



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, FEBRUARY 17, 2015
7:00 PM

Mr. Tim Carney
Mr. James Faron
Mr. Ken Howard
Ms. Beth Kistner
Mr. Tim Madden
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Planning Assistant
Ms. Deborah McLaughlin, Recording Secretary

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. and/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

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

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

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ACCEPTANCE OF THE AGENDA**
- 4. APPROVAL OF MINUTES**
 - A. Draft Minutes for the Meeting of December 15, 2014**
(Minutes for the meetings of January 5 and January 20, 2015, will be available on an upcoming agenda).

5. PUBLIC COMMENT

6. UNFINISHED BUSINESS

7. NEW BUSINESS

A. Application #15-001: Approval of the Site Development Plan for an Office Building at 844 N. New Ballas Court

An application has been submitted for a new 16,467 sq. ft., three-story office building at the southeast corner of East Rue De La Banque and North New Ballas Court. The subject property is Lot 12 within the CityPlace development and was originally to be phase two of the City Place Condominiums.

Applicant: Jack D. Whaley, Architect
1529 S. Old Hwy 94, Suite 201
St. Charles, MO 63303

Property Vanchi Properties LLC
Owner: 546 N. Warson Road
St. Louis, MO 63141

8. WORK AGENDA

9. DEPARTMENT REPORTS

- A. Community Development Director**
- B. City Attorney**

10. ADJOURNMENT

Posted: _____
Jessica Stutte
Planning Assisant

PLANNING AND ZONING COMMISSION MEETING

Monday, December 15, 2014
7:00 P.M.

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, December 15, 2014, at the Creve Coeur Government Center, 300 North New Ballas Road. Chairman Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: **Mr. Tim Madden, Chair**

Mr. Tim Carney

Mr. James Faron

Ms. Beth Kistner

Mr. Charles Pullium

Mr. Gene Rovak

OTHERS PRESENT:

Mr. Carl Lumley, City Attorney

Mr. Paul Langdon, Director of Community Development

Ms. Whitney Kelly, City Planner

Deborah McLaughlin, Recording Secretary

1. Call to Order
2. Roll Call
3. ACCEPTANCE OF THE AGENDA

All voted in favor of acceptance of agenda.

4. APPROVAL OF MINUTES

- A. Draft Minutes from the Meeting of December 1, 2014
Mr. Gene Rovak moved for approval of the draft minutes of December 1, 2014. Ms. Kistner seconded the motion, which carried unanimously.

5. PUBLIC COMMENT

None.

6. UNFINISHED BUSINESS

A. Olive TDD Decorative Median

Applicant: Matt Wohlberg, P.E., City Engineer
City of Creve Coeur

Matt Wohlberg indicated that the Olive TDD was formed about ten years ago. It involves properties generally along Olive Boulevard, generally to Craig Road. It was formed to make various transportation improvements to Olive Boulevard, those centered generally on streetscape improvements, at least in the initial thoughts of the project. Missouri Department of Transportation informed City staff that MoDOT would be resurfacing Olive, generally from Lindbergh to New Ballas, and they offered to put in a median that we had talked about with them as part of their project. It's 450 to \$500,000 for the median, and that's well within the TD's budget, and the project is supposed to be completed next summer.

Ms. Kistner made a motion that the Planning and Zoning Commission approve the Olive Boulevard Transportation Development District's proposal to include a decorative median along Olive Boulevard as part of the Missouri Department of Transportation's resurfacing project and as shown on the project plans dated December 4th, 2014. The motion was seconded by Mr. Rovak. There being no further discussion, the resultant vote is as follows:

Mr. Pullium-aye Mr. Rovak-aye Mr. Faron-aye
Mr. Carney-aye Ms. Kistner-aye Chairman-aye

7. NEW BUSINESS

A. Public Hearing - Update to Chapter 415 Flood Hazard Control Regulations

Applicant: Matt Wohlberg, P.E., City Engineer
City of Creve Coeur

Mr. Wohlberg indicated the State Emergency Management Agency informed the City in August that we had six months to adopt a new flood hazard regulation.

Chapter 415 allows the City and its residents to participate in the National Flood Insurance Program. The City is obligated to adopt new floodplain maps to remain as a participant in the National Flood Insurance Program, and the deadline for doing that is February 5th, so it's not an absolute emergency right now, but I think

we do have a little bit of a time limit.

The regulation has gone to the Storm Water Committee for their review, and the Storm Water Committee voted in support of it. We've had a public information meeting just to lay out all the maps, and that was in the newsletter.

So tonight we're going through one of the final steps with the public hearing, which is required with the existing ordinance.

Mr. Carney asked if the maps are anywhere where residents can view them, and Mr. Wohlberg indicated they are on St. Louis County's website.

Mr. Carney inquired if FEMA sets the flood rates regardless of what Creve Coeur does or if that is something that's determined by the us as well. Mr. Wohlberg indicated they are set by FEMA.

Mr. Faron asked if we would have to adopt this as a city for the citizens to kind of participate in this program, and Mr. Wohlberg indicated that was correct.

Mr. Faron inquired if the whole process and this information would help the City maybe in seeing some of those problems before they are too late with the erosion of the existing creeks and the new tear-down process. Mr. Wohlberg indicated he didn't think these maps will help too much with the erosion. There's a separate effort that we're looking at right now with developing our residential storm water control regulation. This would strictly be for flooding and he thinks the residential development would be its own study.

Ms. Kistner inquired if there was any tracking on the notification that was sent out of how many definitely read it, got it. Mr. Wohlberg indicated the notification was sent out certified.

Dennis Touchette, 12986 Ambois, indicated the only real problems he has is he has not had to have flood insurance up until this time, and he was notified his lot, his area, his house was now considered to be in the floodplain. So that's why he's here. He knows he's on the border, and he just wanted to know if he has any options, can he appeal this somehow or some way. He also talked about the erosion problem. The ditch is getting a lot wider behind his house, and pretty soon going to be taking the corner of his property, another two years. He inquired who he should talk to about maybe getting some rift-raft rock or something, so we keep the water up against the far side. Mr. Wohlberg indicated property owners who want to challenge or change their designation of floodplain will have to start with a survey of their property if their house is in the floodplain. They would need to find the lowest elevations of their

house and prove that that's above the floodplain. Mr. Wohlberg indicated that Mr. Touchette can go through and try to prove that his entire lot is out of the floodplain as well, but it kind of depends on his goals too. As to the erosion and such, Mr. Wohlberg thinks we can certainly talk about that too, but he thinks that's going to be a different conversation than the flood.

Mr. Wong inquired if there are any options to appeal or if that is necessary. Mr. Wong asked if National Flood Insurance Program is something that he has to participate in and inquired if homeowners insurance was separate.

Mr. Wohlberg indicated technically the City doesn't have to participate in the program, but that they should participate.

Mr. Lumley indicated that if the City didn't participate in the program, residents could not get commercial loans if the program wasn't available to them.

Mr. Pullium inquired of Mr. Wohlberg isn't it correct that the City is not the one that established whether a property was within the flood zone or not within the floodplain, that it was done by FEMA and the mapping, to which Mr. Wohlberg indicated that was correct.

Mr. Pullium indicated that if someone were to question whether their property should be in it or not in it, that's not a question that can be brought to the City. Mr. Wohlberg indicated that City staff and himself personally serve as the floodplain manager for the City. They can facilitate the residents going to FEMA and getting that amendment made. Mr. Wohlberg would have to sign off or someone from staff would have to sign off that that looks to be in order, and they've done everything they need to do before it goes to FEMA. Mr. Pullium asked if it was correct that it's not the City's call, and the City is not the ultimate decision-maker on that point, and Mr. Wohlberg indicated that was correct. Mr. Pullium indicated there is not an option, as he understands it, of not doing this without having a very detrimental impact to many people who would seek loans.

Mr. Rovak indicated that flood insurance is made mandatory by the lenders. It's mandatory if you are in a flood zone. It's not even available if the community does not participate, adopt these ordinances and participate in the program. And part of the ordinance, and part of FEMA's requirement is to insure that the City enforces these, because if they play fast and loose or grant too many variances, then that puts them at risk and on notice of losing their status with the National Flood Insurance Program. But without being in that program, however much you want to have flood insurance, you're not going to be able to get it. Certainly for residents. The only other

kind is like major industrial where they bundle, they package, there's some private flood insurance there, but, essentially, for homeowners, there is no source of flood insurance. You're not going to get a rider on your own policy of flood insurance.

Chairman Madden inquired if FEMA, now that they've made these changes, do they alert the lenders. Mr. Rovak indicated that's part of due diligence on the part of lenders and on realtors to alert, and it's all publically available. Mr. Lumley stated on top of that, the banking regulators will come in and audit, just to find out. If the banks weren't doing their jobs, the banks have a big problem. So there's supervision coming from a different direction for the lenders. Mr. Pullium indicated if you have a loan, you will have a provision in your Deed of Trust that requires you to have that insurance.

Peter Barg, 4 Chilton Lane indicated he bought his house in '93, and it was in 100-year floodplain. MSD came in in '96, put in a channel on the east side of the property. We gained 50 feet of land east and 200 feet north and south. He got Matt's letter on Saturday, so now he's confused. I re-mortgaged the house the beginning of the year. He asked am I in a floodplain or am I not in a floodplain and how do I find out?

Chairman Madden inquired if the City's letter that was sent on March 19 is that what got Mr. Barg and Mr. Wong going on this, and they indicated it's how they found out.

B. Boundary Adjustment - 11379 Elzey Street and Malcolm Terrace Park

Applicant: Jim Heines, Public Works Director
City of Creve Coeur

Mr. Heines indicated this is the final step in the process that was started a year ago. As part of this whole transaction, the original lot was a nonconforming lot. It was 12,500 square feet. Through this transaction, we will be able to increase their lot size to 20,625. The zoning for the area is a minimum of 15,000 square feet, so we're bringing them into compliance with the Zone C, Residential, but we're not increasing the lot size to the point of where they could subdivide and create two lots. Mr. Heines indicated it's really a win for the Lammers and a win for the City because they are cleaning up some old properties that were up in the park. They will now be the City's lots, and the Lammers will increase the size of their lot, and it will really be no impact to either party.

Mr. Pullium inquired who they bought the random lots

from that were in the middle. Mr. Heines indicated that the people who developed the three houses right there that created the Mosley Point Subdivision, actually purchased those lots up in the woods years ago, and they were trying work a land swap with the City back then. Totally different deal, different area, and they were approached, the Lammers were approached, by that owner that was tired of paying the taxes on those lots, as little as it was, but he was tired of paying the taxes, so he sold it to the Lammers so they could work through this transaction with the City.

Ms. Kistner inquired why didn't the City, long ago, simply buy those parcels themselves. Mr. Heines indicated due to the amount of money that the owner was wanting for the lots. And there was a lot of back taxes owed and so forth, and they cleaned all of that up whenever the Lammers purchased the lots, so that was all cleared, and then with the transaction for the City, everything's been cleaned up to where there clear titles on the property. Mr. Faron inquired if there was other property like this in the City's parks. Mr. Heines indicated it's the only one he was aware of. As a little history of Malcolm Terrace Subdivision, a lot of lots were 25 by 100 feet and it was laid out in a grid work. A lot of these were attendance prices at the 1904 World Fair.

Mr. Rovak moved to approve the proposed boundary adjustment for 11379 Elzey Street, as identified in Mosley Point, Lot 3, adjustment plat, dated October 31st, 2014. Additional property within the new boundary shall be zoned C, Single-Family Residential, at the original parcel at 11379 Elzey Street. Ms. Kistner seconded. There being no further discussion, the resultant vote is as follows:

Ms. Kistner-aye	Mr. Carney-aye	Mr. Faron-aye
Mr. Rovak-aye	Mr. Pullium-aye	Chairman-aye

8. WORK AGENDA

None

9. DEPARTMENT REPORTS

A. Community Development Director

Mr. Langdon passed out what is believed to be the final version of the RFD in relation to Comprehensive Plan to update the Comprehensive Plan. It was talked about the last time.

For January 5th, which is your next meeting, we have two applications. The master sign plan at De Smet, as well as significant exterior renovation to Plaza Audi dealership.

On January 20th, we have two text amendments, one in the Sign Code and one for the RDD Section.

We're anticipating, and there's still time for them to do this, application for a couple other things.

One is a small office building on the last City Place lot, City Place 12, which, if you go down towards the City's maintenance building, it's just before you get to City Place 5. It was going to be condominiums, but Phase II of those failed as a project. Also restaurants mixed-use use, which is portion of City Place.

B. City Attorney

Mr. Lumley indicated if he counted the days correctly, today was the due date for notice of appeal in the 450 North Lindbergh case. Nothing was filed, to Mr. Lumley's knowledge, but the system is not flawless, and we'll know by sure the next meeting.

Mr. Langdon indicated the developer is meeting with me tomorrow to bring up the architecture for the building.

Chairman Madden read a letter from Hutkin Development Company thanking the Commission for the work on the drive-thru text amendment.

Chairman Madden informed the Commission that Mr. Rovak was named Citizen of the Year.

Chairman Madden thanked the Commission for showing up over the past year.

10. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, the meeting was adjourned at 8:18 p.m.

Tim Madden, Chairman

Produced by: Deborah K. McLaughlin, Court Reporter



city of CREVE COEUR

7.1.a

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

APPLICATION TO PLANNING AND ZONING COMMISSION #15-001 FOR SITE DEVELOPMENT PLAN OF AN OFFICE BUILDING AT 844 N. NEW BALLAS COURT

FOR THE MEETING OF: Tuesday, February 17, 2015

LOCATION: 844 New Ballas Court

REQUEST: An application has been submitted for a new 16,467 sq. ft., three-story office building at the southeast corner of East Rue De La Banque and North New Ballas Court. The Applicants are seeking a site coverage bonus for the proposed 69.3% site coverage by providing seating and landscaping.

ADDITIONAL INFORMATION: The subject property is Lot 12 within the CityPlace development and was originally to be phase two of the City Place Condominiums. Section 405.370(G)(1)(a) states that any development and/or redevelopment plans for properties within the area bounded by the City limit on the north, Olive Boulevard on the south, Craig Road on the east, and I-270 on the west, requires Planning and Zoning Commission and City Council review and approval.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?

Comprehensive Plan References

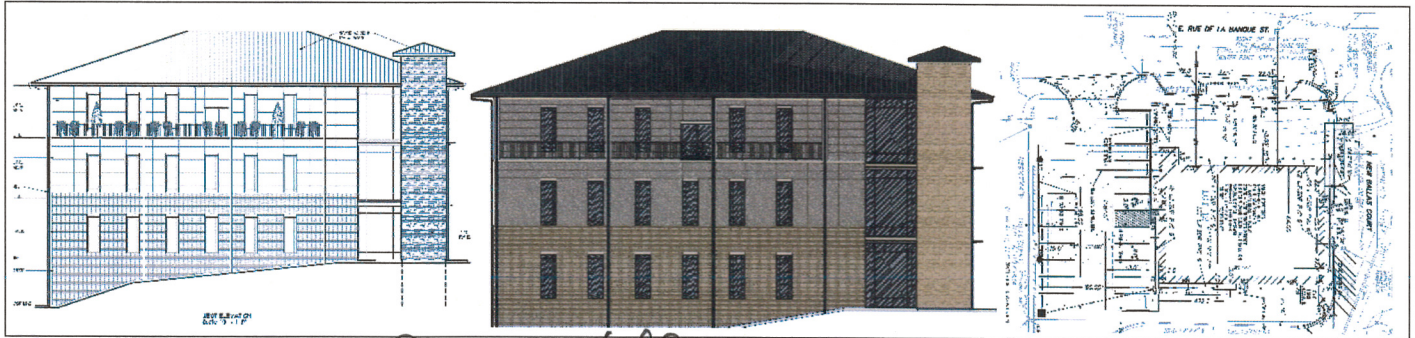
- Central Business District Action Area
- Design Guidelines

Zoning Code References

- Section 405.370: "CB" Core Business District
- Section 405.540: Landscaping
- Section 405.680: Lighting
- Article VII Off-Street Parking and Loading Requirements
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Jack D. Whaley
Jack D. Whaley Architect
1529 S. Old Hwy 94, Suite 201
St. Charles, MO 63303

PROPERTY OWNER: Vanchi Properties LLC
546 N. Warson Road
St. Louis, MO 63141



REPORT PREPARED BY:

Whitney Kelly, AICP, City Planner

2/13/2015
Date

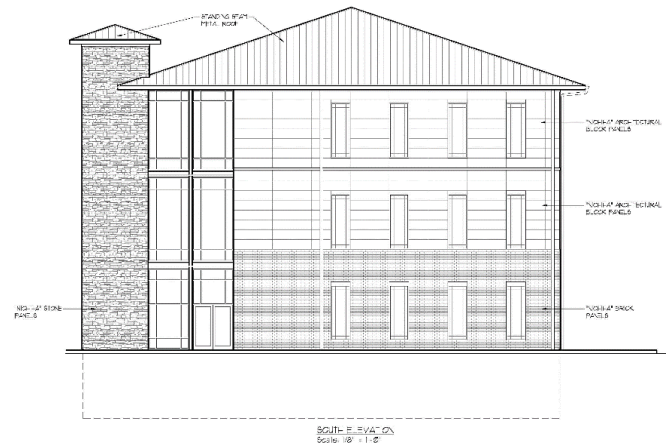
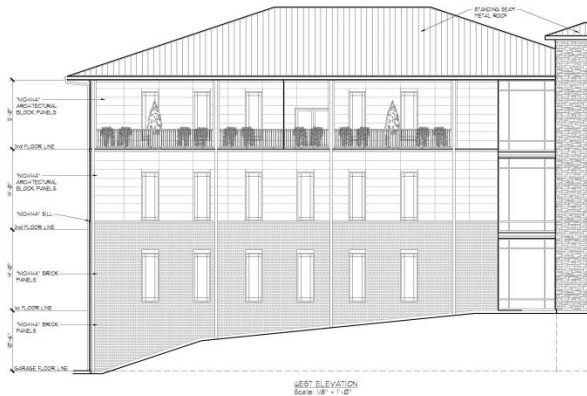
ATTACHMENTS:

Applicant's drawings received February 9, 2014
Color Elevations drawing received January 26, 2015
Lighting Plan received December 24, 2014

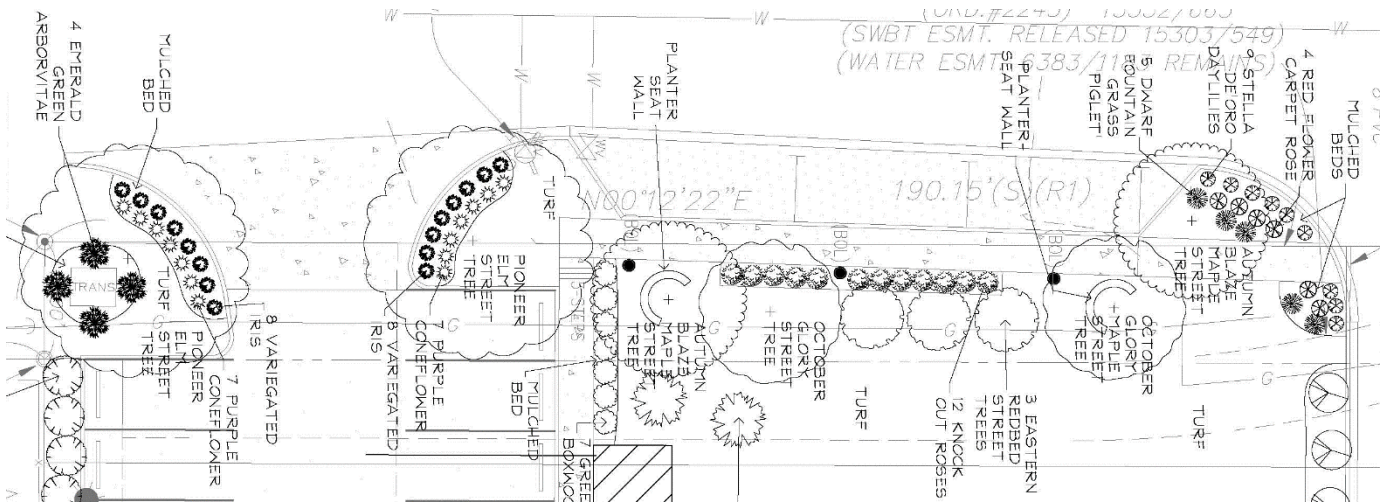
Attachment: 15-001.844 N. New Ballas Court.Staff Report.02-17-2015 (1230 : 844 N. New Ballas Court)

PROPOSAL

The proposed new office building consists of three floors of leasable office over a lower level parking garage and one surface parking lot on the south side of the building. The exterior finish of the ground floor and lower level garage consists of “Nichiha” brick panels while “Nichiha” Architectural Block Panels cover the upper two floors. The corner tower element will house the elevator for the building and is covered with pre-fabricated stone veneer.



The Applicant has proposed that the landscaping and seating walls along East Rue De La Banque Street should be considered for a 6.3% bonus in site coverage yielding a total site coverage of 69.3%. Below is a close-up of the proposed landscape plan along E. Rue De La Banque St.:



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	City Place 5 Office Building	CB District	N. New Ballas Court
South	Courtland Hall Condominiums	CB District	NA
East	City Place Condominiums	CB District	NA
West	Heather Ridge Apartments	CB District	E. Rue De La Banque Street

COMPREHENSIVE PLAN REVIEW

The subject property is located in the Central Business District 2 Action Area that envisions a higher density of mixed-use development, increased pedestrian connections and incorporation of design elements from adjacent mixed-use development. While the proposed office use of the development is in keeping with the area, it is located in an out-of-the-way location. Therefore, providing for a mix of uses could be impractical for such a small site. The Applicant is proposing to include pedestrian connections along Rue de la Banque Street, however, it stops short of the driveway and does not extend to the property to the south, nor is any indicated along North New Ballas Court. Staff recommend that the sidewalks be extended to the limits of the property on both frontages.

Design Guidelines

The Design Guidelines provide specific recommendations regarding the building and site planning for projects. The following simplifies the goals and discusses their applicability to the project:

1. The Applicant is including defined outdoor spaces with a third floor balcony and seating along East Rue De La Banque Street, both of which are encouraged by the Design Guidelines.
2. The building entrance is not oriented toward the main road and lacks any defining elements, where a sense of arrival is recommended. Staff recommend that the entry area should also have visual appeal from the street and the door should be recessed to provide a “door yard” so that the swinging door does not obstruct the sidewalk. In addition, an architecturally integrated canopy should be included to provide cover over the sidewalk and to provide a stronger visual delineation of the entrance. Staff note that the drawings appear to include projections of some kind above the door at the floor plate levels, but there are no notes or details describing them and they are not large enough to effect a canopy.
3. The proposed sidewalk in front of the building is four feet in width which is not wide enough for pedestrians to pass comfortably without stepping into the parking lot. A recommended condition of approval requires that the sidewalk be widened to at least six feet to provide proper pedestrian flow in furtherance of the Design Guidelines and with the minimum requirements of Section 405.730 of the Zoning Ordinance discussed further below.
4. The elevation along East Rue De La Banque Street is flat without variation in setback or architectural detail at the pedestrian level, contrary to the Design Guidelines.
5. The east elevation facing the condominiums is flat and repetitive, both of which are discouraged by the Design Guidelines.
6. The tower element seems under-scaled for the size of the building. Staff suggest that the stairwell and elevator shaft could be located within a larger version of this “tower” resulting in a more robust appearance without affecting leasable floor area.
7. The materials of the building consist of brick and architectural panels, however a sample of these materials were not provided. The Planning Commission should request more information on these materials so a determination of their continuity with the CityPlace Campus can be made. The Design Guidelines recommend complementary building style, form, size, color and materials between buildings and their neighboring areas.
8. The proposal includes three on-street parking spaces, 16 spaces within a garage, and 22 spaces on the surface lot at the south side of the property; undergrounding of parking and on-street parking are desirable. The surface lot is not between the building and the street, which is recommended, but the parking lot abuts the building, where a landscaped

separation between the parking area and the building is recommended to create a visual foreground for the building.

9. The Design Guidelines encourage high quality landscaping throughout the site and to include amenities such as benches, and lighting. The proposed plan meets with the minimum recommendations. However the landscaping at the corner of North New Ballas Court and East Rue De La Banque Street needs further enhancement and must include the existing ground sign. Further, Staff is unclear of the need for the bollards along the sidewalk unless it is intended that these include lighting which would be in furtherance of the Design Guidelines. Finally, the proposed planter seat walls are shown only in plan view which leaves questions regarding their construction, their role in retaining the adjacent slope and their utility as benches.

ZONING REVIEW

The property is zoned CB, and is located within the area that requires Planning and Zoning Commission review and City Council approval of all development. The buildings standards for the CB-District are as follows:

Development Regulations

Section 405.370: "CB" CORE BUSINESS DISTRICT

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

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

2. *Lot size requirements.*
 - a. *Minimum lot area. The permitted use of any given site or lot shall be determined by the size of the site or lot under single ownership or other common legal control as prescribed in Section 405.370(B). In no event shall any lot or site be developed or improved which has an area of less than one-half (½) acre (twenty-one thousand seven hundred eighty (21,780) square feet) in single ownership.*
 - b. *Minimum lot width. One hundred (100) feet.*
 - c. *Minimum lot depth. One hundred (100) feet.*
3. *Building bulk regulations.*
 - a. *Maximum structure height. No building or structure shall exceed four (4) stories or sixty (60) feet in height.*
 - b. *Maximum site coverage.*
 - (1) *The amount of gross site area covered by buildings and structures, surface parking, pavement for automobile circulation or permitted exterior business services, storage, merchandise display, repair or processing shall not exceed sixty-three percent (63%) of the site.*
 - (2) *The Planning and Zoning Commission may, in its discretion, allow the permitted coverage to be increased as a bonus (not to exceed the total of seventy percent (70%) site coverage) in consideration of special or outstanding landscape and site planning features as demonstrated by a site development plan submitted in accordance with Section 405.1080. The features to be considered in the granting of any bonus coverage may include, but not be limited to, the provision of:*
 - (a) *Special pedestrian facilities and features such as fountains, seating areas and outdoor recreation amenities;*
 - (b) *Objects of art or beautification; statuary or other unique visual features;*
 - (c) *Burial of overhead transmission lines and removal of utility poles.*

- c. *Maximum floor area ratio. Class 1 developments shall not exceed a floor area ratio (FAR) of twenty-five hundredths (.25) (one (1) square foot of gross building floor area per four (4) square feet of site area). Class 2 developments shall not exceed a floor area ratio of one (1.0) (one (1) square foot of floor area per square foot of site).*
 - 4. *Yard and setback requirements.*
 - a. *(1) Maximum front yard. A minimum of fifty percent (50%) of the building elevation parallel to the street right-of-way shall be located a maximum of fifteen (15) feet from the right-of-way established by the adopted site development plan for the "CB" Core Business District. In the event that the planned right-of-way is greater than the present right-of-way, the required setback shall be measured from a line located a distance equal to one-half (½) the width of the planned right-of-way from the centerline of the present right-of-way. The provisions of Section 405.240 shall prevail where applicable on major streets or highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding the building placement, shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals.*
 - b. *Minimum side yard. Ten (10) feet.*
 - c. *Minimum rear yard. Ten (10) feet.*
 - d. *Buffer yards. Notwithstanding the provisions of Sections 405.370(E)(4)(b) and 405.370(E)(4)(c) above, any tract or site abutting a single-family residential zoning district shall provide a buffer yard of fifty (50) feet on all sides that abut or adjoin the single-family district. The setback for buildings exceeding three (3) stories or forty-five (45) feet in height shall be increased to two hundred (200) feet. An additional two (2) feet of buffer yard shall be provided for every foot of building height exceeding forty-five (45) feet. The buffer area resulting from these setback requirements shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.*

The site meets the minimum requirements above regarding lot dimensions with an area of approximately 22,680 sq. ft., a depth of 190.15 feet along the west property line and a lot width of 119.26 feet. Regarding bulk regulations, the building is three-stories, with the highest element at 52 feet above grade, and has a F.A.R of 0.55. These dimensions comply with the district regulations, however, the site plan indicates that the building is 35.10 feet from East Rue de la Banque Street, suggesting that the building needs to be located closer to the street to be in compliance with the Zoning Code.

The proposed site coverage of 69.3% is acceptable only if the Planning Commission and City Council believe the proposed site contains special or outstanding landscape and site planning features. The Applicants have indicated that the proposed landscaping and roof top plantings, along with the existing cross access easement of North New Ballas Road along the northern part of their property should justify the bonus coverage over 63%. While the site is small and the coverage attributed to the easement represents 13% of the total site, as stated above, Staff finds that the proposed landscaping and seating along the street only minimally meets with expectations of the Comprehensive Plan and Design Guidelines. The roof deck provides some architectural interest for the building to further it along with the recommendations of the Design Guidelines, but it is only beneficial to those within the building. The public benefit of these would seem limited. If the Planning and Zoning Commission members do not believe that the site coverage bonus has been justified, they should provide further direction on the expectation of "special or outstanding landscape and site planning features" beyond the minimum expectations of the Design Guidelines that would qualify for a total coverage of 69.3%.

Landscaping

The Applicant's Landscape Plan meets with the minimum requirements regarding the number of street trees and screening of the parking lot. However, Sections 405.540 (F)(3) and (4) require a minimum of 10 square feet of interior parking lot landscaping for every 350 sq. ft. of paved area, with each specific area containing a minimum of 50 sq. ft. and having a minimum width of 3 feet is necessary. Therefore, the parking lot on the south will need to be adjusted to meet with this requirement. Additionally, it is not clear on the drawings that an underground irrigation system has been provided to meet with the requirements of Section 405.540(F)(10).

Further Section 405.540(12) states that a perimeter landscaped buffer strip shall be provided and maintained at a width of not less than five feet. The drawings indicated that the parking lot is approximately five feet from the south property line. However, the scale indicates that it is only four feet. The Applicant should clarify this difference.

Lighting

The Applicant included a cut sheet of the proposed light fixtures that should meet with the requirements that all lighting be downcast and fully shielded and that light shall not be cast upon adjacent property, per Section 405.680 Lighting and Section 405.810(A)(4) of the Off-Street Parking and Loading Requirements of the Zoning Ordinance.

Sidewalks

As discussed earlier, Staff recommends that the internal sidewalks should be widened to meet with the Design Guidelines and expanded throughout the site. Section 405.730(A)(2) of the Zoning Ordinance states that the minimum width of internal sidewalks in non-residential developments shall be at least six feet or eight feet if used as a curb stop. The site plan indicates that the sidewalks are approximately four feet in width. The Applicant will need to widen the sidewalks to meet with this requirement. Also, it is recommended that a sidewalk be included along North New Ballas Court in furtherance of the Design Guidelines and Comprehensive Plan, although this may require eliminating the plantings along the north side of the building. As a reminder, the sidewalks do not count against the site coverage calculation.

Parking

The Applicant has indicated that a total of 41 spaces are required and 41 spaces are provided. The three parallel parking spaces along East Rue de la Banque Street are shown to be 8.5 feet wide and 22 feet in width. Section 405.810(A)(1) states that parallel parking spaces shall have minimum dimensions of eight feet wide by 23 feet long. The Applicant will need to increase the length of the spaces to meet with this requirement.

Section 405.850. Off-Street Loading Requirements states that it is the City's intent to require sufficient off-street loading areas and to ensure that such areas are located in a convenient location out of sight of the general public to the extent feasible. Loading areas which are utilized for the location of trash collection or compaction units shall be provided for and shall be in addition to the loading space requirements provided in Section 405.850(C), Schedule of Off-Street Loading Spaces. The Applicant is proposing to designate a portion of North New Ballas Court for the loading area. Staff finds that this location is inconsistent with the intent of the Zoning Code and has a concern that trucks would not have proper access to the trash enclosure necessitating a new location that is not on the street. Combined with the discussion above, it is likely that the Applicant will lose several parking spaces from the surface lot and that a shared parking arrangement with the adjoining condominium development may be necessary.

Signs

The CityPlace Campus received approval of a master sign plan for all of the signs throughout the campus, including one ground sign at the corner of North New Ballas Court and East Rue De La Banque Street that is not shown on the Applicant's drawings. The Applicant is required to maintain this sign location to be in compliance with the approved master sign plan.

LAND DISTURBANCE CODE

The Applicant's Civil Grading Plans indicate steep grades along the north portion of the site, east and west of the building, that would exceed the limit of a 3:1 slope, as required under Section 420.110 of the Land Disturbance Code.

Section 420.110. Design Requirements.

A. General Design. The design of erosion and sediment controls required for land disturbance activities shall comply with the following minimum requirements:

- 3. Cut and fill slopes shall be no greater than 3:1 except as approved by the Department of Public Works to meet other community or environmental objectives. All excavation, grading or filling shall have a finished grade not to exceed a 3:1 slope (thirty-three percent (33%)). Steeper grades may be approved by the Director of Public Works if the excavation is through rock or if the excavation or the fill is adequately protected (a designed head wall or toe wall may be required). Turf reinforce mattresses (TRM), rock slopes and other best management practices (BMP) could be utilized for slopes in excess of 3:1, but must be approved by a qualified geotechnical engineer hired by the developer and approved by the City prior to and/or during installation. Retaining walls that exceed a height of forty-two (42) inches shall require the construction of safety guards as identified in the appropriate Sections(s) of the adopted City Building Codes and must be approved by the City Building Department. Permanent safety guards shall be constructed in accordance with the appropriate Section(s) of the adopted City Building Codes (latest edition). Also, the following water quality issues as a reference can be used: Protecting Water Quality - A Field Guide to Erosion, Sediment and Stormwater Best Management Practices for Development Sites in Missouri.*

ACTION AND MOTION

Since a number of concerns have been identified, some of which represent non-compliance with the Zoning Code, the Planning and Zoning Commission should not take any action on a recommendation for this application until the Applicant can prepare revisions and responses. A motion to continue the discussion to a future meeting is required, however. The following is an example of an appropriate motion for this application:

"I move to continue Application #15-001 to the meeting of March 2, 2015, to allow the Applicant time to address the concerns of the members of the Planning Commission and Staff."

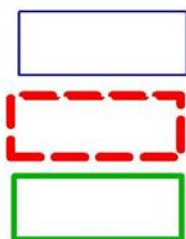
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

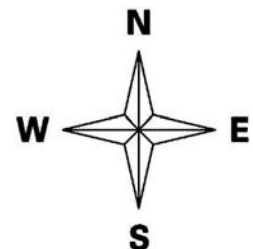
APPENDIX 3: AERIAL PHOTO



Property lines

844 N. New Ballas Court

Municipal Boundary



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 02/13/2015



Description: View of the property looking northeast from E. Rue De La Banque.



Description: View looking northwest from the southeast corner of the property.



Description: View looking southwest from across N. New Ballas Court.



Description: View looking southeast from the corner of N. New Ballas Court and E. Rue De La Banque. Note the existing ground side at the corner.



Jack Whaley
Architect

Kurt Whaley
Project Manager

Dawn Vaught
Office Manager

February 9, 2015

City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Mo. 63141

Attn: Paul Langdon, Director
Community Development

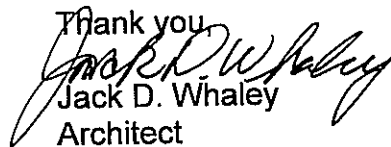
Re: Office Building for Vanchi Properties
844 New Ballas Court, City Place

Mr. Langdon,

This letter is to explain proposed elements to warrant site coverage bonus for the above referenced project.

- 1 All utilities will be underground. The existing utility pole, guy wires and overhead wiring will be removed.
- 2) Meg Bergen, Landscape Architect, has outlined in a letter to be submitted with this letter and her documents, the additional amenities in reference to landscape requirements.
- 3) We have extended the sidewalk at Rue de la Banque, to the corner, and added Planter walls with seats at (2) places.
- 4) The exterior building elements, with stacked stone veneer at the Elevator shaft, the brick masonry panels and modern architectural Panels on the building, including the recessed walls on the Third Floor, the metal railing at the Third Floor garden area, all add to this corner lot.

I trust this will allow the plans to be approved regarding Site coverage, which will be 69.3%.

Thank you,

Jack D. Whaley
Architect

1529 S. Old Highway 94
Suite 201
St. Charles, MO 63303
Phone: (636) 946-6949
Fax: (636) 949-2909
jackdwhaley@gmail.com
jdwhaley1@sbcglobal.net

Attachment: Applicant's Material submitted 2-9-2015 (1230 : 844 N. New Ballas Court)



City of Creve Coeur

Re: New Office Building project at 844 N. New Ballas Court.

Client: Vanchi Properties.

Date: 2-6-2015

I am writing on behalf of Vanchi Properties, as a Landscape Architect who has been consulting with them on their new office building landscaping.

I would like to outline where I believe they have gone above and beyond city requirements in order to provide outdoor amenities and to beautify the lot through the proposed site landscaping. They are asking you to consider these additional amenities as justification for bonus coverage on their project.

1. Required number of street trees. 4 Street trees are required along E. Rue De La Banque Street, and 9 are provided. 4 Street trees are required along N. New Ballas Court and 7 are provided.
2. Additional landscaping: In addition to the required landscaping, Vanchi properties is adding quite a bit of additional landscaping. This includes 14 additional flowering and evergreen trees, 6 perennial and shrub beds that will be along Rue De La Banquet street, and visible to the public driving and walking by.
3. Roof top plantings that will be visible from the street – planter boxes with trailing flowering and green foliage plants that will trail over the railing to beautify the building from the street, as well as junipers on the roof that will be visible from the street.

I ask that you consider these additional landscape features and amenities as cause to allow them bonus coverage on their project.

Sincerely,

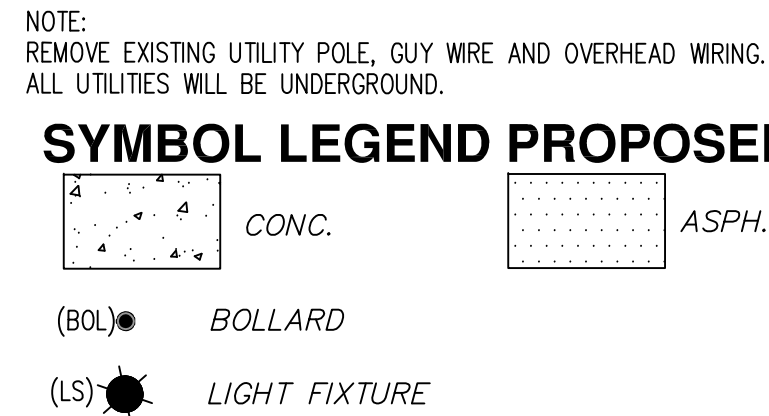
Margaret Bergen

Margaret Bergen

Landscape Architect, State of Missouri # 2001028924

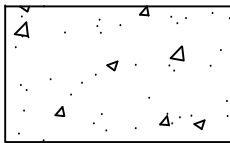
Horstmann Brothers, LLC

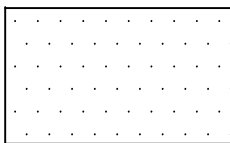
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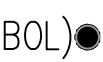


Designed: L.T.	CIVIL SITE/STRIPING PLAN	
Drawn: WC	THOMPSON CIVIL, LLC 5337 GLADSTONE AVE., STE #1 ST. LOUIS, MISSOURI, 63121 PHONE: 314-724-3127	Date: FEBRUARY 2015
Checked: L.T.		Sheet: C4

SYMBOL LEGEND PROPOSED

- 

CONC.
- 

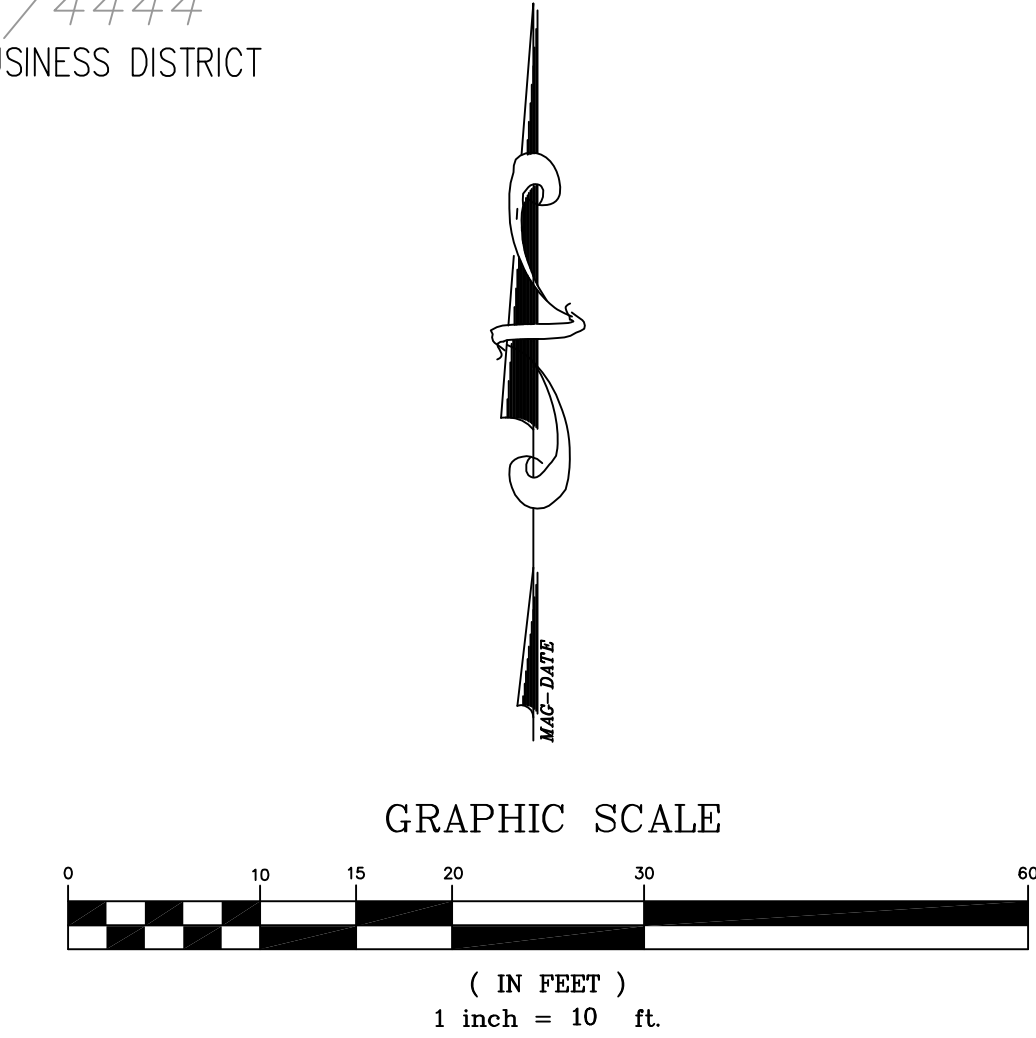
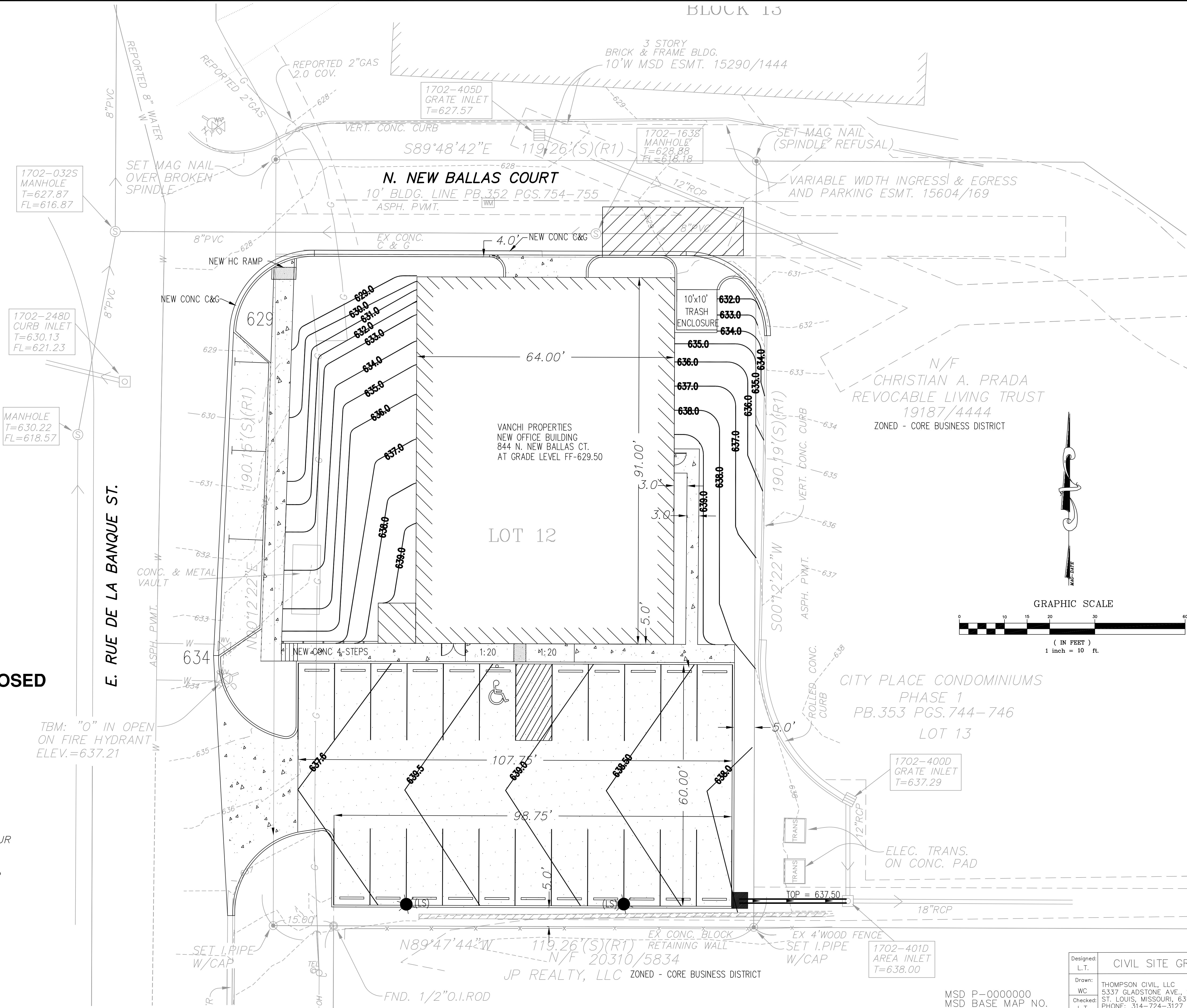
ASPH.
- 

BOLLARD
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LIGHT FIXTURE
- 

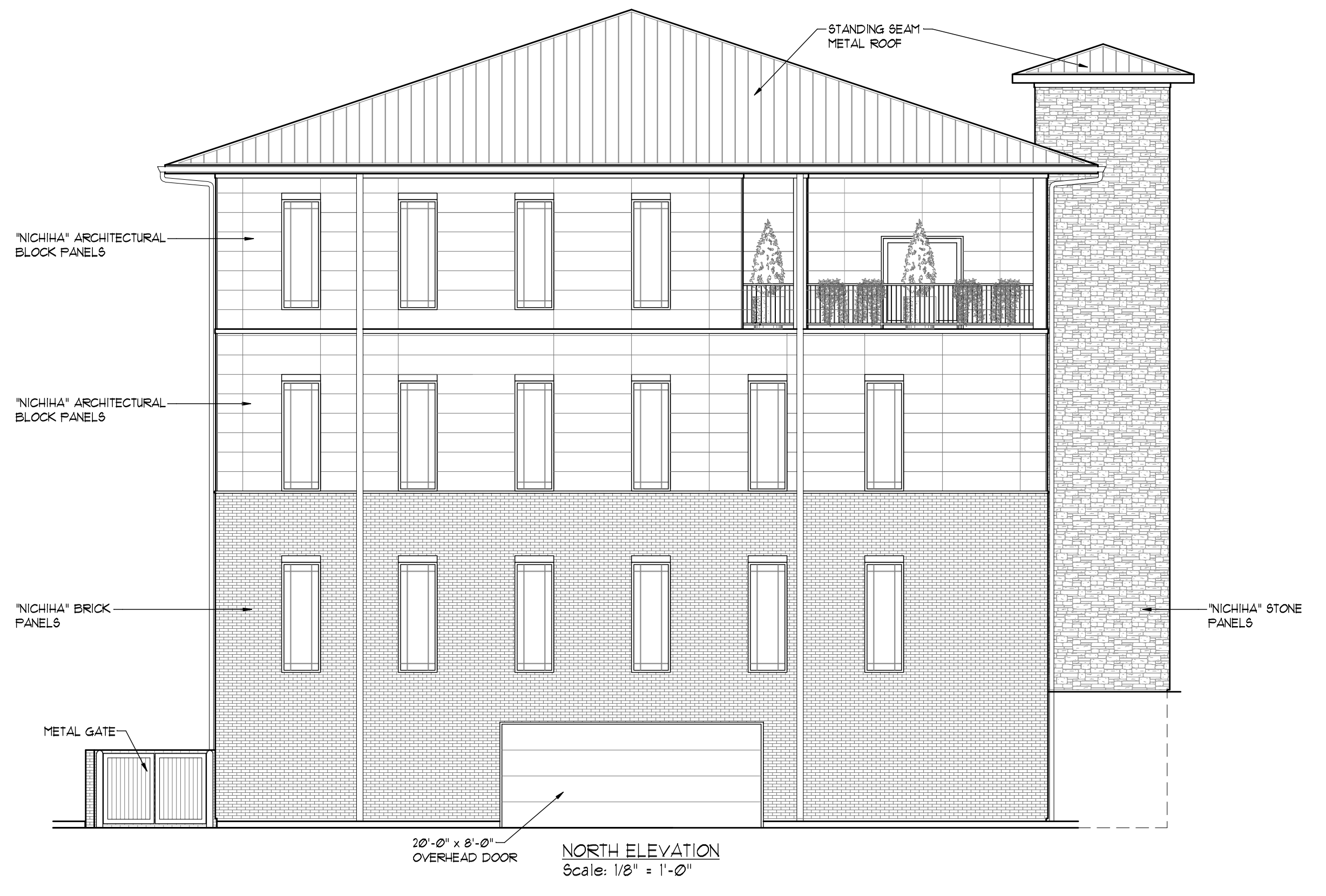
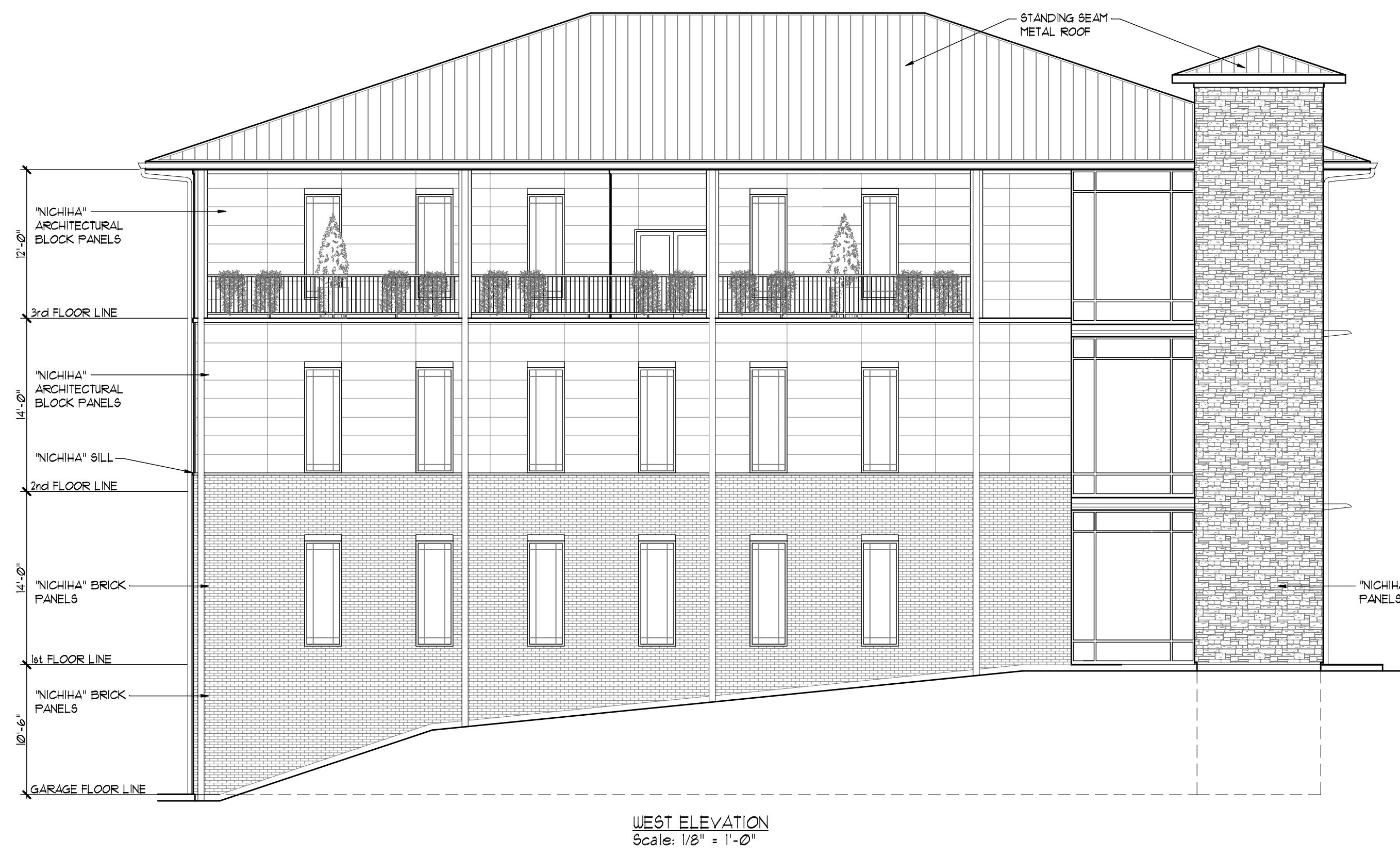
PROPOSED CONTOUR
- 

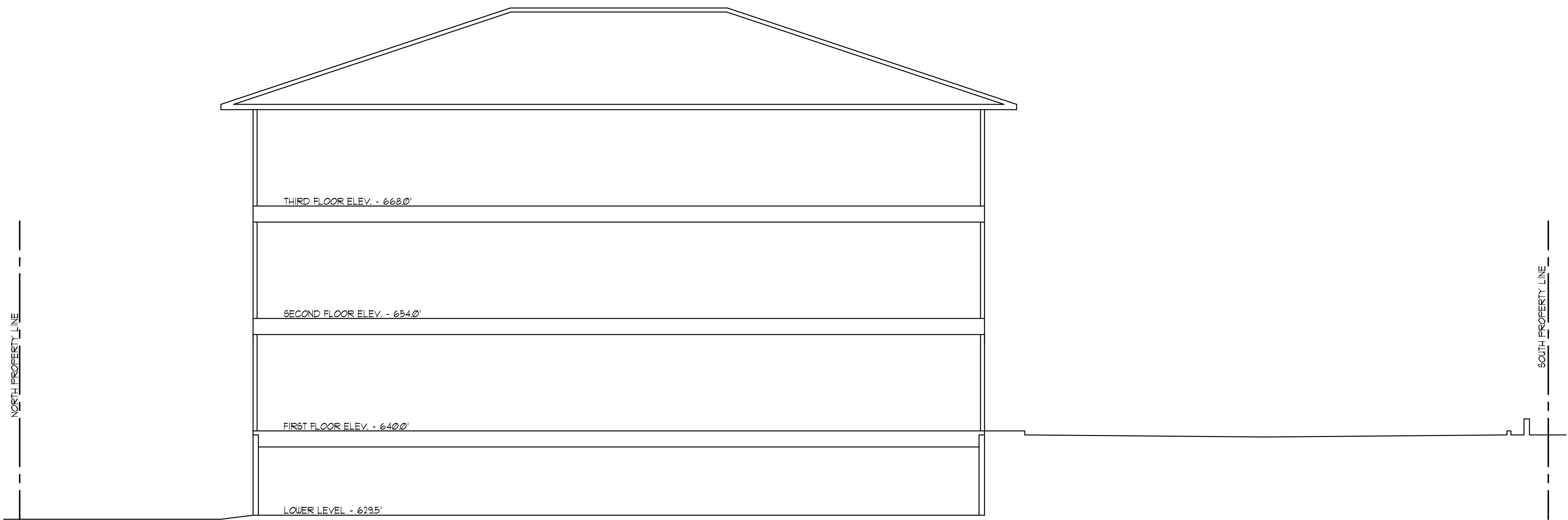
EXISTING CONTOUR



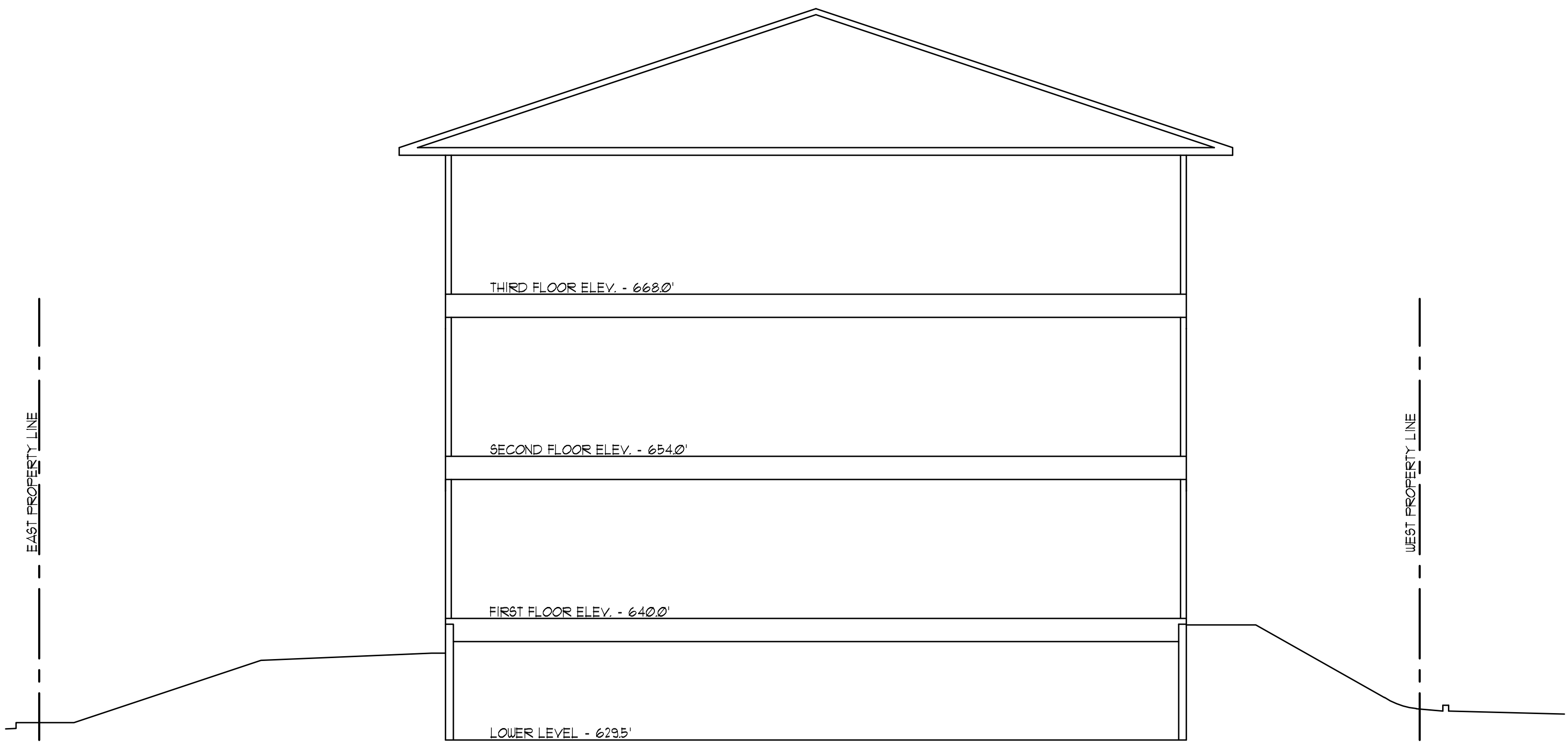
SEAL		REVISIONS		
			DATE	DATE
			DATE	DATE
			DATE	DATE
DRAWING ISSUE			DATE	DATE
			DATE	DATE
			DATE	DATE
PROJECT:		NEW OFFICE BUILDING 844 N. NEW BALLAS CT. CREVE COEUR, MISSOURI		
CLIENT:		VANCI PROPERTIES, LLC 546 WARSON ROAD ST. LOUIS, MISSOURI PHONE: 314-323-5073		
Designed: L.T.		CIVIL SITE GRADING PLAN		
Drawn: WC		THOMPSON CIVIL, LLC 5337 GLADSTONE AVE., STE #1 ST. LOUIS, MISSOURI, 63121 PHONE: 314-724-3127		
Checked: L.T.		Date: FEBRUARY 2015 Sheet: C5		

MSD P-0000000
MSD BASE MAP NO.

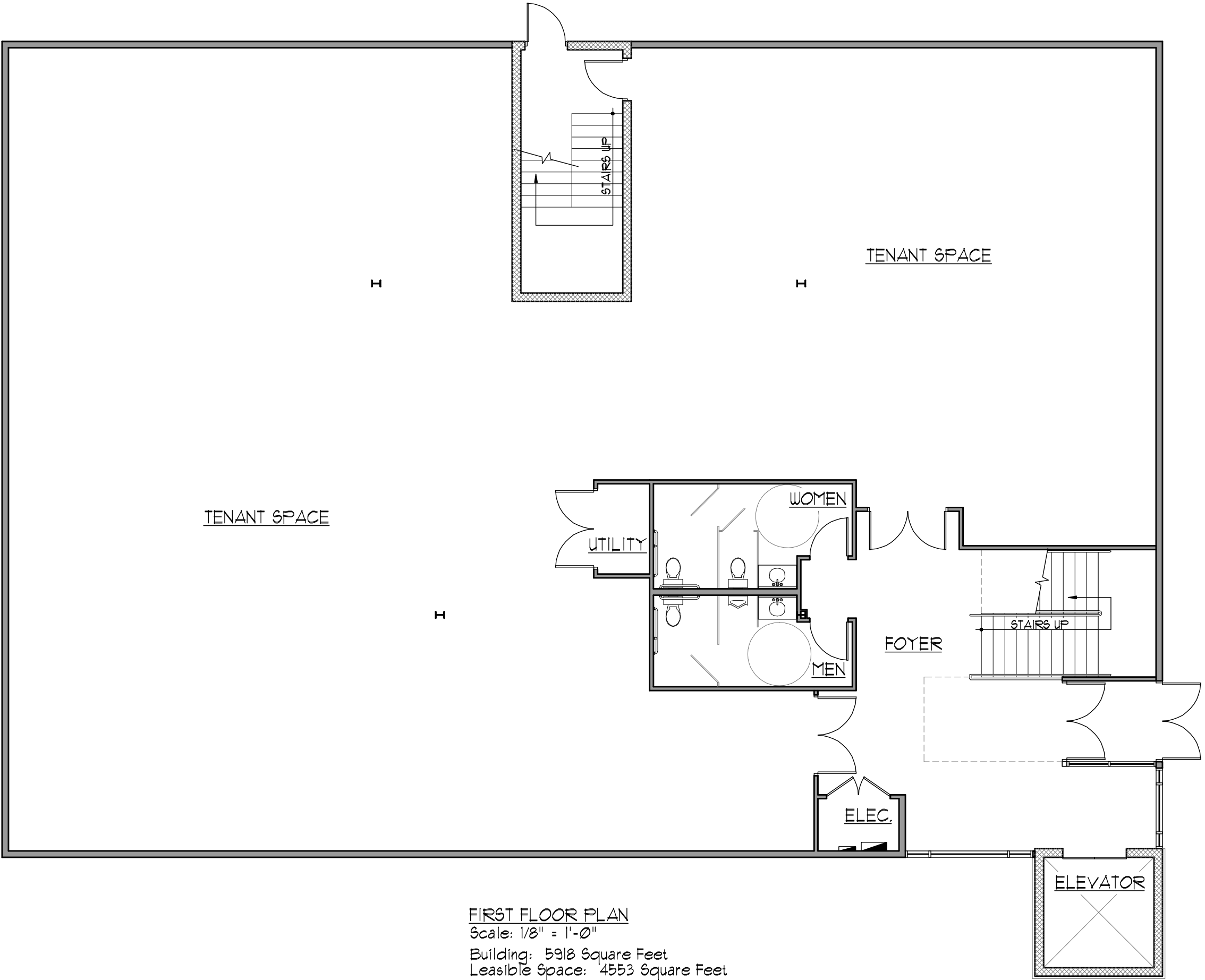
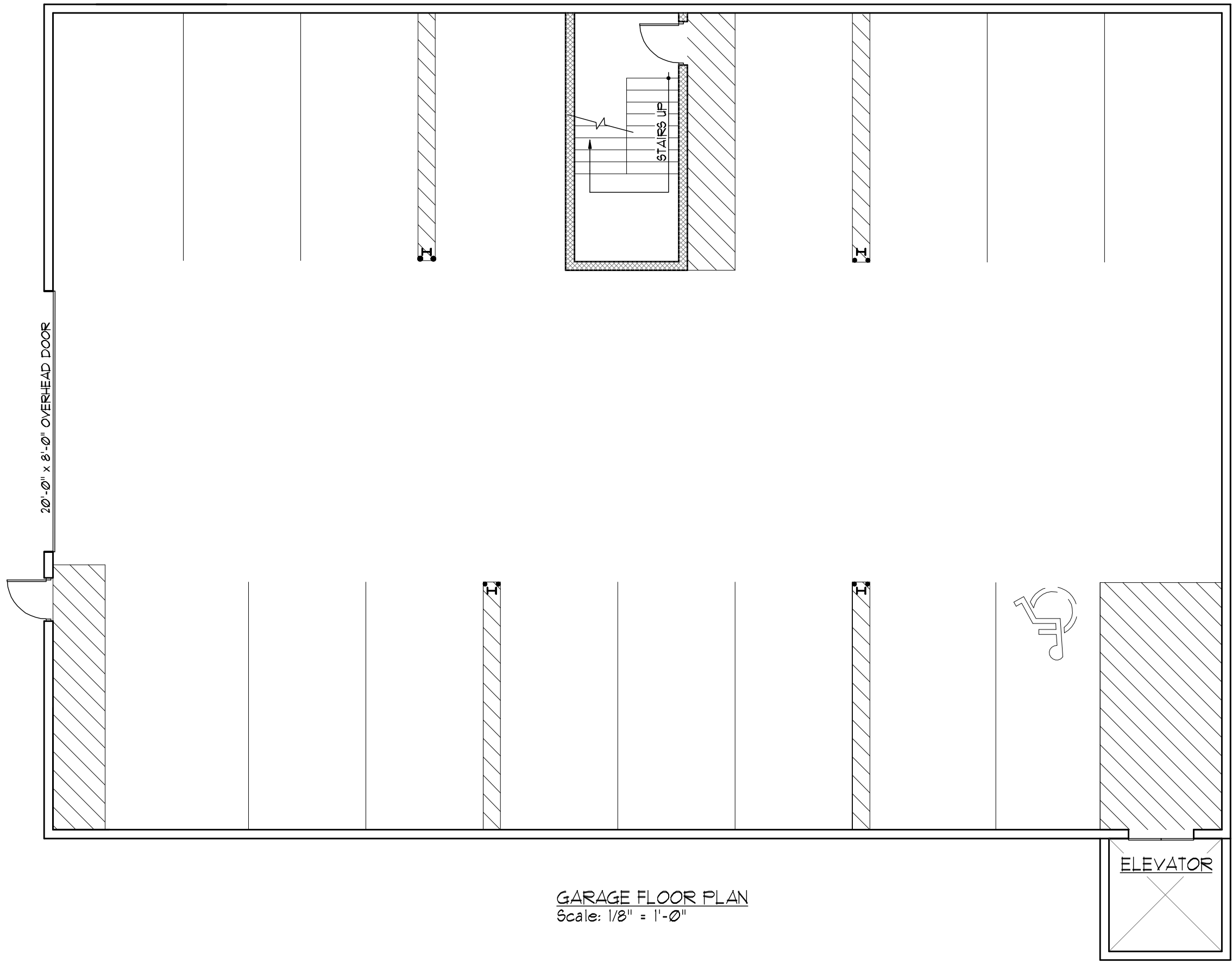
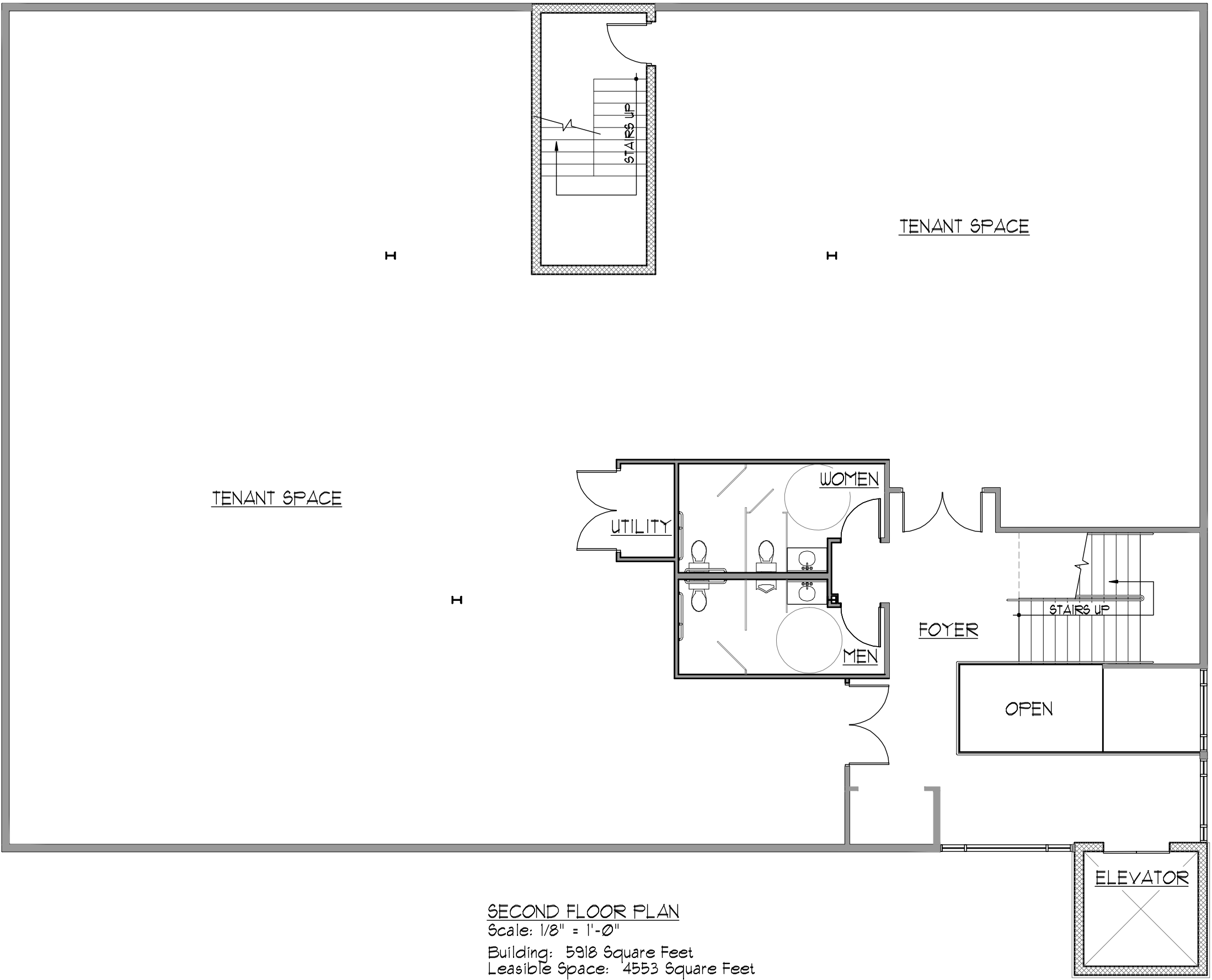
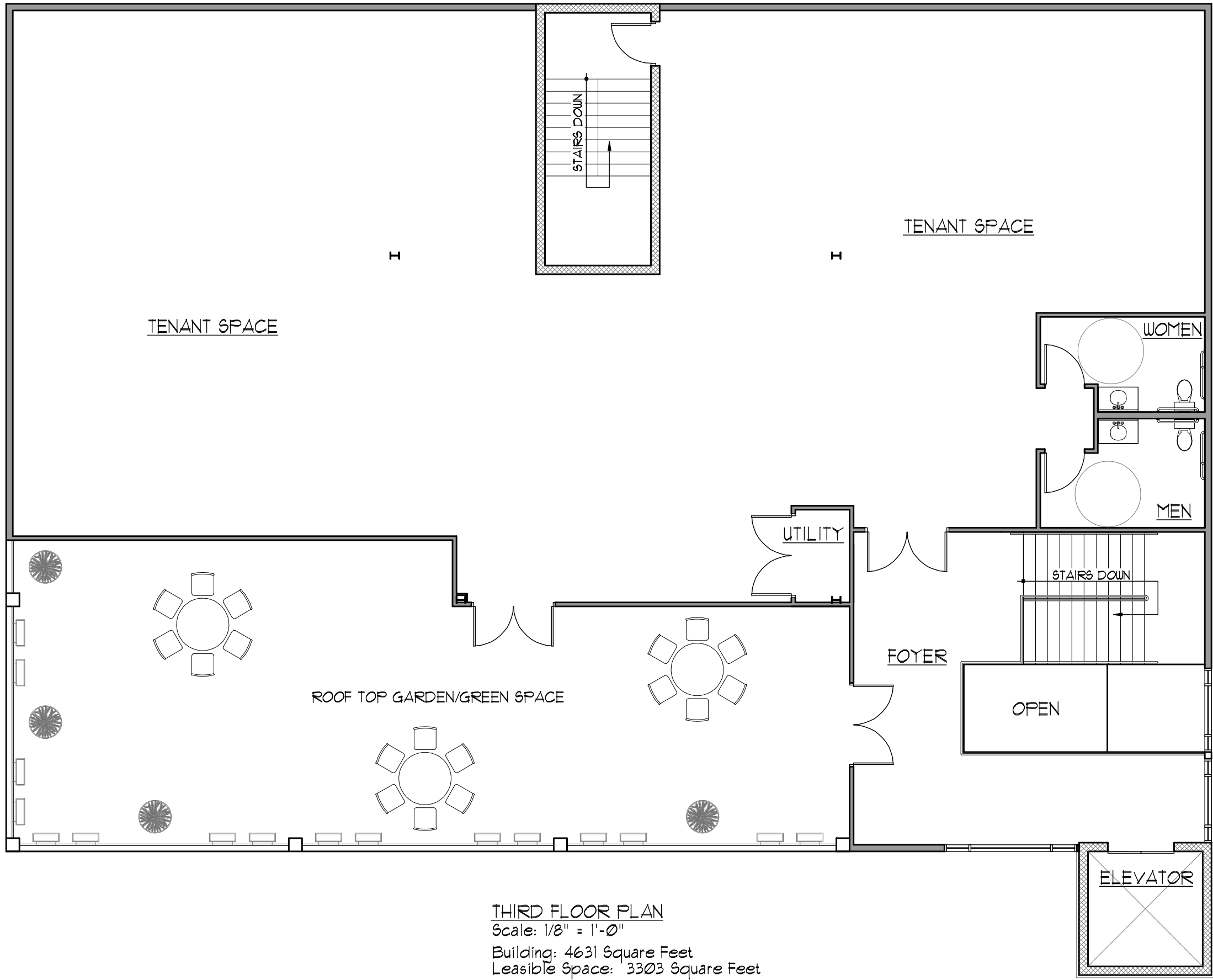




NORTH - SOUTH SECTION



EAST - WEST SECTION



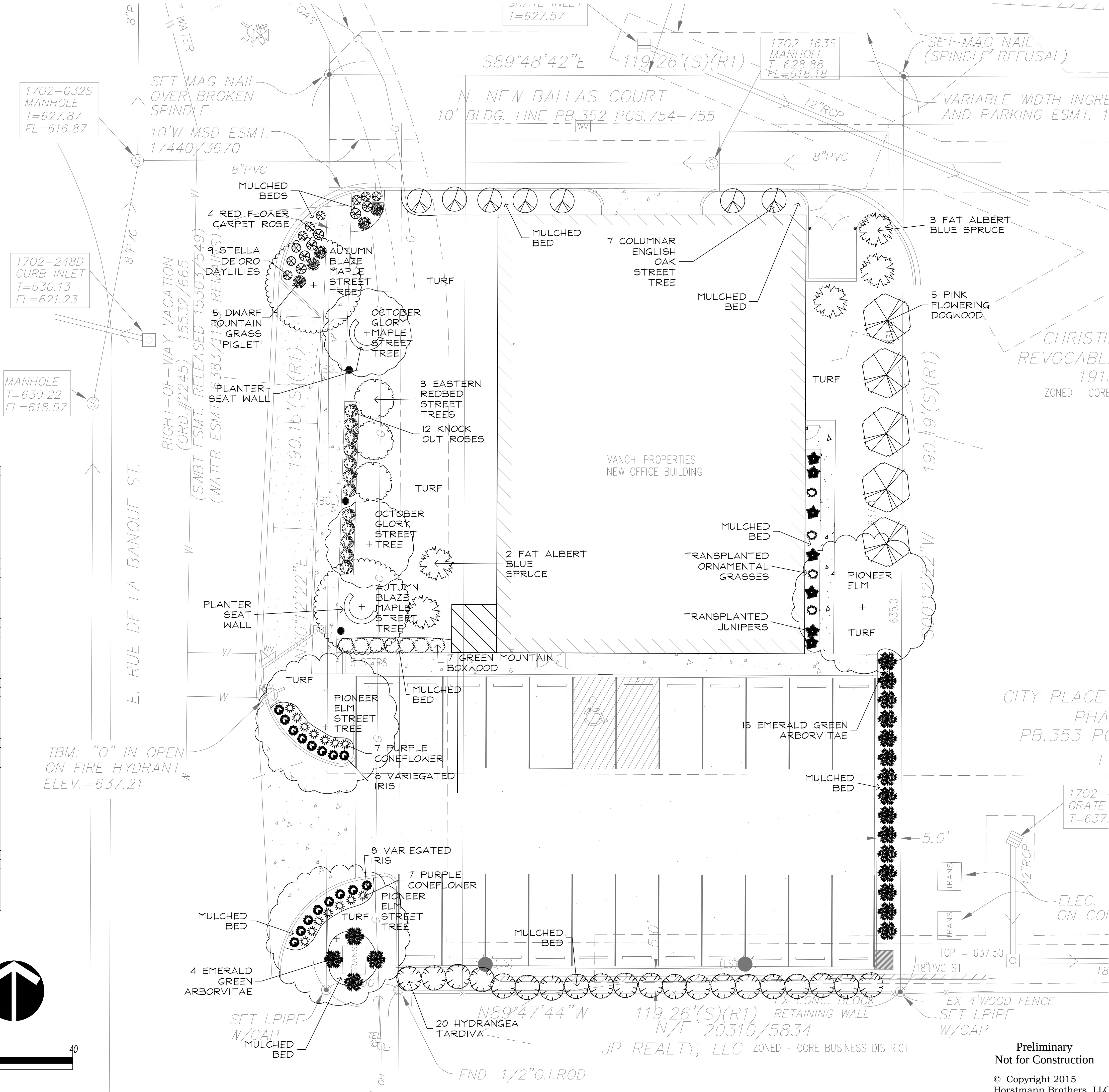
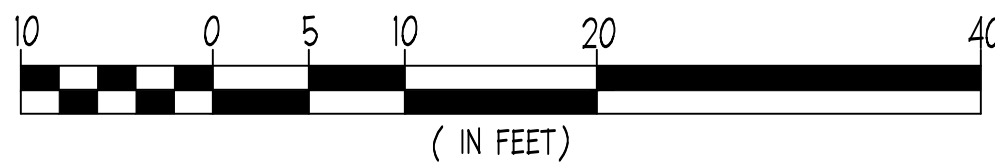
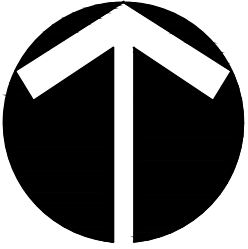


Designed: L.T.	CIVIL SITE/STRIPING PLAN	
Drawn: WC	THOMPSON CIVIL, LLC 5337 GLADSTONE AVE., STE #1 ST. LOUIS, MISSOURI 63121 PHONE: 314-724-3127	Date: FEBRUARY 2015
Checked: L.T.		Sheet: C11

PLANT SCHEDULE

SHADE TREES	QTY	COMMON NAME/ BOTANICAL NAME	SIZE	Notes
	2	AUTUMN BLAZE MAPLE/ACER X FREEMANII "JEFFERSRED"	3" CAL.	STREET TREES
	3	PIONEER ELM/ULMUS 'PIONEER'	3" CAL.	2 ARE STREET TREES
	2	OCTOBER GLORY MAPLE/ACER RUBRUM 'OCTOBER GLORY'	3" CAL.	STREET TREES
	7	COLUMNAR ENGLISH OAK / QUERCUS ROBUR 'FASTIGIATA'	3" CAL.	STREET TREES
EVERGREEN TREES	QTY	COMMON NAME/ BOTANICAL NAME	SIZE	
	5	COLORADO BLUE SPRUCE/PICEA PUNGENS 'FAT ALBERT'	6'- 7'	
	19	EMERALD GREEN ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD GREEN'	6'- 7'	
FLOWERING TREES	QTY	COMMON NAME/ BOTANICAL NAME	SIZE	
	3	EASTERN REDBUD / CERCEIS CANADENSIS	3" CAL.	STREET TREES
	5	PINK FLOWERING DOGWOOD / CORNUS FLORIDA RUBRA	6'- 7'	
SHRUBS	QTY	COMMON NAME/ BOTANICAL NAME	SIZE	
	7	BOXWOOD /BUXUS X 'GREEN MOUNTAIN'	24" - 30"	
	20	TARDIVA HYDRANGEA / HYDRANGEA PANICULATA 'TARDIVA'	5 GAL.	
PERENNIALS/ORNAMENTAL GRASSES	QTY	COMMON NAME/ BOTANICAL NAME	SIZE	
	14	PURPLE CONEFLOWER / ECHINACEA PURPUREA 'MAGNUS'	1 GAL.	
	9	STELLA DE ORO DAYLILLY / HERMEROCALLIS HYBRID 'STELLA DE ORO'	1 GAL.	
	16	VARIGATED IRIS / IRIS PALLIDA 'VARIEGATA'	1 GAL.	
	5	PIGLET DWARF FOUNTAIN GRASS / PENNisetum 'PIGLET'	1 GAL.	
ROSES	QTY	COMMON NAME/ BOTANICAL NAME	SIZE	
	4	FLOWER CARPET ROSE RED/ ROSA X 'NOARE'	2 GAL.	
	12	KNOCKOUT ROSE / ROSA 'KNOCKOUT'	5 GAL.	

*NOTE: STREET TREES - PROVIDE MIN 6' CLEAR BRANCHING HEIGHT.



Horstmann Brothers LLC

Landscape Contractors

Landscape Plan
1" = 10'-0" 2-6-2015

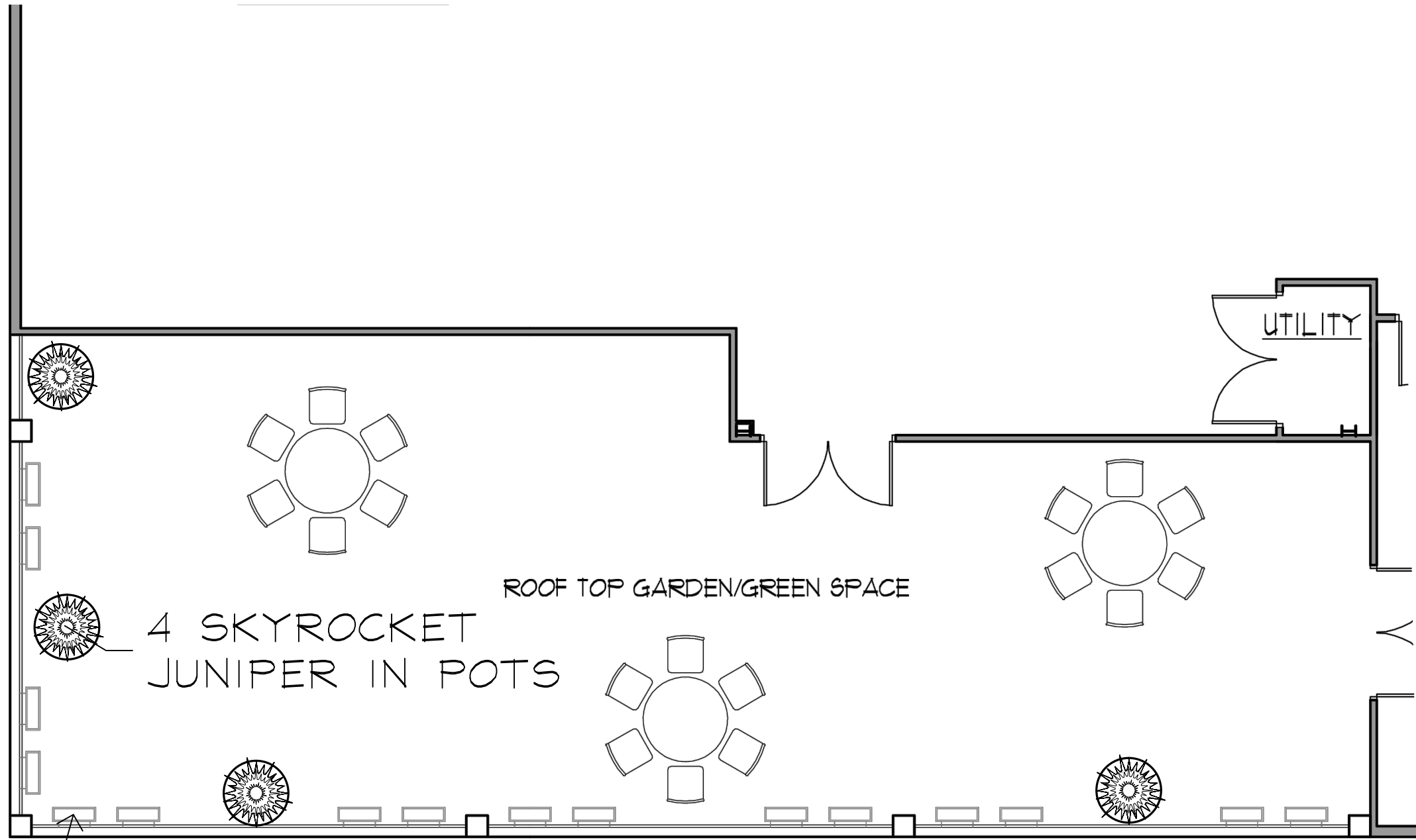
This Landscape Plan is the exclusive property of Horstmann Brothers, LLC Landscape Services.

Any reproduction of this plan without expressed written permission from Horstmann Brothers, LLC Landscape Services is strictly prohibited.

NEW OFFICE BUILDING
844 NEW BALLAS CT.
CREVE COEUR, MO
63141

Preliminary
Not for Construction

© Copyright 2015
Horstmann Brothers, LLC.



PLANTER BOXES
FILLED WITH TRAILING
VINES - MIX OF
FLOWERING & GREEN.
ANNUALS AND/ OR PERENNIALS
EG: SWEET AUTUMN CLEMATIS,
SWEET POTATO VINE,
TRAILING PETUNIAS, IVY

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- 1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public. The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
- 2.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- 3.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- 5.) It shall be the landscape contractor's responsibility to:
 - A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- 6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- 7.) Provide single-stem trees unless otherwise noted in plant schedule.
- 8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
- 9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- 10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
- 11.) All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

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

MULCH:

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

MAINTENANCE:

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

TOPSOIL:

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

MISC. MATERIAL:

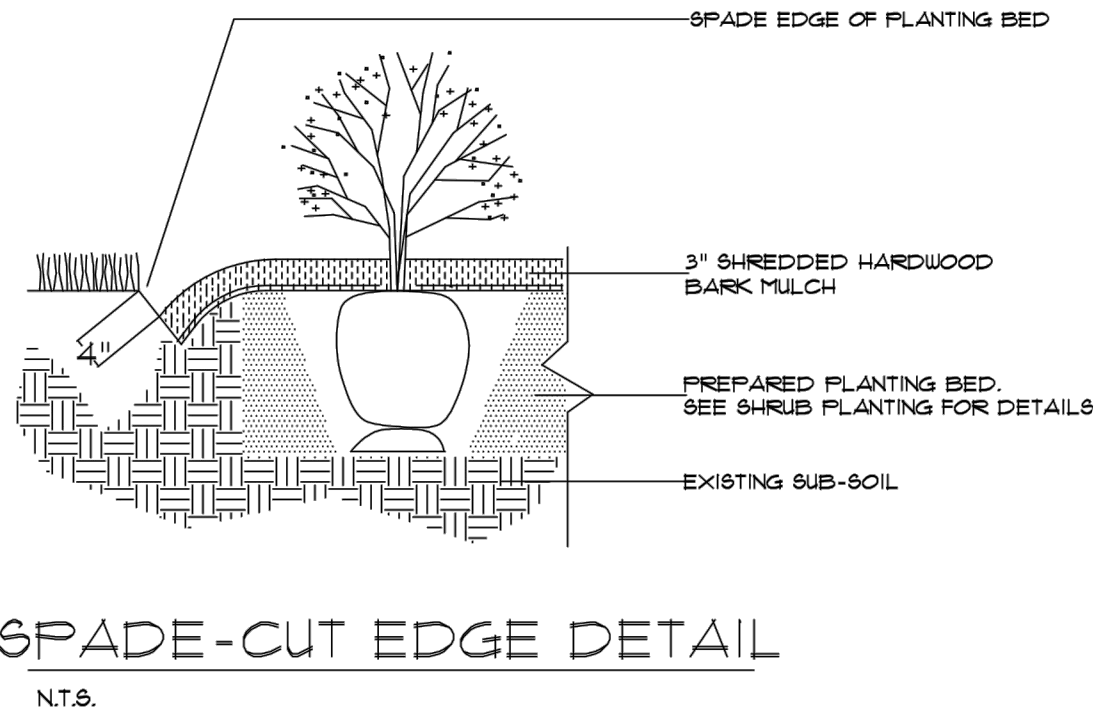
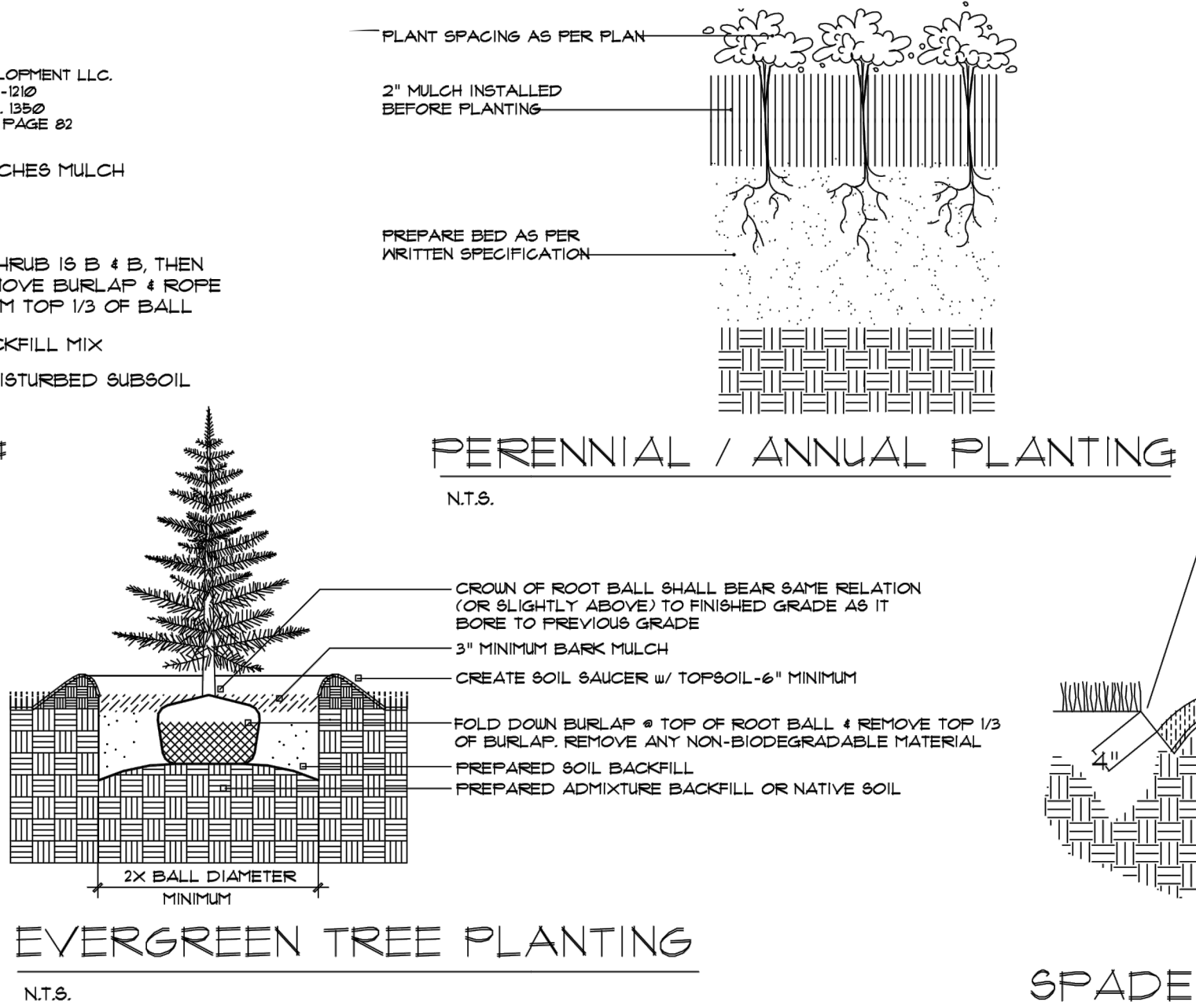
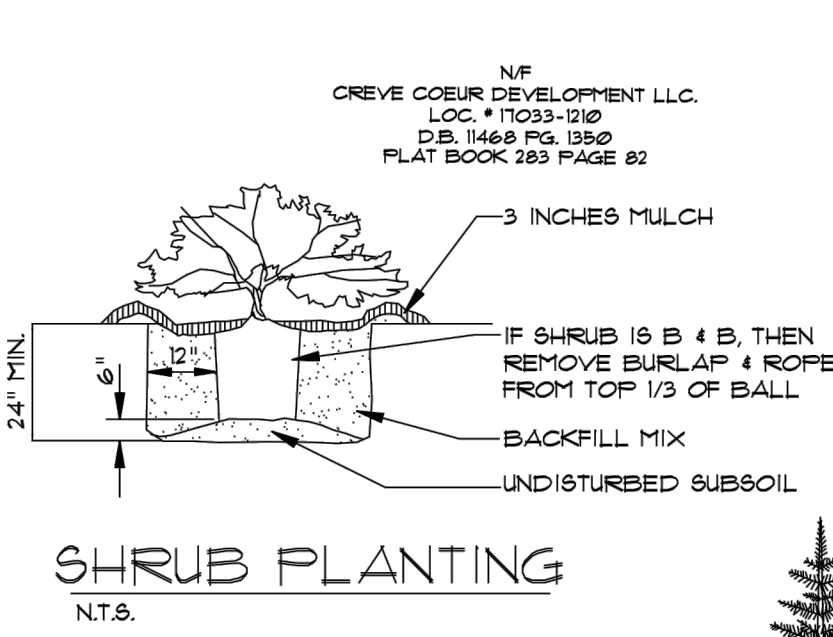
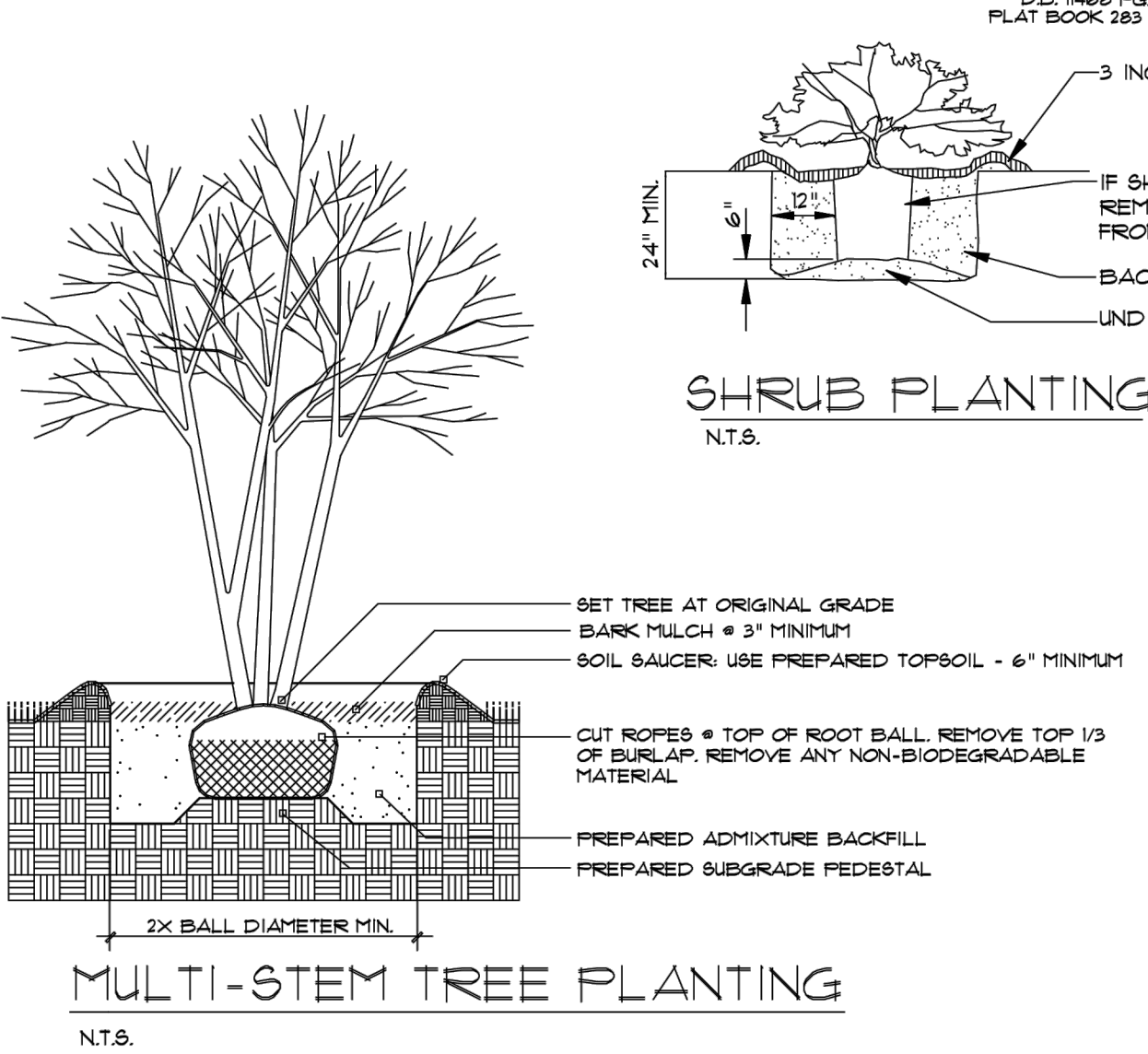
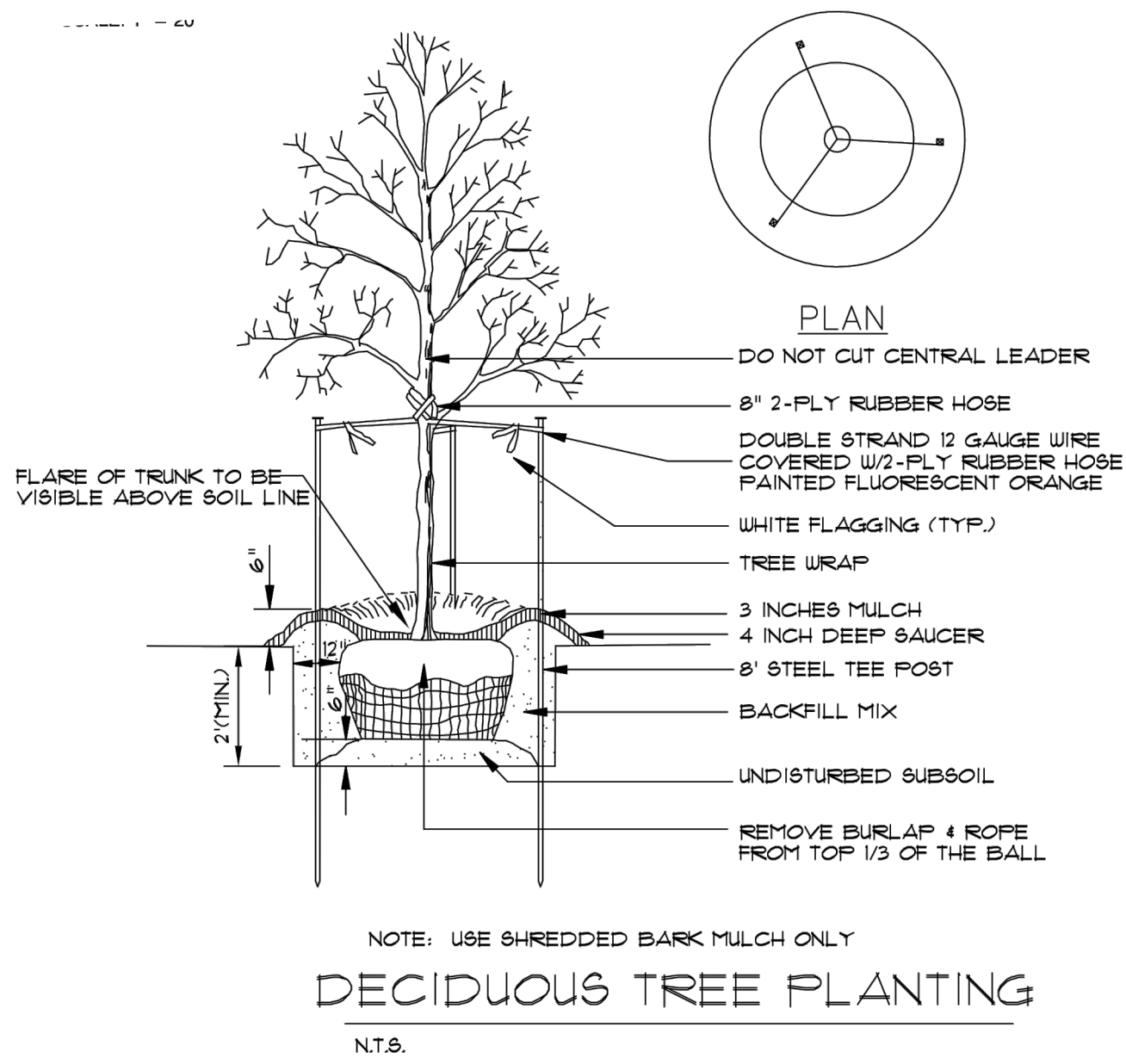
- 1.) Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
- 2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

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

WARRANTY:

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



SEAL

REVISIONS

DRAWING ISSUE

PROJECT:
New Office Building
844 N. New Ballas Ct.
Creve Coeur, Missouri

CLIENT:
Vanchi Properties, LLC
3880 MLK DR. 63113
St. Louis, MO. 63113
Phone: 314-389-7820
Fax: 314-389-7889

Designed:	LANDSCAPE NOTES/DETAILS	
Drawn:		Date: JANUARY 26, 2009
Checked:		Sheet: 16

7.1.c



WEST ELEVATION

Attachment: Colored Elevation - 1-21-

New Office Building
Vanchi Properties
844 New Ballas Road
Creve Coeur, Missouri
2015

Packet Pg. 30

d^{series}

D-Series Size 0 LED Area Luminaire

Catalog
Number

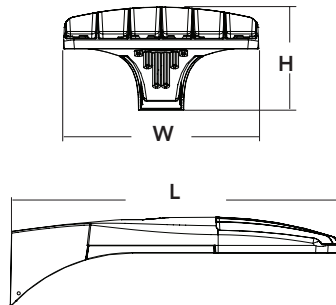
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.8 ft ² (.07 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

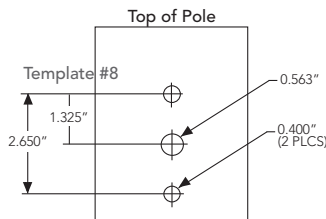
The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

DSX0 LED									
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)
DSX0 LED	Forward optics	530 530 mA 700 700 mA 1000 1000 mA (1 A) ²	30K 3000 K 80 CRI min.) 40K 4000 K (70 CRI min.) 50K 5000 K (70 CRI) AMBPC Amber phosphor converted ³	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide	MVOLT ⁴ 120 ⁴ 208 ⁴ 240 ⁴ 277 ⁴ 347 ⁵ 480 ⁵	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁶ RPUMBA Round pole universal mounting adaptor ⁶ Shipped separately⁷ KMA8 Mast arm mounting bracket adaptor (specify finish) DDBXD U	Shipped installed PER NEMA twist-lock receptacle only (no controls) ⁸ DMG 0-10V dimming driver (no controls) ⁹ DCR Dimmable and controllable via ROAM [®] (no controls) ¹⁰ PIR Motion sensor, 8-15' mounting height ¹¹ PIRH Motion sensor, 15-30' mounting height ¹¹ BL30 Bi-level switched dimming, 30% ¹² BL50 Bi-level switched dimming, 50% ¹²	Shipped installed HS House-side shield ¹³ SF Single fuse (120, 277, 347V) ¹⁴ DF Double fuse (208, 240, 480V) ¹⁴ L90 Left rotated optics ¹ R90 Right rotated optics ¹ DDL Diffused drop lens ¹³	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white
	Rotated optics¹								
	30C 30 LEDs (one engine)								

Drilling



DSX0 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's [POLES CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.

**For round pole mounting (RPA) only.

Tenon Mounting Slipfitter **

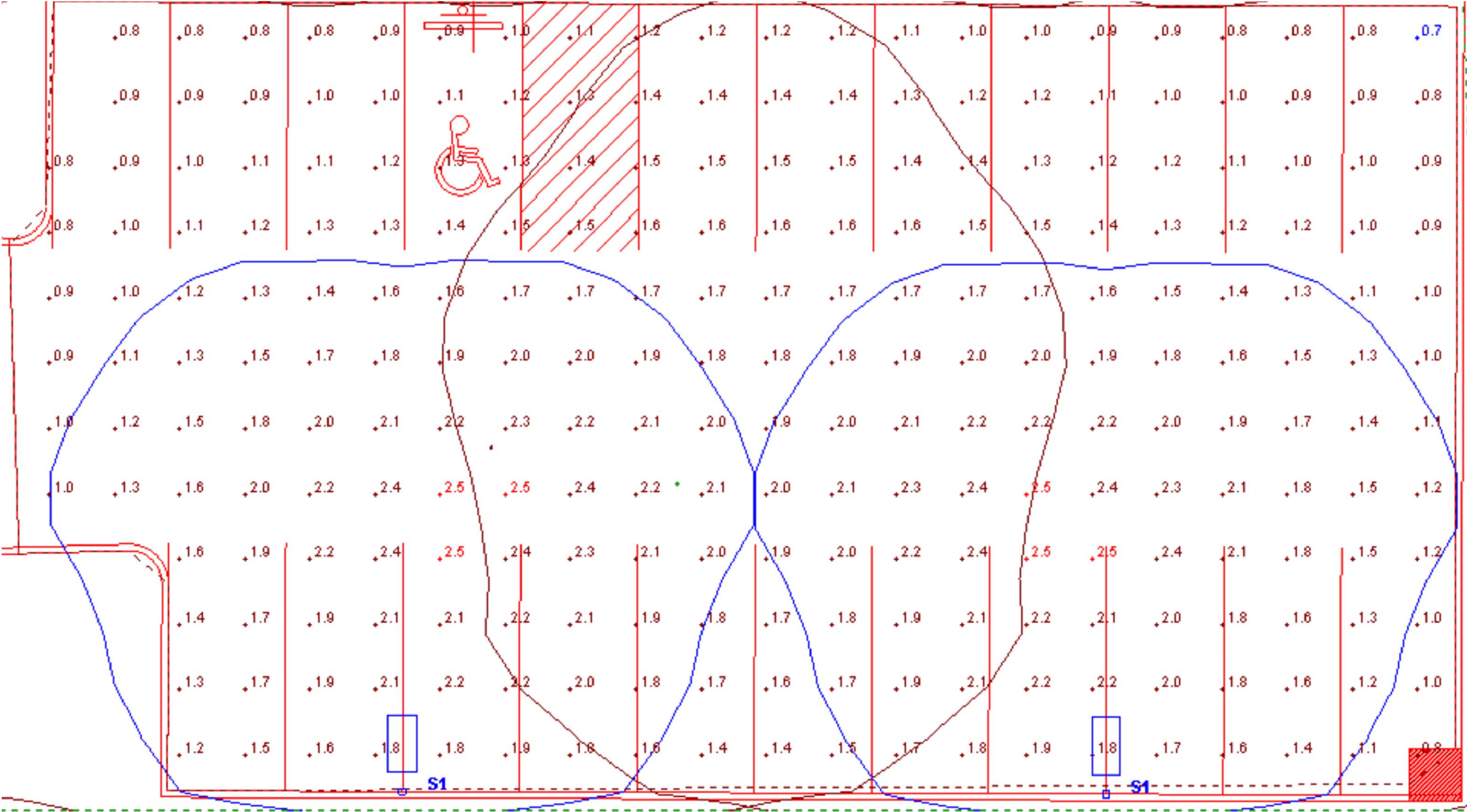
Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

- 30 LEDs (30C option) and rotated options (L90 or R90) only available together.
- 1000mA is not available with AMBPC.
- AMBPC only available with 530mA or 700mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Not available with single-board, 530 mA product (20C 530 or 30C 530). Not available with DCR, BL30, or BL50.
- Available as a separate combination accessory: PUMBA (finish) U.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories.
- DMG option for 347v or 480v requires 1000mA.
- Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A BL30, BL50, PIR, or PIRH.
- PIR specifies the SensorSwitch SSGR-10-ODP control; PIRH specifies the SensorSwitch SSGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR.
- Requires an additional switched circuit. Dimming driver standard. MVOLT only. Not available with DCR.
- Also available as a separate accessory; see Accessories information. HS and DDL are not available together.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

For more control options, visit [DCL](#) and [ROAM](#) online.One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

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View #2

Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	S1	3	Lithonia Lighting	DSX0 LED 40C 1000 40K TFTM MVOLT HS	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE TFTM OPTIC, 4000K, @ 1000mA WITH HOUSE SIDE SHIELD	LED	1	DSX0_LED_40C_1000_40K_TF TM_MVOLT_HS .ies	8404.505	0.95	138

Statistics							
Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min	Avg / Max
PARKING	+	1.6 fc	2.5 fc	0.7 fc	3.6:1	2.3:1	0.6:1
SPILL LIGHTING	+	0.2 fc	1.0 fc	0.0 fc	N/A	N/A	0.2:1

Luminaire Schedule

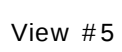
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	B	0	Lithonia Lighting	DSXB LED 12C 700 40K ASY	D-SERIES BOLLARD WITH 12 4000K LEDS OPERATED AT 700mA AND ASYMMETRIC DISTRIBUTION	LED	1	DSXB_LED_12C_700_40K_ASY.ies	1588.185	0.95	31
	S1	3	Lithonia Lighting	DSX0 LED 40C 1000 40K TFTM MVOLT HS	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE TFTM OPTIC, 4000K, @ 1000mA WITH HOUSE SIDE SHIELD	LED	1	DSX0_LED_40C_1000_40K_TFTM_MVOLT_HS.ies	8404.505	0.95	138

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
SIDEWALK		3.2 fc	13.8 fc	0.3 fc	46.0:1	10.7:1	0.2:1
SPILL LIGHTING		0.2 fc	1.0 fc	0.0 fc	N/A	N/A	0.2:1

LAYOUT BASED ON THE FOLLOWING:
20' BUILDING HEIGHT
REFLECTANCE VALUES: 20% ON BLDG
POLE FIXTURES MOUNTED AT 16' AFG
BOLLARDS ARE 3.5' AFG
CALC POINTS TAKEN AT GRADE LEVEL

Disclaimer:
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. St. Louis Lighting Group is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will St. Louis Lighting Group be responsible for any loss resulting from any use of this lighting design.



Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PARKING	+	1.6 fc	2.5 fc	0.7 fc	3.6:1	2.3:1	0.6:1
SPIRLL LIGHTING	+	0.2 fc	1.0 fc	0.0 fc	N/A	N/A	0.2:1