and postwar economic boom

1970s: Expansionism on the Rise

- Rise of research-driven industry (pharma, aerospace, agri-science)
- Highways continue to fuel suburban growth.
- Federal and Corporate investment signals continued confidence in the model

1980s: Peak Corporate Influence

- Development of “big box” retail & “mega campuses”
- Reagan-Era trickle-down-policies reinforce corporate centrality
- Land use centered around tax base rather than community fabric

1990s: Golden Era of Corporate Campuses

- Biotech & agri-tech thrive, major expansion continues
- Campuses provide amenities oriented inwardly
- On the face, Zoning feels aligned with prosperity & stability

2000s: Early Cracks in Zoning Appear

- Globalization & digital work challenge the centralized office, dot-com bust exposes single-use vulnerability
- Reuse of large office footprints becomes challenging

2010s: Mismatch & Vacancy

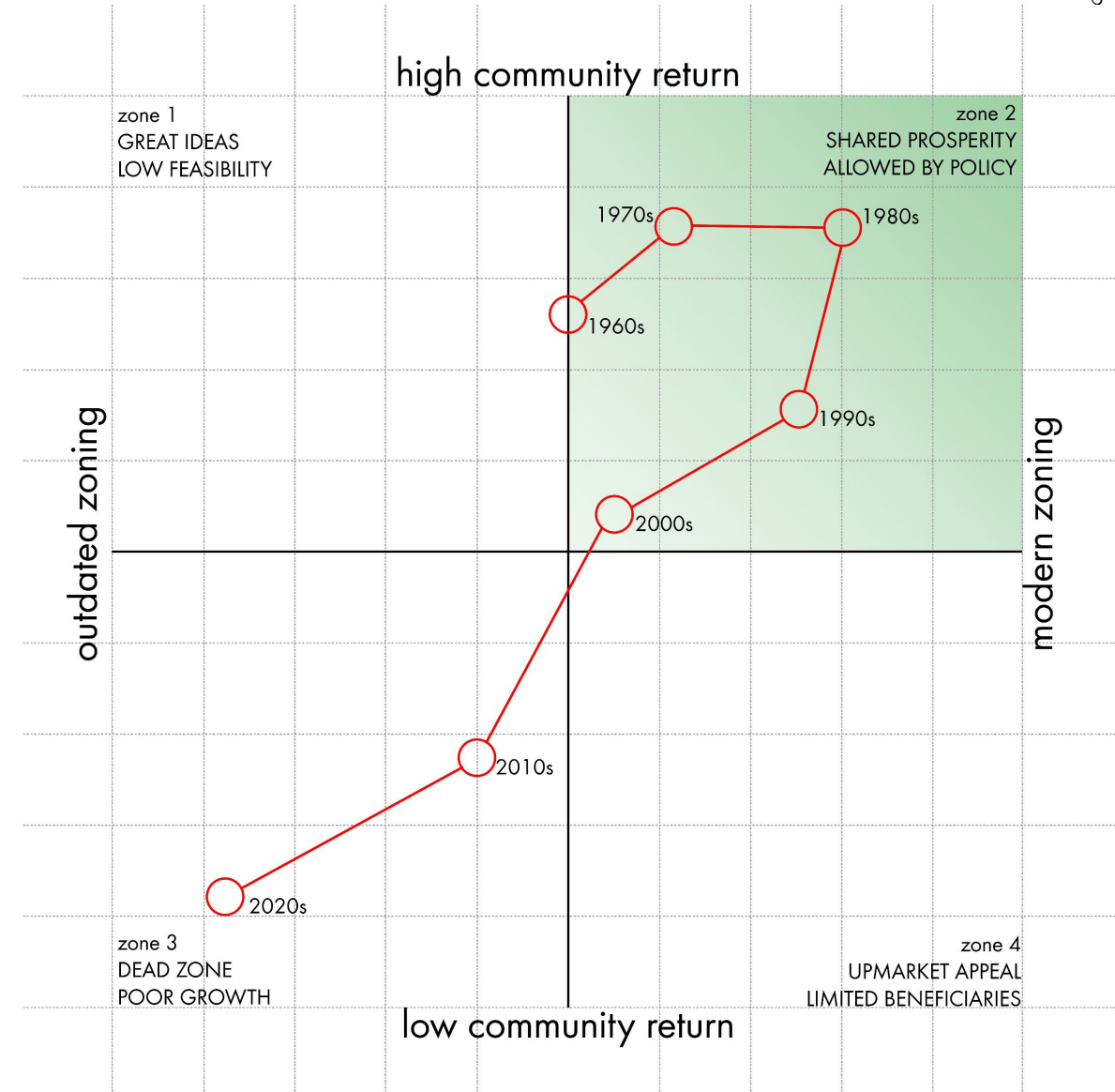
- New workforce seek mixed-used and walkable neighborhoods promoting work-life balance
- Corporate footprint shrinks, remote & global work gains traction
- Antiquated zoning causes stagnation and prevents neighborhoods from adapting with community needs

2020s: Model Collapse

- Major Employers leave, scale down, or merge - no large corporations to fill the void
- Zoning issues compound

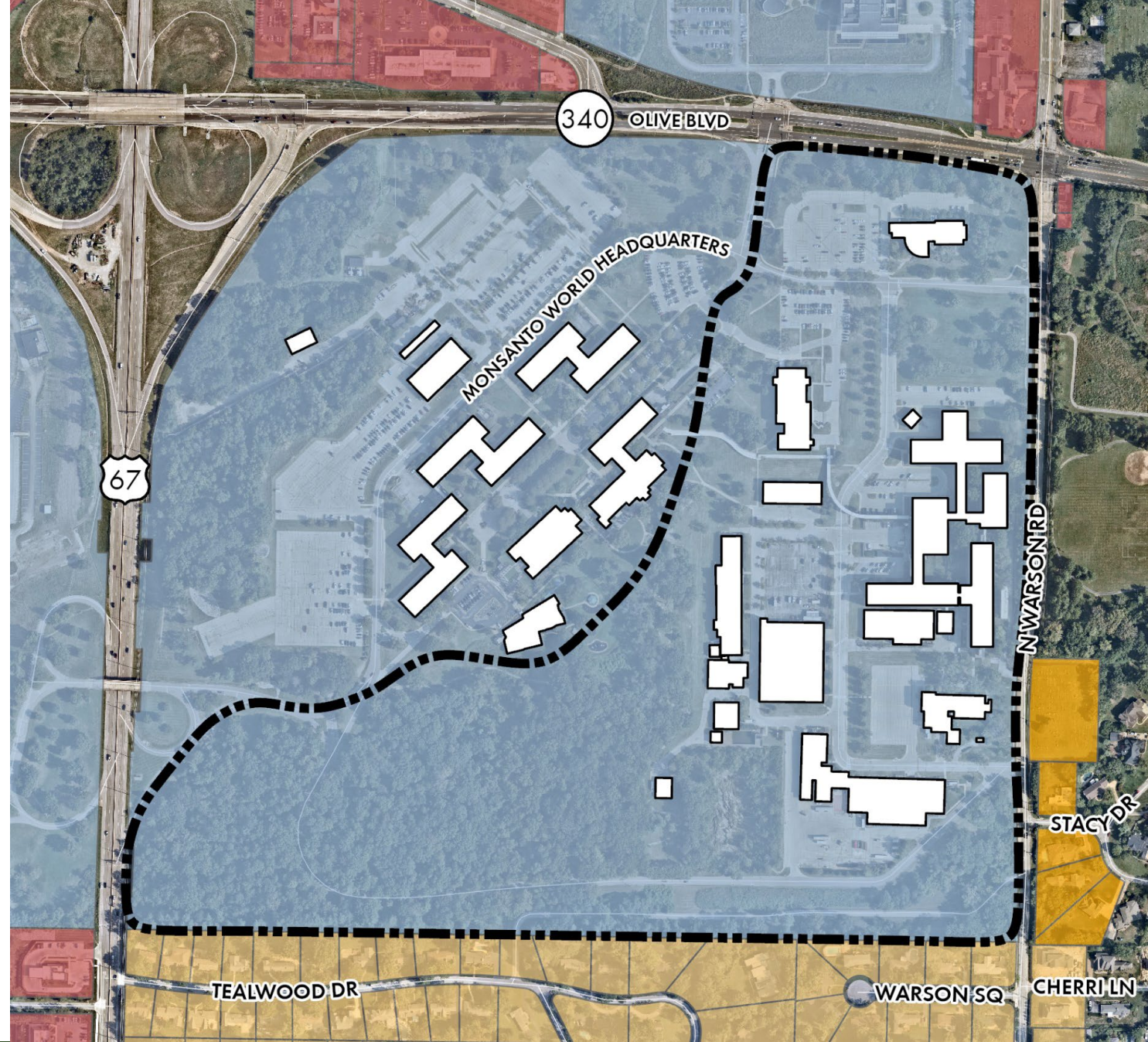
FUTURE →

Mixed use communities offer tax resilience and social benefits
Housing, innovation, and open-space-integration are key to reuse
Zoning reform unlocks long-term success for the site and community



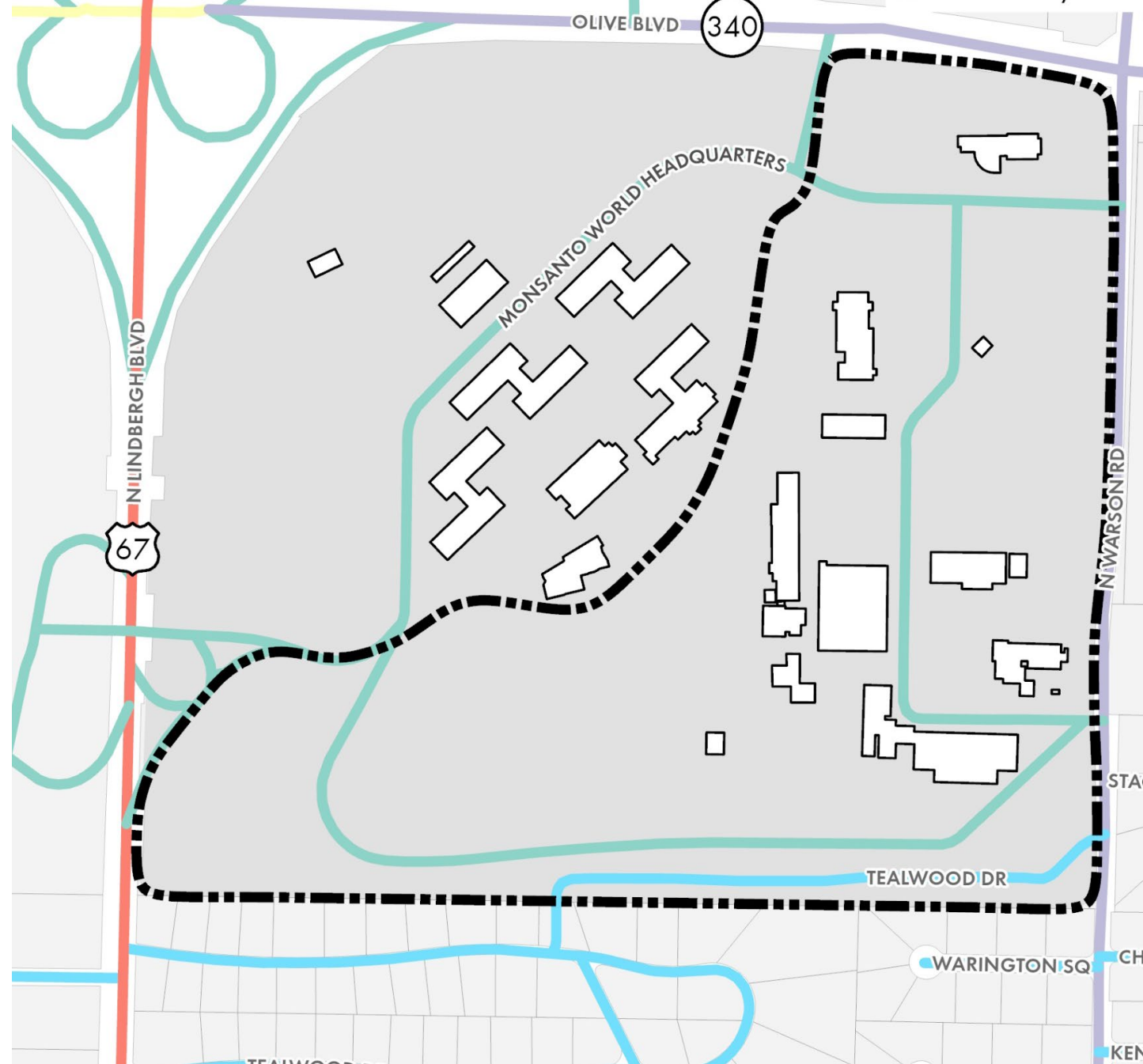
Current Zoning

- Today, the entire site is within the City's RO - Research and Office Park District zoning designation
- Intended to provide for the planned development of large-scale office parks which include extensive laboratories and other similar scientific research facilities
- **Unlikely that a single office or research user will occupy this large site, so zoning updates will be required for any use change**



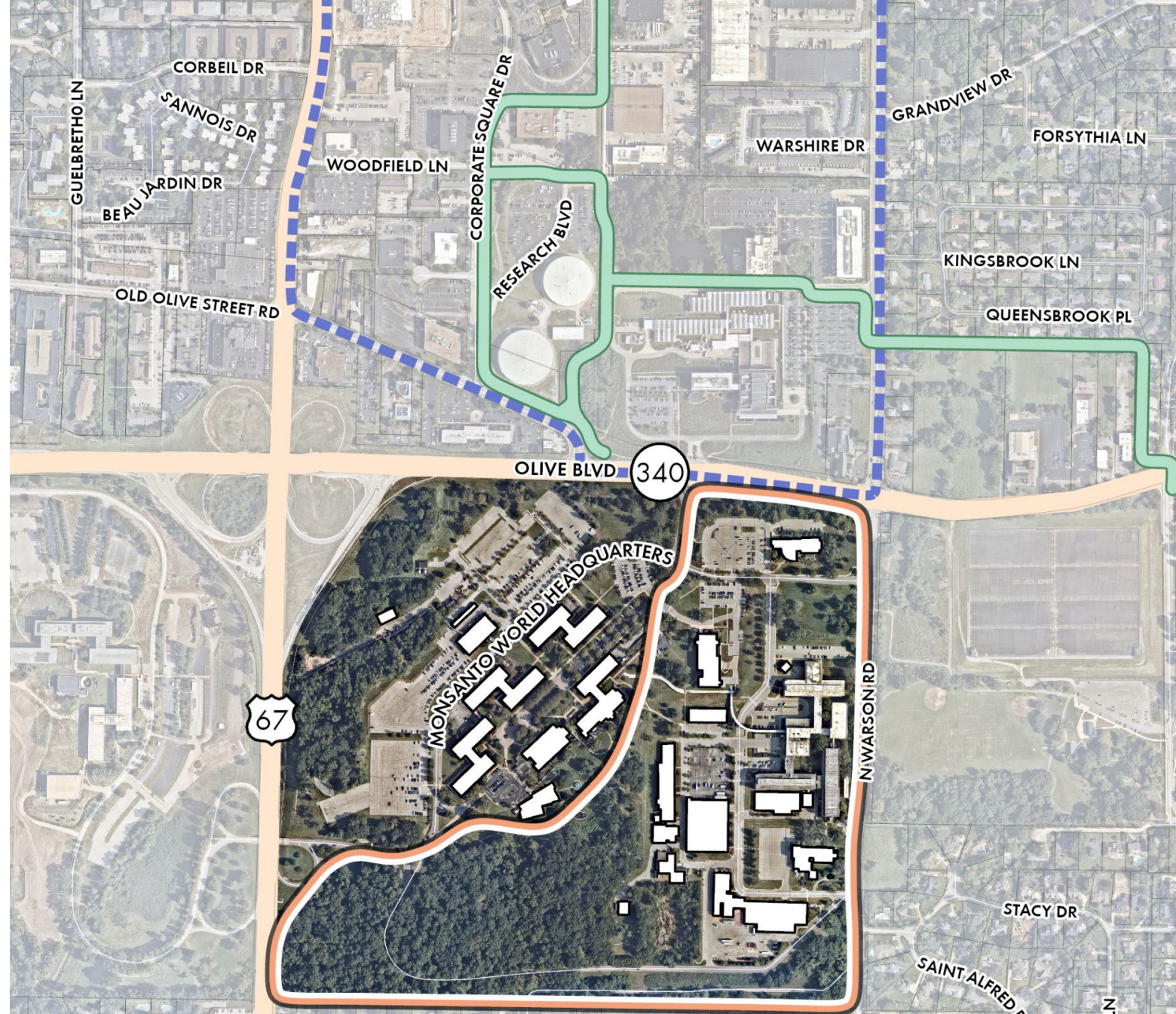
Current Access

- Automobile access off Lindbergh, Olive, and Warson
- Circulation throughout the site for cars
- Private bridge over Lindbergh currently provides auto-access to Olia Village and for turn-around use
- Bayer-owned private access road for Tealwood Subdivision at the southern edge of the site
- Limited bike-ped amenities or connections currently within the site



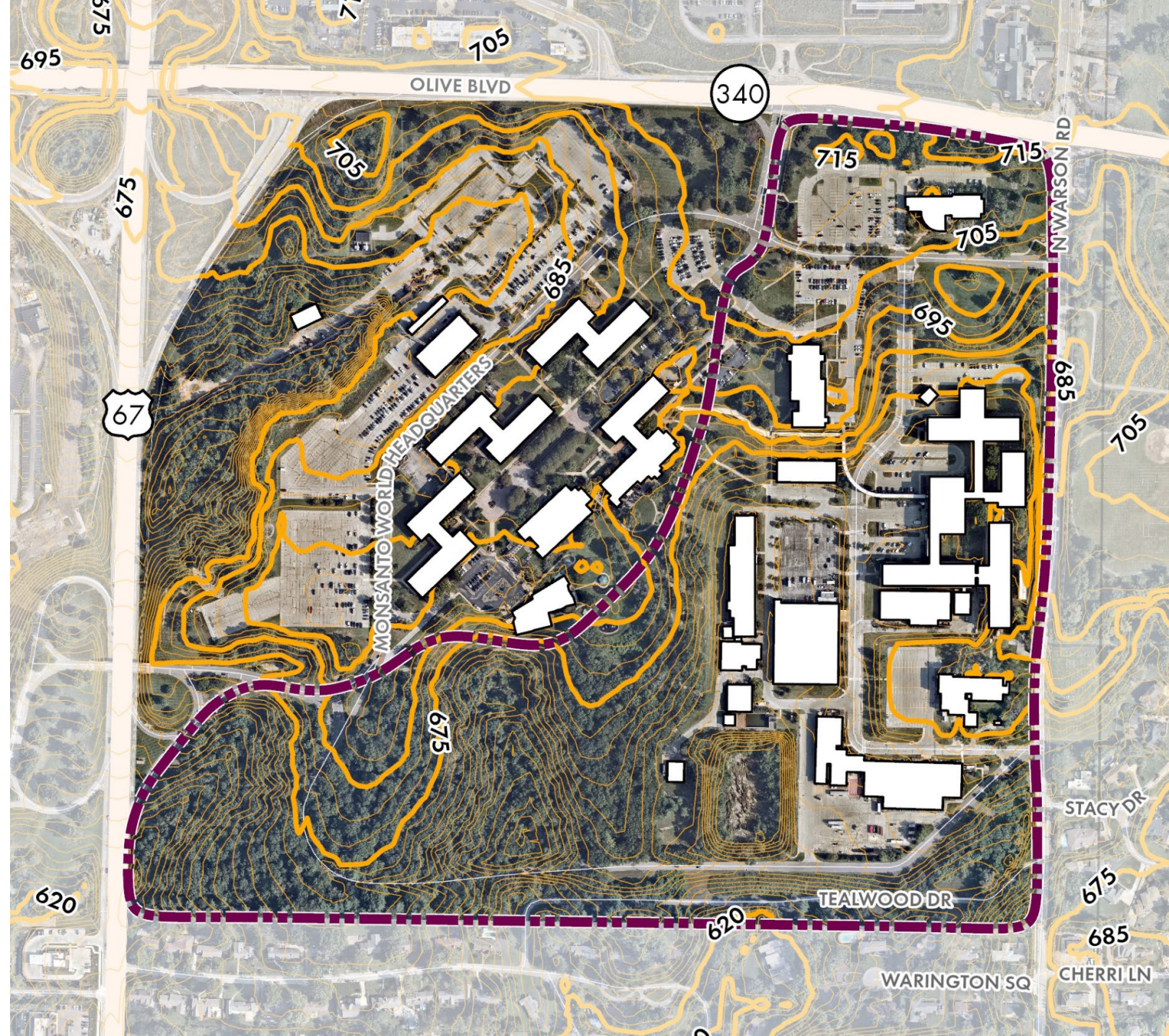
Connectivity

- Potential connections to planned 39 North Greenway and proposed trails to the north
- Stacy Park is directly east of the site
- 39N Plan & 2017 Comprehensive Plan identified increase bike/ped connectivity as goals



Site Characteristics

- Slope and topography varies across the site
- Natural features (trees, plants, animals) present on the site, particularly at the southwest corner)
- Existing residential buffers



Your Role

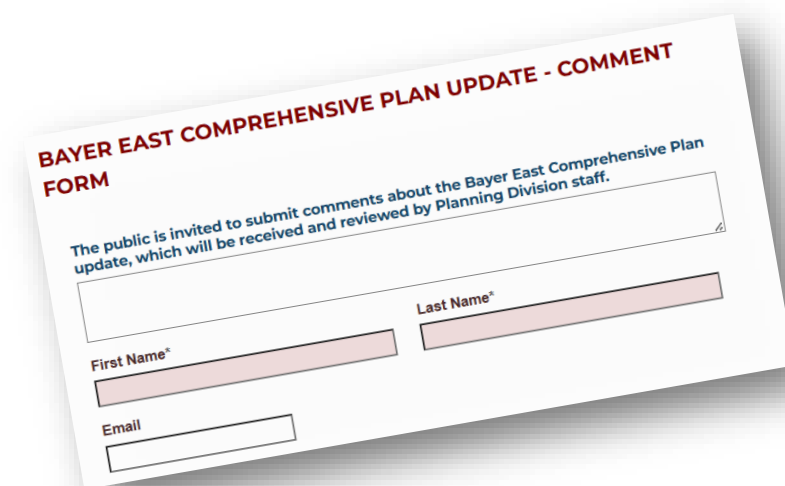
Insight/Feedback on:

- Appropriate Uses
- Connectivity
- Buffering / Environmental

Share more thoughts
on the website!



SCAN HERE!

A sample of the "Bayer East Comprehensive Plan Update - COMMENT FORM". The form is white with red and blue text. It includes a title, an introductory paragraph, and three input fields: a large text area for comments, a "First Name*" field, a "Last Name*" field, and an "Email" field. The form is tilted slightly to the right.

Next Steps

Provide your feedback tonight!

The PGAV team will assess community feedback, analyze the market, seek to understand other plans, examine scenarios and seek to identify ***principles for future development on the site!***

Open House #2 – Late Summer 2025

Adoption – Fall 2025





THANK YOU!