



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, OCTOBER 7, 2019
6:30 PM

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.

CALL TO ORDER

ROLL CALL

Ms. Beth Kistner (Chair)
Mr. Tim Carney
Ms. Muriel Hall
Mr. James Myers
Mr. Gene Rovak
Mr. Larry Potashnick
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. September 3, 2019 Planning and Zoning Commission Draft Meeting Minutes**

PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

UNFINISHED BUSINESS**1. Application #19-030: New LED Parking Lot And Building Lighting For The National Council Of Jewish Women At 295 N. Lindbergh Boulevard.**

Scott Shelton, of Streib Electric Co., on behalf of the National Council of Jewish Women, has submitted an application to replace the existing lighting on the building with new LED lights and add new LED parking lot lighting for 295 N. Lindbergh Boulevard. Section 405.680 Lighting states that the Planning and Zoning Commission shall review proposed lighting for non-residential building construction or for the replacement or addition of light standards on an existing non-residential development in accordance with Section 405.1080. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building or site.

NEW BUSINESS**1. Application #19-031: Site Development Plan and Conditional Use Permit for Schaefer Auto Body Center at 10751 Baur (Formerly 4509 Baur Boulevard). Withdrawn**

Marty Henson, Henson Consulting, LLC, on behalf of Steve Schaefer, of Schaefer Solutions III, LLC, has submitted an application for a conditional use permit and site development plan approval for a new Schaefer Auto Body Center at 10751 Baur Boulevard. The Property received approval of a boundary adjustment at the Planning and Zoning Commission meeting on May 7th, and site development plan review on May 7th. The conditional use permit was approved on May 29, 2018, Ordinance 5586, by City Council. However, construction never occurred and the ordinance for the conditional use permit has since lapsed. The Applicant's have withdrawn their request. No further action is needed by the Commission.

2. #19-032: Conditional Use Permit for Roof Mounted Wireless Communication Equipment at Barnes Jewish West County Hospital. Request to Continue.

Joseph E. Poffel, of Wireless USA, on behalf of Barnes Jewish West County Hospital, has submitted an application for wireless communication equipment on the roof of the new hospital at 12634 Olive Boulevard, Creve Coeur MO, 63141, zoned PH-Planned Hospital District. Section 405.470.(4) Roof-mounted communication equipment (CC-517929) is a conditional use in the PH-Planned Hospital District, that requires a public hearing and recommendation by the Planning and Zoning Commission, and approval by the City Council. Staff is requesting to continue the item to the next meeting for additional information.

3. #19-035: Boundary Adjustment Plat for 1100 Research Blvd to Consolidate 1100, 1101, and 1125 Research Boulevard into One 6.87 Acre Parcel

Clayton Costello, on behalf of CK Power, is requesting approval of a boundary adjustment to consolidate 1100, 1101, and 1125 Research Boulevard into one lot, with a total site area of 6.87 acre site. The sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots is a

ministerial act; if the drawings are technically accurate and do not raise issues of concern, they can be approved by the Planning and Zoning Commission.

WORK AGENDA

None

DEPARTMENT REPORTS

Director of Community Development
Zoning Code Updates

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development



DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, SEPTEMBER 3, 2019
6:30 PM

CALL TO ORDER

Ms. Kistner, Chair, called the meeting to order at 6:30pm.

ROLL CALL

Larry Potashnick	Commission Member
Beth Kistner	Commission Chair
Tim Carney	Commission Member
Gene Rovak	Commission Member
Muriel Hall	Commission Member
James Myers	Commission Member

The following staff were also present: Carl Lumley, City Attorney; Jason Jaggi, Director of Community Development; Whitney Kelly, City Planner; and, Jessica Stutte, Planning Assistant/ Recording Secretary.

ACCEPTANCE OF THE AGENDA

Mr. Carney made a motion to accept the agenda, Mr. Rovak seconded. All in favor.

APPROVAL OF MINUTES

1. August 19, 2019 Planning and Zoning Commission Draft Meeting Minutes

Mr. Carney made a motion to accept the minutes for August 19, 2019, Ms. Hall seconded. All in favor.

PUBLIC COMMENT

Ms. Lynn Hamilton, trustee of Woodbridge Association, spoke to the commission about Santino Ct and the promise of a berm. She expressed her displeasure with the lack of progress, especially concerning the berm and fence. She requested staff and the Commission do something so the project is no longer so unsightly.

Mr. Jaggi said the berm is in place and is seeded. He said the fence is not in place, but was unsure if the fence was part of the agreement. He said the delays in grading were due to heavy rains.

Ms. Kistner said she knew there was a berm along Ballas.

Mr. Jaggi said the berm is what was approved. He said he would need to check the plans for specifics.

UNFINISHED BUSINESS

1. Application #19-023: Master Sign Plan for Barnes Jewish West County Hospital Campus Pursuant to Section 405.955 Master Sign Plans.

Ms. Trish Lollo, President of Barnes Jewish West County Hospital, said she and her team were comfortable with the suggestions made by staff.

Mr. Myers asked about Sign Q and the recommendation by staff.

Ms. Kelly asked the Commission if they were in agreement with the plan for illumination and necessity. Ms. Kelly wanted to ensure the Commission was comfortable.

Mr. Myers asked if the applicant was comfortable.

The applicant stated they were.

Mr. Jaggi asked for confirmation the Commission was comfortable with the sign on the back of the elevation and if they were comfortable with the sign being illuminated during the hours requested.

Mr. Myers said he thought the sign was necessary from a safety standpoint.

Mr. Carney said he agreed and thought the hours of illumination would help.

Mr. Carney made a motion to recommend approval subject to the conditions in the draft ordinance, Mr. Myers seconded. All in favor.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Carney, Commission Member
SECONDER:	James Myers, Commission Member
AYES:	Potashnick, Kistner, Carney, Rovak, Hall, Myers

2. Application #19-030: NEW LED PARKING LOT AND BUILDING LIGHTING FOR THE NATIONAL COUNCIL OF JEWISH WOMEN AT 295 N. LINDBERGH BOULEVARD. Request to Continue

Mr. Carney made a motion to continue the item to the next meeting. Mr. Rovak seconded. All in favor.

RESULT:	CONTINUED [UNANIMOUS]	Next: 9/16/2019 6:30 PM
MOVER:	Tim Carney, Commission Member	
SECONDER:	Gene Rovak, Commission Member	
AYES:	Potashnick, Kistner, Carney, Rovak, Hall, Myers	

NEW BUSINESS

1. Application #19-034: Utility Easement Vacations and Establishment of New Utility Easement for the Property Addressed 2 Chaminade Drive

Mr. Jaggi spoke to the application. He said Mr. Debrecht, the owner, needed to vacate the easements. He said new easements were being established as required by the city. He said the utility providers and staff were all in agreement as well as the owner.

Mr. Ken Debrecht said he was in agreement.

Mr. Myers made a motion to recommend approval on the conditions stated in the draft ordinance. Mr. Carney seconded. All in favor.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Myers, Commission Member
SECONDER:	Tim Carney, Commission Member
AYES:	Potashnick, Kistner, Carney, Rovak, Hall, Myers

2. Parks Master Plan

Mr. Jason Valvero, Director of Parks and Recreation, said they would like any feedback regarding this plan the commission had to offer. He said this plan was resident driven and they had reached out to a lot of people in a variety of ways.

He gave a project overview on what they had done so far regarding the different phases. He spoke to the parks and who was using them and why.

He gave a breakdown of each park and the plan to replace, improve and update each one. He spoke to making the restrooms available year round, as this was one of the items people were very interested in.

Ms. Kistner asked about the field at Beirne Park getting used and where the dog park would go.

Mr. Valvero said the field did get used and they were still considering where to place the dog park. He said they wanted to consider all options.

He moved on to Conway Park. He said it is a loud park in certain area due to Hwy 270 noise and the lack of parking are the two drawbacks. He said they would like to have an extra 30 parking spaces but they could do that by removing both tennis courts. Dredging the pond to offer fishing was something they would like to do in the future, as well as an arboretum.

Mr. Valvero moved on to Lake School Park. He said they would like to make it the tennis complex.

Mr. Carney asked if lighting would be added.

Mr. Valvero said it was already lit until 10 pm, but more lighting was something they would need to consider.

He moved on to the Lavern Collins Park. He said it is steep in areas and burdened with utility easements. He said they are at a holding pattern until the Great Streets Plan was completed.

Mr. Jaggi said this space could be used as an entry identifier for 39 North Great Streets Plan.

Mr. Valvero moved on to Malcolm Terrace Park. He said they were considering updating trails, pavilions and coding. He said a Boy Scout had plans to tag the paths.

He continued with Millennium Park and the planned improvements. He said connection points to the subdivisions were a consideration along with a nature trail and interconnecting walking trails by the soccer and baseball fields. He said they were considering a simplified amphitheater.

Ms. Kistner asked about the potential to do food trucks.

Mr. Valvero said they have in the past.

Mr. Myers asked about getting lighting for the parking lot.

Mr. Valvero said that would hopefully be coming through in the next few years, to match BJC's new lot.

Ms. Kistner said she would like to capitalize on the interest in ninja courses and pickleball.

Ms. Kistner said a concern that she had heard was that there were no parks in Ward 4.

Mr. Valvero said he had heard that as well . He said Millenium Park was built to cater to both Ward 3 and 4 and if the opportunity arose to create a park in Ward 4, the city was open to considering it.

RESULT:	ITEM DISCUSSED
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WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi reminded the commission on the continued discussion at City Council this coming Monday, September 9th.

He informed them a few projects would be coming before them at the next meeting.

Mr. Jaggi said Mr. Matt Schuh had to step down from the Commission. He said his position is open if they knew anyone who would like to consider serving to send them to him so he could provide them with the procedures for appointments.

ADJOURNMENT

Mr. Carney made a motion to adjourn. All in favor. Meeting closed at 7:40 pm.



city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #19-030 NEW LED PARKING LOT AND BUILDING LIGHTING FOR THE NATIONAL COUNCIL OF JEWISH WOMEN AT 295 N. LINDBERGH BOULEVARD

FOR THE MEETING OF: Monday, October 7, 2019

SUBJECT PROPERTY LOCATION: 295 N. Lindbergh Boulevard, Zoned GC-General Commercial District.

REQUEST: Scott Shelton, of Streib Electric Co., on behalf of the National Council of Jewish Women, has submitted an application to replace the existing lighting on the building with new LED lights and add new LED parking lot lighting for 295 N. Lindbergh Boulevard. Section 405.680 Lighting states that the Planning and Zoning Commission shall review proposed lighting for non-residential building construction or for the replacement or addition of light standards on an existing non-residential development in accordance with Section 405.1080. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building or site.

ADDITIONAL INFORMATION: The subject property includes the offices for the National Council of Jewish Women (NCJW), as well as The Resale Shop. The original building was developed in 1959, and contains some pre-existing non-conformities on the site, including the existing non-conforming lighting on the building and utility poles. The property received approval of a Minor Site Plan in 2017 for the awnings on the building. This request was continued from the August 19, 2019 meeting.

APPLICANT: Scott Shelton
Streib Electric Co.
9225 Watson Industrial Park
St. Louis, MO 63126

PROPERTY OWNER: National Council of Jewish Women
295 N. Lindbergh Blvd
Creve Coeur, MO 63141

Key Issues:

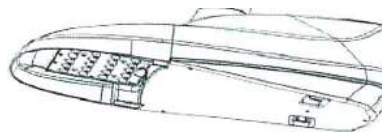
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the Design Guidelines?

Comprehensive Plan References

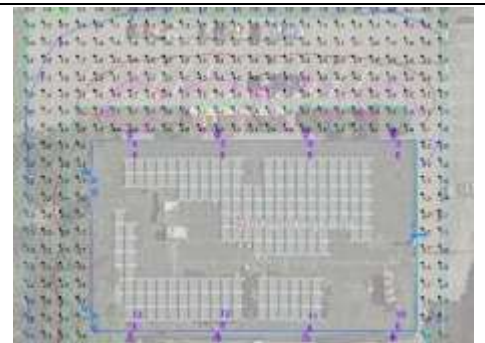
- Community Sustainability & Resilience
- Lindbergh Boulevard

Zoning Code References

- Section 405.360: GC-General Commercial Business District
- Section 405.680: Lighting
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.



LED 100 W, 250 W AND 400 W EQUIVALENT
BRACKET MOUNT LUMINAIRE



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 10/03/2019
ATTACHMENTS: Applicant's Information From Ameren Regarding The Preexisting Utility Pole Mounted Fixtures On The Site Received 10-1-2019

REVISED PROPOSAL

During the August 19th Planning and Zoning Commission, Staff found that the proposed new light fixtures were consistent with the regulations in that they are downcast and will not be directed onto adjacent property. However, Staff included a condition that the pre-existing non-conforming lights on the Ameren utility poles were to be removed. The NCJW had requested maintaining those lights. The Commission continued the item to allow the Applicant to determine if those lights could be replaced with new light fixtures that would comply with the City's regulations with the new lights from Ameren. The Applicant has indicated that Ameren will replace the non-conforming lights with new LED light fixtures that are downcast and shielded, and provided the Ameren information for these fixtures. A photometric plan is not available and the Applicant's lighting contractor is unable to provide a photometric plan for any lights that they don't source. Therefore Staff is unable to verify the brightness levels of the new Ameren lights.

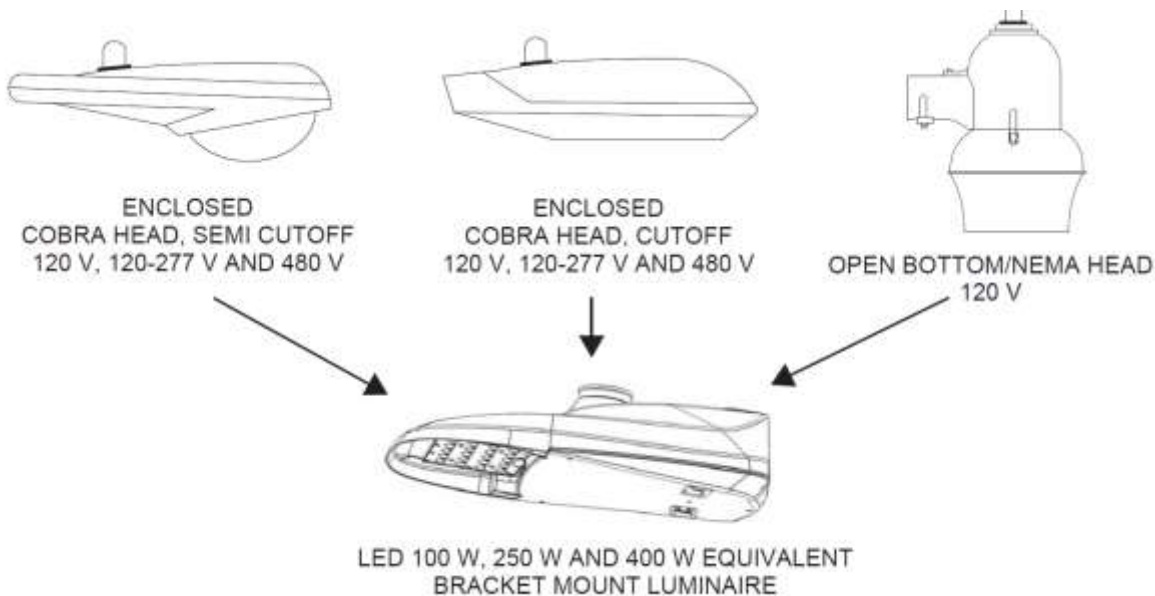


Figure 1: New Light Standard from Ameren that are LED and downcast

Section 405.680 Lighting of the Zoning ordinances provides that the Planning and Zoning Commission shall review all lighting plans that include the type, number, brightness, type of cutoff/shielding and hours of usage of all fixtures. Subsection (B)(5) provides that the Commission may require lighting to be dimmed or connected to a motion detector between the hours of 10:00 P.M. and 6:00 A.M., but not less than an average of one (1) foot-candle of illumination as required by Section 405.810(4). The proposed new fixtures on the building and on the site, without the accounting for the Ameren lights, already provide sufficient lighting to comply with the regulations that have a minimum of 1 foot candle over the parking area. As staff has not been able to verify the lighting levels of the Ameren mounted light fixtures in addition with the additional light fixtures proposed on the site, should the Commission find that the needs of the additional light fixtures are necessary, Staff has included a condition of approval that should Staff receive complaints regarding the overall brightness of the lights on the site, that Staff will have the authority to request that the lights be dimmed between 10:00 PM and 6:00 AM to comply with Section 405.680(B)(5) and Section 405.810(4) of the Zoning Ordinance. Also included is a condition that the Ameren pole mounted fixtures are to have a maximum height of 24 feet to comply with Section 405.680(B)(3) as measured from the bottom of the base to the top of fixture. All other conditions from the prior review have been carried over.

RECOMMENDATION

Based on the above revised information and the analysis within the Staff Report from the August 19, 2019 Planning and Zoning Commission meeting, Staff recommends the following conditions be incorporated in any motion for the approval of the Minor Site Plan.

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code for the light fixtures as bound together and submitted in conjunction with Application #19-030 by Streib Electric Co., and with all conditions of approval.
2. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance, with a maximum height of 24 feet, and the light fixtures shall be a dark bronze color as proposed.
3. The existing non-conforming Ameren lights on the utility poles shall be replaced with new LED fixtures that are downcast and shielded to comply with Section 405.680 Lighting, with a maximum height of 24 feet as measured from the bottom of the base at grade to the top of the fixture, as shown on the submitted information received October 1, 2019.
4. Staff shall have the authority to direct that the lights be dimmed between 10:00 PM and 6:00 AM to comply with Section 405.680(B)(5) and Section 405.810(4) of the Zoning Ordinance, should Staff receive complaints or have concerns regarding the brightness levels on the site.
5. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

MOTION

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

"I move to recommend approval of the minor site plan for the lighting improvements for the building at 295 N. Lindbergh Boulevard as presented to the Planning and Zoning Commission with Application #19-030, subject to the conditions contained in the Staff report for the meeting of October 7, 2019" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

National Council of Jewish Women, 295 N. Lindbergh Boulevard



City Limits

Parcels

August 6, 2019



Prepared By

HORNER SHIFFRIN

APPENDIX 4: SITE PHOTOGRAPHS

Taken: 08/14/2019



Description: View looking south west from Lindbergh Boulevard of the existing non-conforming lights on the building.



Description: View looking west at the rear parking area and the existing landscaping within the buffer area and the residential area to the west.



Description: View of the existing non-conforming lights on the utility pole.



Description: View of the existing non-conforming lights on south side of the building that is to be replaced.

Ameren Missouri

Dusk-To-Dawn Outdoor Lighting

The Safety and Security of Outdoor Lighting for Your Home or Business

- Provides optimum security over a large area
- Turns on at dusk and off at dawn automatically

Two Options Available

- Post Top Lantern – freestanding pole lamp
- Area Lighting – mounted to utility pole

To find out more about Dusk-To-Dawn Outdoor Lighting, contact Ameren Missouri Construction Hotline toll-free at **1.866.992.6619**. For more information go to **BuildWithAmeren.com**.

For more information on LED lights or Ameren Missouri's conversion project, go to **AmerenMissouri.com/Streetlights**



Ameren Missouri

LED Dusk-To-Dawn Outdoor Lighting

LED Area Lighting

Type of Fixture	Lamp Rating**	Monthly Rate*
Bracket Mount	100 LED (Light Emitting Diode)	\$ 10.31
Bracket Mount	250 LED	\$ 16.70
Bracket Mount	400 LED	\$ 30.89
Directional	Small	\$ 21.61
Directional	Medium	\$ 34.69
Directional	Large	\$ 69.13

* Plus all applicable sales and municipal taxes

** Lamp Rating for Bracket Mount LED is high-pressure sodium watts equivalent. LEDs are more efficient and use less energy than the rating shown.

For more information please go to AmerenMissouri.com/Streetlights.

Monthly rate includes fixture, electricity and maintenance. If wire span or pole is required, installation charges will apply.



Bracket Mount



Directional

LED Post Top Lantern

All Styles	Lamp Rating**	Monthly Rate*
	100 LED	\$22.59

Overall height is approximately 16 feet on a tapered pole.

* Plus municipal tax where applicable

** Lamp Rating for Post Top Lantern LED is high-pressure sodium watts equivalent. LEDs are more efficient and use less energy than the rating shown.

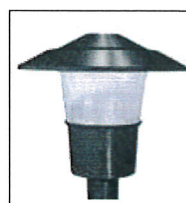
For more information please go to AmerenMissouri.com/Streetlights.

All post top fixtures require underground wiring (cost of which is not included in the above).

Monthly rate includes fiberglass pole, fixture, lamp electricity and maintenance.



Early American



Colonial



Contemporary**



Aspen**

**Additional initial charge applies

Rates effective June 21, 2017

Attachment: Revised Ameren Information received 10-1-2019 (#19-030: 295 N. Lindbergh Blvd LED Lighting)

RECEIVED
OCT 01 2019

OUTDOOR LIGHTING

General Information

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OCT 01 2019

PLANNING DEPT.

15 00 01 01

Sheet 9 of 10

8.0. References Chart Missouri

TABLE 8. LUMINAIRE EQUIVALENT WATTAGES - BRACKET MOUNT LUMINAIRES - MISSOURI

TABLE 8. LUMINAIRE EQUIVALENT WATTAGES - BRACKET MOUNT LUMAIRES - MISSOURI							
STOCK NUMBER LED LUMINAIRE		LUMINAIRE I.D.	LIGHT EMITTING DIODE (LED)	HID FIXTURE WATTAGE			VOLTAGE
				MERCURY VAPOR (MV)	METAL HALIDE (MH) PULSE-START (PMH)	HIGH PRESS. SODIUM (HPS)	
38 51 619	MO	10	39 W	100/150/175/250 W	150 W & 175 W	70 W & 100 W	120/208/240/277 V
38 51 641	MO	10 TYPE V	39 W	100/150/175/250 W	150 W & 175 W	70 W & 100 W	120/208/240/277 V
38 51 618	MO	25	140 W	400 W	250 W	250 W	120/208/240/277 V
38 51 617	MO	25 480 V	140 W	400 W	250 W	250 W	480 V
38 51 616	MO	40	195 W	1000 W	400 W	400 W	120/208/240/277 V
38 51 615	MO	40 480 V	195 W	1000 W	400 W	400 W	480 V

TABLE 9. LUMINAIRE EQUIVALENT WATTAGES - DIRECTIONAL (FLOOD) LUMINAIRES - MISSOURI

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STOCK NUMBER LED LUMINAIRE		LUMINAIRE I.D.	WATTAGE LIGHT EMITTING DIODE (LED)	HID FIXTURE WATTAGE			VOLTAGE
				MERCURY VAPOR (MV)	METAL HALIDE (MH) PULSE-START (PMH)	HIGH PRESS. SODIUM (HPS)	
38 51 626	MO	25	98 W	400 W	250 W & 400 W ⁽¹⁾	250 W	120/208/240/277 V
38 51 625	MO	25 480 V	98 W	400 W	250 W & 400 W ⁽¹⁾	250 W	480 V
38 51 624	MO	40	150 W	1000 W	- ⁽¹⁾	400 W	120/208/240/277 V
38 51 627	MO	40 480 V	150 W	1000 W	- ⁽¹⁾	400 W	480 V
38 51 628	MO	X1	300 W	-	1000 W	1000 W	120/208/240/277 V

NOTES:

1. In Missouri only the 400 W Pulse Start Metal Halide (PMH) and probe start Metal Halide (MH) directional (flood) luminaires will be replaced with the LED 250 W equivalent luminaire.

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OCT 01 2019

PLANNING DEPT.

OUTDOOR LIGHTING

General Information

15 00 01 01

Sheet 10 of 10

6.1.b

9.0. References Chart Illinois

TABLE 10. LUMINAIRE EQUIVALENT WATTAGES - BRACKET MOUNT LUMINAIRES - ILLINOIS

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STOCK NUMBER LED LUMINAIRE		LUMINAIRE I.D.	LIGHT EMITTING DIODE (LED)	HID FIXTURE WATTAGE			VOLTAGE
				MERCURY VAPOR (MV)	METAL HALIDE (MH) PULSE-START (PMH)	HIGH PRESS. SODIUM (HPS)	
38 51 643	IL	10	39 W	100/150/175/250 W	150 W & 175 W	70 W & 100 W	120/208/240/277 V
38 51 644	IL	10 TYPE V	39 W	100/150/175/250 W	150 W & 175 W	70 W & 100 W	120/208/240/277 V
38 51 645	IL	25	107 W	400 W	250 W	250 W	120/208/240/277 V
38 51 646	IL	25 480 V	107 W	400 W	250 W	250 W	480 V
38 51 647	IL	40	190 W	1000 W	400 W	400 W	120/208/240/277 V
38 51 648	IL	40 480 V	190 W	1000 W	400 W	400 W	480 V

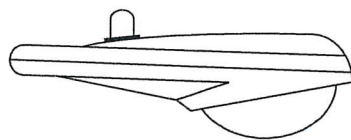
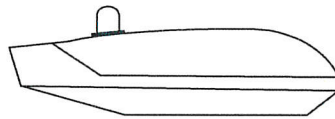
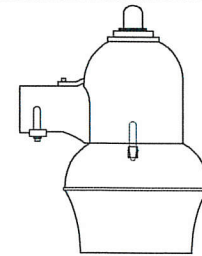
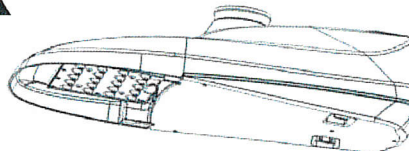
ENCLOSED
COBRA HEAD, SEMI CUTOFF
120 V, 120-277 V AND 480 VENCLOSED
COBRA HEAD, CUTOFF
120 V, 120-277 V AND 480 VOPEN BOTTOM/NEMA HEAD
120 VLED 100 W, 250 W AND 400 W EQUIVALENT
BRACKET MOUNT LUMINAIRE

TABLE 11. LUMINAIRE EQUIVALENT WATTAGES - DIRECTIONAL (FLOOD) LUMINAIRES - ILLINOIS

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STOCK NUMBER LED LUMINAIRE		LUMINAIRE I.D.	WATTAGE LIGHT EMITTING DIODE (LED)	HID FIXTURE WATTAGE			VOLTAGE
				MERCURY VAPOR (MV)	METAL HALIDE (MH) PULSE-START (PMH)	HIGH PRESS. SODIUM (HPS)	
38 51 649	IL	25	98 W	400 W	250 W	250 W	120/208/240/277 V
38 51 650	IL	25 480 V	98 W	400 W	250 W	250 W	480 V
38 51 651	IL	40	150 W	1000 W	400 W	400 W	120/208/240/277 V
38 51 652	IL	40 480 V	150 W	1000 W	400 W	400 W	480 V

DISTRIBUTION
CONSTRUCTION STANDARDS

ENG:WW

REV: 11

REV. DATE: 09/01/2017

Packet Pg. 17

Attachment: Revised Ameren Information received 10-1-2019 (#19-030: 295 N. Lindbergh Blvd LED Lighting)



Top View : Background Image Provided by Google Earth

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Prepared For:
Fishco Group
8721 Mackenzie Road
St. Louis, MO 63125

Job Name:
National Council of Jewish Women
St Louis, MO
Lighting Layout
Version A

Scale: as noted	PROJECT # : 122730
Date: 7/11/2019	CASE # : 00255925
Filename: Nat Council of Jewish Women Layout 00255925 A.AGI	
Drawn By: A. Murphy	

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Filename: C:\Users\anna.murphy\Desktop\Temp Folder\Nat Council of Jewish Women Layout 00255925 A.AGI

RECEIVED
OCT 01 2019
PLANNING DEPT



**APPLICATION TO PLANNING AND ZONING COMMISSION
#19-030 NEW LED PARKING LOT AND BUILDING LIGHTING FOR
THE NATIONAL COUNCIL OF JEWISH WOMEN AT
295 N. LINDBERGH BOULEVARD**

FOR THE MEETING OF: Monday, August 19, 2019

SUBJECT PROPERTY LOCATION: 295 N. Lindbergh Boulevard, Zoned GC-General Commercial District.

REQUEST: Scott Shelton, of Streib Electric Co., on behalf of the National Council of Jewish Women, has submitted an application to replace the existing lighting on the building with new LED lights and add new LED parking lot lighting for 295 N. Lindbergh Boulevard. Section 405.680 Lighting states that the Planning and Zoning Commission shall review proposed lighting for non-residential building construction or for the replacement or addition of light standards on an existing non-residential development in accordance with Section 405.1080. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building or site.

ADDITIONAL INFORMATION: The subject property includes the offices for the National Council of Jewish Women (NCJW), as well as The Resale Shop. The original building was developed in 1959, and contains some pre-existing non-conformities on the site, including the existing non-conforming lighting on the building and utility poles. The property received approval of a Minor Site Plan in 2017 for the awnings on the building

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the Design Guidelines?

Comprehensive Plan References

- Community Sustainability & Resilience
- Lindbergh Boulevard

Zoning Code References

- Section 405.360: GC-General Commercial Business District
- Section 405.680: Lighting
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Scott Shelton
Streib Electric Co.
9225 Watson Industrial Park
St. Louis, MO 63126

PROPERTY OWNER: National Council of Jewish Women
295 N. Lindbergh Blvd
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 08/13/2018
ATTACHMENTS: Applicant's Materials received July 31, 2019

PROJECT DESCRIPTION

The proposal includes providing 11 new LED Lights on the building, identified as D and E in the photometric provided below:



Figure 1: Close-up of the building lights photometric plan

And, two pole mounted signs at the back of the parking lot behind the building.

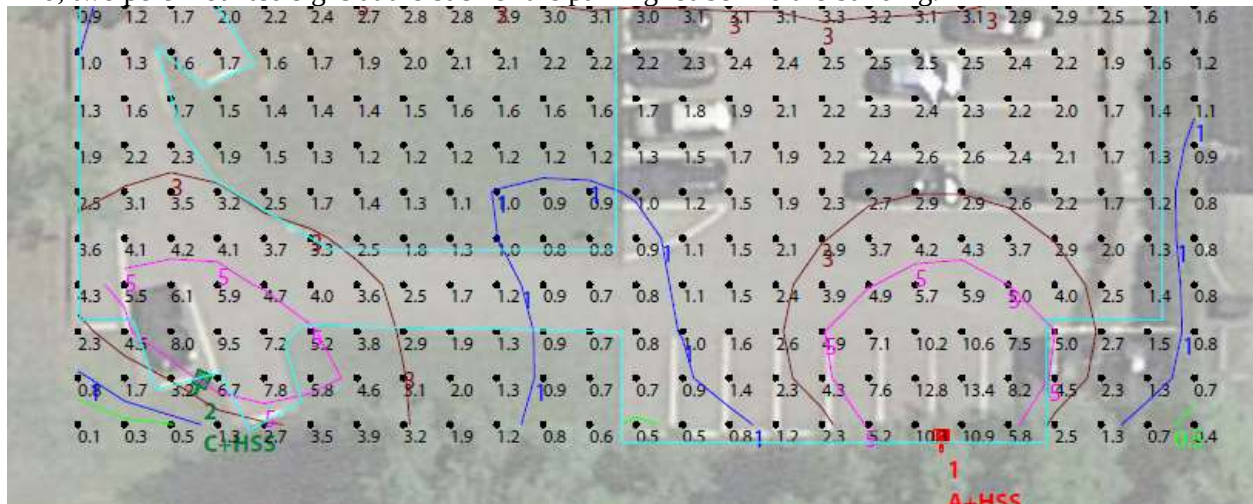


Figure 2: Close-up of the Site Photometric Plan, showing the location of the two pole mounted light fixtures.

Luminaire Schedule All quotes/orders generated from this layout must be forwarded to the Local Rep Agency							
Symbol	Qty	Tag	Label	Arrangement	LLF	Description	BUG Rating
	1	A+HSS	ALED4T150 + ALED150SS	SINGLE	1.000	Type IV Pole Mount with Back Shield Only	B1-U0-G3
	1	C+HSS	ALED3T150 + ALED150SS	SINGLE	1.000	Type III Pole Mount with Back Shield Only	B1-U0-G3
	3	D	WPLED2T50	SINGLE	1.000	Type II Wall Mount	B1-U0-G2
	8	E	WPLED4T78	SINGLE	1.000	Type IV Wall Mount	B1-U0-G2

The building lights are a bronze LED Fixture with the wattage of the fixture along the north and south side of the building is 50, and that of those identified as E along the front and rear of the building is 78.

WPLED2T50



WPLED4T78



Figure 3: Details of the wall mounted light fixtures.

The pole mounted fixtures are also a bronze color, and both have a wattage of 150w, and have a back shield to direct the light away from the residents. The height of the pole is 20 feet.

ALED4T150



ALED3T150



ALED150SS



Figure 4: Pole mounted light fixture details, with proposed shield.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Joseph A Bank Retail	GC-General Commercial	Lawrence Drive
South	Office	GC-General Commercial	NA
East	Vacant	Ladue Residential Zoning	N. Lindbergh
West	Residence	B Single Family District	NA

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan vision of the Lindbergh Boulevard Corridor is to create a visually-distinctive mixed-use and office corridor that provides enhances bicycle and pedestrian infrastructure for improved City-wide connectivity and supports adjacent institutions and future development. The Mixed-Use place type that includes the Lindbergh corridor are supported through primarily vehicular access with improved walkability, pedestrian connections to adjacent neighborhoods and beautifully landscaped streets. The Plan also encourages promoting energy efficiency throughout the City as part of the Community

Sustainability & Resilience Objectives (p. 51). The question here is not related to the use per se, nor to the appropriateness of the development as a whole. Instead, this analysis focuses more on the zoning regulations regarding new outdoor lighting, as the proposal is an existing use, with the Resale Shop and the NCJW Offices, and the building was originally developed in 1959 and has preexisting non-conformities on the site. The proposed conversion of the lighting to new LED Standards meets with these goals and objectives of the Comprehensive Plan. No other changes to the exterior of the building or site are proposed at this time.

ZONING REVIEW

As the Applicants are only seeking to modify the site to provide for new LED Lighting throughout the parking lot and on the building, zoning review is limited to the lighting standards.

Lighting

The Applicants are replacing the existing light fixtures on the building with new LED light fixtures and providing for two new parking lot light fixtures that are downcast. Section 405.680(B) requires that all lighting shall be downcast and fully shielded and shall not cast light upon adjacent property or right-of-way nor shall glare be emitted from an illuminant source. For non-residential parking lots, a minimum illumination of 1 foot candle is required, and a maximum height for standard light fixtures is 24 feet in non-residential districts. The Planning and Zoning Commission may require lighting to be dimmed or connected to a motion detector between the hours of 10:00 P.M. and 6:00 A.M., but not less than an average of one (1) foot-candle of illumination as required by Section 405.810(A)(4) of the Off-Street Parking and Loading Regulations.

The light fixtures comply with these regulations. The parking lot is approximately 38 feet from the west property line, closest to the residents, with mature landscaping. The photometric plan is showing that living levels just below the fixture is 10.9 for the one identified in red, and where lighting levels significantly drops down as you move out. The fixtures will have shields to prevent the lighting from leaving the parking lot area or casting upon the adjacent property.



Figure 5: Close up of the City's GIS of the subject property and the photometric plan.

The building lighting is replacing the pre-existing, non-conforming lights, with new LED light fixtures that are downcast and in compliance with the requirements. The photometrics does indicate that along the south side of the building adjacent to the commercial property that light levels are at 3.1. However, this is adjacent to the parking lot that is in front of the office building, and therefore Staff does not have a concern with the lighting levels in this area.

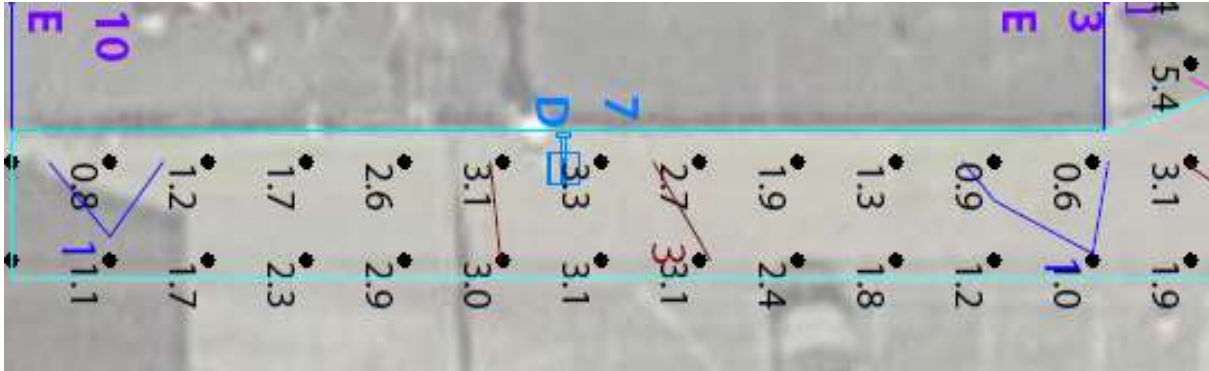


Figure 6: Close-up of the Photometric Plan of the light levels along the south property line from the building,

RECOMMENDATION

Based on the above analysis, the request for lighting improvements meets all of the requirements of the Comprehensive Plan and Zoning Ordinances. Staff recommends the following conditions be incorporated in any motion for the approval of the minor Site Plan.

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code for the light fixtures as bound together and submitted in conjunction with Application #19-030 by Streib Electric Co., and with all conditions of approval.
2. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance, with a maximum height of 24 feet, and the light fixtures shall be a dark bronze color as proposed.
3. The existing non-conforming lights on the utility poles shall be removed.
4. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

MOTION

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

"I move to recommend approval of the minor site plan for the lighting improvements for the building at 295 N. Lindbergh Boulevard as presented to the Planning and Zoning Commission with Application #19-030, subject to the conditions contained in the staff report for the meeting of August 19, 2019" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

National Council of Jewish Women, 295 N. Lindbergh Boulevard



City Limits

Parcels

August 6, 2019



Prepared By

HORNER SHIFFRIN

APPENDIX 4: SITE PHOTOGRAPHS

Taken: 08/14/2019



Description: View looking south west from Lindbergh Boulevard of the existing non-conforming lights on the building.



Description: View looking west at the rear parking area and the existing landscaping within the buffer area and the residential area to the west.



Description: View of the existing non-conforming lights on the utility pole.



Description: View of the existing non-conforming lights on south side of the building that is to be replaced.



Plan View

Scale: 1 inch= 40 Ft.

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Prepared For:
Fishco Group
8721 Mackenzie Road
St. Louis, MO 63125

Job Name:
National Council of Jewish Women
St Louis, MO
Lighting Layout
Version A

Scale: as noted

PROJECT # : 122730

Date:7/11/2019

CASE # : 00255925

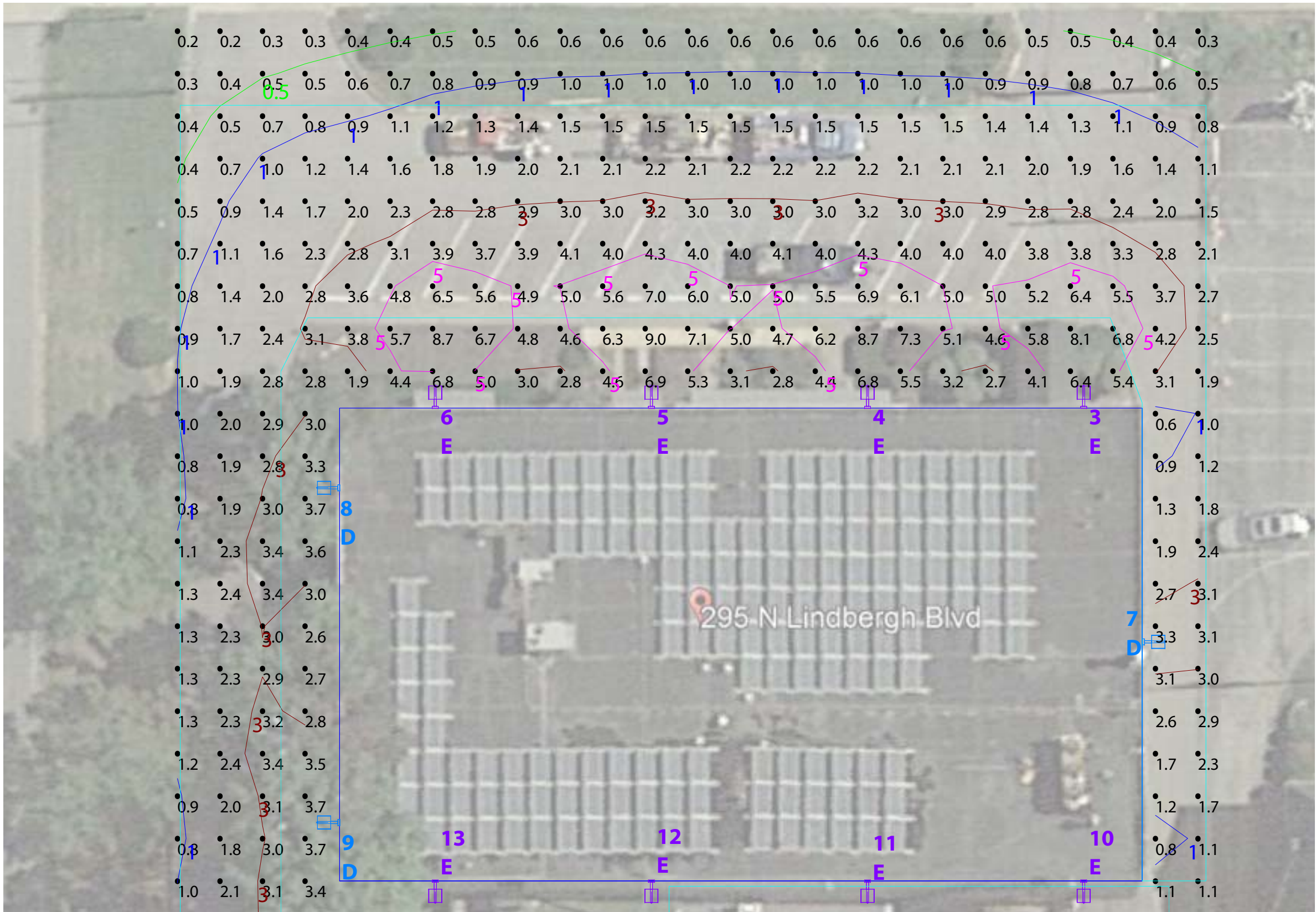
Filename: Nat Council of Jewish Women Layout 00255925 A.AGI

Drawn By: A. Murphy

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Top of Layout : Background Image Provided by Google Earth
Scale: 1 inch= 20 Ft.



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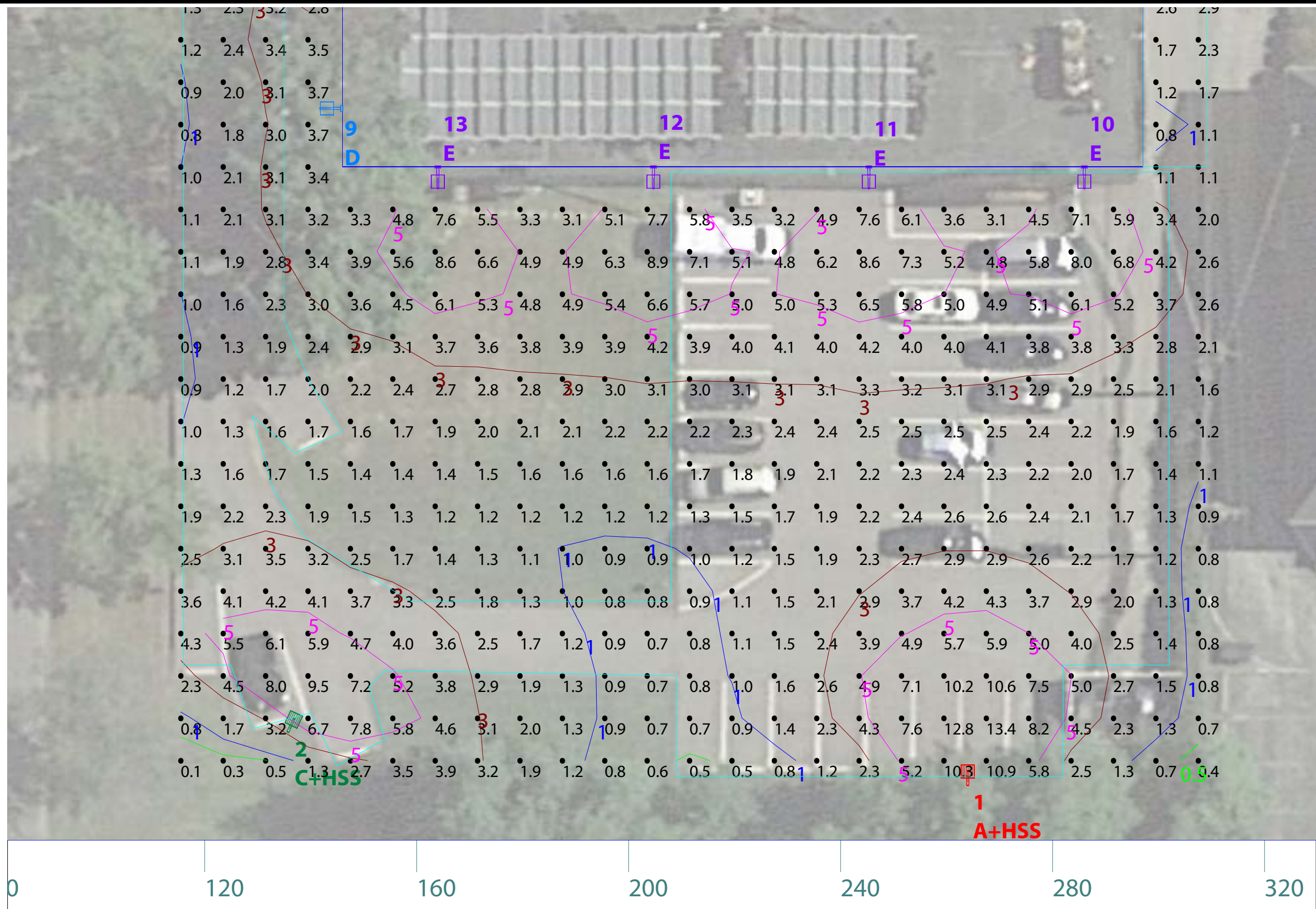
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Bottom of Layout : Background Image Provided by Google Earth
Scale: 1 inch= 20 Ft.



Top View : Background Image Provided by Google Earth

Attachment: Applicants Materials (#19-030: 295 N. Lindbergh Blvd LED Lighting)

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Fishco Group
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St. Louis, MO 63125

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Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpclr	PtSpcTb	Meter Type
CalcPts	Illuminance	Fc	2.88	13.4	0.1	28.80	134.00	Readings taken at 0'-0" AFG	8	8	Horizontal
Parking Lot	Illuminance	Fc	3.13	13.4	0.5	6.26	26.80	Readings taken at 0'-0" AFG			

Luminaire Schedule								All quotes/orders generated from this layout must be forwarded to the Local Rep Agency			
Symbol	Qty	Tag	Label	Arrangement	LLF	Description	BUG Rating				
	1	A+HSS	ALED4T150 + ALED150SS	SINGLE	1.000	Type IV Pole Mount with Back Shield Only	B1-U0-G3				
	1	C+HSS	ALED3T150 + ALED150SS	SINGLE	1.000	Type III Pole Mount with Back Shield Only	B1-U0-G3				
	3	D	WPLED2T50	SINGLE	1.000	Type II Wall Mount	B1-U0-G2				
	8	E	WPLED4T78	SINGLE	1.000	Type IV Wall Mount	B1-U0-G2				

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	
1	A+HSS	264	12	20	90	
2	C+HSS	136.424	21.905	20	64.885	
3	E	286	219.162	20	90	
4	E	245.333	219.162	20	90	
5	E	204.667	219.162	20	90	
6	E	164	219.162	20	90	
7	D	300.278	172	20	0	
8	D	142.839	201	20	180	
9	D	142.839	138	20	180	
10	E	286	123.955	20	270	
11	E	245.333	123.955	20	270	
12	E	204.667	123.955	20	270	
13	E	164	123.955	20	270	
Total Quantity: 13						

Luminaire Tag Summary	
Tag	Qty
A+HSS	1
C+HSS	1
D	3
E	8

- NOTES:
- * The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.
 - * Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.
 - * The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.
 - * Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.
 - * It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.
 - * The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.
 - * Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB lighting design model. RAB is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.
 - * RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

 170 Ludlow Avenue, Northvale, NJ 07647 888 722-1000 • rablighting.com	Prepared For: Fishco Group 8721 Mackenzie Road St. Louis, MO 63125	Job Name: National Council of Jewish Women St Louis, MO Lighting Layout Version A	Scale: as noted	PROJECT # : 122730	The Lighting Analysis, ezLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by the RAB Lighting Inc. ("RAB") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation. RAB neither warranties, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. RAB neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by RAB. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.
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			Drawn By: A. Murphy		
Filename: C:\Users\anna.murphy\Desktop\Temp Folder\Nat Council of Jewish Women Layout 00255925 A.AGI					

Packet Pg. 3



Color: Bronze

Weight: 32.9 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.31A
208V	0.80A
240V	0.69A
277V	0.60A
Input Watts	155.8W
Efficiency	96%

LED Info

Watts	150W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	18,464
Efficacy	118.5 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000175F

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

THD:

4.7% at 120V, 13.3% at 277V

Surge Protection:

4kV

Driver:

One Driver, Constant Current, Class 2, 2100mA
100-277V, 50-60Hz, Power Factor 99%

Power Factor:

99.5% at 120V, 93.7% at 277V

Optical

BUG Rating:

B1 U0 G3

Other

BAA Compliance:

Click [here](#) for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

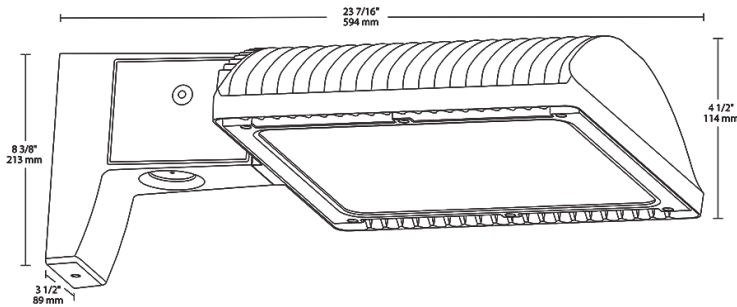
Equivalency:

Equivalent to 400W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

66% energy cost savings vs. HID

100,000-hour LED lifespan

5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	4T	150						
	4T = Type IV 3T = Type III 2T = Type II	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = Pole mount SF = Slipfitter	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze RG = Roadway Gray W = White K = Black	Blank = 120-277V /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming	Blank = No Option /LC = Lightcloud® Controller /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCT = 120-277V Twistlock Photocell /PCS4 = 480V Swivel Photocell /PCT4 = 480V Twistlock Photocell /WS2 = Multi-Level Motion Sensor 20 ft. /WS4 = Multi-Level Motion Sensor 40 ft.	Blank = Standard USA = BAA Compliant



Color: Bronze

Weight: 32.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.31A
208V	0.80A
240V	0.69A
277V	0.60A
Input Watts	155.2W
Efficiency	97%

LED Info

Watts	150W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	16,839
Efficacy	108.5 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000175C

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

THD:

6% at 120V, 11.3% at 277V

Surge Protection:

4kV

Driver:

One Driver, Constant Current, Class 2, 2100mA
100-277V, 50-60Hz, Power Factor 99%

Power Factor:

99.5% at 120V, 93.7% at 277V

Optical

BUG Rating:

B1 U0 G2

Other

BAA Compliance:

Click [here](#) for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

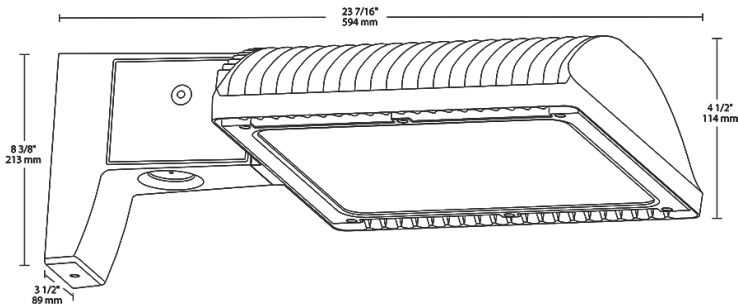
Equivalency:

Equivalent to 400W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

66% energy cost savings vs. HID

100,000-hour LED lifespan

5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	3T	150						
	4T = Type IV 3T = Type III 2T = Type II	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = Pole mount SF = Slipfitter	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze RG = Roadway Gray W = White K = Black	Blank = 120-277V /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming	Blank = No Option /LC = Lightcloud® Controller /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCT = 120-277V Twistlock Photocell /PCS4 = 480V Swivel Photocell /PCT4 = 480V Twistlock Photocell /WS2 = Multi-Level Motion Sensor 20 ft. /WS4 = Multi-Level Motion Sensor 40 ft.	Blank = Standard USA = BAA Compliant

ALED150SS



Project:

Type:

Prepared By:

Date:

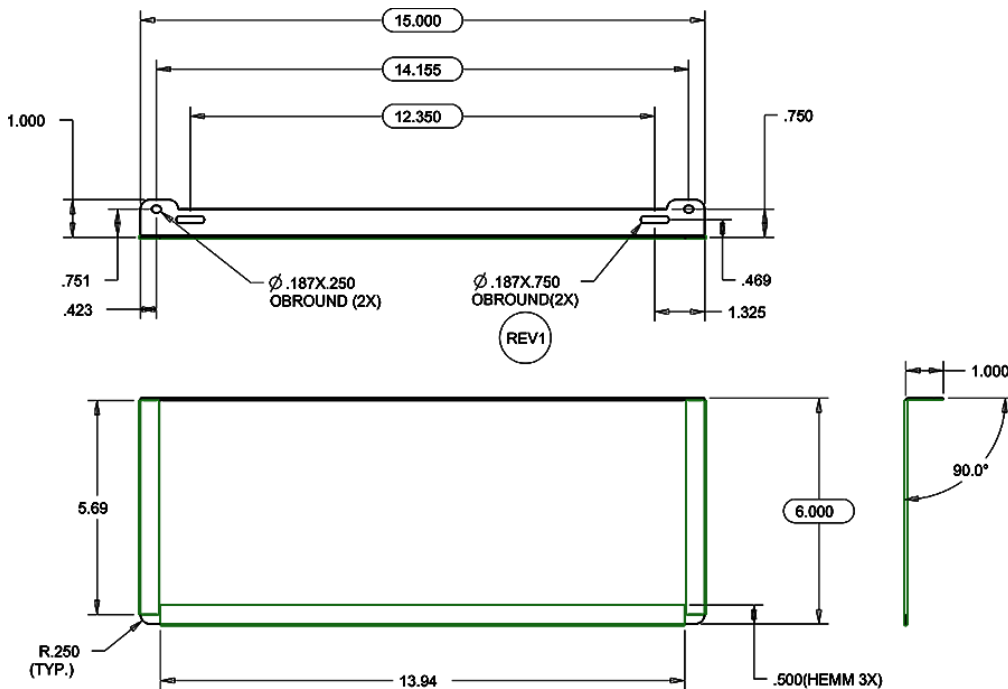
Technical Specifications

Other

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



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Color: Bronze

Weight: 34.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	56W
Efficiency	89%

LED Info

Watts	50W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	7,070
Efficacy	126.2 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P00001791

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable For use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Housing:

Die cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

WPLED2T50

Technical Specifications (continued)

Electrical

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

Other

Patents:

The WPLED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Replaces 200W Metal Halide

Buy American Act Compliance:

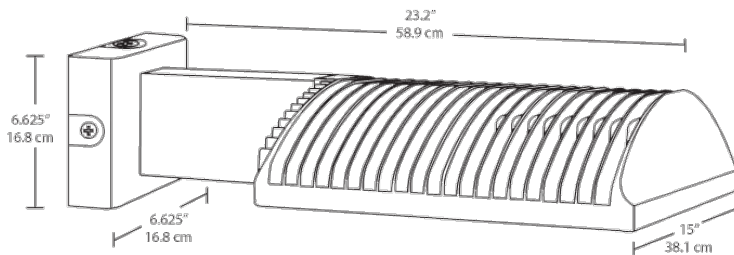
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G1

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Other Options
WPLED	2T	50					
	4T = Type IV 3T = Type III 2T = Type II	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Arm FX = Flat Mount	Blank = Bronze W = White	Blank = Standard /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming /480/D10 = 480V 0-10V Dimming	Blank = Standard /PC = 120V Photocell /PC2 = 277V Photocell /PCT = 120-277V Twistlock Photocell /PCT4 = 480V Twistlock Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.) /WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.) /LC = Light

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Color: Bronze

Weight: 32.4 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.66A
208V	0.41A
240V	0.35A
277V	0.30A
Input Watts	77.1W
Efficiency	N/A

LED Info

Watts	78W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	10,157
Efficacy	131.7 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000170Y

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable For use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Housing:

Die cast aluminum housing, lens frame and mounting arm

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Optical

Specification Grade Optics:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

BUG Rating:

B1 U0 G2

Electrical

THD:

5.1% at 120V, 13.2% at 277V

Technical Specifications (continued)

Electrical

Surge Protection:

6kV

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Patents:

The WPLED design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

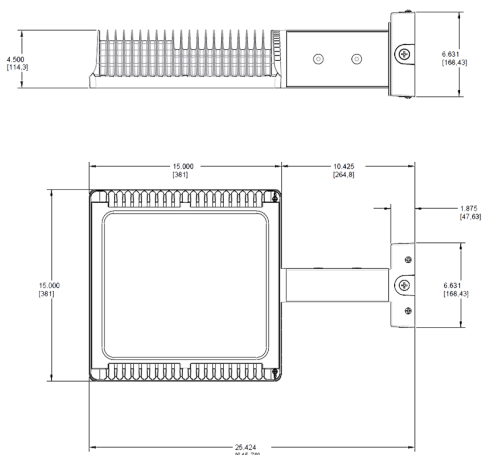
Replacement:

Replaces 400W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Other Options
WPLED	4T	78					
	4T = Type IV 3T = Type III 2T = Type II	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Arm FX = Flat Mount	Blank = Bronze W = White	Blank = Standard /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming /480/D10 = 480V 0-10V Dimming	Blank = Standard /PC = 120V Photocell /PC2 = 277V Photocell /PCT = 120-277V Twistlock Photocell /PCT4 = 480V Twistlock Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.) /WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.) /LC = Lightcloud Controller



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 136.7 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

20 FT

Weight:

137 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available [online](#).

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:

70MPH 8.3 ft./240 lb.
80MPH 5.6 ft./165 lb.
90MPH 3.6 ft./110 lb.
100MPH 2.2 ft./75 lb.
110MPH 1.0 ft./45 lb.
120MPH 0.2 ft./20 lb..

Accessories:

Anchor Bolts: [ABK4-11](#)

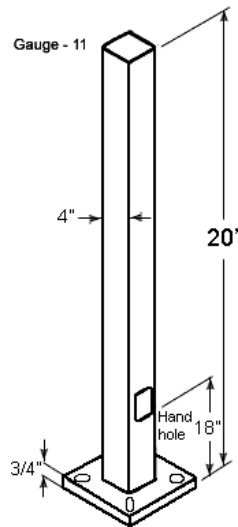
Attachment: Applicants Materials (#19-030: 295 N. Lindbergh Blvd LED Lighting)

Technical Specifications (continued)**Other****Terms of Sale:**

Pole Terms of Sale is available [online](#).

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions**Features**

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application



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www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION
#19-035: BOUNDARY ADJUSTMENT PLAT FOR 1100 RESEARCH BLVD TO
CONSOLIDATE 1100, 1101, AND 1125 RESEARCH BOULEVARD
INTO ONE 6.87 ACRE PARCEL

FOR THE MEETING OF: Monday, October 7, 2019

LOCATION: 1100, 1101, and 1125 Research Boulevard, zoned LI-Light Industrial

REQUEST: Clayton Costello, on behalf of CK Power, is requesting approval of a boundary adjustment to consolidate 1100, 1101, and 1125 Research Boulevard into one lot, with a total site area of 6.87 acre site.

ADDITIONAL INFORMATION: The sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots is a ministerial act; if the drawings are technically accurate and do not raise issues of concern, they can be approved by the Planning and Zoning Commission. The properties were originally developed in 1976 and 1977 under St. Louis County jurisdiction and subsequently annexed into the City in 1990 and zoned LI (Light Industrial) District

Key Issues:

- Does the adjustment create non-conformities on the lot?

Subdivision Code References

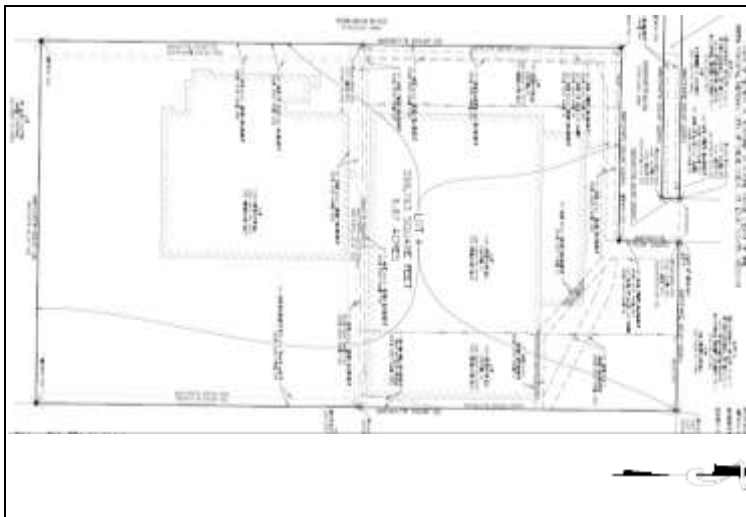
- Section 410.030(D)

Zoning Code References

- Section 405.380: LI-Light Industrial

APPLICANT: Clayton Costello
CK Power
1100 Research Blvd.
St. Louis, MO

APPLICANT'S James R. Park Jr., PLS
REPRESENTATIVE: Cochran
8 East Main Street
Wentzville, MO



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 10/03/2019
ATTACHMENTS: Applicant's Materials submitted on October 2, 2019

CK Power currently operates out of 1100 Research Boulevard. They recently purchased the property addressed as 1101 and 1125 Research Boulevard in order to expand their operations, and therefore are seeking to consolidate all of the properties into one site.

[illegible]

Attachment: 19-035.CKPower Boundary Adjustment.Staff Report.10-07-2019 (#19-035: 1100 Reserch Blvd Boundary Adjustment)

Technical Review

A boundary adjustment, which is not a subdivision plat, is possible when the following regulation from the Subdivision Code is satisfied:

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

This appears to be the case with the current application. The drawings are technically accurate, and the adjustment does not create any known non-conformities on the site, nor will it create any additional non-conformities. The minimum lot size and dimensions for properties in the LI District, under Section 405.380 of the zoning regulations are a minimum of ½ acre lot area, with a lot width of 100 feet and lot depth of 150 feet. The adjusted Lot A is 6.87 acres with a lot width along Research Blvd of 970.93 feet and a lot depth of 197.21 feet on the north property line and 422.21 feet along the south property line. Staff concludes that the adjustment should be approved by the Planning Commission, subject to the conditions in the example motion.

ACTION

If the members of the Planning Commission are satisfied that the requested boundary adjustment meets the applicable requirements of the Subdivision Code and is otherwise appropriate, the Planning Department staff request that a final decision be voted upon; no action by the City Council is required.

MOTION

The following is an example of a motion for this application:

“I move to approve the boundary adjustment to consolidate 1100, 1101 and 1125 Research Boulevard into one lot as described in the staff report on application #19-035 received October 2, 2019 subject to the condition that a final drawing be prepared for signature and recording, and a CAD drawing on CD be provided to the City.” (Conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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

APPENDIX 2: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

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

APPENDIX 3: AERIAL PHOTO

CK Power, 1100 Research Boulevard



City Limits

Parcels

October 2, 2019



Prepared By

HORNER+SHIFFRIN

