



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MARCH 16, 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 from the Meeting of February 17, 2015

B. Draft Minutes from the Meeting of March 2, 2015

5. PUBLIC COMMENT

6. UNFINISHED BUSINESS

A. Application #15-001: Approval of the Site Development Plan of 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 Applicants are seeking a site coverage bonus for the proposed 69.3% site coverage by providing seating and landscaping. 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

7. NEW BUSINESS

8. WORK AGENDA

9. DEPARTMENT REPORTS

A. Community Development Director

B. City Attorney

10. ADJOURNMENT

Posted: _____
Jessica Stutte
Planning Assitant

PLANNING AND ZONING COMMISSION MEETING

Tuesday, February 17, 2015
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 Tuesday, February 17, 2015, 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
Draft Minutes for the Meeting of December 15, 2014.
Mr. Faron moved for approval. Ms. Kistner seconded the motion. All voted in favor of accepting the minutes.
5. PUBLIC COMMENT
Mel Clearman, 739 Bursurack Drive, asked when the Comprehensive Plan, and the Planning & Zoning work session begins. Mr. Langdon indicated still receiving proposals

from consultants.

6. UNFINISHED BUSINESS
None.

7. NEW BUSINESS

A. Application #15-001: Approval of the Site Development Plan of an Office Building at 844 N. New Ballas Court. An application has been submitted for a new 16,467 square foot 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 Highway 94, Suite 201
St. Charles, MO 63303

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

Mr. Whaley indicated they haven't massaged these numbers to try to get what the owner needs for his practice, for the building, and meet the parking requirements, meet the lot coverage, and we are asking for a bonus.

They submitted a landscaping plan that was done by a landscape architect. And the door, the building entrance, to get the parking that would be required, we took advantage of the grades and a lower level garage parking, plus a surface parking on the south side of the building, and that's main entrance to the building.

Another issue was that the sidewalk needs to be 6 feet instead of 5 feet. We can also add a canopy. There were some sunscreens shown on the elevation that was just for refusing the sun into those big glass atrium, but we can go ahead and add a canopy over that to accent the entrance extending over the site.

Mr. Whaley indicated the sidewalk has to be 6 feet. That's not a problem. They can cut a foot out of the

building and still get the parking that is required.

The elevation along the east roadway bank is flat. We have a third floor terrace with a railing and some plants that hang out over the railing, and it would have a elevator shaft that sticks out in front of building.

Mr. Whaley showed the Commission samples of materials that they plan to use.

Mr. Whaley indicated that it was mentioned somewhere that be advised to put a landscape strip in between the parking lot and the building. If they do that, they will lose two parking spaces in the garage, and they are right at the limit right now, so they like to not have to do that.

Mr. Whaley talked about the planters they plan to use, the seating and the loading dock.

Mr. Whaley indicated they had received some requests from City Place Condominiums. He indicated that Nos. 1, 3 and 9, they can comply with, but Nos. 4 and 6, they can't really do that, it will kill the project.

Mr. Whaley commented on the building materials and colors they plan to use.

Mr. Faron questioned the placement of the building and also inquired about the material of the building, the landscaping and parking.

Ms. Kistner indicated that the building materials are not consistent with the buildings around this project. Ms. Kistner also indicated the building features are flat with no variation. Ms. Kistner suggested they take some time to talk through some of these issues further with City staff, and maybe work through developing some solutions that might work, as well as meet the City's guidelines.

Further discussion was had concerning the site.

Mr. John Seidel (phonetic), 842 North New Ballas Court commented about his concerns with parking, traffic and building materials.

Dan Rockhill (phonetic) thanked the Commission for its thorough review. He discussed a wall to shield the parking lot from the condominiums and also thinks parking is inadequate.

Dr. Jacob, 546 North Warson Road, the property owner, discussed parking.

Whitney Kelly, City Planner, discussed the City's concern with the design materials, landscape and parking.

After further discussion, Ms. Kistner suggested that, given all of the issues and the challenges on this, that probably be most effective for staff and the architect and the applicant to have a work discussion.

Mr. Rovak made a motion to continue Application #15-001 to the meeting of March 16th, 2015 to allow the Applicant time to address the concerns with Members of the Planning Commission and staff. The motion was seconded by Ms. Kistner.

Mr. Pullium commended the condominium owners for the way they approached the issue.

There being no further discussion the resultant vote was 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 indicated at the last City Council Meeting Crushed Red and the two-story commercial building sign amendments passed. De Smet has been continued to work on different arrangement. Mr. Langdon also discussed the situation with the RDD and also the situation of hiring a consultant. Mr. Langdon gave an update on the Terra West project.

Mr. Langdon indicated March 2nd, the CIP will be coming to the Commission. Chapter 89 of the Missouri Statutes require that P&Z review the CIP. The City will have the draft out to the Commission as soon as it's available.

Mr. Langdon indicated that April 20th, Ms. Kelly and Mr. Langdon will be out of town at a National Planning Conference, so they are asking that there be no meeting set for that date.

The March 16th meeting is when tonight's project will come back before the Commission, and no other projects are on the agenda for that meeting.

B. City Attorney

None.

10. ADJOURNMENT

There being no further business to come before the Planning & Zoning Commission, the meeting was adjourned at 8:22 p.m.

Tim Madden, Chairman

Produced by: Deborah K. McLaughlin, Court Reporter

Attachment: February 17, 2015 (1257 : Draft Minutes from the Meeting of February 17, 2015)

PLANNING AND ZONING COMMISSION MEETING

Monday, March 2, 2015
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, March 2, 2015, 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
Mr. Ken Howard
Ms. Beth Kistner
Mr. Gene Rovak

OTHERS PRESENT: Mr. Carl Lumley, City Attorney
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Planning Assistant
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
Draft Minutes for the Meetings of January 5, 2015, January 20, 2015 and February 17, 2015.

Ms. Kistner moved for approval. Mr. Faron seconded the motion. All voted in favor of accepting the minutes.

5. PUBLIC COMMENT
Mel Clearman, 739 Bursurack Drive, indicated the

CityPlace office building property upon which the office building is located was originally for condominiums. Mr. Clearman wondered whether the applicant submitted sufficient title work for the City Attorney to review to make sure that there was no condominium restrictions on that particular ground. Mr. Lumley indicated the City never gets title work, and that it's the responsibility of the applicant to make sure that they've got the title.

6. UNFINISHED BUSINESS

None.

7. NEW BUSINESS

A. Proposed Capital Improvement Plan (CIP) for Fiscal Years 2016-2020.

In accordance with Chapter 89 of the Revised Statutes of Missouri, the Planning and Zoning Commission is asked to review the proposed Capital Improvement Plan for the coming five fiscal years (FY2016-2020) and forward a recommendation to the City Council.

Representative: Sharon Stott

Assistant to the City Administrator

Ms. Stott presented a PowerPoint for the Commission.

8. Work Agenda

None

9. DEPARTMENT REPORTS

A. Community Development Director

Ms. Kelly indicated they have received three responses from the RFP for the Comprehensive Plan update, so she has two copies, one for Commission Member Kistner and one for Commission Member Rovak. Paul Langdon will be in touch with everyone to coordinate interviews with the proposed applicants within the next few days.

The March 16th meeting will receive a return of the 844 North New Ballas Road. And the deadline for the meeting of April 6th has not been closed at this time, so anticipating a couple of projects to come for that meeting. The April 20th meeting has been canceled due to Paul and Whitney being away at their conference.

B. City Attorney

None.

10. ADJOURNMENT

There being no further business to come before the Planning & Zoning Commission, the meeting was adjourned at 7:58 p.m.

Tim Madden, Chairman

Produced by: Deborah K. McLaughlin, Court Reporter



city of CREVE COEUR

6.1.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: March 16, 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. Changes since the prior Staff Report, include revising the building materials, angling the entrance to be more oriented toward the street, and providing two site plans with and without the vacation of the easement.

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

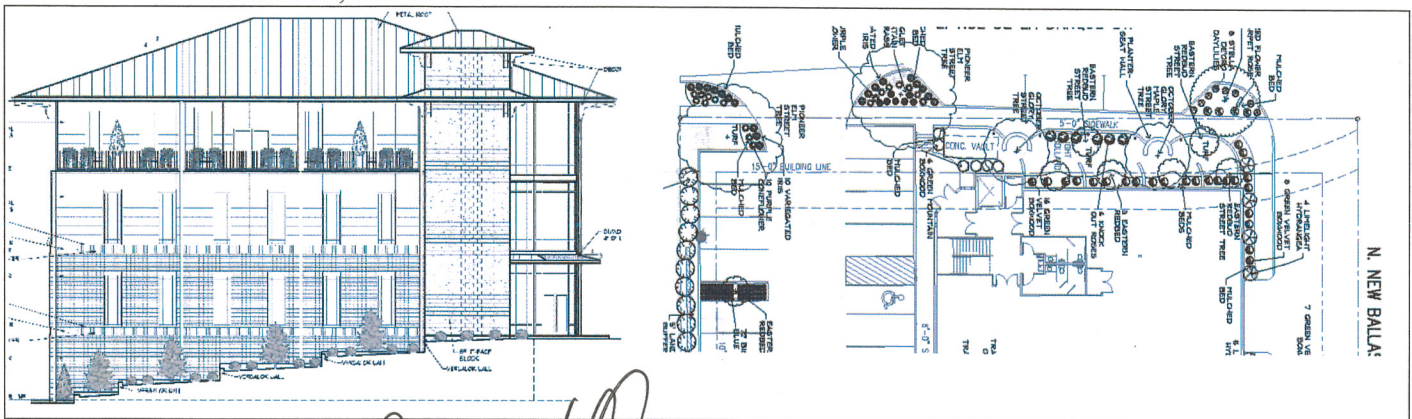
- Central Business District Action Area
- Design Guidelines

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
Whitney Kelly, AICP, City Planner

3/13/2015
Date

ATTACHMENTS:

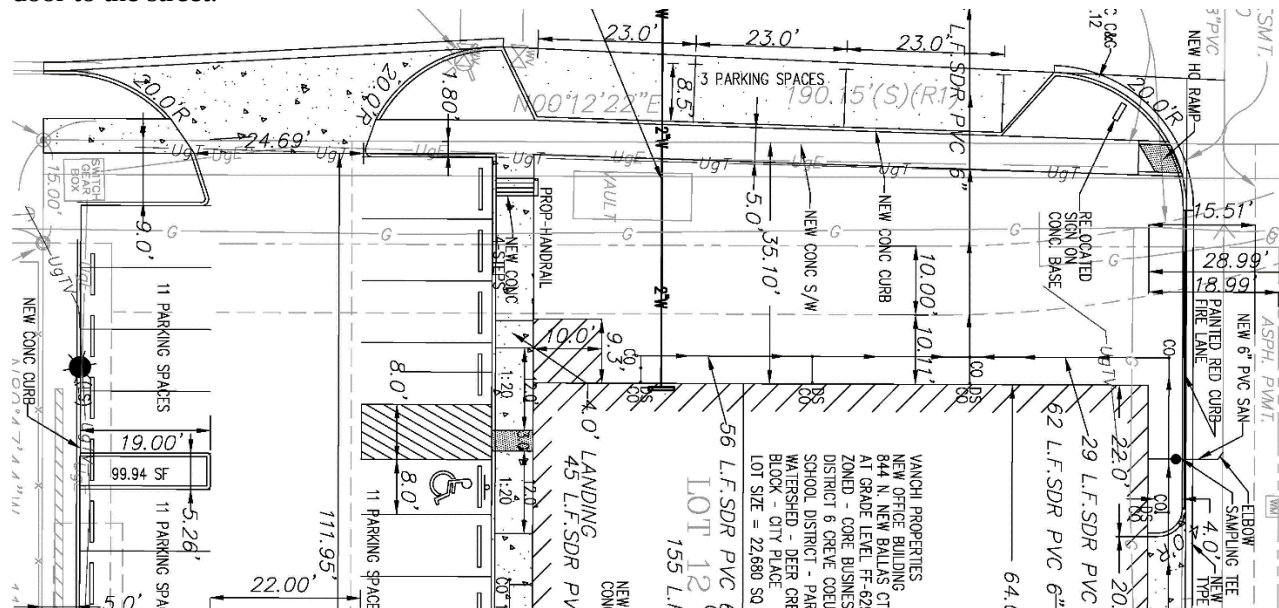
Applicant's revised drawings received March 10, 2015
Staff Report from February 17, 2015 Planning and Zoning Commission

MEETING

Architectural elevation drawing of a two-story house with a garage. The drawing includes the following details:

- Roofs:**
 - STANDING BEAM METAL ROOF (Main section)
 - STANDING BEAM ROOF - 4'-0" WIDE CANOPY (Three-story section)
- Exterior Materials and Features:**
 - 'NICHIA' ARCHITECTURAL BLOCK PANELS (Second floor)
 - STONE SILL
 - SPLIT-FACE BLOCK VENEER
 - BRICK VENEER
 - VERSALOK WALL (Foundation)
 - VERSALOK WALL (Garage floor)
 - VERSALOK WALL (Three-story section)
 - SPLIT-FACE BLOCK (Three-story section)
 - DECORATIVE BRACKET (Three-story section)
- Dimensions:**
 - Overall height: 16'-8"
 - Second floor height: 11'-6"
 - First floor height: 13'-6"
 - Garage floor height: 6'-8"
 - Three-story section height: 17'-3"
- Floors:**
 - 2nd FLOOR LINE
 - 1st FLOOR LINE
 - GARAGE FLOOR LINE

The Applicant has also submitted two site plans; one that has the placement of the building at the previously reviewed setback of 35.10 feet should they have to maintain the easement, and one showing possible placement should they be able to vacate the easement. Sidewalks have been added along N. New Ballas Court, and the interior sidewalks are at the appropriate width of six feet along the building and five feet for the employee entrance on the east elevation. The building has also been adjusted to provide a sidewalk and landscaping adjacent to the building allowing for approximately 8.19 feet from the garage door to the street.



Packet Pg. 12

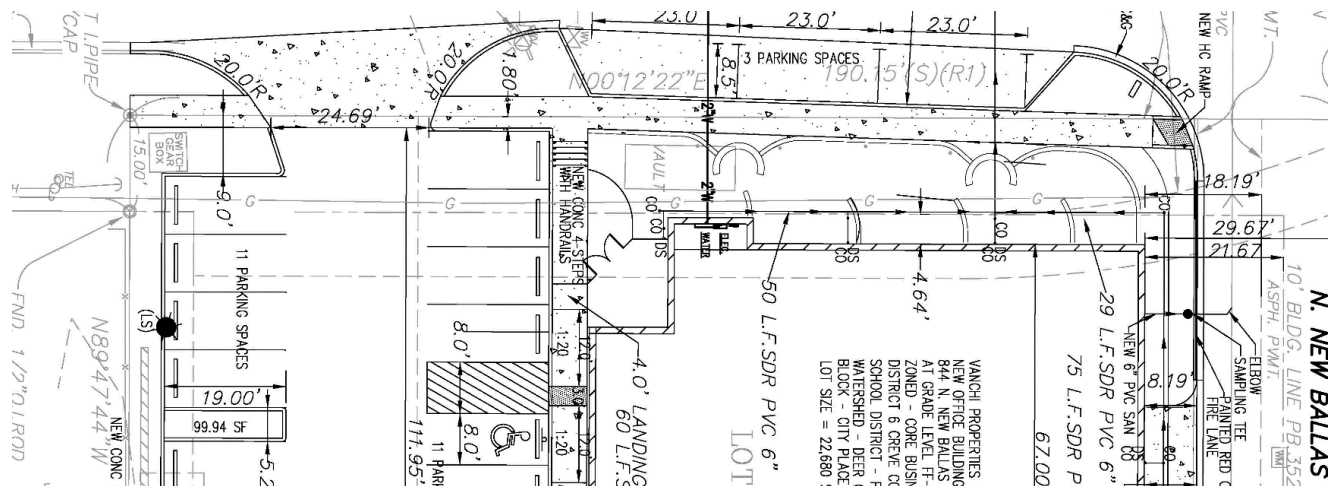


Figure 3: Proposed Site Plan with Easement Vacated.

STAFF REVIEW

A complete review of the project against the Comprehensive Plan, Design Guidelines and Zoning Code were discussed more fully in the prior Staff Report. Staff comments below are in response to the proposed changes:

1. The building entrance has been angled to provide better orientation to E. Rue de la Banque, providing a proper door-yard, and an architecturally integrated canopy has been included to provide a stronger visual delineation of the entrance.
2. The revised materials of the building consist of brick and split-face block, and architectural panels for the second and third floor in the effort to increase the quality of the building materials. Architectural details include providing a belt line along between the ground and first floor, and first and second floors, as well as providing corbels at the roof, for greater pedestrian and design interest. However, there seems to be a lack of a distinct design style, where the Design Guidelines recommend incorporating a clear and well-articulated design concept.
3. The grading plan does not match up with the landscape plan provided. These need to be clarified and a related condition of approval is recommended. Further two dimensions scales are shown on the plans, Staff is unable to verify the correct dimension, since the drawing scale does not match the graphic scale.
4. **Building Setback:** As discussed in the prior Staff Report, the CB Zoning District requires that 50% of the building be a maximum distance from E. Rue De La Banque of 15 feet. The one site plan maintains the previously reviewed setback of 35.10 feet from East Rue de la Banque Street due to the easement on the property. The second site plan shows the proposed location with the elevator tower at the 15-foot setback and the remainder of the building at approximately 19.5 feet from the property line should the Applicant receive approval to vacate the easement. It appears that a gas line is just on the inside of the 15-foot setback, therefore it is unlikely that the building can be built any closer to the road with this option, if the tower element is to remain. The Applicants have not indicated if they have had the utilities properly marked to determine the status of the easement at this time.
5. The Applicants have set the building from N. New Ballas Court 8.19 feet to provide for a sidewalk and landscaping next to the building to further comply with the Design Guidelines, although the neighbors request that it be setback 15 feet. Staff recommended a minimum 10-foot offset between the road and the entryway to allow for proper viewing of oncoming traffic. Further recessing the garage entry could provide some interest to this side of the building.

6. *Landscaping:* As discussed in the prior Staff Report, the Applicant's Landscape Plan meets with the minimum requirements regarding the number of street trees and screening of the parking lot. However, as discussed at the February 17th meeting, the addition of a low fence or wall would greatly improve the efficacy of the screen and should be considered by the Planning and Zoning Commission. Additional landscaping has been included within the parking lot, and terraced retaining walls next to the building. If the building is moved toward Rue de la Banque, it is unclear how the seating and the terraces work together, and seems unnecessary for both. A corrected grading plan, including tops and bottoms of all retaining walls will further clarify the design intent. A condition requiring revised drawings for the Zoning Administrators is recommended.
7. *Trash Enclosure:* The Applicant has adjusted the location of the free-standing trash enclosure to be more manageable and provided with additional landscaping around it. However, it should be noted that detached accessory structures must be located a minimum of 10 feet from the principle building. It does not appear that adequate room has been provided. Should the dumpster enclosure remain at this location, it will need to be attached to the main building to fit onto the site. Staff also recommended in the prior report that it should be relocated away from the road, in compliance with the Design Guidelines, to within the parking area or underneath the building in the underground parking. This would require the removal of one or two parking spaces and entering into a joint parking agreement with adjacent properties. The Applicant has indicated that they do not wish to pursue these options.
8. *Parking:* The Applicant has indicated that a total of 41 spaces are required and 41 spaces are provided. However, Section 405.800 of the Off-Street Parking and Loading Regulations requires that the location of parking or loading spaces shall be provided on the same parcel of land occupied by the use or building to which it is appurtenant, thus the three on-street parking spaces do not qualify to meet with the required parking. As stated above, Staff has suggested that joint parking easements or agreements need to be made, however, the Applicant has not pursued this option. Another alternative is to reduce the size of the building to 15,000 square feet, but that would require extending garage parking beyond the walls of the upper floors which adds costs to the building.
9. *Site Coverage Bonus:* The revised site plans maintain the proposed site coverage of 69.3%. As indicated in the prior Staff Report, coverage over 63% is acceptable only if the Planning Commission and City Council believe the proposed site contains special or outstanding landscape and site planning features. The Applicant has indicated that the proposed landscaping and third-floor patio plantings, along with the existing cross-access easement on North New Ballas Court along the northern part of their property should justify the bonus coverage over 63%. The site is small and the coverage attributed to the easement represents 13% of the total site. 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%. If the Commission members find that the Applicant has provided sufficient reasoning for the bonus coverage, they should make a recommendation to Council for the existing coverage.

ACTION AND MOTION

Based on the discussion above, the following items represent specific decision points for the Planning Commission:

- The possibility of the vacation of the existing easement on the site.
- The strength of the architectural design.
- Justification for the site coverage bonus.
- Clarification and consistency of the site grading plan, landscape plan, and correct dimensions of the plans.

If the Commission members find that the proposal adequately responds to the goals of the Comprehensive Plan and Design Guidelines and conforms with the Zoning Code regulations, then they should make a motion for a recommendation to City Council for the proposed plans as submitted. Staff recommend the following conditions be incorporated in any such motion.

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 Elevations" dated March 10, 2015 and "Parking Lot light fixtures" and "Photometric Plan" submitted on December 24, 2014 as bound together and submitted in conjunction with Application #15-001 by Jack Whaley, Architect.
2. The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the revised Landscape Plan and Grading Plans to be approved by the Zoning Administrator.
3. All drawings shall be corrected to a generally accepted drawing scale.
4. The Applicant shall amend the landscape plan to meet with the requirements of Section 405.540 Landscaping and 405.810(5) Screening and Landscaping of Article VII, Off-Street Parking and Loading Regulations, to provide an effective headlight screen in the form of a low fence or wall along the east line of the surface parking lot.
5. The Applicant shall revise the grading plan to reflect the proposed retaining walls shown in the landscape plan for the Zoning Administrator's approval. The top and bottom elevations of all walls shall be included.
6. The Applicant shall submit, for the City Attorney's approval, a parking agreement with adjoining neighbors for any parking necessary to meet with Section 405.800 Off-Street Parking and Loading Regulations.
7. The Applicant shall submit evidence from the appropriate utility authorities documenting that the easternmost 10-foot utility easement along E. Rue de la Banque cannot be vacated. Based upon sufficient evidence, the Zoning Administrator shall be authorized to approve the site plan with the building at the 35.10-foot setback from E. Rue de la Banque in substantial conformance with the "Grading Plan" and "Civil Site/Striping Plan" submitted on March 10, 2015 as bound together and submitted in conjunction with Application #15-001 by Jack Whaley, Architect.
8. Trash enclosure shall be of materials consistent with the main building.

If the Commission proceeds with a motion, a draft resolution will be prepared based on the Commission members' decision. The following is an example of an appropriate motion for this application, if the Commission wishes to make a recommendation to the City Council at the March 16th meeting:

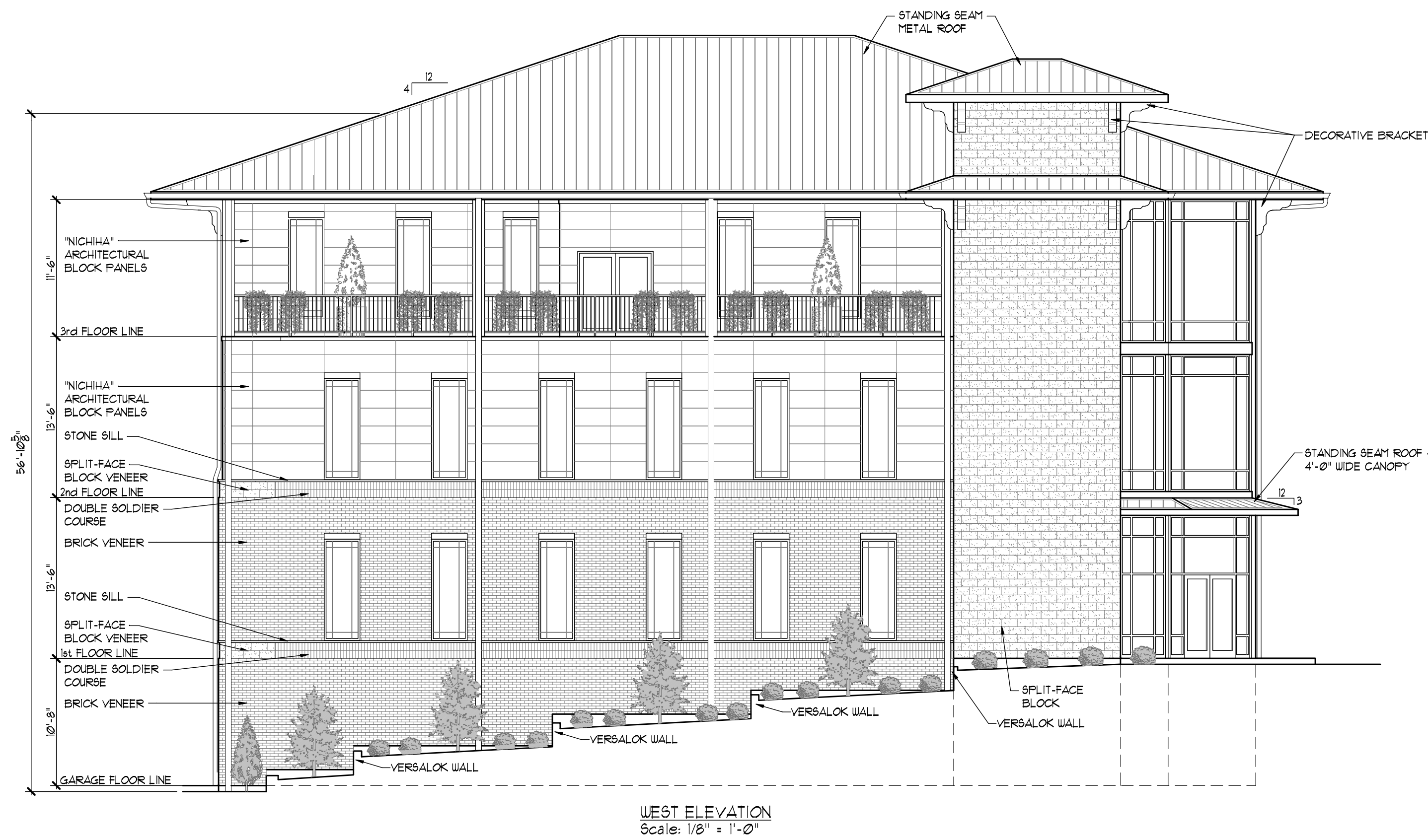
"I move to recommend approval of the site development plans and landscape plans as bound together with Application #15-001, as presented for the meeting of March 16, 2015, subject to the conditions in the Staff Report dated March 13, 2015" (if so desired; conditions may be added by separate motion).

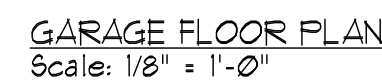
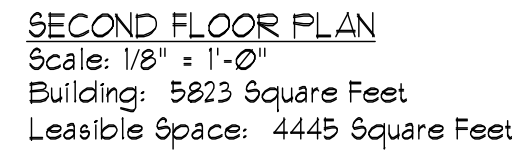
APPENDIX 1: COMPREHENSIVE PLAN

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

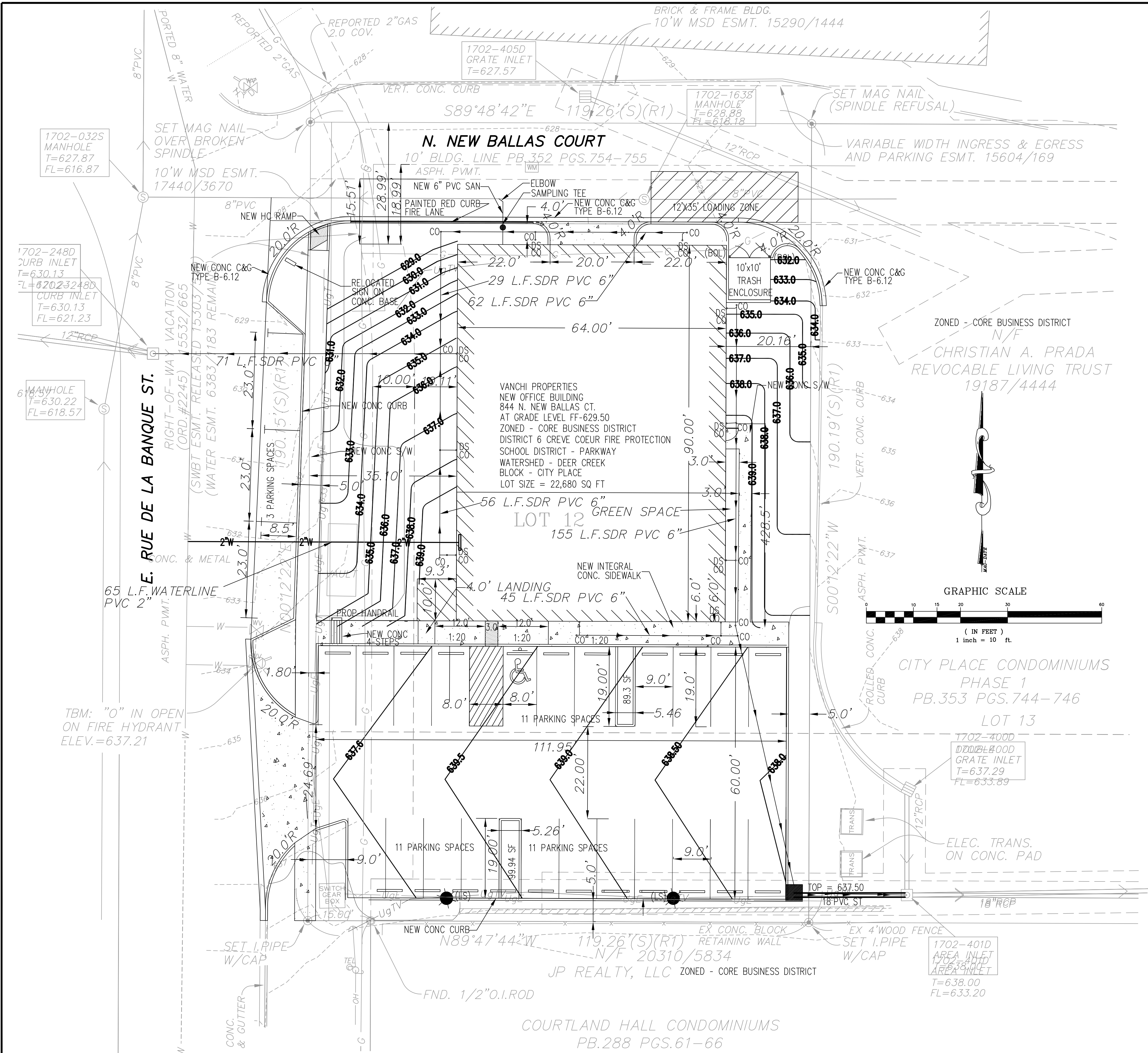
APPENDIX 2: ZONING CODE

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





NEW OFFICE BUILDING:
YANCHI PROPERITES
844 NEW BALLAS COURT
CREVE COEUR, MISSOURI
MARCH 10, 2015



SEAL

REVISIONS

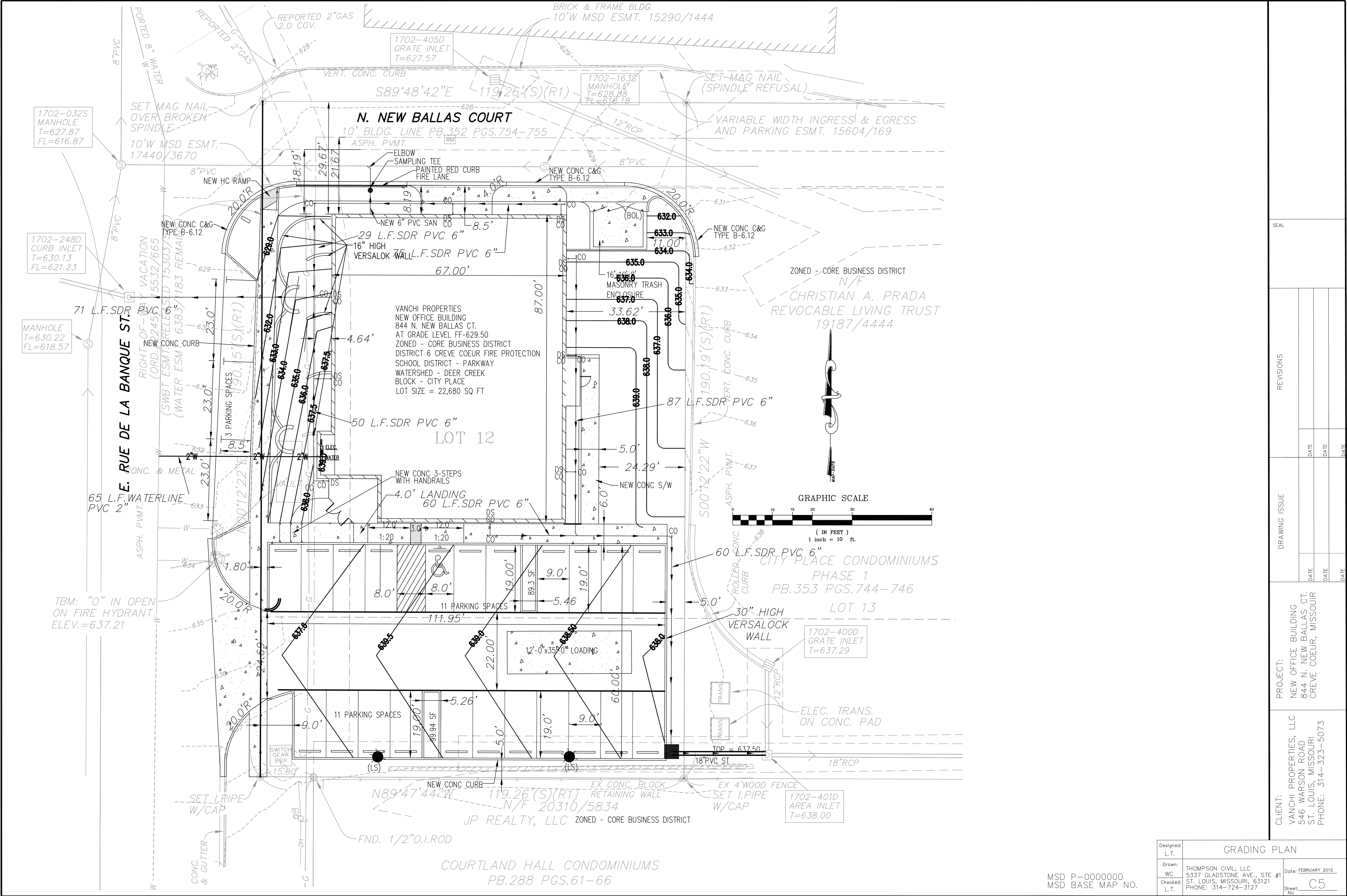
DRAWING ISSUE

PROJECT:
NEW OFFICE BUILDING
844 N. NEW BALLAS CT.
CREVE COEUR, MISSOURI

CLIENT:
VANCHI PROPERTIES, LLC
546 WARSON ROAD
ST. LOUIS, MISSOURI
PHONE: 314-323-5073

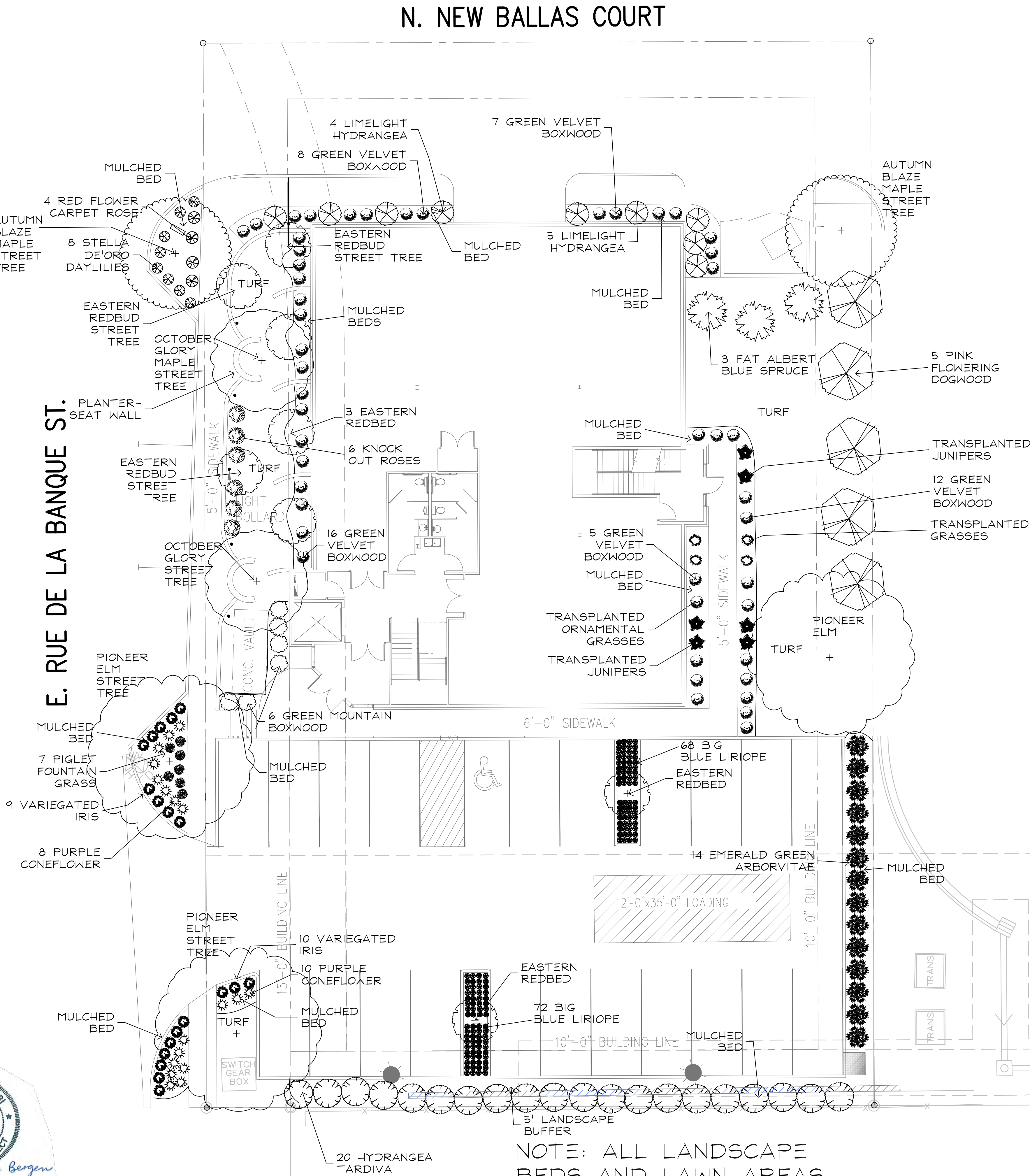
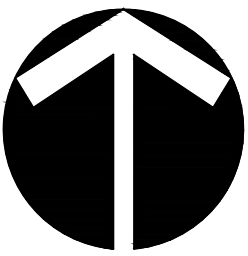
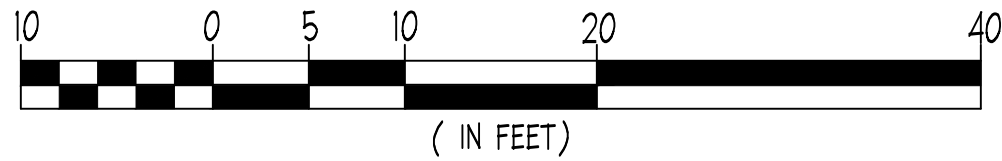
Designed: L.T.	GRADING PLAN	
Drawn: WC	THOMPSON CIVIL, LLC 5337 GLADSTONE AVE., STE #1 ST. LOUIS, MISSOURI, 63121	Date: FEBRUARY 2015
Checked: L.T.	PHONE: 314-724-3127	Sheet: C5

MSD P-0000000
MSD BASE MAP NO.



PLANT SCHEDULE				
SHADE TREES	QTY	COMMON NAME/ BOTANICAL NAME	SIZE	Notes
	2	AUTUMN BLAZE MAPLE/ACER X FREEMANII 'JCTORSRED'	3" CAL	STREET TREES
	4	PURSH R H M/LEMON 'PREDONH'	6" CAL	2 AMP STRIP L 1100X5
	2	OCTOBER GLORY MAPLE/ACER RUBRAUM 'OCTOBER GLORY'	3" CAL	STREET TREES
EVERGREEN TREES	QTY	COMMON NAME/ BOTANICAL NAME	SIZE	
	3	COLORADO BLUE SPRUCE/PIETIA PUNGI NO 'SAY ALBI RI'	6' 7"	
	14	5000 RAIL GARDEN ARBORVITAE / 5000 RAIL GARDEN ARBORVITAE	6' 7"	
FLOWERING TREES	QTY	COMMON NAME/ BOTANICAL NAME	SIZE	
	8	EASTERN REDBUD / CERIS CANADENSIS	3" CAL	3 AMP STRIP L 1100X5, 2 AMP PARKING LOT TREES
	5	PINK FLOWERING DOGWOOD / CORNUS FLORIDA RUBRA	6' 7"	
SHRUBS	QTY	COMMON NAME/ BOTANICAL NAME	SIZE	
	6	BOXWOOD/PAULOWNIA 'CORPUS MOUNTEIN'	24" - 30"	
	20	10000 RAIL GARDEN ARBORVITAE / 10000 RAIL GARDEN ARBORVITAE	5' 6"	
	48	BOXWOOD/PAULOWNIA 'CORPUS MOUNTEIN'	18" - 24"	
	9	LIMELIGHT HYDRANGEA	5' 6"	
	14	EMERALD GREEN ARBORVITAE	5' 6"	
PERENNIALS/ORNAMENTAL GRASSES	QTY	COMMON NAME/ BOTANICAL NAME	SIZE	
	18	PURSH R H M/LEMON 'PREDONH'	1 GAL	
	8	SILVER CHERRY BERRY 'SILVER CHERRY BERRY'	1 GAL	
	10	VARIATED IRIS / IRIS PALLIDA 'VARIATED'	1 GAL	
	7	PIGLET DWARF FOUNTAIN GRASS / PENNISTUM 'PIGLET'	1 GAL	
	140	Big Blue Liriope	1 Qt.	
	14	EMERALD GREEN ARBORVITAE	5' 6"	
ROSES	QTY	COMMON NAME/ BOTANICAL NAME	SIZE	
	4	HILDA R CAMP 1 BEIN 1000/ 1000 X 'NEBARK'	2 GAL	
	6	KNOCK OUT ROSE / ROSA 'KNOCK OUT'	4 GAL	

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



NOTE: ALL LANDSCAPE BEDS AND LAWN AREAS TO BE IRRIGATED

Horstmann
Brothers
LLC
Landscape Contractors

Landscape Plan
1" = 10'-0" 3-10-2015
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

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.

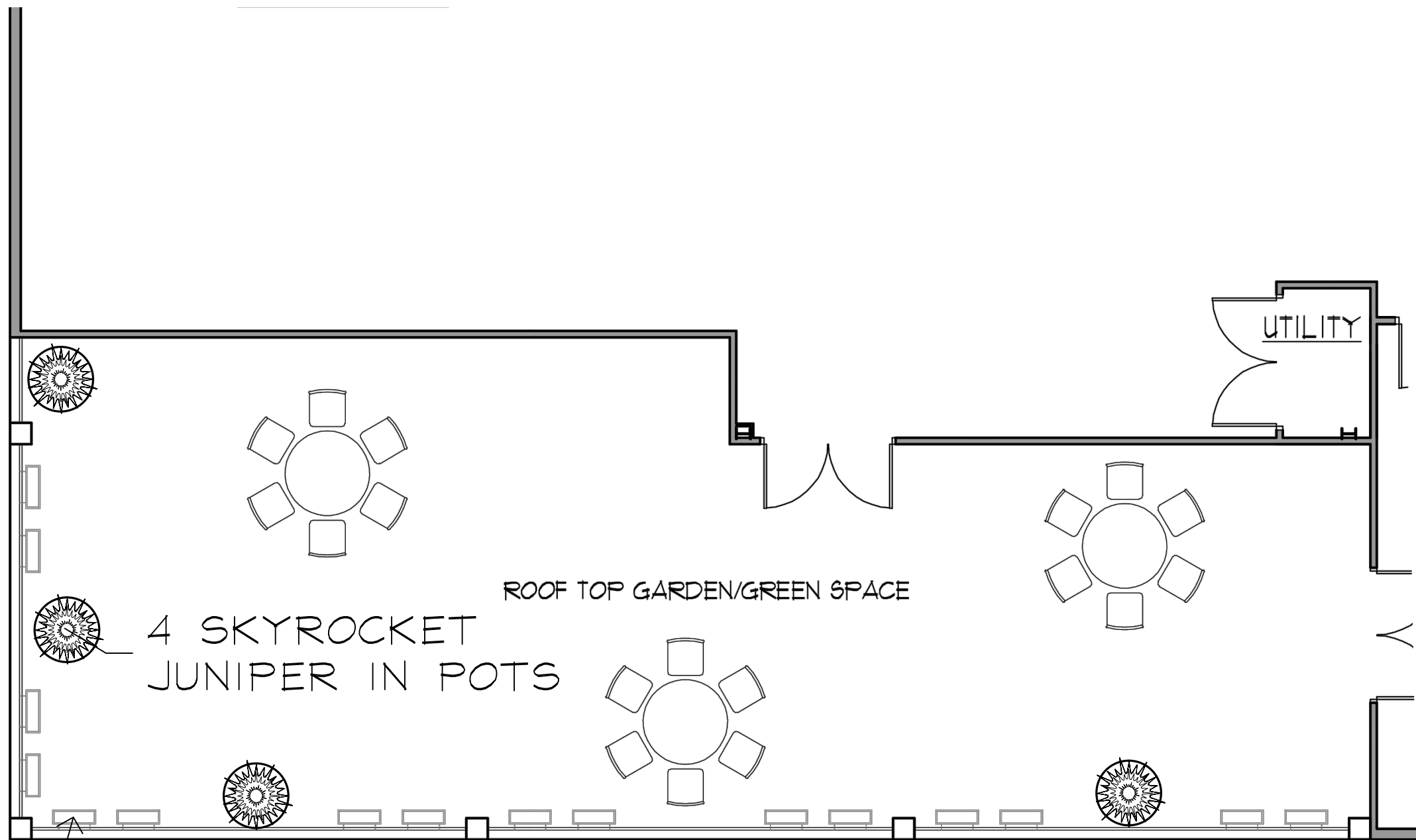
WARRANTY:

- 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.

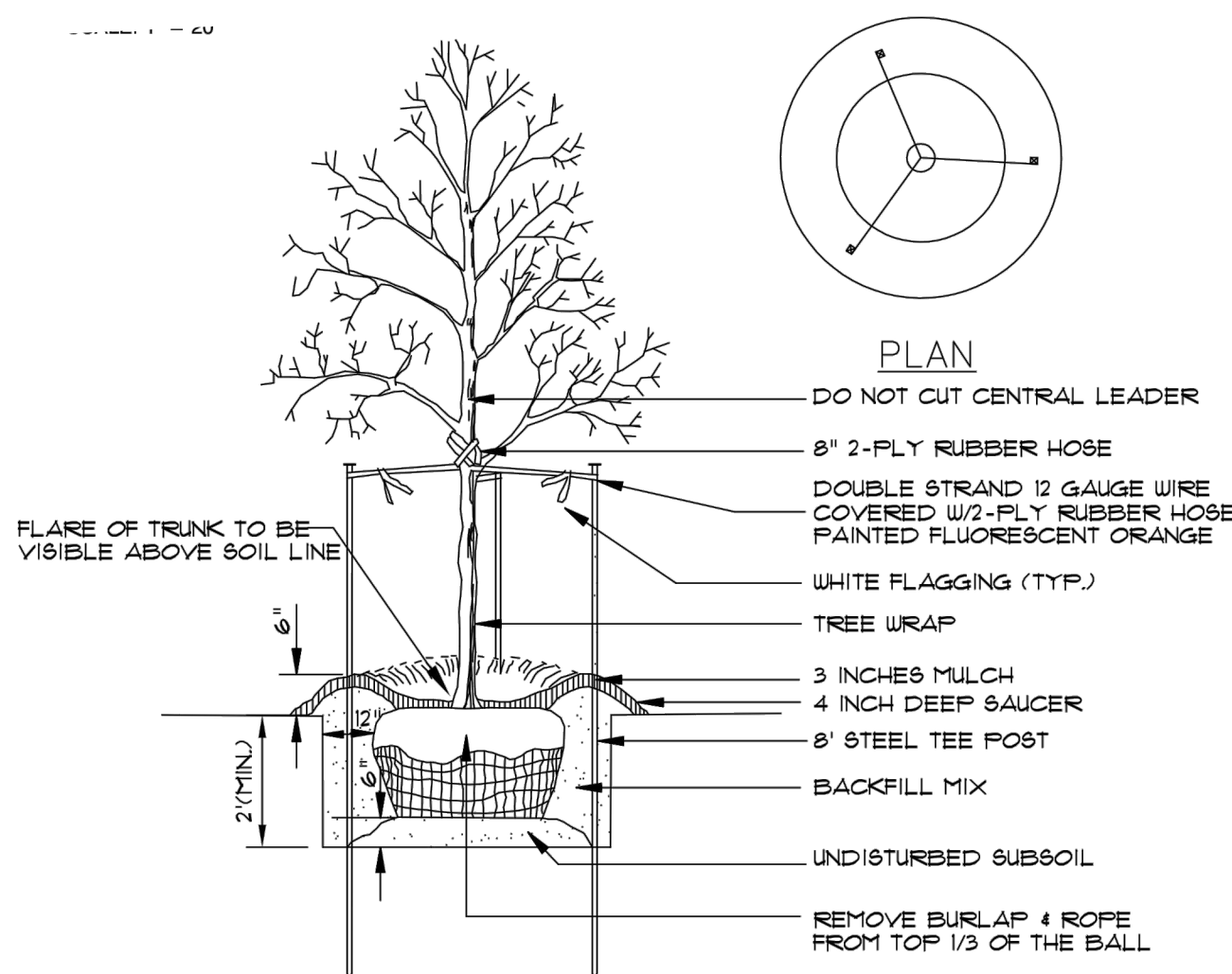
LANDSCAPE REQUIREMENTS

(1) street tree per 30' of frontage or part thereof
105 L.F. frontage along E Rue De La Banque therefore 4 trees required and 7 provided
115 L.F. frontage along New Ballas Ct, therefore 4 trees required and 2 provided
City of Creve Coeur requested owner to add sidewalk on North side of building & so limited planting space is remaining along Ballas Ct. Total Qty of street trees between E. Rue De La Banque and New Ballas Ct exceeds requirement
Continuous opaque screen between parking lot and adjoining residential facility:
Requirement Met

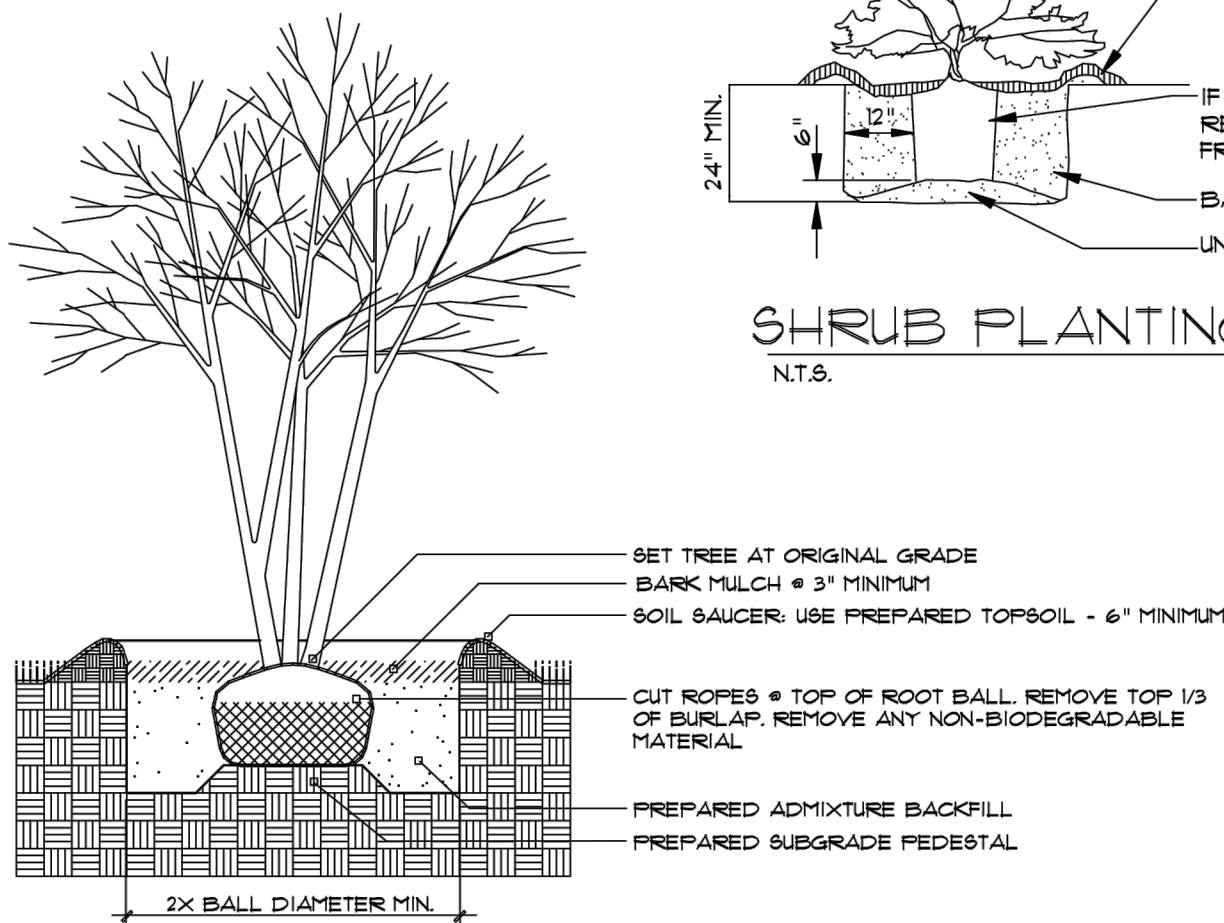
Minimum of 10 SF interior parking lot landscaping for every 350 SF of paved area.
6623 SF Paved Area. 189 SF Required. 110 SF Provided
(2) deciduous shade trees within and up to every 100 LF of parking for each parking row
100 L.F. parking row therefore 2 deciduous trees required and 2 provided within the lot, and 2 street trees at the entrance to the lot, and 1 tree in the lawn next to the lot
5' Min landscape buffer between parking lot and property line of abutting property. Requirement met
In-ground automatic irrigation system is required and will be provided as a condition of development (by others)



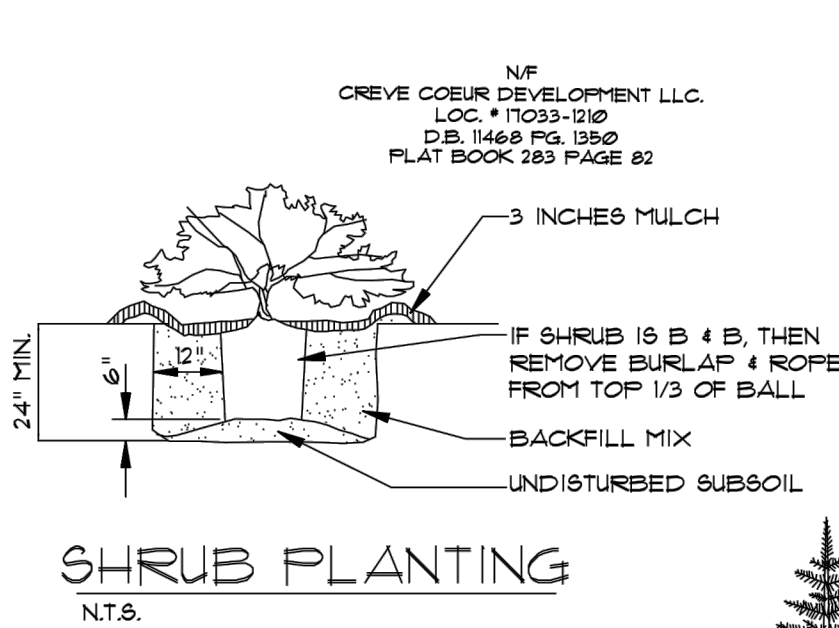
PLANTER BOXES FILLED WITH TRAILING VINES - MIX OF FLOWERING & GREEN. ANNUALS AND/ OR PERENNIALS EG: SWEET AUTUMN CLEMATIS, SWEET POTATO VINE, TRAILING PETUNIAS, IVY



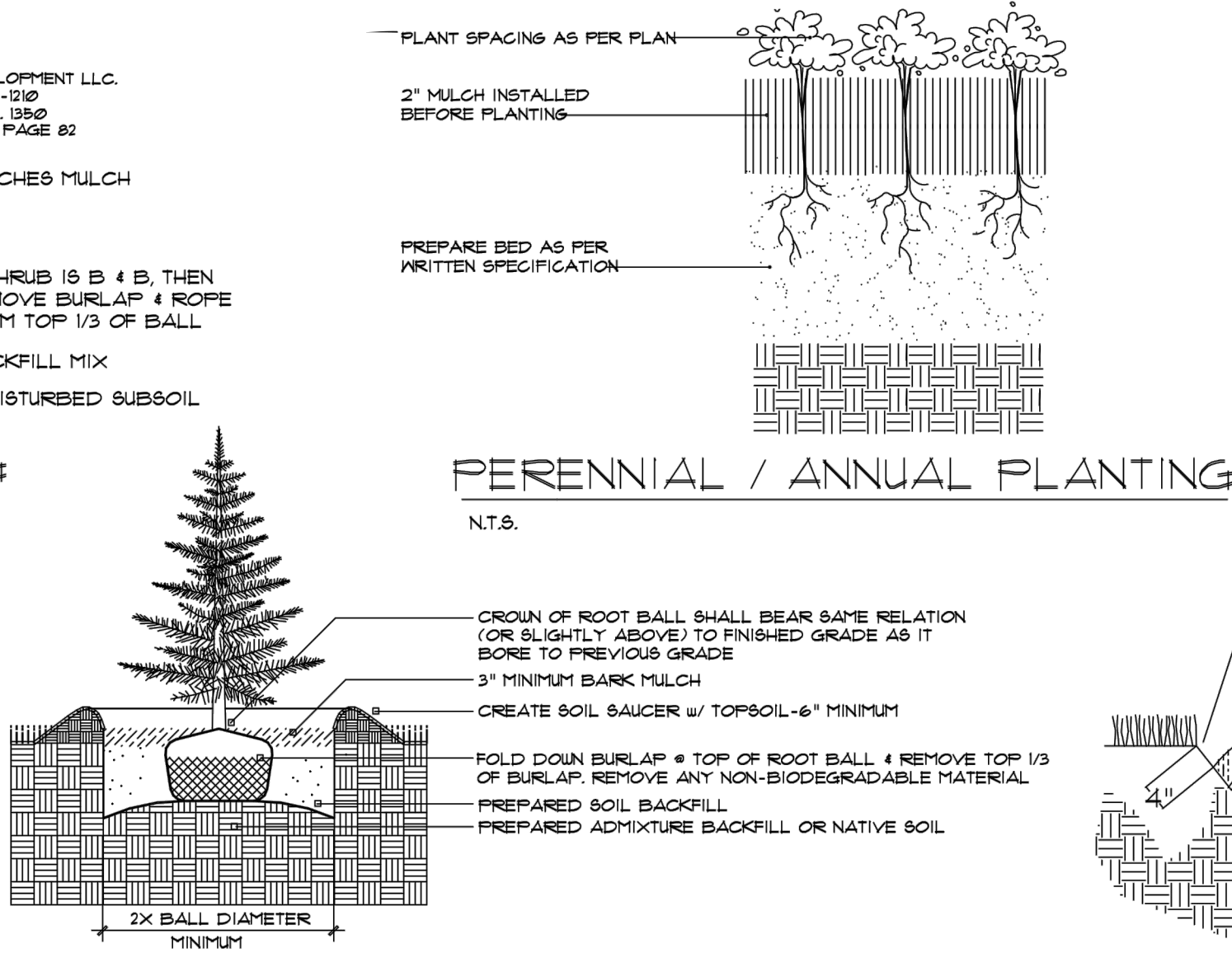
DECIDUOUS TREE PLANTING
N.T.S.



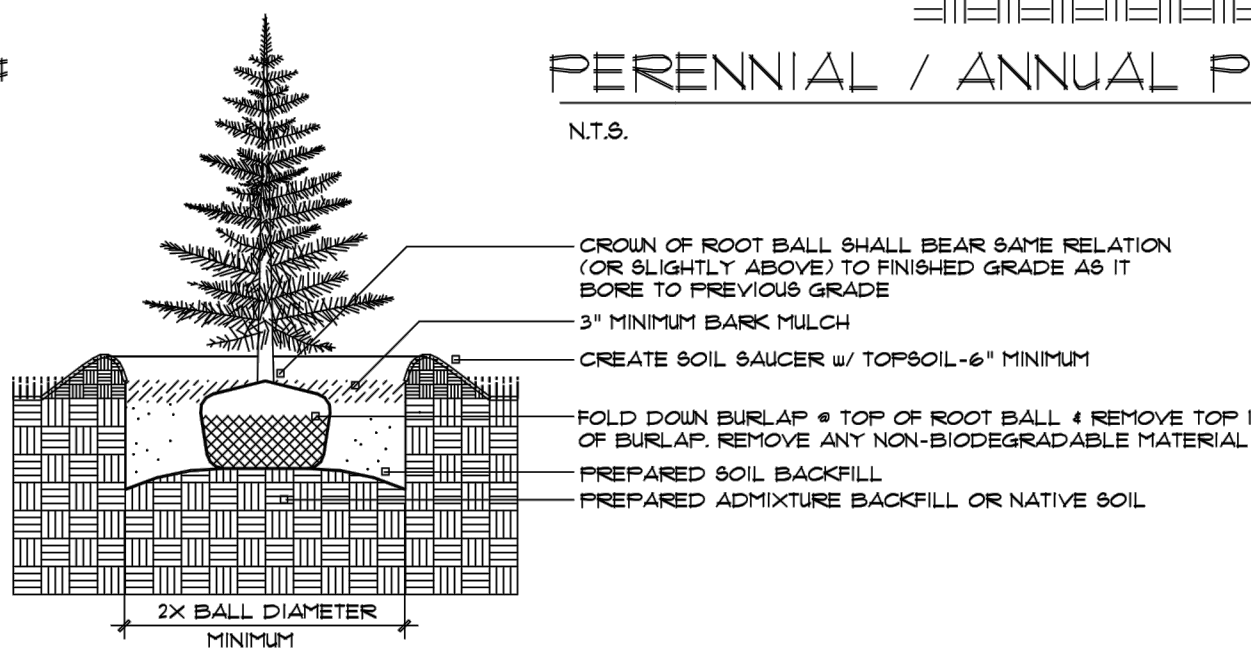
MULTI-STEM TREE PLANTING
N.T.S.



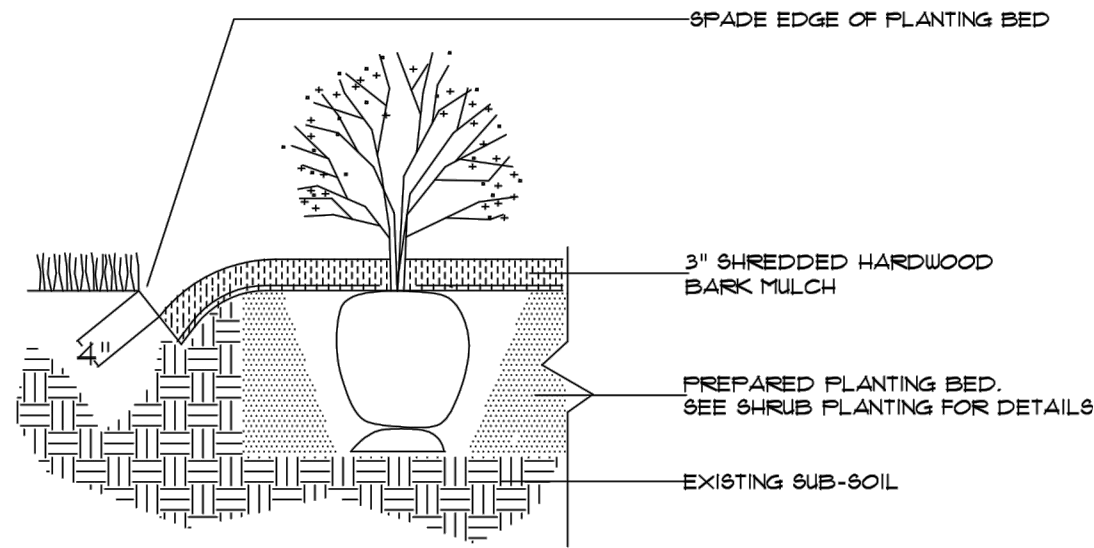
SHRUB PLANTING
N.T.S.



PERENNIAL / ANNUAL PLANTING
N.T.S.



EVERGREEN TREE PLANTING
N.T.S.



SPADE-CUT EDGE DETAIL
N.T.S.

SEAL

REVISIONS

DRAWING ISSUE

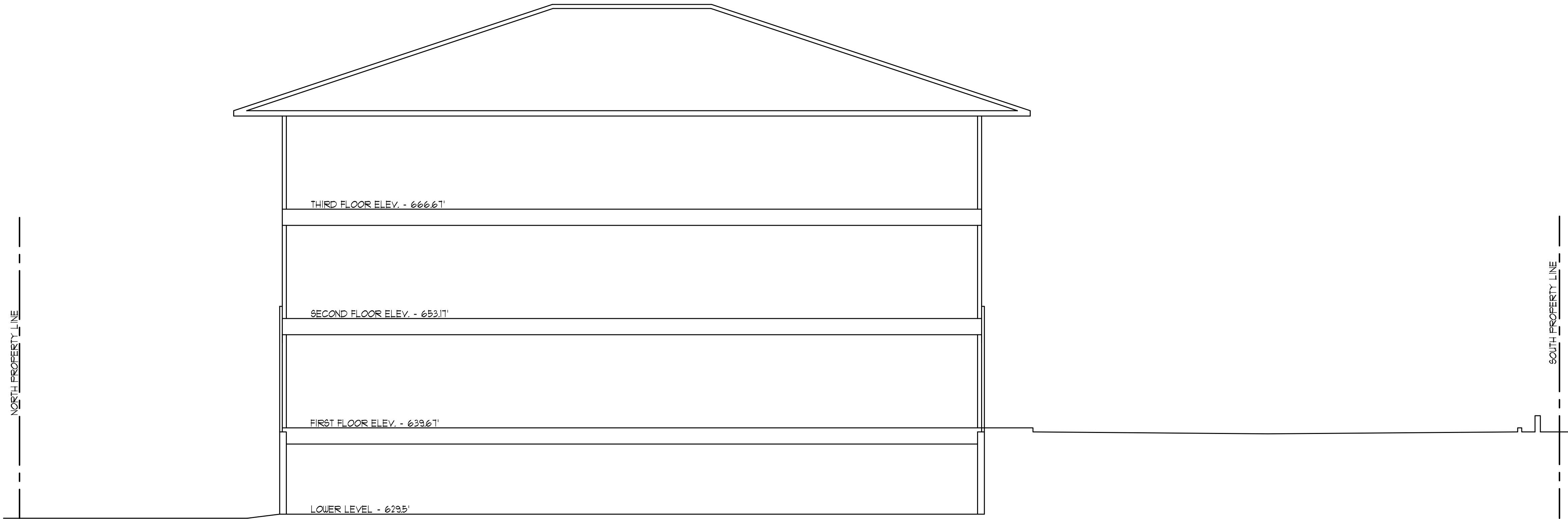
PROJECT:

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

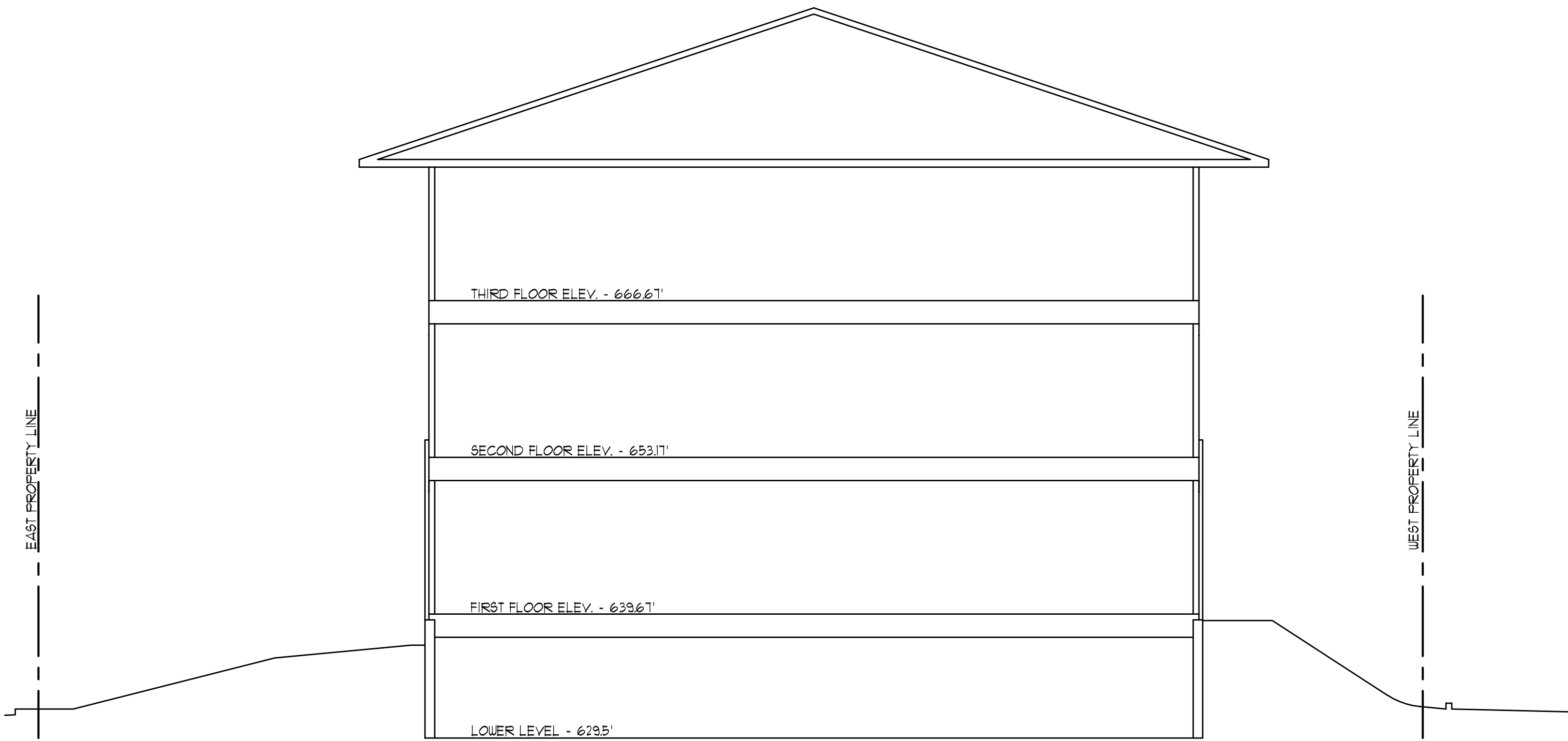
CLIENT:

Vanchi Properties, LLC
3880 MLK DR. 63113
St. Louis, MO.
Phone: 314-389-7820
Fax: 314-388-7889

Designed	LANDSCAPE NOTES/DETAILS	
Drawn		
Checked		
		Date 3-8-2015
		Sheet 16



NORTH - SOUTH SECTION



EAST - WEST SECTION

NEW OFFICE BUILDING:
VANCHI PROPERTIES
844 NEW BALLAS COURT
CREVE COEUR, MISSOURI
MARCH 10, 2015

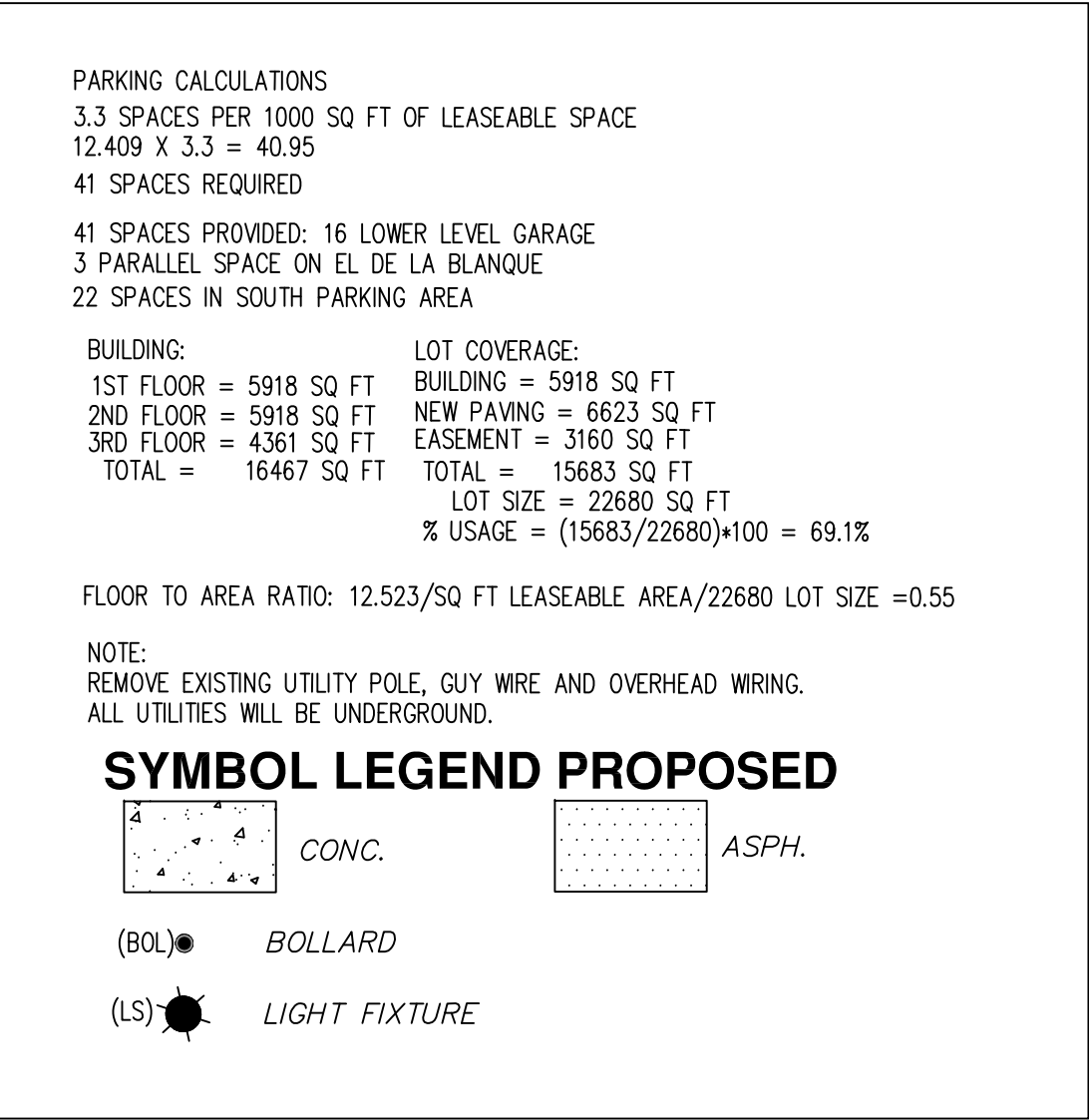


DRAWING ISSUE		REVISIONS	
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DATE		DATE	

PROJECT:
NEW OFFICE BUILDING
844 N. NEW BALLAS CT.
CREVE COEUR, MISSOURI

CLIENT:
VANCHI PROPERTIES, LLC
546 WARSON ROAD
ST. LOUIS, MISSOURI
PHONE: 314-323-5073

MSD P-0000000
MSD BASE MAP NO.



DRAWING PLAN		CLIENT: VANCHI PROPERTIES, LLC 546 WARSON ROAD ST. LOUIS, MISSOURI PHONE: 314-323-5073		PROJECT: NEW OFFICE BUILDING 844 N. NEW BALLAS CT. CREVE COEUR, MISSOURI		DRAWING ISSUE		REVISIONS		SEAL
#1	Date: FEBRUARY 2015	Sheet: No. C4					DATE		DATE	
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city of CREVE COEUR

6.1.c

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

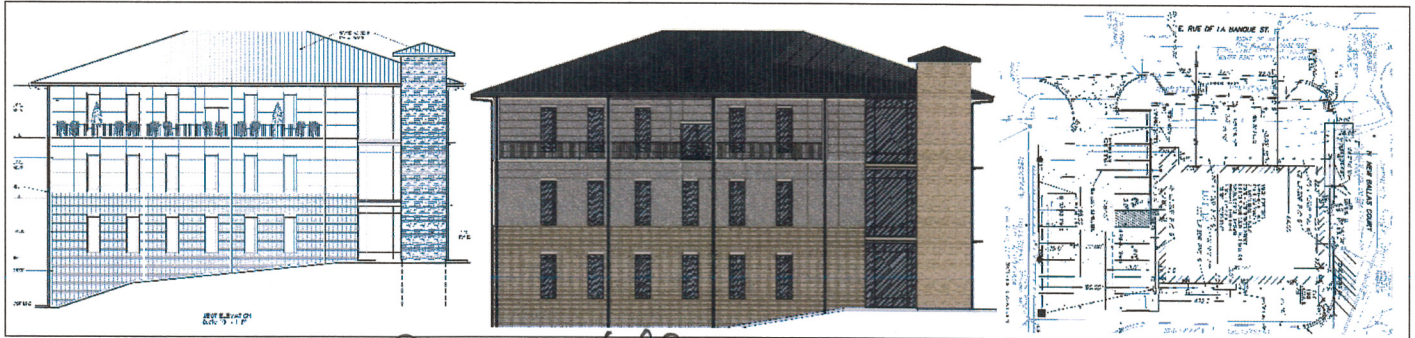
- Central Business District Action Area
- Design Guidelines

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
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 (1256 : 844 N. New Ballas Court)

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 unpractical 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 ($\frac{1}{2}$) 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."

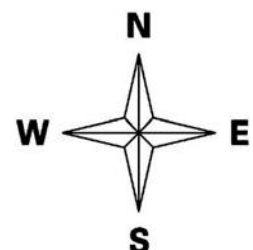
APPENDIX 1: COMPREHENSIVE PLAN

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



Attachment: 15-001.844 N. New Ballas Court.Staff Report.02-17-2015 (1256 : 844 N. New Ballas Court)

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

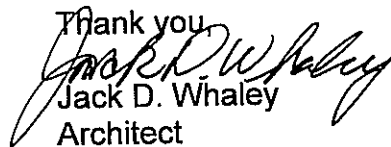
Attn: Paul Langdon, Director
Community Development

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 (1256 : 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,

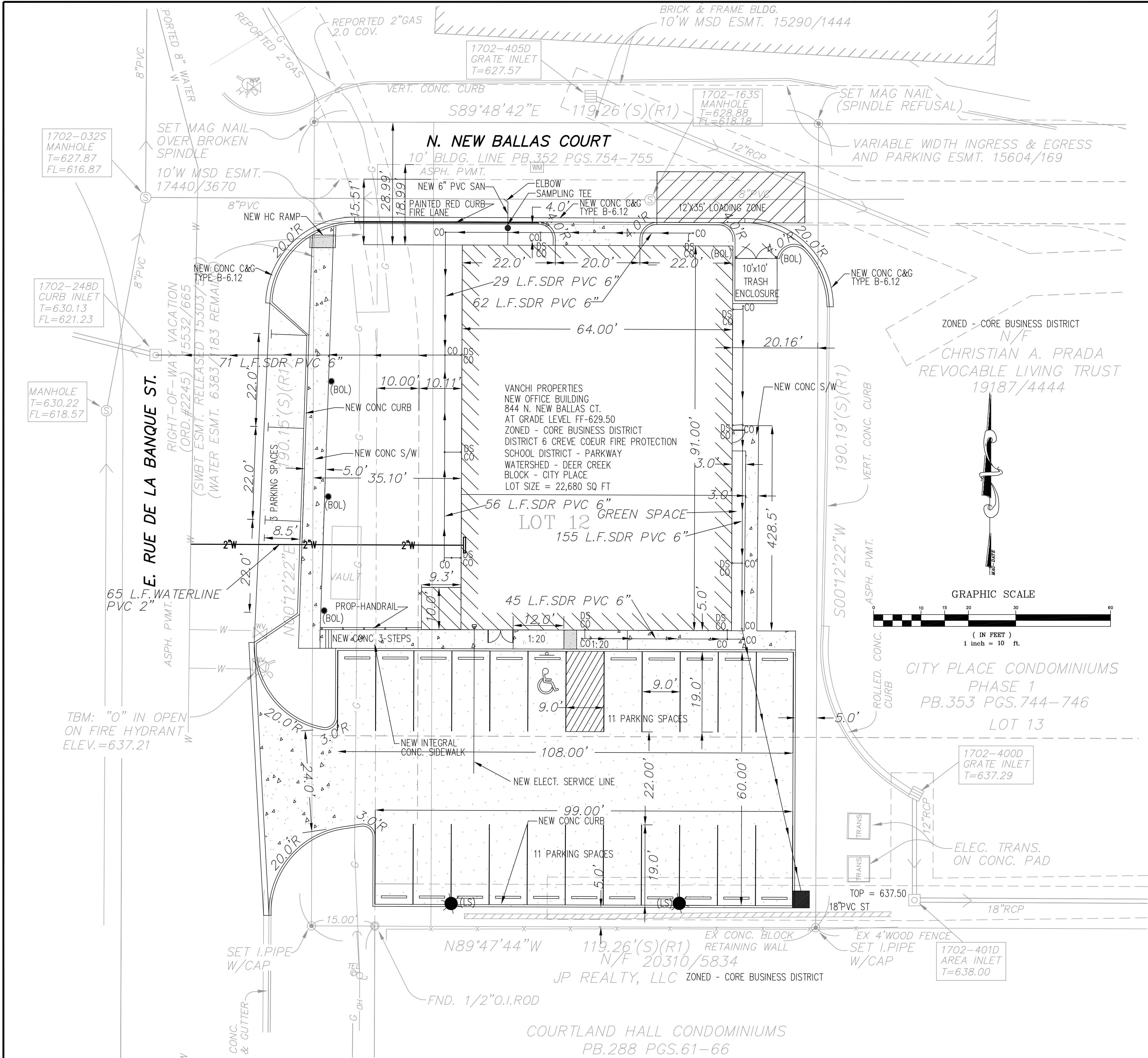
Margaret Bergen

Margaret Bergen

Landscape Architect, State of Missouri # 2001028924

Horstmann Brothers, LLC

Attachment: Applicant's Material submitted 2-9-2015 (1256 : 844 N. New Ballas Court)



PARKING CALCULATIONS
3.3 SPACES PER 1000 SQ FT OF LEASEABLE SPACE
12,409 X 3.3 = 40.95
41 SPACES REQUIRED

41 SPACES PROVIDED: 16 LOWER LEVEL GARAGE
3 PARALLEL SPACE ON EL DE LA BLANQUE
22 SPACES IN SOUTH PARKING AREA

BUILDING:
1ST FLOOR = 5918 SQ FT
2ND FLOOR = 5918 SQ FT
3RD FLOOR = 4361 SQ FT
TOTAL = 16467 SQ FT

LOT COVERAGE:
BUILDING = 5918 SQ FT
NEW PAVING = 6930 SQ FT
EASEMENT = 2862 SQ FT
TOTAL = 15710 SQ FT
LOT SIZE = 22680 SQ FT
% USAGE = (15710/22680)*100 = 69.3%

FLOOR TO AREA RATIO: 12,409/SQ FT LEASEABLE AREA/22680 LOT SIZE =0.55

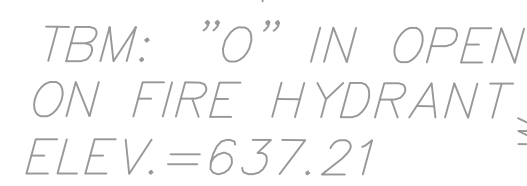
NOTE:
REMOVE EXISTING UTILITY POLE, GUY WIRE AND OVERHEAD WIRING.
ALL UTILITIES WILL BE UNDERGROUND.

SYMBOL LEGEND PROPOSED

	CONC.		ASPH.
	BOLLARD		
	LIGHT FIXTURE		

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

MSD P-0000000
MSD BASE MAP NO.

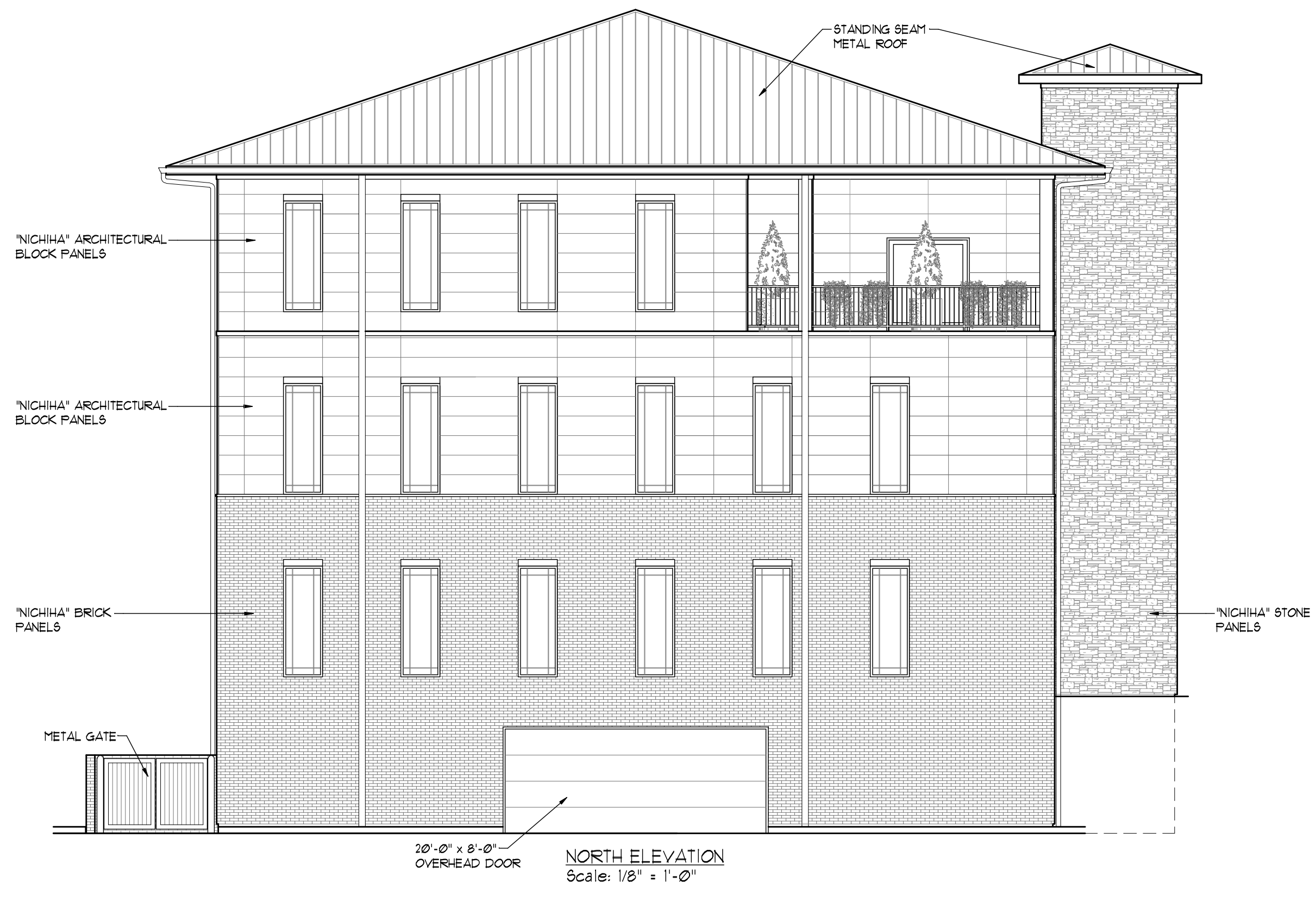
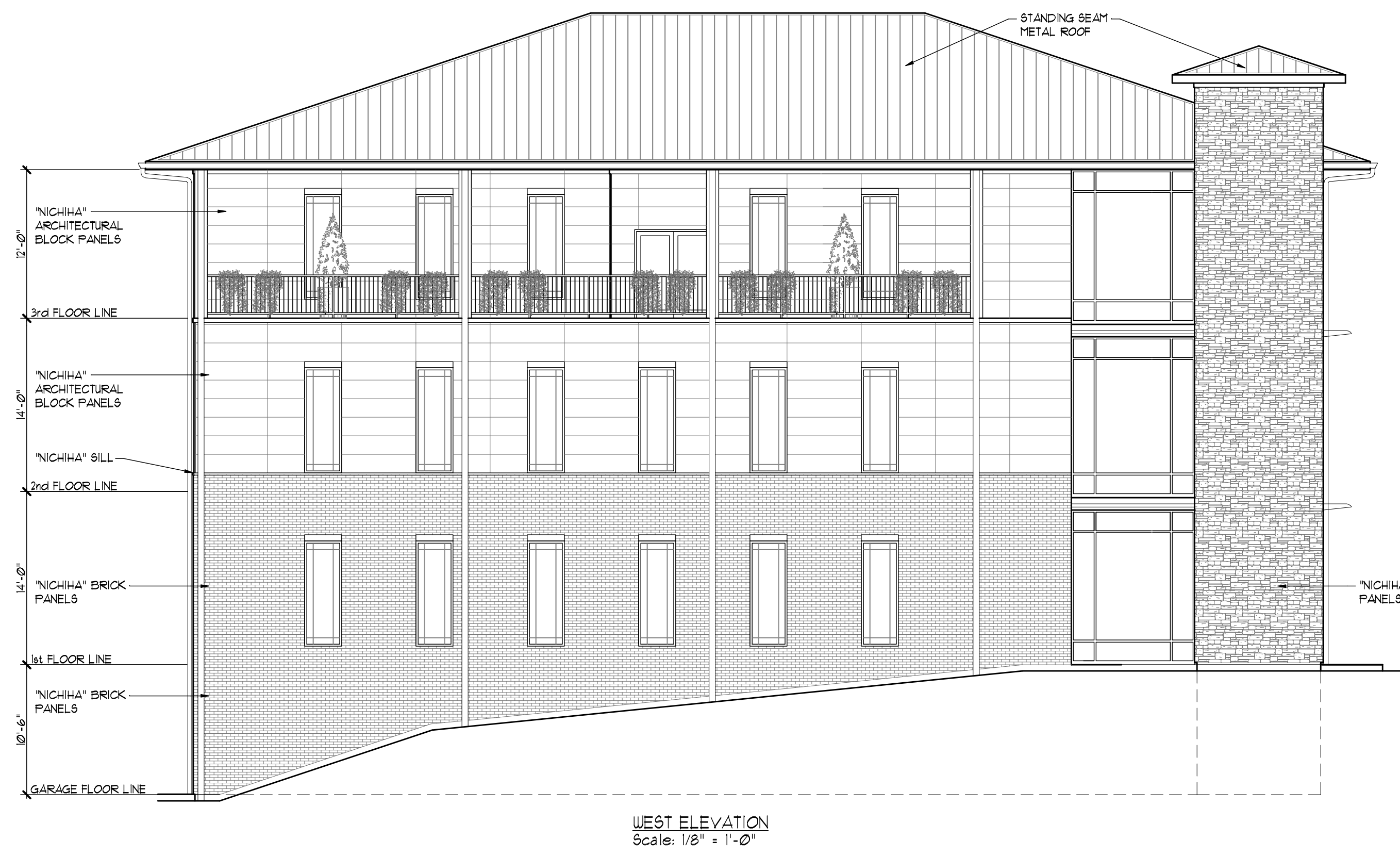


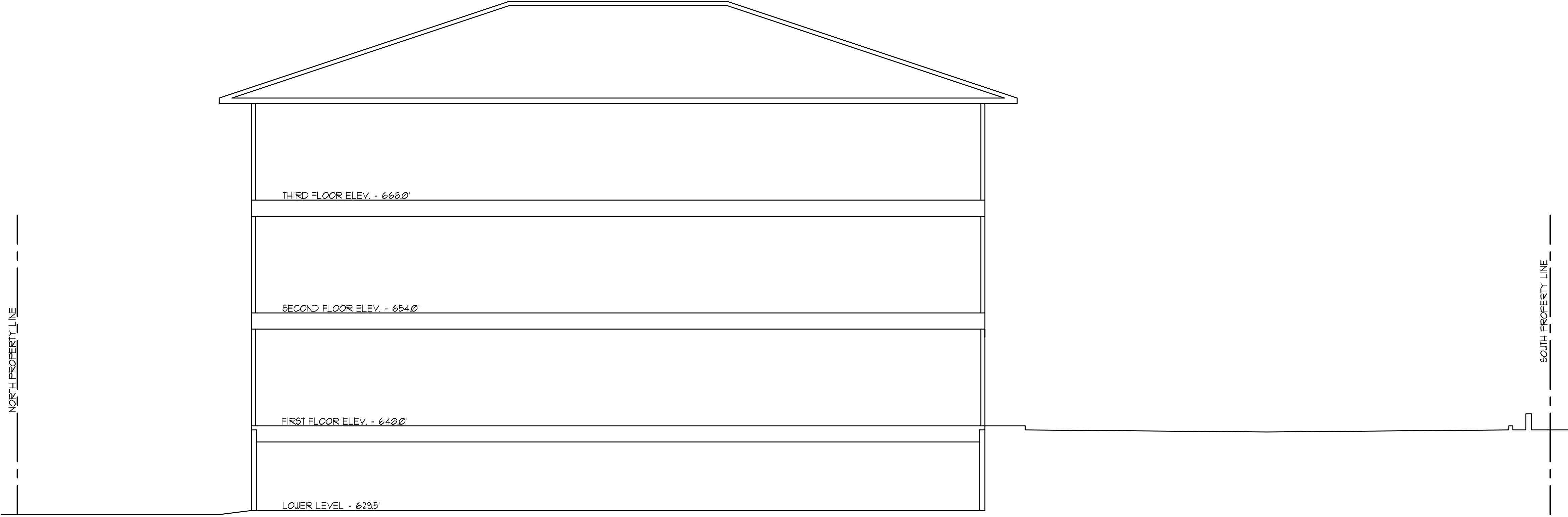
CLIENT: VANCHI PROPERTIES, LLC
546 WARSON ROAD
ST. LOUIS, MISSOURI
PHONE: 314-323-5073

PROJECT: NEW OFFICE BUILDING
844 N. NEW BALLAS CT.
CREVE COEUR, MISSOURI

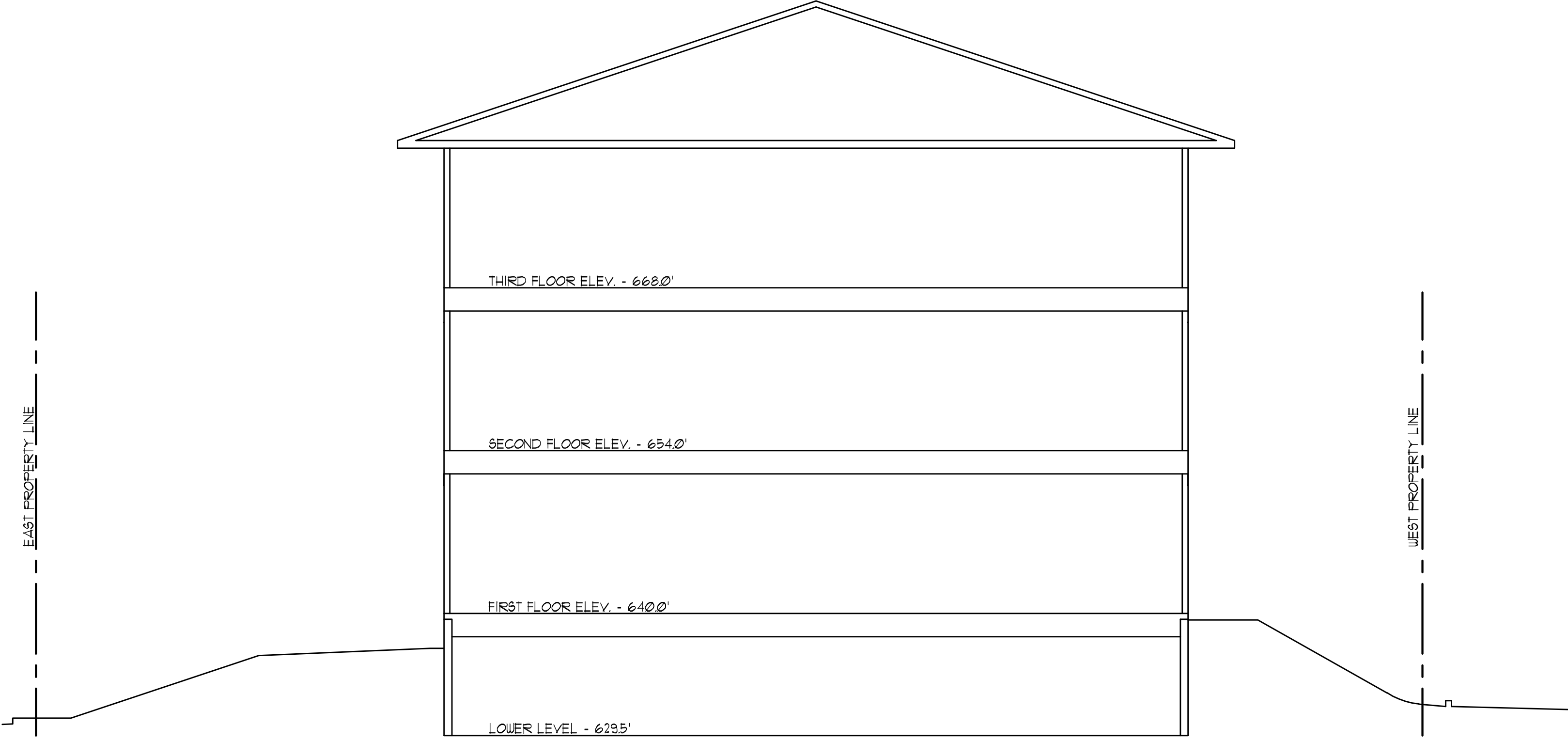
Designed: L.T.	CIVIL SITE GRADING PLAN	
Drawn: WC	THOMPSON CIVIL, LLC 5337 GLADSTONE AVE., STE #1 ST. LOUIS, MISSOURI; 63121	Date: <u>FEBRUARY 2015</u>
Checked: L.T.	PHONE: 314-724-3127	Sheet: <u>C5</u> No.

MSD P-0000000
MSD BASE MAP NO.

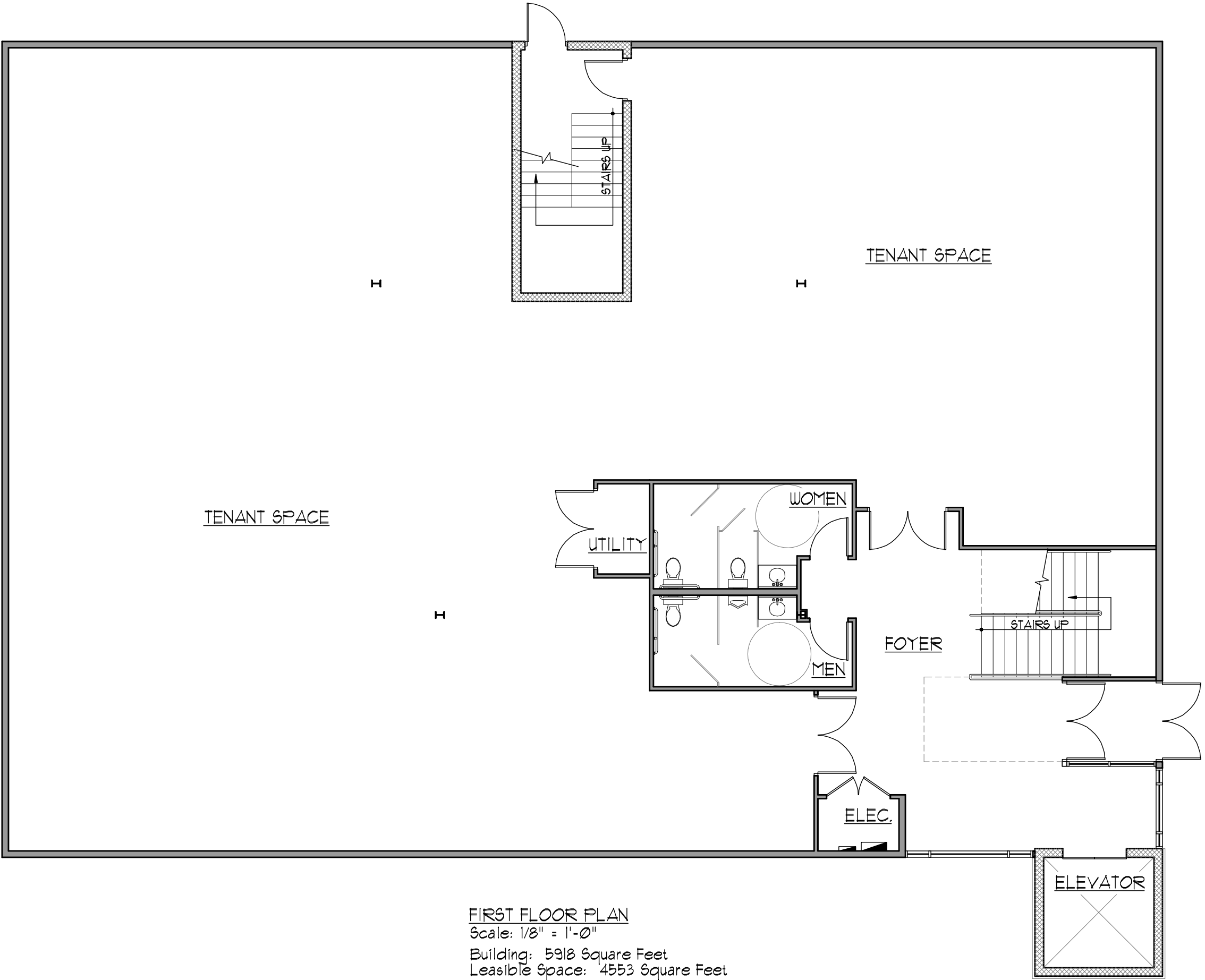
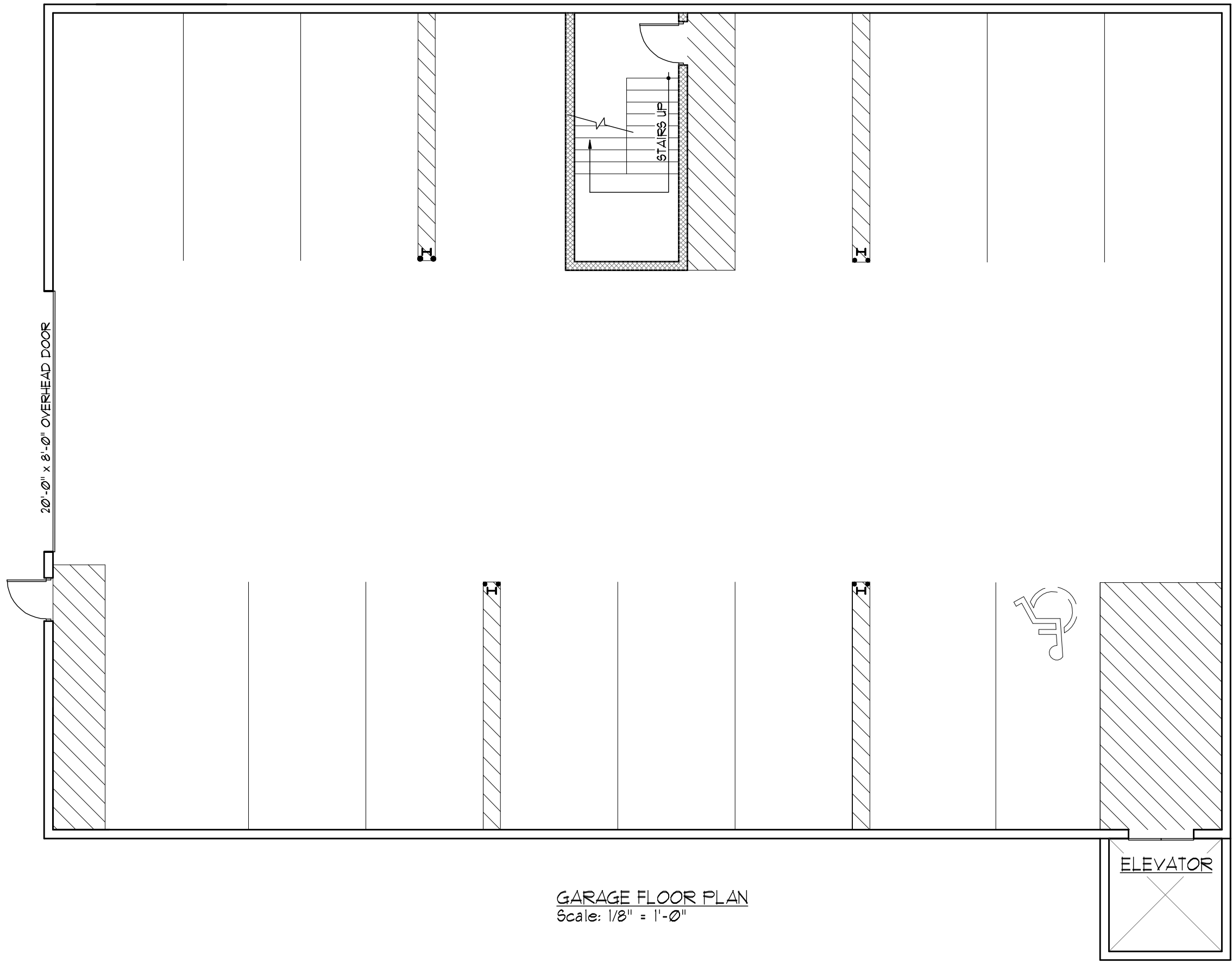
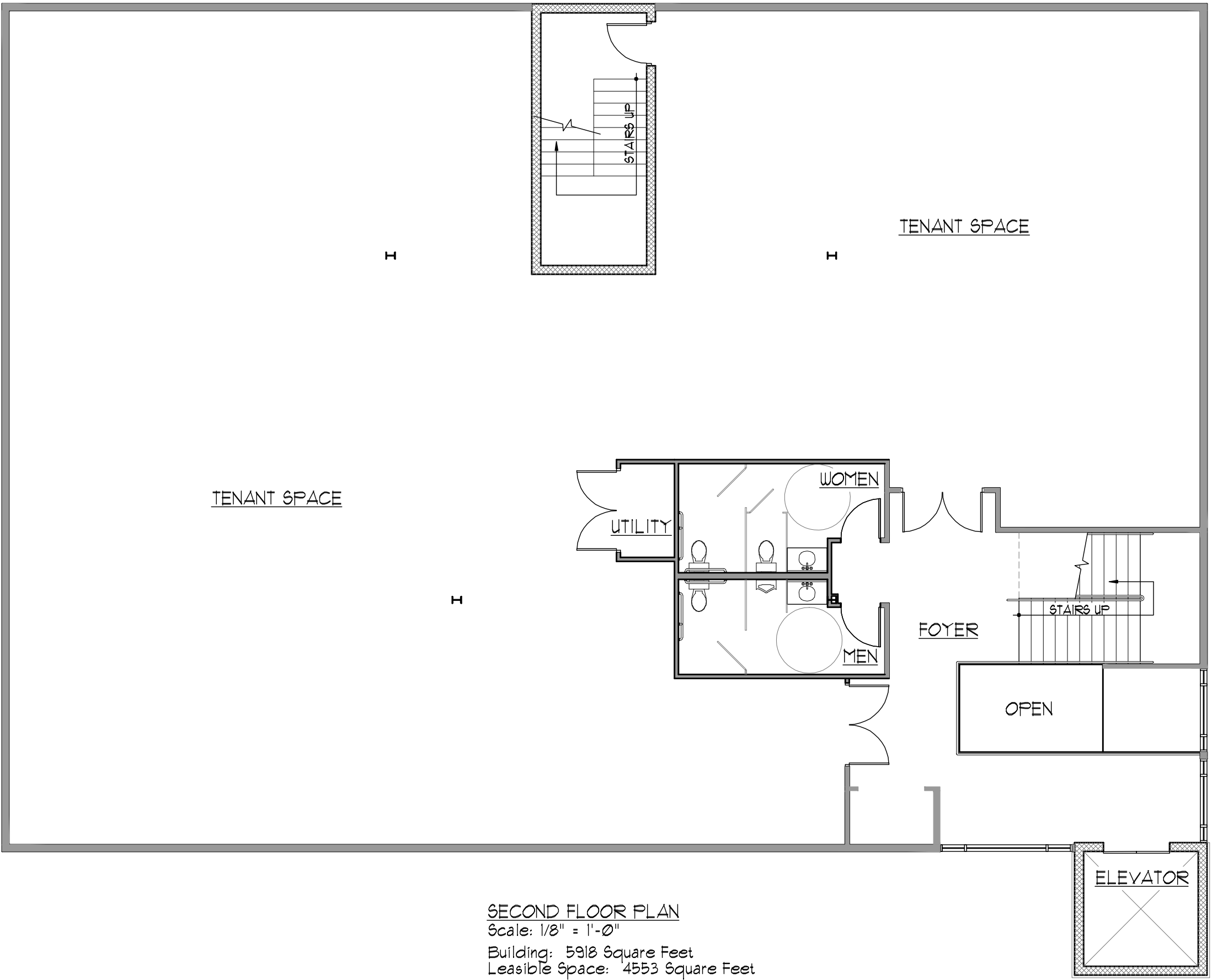
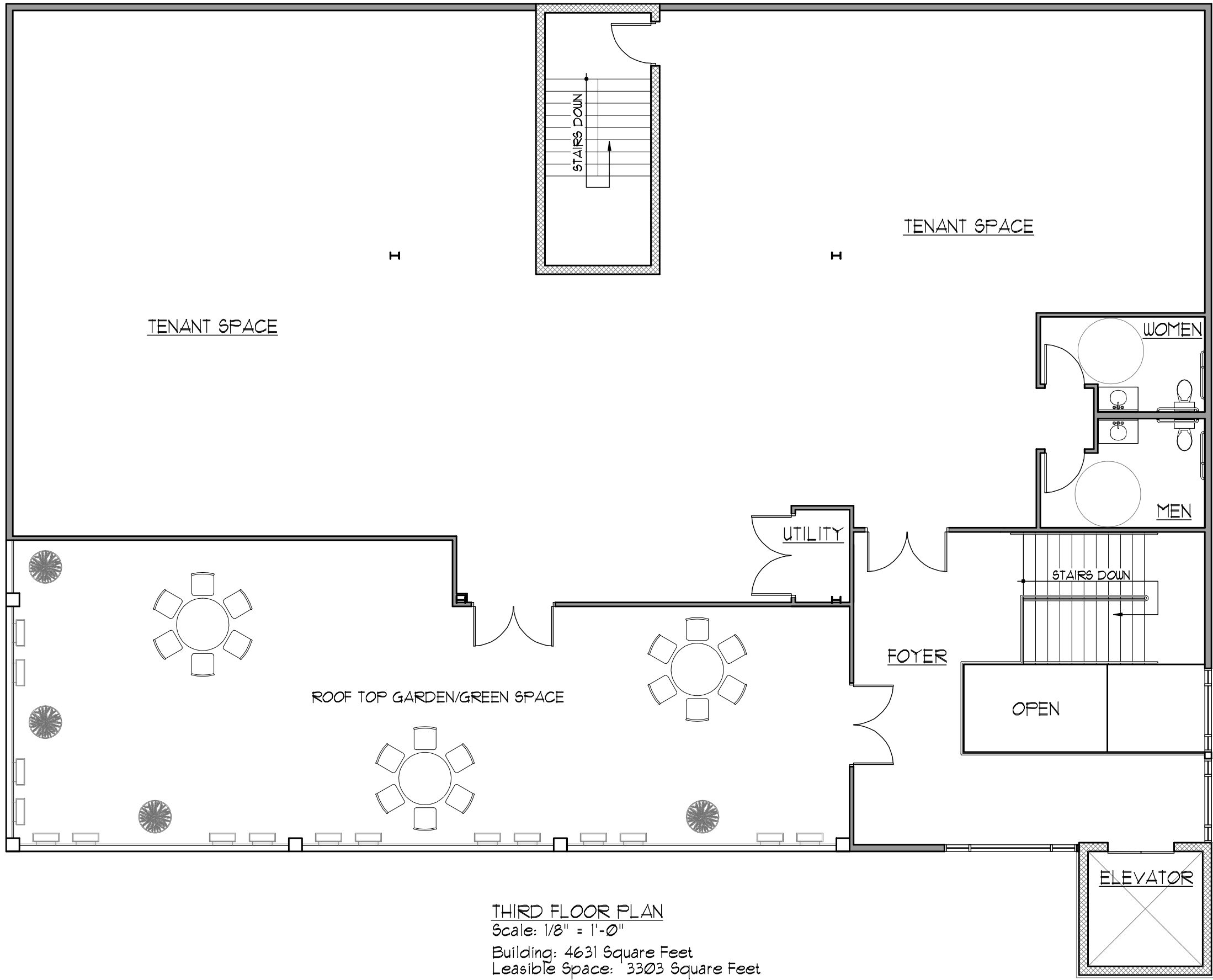




NORTH - SOUTH SECTION

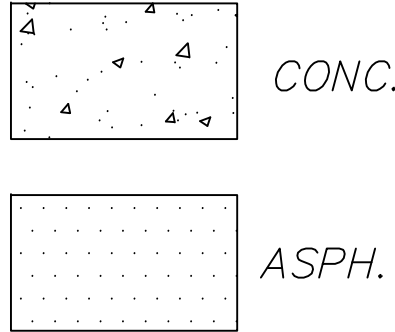


EAST - WEST SECTION



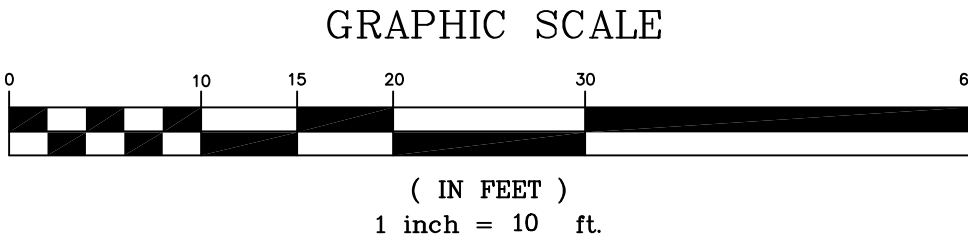
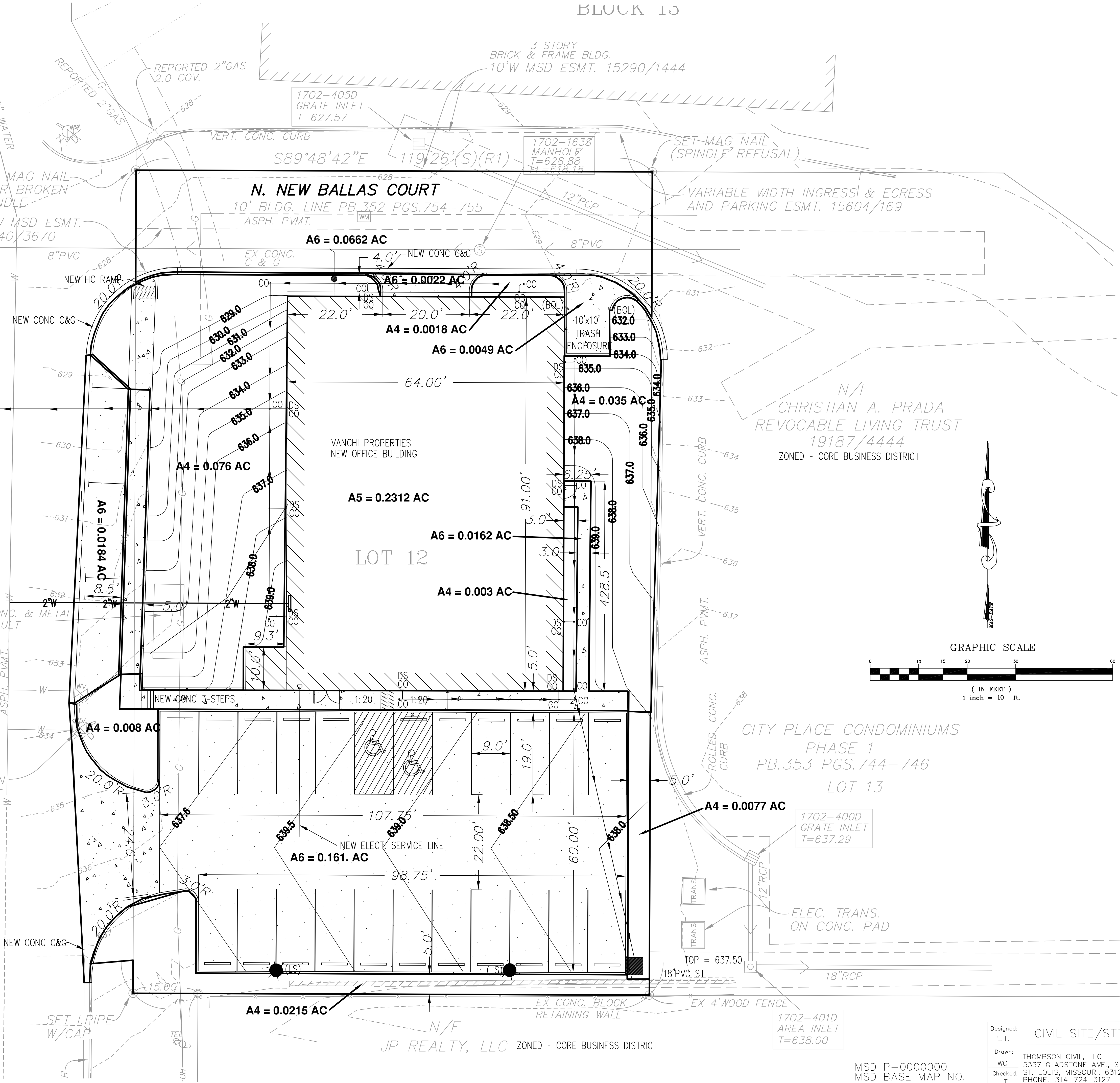
STORM SEWER CALCULATIONS				
15yr Storm, 20 min Duration				
Roof PI=4.20 Pavement PI =3.54 Grass PI = 1.70				
Q-A(PI) A=acre PI=cfs/acre				
PRE-DEVELOPMENT Q	Areas (AC)		PI (CFS/AC)	Q (CFS)
	GRAVEL A1=	0.222	3.70	0.821
	GRASS A2=	0.261	1.78	0.465
	PAVEMENT A3=	0.043	3.70	0.157
	Q Total	0.526	=	1.443
POST-DEVELOPMENT Q	Areas (AC)		PI (CFS/AC)	Q (CFS)
	GRASS A4=	0.0846	1.78	0.151
	ROOF A5=	0.2312	4.20	0.971
	PAVEMENT A6=	0.2042	3.70	0.756
	Q Total	0.520	=	1.877
Change in Q:		0.434 CFS		

SYMBOL LEGEND PROPOSED



E. RUE DE LA BANQUE ST.

TBM: "O" IN OPEN ON FIRE HYDRANT ELEV.=637.21



Designed: L.T.	CIVIL SITE/STRIPING PLAN		
Drawn: WC	THOMPSON CIVIL, LLC	#1	Date: FEBRUARY 2015
Checked: L.T.	5337 GLADSTONE AVE., STE ST. LOUIS, MISSOURI, 63121		
	PHONE: 314-724-3127	Sheet: C11	No

REVISIONS

DATE	DATE	DATE

DRAWING ISSUE

PROJECT: NEW OFFICE BUILDING 844 N. NEW BALLAS CT, CREVE COEUR, MISSOURI

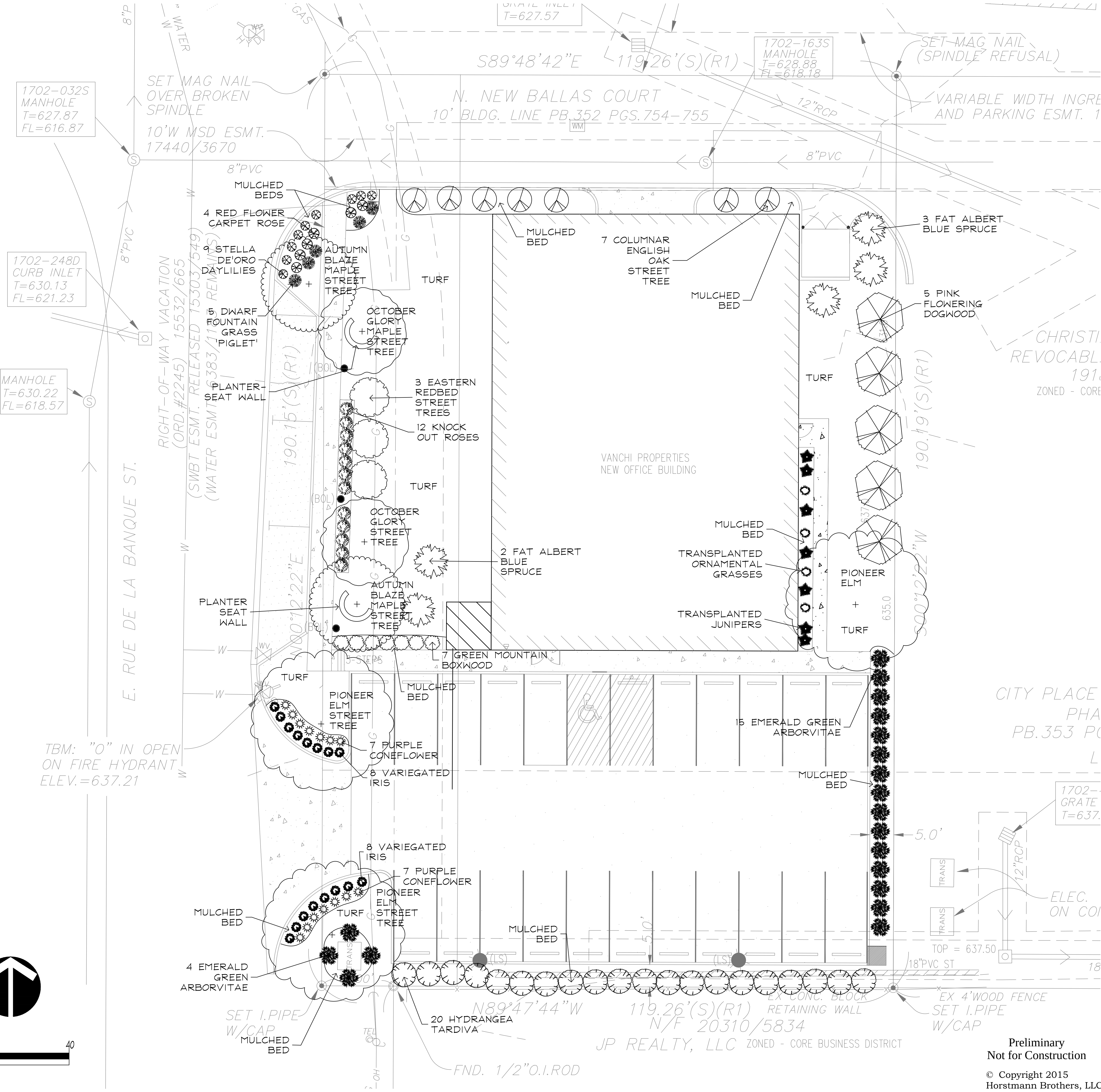
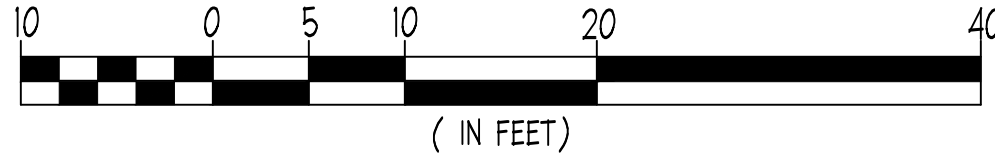
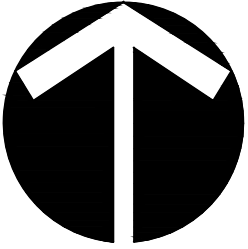
CLIENT: VANCHI PROPERTIES, LLC 546 WARSON ROAD ST. LOUIS, MISSOURI PHONE: 314-323-5073

MSD P-0000000
MSD BASE MAP NO.

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
B**

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.

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:

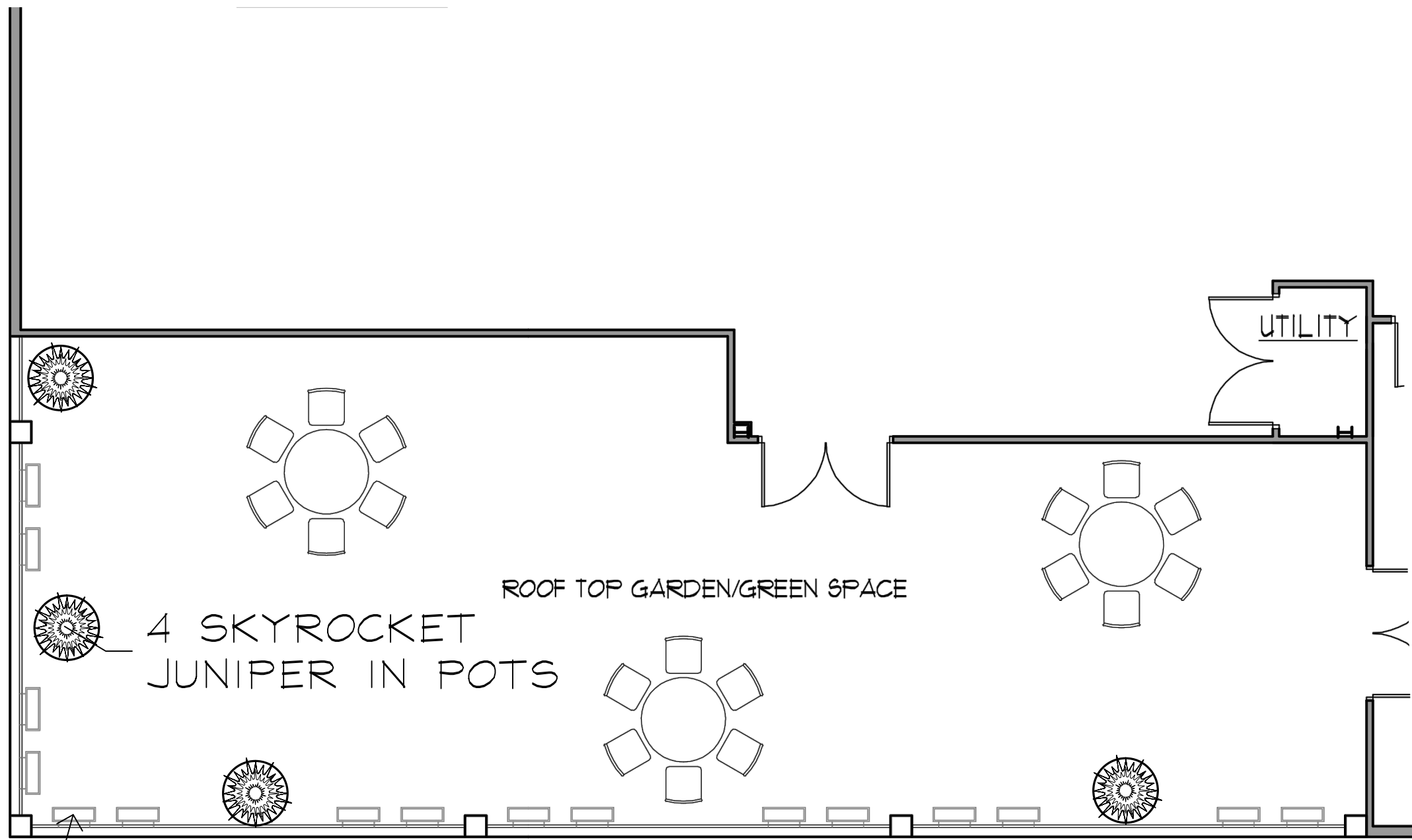
- 1.) Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
- 2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

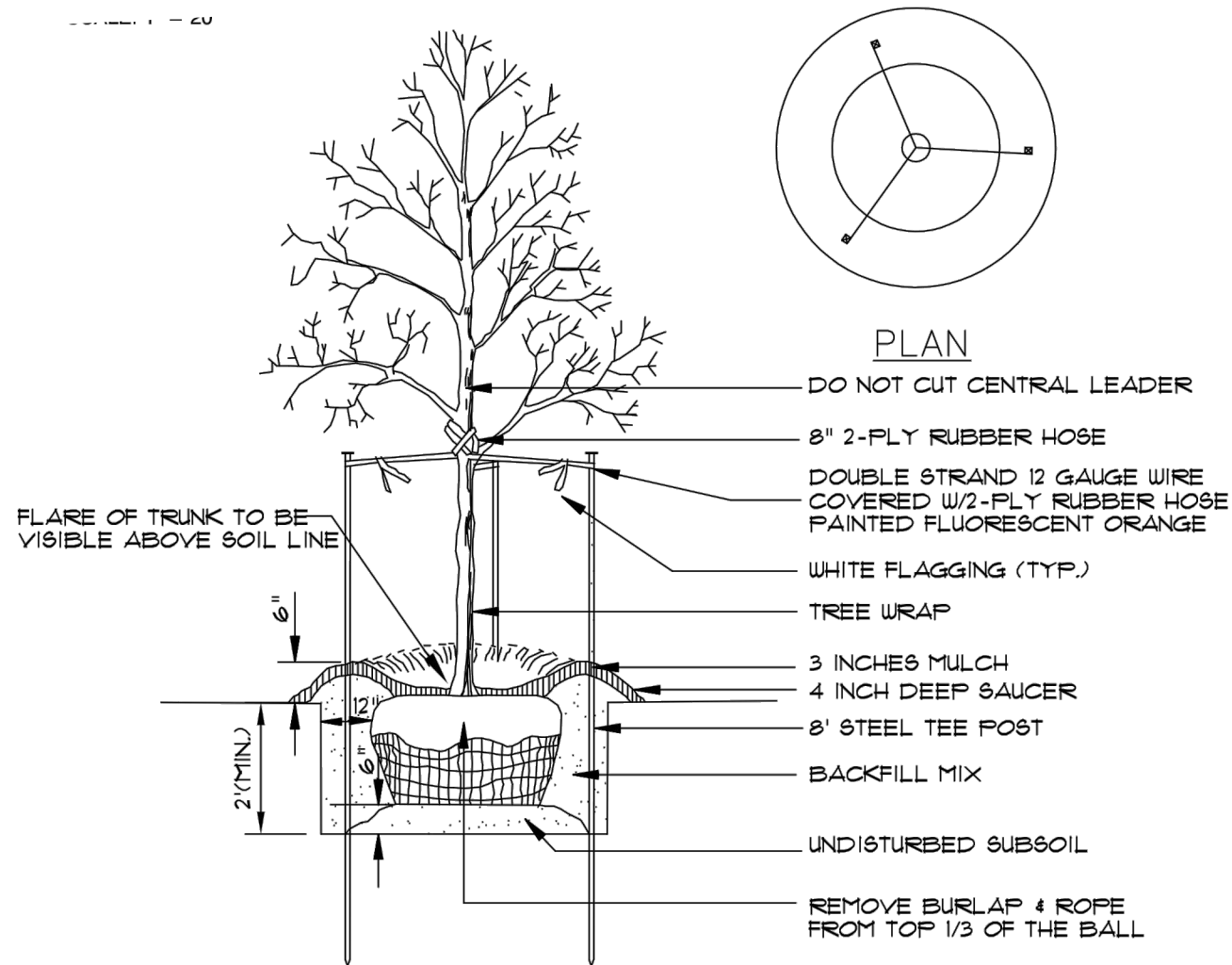
- 1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- 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:

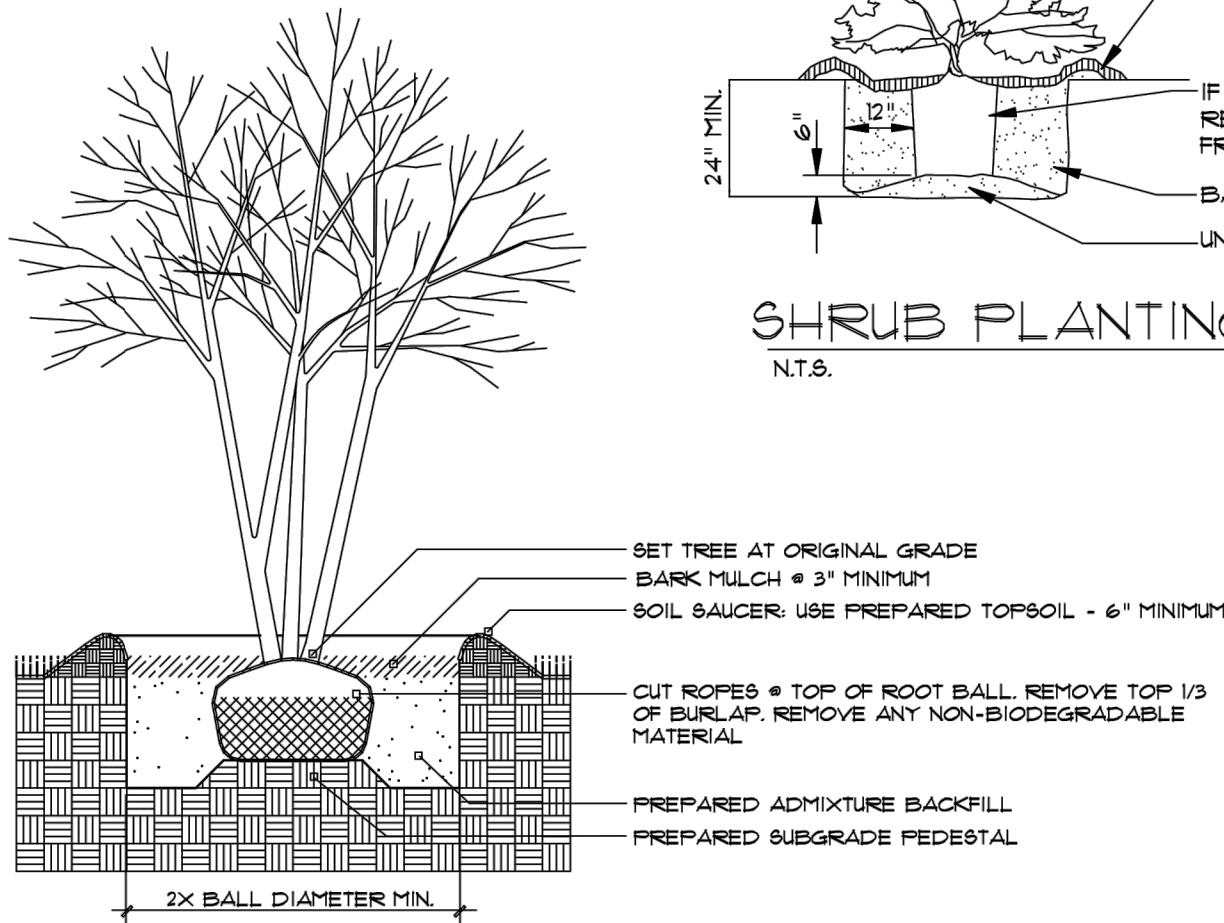
- 1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- 2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined 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.



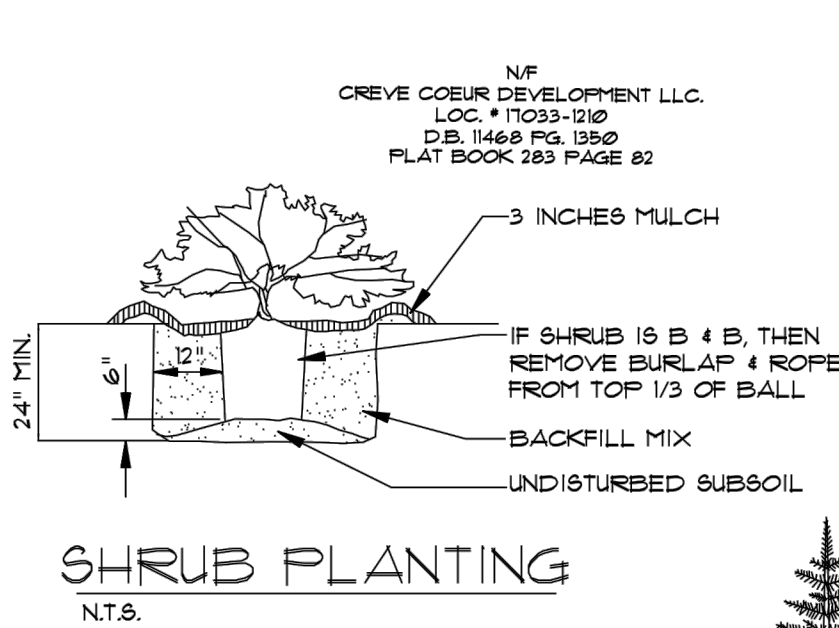
PLANTER BOXES
FILLED WITH TRAILING
VINES - MIX OF
FLOWERING & GREEN.
ANNUALS AND/ OR PERENNIALS
EG: SWEET AUTUMN CLEMATIS,
SWEET POTATO VINE,
TRAILING PETUNIAS, IVY



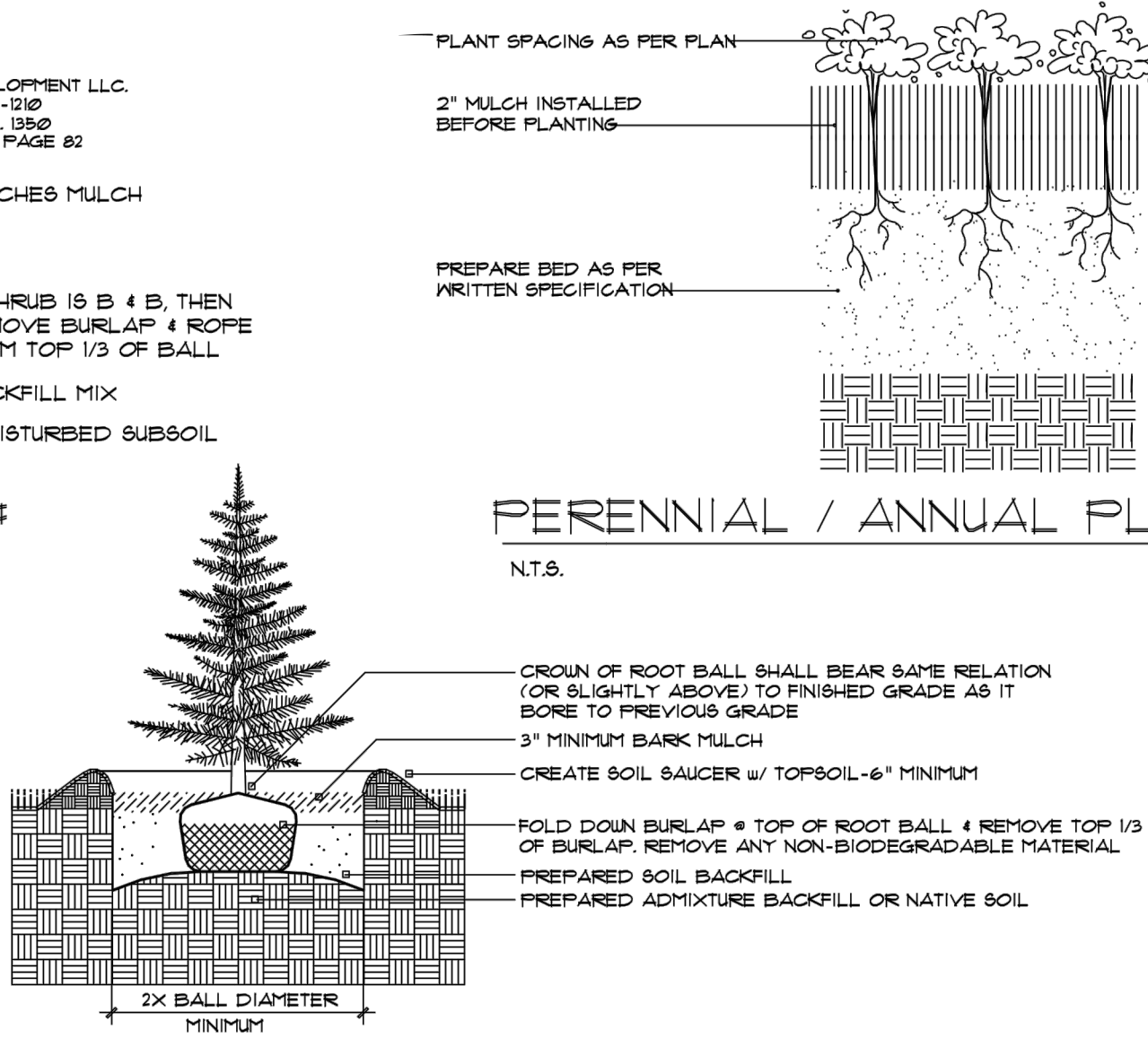
DECIDUOUS TREE PLANTING



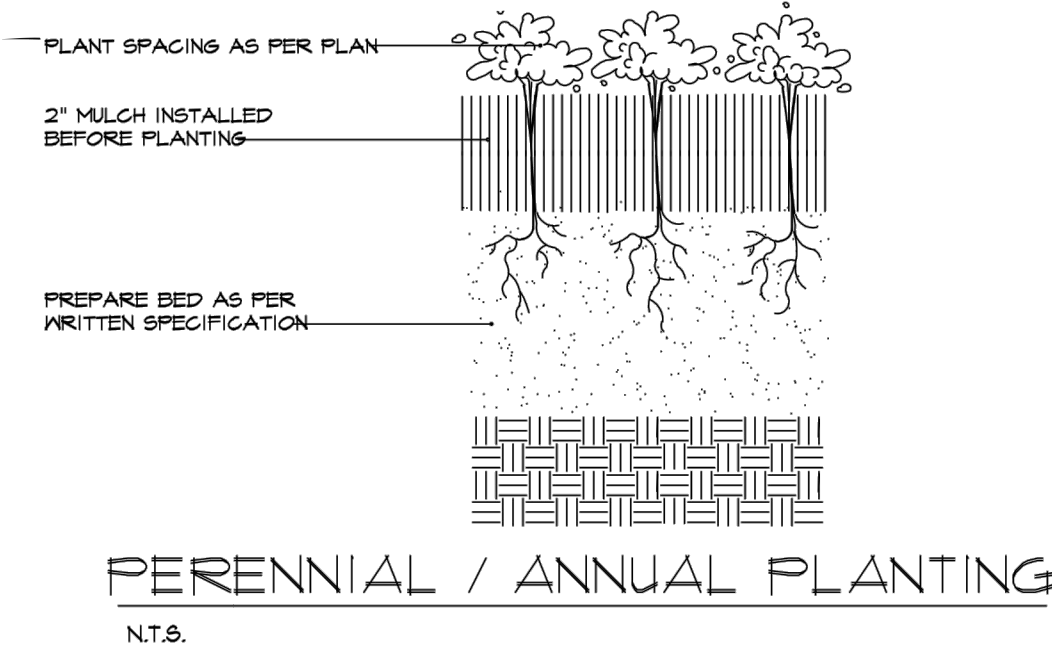
MULTI-STEM TREE PLANTING



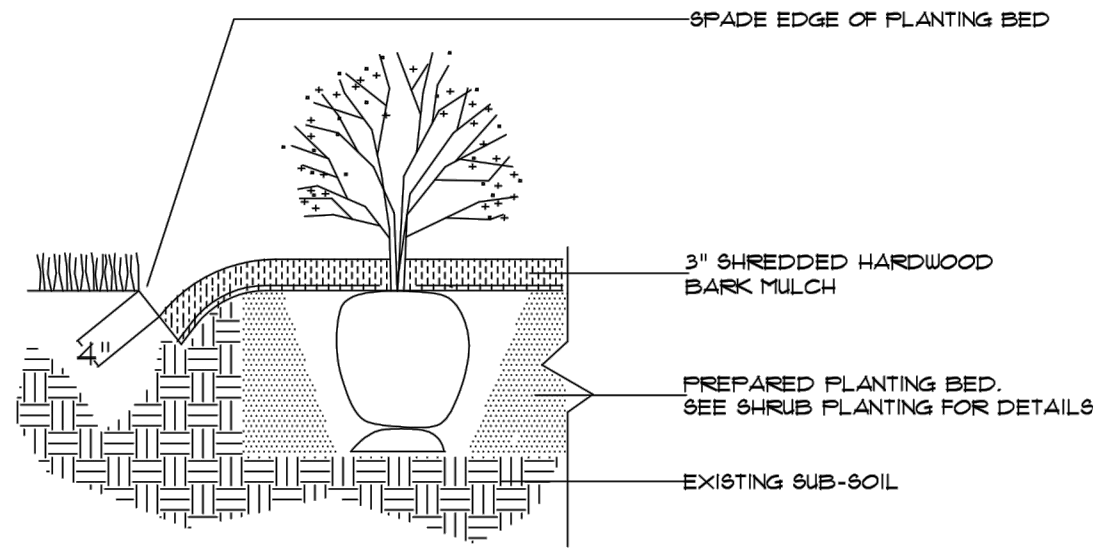
SHRUB PLANTING



EVERGREEN TREE PLANTING



PERENNIAL / ANNUAL PLANTING



SPADE-CUT EDGE DETAIL

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		Mark

6.1.e



WEST ELEVATION

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

d^{series}

D-Series Size 0 LED Area Luminaire

Catalog
Number

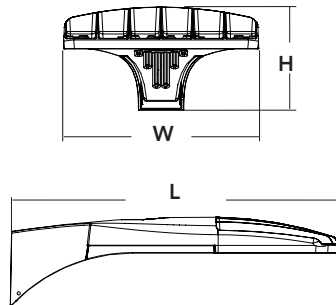
Notes

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.

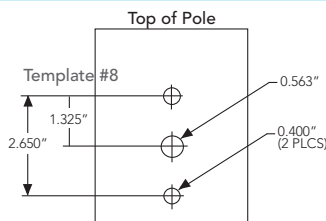
The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal 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 **

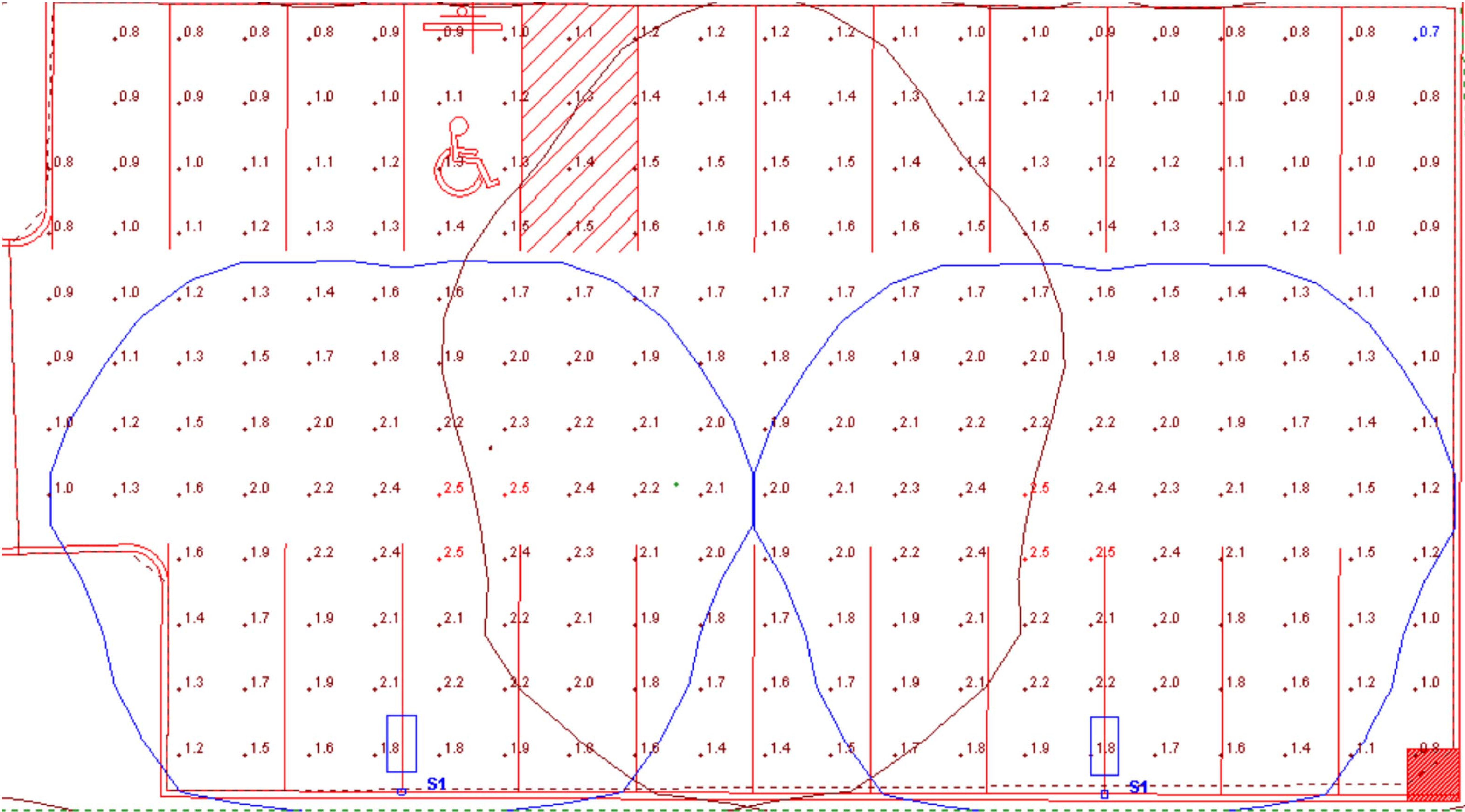
Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

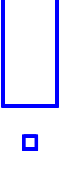
- 30 LEDs (30C option) and rotated options (L90 or R90) only available together.
- 1000mA is not available with AMBPC.
- AMBPC only available with 530mA or 700mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (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 SBCR-10-ODP](#) control; PIRH specifies the [SensorSwitch SBCR-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 [DTL](#) 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

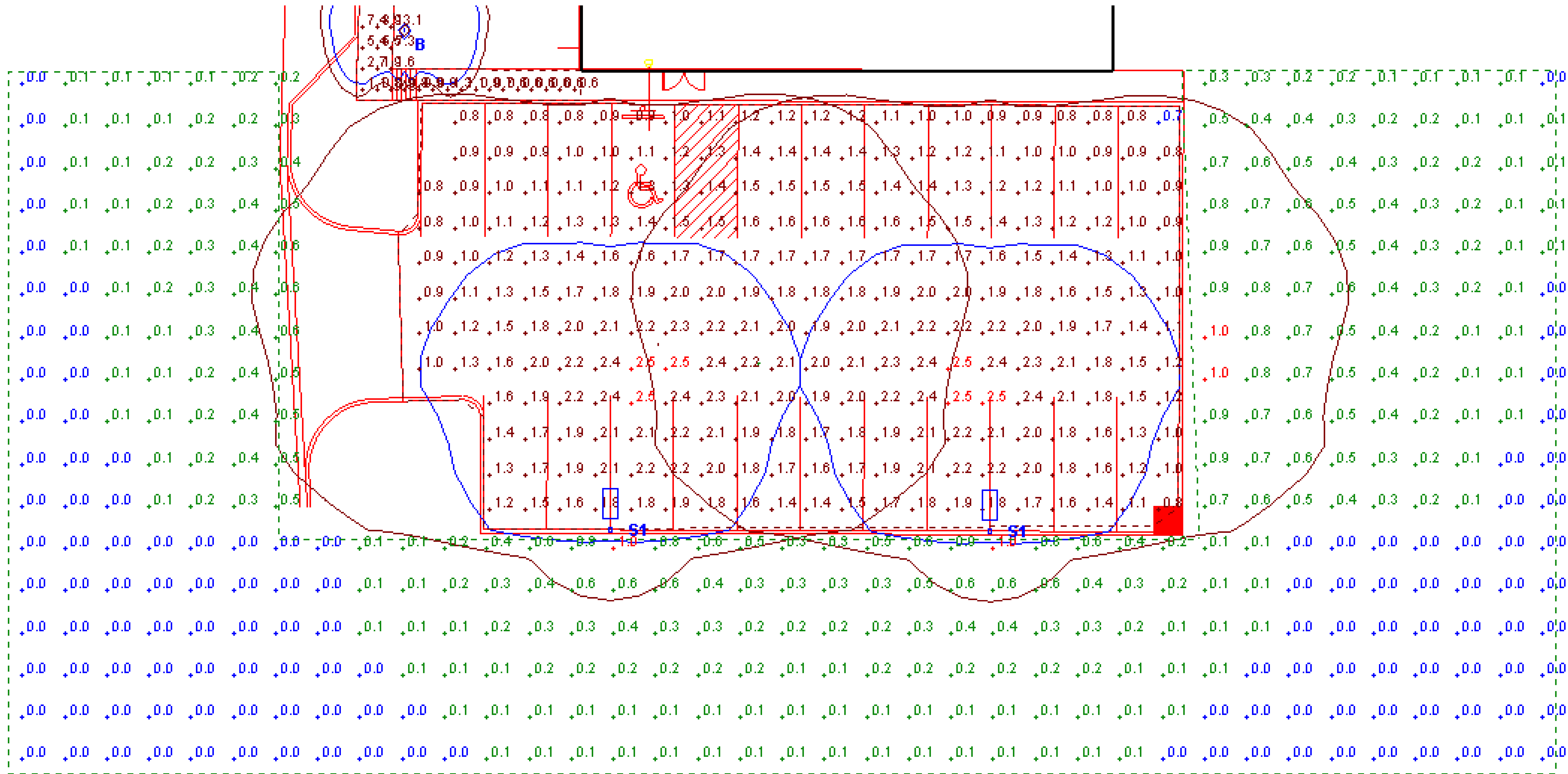
Statistics							
Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min	Avg / Max
PARKING		1.6 fc	2.5 fc	0.7 fc	3.6:1	2.3:1	0.6:1
SPILL LIGHTING		0.2 fc	1.0 fc	0.0 fc	N/A	N/A	0.2:1

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.



View #5

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
SPIR LIGHTING	+	0.2 fc	1.0 fc	0.0 fc	N/A	N/A	0.2:1