



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**CITY OF CREVE COEUR, MISSOURI**  
**MONDAY, FEBRUARY 3, 2020**  
**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. Todd Streiler  
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. January 21, 2020 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. Applications #19-046 & #19-047: Approval of a Boundary Adjustment and a Site Development Plan for a 20 Unit Apartment Building at 10809-10819 Olive Boulevard**

Alvah Levine, of Levine Associates, on behalf of JLA Group, LLC, has submitted an application for Site Development Plan approval for a 20 Unit, 2-bedroom apartment building at 10809-10819 Olive Boulevard. Medium Density Multifamily Residential (up to 20 units per acre) (NAICS-CC814120) Developments are a permitted use in the CB-Core Business District. The Boundary Adjustment will consolidate the three lots into one development for a total of 1.05 acres.

**NEW BUSINESS**

None

**WORK AGENDA****1. East Olive Corridor—Overlay District and Planned Development Revisions**

Based on the feedback received at the January 6th Planning and Zoning Commission meeting, staff has made further revisions to the draft East Olive Corridor Zoning Overlay District. Revisions to the Conditional Use section of the Zoning Ordinance (405.470) to address requirements for multi-family and townhome developments have been prepared as well as new definitions for these uses in Section 405.120.

Staff will present these changes to the Commission at the meeting for further review. Staff would also like to discuss and obtain direction on the site coverage bonus allowances and structure at the meeting.

**DEPARTMENT REPORTS**

Director of Community Development

**ADJOURNMENT**

Posted: \_\_\_\_\_  
Jason W. Jaggi  
Director of Community Development





**DRAFT MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**CITY OF CREVE COEUR, MISSOURI**  
**TUESDAY, JANUARY 21, 2020**  
**6:30 PM**

**CALL TO ORDER**

Mr. Gene Rovak Vice-chair called the meeting to order.

**ROLL CALL**

|                  |                   |                 |
|------------------|-------------------|-----------------|
| Larry Potashnick | Commission Member |                 |
| Todd Streiler    | Commission Member | (Absent)        |
| Beth Kistner     | Commission Chair  | (Absent)        |
| Tim Carney       | Commission Member |                 |
| Gene Rovak       | Commission Member |                 |
| Muriel Hall      | Commission Member | arrived 6:46 pm |
| 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. Potashnick made a motion to accept the agenda. Mr. Carney seconded. All in favor.

**APPROVAL OF MINUTES**

**1. January 6, 2020 Planning and Zoning Commission Draft Meeting Minutes**

Mr. Potashnick made a motion to accept the minutes. Mr. Carney seconded. All in favor.

**PUBLIC COMMENT**

None

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

# 1. PUBLIC HEARING. Application #19-043: the Review and Adoption of the 39N Greenway Plan as an Amendment to the 39 North Master Plan and the Creve Coeur 2030 Comprehensive Plan

Those speaking to the request were sworn in.

Mr. Paul Reitz, part of the St. Louis Economic and Development Partnership design team, gave a brief overview of the action plan for establishing greenways for biking and walking in the 39N area. He covered the goals of the greenway. He said they are working with property owners to create the greenway. He talked about on street and dedicated greenways. He showed a map that depicted oral and written commitments for right of way.

Mr. Rovak asked if they are working at getting the oral commitments in writing or getting easements.

Mr. Reitz said they are not knocking on doors at this point.  
He said many of the properties are reviewing their own Master Plans right now.

Mr. Jaggi said they had not received any comments on the 39 N Greenways Plan.

Ms. Hall arrived at 6:45pm.

Mr. Lumley offered the exhibits for the record and the public hearing was closed.

Mr. Carney made a motion to approve the resolution amending the 39 N Master Plan. Ms. Hall seconded. All in favor.

|                  |                                                |
|------------------|------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                    |
| <b>MOVER:</b>    | Tim Carney, Commission Member                  |
| <b>SECONDER:</b> | Muriel Hall, Commission Member arrived 6:46 pm |
| <b>AYES:</b>     | Potashnick, Carney, Rovak, Hall, Myers         |
| <b>ABSENT:</b>   | Streiler, Kistner                              |

## 2. Applications #19-046 & #19-047: Approval of a Boundary Adjustment and a Site Development Plan for a 20 Unit Apartment Building at 10809-10819 Olive Boulevard

Mr. Al Levine, architect, spoke to the application. He said they were looking to combine 3 lots to be just over 1 acre. He said the proposed building would face Olive and parking would be in the rear. He said it would be 5 units per floor. He showed the layout with amenities.

He then showed the exterior. They wanted to break up the facade. He said the exterior would be a mix of red brick, nichiha, cement and hardie board. He said the windows would be bronze colored. He said the parking in the rear would have dense evergreen screening in several areas and along Olive there would be shrubbery. He said they would not be adding pervious pavement so as not to increase water flow. He said there would be an underground detention site to comply with City requirements.

He showed examples of the bronze single hung window, the brick, the cedar nichiha and the gray siding and white trim.

Mr. Carney asked about the landscape wall to the east.

Mr. Levine said that was only about two feet high.  
He addressed some of the comments from staff. He said the variety of materials and color integrated well, but they could work with staff. He said they would like to keep the carport as minimal as possible. He addressed the screen and said they could add additional evergreens if necessary.

Mr. Myers asked if there was a retaining wall in the back north section.

Mr. Levine said there was not. He said they were trying not to change the existing grade.

Mr. Myers asked if they would do anything with the existing landscaping.

Mr. Levine said they would have to remove some but not all along the north.

Ms. Jennifer Brown, project engineer, said it is steep back there and they will have to grade it some to make it usable.

Mr. Myers asked about the carport.

Mr. Levine said the staff suggested carport was beyond the cost of the project. He explained the concept which would use similar colors as the buildings. He did not think a cantilever would work. He said it would just be too large.

Ms. Hall asked how vehicles would enter and exit the property.

Mr. Levine said it was a land locked site, with only one entrance off Olive.

Ms. Hall said she was concerned about traffic on Olive for the residents. She asked about the entertainment area on the rooftop.

Mr. Levine said it would be about 400 square feet with tables and chairs.

Ms. Kelly spoke on behalf of staff and said it was a permitted use, but staff has some concerns. She said they were concerned with the materials and recommended the amount of brick be increased to better fit in with the surrounding existing buildings. She addressed the carport. She said their concern was that the carport design fit in with the Design Guidelines. She said the carport would be visible, especially from the east. She said MoDOT has reviewed the site and does not think it would require a traffic study. She said it does meet with the comprehensive plan, but their main concern is the building design and how it fits in. She said the sidewalks were also recommended to be 6' instead of 5'.

Ms. Kelly said this application does require a separate boundary adjustment.

Mr. Myers asked about the letter from Steve Hutkin.

Ms. Kelly said he did not want to allow the applicant cross access. She said allowing cross access through their property would not get drivers to a city owned street or a signal.

Mr. Jaggi said given the use staff did not think it was necessary for the applicant to have cross access and noted the challenges with the existing adjacent properties.

Mr. Paul Gada, a resident, said he would be directly impacted. He said the impact would be negative. He said the space was too small. He was concerned with the height. He said traffic is already a nightmare. He said 40 cars more a day would be too much. He asked about the overflow parking for that complex.

Mr. Xi Yu, a resident, said he was concerned about traffic. He said left turns are particularly arduous.

Mr. Michael J. Gideon, a resident, said the site is very small, but would still add to the already poor traffic situation. He expressed concern over commuter traffic on Spode.

Ms. Linda Rezny, a resident of the area, said she thought there was a similar situation with Hutkin and Walgreens. She said she wanted to see how it fit in with the rest of the neighborhood. She said

you can't see the whole picture. She said it would be easy to create cross access. She asked about plans for the slope.

Ms. Yu, a resident, said she warns her friends about traffic. She asked how many buildings the city will allow in total. She would like a traffic signal.

Mr. Rovak said he was concerned with too many colors in the materials.  
Mr. Rovak asked staff to address the height.

Ms. Kelly said the zoning code has a maximum height of 4 stories and 60' and the applicant is requesting 4 stories at 48'.

Mr. Rovak asked if the parapet put them over 60'.

Mr. Jaggi said no and by strict zoning code compliance they meet code.

Mr. Rovak said he was missing seeing views of neighboring properties. He said he would like to see that generated.

Mr. Carney said he would like to see cross access, but it is not under the Commissions control. He said a 20 unit apartment building would yield far less traffic than an office building.

Mr. Myers said the change to Lindbergh and Old Olive would improve traffic flow.

Mr. Jaggi said the traffic impact was not a concern to MoDOT. He said that MoDOT was going to be looking to fund improvements for the left turn lane going north on Old Olive. Mr. Jaggi said staff felt the same as Mr. Carney in that this would generate far less traffic than a commercial project.

Ms. Hall said she was concerned with the proximity of the light to the exit. She said she wasn't sure the site was large enough for the building.

Mr. Levine said they are amenable to changing materials and color. He suggested centering the a/c units and reduce the parapet. He said the ratio of floor to floor is different from commercial. He said the sidewalks would widen to 6' in some places, but they would prefer to leave the rest at 5'. He said per the discussion they were amenable to bringing all the brick up to the third floor on all of the elevations to have 75% of the building material be brick.

Mr. AJ Adewunomi, the developer, said he has been looking at this site for quite some time. He said he was very thoughtful in his approach to this project. He said the cross access would be their cost, but Hutkin was not amenable to considering.

Mr. Rovak asked if the parking area could be moved to a flat part of the property.

Mr. Levine said that was neighboring property's parking. He said the proposed building is set back 55' from the street. He said street trees would be going in along Olive to provide screening. He said the carport would be close to the building to provide coverage for the handicapped parking.

Mr. Rovak would like to see this put into a better visual context.

Mr. Jaggi said it would be nice to see how this building would fit into the surrounding area. He said the carport image that was shown was an example. He said he would like to get the carport to a place of feeling more finished for the next meeting.

Ms. Rezny questioned the Hutkin parking situation.

## Planning and Zoning Commission – MINUTES

Tuesday, January 21, 2020

Mr. Rovak said there was a distinct difference between the situation she was speaking about and this situation.

Mr. Myers made a motion to continue, Mr. Carney seconded. All in favor.

|                  |                                        |                               |
|------------------|----------------------------------------|-------------------------------|
| <b>RESULT:</b>   | <b>CONTINUED [UNANIMOUS]</b>           | <b>Next: 2/3/2020 6:30 PM</b> |
| <b>MOVER:</b>    | James Myers, Commission Member         |                               |
| <b>SECONDER:</b> | Tim Carney, Commission Member          |                               |
| <b>AYES:</b>     | Potashnick, Carney, Rovak, Hall, Myers |                               |
| <b>ABSENT:</b>   | Streiler, Kistner                      |                               |

**WORK AGENDA**

Mr. Jaggi said the continuance of the Site Development Plan for 20 Unit Apartments and the Overlay District Zoning Draft would be discussed at the next meeting.

**DEPARTMENT REPORTS**

None

**ADJOURNMENT**

Mr. Potashnick made a motion to adjourn. All in favor. Meeting closed at 8:00 pm.



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[www.creve-coeur.org](http://www.creve-coeur.org)

**APPLICATION TO PLANNING AND ZONING COMMISSION  
#19-046 & #19-047: APPROVAL OF A BOUNDARY ADJUSTMENT AND  
A SITE DEVELOPMENT PLAN FOR A 20 UNIT APARTMENT BUILDING  
AT 10809-10819 OLIVE BOULEVARD**

**FOR THE MEETING OF:** Monday, February 3, 2020

**LOCATION:** 10809-10819 Olive Boulevard, Zoned Core Business District

**REQUEST:** Alvah Levine, of Levine Associates, on behalf of JLA Group, LLC, has submitted an application for Site Development Plan approval for a 20 Unit, 2-bedroom apartment building at 10809-10819 Olive Boulevard. Medium Density Multi-family Residential (up to 20 units per acre) (NAICS-CC814120) Developments are a permitted use in the CB-Core Business District. The Boundary Adjustment will consolidate the three lots into one development for a total of 1.05 acres.

**ADDITIONAL INFORMATION:** Section 405.1080 requires site plan approval by the Planning and Zoning Commission for any project which includes the development of a parcel of land that contains no buildings or for which the existing buildings are to be removed and a new building or buildings constructed. City Council action is not required. The existing structure on the properties are 2 original pre-existing homes with a detached garage from 1950 & 1959. The Planning and Zoning Commission continued this item from the January 21<sup>st</sup> meeting for revisions to the proposal.

**Key Issues:**

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

**Creve Coeur 2030  
Comprehensive Plan  
References**

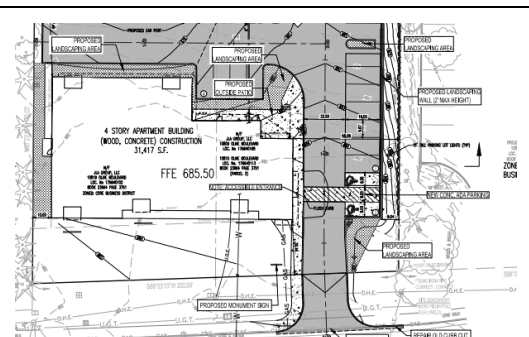
- East Olive Corridor  
Neighborhood Commercial  
District

**Zoning Code References**

- Table A: Permitted and Conditional Uses
- Section 405.370: CB-Core Business District
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

**APPLICANT:** AJ Adewunmi  
JLA Group, LLC  
1917 Rutger Street  
St. Louis, MO 63104

**APPLICANT'S  
REPRESENTATIVE:** Alvah Levine  
Levine Associates  
830 Delmar Suite 220  
St. Louis, MO 63124



**REPORT PREPARED BY:** Whitney Kelly, AICP, City Planner

**DATE:** 1/30/2020

**ATTACHMENTS:** Applicant's Revised Materials received January 29, 2020  
Prior Staff Report and Supplemental Materials from January 21, 2020  
Public Comments



### REVISIONS SINCE THE PRIOR MEETING OF JANUARY 21, 2020

During the previous meeting, discussion included increasing the amount of brick material to approximately 75% of the building, decreasing the number of building materials on the building, and revisions to the carports to comply with the Design Guidelines that Accessory Buildings and Facilities are to be designed to directly relate in material, character and detail to the primary building on the site. Other requested revisions provide greater design consideration of the pedestrian amenity space along the north side of the entrance and add additional upright evergreen plantings along the east property lines to screen the carports from view. Additionally, the Commission requested a rendering of the building along with the adjacent buildings in the area and to review the color scheme to ensure consistency with the surrounding buildings.

The Applicant has revised the elevations to include more brick, thereby increasing the percentage of brick to about 60% of the material, removed the lap siding, and increased the plain cement building siding with 4" battens in a light grey with white trim siding. The Nichiha "vintage wood cedar" cement siding remains the same at approximately 10%. The overall height was lowered to 46 feet in height by reducing the parapet.



**Figure 1: Previous South Front Elevation.** Red circles indicate where the additional brick has been added. Blue arrows indicate the Lap siding that was removed and replaced with the plain cement building siding w/4" battens in a light grey with white trim,



**Figure 2: Proposed New South Front Elevation.** Red circles indicate where the additional brick has been added.

The north elevation was revised to lower the brick from the elevator tower and add two windows, increase brick on the east and west sides of the apartment units, increase the plain cement building siding w/4" battens in a light grey with white trim, and remove the lap siding.



**Figure 3: Prior North Rear Elevation.** Red circles indicate where brick has been added and red arrow indicates where the brick has been lowered in the revised elevations.



**Figure 4: Revised North Rear Elevation.** Red Circles indicate where brick has been added. Red Arrow shows where brick has been lowered, and additional windows have been added.

The east and west elevations were revised in the same manner; however, the central corridor was revised to provide for spandrel glass on all floors.



**Figure 5: Prior East and West Elevations.** Red Circles indicate where brick has been added in the revised elevations.





**Figure 6: Revised East and West Elevations. Red Circles indicate where brick has been added. Note the additional windows on the side entrance.**

The Applicant has provided an architectural image of how the building will appear with the adjacent buildings.



**Figure 7: Close-up of the Applicant's Streetscape Study of the adjacent buildings**

### *Building Design and Materials*

As discussed in the prior staff report, the City's Design Guidelines recommend a diversity of high-quality architectural design. Building design should incorporate a clear and well-articulated design concept. (C-Design, p. 8) Further, Architectural design should be compatible with the developing character of the neighborhood area. Design Compatibility includes complementary building style, form, size color and materials. (D. Relationship to Neighboring Development, p. 9). Materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged. A preference should be given toward "Green" building materials that can be recycled. Highly reflective and/or synthetic materials are discouraged. Material or color changes should occur at a change of plane. Material or color changes at the outside corners of structures that give the impression of "thinness" and artificiality of the material are discouraged. Inconsistent adornment and frequent changes in material should be avoided (E. Materials/Colors, p. 9 and 10). During the previous meeting Staff recommended increasing the amount of brick to better ground the structure and integrate it with the surrounding buildings and limit the plain cement board to further the proposal towards the Design Guidelines. The Applicant discussed bringing the brick to the same level above the third floor to meet with the 75% brick to be consistent with the discussion of the design considerations for the East Olive Corridor. Greater design consideration for this project and for the East Olive Corridor as a whole, is in large part due to the feedback of the design and materials of other recently approved apartment buildings in the area.

However, with only 60% brick now proposed, the revised drawings do not reflect the additional brick as suggested by the Applicant and requested by the Commission. While changes are an improvement over the previous design, Staff still believes that the appearance of the building would benefit from additional brick for the reasons previously stated. The east and west elevations, in particular, highlight the amount of the plain panels that create an inconsistent design of the building. The Commission should discuss the changes to the design and determine whether additional brick is necessary. Following that discussion, if the Commission is comfortable with Staff approval of such a change to add brick, a condition has been

included that the brick should be increased to the same level on all sides in a consistent design to be at least 75% of the building materials per the prior discussion.

#### Accessory Structures Design

During the previous meeting, the design of the carports were also discussed, where greater design consideration was needed to meet with the intent of the Design Guidelines and the Zoning Ordinance that state that accessory buildings are to be designed to directly relate in materials, character and detail of the main building. Greater design consideration was to be provided to the column, instead of the painted steel post and beams on a concrete base. The Applicant has removed the concrete base, so that the simple painted round steel post comes all the way to the ground. The carport will have a white fascia at the roof as the main element that is carried over from the building. While additional upright evergreens have been added to screen the carport from view, Staff finds that the entire structure should be a darker bronze color to blend into the environment, and match the dark bronze metal of the windows and awnings, as opposed to the white fascia, and for a consistent and more subtle appearance. Consideration should also be given for the use of square columns instead of the round to provide more heft and to better relate the primary building.

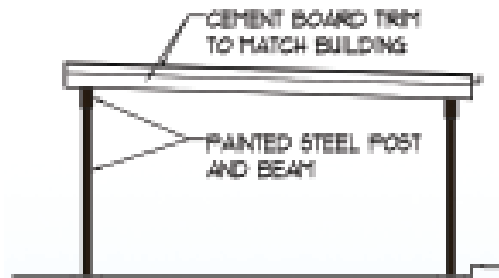


Figure 8: Applicants revised Carport Side view

Materials or a color drawing of the retaining wall still have not been provided. Staff has included a condition of approval that the retaining wall shall be a darker color to coordinate with the red brick.

The prior Staff report also discussed the need for greater design consideration of the ground floor patio area at the north side of the building in order to elevate the overall design. The pedestrian connections from the parking to the north elevation to the lobby/entrance need to provide better connections as opposed to just ending at the parking lot. The Applicants are now showing additional bench seating and tables and chairs against the brick wall, in addition to the proposed rooftop amenity area which contributes to the private outdoor gathering spaces for the residents.

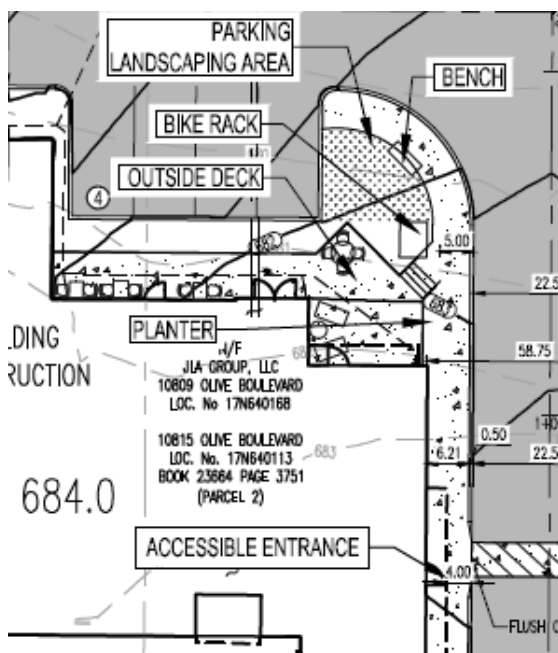


Figure 9: Close up of the site plan showing the north patio area

### *Private Usable Open Space*

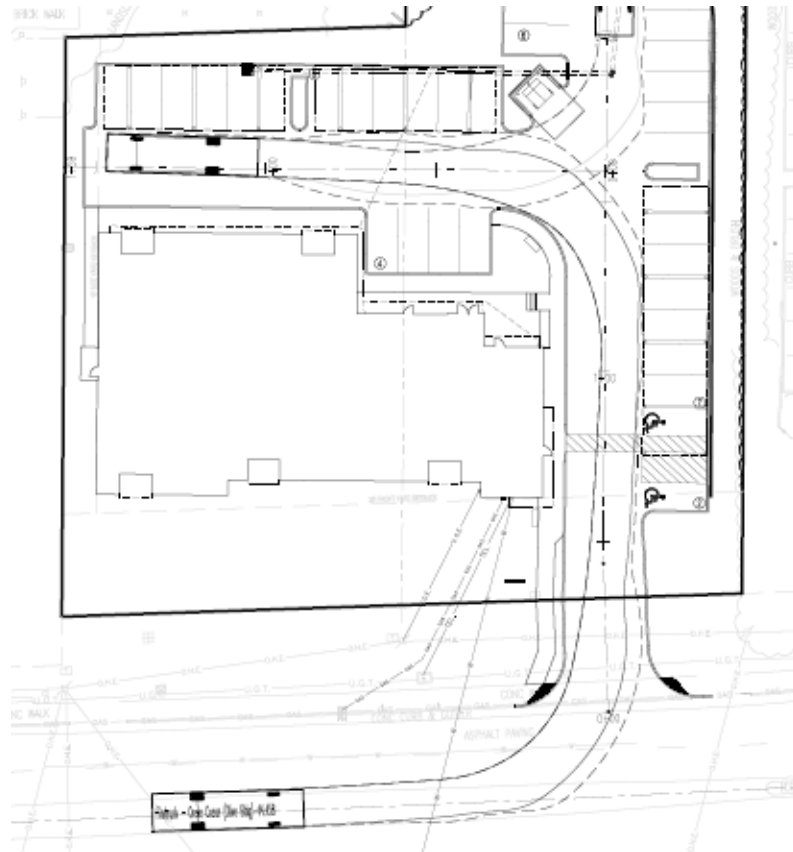
Section 405.370(G)(4) Private usable open space within the CB-Core Business zoning district, states that private usable open space shall be provided for all multi-family residential developments in accordance with the standards provided in Section 405.710. Section 405.710 requires that a minimum of 20% of the net multiple-family residential acreage shall be devoted to private useable open space, as defined within that Section. The Applicant is showing that the private open space is 7,372 sf. However, this is a typo, the Applicant has indicated that the correct square footage is 17,372. The ratio to site area is 38%. Therefore, the private usable open space appears to meet with the requirements of the Zoning Ordinance.

### *Sidewalks*

Section 405.730(A)(2) requires that the minimum width of internal sidewalks in non-residential developments shall be at least six (6) feet or eight (8) feet if used as a curb stop. While the proposal is a residential development, it is in a commercial zoning district within a walkable area, and given that the use is 20 units, versus a single-family residence, Staff recommends that all of the sidewalks have a consistent walkway of 6 feet throughout the development. Therefore, the sidewalks were widened to 6 feet since the prior discussion, however, the plans are showing a mislabeled 5 feet. Staff has included a condition of approval that all sidewalks shall be a minimum of 6 feet in width.

### *Fire Vehicle Turn Radius*

The Applicants have provided a drawing showing fire truck vehicular movement. While it appears very tight, it does show that the turn movements can be made. The Creve Coeur Fire District will be required to review and provide final approval for access and radius.



**Figure 9: Fire Vehicle Tracking**

### SUMMARY AND RECOMMENDATION ON THE PROPOSED DEVELOPMENT

Once the Commission has discussed the revisions with the Applicant, and if they are generally comfortable with the overall design and with Staff approval of additional brick up to 75%, and with the other Staff Recommendations, below are the proposed conditions for approval; additional direction and conditions may need to be added or modified depending on the discussion at the meeting:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Building Elevations shall be in substantial compliance with the Elevations presented to the Planning and Zoning Commission received on January 29, 2020 as bound together and submitted in conjunction with Application #19-046, by Levine Associates and as amended below.
2. The Applicant is required to submit Grading and Site Improvement Plans, showing all exterior improvements, for the repair, resurfacing and striping of the parking lot, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the Site Plan information received on January 29, 2020 as bound together and submitted in conjunction with Application #19-046, by Levine Associates, and as amended below and by Fire District if applicable.
3. The Building elevations shall be modified to provide additional brick to meet the level of 75% on all elevations to create a more consistent design as discussed within the Staff Report for the meetings of January 21st and February 3rd. Private open space shall be approximately 17,332 sq. ft. as discussed in the Staff report.
4. The carports are to use a dark bronze color similar in color to the window casings and the awnings on the building, with square columns to better blend in with the site and primary building.
5. The retaining wall shall be of a darker color consistent with the red brick color of the building.
6. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 405.810 of the Parking Ordinance, and shall be a maximum of 24 feet in height, as discussed in the Staff Report.
7. The Applicant shall submit a final Landscape Plan to be in substantial compliance with the drawings received on January 29, 2020 as bound together and submitted in conjunction with Application #19-046, by Levine Associates, in compliance with Section 405.540 Landscaping.
8. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt manner.
9. All internal sidewalks shall have a minimum width of 6 feet, and comply with Section 405.730
10. Any mechanical equipment installed for the site shall be properly screened with approved materials.
11. All signs shall submit for a permit and all signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
12. 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.

### ACTION AND MOTION ON THE BOUNDARY ADJUSTMENT/CONSOLIDATION PLAT

As discussed in the prior staff report. The proposal includes a site consolidation plat to consolidate the two lots into one of 1.05 Acres.

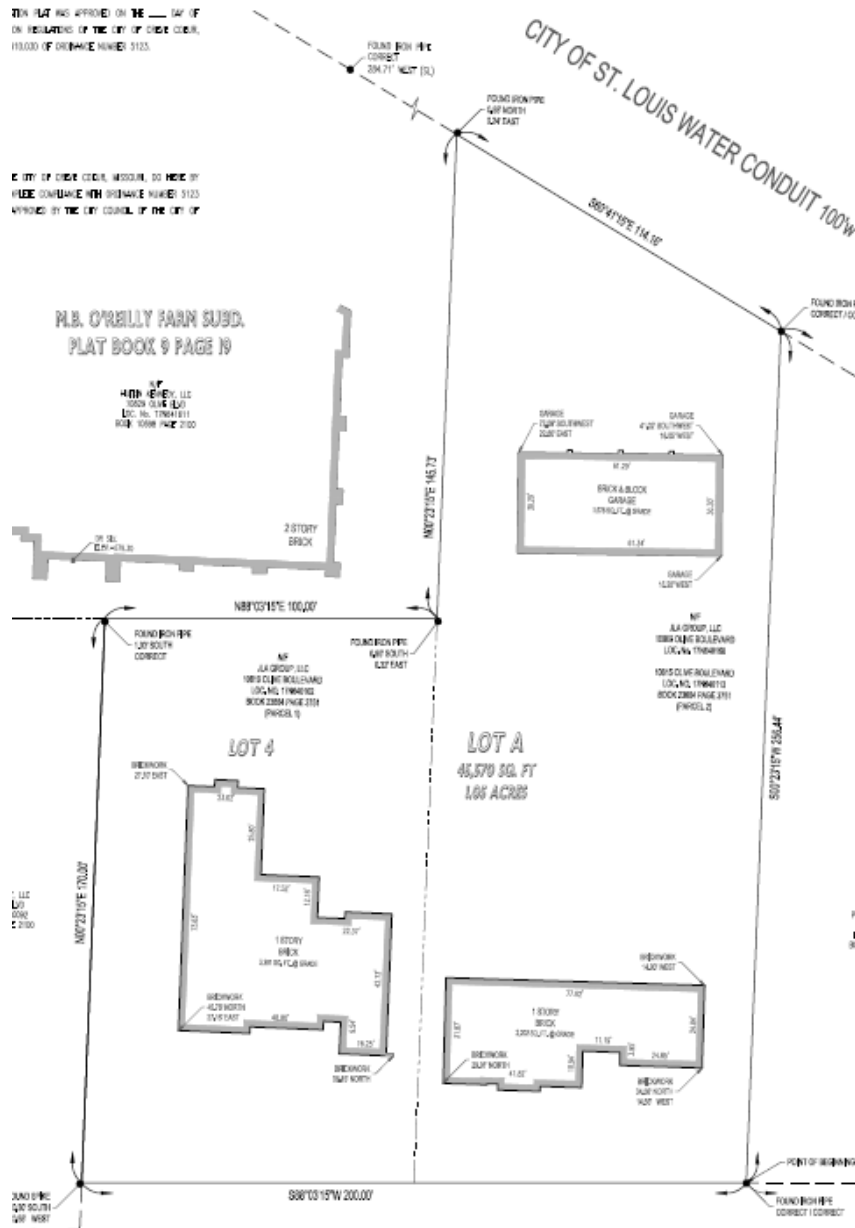


Figure 8: Cloe-up of the Site Consolidation Plat.

#### 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. Properties zoned CB-Core Business District require a minimum of 1/2 acre or 21,780 square feet of lot area, and a minimum lot of width and lot depth of 100 feet, and there are no non-conformities being created with the consolidation of the existing properties. Staff has included a condition that a cross access easement be provided at the north west area, should further redevelopment of the adjacent parcel wish to include such as that time.

#### **ACTION AND MOTION ON THE BOUNDARY ADJUSTMENT/SITE CONSOLIDATION PLAT AND THE SITE DEVELOPMENT PLAN**

If the Commission wishes to continue the discussion of the Site Development Plans for revisions to the elevations, Staff recommends that both Applications should be continued. The following is an example of an appropriate motion for this application:

“I move to continue Application #19-046 and # 19-047 to the Tuesday February 18, 2020 Planning and Zoning Commission meeting”

Should the Commission wish to move forward with the boundary adjustment, in conjunction with the approval of the site plan, two separate motions are needed. The following is an example of a motion for the Boundary Adjustment/Consolidation Plat:

“I move to approve the Lot Consolidation Plat Part of Lot 4 of M.B. O'Reilly Farm Subdivision Plat Book 9 page 19 City of Creve Coeur, St. Louis County, MO, as described in the staff report on application #19-047 for the meeting of February 3, 2020 subject to the condition that a cross access easement be provided, approved by the City Attorney and recorded prior to the issuance of a building permit, and a final drawing be prepared for signature and recording, and a copy of the recorded plat be provided to the City.”

The following is an example of an appropriate motion for this application, should the Commission wish to move forward with a vote:

“I move to approve Application #19-046 for a 20-Unit apartment building located at 10809-10819 Olive Boulevard as shown in the site development plans and subject to the conditions discussed in the Staff Report for the meeting of February 3, 2020” (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.



JLA GROUP  
LLC

1917 Rutger Street St. Louis MO 63104

Planning and Zoning Commission  
City of Creve Coeur  
300 North New Ballas Road  
Creve Coeur, Missouri 631421

RE: 10809-19 Olive  
Site Plan Review Submission

JLA Group is pleased to submit site development drawings for a new 20-unit apartment project at this address. I have lived in Creve Coeur for most of my adult life, and I have looked at this property as a great location for multi-family apartments.

The parcel consists of two lots (to be combined), originally single family homes, but used for business operations recently. The parcel is zoned CB Core Business District. This zoning permits medium density residential up to 20 units per acre. The parcel is just over an acre in area, and we are proposing 20 two-bedroom apartments.

Two parking spaces are required per dwelling. The project includes 40 parking spaces, with half of the parking located under carports. There will be two handicap accessible parking spaces.

The project meets all of the requirements for this zoning district. Additionally, the building has been designed to conform to the requirements of the city Design Guidelines.

The building is set back from the Olive Right-of-Way a minimum of 30 feet. However there is a wide green space in the right of way, which sets the building about 55 feet from the curb. The front area is to be heavily planted, including new shade trees. (While there are several existing trees in the front yard, these are impacted by existing utility lines and cannot be saved.) The building foundation is screen by shrubbery, including larger elements to mask private patios on the first floor. Additional trees and other landscaping is provided around the parking and trash areas.

The four-story building is oriented so the mass of the building fronts on Olive, with easy pedestrian access from the street. All parking is set back from the building line, and generally screened by the building itself. The building elevation includes a varied massing, setbacks, and bays. The elevation is generally brick, with several elements using cement board siding. The color palette of the elevation is smooth red brick, and light gray siding with white trim. Distinctive prefinished wood color siding is used on projecting bays.

The building includes common areas for residents. There will be a secure entry, adjacent to the building office. The open lobby includes a sitting area, mail area and coffee bar. The lobby is open to a rear patio. On upper floors there will be a meeting room, workout room and a rooftop terrace. Interior corridors are heated and cooled.

10809-19 Olive

Page 2

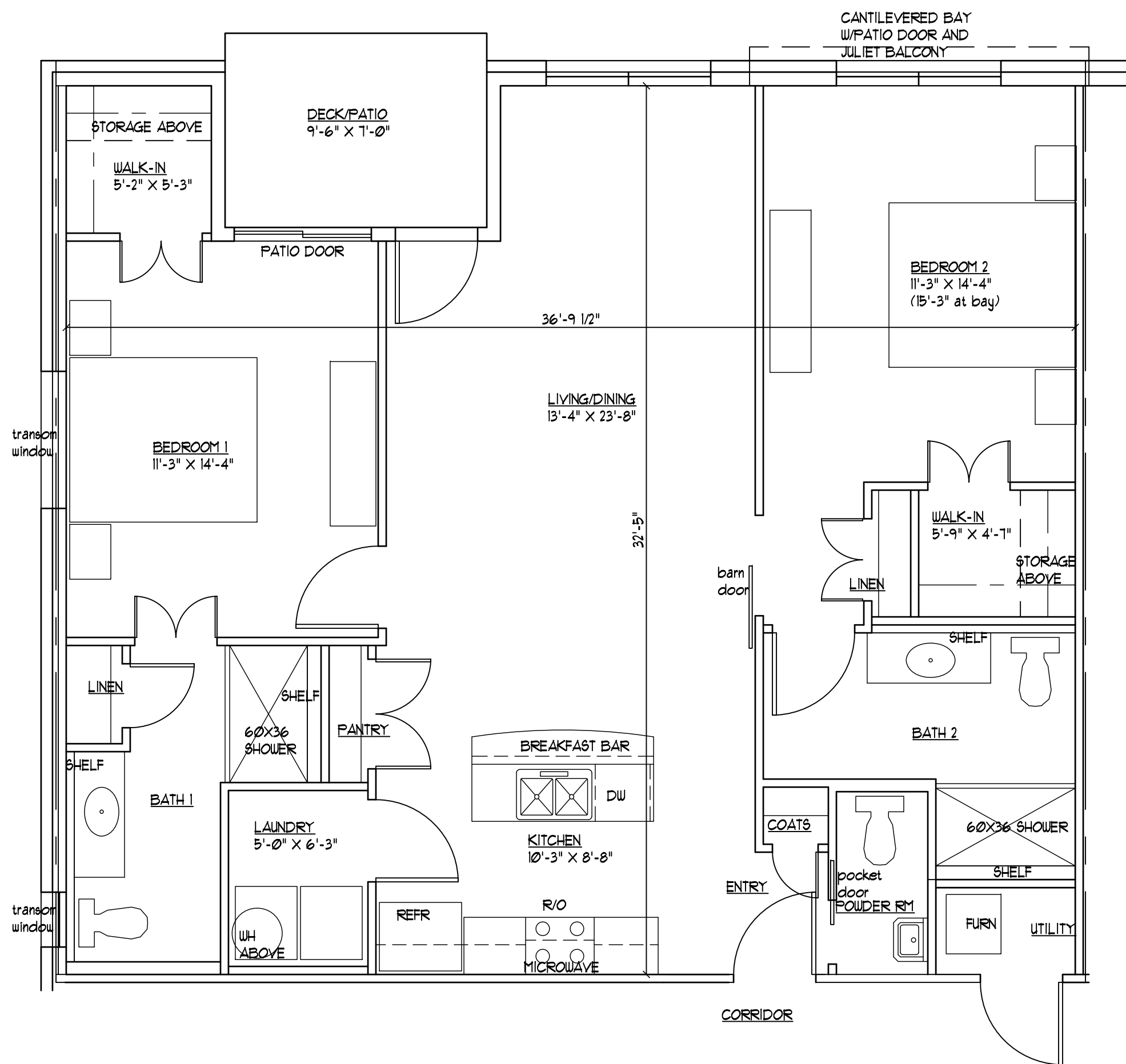
The dwellings are all large—about 1138 sf each, and includes a private patio or deck. Each two bedroom unit is designed for Type “B” handicap accessibility, with one Type “A” fully handicap accessible unit in the project. Each bedroom includes walk-in closet and a private bathroom, and the apartment also includes a powder room. The open kitchen includes an island with a breakfast bar. Side by side washer and dryer will fit in the laundry room. Each apartment has a separate furnace and water heater.

We are excited about the opportunity to present the project to the Planning and Zoning Commission.

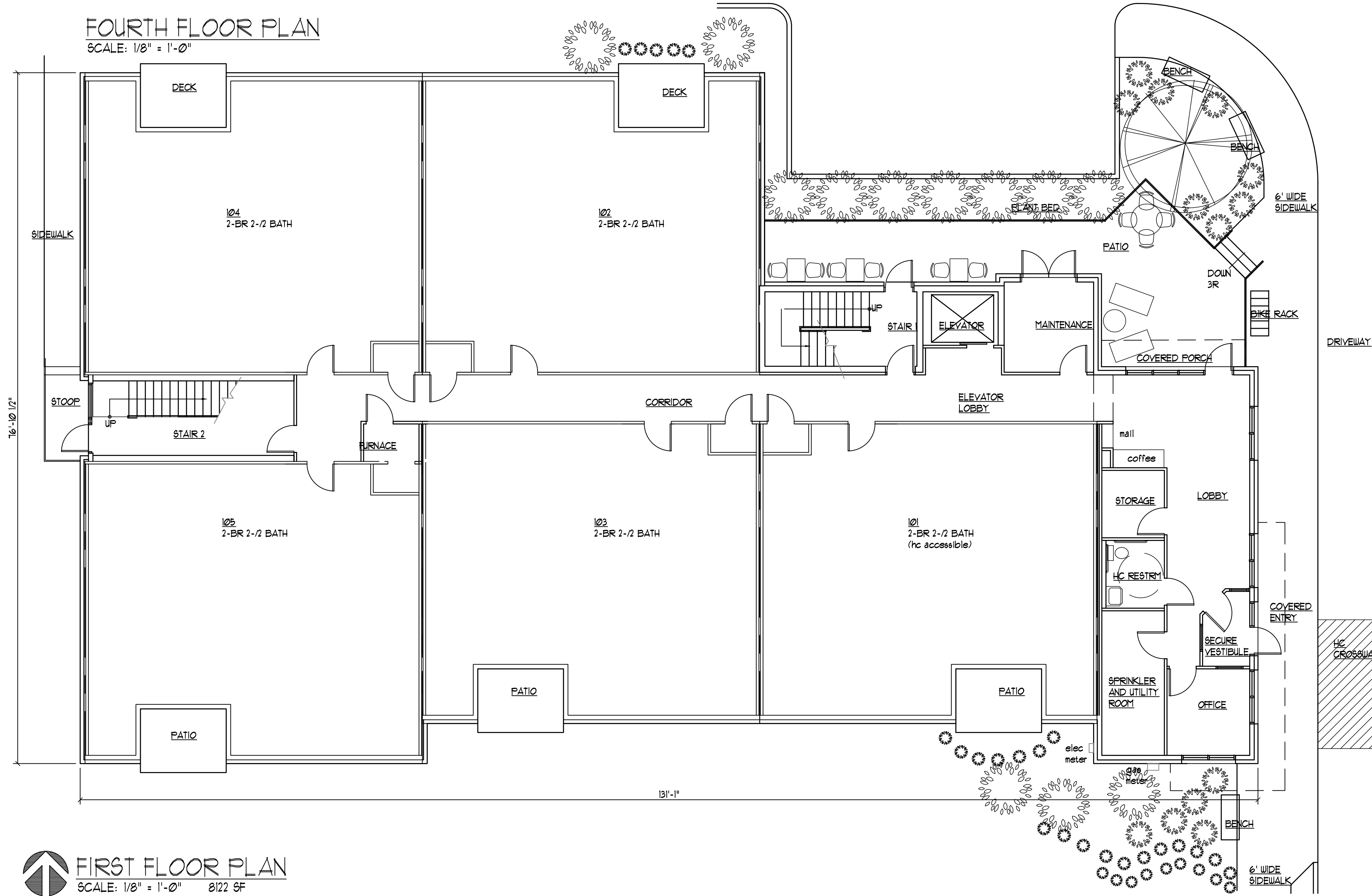
Sincerely,

AJ Adewunmi  
JLA Group LLC

Attachment: Applicant's Materails submitted 1-29-2020 (#19-046 & #19-047: 10809-10819 Olive Blvd Apartments)

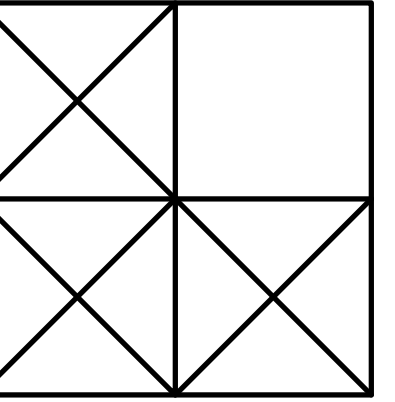
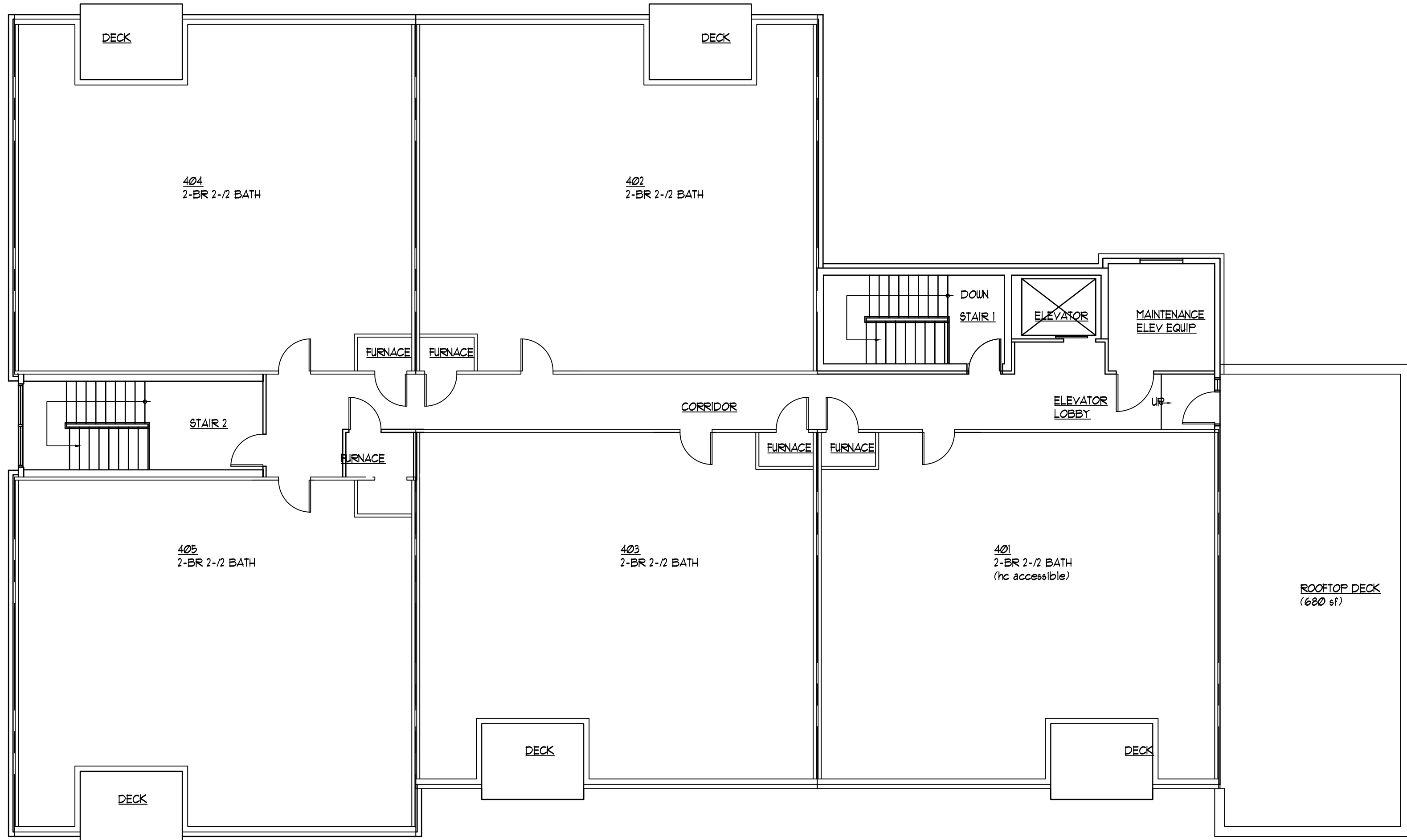


TYPICAL UNIT PLAN  
SCALE: 1/8" = 1'-0" 1138 SF



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0" 8122 SF

FOURTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**LEVINE**  
*associates*  
architecture · interiors · planning  
8830 Delmar Boulevard, Suite 220  
San Diego, California 92123  
Phone 314-991-5800 Fax 314-991-4420

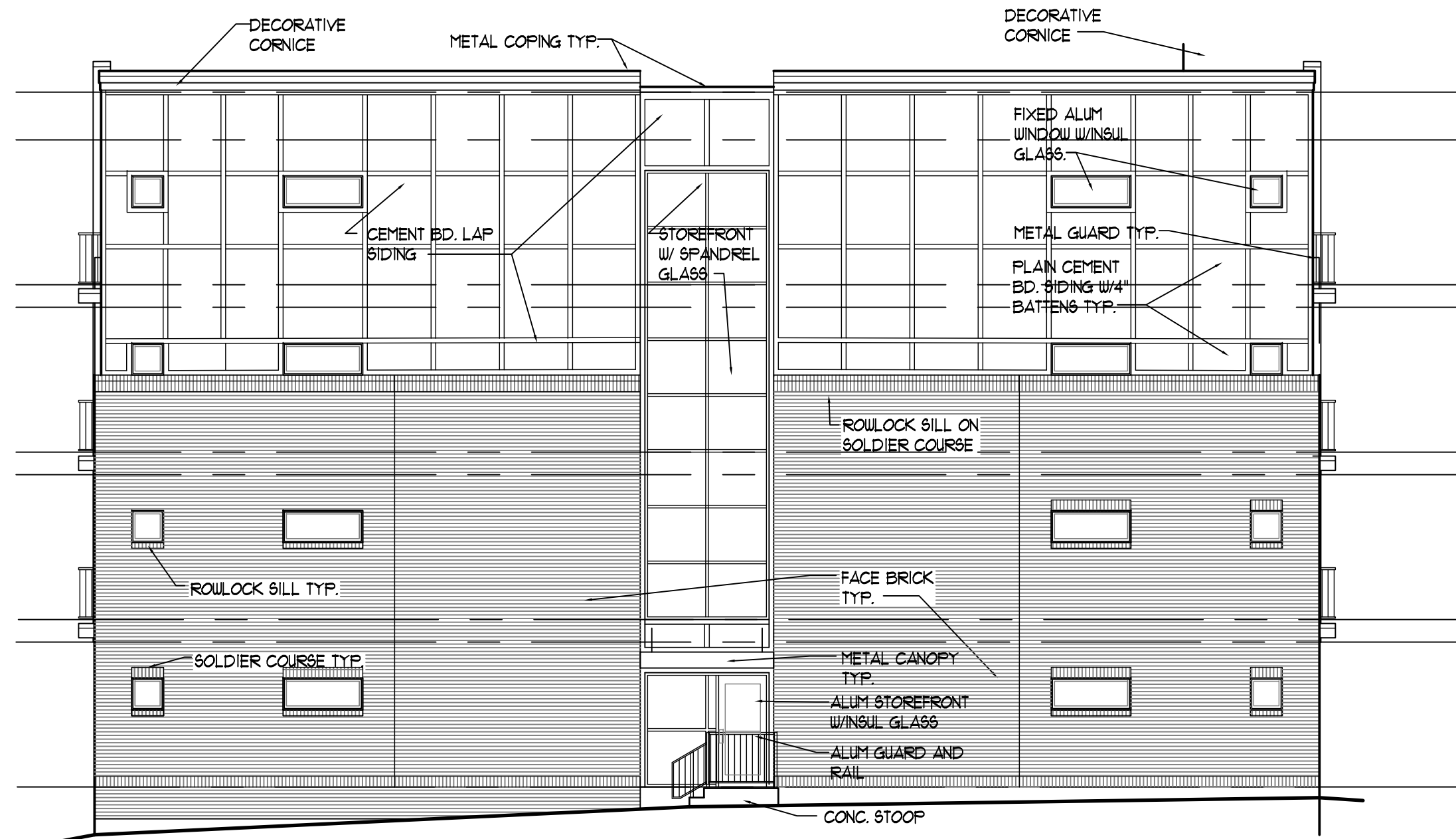
ARCHITECT: ALYAH M. LEVINE  
NO LICENSE A-4248  
ALYAH M. LEVINE, INC.  
DBA LEVINE ASSOCIATES  
CERTIFICATE OF AUTHORITY  
LICENSE NUMBER A-2018040328

preliminary building plan, unit plan and front elevation  
20 APARTMENTS  
10809-10819 OLIVE BOULEVARD  
CREVE COEUR, MISSOURI 63141  
JLA GROUP, DEVELOPER

| REVISIONS |         |                   |
|-----------|---------|-------------------|
| NO.       | DATE    | ITEM              |
| 1         | 1-9-20  | revision comments |
| 2         | 1-29-20 | p and z comments  |

SHEET NO.  
**A-1**  
ISSUE DATE: 12-19-19  
PROJECT #: 1939.01  
DRN. CMC CHK. AML

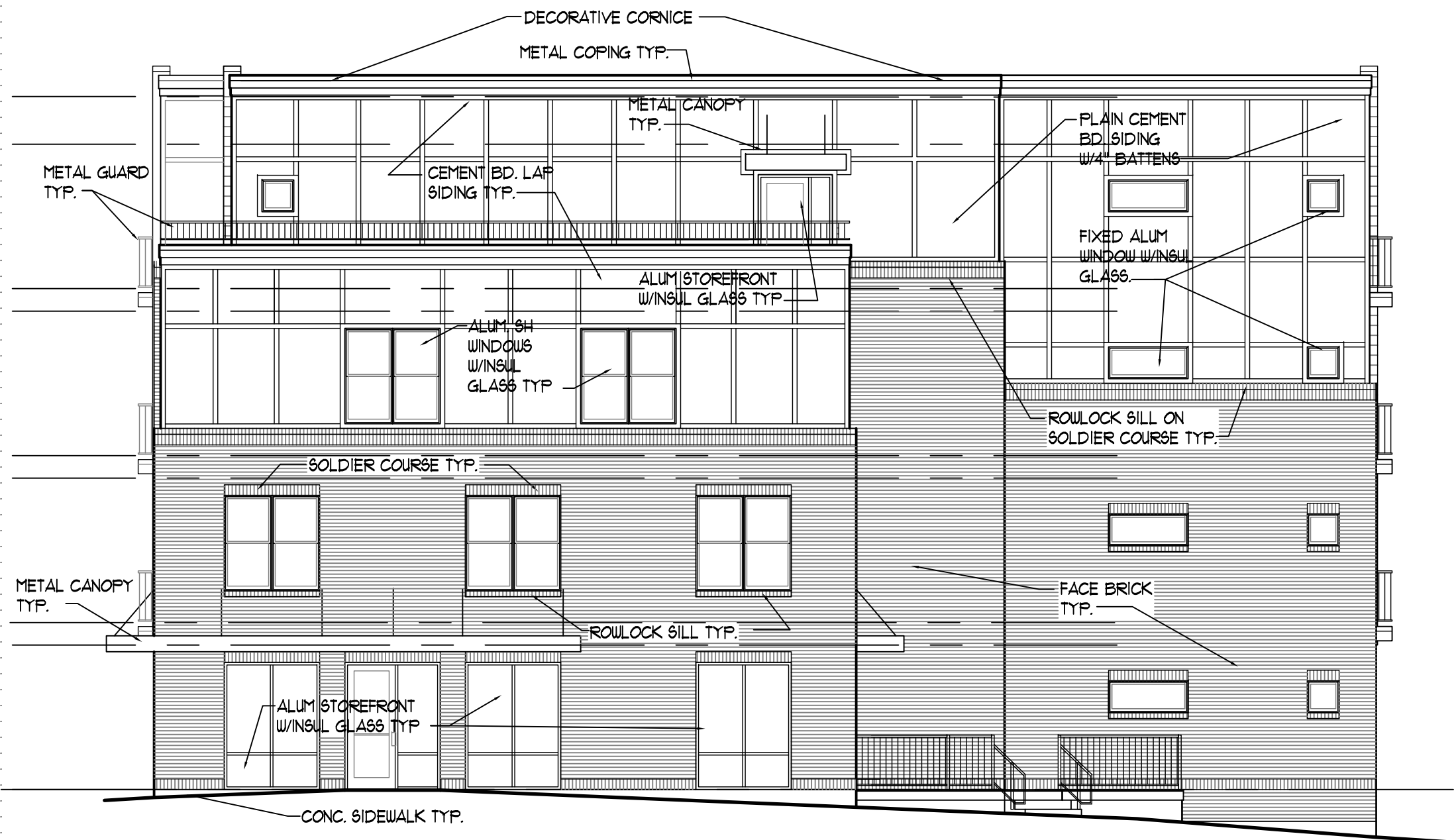




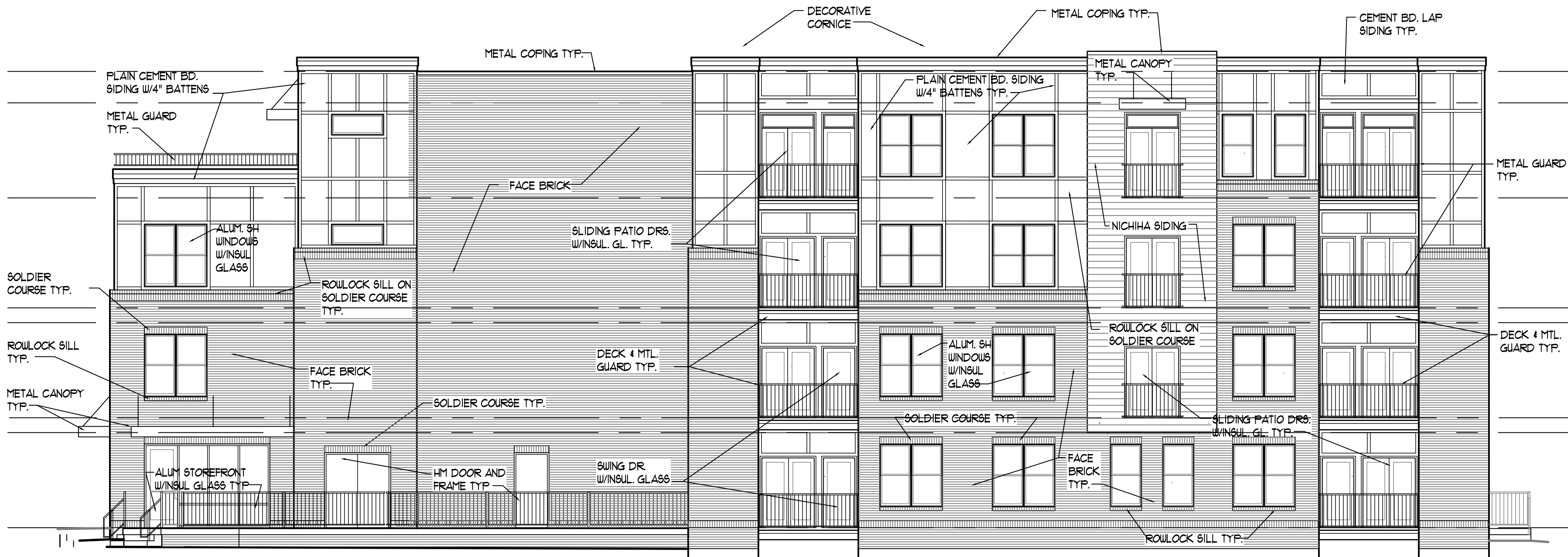
WEST SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



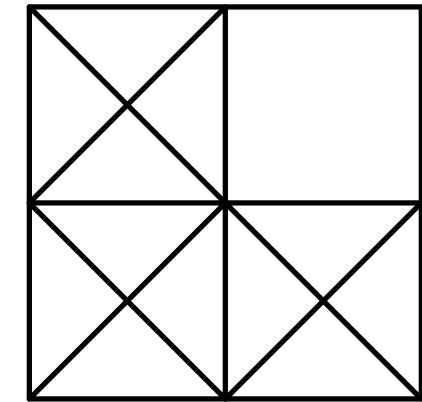
SOUTH FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



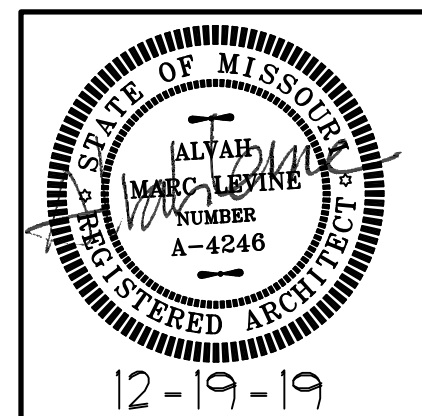
EAST SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH REAR ELEVATION  
SCALE: 1/8" = 1'-0"



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Delmar, Delaware 19740  
Phone 314-991-5600 Fax 314-991-4420



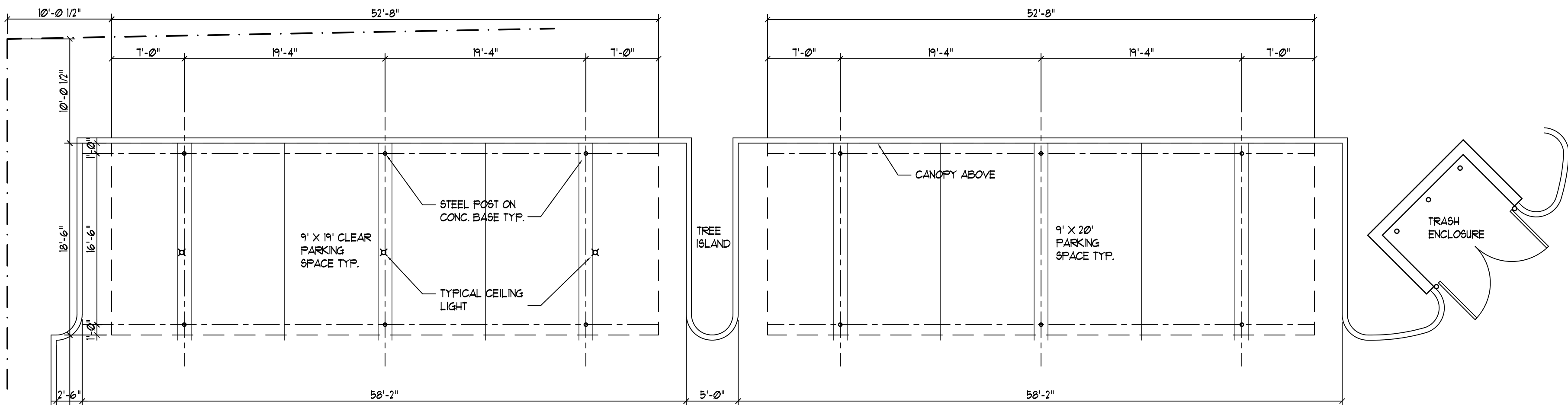
ARCHITECT: ALVAN M. LEVINE  
NO LICENSE A-4246  
ALVAN M. LEVINE, INC.  
DBA: LEVINE ASSOCIATES  
CERTIFICATE OF AUTHORITY  
LICENSE NUMBER A-2018040328

preliminary building plan, unit plan and front elevation  
20 APARTMENTS  
10809-10819 OLIVE BOULEVARD  
CREVE COEUR, MISSOURI 63141  
JLA GROUP, DEVELOPER

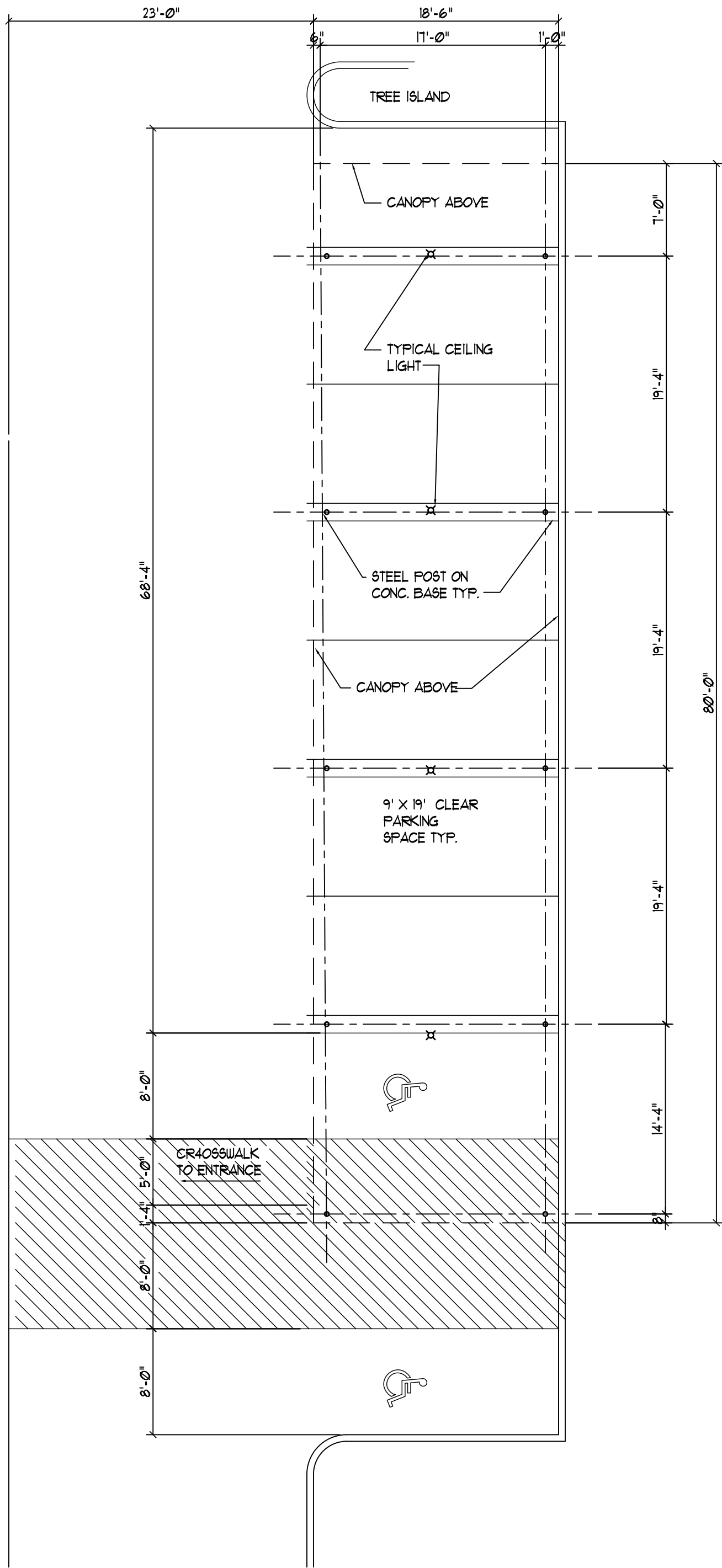
| REVISIONS |         |                   |
|-----------|---------|-------------------|
| NO.       | DATE    | ITEM              |
| 1         | 1-9-20  | revision comments |
| 2         | 1-29-20 | p and z comments  |

SHEET NO.  
**A-2**  
ISSUE DATE: 12-19-19  
PROJECT #: 1939.01  
DRN. CMC CHK. AML

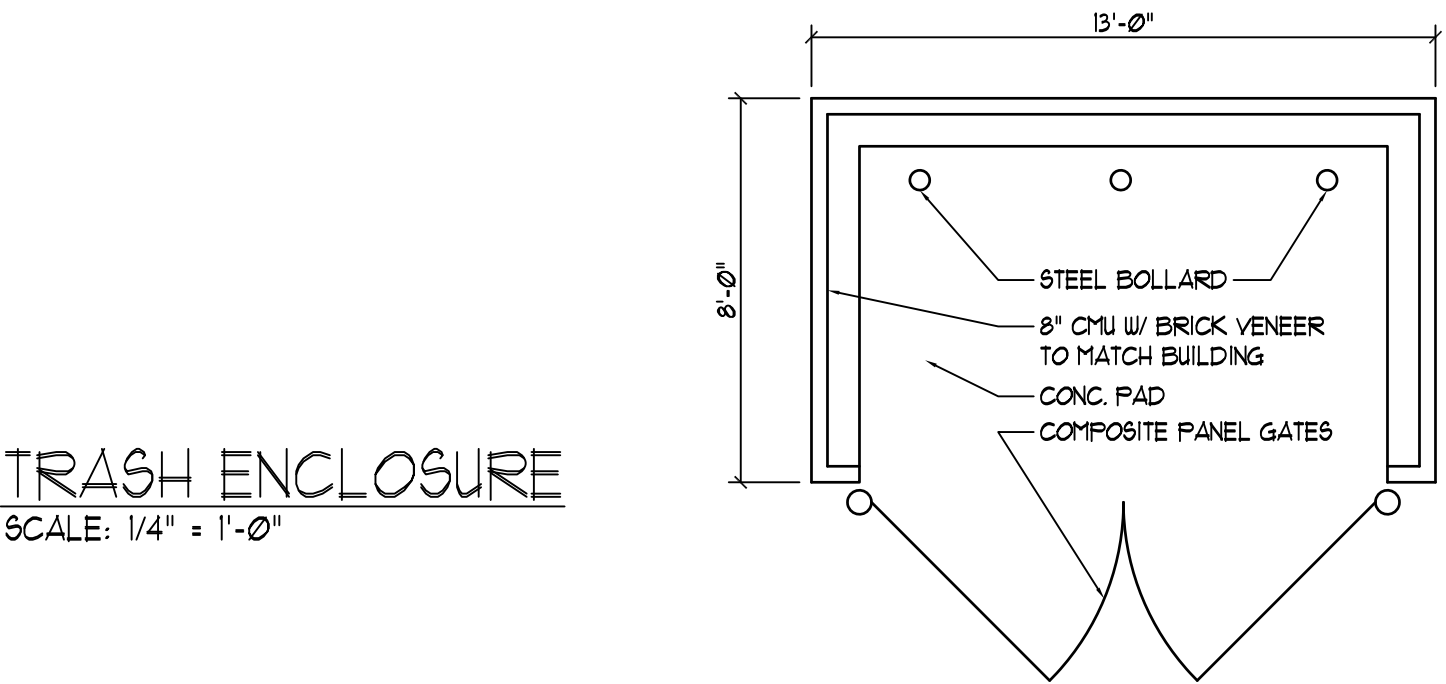
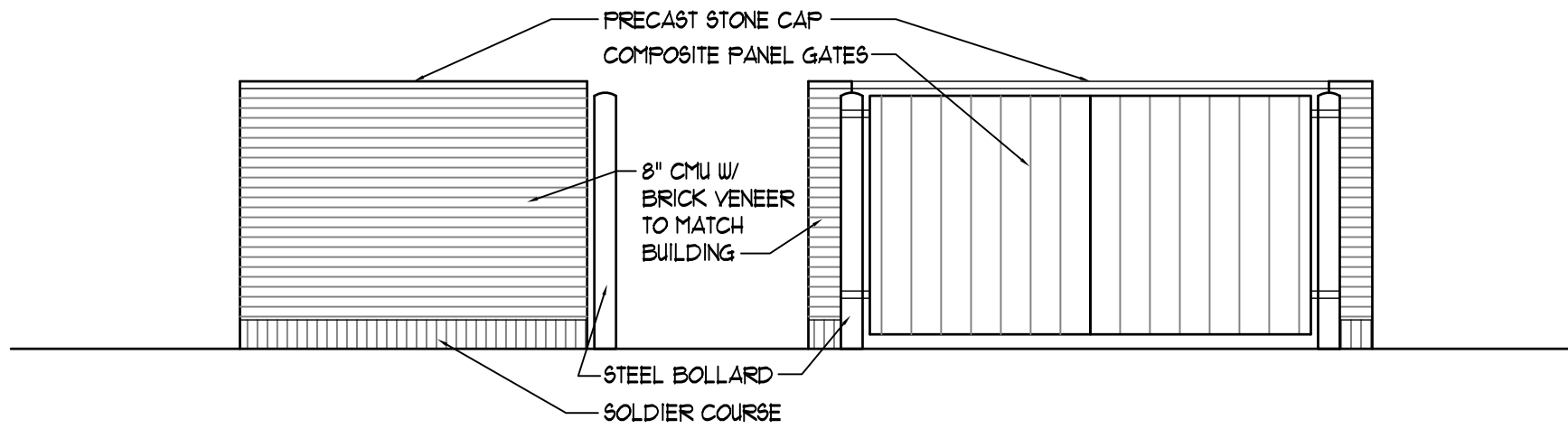




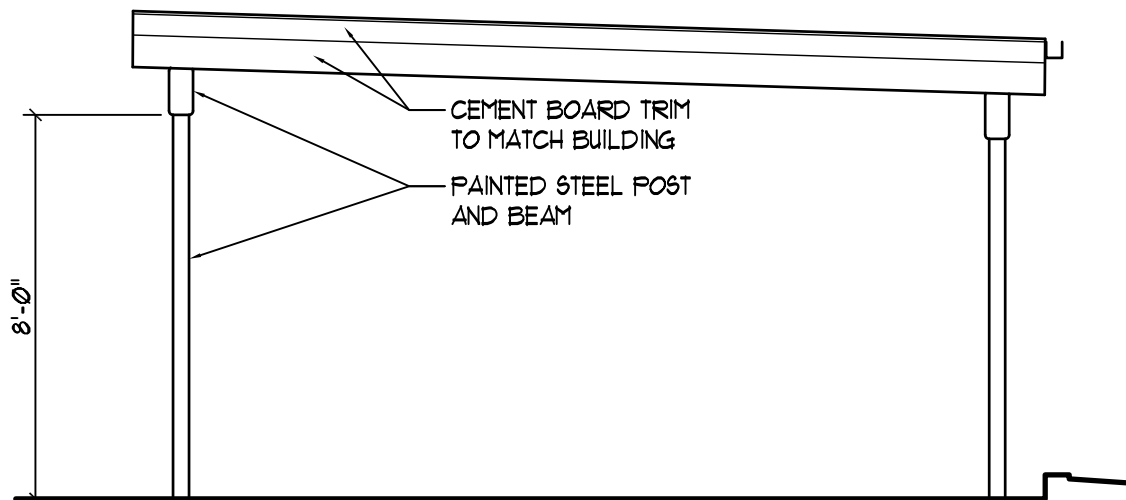
NORTH COVERED PARKING PLAN  
SCALE: 1/8" = 1'-0"



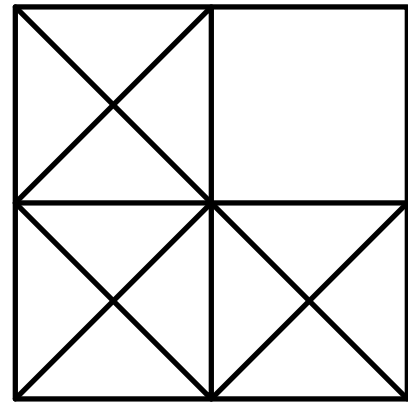
EAST COVERED PARKING PLAN  
SCALE: 1/8" = 1'-0"



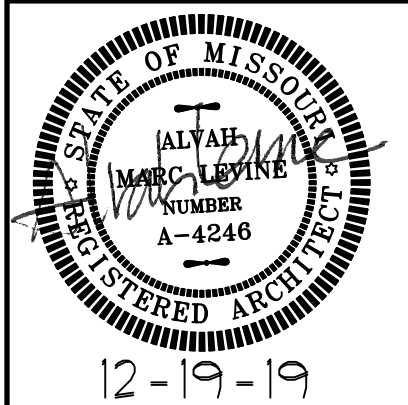
TRASH ENCLOSURE  
SCALE: 1/4" = 1'-0"



COVERED PARKING ELEVATION  
SCALE: 1/4" = 1'-0"



**LEVINE**  
**associates**  
*architecture · interiors · planning*  
8630 Delmar Boulevard, Suite 220  
San Diego, California 92123  
Phone 314-991-5600 Fax 314-991-4420



ARCHITECT: ALVAH M. LEVINE  
NO LICENSE A-4246  
ALVAH M. LEVINE, INC.  
DBA: LEVINE ASSOCIATES  
CERTIFICATE OF AUTHORITY  
LICENSE NUMBER A-2018040328

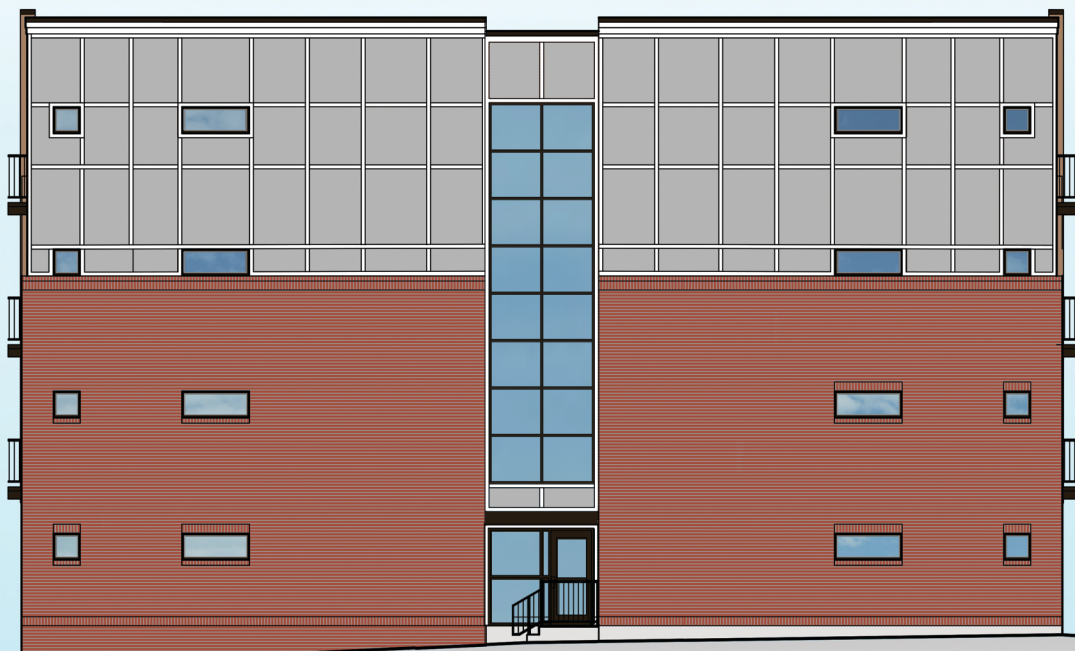
covered parking and trash enclosure  
20 APARTMENTS  
10809-10819 OLIVE BOULEVARD  
CREVE COEUR, MISSOURI 63141  
JLA GROUP, DEVELOPER

| REVISIONS |         |                   |
|-----------|---------|-------------------|
| NO.       | DATE    | ITEM              |
| 1         | 1-9-20  | revision comments |
| 2         | 1-29-20 | p and z comments  |
|           |         |                   |
|           |         |                   |

SHEET NO.  
**A-3**

ISSUE DATE: 12-19-19  
PROJECT #: 1939.01  
DRN. CMC CHK. AML





WEST SIDE ELEVATION



SOUTH FRONT ELEVATION



EAST SIDE ELEVATION



NORTH REAR ELEVATION

20 APARTMENTS  
10809-10819 OLIVE BOULEVARD  
CREVE COEUR, MISSOURI 63141  
JLA GROUP, DEVELOPER

PROJECT: 1939.01  
1-28-20

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*associates*

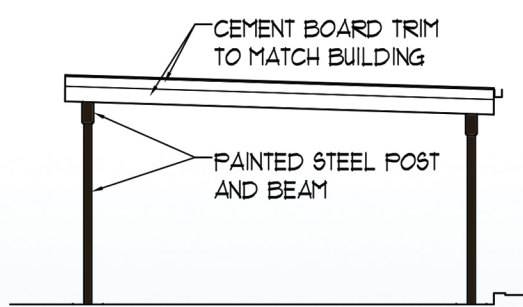
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Packet Pg. 22





CARPORT SIDE ELEVATION



SOUTH FRONT ELEVATION

20 APARTMENTS  
10809-10819 OLIVE BOULEVARD  
CREVE COEUR, MISSOURI 63141  
JLA GROUP, DEVELOPER

PROJECT: 1939.01  
1-28-20

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Packet Pg. 23





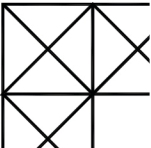
**STREETSCAPE STUDY**  
**SCALE: 1"= 40'-0"**

Attachment: Applicant's Materials submitted 1-29-2020 (#19-046 & #19-047: 10809-10819 Olive Blvd Apartments)

20 APARTMENTS  
10809-10819 OLIVE BOULEVARD  
CREVE COEUR, MISSOURI 63141  
JLA GROUP, DEVELOPER

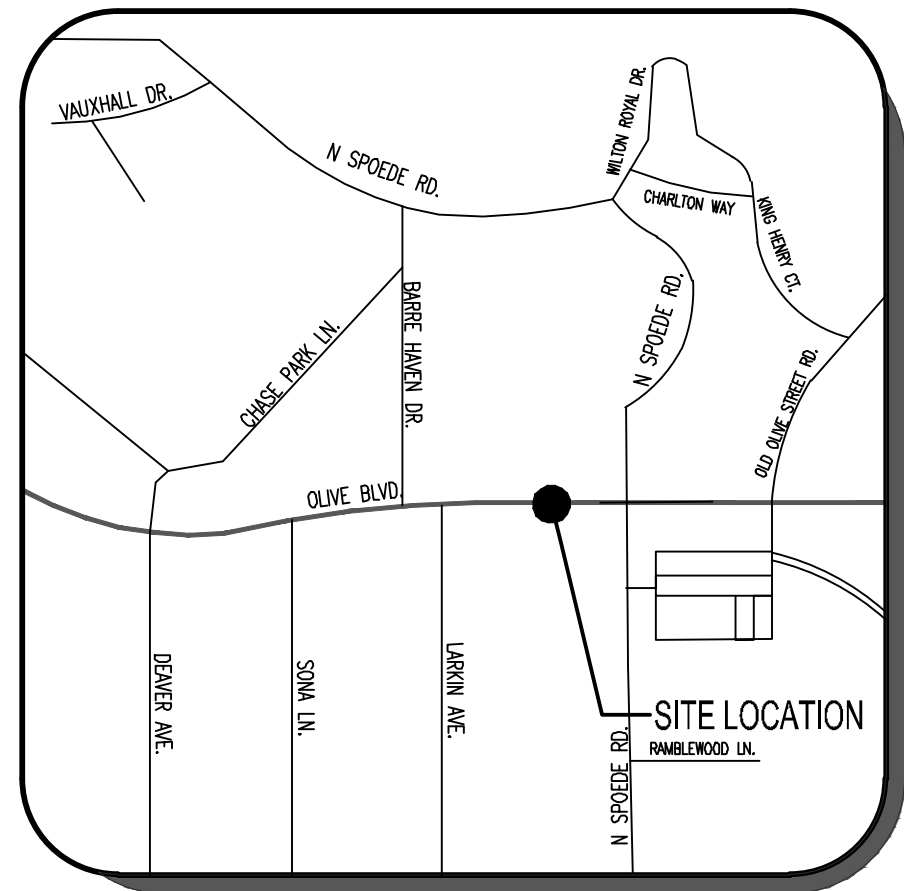
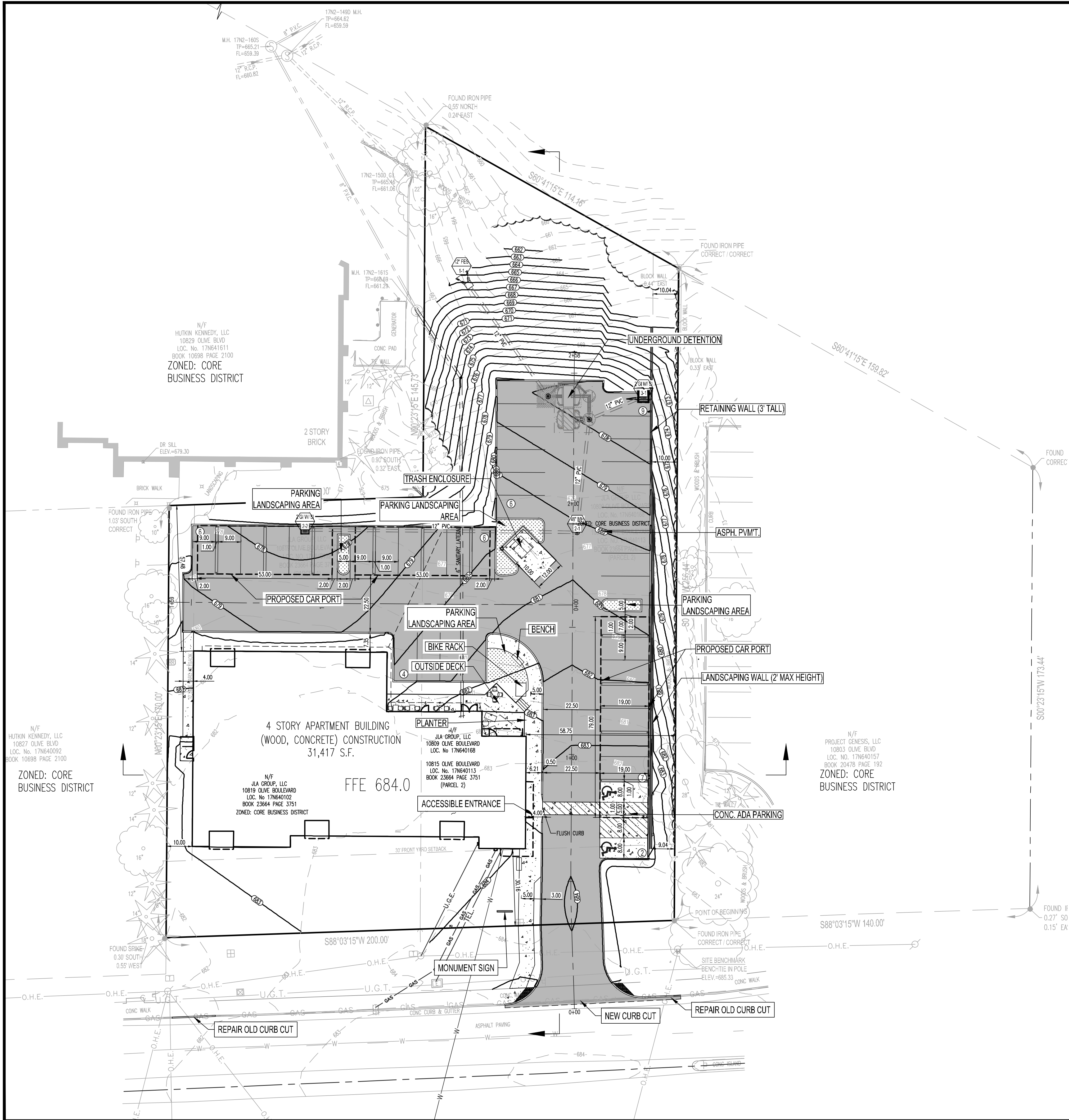
PROJECT: 1939.01  
1-28-20

**LEVINE**  
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Saint Louis, Missouri 63124  
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Packet Pg. 24





SITE LOCATION MAP  
SCALE: N.T.S.

| SERVICES & UTILITIES |                                                                                                         |
|----------------------|---------------------------------------------------------------------------------------------------------|
| COMPANIES            | ADDRESS                                                                                                 |
| ELECTRIC             | AMEREN UE<br>4440 NORTH UNION<br>ST. LOUIS, MO. 63115<br>TEL: (314) 324-1111                            |
|                      | SPIRE ENERGY<br>700 MARKET STREET<br>ST. LOUIS, MO. 63101<br>TEL: (314) 342 0500                        |
| GAS                  | M.S.D.<br>2350 MARKET<br>ST. LOUIS, MO. 63103<br>TEL: (314) 768-6200                                    |
| SEWER                | AT & T COMMUNICATIONS<br>14780 MANCHESTER ROAD<br>ST. LOUIS, MO. 63131<br>TEL: (314) 505-1486           |
| TELEPHONE            | MISSOURI AMERICAN WATER<br>535 NORTH NEW BALLAS ROAD<br>ST. LOUIS, MO. 63141<br>TEL: (314) 991-0333     |
| WATER                | CHARTER COMMUNICATIONS<br>941 CHARTER COMMONS DRIVE<br>TOWN & COUNTRY, MO. 63017<br>TEL: (636) 207-7044 |
| CABLE                | CREVE COEUR FIRE DISTRICT<br>11221 OLIVE BLVD.<br>CREVE COEUR, MO. 63141<br>TEL: (314) 432-5570         |
| FIRE                 | LADUE SCHOOL DISTRICT<br>9703 CONWAY RD.<br>ST. LOUIS, MO. 63124<br>TEL: (314) 994-7080                 |
| SCHOOL               |                                                                                                         |

| SITE DATA TABLE |                                                                                                                                                                                      |                                     |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| USE             | EXISTING                                                                                                                                                                             | PROPOSED                            |
| ZONING          | 2 - SINGLE FAMILY RESIDENCES                                                                                                                                                         | APARTMENT BUILDING                  |
| ADJACENT ZONING | CORE BUSINESS DISTRICT                                                                                                                                                               | CORE BUSINESS DISTRICT              |
| TOTAL SITE AREA | 45,570 S.F. (1.05 ACRES)                                                                                                                                                             | 45,570 S.F. (1.05 ACRES)            |
| PERVIOUS AREA   | 28,941 S.F.                                                                                                                                                                          | 17,824 S.F.                         |
| IMPERVIOUS AREA | 16,629 S.F.                                                                                                                                                                          | 27,746 S.F.                         |
| SITE COVERAGE   | 36.5%                                                                                                                                                                                | 54.8%                               |
| PARKING         | REQUIRED PARKING = 20 UNITS @ 2 SPACES/ UNIT = 40 SPACES REQUIRED<br>PROVIDED PARKING = 40 SPACE W/ 2 SPACES BEING ADA COMPLIANT.                                                    |                                     |
| LANDSCAPE RATIO | PARKING AREA<br>REQUIRED LANDSCAPE = 15,855 SF/ 350 X 10<br>PARKING LANDSCAPE PROVIDED<br>58 - SF EACH PARKING LOT ISLAND<br>181 SF AROUND TRASH ENCLOSURE<br>207 SF AT INTERSECTION | = 15,855 SF<br>= 453 SF<br>= 504 SF |
| LOT INFO        | SITE AREA<br>FLOOR AREA RATIO<br>LOT COVERAGE: 25,000 SF = 54.8%                                                                                                                     | = 45,570 SF;<br>= 68.9%;<br>= 54.8% |
| BUILDING INFO   | 1 BUILDING; 4 STORIES = 48' HIGH;<br>NUMBER OF UNITS: 20 DWELLING UNITS TOTAL;<br>UNIT TYPE: 2-BEDROOM 2-1/2 BATH                                                                    |                                     |
| BUILDING INFO   | 8,014 SF PER FLOOR, 7226 SF ON FLOOR 4<br>GROSS BUILDING AREA = 31,268 SF<br>EACH UNIT = 1,133 SF                                                                                    |                                     |
| TOTAL SITE AREA | 45,570 S.F. (1.05 ACRES)                                                                                                                                                             |                                     |

NO SLOPES SHALL EXCEED 3:1  
PRIVATE OPEN SPACE = 7,372 SF

PROPERTY DESCRIPTION PER TITLE COMMITMENT:

PARCEL 1:  
PART OF LOT 4 OF M.B. O'REILLY FARM SUBDIVISION IN SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, FRONTING 100 FEET ON THE NORTH LINE OF OLIVE STREET ROAD BY A DEPTH NORTHWARDLY BETWEEN PARALLEL LINES OF 200 FEET AND BOUNDED EAST BY WEST LINE OF PROPERTY CONVEYED TO ERNEST C. LANDERS AND WIFE BY DEED RECORDED IN BOOK 2625 PAGE 544 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 3927 PAGE 547.

PARCEL 2:  
PART OF LOT 4 OF M.B. O'REILLY FARM SUBDIVISION IN SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, AND DESCRIBED AS HAVING A FRONTAGE 100 FEET ON THE NORTH LINE OF OLIVE STREET ROAD BY A DEPTH NORTH, BETWEEN PARALLEL LINES TO THE SOUTHWEST LINE OF THE CITY OF ST. LOUIS WATER CONDUIT RIGHT OF WAY, BOUNDED EAST BY WEST LINE OF PROPERTY CONVEYED TO JOSEPH METZLER AND WIFE BY DEED RECORDED IN BOOK 2129 PAGE 72 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 3927 PAGE 547.

15YR-20MIN STORM EVENT

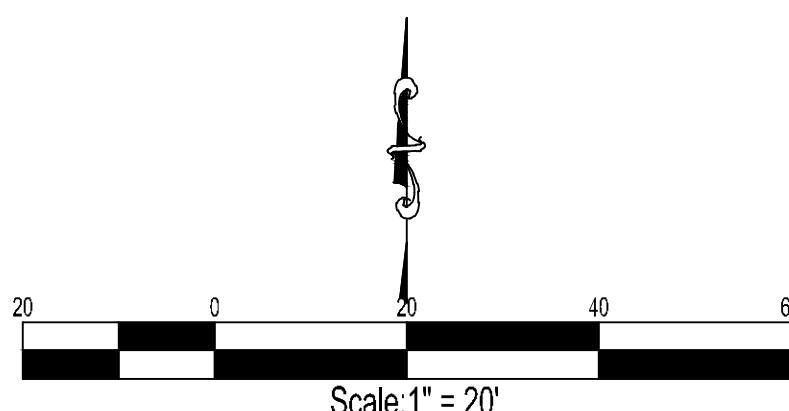
| SITE AREA                                   | 45,570 SF  |      | 1.05 AC       |           |
|---------------------------------------------|------------|------|---------------|-----------|
|                                             | AREA<br>SF | AC   | PI<br>CFS/AC* | TQ<br>CFS |
| EXISTING CONDITIONS                         |            |      |               |           |
| BUILDINGS (NOT DIRECTLY CONNECTED TO SEWER) | 0          | 0.00 | 3.54          | 0.00      |
| BUILDINGS (DIRECTLY CONNECTED TO SEWER)     | 7,445      | 0.17 | 4.20          | 0.72      |
| PAVEMENT                                    | 9,184      | 0.21 | 3.54          | 0.75      |
| POROUS PAVEMENT                             | 0          | 0.00 | 1.70          | 0.00      |
| LANDSCAPE                                   | 28,941     | 0.66 | 1.70          | 1.13      |
| TOTALS =                                    | 45,570     | 1.05 |               | 2.59      |
| % IMPERVIOUS =                              | 36.49%     |      |               |           |
| PROPOSED CONDITIONS                         |            |      |               |           |
| BUILDINGS (NOT DIRECTLY CONNECTED TO SEWER) | 0          | 0.00 | 3.54          | 0.00      |
| BUILDINGS (DIRECTLY CONNECTED TO SEWER)     | 8,713      | 0.20 | 4.20          | 0.84      |
| PAVEMENT                                    | 19,033     | 0.44 | 3.54          | 1.55      |
| POROUS PAVEMENT                             | 0          | 0.00 | 1.70          | 0.00      |
| LANDSCAPE                                   | 17,824     | 0.41 | 1.70          | 0.70      |
| TOTALS =                                    | 45,570     | 1.05 |               | 3.08      |
| % IMPERVIOUS =                              | 60.89%     |      |               |           |

DIFFERENTIAL RUNOFF = 0.49 CFS < 2 CFS, Flood PROTECTION NOT REQUIRED BY MSD

DIFFERENTIAL RUNOFF STORAGE PER CITY REQUIREMENTS PROVIDED STORAGE = 760 CF

DEVELOPER/OWNER: JLA GROUP, LLC  
ADDRESS: 1917 RUTGER AVE. ST. LOUIS, MO 63104  
PHONE: 314-602-9030  
EMAIL: AJADEWUNMI@GMAIL.COM

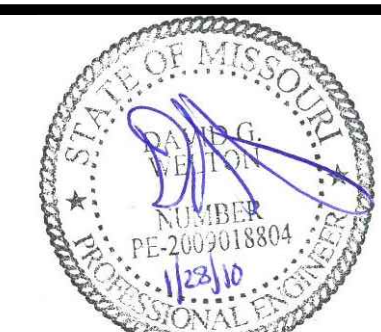
ARCHITECT: ALVAH LEVINE  
ADDRESS: 8630 DELMAR AVE, SUITE 220  
ST. LOUIS, MO 63124  
PHONE: 314-991-5600  
EMAIL: ALVAH@LEVINEARCH.NET



SITE BENCHMARK:  
BENCHMARK INSTALLED ON THE SOUTH SIDE OF UTILITY POLE APPROXIMATELY 11 FT SOUTH AND 1 FT EAST OF THE SOUTHWESTERN CORNER OF THE SUBJECT PROPERTY. SURVEY ELEV. = 685.33

BENCHMARK:  
STATION SL-23  
ELEV. = 621.30

DATUM: NAVD 88  
SURVEY ELEV. = 621.35

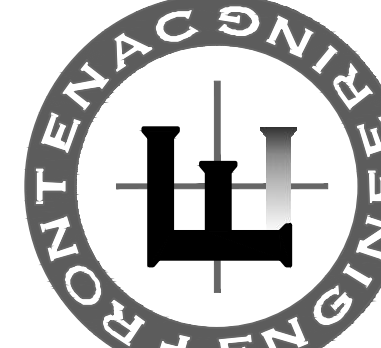


DAVID G. WELTON PROFESSIONAL ENGINEER  
LICENSE # PE-2009018804

THE PROFESSIONAL SEAL AND SIGNATURE APPLY ONLY TO THIS DOCUMENT TO WHICH THEY ARE ATTACHED. ANY REUSE OF THIS SEAL OR SIGNATURE ON ANY OTHER DOCUMENT IS A VIOLATION OF THE PROFESSIONAL ENGINEERING ACT AND THE PROFESSIONAL ENGINEERING BOARD'S REGULATIONS. THE PROFESSIONAL ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED ON ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS WHICH ARE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THEY RELATE. ANY REUSE OF THIS SEAL OR SIGNATURE ON ANY OTHER DOCUMENT IS A VIOLATION OF THE PROFESSIONAL ENGINEERING ACT AND THE PROFESSIONAL ENGINEERING BOARD'S REGULATIONS.

| NO. | DATE | REVISIONS | ISSUE / REVISION DESCRIPTIONS |
|-----|------|-----------|-------------------------------|
|     |      |           |                               |
|     |      |           |                               |
|     |      |           |                               |
|     |      |           |                               |

FRONTENAC ENGINEERING GROUP  
CIVIL / STRUCTURAL / LAND SURVEYING  
2725 SUTTON BLVD.  
ST. LOUIS, MISSOURI 63143  
PHONE: (314) 644-2200 FAX: (314) 644-0645  
WWW.FESTL.COM  
AUTHORITY:  
CIVIL / STRUCTURAL ENGINEERING: 001225  
LAND SURVEYING: 000282



| DATE:      | CHECKED: | DRAWN: | SCALE:   |
|------------|----------|--------|----------|
| 01/28/2020 | JB       | ML     | AS NOTED |

SITE DEVELOPMENT PLAN  
JLA GROUP, LLC  
NEW 20 UNIT APARTMENT BUILDING  
10809-10819 OLIVE BLVD.  
CREVE COEUR, ST. LOUIS COUNTY, MO 63141

SHEET NO.  
SDP1.0

1 OF 10





G: 2019/19245 II A Group - 10899-10819 Olive Blvd  
 Asis: 2.0 Cowl: 3.0 Drawings: 3.4 Outfall  
 Sheets: 191245 - Sections two  
 Plotted Date: 1/28/20 Time: 3:08 PM  
 AS NO

**FRONTENAC ENGINEERING GROUP**  
CIVIL / STRUCTURAL / LAND SURVEYING  
27275 SUTTON BLVD.  
ST. LOUIS, MISSOURI 63143  
PHONE: (314) 644-2200 FAX: (314) 644-0645  
[WWW.FESTL.COM](http://WWW.FESTL.COM)  
MDO CERTIFICATE OF AUTHORITY:  
CIVIL / STRUCTURAL ENGINEERING: 001225  
LAND SURVEYING: 0002282

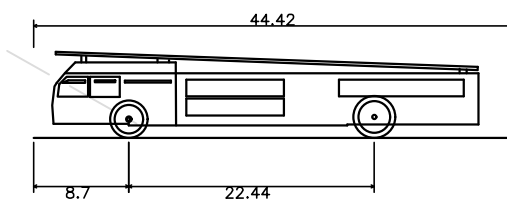
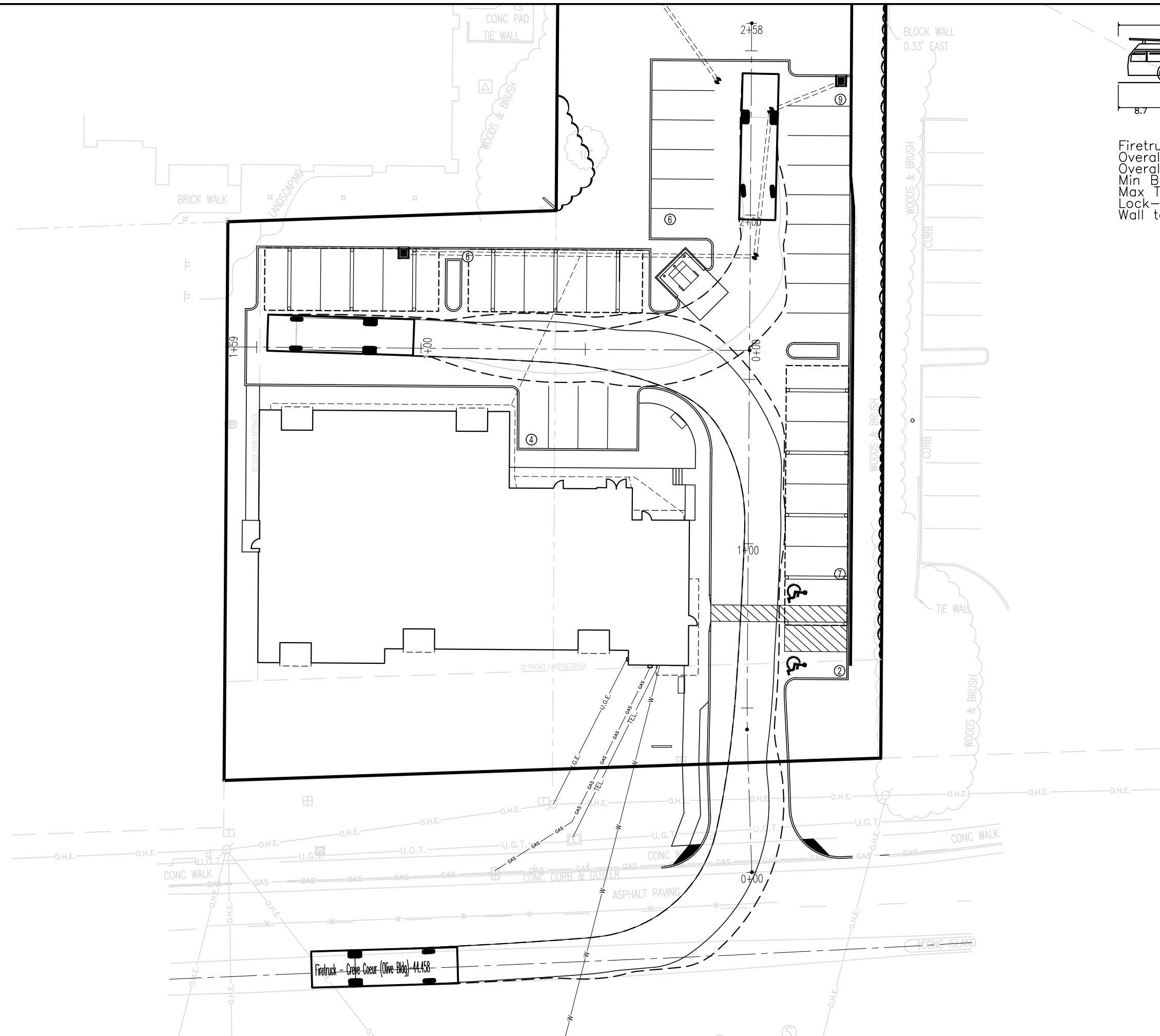


**FRONTENAC ENGINEERING GROUP**  
CIVIL / STRUCTURAL / LAND SURVEYING

PHONE: (314) 644-2200 FAX: (314) 644-0645  
WWW.FE-STL.COM  
CMO CERTIFICATE OF AUTHORITY:  
CIVIL / STRUCTURAL ENGINEERING: 001225  
LAND SURVEYING: 000282

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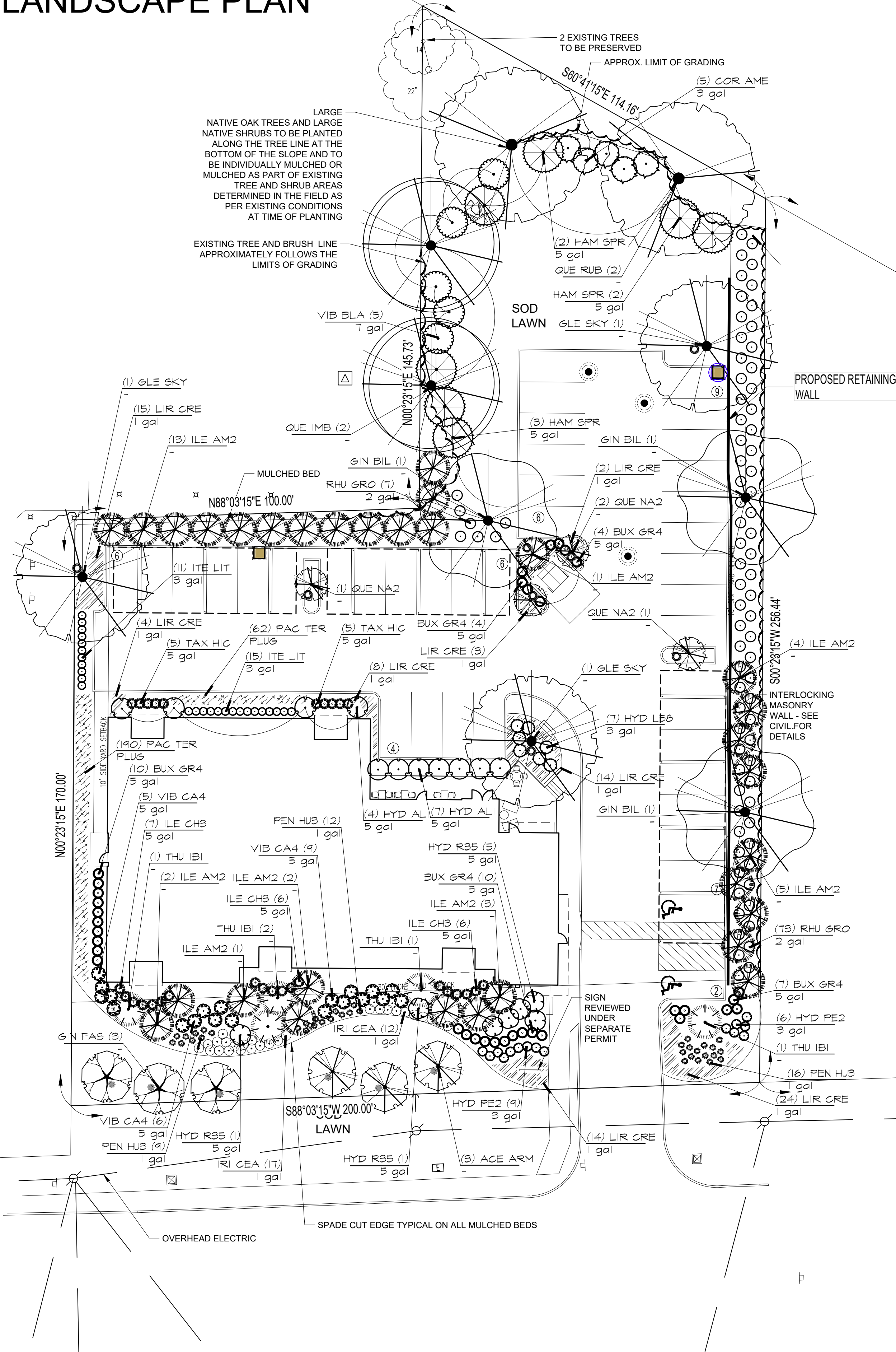
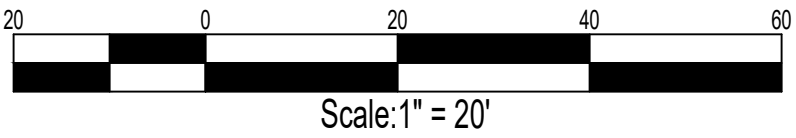
DAVID G. WELTON, PROFESSIONAL ENGINEER  
LICENSE #: PE-2009018804



|                                      |          |
|--------------------------------------|----------|
| Firetruck - Creve Coeur (Olive Bldg) |          |
| Overall Length                       | 44.458ft |
| Overall Width                        | 11.000ft |
| Min Body Ground Clearance            | 1.146ft  |
| Max Track Width                      | 11.000ft |
| Lock-to-lock time                    | 5.00s    |
| Wall to Wall Turning Radius          | 43.580ft |



LANDSCAPE PLAN



PLANT SCHEDULE

| EVERGREEN TREES    | BOTANICAL / COMMON NAME                                           | CONT  | CAL | SIZE     | QTY |
|--------------------|-------------------------------------------------------------------|-------|-----|----------|-----|
| ILE AM2            | Ilex opaca / American Holly                                       | -     | -   | 6' tall  | 31  |
| THU IBI            | Thuja x 'Green Giant' / Green Giant Arborvitae                    | -     | -   | 6' tall  | 5   |
| DECIDUOUS TREES    | BOTANICAL / COMMON NAME                                           | CONT  | CAL | SIZE     | QTY |
| ACE ARM            | Acer rubrum 'Armstrong' / Armstrong Red Maple                     | -     | -   | 3' cal   | 3   |
| GIN BIL            | Ginkgo biloba / Maidenhair Tree                                   | -     | -   | 3' cal   | 3   |
| GIN FAS            | Ginkgo biloba 'Fastigiata' / Fastigiata Maidenhair Tree           | -     | -   | 3' cal   | 3   |
| GLE SKY            | Gleditsia triacanthos 'Skyline' / Skyline Honey Locust            | -     | -   | 3' cal   | 3   |
| QUE IMB            | Quercus imbricaria / Shingle Oak                                  | -     | -   | 3' cal   | 2   |
| QUE RUB            | Quercus rubra / Red Oak                                           | -     | -   | 3' cal   | 2   |
| QUE NA2            | Quercus x warei 'Nadler' TM / Kindred Spirit Oak                  | -     | -   | 3' cal   | 4   |
| SHRUBS             | BOTANICAL / COMMON NAME                                           | CONT  | CAL | SIZE     | QTY |
| BUX GR4            | Buxus x 'Green Mountain' / Boxwood                                | 5 gal | -   | -        | 35  |
| COR AME            | Corylus americana / American Hazelnut                             | 3 gal | -   | -        | 5   |
| HAM SPR            | Hamamelis vernalis / Spring Blooming Witchhazel                   | 5 gal | -   | -        | 7   |
| HYD PE2            | Hydrangea arborescens 'Pee Wee' / Pee Wee Oakleaf Hydrangea       | 3 gal | -   | -        | 15  |
| HYD L58            | Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea        | 3 gal | -   | -        | 7   |
| HYD R35            | Hydrangea paniculata 'Renny' / Vanilla Strawberry Hydrangea       | 5 gal | -   | -        | 7   |
| HYD ALI            | Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea           | 5 gal | -   | -        | 11  |
| ILE CH3            | Ilex x meserveae 'China Girl' TM / China Girl Holly               | 5 gal | -   | -        | 14  |
| ITE LIT            | Itea virginica 'Little Henry' TM / Virginia Sweetspire            | 3 gal | -   | -        | 26  |
| RHU GRO            | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac                 | 2 gal | -   | -        | 80  |
| TAX HIC            | Taxus x media 'Hicksii' / Hicks Yew                               | 5 gal | -   | -        | 10  |
| VIB CA4            | Viburnum dilatatum 'Cardinal Candy' / Cardinal Candy Viburnum     | 5 gal | -   | -        | 20  |
| VIB BLA            | Viburnum prunifolium / Blackhaw Viburnum                          | 7 gal | -   | -        | 5   |
| ANNUALS/PERENNIALS | BOTANICAL / COMMON NAME                                           | CONT  | CAL | SIZE     | QTY |
| IRI CEA            | Iris sibirica 'Caesar's Brother' / Caesar's Brother Siberian Iris | 1 gal | -   | -        | 24  |
| PEN HUB            | Penstemon digitalis 'Husker Red' / Beardtongue                    | 1 gal | -   | -        | 37  |
| GROUND COVERS      | BOTANICAL / COMMON NAME                                           | CONT  | CAL | SPACING  | QTY |
| LIR CRE            | Liriope spicata / Creeping Lily Turf                              | 1 gal | -   | 30" o.c. | 83  |
| PAC TER            | Pachysandra terminalis / Japanese Spurge                          | PLUG  | -   | 16" o.c. | 252 |

TREE CALCULATIONS

EXISTING TREES - 2 EXISTING TREES WILL BE PRESERVED 53 TREES WILL BE REMOVED

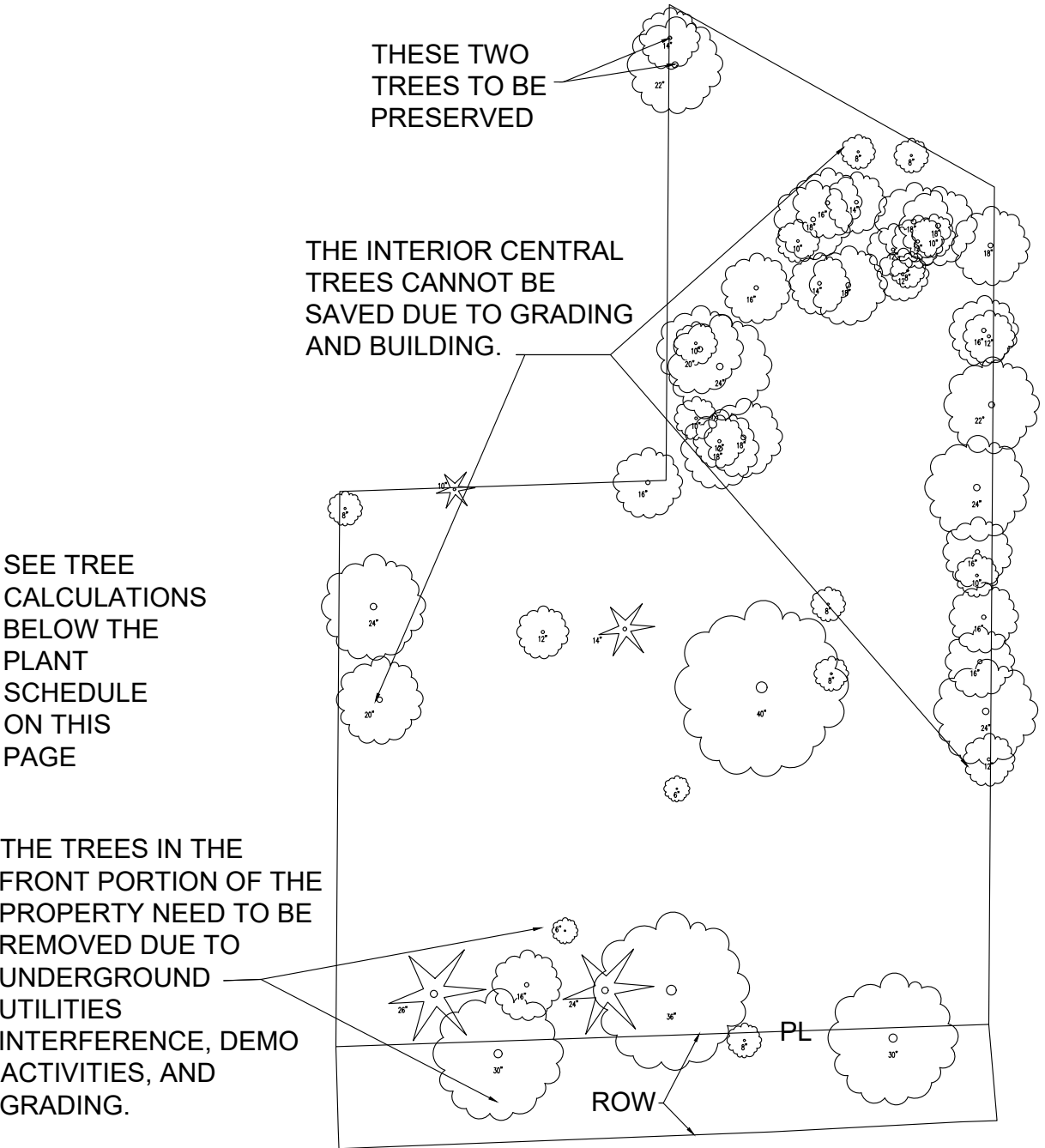
STREET TREES ALONG OLIVE - OVERHEAD UTILITIES ARE PRESENT IN THIS LOCATION REQUIRING THE STREET TREES TO BE PUSHED FARTHER BACK FROM THE CURB. 175' OF FRONTAGE (NOT INCLUDING DRIVE ISLE) REQUIRES 6 STREET TREES AND 6 TREES ARE PROVIDED (3 COLUMNAR GINKGO AND 3 COLUMNAR MAPLE). COLUMNAR TREES WILL BE USED SET BACK FROM THE OVERHEAD UTILITIES BETWEEN TO PROVIDE MINIMUM CLEARANCE OF FUTURE CANOPY. THE STREET TREES HAVE THE SYMBOL ● NEXT TO THE TRUNK

INTERIOR PARKING LOT TREES - 388 LF OF PARKING REQUIRE 7.5 PARKING LOT TREES. 8 PARKING LOT TREES ARE PROVIDED AND SHOWN ON THE PLAN WITH THE SYMBOL ● NEXT TO THE TRUNK

TREES REQUIREMENT TABLE

|                                | REQUIRED | PROVIDED |
|--------------------------------|----------|----------|
| INTERIOR PARKING LOT TREES     | 7.5      | 8        |
| STREET TREES REQUIRED          | 6        | 6        |
| EXTRA TREES TO BE PLANTED      | 0        | 42       |
| EXISTING TREES TO BE PRESERVED | 0        | 2        |
| TOTAL TREES                    | 13.5     | 56       |

EXISTING TREE DIAGRAM



NOTES:

- ALL LANDSCAPE AREAS WITHIN GRADING LIMITS, INCLUDING TURF, TO BE IRRIGATED WITH AN INSTALLED PERMANENT IN GROUND IRRIGATION SYSTEM.
- ALL GREENSPACE AREAS OUTSIDE OF MULCHED LANDSCAPE BEDS, BUT WITHIN THE GRADING LIMITS TO BE SODDED TURF. IN AREAS OUTSIDE OF THE GRADING LIMITS THE EXISTING UNDISTURBED DENSE SHRUB AND TREES WILL BE PRESERVED.
- SEE L3 FOR PLANTING DETAILS AND SPECIFICATIONS

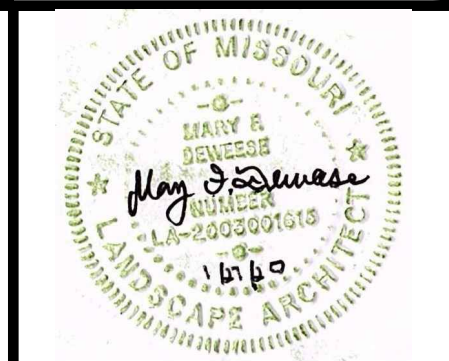
Interior Parking Greenspace Calculations

Parking area 15,855 sf  
Required landscape 15,855 sf/ 350 x 10 = 453 sf  
Parking landscape provided = 504 sf  
58 sf each parking lot island  
181 around trash enclosure  
207 south of trash enclosure



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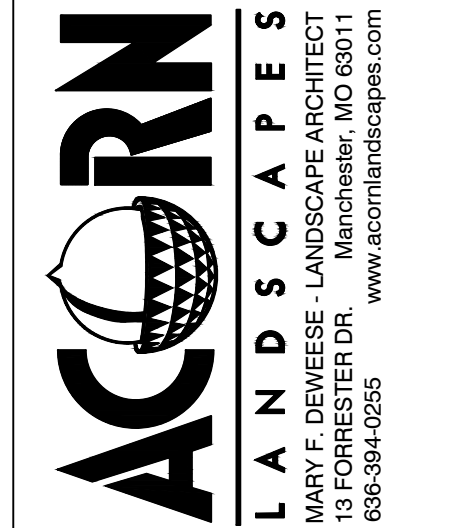
SITE BENCHMARK:  
"BENCHITE" INSTALLED ON THE SOUTH SIDE OF UTILITY POLE APPROXIMATELY 11 FT SOUTH AND 1 FT EAST OF THE SOUTHWESTERN CORNER OF THE SUBJECT PROPERTY. SURVEY ELEV. = 685.33  
BENCHMARK:  
STATION SL-23  
ELEV. = 621.30  
DATUM: NAVD 88  
SURVEY ELEV. = 621.35



MARY F. DEWEESE LANDSCAPE ARCHITECT  
LICENSE # 200301815

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| NO. | DATE    | REVISIONS AS PER CITY COMMENT LETTER | REVISIONS AS PER P/Z FOLLOW UP EMAIL | ISSUE / REVISION DESCRIPTIONS |
|-----|---------|--------------------------------------|--------------------------------------|-------------------------------|
| 1   | 1/9/20  | 1/3/20                               | 12/23/19                             |                               |
| 2   | 1/27/20 |                                      |                                      |                               |



| DATE:    | CHECKED: | DRAWN: | SCALE:   |
|----------|----------|--------|----------|
| 12/19/19 | MD       | MD     | 1" = 20' |

LANDSCAPE PLAN

JLA GROUP

NEW 20 UNIT APARTMENT BUILDING

10809-10819 OLIVE BLVD.

CREVE COEUR, ST LOUIS COUNTY, MO 63141

L1.0

1 OF 2



Irrigation Guidelines

Landscape and turf areas are to have an automated irrigation system installed in all areas outside of tree protection zone. No irrigation heads or lines are to be placed outside of the property boundary, although the spray patterns should be adjusted to irrigate new trees on adjacent property to the west to extent possible.

A "Watersense" approved 'smart' controller is to be used to conserve water use.

All areas to be water efficient drip or micro spray heads when possible. Avoid the over use of long distance spray heads or overspray onto hard surfaces.

The sprinkler system shall be designed to avoid watering hardscape areas.

Pressure regulator valves or modules shall be used on laterals that have an excess of pressure.

When activated sprinkler nozzles shall extend at least four inches above the soil line in turf areas unless otherwise requested by the owner. With tall fescue it is highly encouraged to use 6 inch pop-ups.

Separate irrigation blocks/zones should be designed and installed for turf areas and mulched bed areas

Turf areas and mulched bed areas shall be set on separate controller programs and schedules.

Low-head drainage problems shall be controlled with the appropriate irrigation check valve equipment.

Matched precipitation rate nozzles shall be used when available otherwise the precipitation rate shall be balanced with the appropriate laterals (blocks) and nozzles.

Swing joints shall be used on all rotary-type sprinklers in excess of 4 gallons per minute.

Drip emitters and bubblers shall be placed at the proper location to water the root ball

Drip emitter, microspray, microsprinklers or bubblers shall be scheduled to ensure over-watering and root rot do not occur.

Microspray/microsprinkler emitters shall be placed to accommodate the root growth of the plant. Additional emitters will be installed by others as the plant root systems extend in radius.

A Xeri-Pop™ micro-spray pop-up or similar implement should be considered on each buried drip zone to ensure ease of determining if the particular system is functional.

Filtration shall be provided as follows:

For non-potable water, adequate filtration shall be installed for all irrigation systems based on manufacture recommendations.

The contractor shall provide sufficient irrigation to all plant materials until final acceptance by the Owner.

Prior to project acceptance by the Owner, the contractor shall:  
Program the "Smart" controller to ensure efficient and proper irrigation.

Provide the Owner with an as-built drawing of the irrigation system.

Provide the Owner a copy of the "Smart" controller manual.

Provide the Owner with a copy of the program settings on the controller.

Prior to project acceptance by the Owner, the contractor shall be responsible for the irrigation schedule.

LANDSCAPE PLANTING SPECIFICATIONS

PART 1 - GENERAL

1.1 DESCRIPTION

The WORK under this Section includes providing all labor, materials, tools, and equipment necessary to furnish and install all trees, shrubs, perennials, ornamental grasses and groundcovers called for in the Planting Plan.

PART 2 - PRODUCTS

2.1 PLANTS

- A. Plants shall be nursery-grown unless otherwise specifically permitted in each instance.American Association of Nurserymen Standard ASA Z 60.1 shall apply.  
B. Upon completion of the WORK and prior to the final acceptance invoices or written statements from the suppliers showing the name of materials received or shipped, shall be presented to the OWNERS REPRESENTATIVE for a final check as to conformance to these Specifications.  
C. Plant material shall conform to state and federal laws relating to inspection for diseases and insect infestation, and shall conform to the American Standard for Nursery Stock.  
D. Plants shall have normal, well-developed branches and be densely foliated when in leaf. Plants shall be vigorous and free from defects, disease, insect pests, eggs or larvae, sun-scaled, injuries and abrasions of the bark. Plants shall have well-developed root systems.  
E. Plants shall be container grown or burlap balled. Freshly dug plants, heeled in plants or plants from cold storage shall not be accepted. Trees that have their leader cut, or are so damaged that cutting is necessary, shall not be accepted.

2.2 SUBSTITUTIONS

A. Substitutions will be permitted only with prior approval of the landscape architect

2.3 BALLED AND BURLAPPED PLANTS

- A. Balled and burlapped plants shall be contained in firm natural balls of earth, of sufficient diameter and depth to include all fibrous and feeding roots. Plants in which the ball has been broken or cracked, either before or during planting operations, will not be accepted.  
B. Balled and burlapped plants which cannot be planted immediately upon delivery shall be set on the ground and shall be well protected with soil, wet peat moss, wet sawdust, or wet ground bark.  
C. Roots or balls of plants shall be protected from sun and drying winds.  
D. Bundles of plants shall be opened and the plants separated before the roots are covered. Care shall be taken to prevent air pockets among the roots. During plating operations, bare roots shall be covered with canvas, hay, or other approved material.

2.4 PLANTING SOIL

A. Planting soil shall be composed of a mixture of one part topsoil and one part rotted manure or peat.

2.5 FERTILIZER

A. Fertilizer shall be a standard commercial grade of organic or inorganic fertilizer containing the following percentage of total nitrogen, available phosphoric acid and water soluble potash: 14-14-14, furnished in standard unopened containers with weight, name of plant nutrients, and manufacturer's guaranteed statement of analysis clearly marked in accordance with state and federal laws.

2.6 MULCH

A. Mulch shall be ground hardwood, free from weed seeds, tannin, or other compounds detrimental to plant life. Mulch shall have a size range of one-fourth to one-inch, with a maximum of 50% passing a one-half-inch screen.

PART 3 - EXECUTION

3.1 PLANTING SEASONS

A. All planting shall be performed between March 1st and May 30th or between September 1st and November 15th, unless otherwise authorized in writing by the OWNERS REPRESENTATIVE.

3.2 INSPECTION OF PLANT MATERIAL

A. Plants shall be subject to inspection by the owners representative and approval upon delivery as to size, quality, species, and variety. Approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the WORK, for reasons of size, condition of ball or roots, diseases, insects, latent defects, or injuries. Plants that meet the measurements specified, but do not possess a normal balance between height and spread, shall be rejected. Rejected plants shall be removed from the site immediately.

3.3 PLANTING PITS

A. Excavate circular pits with vertical sides to a diameter at least two feet greater than the rootball and no more than 2 inches greater in depth.

3.4 MULCHED LANDSCAPE BED PREPARATION

A. All mulched landscape bed areas are to have 2 inches of planting soil, thoroughly mixed with fertilizer at the rate of one pound of fertilizer per ten cubic feet of planting soil. This mixture shall be applied and tilled into the top 6 inches of soil. After tilling a 2 to 3 inch layer of mulch is to be spread over entire planting bed area. All landscape bed areas to have a space cut edge and shall be protected from lawn seed contamination from adjacent lawn seeding operations if applicable. Final grades with mulch layer shall conform to grading plan. It is the contractors responsibility to remove soil before bed prep if necessary so that the final grades of the landscape beds are flush with the surrounding soil levels and allow for water flow as shown on the grading plan.

3.5 PLACEMENT AND BACKFILL FOR INDIVIDUAL TREES AND SHRUBS

A. Before plant placement, thoroughly mix fertilizer with planting soil at the rate of one pound of fertilizer per ten cubic feet of planting soil. Backfill pit with one foot of planting soil or until original root crown soil line is flush with, or slightly above, finished grade when plant is set in pit. Place plant in center of pit in upright position. When pit has been backfilled approximately two thirds full, water thoroughly, saturating rootball and eliminating all air pockets. Complete backfill around rootball with soil mixture and bring to finish grade while flooding with water. After backfilling, apply fertilizer to surface around periphery of plant rootballs at the rate of ten pounds per 1,000 square feet.

3.6 TREE STAKING

A. Do NOT stake any trees.

3.7 MULCHING

A. All planting pits shall be mulched to a three inch depth in a 30-36-inch circle. Mulch shall be applied within two days after planting. Mulch shall not come in contact with the tree or shrub bark. Volcano type mulching will not be accepted.

3.8 MAINTENANCE

A. Maintenance of all plants shall be required from the time of planting until the initial acceptance. Maintenance shall include watering, weeding, resetting plants to proper grades or upright position and removal of dead materials. No plants will be accepted unless they show a healthy growth and satisfactory foliage condition.

3.9 GUARANTEE

A. The CONTRACTOR shall provide 100% replacement guarantee for a period of one year, beginning at the date of initial acceptance by the OWNERS REPRESENTATIVE. At the end of the guarantee period and upon written request from the CONTRACTOR, the OWNERS REPRESENTATIVE will make own inspection. The OWNERS REPRESENTATIVE will ensure the plants are healthy, showing satisfactory growth and, in general, show signs of developing into healthy, mature representatives of their species. The CONTRACTOR shall remove and replace promptly any plant material that is dead or not showing satisfactory growth.  
B. Any necessary repairs under the guarantee shall be made within thirty days after receiving notice of need, weather permitting. In the event the CONTRACTOR does not make repairs accordingly, the OWNER, without further notice, may provide materials and labor to make such repairs at the expense of the CONTRACTOR. The replacement shall be on the same variety, size and character as specified for original planting. If approved by the OWNERS REPRESENTATIVE, trees may be replanted at start of next year's planting season. In such cases, the CONTRACTOR shall remove dead trees immediately.

END OF SECTION

LAWN SODDING SPECIFICATIONS

PART 1 - GENERAL

1.1 SCOPE OF WORK

- A. Furnish all materials, tools, equipment, and labor for preparation of the sod bed, sodding the lawn areas as shown on the plans and specified herein. All landscape areas outside of paving and mulched beds are to be sodded. All other areas disturbed by construction, are to be seeded.  
B. Workmanship: All work described to be executed in first class workmanship manner.  
C. Cleanup: Upon completion of work, Contractor to leave premises clean and ready for use.

1.2 SEASONS FOR SODDING

- A. The season for sodding shall be from April 1 to May 15 and August 15 to October 30. Only upon written instructions by the Owners Representative may planting begin earlier or continue later than the dates specified.  
B. The preparation of lawn areas to be sodded may begin as soon as the area is designated by the Owner's Representative.

PART 2 - PRODUCTS

C. 2.1 na

2.2 SODDING MATERIALS

- A. Sod:  
a. Certified Turfgrass Sod: Certified turfgrass sod is superior sod grown from certified, high quality seed of known origin or from plantings of certified grass sprigs or stolons. It is inspected by the certification agency of the area to assure satisfactory varietal identity and purity, overall high quality and freedom from noxious weeds or excessive amounts of other crop and weedy plants at time of harvest. It may be of either one variety or composed of a mixture of two or more varieties or species. However, all seed in a mixture must be certified. The turfgrass sod must meet the area's published standards for certification.  
B. Erosion Control Sock  
a. An erosion control sock with a minimum diameter of 8 inches.  
C. Composted leafmold

PART 3 - EXECUTION

3.1 SODBED PREPARATION

- A. Repair any eroded areas and make minor grading adjustments to provide good drainage and to meet grade at all walks and paved surfaces.  
B. Spread commercial grade 10-10-10- fertilizer over all areas to be seeded/sodded at the rate of 15 lbs per 1000 s.f. (650 lbs per acre) with an approved spreader. The fertilizer shall be delivered to the site in the original unopened containers which shall bear the manufacturer's guaranteed statement of analysis. Fertilizer shall be stored in a weatherproof place in such a manner that it shall be kept dry and its effectiveness will not be impaired.  
C. Spread composted leaf mould to a depth of 1/4 inch over all areas to be seeded/sodded.  
D. Disc and harrow or otherwise cultivate all areas thoroughly in at least two directions to thoroughly mix the above fertilizer and compost into the soil to a depth of 3" (inches). Drag lawn areas with approved equipment to insure a smooth surface to all lawn areas. Surface shall be cleaned of all stones larger than one inch, and of all existing vegetation, roots, brush, wire, grade stakes, and other objects.  
E. Inspection: The Owner's Representative shall be notified upon completion of seedbed preparation to examine and approve the grading and soil preparation and condition prior to start of seeding operations.

3.2 SODDING

- A. Moisten prepared surface immediately prior to laying sod.  
B. Lay sod within 24 hours after harvesting to prevent deterioration.  
C. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to soil or sod during installation. Tamp and roll lightly to ensure contact with soil, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.  
1. Lay sod across slopes exceeding 1:3.  
2. Anchor sod with steel staples spaced as recommended by sod manufacturer but not less than two anchors per sod strip to prevent slippage.  
D. Water sodded areas immediately after installation. Saturate sod to 4 inches of soil.  
E. After sod and soil have dried. Roll sodded areas to ensure good bond between sod and soil and to remove minor depressions and irregularities.  
F. Sod shall not be placed during a drought nor on frozen ground. No dry or frozen sod shall be used.  
G. Upon completion of the above work, the surface of the sodded areas shall coincide with the finished grade, shall be flush with other seeded or turfed areas, and shall meet the established grade adjacent to any paved areas. Care should be taken in sodding to preserve the finish grade elevation, so that there will be not depressions or uneven places in the surface of the sodded turf areas.  
H. An erosion control sock shall be installed along the entire limit of the top edge of the sod installation. The sock shall be staked in place if necessary (stakes shall not extend above the level of the sock) and the sock shall be removed by the contractor after establishment of the sod has progressed to the point that undercutting by water infiltration has been eliminated and the above slope seeded turf has established to control downslope accumulation of soil or erosion. Reseed area under sock when it is removed.

3.4 CLEAN UP

- A. Upon completion of the work, clean ground of all debris, superfluous materials and equipment and remove them from the premises.

3.5 MAINTENANCE AND GUARANTEE:

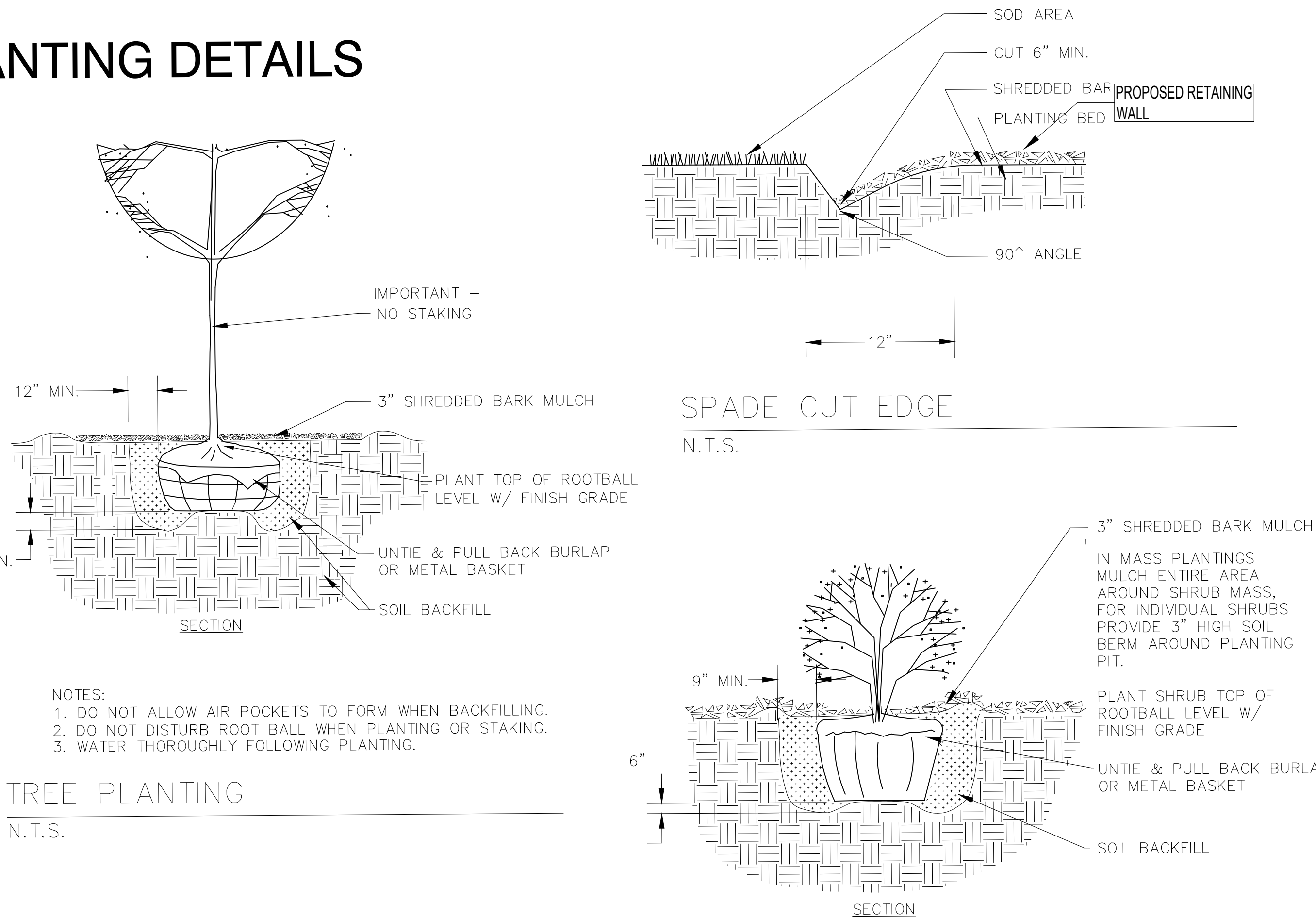
- A. Protection - Protection shall begin immediately after each portion of the work is completed by the Contractor.  
B. The maintenance of the seeded and sodded turf areas shall be the Contractor's responsibility until the new seeded grass is 4" high and thick enough to receive its first mowing by the Owner and the sod has fully rooted into the prepared base soil. Contractor shall water as necessary and reseed/replace bare spots which are larger than one square foot in size. Contractor shall protect seeded and sodded areas by watering, fertilizing, removing weeds, and reseeding/sodding as necessary, for a uniform stand of established grass and until approved by the Owner's Representative.  
C. Guarantee - The Contractor shall guarantee the production of a close stand of the specified species of grass, acceptable to the Owner's Representative. All repairs and reseeded/resodding are to be done as part of the contract and at no extra cost to the Owners.

3.6 INSPECTIONS

- A. The Project Construction Manager will make inspections upon request by the owner with or without notification to the Contractor.  
B. The Contractor shall notify the Project Construction Manager for final inspection. The request shall be in written form and received at least 10 (ten) calendar days before the anticipated date of inspection.

END OF SECTION

PLANTING DETAILS



- NOTES:  
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.  
2. DO NOT DISTURB ROOT BALL WHEN PLANTING OR STAKING.  
3. WATER THOROUGHLY FOLLOWING PLANTING.

TREE PLANTING

N.T.S.

NOTES -

ALL LANDSCAPE AREAS OUTSIDE OF MULCHED BEDS AND EXISTING NATURALIZED SHRUB/TREE AREAS TO BE SODDED

MECHANICAL IN GROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL LANDSCAPED AREAS INCLUDING TURF AND PARKING LOT ISLANDS

ALL SUBSTITUTIONS NEED TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

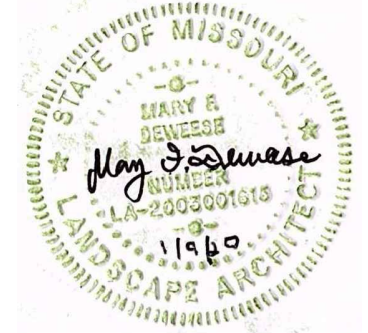
NO TREES ON THIS PLAN ARE TO BE STAKED

CONTRACTOR RESPONSIBLE FOR LOCATING ALL UTILITIES. CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER SITE FEATURES CAUSED BY ANY MEANS OF THE LANDSCAPE CONTRACTOR OR LANDSCAPE SUBCONTRACTORS.



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SITE BENCHMARK:  
"BENCHMARK" INSTALLED ON THE SOUTH SIDE OF UTILITY POLE APPROXIMATELY 11 FT SOUTH AND 1 FT EAST OF THE SOUTHWESTERN CORNER OF THE SUBJECT PROPERTY. SURVEY ELEV. = 685.33  
BENCHMARK:  
STATION SL-23 DATUM: NAVD 88  
ELEV. = 621.30 SURVEY ELEV. = 621.35

|                                                                                                                                                                                                                                                                                                                                                                                            |                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
|                                                                                                                                                                                                                                                                                                          |                               |
| MARY F. DEWEES LANDSCAPE ARCHITECT<br>LICENSE # 200301815                                                                                                                                                                                                                                                                                                                                  |                               |
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| NO. DATE                                                                                                                                                                                                                                                                                                                                                                                   |                               |



|                                                                                                                  |                |           |           |
|------------------------------------------------------------------------------------------------------------------|----------------|-----------|-----------|
| DATE: 12/19/19                                                                                                   | CHECKED: MD    | DRAWN: MD | SCALE: NA |
| LANDSCAPE PLAN DETAILS AND SPECS                                                                                 |                |           |           |
| JLA GROUP<br>NEW 20 UNIT APARTMENT BUILDING<br>10809-10819 OLIVE BLVD.<br>CREVE COEUR, ST LOUIS COUNTY, MO 63141 |                |           |           |
| M.S.D. BASE MAP 17N                                                                                              | SHEET NO. L2.0 | 1 OF 2    |           |

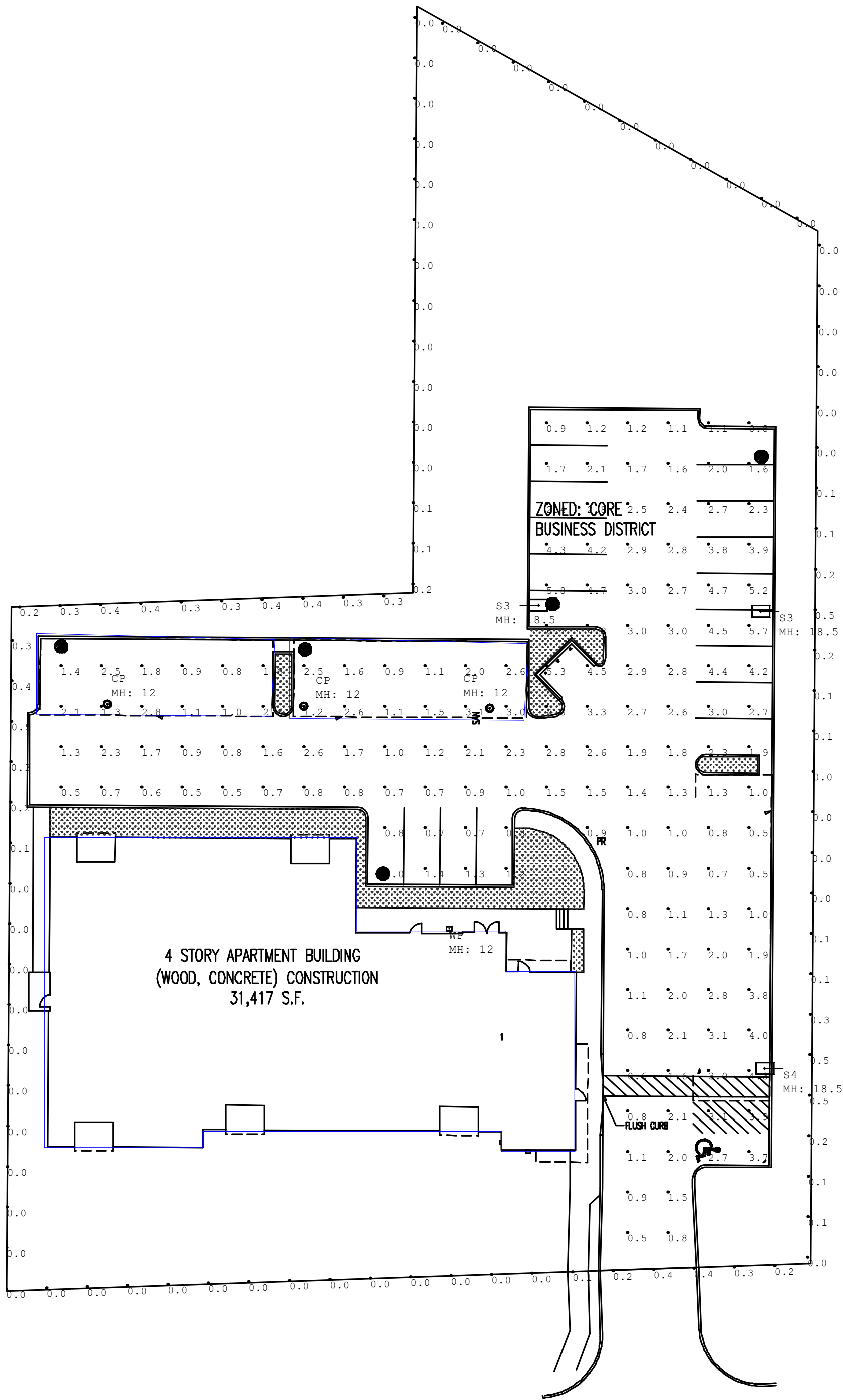




| #         | Date | Comments |
|-----------|------|----------|
|           |      |          |
|           |      |          |
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| Revisions |      |          |

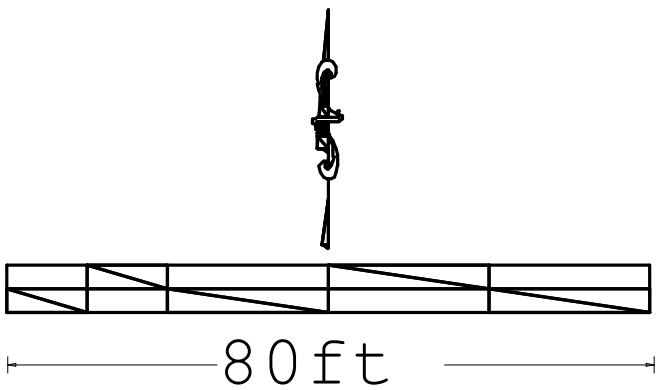
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| Drawn By: EEB  |
| Checked By:    |
| Date: 1/9/2020 |
| Scale:         |

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| OLIVE 20 UNIT APARTMENT BLDG.AGI |
|                                  |
|                                  |
|                                  |



| Calculation Summary |             |       |      |     |     |         |         |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label               | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| PROPERTY LINE       | Illuminance | Fc    | 0.11 | 0.5 | 0.0 | N.A.    | N.A.    |
| SITE LIGHTING       | Illuminance | Fc    | 2.04 | 6.1 | 0.5 | 4.08    | 12.20   |

| Luminaire Schedule |     |       |                                                              |             |       |            |             |
|--------------------|-----|-------|--------------------------------------------------------------|-------------|-------|------------|-------------|
| Symbol             | Qty | Label | Description                                                  | Lum. Lumens | LLF   | Lum. Watts | Total Watts |
| ○                  | 3   | CP    | BEACON SRT1-35-4K7-5QW-UNV-DB                                | 3769        | 0.900 | 34.6       | 103.8       |
| □                  | 2   | S3    | BEACON VP-S-60L-136-4K7-3-UNV-A-DB-BC/SSS-B-16-40-A-1-B4-DB  | 10544       | 0.900 | 133.427    | 266.854     |
| □                  | 1   | S4    | BEACON VP-S-60L-136-4K7-4W-UNV-A-DB-BC/SSS-B-16-40-A-1-B4-DB | 8537        | 0.900 | 133.506    | 133.506     |
| □                  | 1   | WP    | HUBBELL TRP1-12L20-4K7-4-UNV-DB                              | 2151        | 0.900 | 19.9       | 19.9        |





**LEGAL DESCRIPTION  
LOT CONSOLIDATION PLAT  
PART OF LOT 4 OF M.B. O'REILLY FARM SUBDIVISION  
10809-19 OLIVE BOULEVARD**

A TRACT OF LAND BEING PART OF LOT 4 OF M.B. O'REILLY FARM SUBDIVISION, RECORDED IN PLAT BOOK 9 PAGE 19, ST. LOUIS COUNTY RECORDER'S OFFICE, IN SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERN LINE OF OLIVE BOULEVARD, IRREGULAR WIDTH, SAID POINT BEING SOUTH 88 DEGREES 03 MINUTES 15 SECONDS WEST 140.00 FEET, FROM THE EASTERN LINE OF SAID LOT 4;  
THENCE SOUTH 88 DEGREES 03 MINUTES 15 SECONDS WEST 200.00 FEET, ALONG THE NORTHERN LINE OF SAID OLIVE BOULEVARD, TO A POINT IN THE EASTERN LINE OF HUTKIN KENNEDY, LLC PROPERTY, RECORDED IN BOOK 10698 PAGE 2100, ST. LOUIS COUNTY RECORDER'S OFFICE;  
THENCE ALONG THE EASTERN LINE OF SAID HUTKIN KENNEDY, LLC PROPERTY, THE FOLLOWING COURSES AND DISTANCES, NORTH 00 DEGREES 23 MINUTES 15 SECONDS EAST 170.00 FEET, TO A POINT, NORTH 88 DEGREES 03 MINUTES 15 SECONDS EAST 100.00 FEET, TO A POINT AND NORTH 00 DEGREES 23 MINUTES 15 SECONDS EAST 145.73 FEET, TO A POINT IN THE SOUTHERN LINE OF CITY OF ST. LOUIS WATER CONDUIT, 100 FEET WIDE;  
THENCE SOUTH 60 DEGREES 41 MINUTES 15 SECONDS EAST 114.16 FEET, ALONG THE SOUTHERN LINE OF SAID CITY OF ST. LOUIS CITY WATER CONDUIT, TO A POINT;  
THENCE SOUTH 00 DEGREES 23 MINUTES 15 SECONDS WEST 256.44 FEET, ALONG A LINE PARALLEL WITH THE EASTERN LINE OF SAID LOT 4, TO A POINT IN THE NORTHERN LINE OF SAID OLIVE BOULEVARD TO THE POINT OF BEGINNING AND CONTAINING 45,570 SQUARE FEET OR 1.05 ACRES AS PREPARED BY PITZMAN'S COMPANY.

# # # # #

**December 20, 2019**





10800



BIOBALANCE  
HEALTH



10803



Cockerham  
Law Firm



Cockerham  
Law Firm  
2nd Floor  
By Appointment Only

VISITOR

































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](http://www.creve-coeur.org)

**APPLICATIONS TO PLANNING AND ZONING COMMISSION  
#19-046 & #19-047: APPROVAL OF A BOUNDARY ADJUSTMENT AND  
A SITE DEVELOPMENT PLAN FOR A 20 UNIT APARTMENT BUILDING  
AT 10809-10819 OLIVE BOULEVARD**

**FOR THE MEETING OF:** Tuesday, January 21, 2020

**LOCATION:** 10809-10819 Olive Boulevard, Zoned Core Business District

**REQUEST:** Alvah Levine, of Levine Associates, on behalf of JLA Group, LLC, has submitted an application for Site Development Plan approval for a 20 Unit, 2-bedroom apartment building at 10809-10819 Olive Boulevard. Medium Density Multifamily Residential (up to 20 units per acre) (NAICS-CC814120) Developments are a permitted use in the CB-Core Business District. The Boundary Adjustment will consolidate the three lots into one development for a total of 1.05 acres.

**ADDITIONAL INFORMATION:** Section 405.1080 requires site plan approval by the Planning and Zoning Commission for any project which includes the development of a parcel of land that contains no buildings or for which the existing buildings are to be removed and a new building or buildings constructed. City Council action is not required. The existing structure on the properties are 2 original pre-existing homes with a detached garage from 1950 & 1959.

**Key Issues:**

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

**Creve Coeur 2030  
Comprehensive Plan  
References**

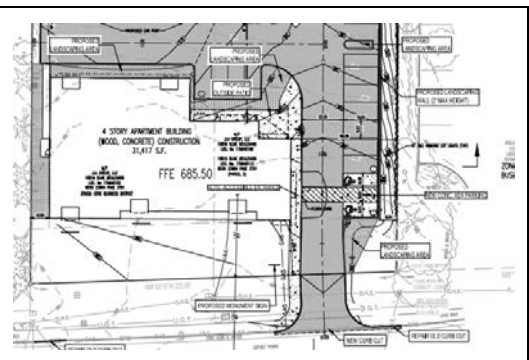
- East Olive Corridor  
Neighborhood Commercial  
District

**Zoning Code References**

- Table A: Permitted and  
Conditional Uses
- Section 405.370: CB-Core  
Business District
- Section 1080: Site Concept,  
Site Development and  
Minor Site Plan Approval.

**APPLICANT:** AJ Adewunmi  
JLA Group, LLC  
1917 Rutger Street  
St. Louis, MO 63104

**APPLICANT'S  
REPRESENTATIVE:** Alvah Levine  
Levine Associates  
830 Delmar Suite 220  
St. Louis, MO 63124



**REPORT PREPARED BY:** Whitney Kelly, AICP, City Planner  
**DATE:** 1/16/2020  
**ATTACHMENTS:** Applicant's Materials received January 10, 2020

Attachment: #19-046 & #19-047: Staff Report.1-21-2020 (#19-046 & #19-047: 10809-10819 Olive Blvd Apartments)



### PROPOSAL

The Applicant is seeking to consolidate the three lots into one 1.05 parcel with site development plan approval for a 4 story, 20-unit apartment building. A 680 square foot, roof top deck is provided along the east end of the building on the fourth floor as an amenity for the residents. The apartments are two-bedroom, 1,133 square foot each, and 40 parking spaces are provided with 20 of those located within covered carports.



Figure 1: South Front Elevation



Figure 2: North Rear Elevation



Figure 3: East and West Elevations



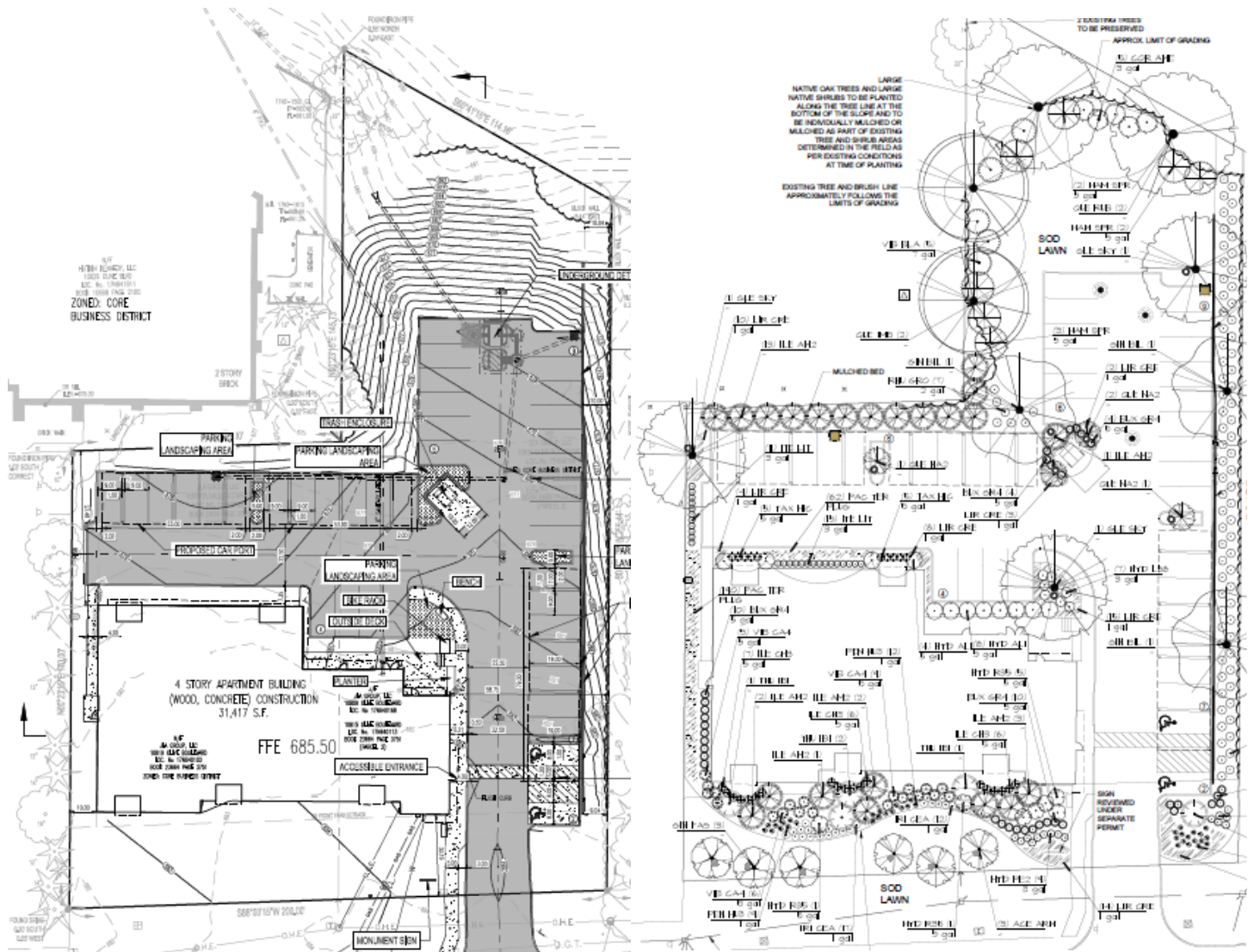


Figure 4: Applicant's Site Development Plan and Landscape Plan.

#### LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

| DIRECTION | USE                                   | ZONED                       | SEPARATED BY    |
|-----------|---------------------------------------|-----------------------------|-----------------|
| North     | Briarcliff Condominiums Common Ground | Un-zoned                    | NA              |
| South     | Residential/Office                    | C-Single Family Residential | Olive Boulevard |
| East      | Office Development                    | CB-Core Business District   | NA              |
| West      | Office Development                    | CB-Core Business District   | NA              |





The *Creve Coeur 2030 Plan*'s vision for the East Olive Corridor consists of the Neighborhood Commercial District place type, that supports the development of a variety of medium-to-low-density commercial, retail, office, neighborhood service business, and residential development in a commercial corridor with shallow lot depths. Recommendations include locating the majority of parking behind the building, establish pedestrian facility requirements to encourage walkable access, including 1) the provision of walkways between building and the public sidewalk; 2) walkways that provide pedestrian cross-access between neighboring lots; and 3) walkways connecting parking facilities to buildings. Additionally, the Plan includes a strategy to provide opportunities for greater diversity of housing options through the City to attract changing market demographics-including seniors, young professionals, and families. Consistent landscaping standards should be developed along Olive Boulevard to provide year-round interest with street trees, lighting and pedestrian amenities. As the use is permitted within the Zoning District and adds new housing to the East Olive Corridor where such development was recommended, the proposed use is consistent with the Comprehensive Plan.

The proposal is well situated on the site, with the parking to the side and rear, and with significant landscaping throughout and along the front of the building. The Design Guidelines call for high quality, pedestrian scale and walkable environments. Site and building design should address pedestrian needs and develop creative approaches to improving pedestrian interest, access and enjoyment. Building frontages should provide at least one public entrance from the street. Frontage design and signage locations should be coordinated with streetscape landscaping and street trees. Active building fronts with large window openings at ground level with transparent non-reflective, minimally tinted glass are strongly encouraged. The main entrance is located to the side on the east elevation to serve the accessible parking, and the entrance is accentuated with a metal canopy that is carried around to the front. The lobby entrance is located on the north elevation for the parking lot.

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parking to the north elevation to the lobby/entrance need to provide better connections as opposed to just ending at the parking lot, and the placement of a single bench within the landscaping seems poorly placed. A better integrated outdoor amenity space in this area would elevate the overall design of the area.

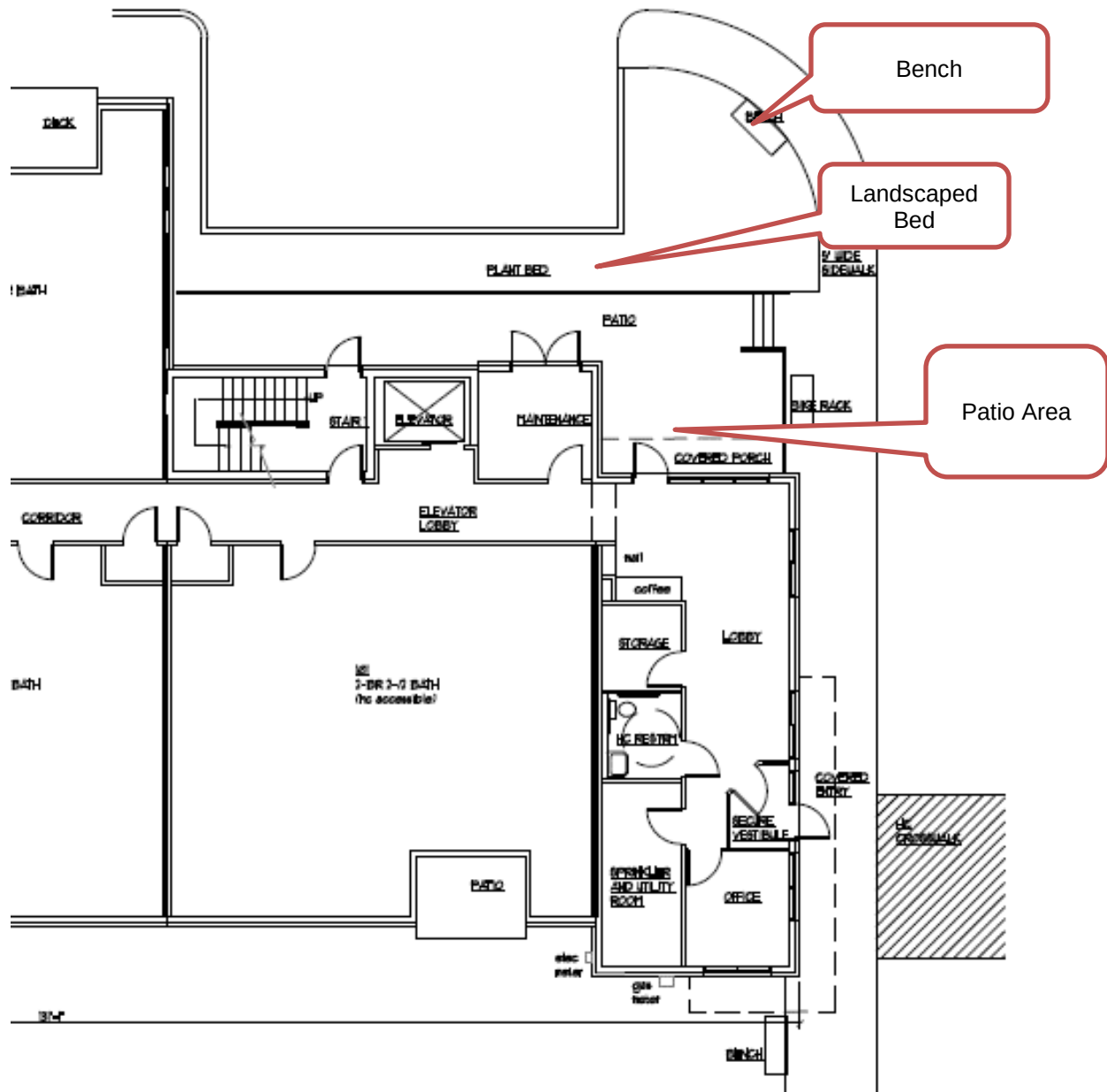


Figure 6: Close-up of the site plan where greater pedestrian interest needs to be provided.

#### Building Design and Materials

The City's Design Guidelines recommend a diversity of high-quality architectural design. Building design should incorporate a clear and well-articulated design concept. (C-Design, p. 8) Further, Architectural design should be compatible with the developing character of the neighborhood area. Design Compatibility includes complementary building style, form, size color and materials. (D. Relationship to Neighboring Development, p. 9). Materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged. A preference should be given toward "Green" building materials that can be recycled. Highly reflective and/or synthetic materials are discouraged. Material or color changes should occur at a change of plane. Material or color changes at the outside corners of structures that give the impression of "thinness" and artificiality of the material are discouraged.



Inconsistent adornment and frequent changes in material should be avoided (E. Materials/ Colors, p. 9 and 10). Both the adjacent buildings are all brick structures that are 2-3 story buildings, with a darker brick on the west and a grey brick structure to the east.

Specific recommendations within the Design Guidelines for Multiple-Family/Attached Residential Developments are also provided, that include that new multi-family residential developments are to respect the scale and character of any adjacent residential neighborhood. Attention to views, building scale and orientation, proximity to adjacent uses, location of driveways, noise, lighting, topography and landscape should be respected, and that building facades should be articulated by using color, arrangement, or change in materials to emphasize the façade element. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades should be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering institutional appearance; and individual dwelling units should be architecturally expressed. Such expression shall help reduce the apparent scale of the building and shall increase the feeling of individual identity of each unit. (page 13).

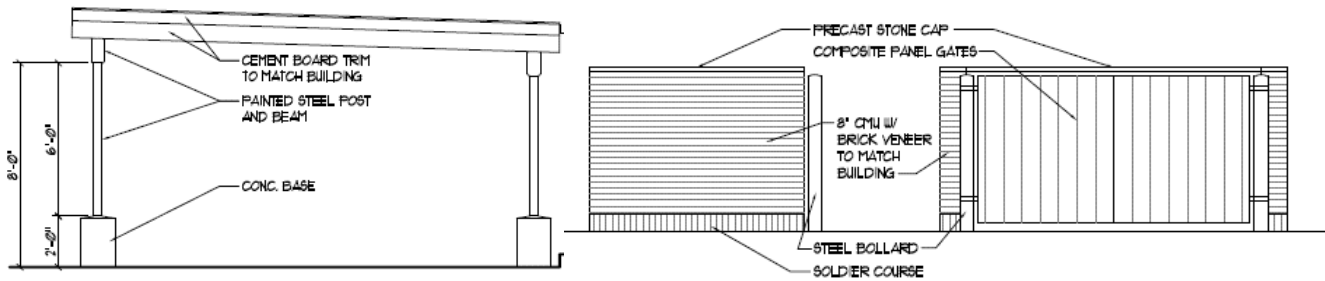
The proposal utilizes four different materials on the building, with a reddish tone brick on the lower portion, Nichia siding in a wood-cedar color, plain cement building siding w/4" battens in a light grey with white trim, and cement building lap siding in a grey color with white trim. The overall design resembles The Vue at Creve Coeur Apartments, on Old Olive Street Road. While a repetitive design of a building is inherent for multi-family developments, Staff recommends that the Planning and Zoning Commission members review the design in context with the surrounding development and discuss any adjustments to the design; which may include increasing the amount of the brick to the overall structure, to eliminate some of the competing materials.

Material Samples were not provided in advance; the Applicant will bring the samples to the meeting. The Commission should review the proposed materials and colors with the Applicant and provide direction. Additionally, Staff could not tell if the brick was carried into the space for the balcony. Therefore, Staff has included a condition that the bricks are to be carried into the inside corners to be consistent with the Design Guidelines.

#### *Accessory Structures Design*

Additionally, the City's Design Guidelines strongly encourages high quality landscaping that accentuates the building and site. Accessory Buildings and Facilities are to be designed to directly relate in material, character and detail to the primary building on the site, as well as the design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials. The Design Guidelines state that Multi-Family Developments shall provide underground parking or parking within a basement garage for at least 50% of the required vehicular parking (p. 13). This also cross references a prior Zoning Ordinance, for the conditional uses for multi-family developments which now states that at a minimum, seventy percent (70%) of the required vehicular parking shall be provided within a parking garage or structure that is aesthetically integrated into and incorporates architectural features of the principal structure. While the proposal is not a conditional use, and thus the 70% of parking within a parking garage is not required, the Applicants are providing 50% of the parking under carports, that are appropriately placed to the rear and side of the building, behind the front building line. However, the proposed carports lack the design consideration relating to the basic structure. Greater design consideration should be provided to the column, instead of the painted steel post and beams on a concrete base. As an alternative, Staff recommends that the posts be wrapped in a durable material similar to the building and have a darker tone to blend into the site, for a smoother appearance. An example of this recommendation is provided in Figure 8, below.





**Figure 7: Applicant's Carport and Trash Enclosure Elevations**



**Figure 8: Google image of carport design that shows a consistent smooth column as suggested by Staff.**

Significant evergreen landscaping has been provided to block the parking from the adjacent office building to the north, but on the east property line the planting are low ground cover, and upright evergreens should be incorporated to match elsewhere, to aid in screening the structures from view from Olive Boulevard for those carports along the east property line. The Commission should discuss with the Applicant greater design consideration to the carports to further the proposal toward the intent of the Design Guidelines recommendations.

The trash enclosure is a CMU with brick veneer to match the building and is also surrounded with landscaping. The site plan does indicate a retaining wall along the east property line for the new parking area that is approximately 9.04 feet from the property line, with the carports at 10 feet from the property line. The retaining wall will be between 2 and 3 feet, and the Applicant has indicated that it will be an interlocking masonry wall. However, no details or materials was provided. The Commission should review the materials and color for consistency with the building elements.

## ZONING REVIEW

As previously stated, the property is zoned CB-Core Business District where Medium Density Multi-Family Developments (20 units per acre or less) are a permitted use. Maximum height allowed on lots that are smaller than three (3) acres, is four (4) stories or sixty (60) feet in height. The proposal is a four-story building with an overall height of 48 feet. Maximum site coverage is 63% in the CB-Core Business District, the proposal is showing overall site coverage of 54.8%. Building Setbacks are 10 ft for the side and rear yards, while the front has a maximum of 80-foot front yard setback for from Olive Boulevard. The Building sits at 30.16 feet to approximately 35.5 feet on the west from the front property line, and



approximately 60 feet from the curb for Olive Boulevard, and 10 feet from the west property line and approximately 57.75 feet from the east property line. The floor area ratio is 0.69, where the maximum floor area ratio allowed is one square foot of floor area per square foot of site. Therefore, the proposal meets with the requirements for the CB District. Accessory Uses and Structures such as carport, also must maintain the same side yard setback, and can be up to 5 feet from the rear property line per Section 405.460(D) Location. The carports are located 10 feet from the east property line and the north property line behind the building.

### *Landscaping*

The Landscape Plan is well designed throughout the site, with the appropriate amount of street trees and parking lot landscaping, to comply with Section 405.540(F) of Landscaping Section within the Zoning Ordinance. The large existing trees front portion of the property need to be removed due to underground utilities interference, demo activities, and grading. The plans include that an underground irrigation system is to be provided to comply with this Section. A variety of two different street trees has been provided to address City Council's prior comments regarding greater variety of plant materials along the frontages to aid in disease resistance.

Section 405.540(F)(1) requires one street tree for every 30 lineal feet or part thereof and such trees are to be located on the subject property at least 2.5 feet but not more than 12 feet back from the curb, unless additional setback is necessary to accommodate planned road widening, overhead utility line or some other condition identified by the Director of Planning. The new street trees along Olive Boulevard are pushed farther back from the curb, due to the overhead utilities are present in this. 175' of frontage (not including drive isle) requires 6 street trees and 6 trees are provided (3 columnar ginkgo and 3 columnar maple). The columnar trees are set back from the overhead utilities between to provide minimum clearance of future canopy.

Dense evergreen plantings are provided to screen the carports from the adjacent building to the north. However, the Landscape Plan along the east property line is showing a gro-low sumac. Staff recommends that similar plantings screening the north carports should be included along the east to provide similar screening of the carport structures.

### *Lighting*

Section 405.680 states all lighting shall be downcast and fully shielded and that lighting shall not be cast upon an adjacent property or right-of-way nor shall glare be emitted from an illuminant source. Lighting standards for non-residential districts have a maximum height of 24 feet. Lighting underneath the carports have been provided. The photometric plan shows an average illumination of 0.11 at the property line, and 2.04 within the site. Section 405.810(4) and Section 405.680(B)(5) Lighting have a minimum illumination level of not less than an average of one (1) foot-candle of illumination. 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. The parking lot light fixtures will be a LED, that are downcast and shielded to meet with these requirements.

### *Sidewalks*

The sidewalks shown on the drawings have a variety of depth from 5 feet to 6.21 adjacent to the building. Section 405.730(A)(2) requires that the minimum width of internal sidewalks in non-residential developments shall be at least six (6) feet or eight (8) feet if used as a curb stop. While the proposal is a residential development, it is in a commercial zoning district within a walkable area, and given that the use is 20 units, versus a single family residence, Staff recommends that all of the sidewalks have a consistent walkway of 6 feet throughout the development. The site plan does indicate that the accessible aisle is a textured concrete to differentiate it from the drive aisle, to comply with Section 405.730(A)(1)(c) that calls for the use of textured or tinted materials for pedestrian crossings shall be



utilized where pedestrian circulation paths cross a vehicular route as determined by the Planning and Zoning Commission.

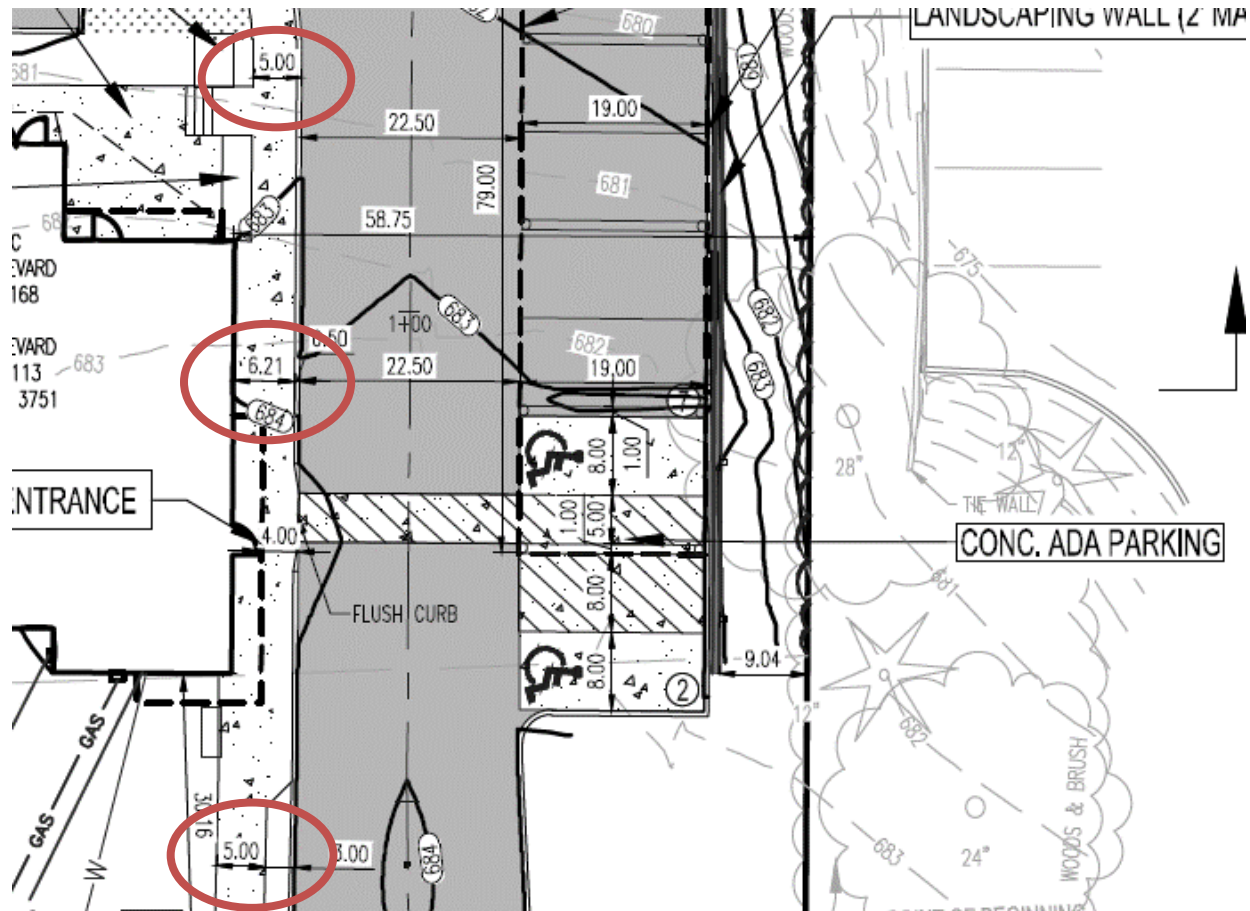


Figure 9: Close-up of the site plan showing the sidewalks with the sidewalk depth circled.

### Traffic Impacts

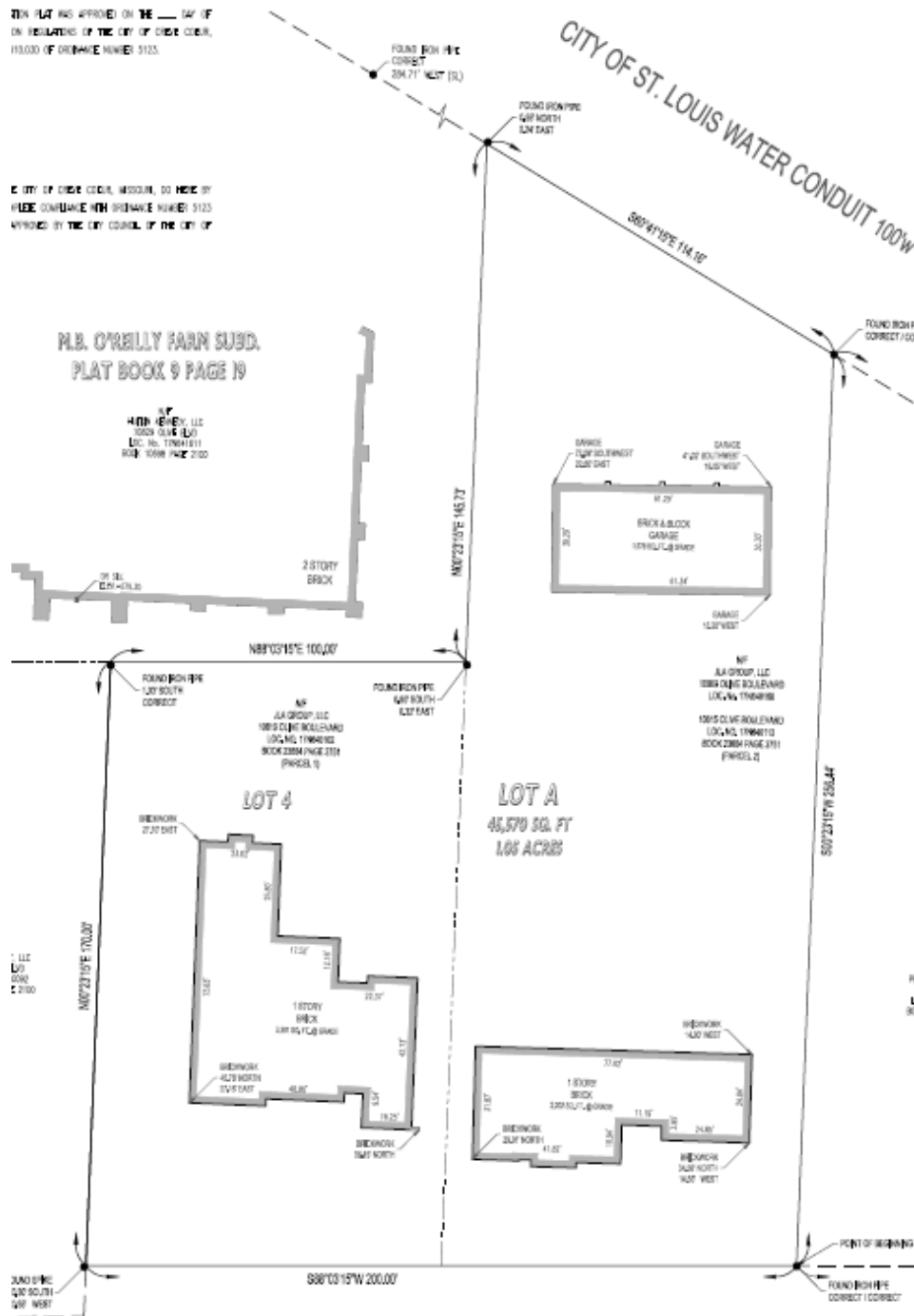
MoDOT has performed an initial review of the proposed development and finds the site plan to be feasible. MoDOT is not requiring a traffic impact study at this time due to the number of units being below their threshold for trips to require a TIS. MoDOT has a back to back left turn project at Old Olive that may be affected by this development, but those details can be worked through during their review of the detailed plans with the permit. Final approval will be in the form of a permit issued from MoDOT after review of detailed plans.

### Parking

Section 405.820(B)(2)(b) of the Required Off-Street Parking Spaces provides that multi-family uses shall provide two (2) parking spaces per dwelling unit for the first (1st) fifty (50) dwelling units; one and three-quarter ( $1\frac{3}{4}$ ) spaces per dwelling unit for the second (2nd) fifty (50) dwelling units; and one and one-half ( $1\frac{1}{2}$ ) spaces per dwelling unit for all units in excess of one hundred (100) units. As the development consists of 20, two-bedroom units, thus 40 parking spaces are required and 40 have been provided. Additionally, parking spaces within parking garages, parking space width shall be measured from the base of structural columns rather than from the center of such columns, per Section 405.830(C), and 90 degree parking the usable space is to be 9 feet by 19 feet, per Section 405.810(A)(1)(a). The Applicant has extended the width of the parking stalls to provide for the measuring of the parking stall at the base of the carport.



As discussed above, the proposal includes an application (Application #19-047) to consolidate the two lots into one 1.05 Acres.



**Figure 10: Applicant's Site Consolidation Plat**

## 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. Properties zoned CB-Core Business District require a minimum of 1/2 acre or 21,780 square feet of lot area, and a minimum lot of width and lot depth of 100 feet, and there are no non-conformities being created with the consolidation of the existing properties. The drawings are technically accurate, and the adjustment does not create any additional non-conformities at this time. Staff concludes that the adjustment should be approved by the Planning Commission, subject to the conditions in the example motion.

#### **SUMMARY AND RECOMMENDATION ON THE PROPOSED DEVELOPMENT**

Based on the above analysis, below is the list of issues that Staff believes need further discussion and revisions:

- Greater design consideration of the pedestrian amenity space along the north side of the entrance.
- Increase the use of brick, and thereby decrease number of competing materials on the building.
- Review the color scheme to ensure consistency with the surrounding buildings.
- Greater Design consideration of the carports
- Additional upright evergreen plantings along the east property lines to screen the carports from view.

Once the Commission has discussed these elements with the Applicant, Staff recommends that the item be continued for revisions. However, if the Commission feels that discussions with the Applicant adequately address the issues and wishes to move forward with a vote below are the recommended conditions of approval discussed within the report are below; additional conditions will need to be included to address the items above:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Building Elevations shall be in substantial compliance with the Elevations presented to the Planning and Zoning Commission received on January 10, 2020 as bound together and submitted in conjunction with Application #19-046, and as amended by the Commission.
2. The Applicant is required to submit Grading and Site Improvement Plans, showing all exterior improvements, for the repair, resurfacing and striping of the parking lot, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the Site Plan information received on January 10, 2020 as bound together and submitted in conjunction with Application #19-046, and as amended below.
3. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 405.810 of the Parking Ordinance, and shall be a maximum of 24 feet in height, as discussed in the Staff Report.
4. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt manner. Additional upright evergreen shall be provided along the east property line to provide additional screening of the carports.
5. All internal sidewalks shall have a minimum width of 6 feet, and comply with Section 405.730
6. Any mechanical equipment installed for the site shall be properly screened with approved materials.
7. All signs shall submit for a permit and all signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.



8. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued. Should the school wish to utilize additional square footage within the building, the Zoning Administrator may authorize such additional square footage without the need to revise the Ordinance, provided there were no significant alterations to the exterior of the building or site, and based upon a review of parking, and that all other Zoning Code and Building Code requirements are met.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No 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.

#### **ACTION AND MOTION ON THE BOUNDARY ADJUSTMENT/CONSOLIDATION PLAT**

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.

Should the Commission wish to move forward with the Boundary Adjustment, in conjunction with the approval of the site plan, two separate motions are needed. The following is an example of a motion for the Boundary Adjustment/Consolidation Plat:

“I move to approve the Lot Consolidation Plat Part of Lot 4 of M.B. O’Reilly Farm Subdivision Plat Book 9 page 19 City of Creve Coeur, St. Louis County, MO, as described in the staff report on application #19-047 for the meeting of January 21, 2020 subject to the condition that a final drawing be prepared for signature and recording, and a copy of the recorded plat be provided to the City.”

#### **ACTION AND MOTION ON THE SITE DEVELOPMENT PLAN**

If the Commission wishes to continue the item for further revisions and discussion, the following is an example of an appropriate motion for this application

“I move to continue Application #19-046 to the February 6<sup>th</sup> Planning and Zoning Commission meeting for further revisions”

The following is an example of an appropriate motion for this application, should the Commission wish to move forward with a vote:



“I move to approve Application #19-046 for a 20-Unit apartment building located at 10809-10819 Olive Boulevard as shown in the site development plans and subject to the conditions discussed in the Staff Report for the meeting of January 21, 2020” (conditions may be added, eliminated, or modified by preceding motion).

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**APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES**

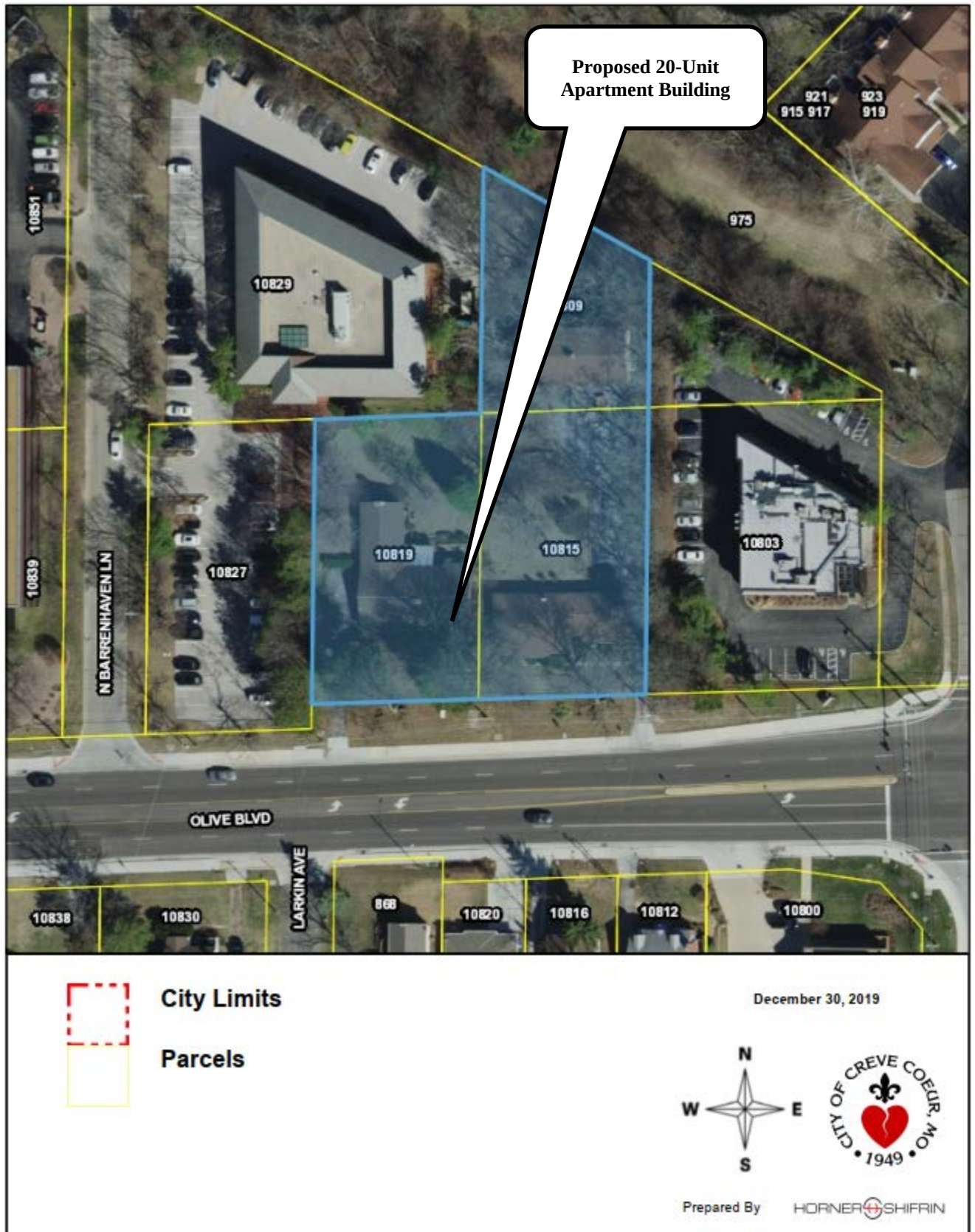
Included and attached by reference. See body of report for specific excerpts.

**APPENDIX 2: ZONING CODE**

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



### APPENDIX 3: AERIAL PHOTO



Attachment: #19-046 & #19-047: Staff Report.1-21-2020 (#19-046 & #19-047: 10809-10819 Olive Blvd Apartments)



#### APPENDIX 4: SITE PHOTOGRAPHS

Photo Date:1/16/2020



Description: View of the subject property looking northeast from Olive Boulevard



Description: View of the subject property looking northwest from Olive Boulevard





Description: View looking north from Olive Boulevard at the existing office development at 10829 Olive Boulevard adjacent to the subject property on the west.



Description: View of the existing office development at 10839 Olive Boulevard west of the subject property





Description: View looking north from Olive Boulevard at the existing office development at 10803 Olive Boulevard adjacent to the subject property on the east.



Description: View of the office buildings looking southeast across from the subject property.





Description: View of the existing homes looking south across from the subject property.





JLA GROUP  
LLC

1917 Rutger Street St. Louis MO 63104

Planning and Zoning Commission  
City of Creve Coeur  
300 North New Ballas Road  
Creve Coeur, Missouri 631421

RE: 10809-19 Olive  
Site Plan Review Submission

JLA Group is pleased to submit site development drawings for a new 20-unit apartment project at this address. I have lived in Creve Coeur for most of my adult life, and I have looked at this property as a great location for multi-family apartments.

The parcel consists of two lots (to be combined), originally single family homes, but used for business operations recently. The parcel is zoned CB Core Business District. This zoning permits medium density residential up to 20 units per acre. The parcel is just over an acre in area, and we are proposing 20 two-bedroom apartments.

Two parking spaces are required per dwelling. The project includes 40 parking spaces, with half of the parking located under carports. There will be two handicap accessible parking spaces.

The project meets all of the requirements for this zoning district. Additionally, the building has been designed to conform to the requirements of the city Design Guidelines.

The building is set back from the Olive Right-of-Way a minimum of 30 feet. However there is a wide green space in the right of way, which sets the building about 55 feet from the curb. The front area is to be heavily planted, including new shade trees. (While there are several existing trees in the front yard, these are impacted by existing utility lines and cannot be saved.) The building foundation is screen by shrubbery, including larger elements to mask private patios on the first floor. Additional trees and other landscaping is provided around the parking and trash areas.

The four-story building is oriented so the mass of the building fronts on Olive, with easy pedestrian access from the street. All parking is set back from the building line, and generally screened by the building itself. The building elevation includes a varied massing, setbacks, and bays. The elevation is generally brick, with several elements using cement board siding. The color palette of the elevation is smooth red brick, and light gray siding with white trim. Distinctive prefinished wood color siding is used on projecting bays.

The building includes common areas for residents. There will be a secure entry, adjacent to the building office. The open lobby includes a sitting area, mail area and coffee bar. The lobby is open to a rear patio. On upper floors there will be a meeting room, workout room and a rooftop terrace. Interior corridors are heated and cooled.



10809-19 Olive

Page 2

The dwellings are all large—about 1138 sf each, and includes a private patio or deck. Each two bedroom unit is designed for Type “B” handicap accessibility, with one Type “A” fully handicap accessible unit in the project. Each bedroom includes walk-in closet and a private bathroom, and the apartment also includes a powder room. The open kitchen includes an island with a breakfast bar. Side by side washer and dryer will fit in the laundry room. Each apartment has a separate furnace and water heater.

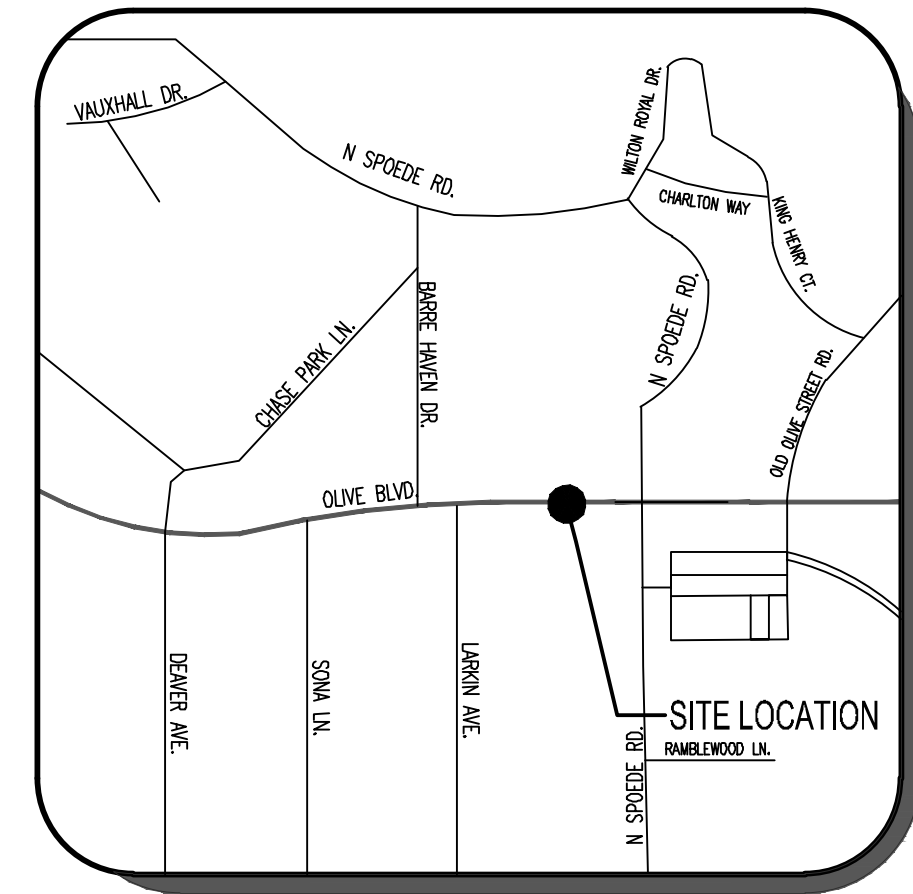
We are excited about the opportunity to present the project to the Planning and Zoning Commission.

Sincerely,

AJ Adewunmi  
JLA Group LLC

Attachment: Applicant's Materials Received 1-10-2020 (#19-046 & #19-047: 10809-10819 Olive Blvd Apartments)





**SITE LOCATION MAP**  
SCALE: N.T.S.

| SERVICES & UTILITIES |                                                                                                         |
|----------------------|---------------------------------------------------------------------------------------------------------|
| COMPANIES            | ADDRESS                                                                                                 |
| ELECTRIC             | AMEREN UE<br>4440 NORTH UNION<br>ST. LOUIS, MO. 63115<br>TEL: (314) 324-1111                            |
| GAS                  | SPIRE ENERGY<br>700 MARKET STREET<br>ST. LOUIS MO. 63101<br>TEL: (314) 342 0500                         |
| SEWER                | M.S.D.<br>2350 MARKET<br>ST. LOUIS, MO. 63103<br>TEL: (314) 768-6200                                    |
| TELEPHONE            | AT & T COMMUNICATIONS<br>14780 MANCHESTER ROAD<br>ST. LOUIS, MO. 63131<br>TEL: (314) 505-1486           |
| WATER                | MISSOURI AMERICAN WATER<br>535 NORTH NEW BALLAS ROAD<br>ST. LOUIS, MO. 63141<br>TEL: (314) 991-0333     |
| CABLE                | CHARTER COMMUNICATIONS<br>941 CHARTER COMMONS DRIVE<br>TOWN & COUNTRY, MO. 63017<br>TEL: (636) 207-7044 |
| FIRE                 | CREVE COEUR FIRE DISTRICT<br>11221 OLIVE BLVD.<br>CREVE COEUR, MO. 63141<br>TEL: (314) 432-5570         |
| SCHOOL               | LADUE SCHOOL DISTRICT<br>9703 CONWAY RD.<br>ST. LOUIS, MO. 63124<br>TEL: (314) 994-7080                 |

| SITE DATA TABLE |                                                                                                                                                                                     |                                     |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
|                 | EXISTING                                                                                                                                                                            | PROPOSED                            |
| USE             | 2 - SINGLE FAMILY RESIDENCES                                                                                                                                                        | APARTMENT BUILDING                  |
| ZONING          | CORE BUSINESS DISTRICT                                                                                                                                                              | CORE BUSINESS DISTRICT              |
| ADJACENT ZONING | CORE BUSINESS DISTRICT                                                                                                                                                              | CORE BUSINESS DISTRICT              |
| TOTAL SITE AREA | 45,570 S.F. (1.05 ACRES)                                                                                                                                                            | 45,570 S.F. (1.05 ACRES)            |
| PERVIOUS AREA   | 28,941 S.F.                                                                                                                                                                         | 17,824 S.F.                         |
| IMPERVIOUS AREA | 16,629 S.F.                                                                                                                                                                         | 27,746 S.F.                         |
| SITE COVERAGE   | 36.5%                                                                                                                                                                               | 54.8%                               |
| PARKING         | REQUIRED PARKING = 20 UNITS @ 2 SPACES/ UNIT = 40 SPACES REQUIRED<br>PROVIDED PARKING = 40 SPACE W/ 2 SPACES BEING ADA COMPLIANT.                                                   |                                     |
| LANDSCAPE RATIO | PARKING AREA<br>REQUIRED LANDSCAPE = 15,855 SF / 350 X 10<br>PARKING LANDSCAPE PROVIDED<br>58 SF EACH PARKING LOT ISLAND<br>181 SF AROUND TRASH ENCLOSURE<br>207 SF AT INTERSECTION | = 15,855 SF<br>= 453 SF<br>= 504 SF |
| LOT INFO        | SITE AREA = 45,570 SF;<br>FLOOR AREA RATIO = 68.9%;<br>LOT COVERAGE: 25,000 SF = 54.8%                                                                                              |                                     |
| BUILDING INFO   | 1 BUILDING; 4 STORIES = 48' HIGH;<br>NUMBER OF UNITS: 20 DWELLING UNITS TOTAL;<br>UNIT TYPE: 2-BEDROOM 2-1/2 BATH                                                                   |                                     |
| BUILDING INFO   | 8,014 SF PER FLOOR, 7226 SF ON FLOOR 4<br>GROSS BUILDING AREA = 31,268 SF<br>EACH UNIT = 1,133 SF                                                                                   |                                     |
| TOTAL SITE AREA | 45,570 S.F. (1.05 ACRES)                                                                                                                                                            |                                     |

NO SLOPES SHALL EXCEED 3:1  
PRIVATE OPEN SPACE = 1,245 SF

PROPERTY DESCRIPTION PER TITLE COMMITMENT:

PARCEL 1:  
PART OF LOT 4 OF M.B. O'REILLY FARM SUBDIVISION IN SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, FRONTING 100 FEET ON THE NORTH LINE OF OLIVE STREET ROAD BY A DEPTH NORTHWARDLY BETWEEN PARALLEL LINES OF 200 FEET AND BOUNDED EAST BY WEST LINE OF PROPERTY CONVEYED TO ERNEST C. LANDERS AND WIFE BY DEED RECORDED IN BOOK 2625 PAGE 544 OF THE ST. LOUIS COUNTY RECORDS, EXCEPT THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 3927 PAGE 547.

PARCEL 2:  
PART OF LOT 4 OF M.B. O'REILLY FARM SUBDIVISION IN SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, AND DESCRIBED AS HAVING A FRONTAGE 100 FEET ON THE NORTH LINE OF OLIVE STREET ROAD BY A DEPTH NORTH, BETWEEN PARALLEL LINES TO THE SOUTHWEST LINE OF THE CITY OF ST. LOUIS WATER CONDUIT RIGHT OF WAY, BOUNDED EAST BY WEST LINE OF PROPERTY CONVEYED TO JOSEPH METZLER AND WIFE BY DEED RECORDED IN BOOK 2129 PAGE 72 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 3927 PAGE 547.

15YR 20MIN STORM EVENT

|                                             |                |         |      |      |
|---------------------------------------------|----------------|---------|------|------|
| SITE AREA                                   | 45,570 SF      | 1.05 AC |      |      |
|                                             | AREA           | PI      | TQ   |      |
|                                             | SF             | CFS/AC* | CFS  |      |
| EXISTING CONDITIONS                         |                |         |      |      |
| BUILDINGS (NOT DIRECTLY CONNECTED TO SEWER) | 0              | 0.00    | 3.54 | 0.00 |
| BUILDINGS (DIRECTLY CONNECTED TO SEWER)     | 7,445          | 0.17    | 4.20 | 0.72 |
| PAVEMENT                                    | 9,184          | 0.21    | 3.54 | 0.75 |
| POROUS PAVEMENT                             | 0              | 0.00    | 1.70 |      |
| LANDSCAPE                                   | 28,941         | 0.66    | 1.70 | 1.13 |
| TOTALS =                                    | 45,570         | 1.05    |      | 2.59 |
|                                             | % IMPERVIOUS = | 56.49%  |      |      |
| PROPOSED CONDITIONS                         |                |         |      |      |
| BUILDINGS (NOT DIRECTLY CONNECTED TO SEWER) | 0              | 0.00    | 3.54 | 0.00 |
| BUILDINGS (DIRECTLY CONNECTED TO SEWER)     | 8,713          | 0.20    | 4.20 | 0.84 |
| PAVEMENT                                    | 19,033         | 0.44    | 3.54 | 1.55 |
| POROUS PAVEMENT                             | 0              | 0.00    | 1.70 | 0.00 |
| LANDSCAPE                                   | 17,824         | 0.41    | 1.70 | 0.70 |
| TOTALS =                                    | 45,570         | 1.05    |      | 3.08 |
|                                             | % IMPERVIOUS = | 60.89%  |      |      |

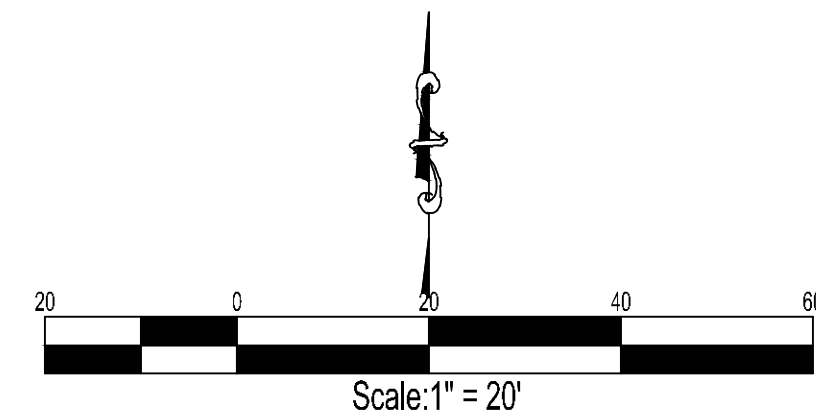
DEVELOPER/OWNER: JLA GROUP, LLC  
ADDRESS: 1917 RUTGER AVE, ST. LOUIS, MO 63104  
PHONE: 314-602-9030  
EMAIL: AJADEWUNMI@GMAIL.COM

ARCHITECT: ALVAH LEVINE  
ADDRESS: 8630 DELMAR AVE, SUITE 220  
ST. LOUIS, MO 63124  
PHONE: 314-991-5600  
EMAIL: ALVAH@LEVINEARCH.NET

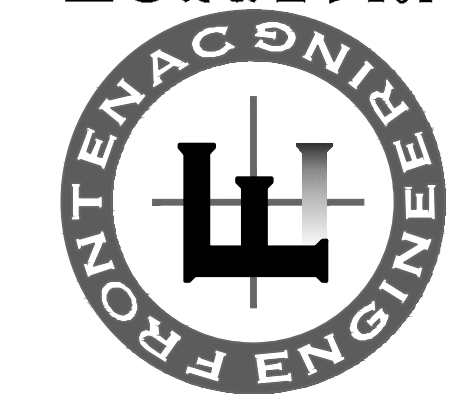
DIFFERENTIAL RUNOFF = 0.49 CFS < 2 CFS, FLOOD

DIFFERENTIAL RUNOFF STORAGE PER CITY REQUIREMENTS  
0.49 CFS x 60s x 20MIN = 588 CF

PROVIDED STORAGE = 760 CF

[illegible]

**FRONTENAC ENGINEERING GROUP**  
CIVIL / STRUCTURAL / LAND SURVEYING



|                   |                |              |                    |
|-------------------|----------------|--------------|--------------------|
| DATE:<br>12/19/19 | CHECKED:<br>JB | DRAWN:<br>ML | SCALE:<br>1" = 20' |
|-------------------|----------------|--------------|--------------------|

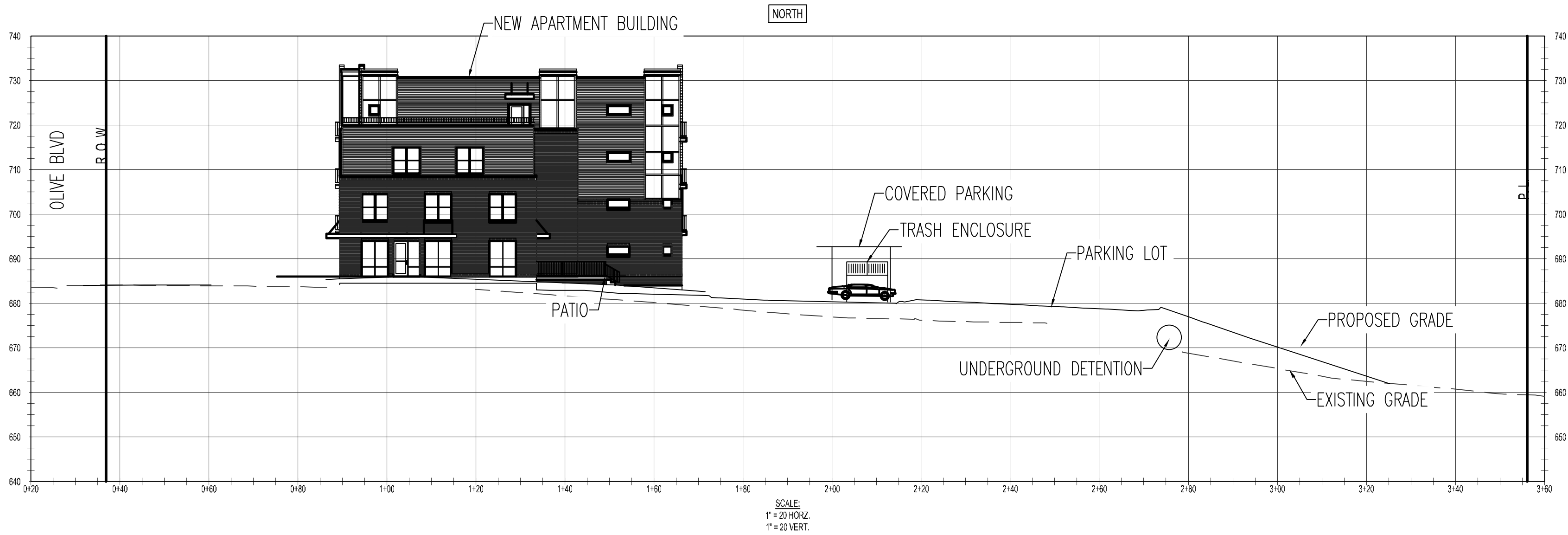
SITE DEVELOPMENT PLAN

**JLA GROUP, LLC**  
NEW 20 UNIT APARTMENT BUILDING  
10809-10819 OLIVE BLVD.  
CREVE COEUR, ST LOUIS COUNTY, MO 63141

SDP1.0

1 OF



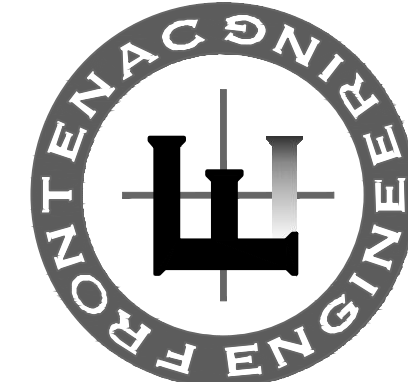


FACING WEST



FACING NORTH

|           |                                                                                                                       |          |          |          |
|-----------|-----------------------------------------------------------------------------------------------------------------------|----------|----------|----------|
| SHEET NO. | SITE SECTIONS                                                                                                         |          |          |          |
|           | JLA GROUP, LLC<br>NEW 20 UNIT APARTMENT BUILDING<br>10809-10819 OLIVE BLVD.<br>CREVE COEUR, ST LOUIS COUNTY, MO 63141 |          |          |          |
| SDP2.0    | DATE:                                                                                                                 | 12/19/19 | CHECKED: | JB       |
|           | DRAWN:                                                                                                                | ML       | SCALE:   | 1" = 20' |
| 2 OF 2    | 11/20/19/191245 JLA Group - 10809-10819 One Blw 44th St.01.dwg 11/20/19 12:36 PM                                      |          |          |          |



**FRONTENAC ENGINEERING GROUP**  
CIVIL / STRUCTURAL / LAND SURVEYING  
2725 SUTTON BLVD.  
ST. LOUIS, MISSOURI 63143  
PHONE: (314) 644-2200 FAX: (314) 644-0645  
WWW.FESTL.COM  
MO CERTIFICATE OF AUTHORITY:  
CIVIL / STRUCTURAL ENGINEERING: 001225  
LAND SURVEYING: 000262

|                                                                                                                                                                                                                                                                                                                                     |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| THE PROFESSIONAL SEAL AND SIGNATURE OF THE ENGINEER SHALL BE AFFIXED TO THIS DRAWING AND ONLY FOR CIVIL, STRUCTURAL ENGINEERING AND LAND SURVEYING. THE PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT TO WHICH THIS DOCUMENT REFERS. © COPYRIGHT 2019 FRONTENAC ENGINEERING GROUP, INC. |  |  |  |
| DAVID G. WELTON, PROFESSIONAL ENGINEER<br>LICENSE # PE-200918804                                                                                                                                                                                                                                                                    |  |  |  |
| NO. DATE REMARKS                                                                                                                                                                                                                                                                                                                    |  |  |  |
| ISSUE / REVISION DESCRIPTIONS                                                                                                                                                                                                                                                                                                       |  |  |  |

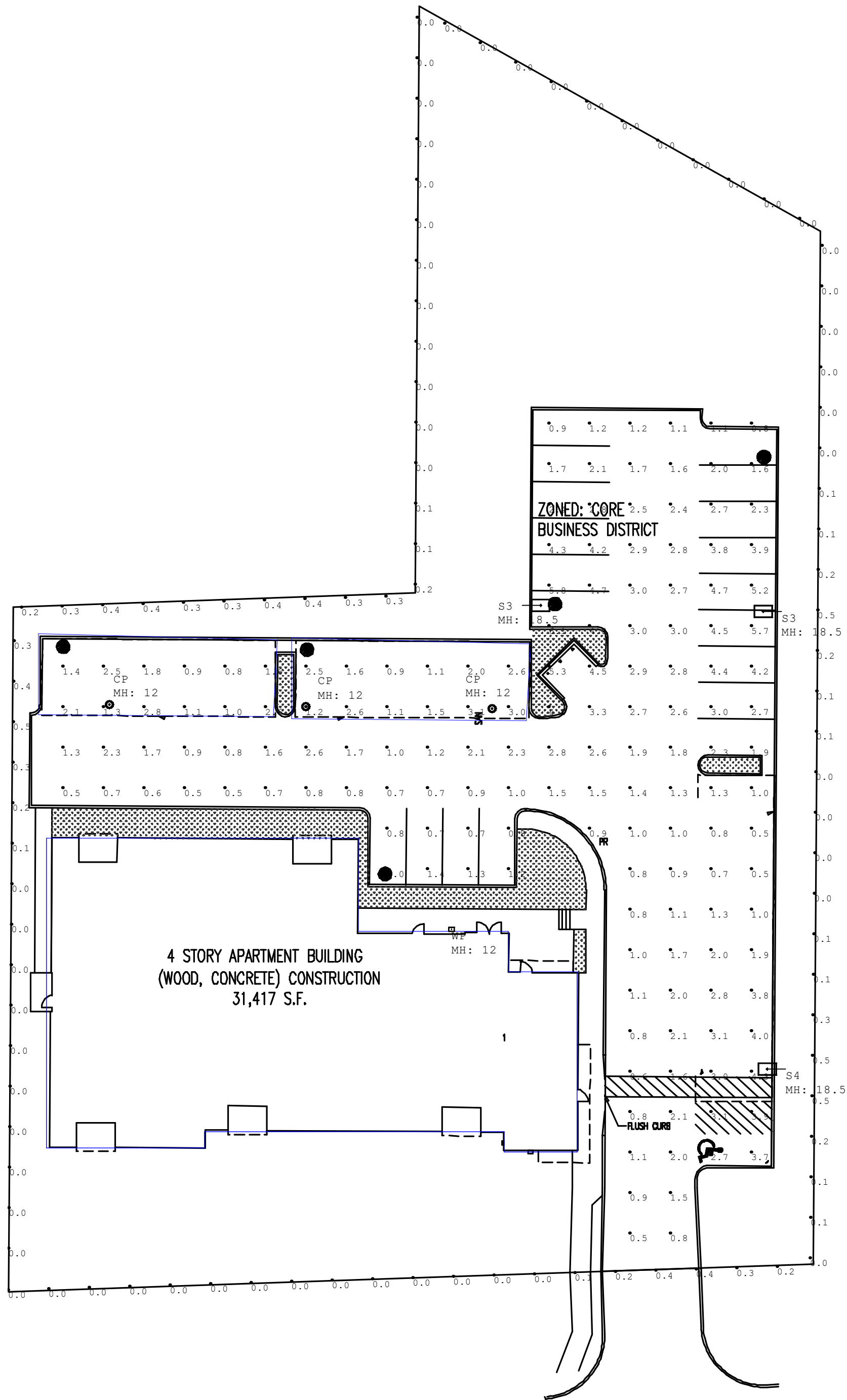




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|           |      |          |
|           |      |          |
| Revisions |      |          |

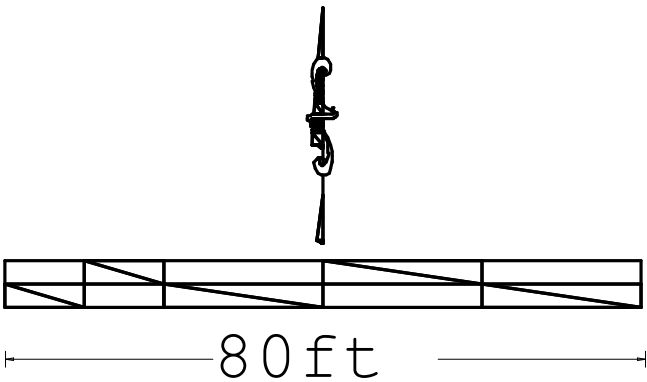
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|----------------|
| Drawn By: EEB  |
| Checked By:    |
| Date: 1/9/2020 |
| Scale:         |

|                                  |
|----------------------------------|
| OLIVE 20 UNIT APARTMENT BLDG.AGI |
|                                  |
|                                  |
|                                  |

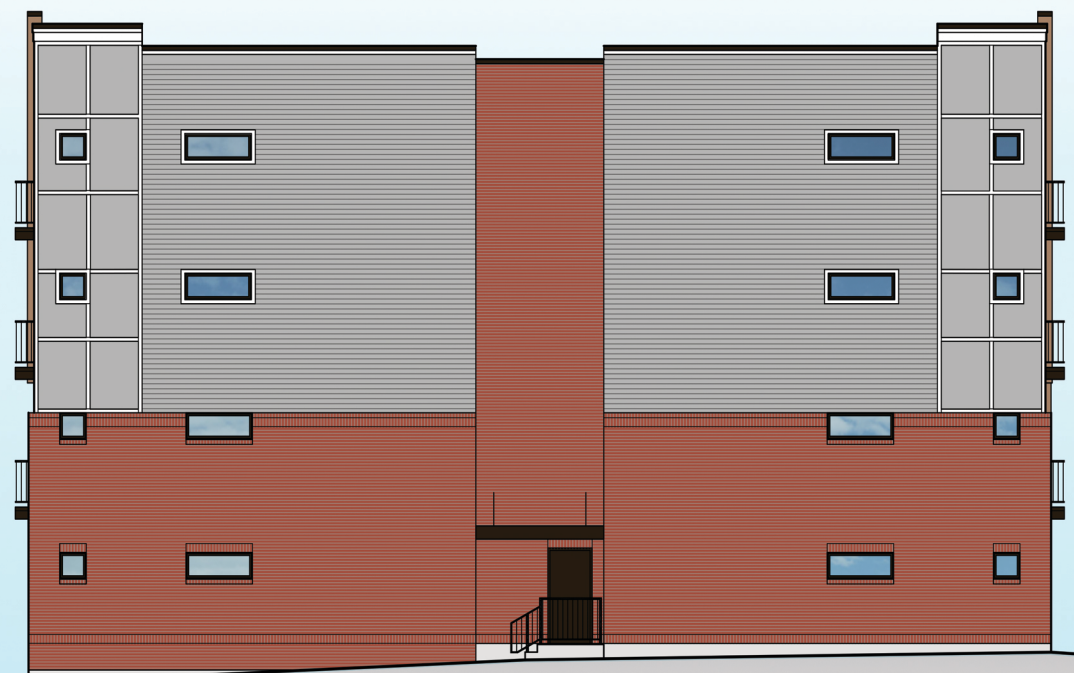


| Calculation Summary |             |       |      |     |     |         |         |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label               | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| PROPERTY LINE       | Illuminance | Fc    | 0.11 | 0.5 | 0.0 | N.A.    | N.A.    |
| SITE LIGHTING       | Illuminance | Fc    | 2.04 | 6.1 | 0.5 | 4.08    | 12.20   |

| Luminaire Schedule |     |       |                                                              |             |       |            |             |
|--------------------|-----|-------|--------------------------------------------------------------|-------------|-------|------------|-------------|
| Symbol             | Qty | Label | Description                                                  | Lum. Lumens | LLF   | Lum. Watts | Total Watts |
|                    | 3   | CP    | BEACON SRT1-35-4K7-5QW-UNV-DB                                | 3769        | 0.900 | 34.6       | 103.8       |
|                    | 2   | S3    | BEACON VP-S-60L-136-4K7-3-UNV-A-DB-BC/SSS-B-16-40-A-1-B4-DB  | 10544       | 0.900 | 133.427    | 266.854     |
|                    | 1   | S4    | BEACON VP-S-60L-136-4K7-4W-UNV-A-DB-BC/SSS-B-16-40-A-1-B4-DB | 9537        | 0.900 | 133.506    | 133.506     |
|                    | 1   | WP    | HUBBELL TRP1-12L20-4K7-4-UNV-DB                              | 2151        | 0.900 | 19.9       | 19.9        |





WEST SIDE ELEVATIONSOUTH FRONT ELEVATIONCARPORT SIDE ELEVATIONEAST SIDE ELEVATIONNORTH REAR ELEVATION

20 APARTMENTS  
10809-10819 OLIVE BOULEVARD  
CREVE COEUR, MISSOURI 63141  
JLA GROUP, DEVELOPER

PROJECT: 1939.01  
1-7-20

**LEVINE**  
*associates*

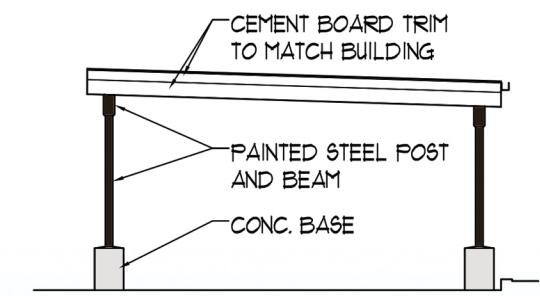
*architecture · interiors · planning*

8630 Delmar Boulevard, Suite 220  
Saint Louis, Missouri 63124  
Phone 314-991-5600 Fax 314-991-4420



Packet Pg. 64





**CARPORT SIDE ELEVATION**



**SOUTH FRONT ELEVATION**

20 APARTMENTS  
10809-10819 OLIVE BOULEVARD  
CREVE COEUR, MISSOURI 63141  
JLA GROUP, DEVELOPER

PROJECT: 1939.01  
1-7-20

**LEVINE**  
*associates*

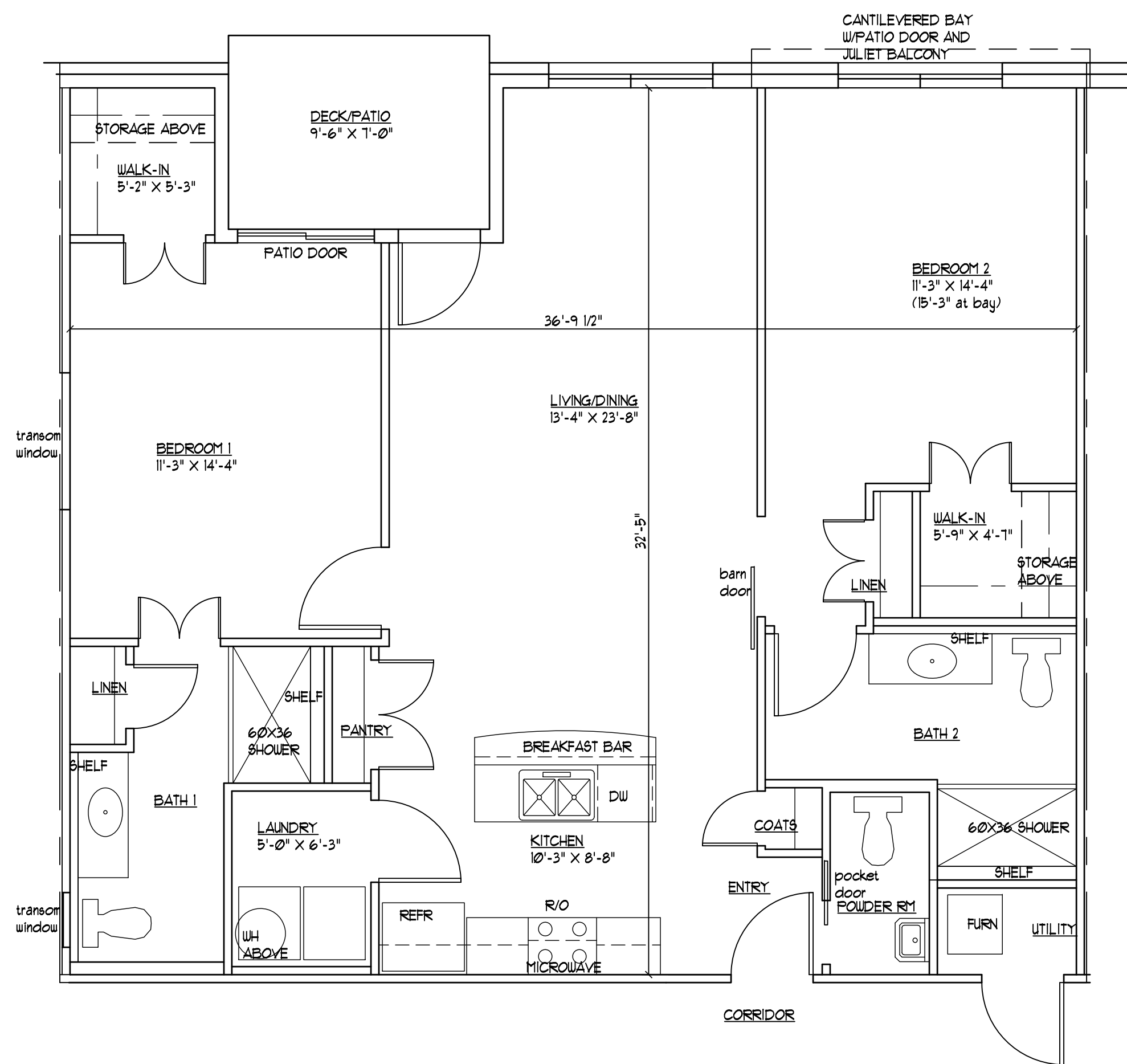
architecture · interiors · planning

8630 Delmar Boulevard, Suite 220  
Saint Louis, Missouri 63124  
Phone 314-991-5600 Fax 314-991-4420

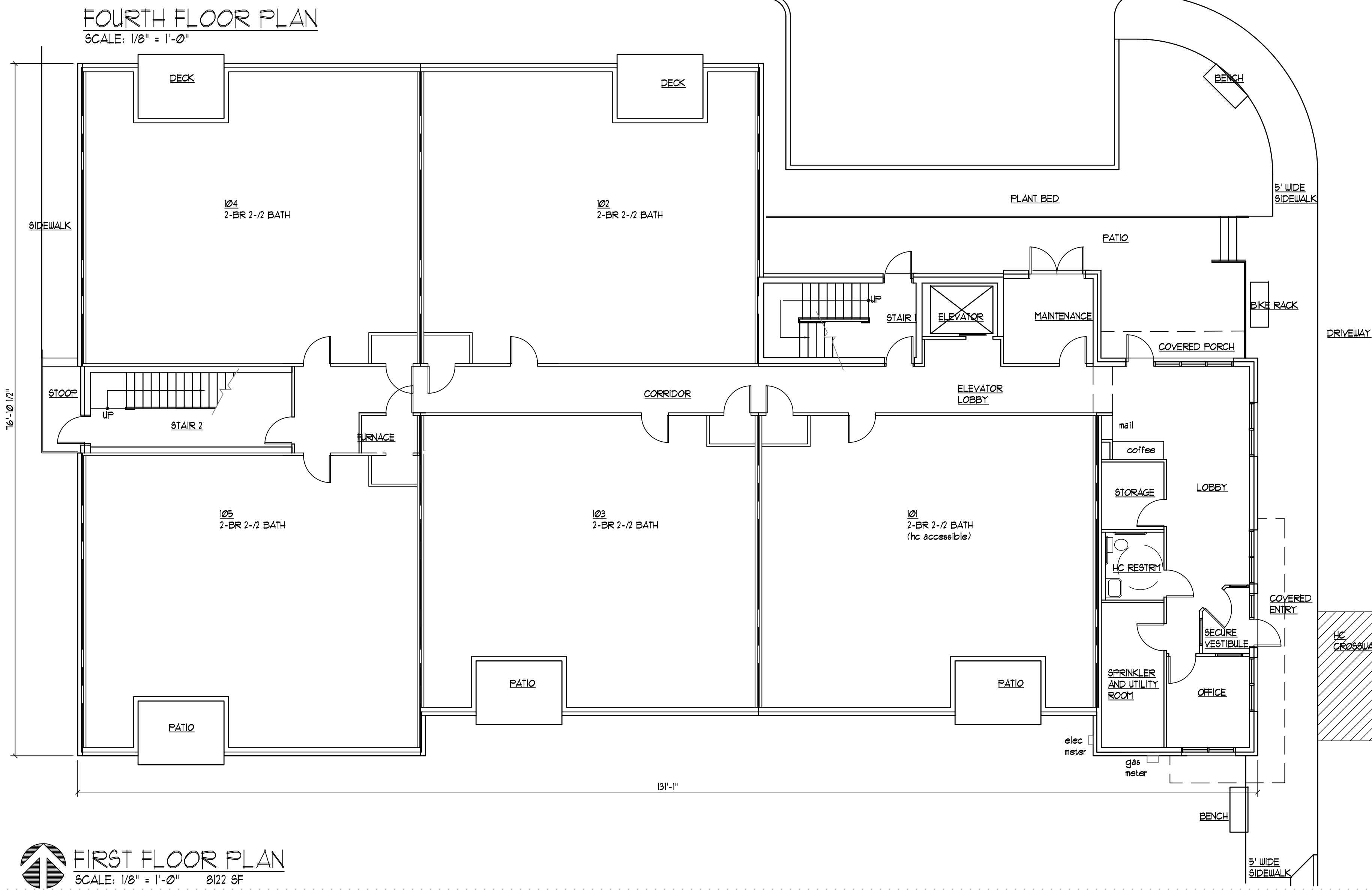
Packet Pg. 65

Attachment: Applicant's Materials Received 1-10-2020 (#19-046 & #19-047: 10809-10819 Olive Blvd Apartments)

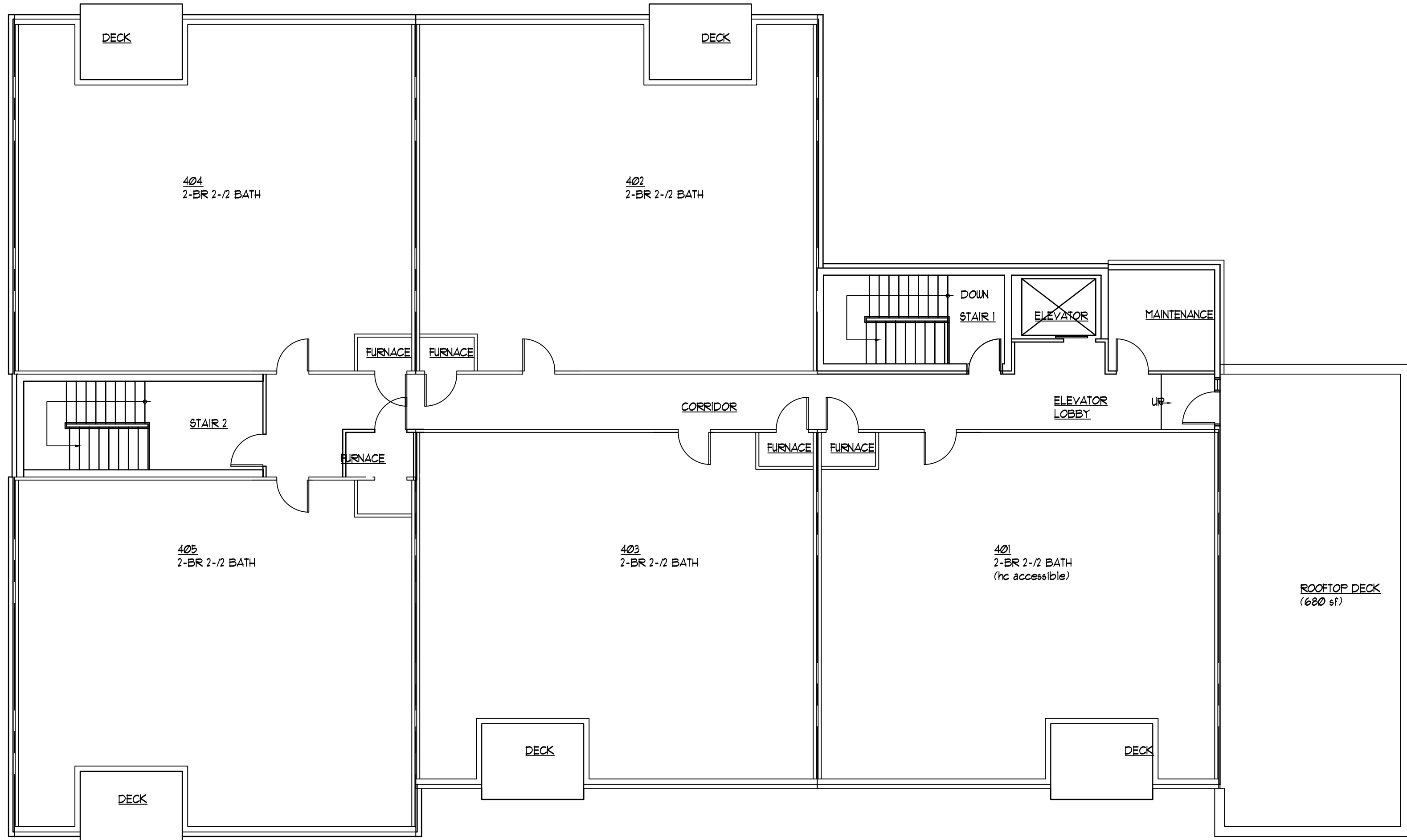




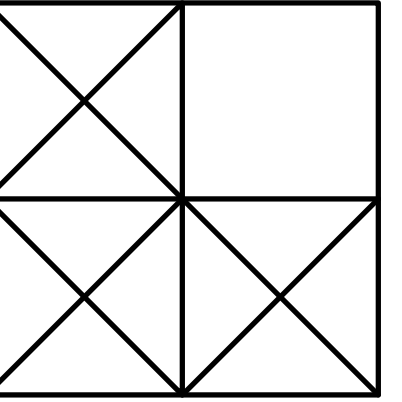
TYPICAL UNIT PLAN  
SCALE: 1/8" = 1'-0" 1138 SF



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0" 8122 SF



FOURTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"



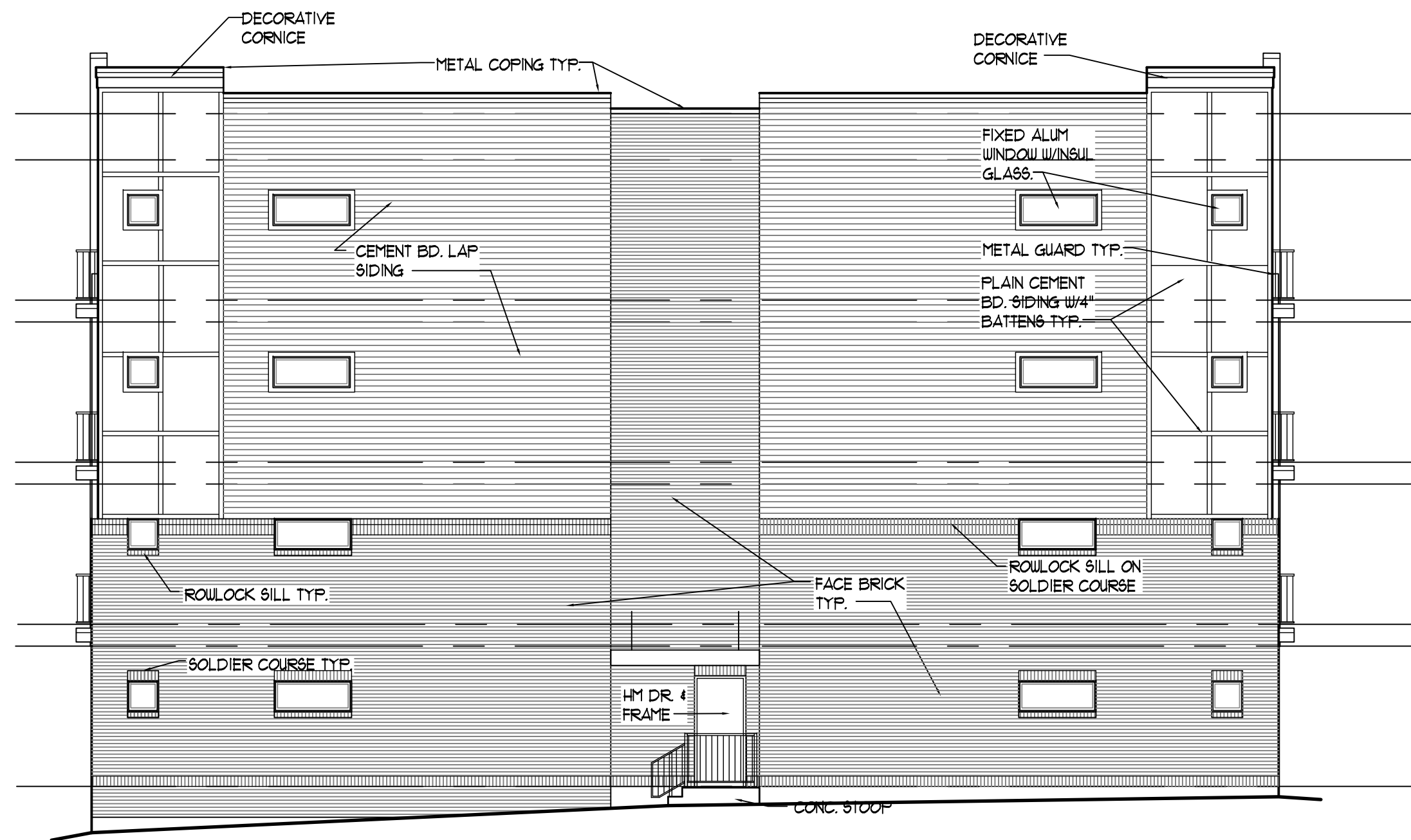
**LEVINE**  
**associates**  
architecture · interiors · planning  
8830 Delmar Boulevard, Suite 220  
San Diego, California 92123  
Phone 314-991-5800 Fax 314-991-4420

ARCHITECT: ALVAH M. LEVINE  
NO LICENSE A-4248  
ALVAH M. LEVINE, INC.  
DBA LEVINE ASSOCIATES  
CERTIFICATE OF AUTHORITY  
LICENSE NUMBER A-2018040328

preliminary building plan, unit plan and front elevation  
20 APARTMENTS  
10809-10819 OLIVE BOULEVARD  
CREVE COEUR, MISSOURI 63141  
JLA GROUP, DEVELOPER

| REVISIONS            |        |                   |
|----------------------|--------|-------------------|
| NO.                  | DATE   | ITEM              |
| 1                    | 1-9-20 | revision comments |
|                      |        |                   |
|                      |        |                   |
|                      |        |                   |
| SHEET NO.            |        |                   |
| A-1                  |        |                   |
| ISSUE DATE: 12-19-19 |        |                   |
| PROJECT #: 1939.01   |        |                   |
| DRN. CMC CHK. AML    |        |                   |

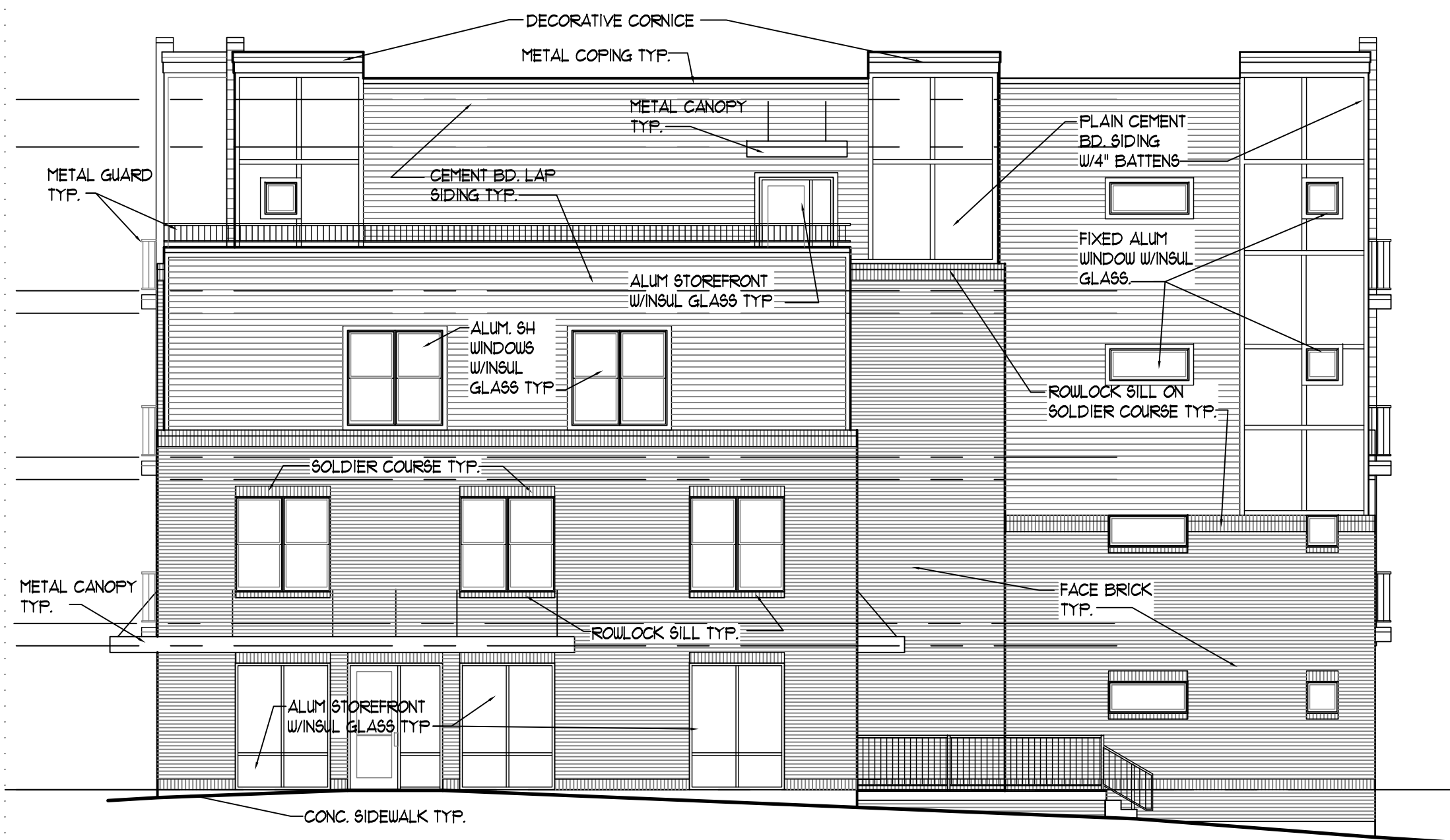




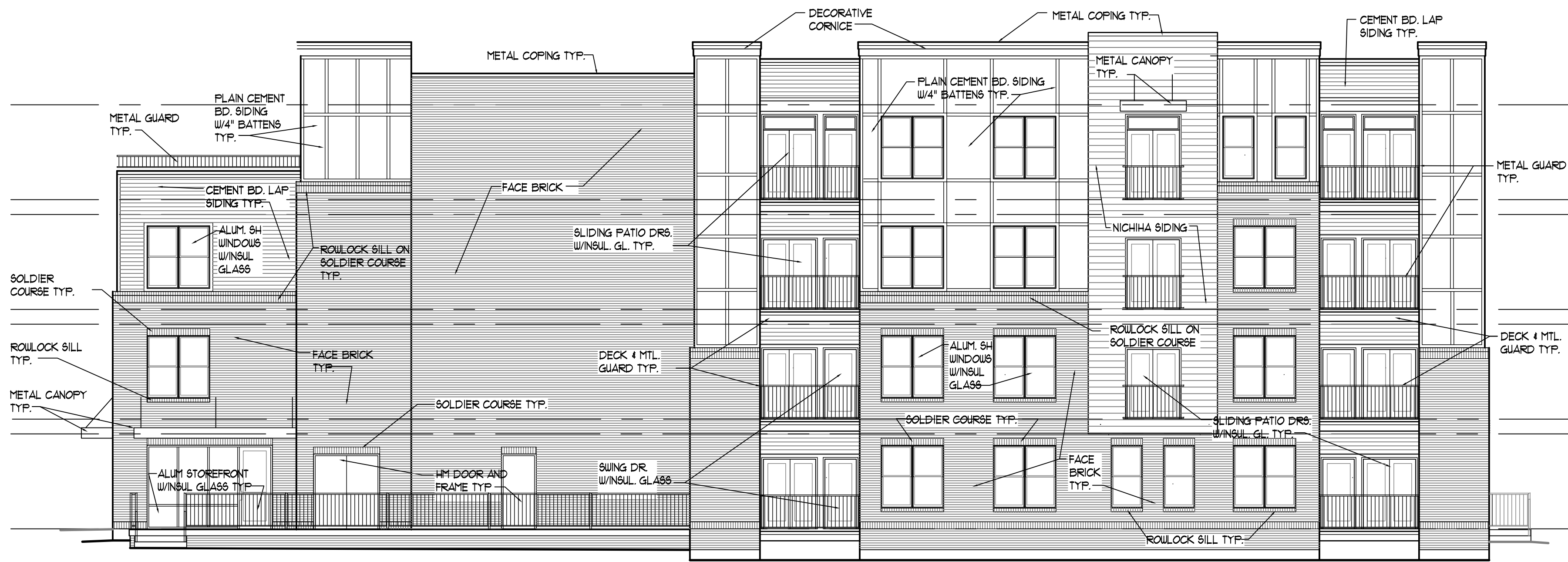
WEST SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



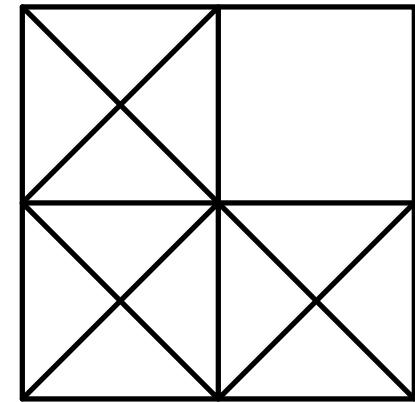
SOUTH FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



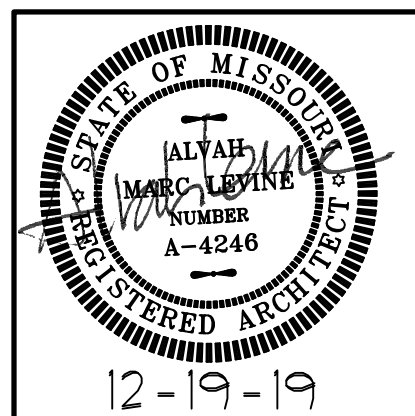
EAST SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH REAR ELEVATION  
SCALE: 1/8" = 1'-0"



**LEVINE**  
*associates*  
architecture · interiors · planning  
8830 Delmar Boulevard, Suite 220  
Delmar, Delaware 19740  
Phone 314-991-5800 Fax 314-991-4420



ARCHITECT: ALVAN M. LEVINE  
NO LICENSE A-4246  
ALVAN M. LEVINE, INC.  
DBA LEVINE ASSOCIATES  
CERTIFICATE OF AUTHORITY  
LICENSE NUMBER A-2018040328

preliminary building plan, unit plan and front elevation

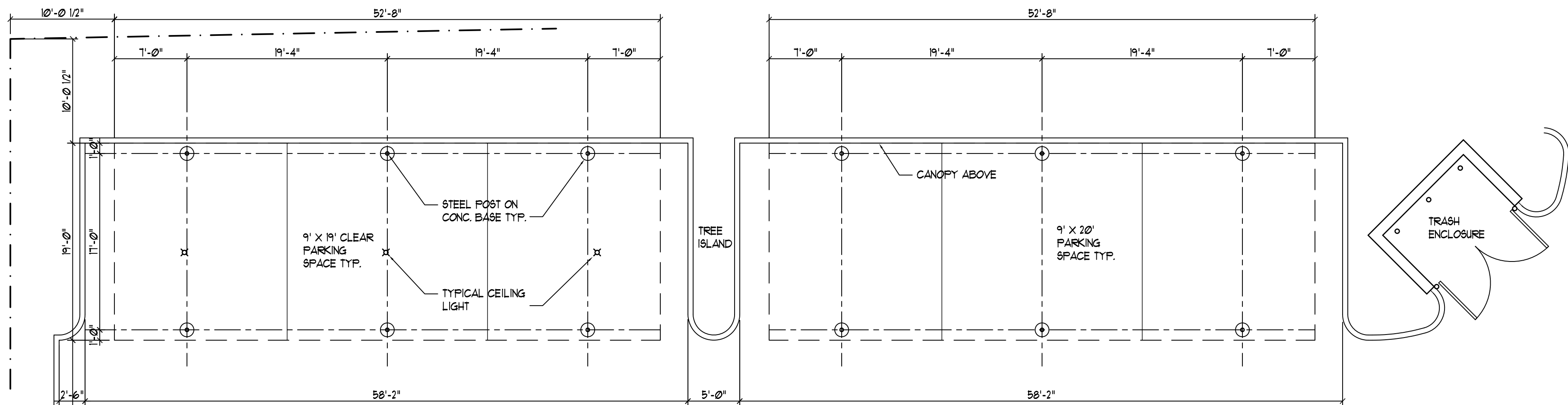
20 APARTMENTS  
10809-10819 OLIVE BOULEVARD  
CREVE COEUR, MISSOURI 63141  
JLA GROUP, DEVELOPER

| REVISIONS |        |                   |
|-----------|--------|-------------------|
| NO.       | DATE   | ITEM              |
| -         | 1-9-20 | revision comments |
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|           |        |                   |

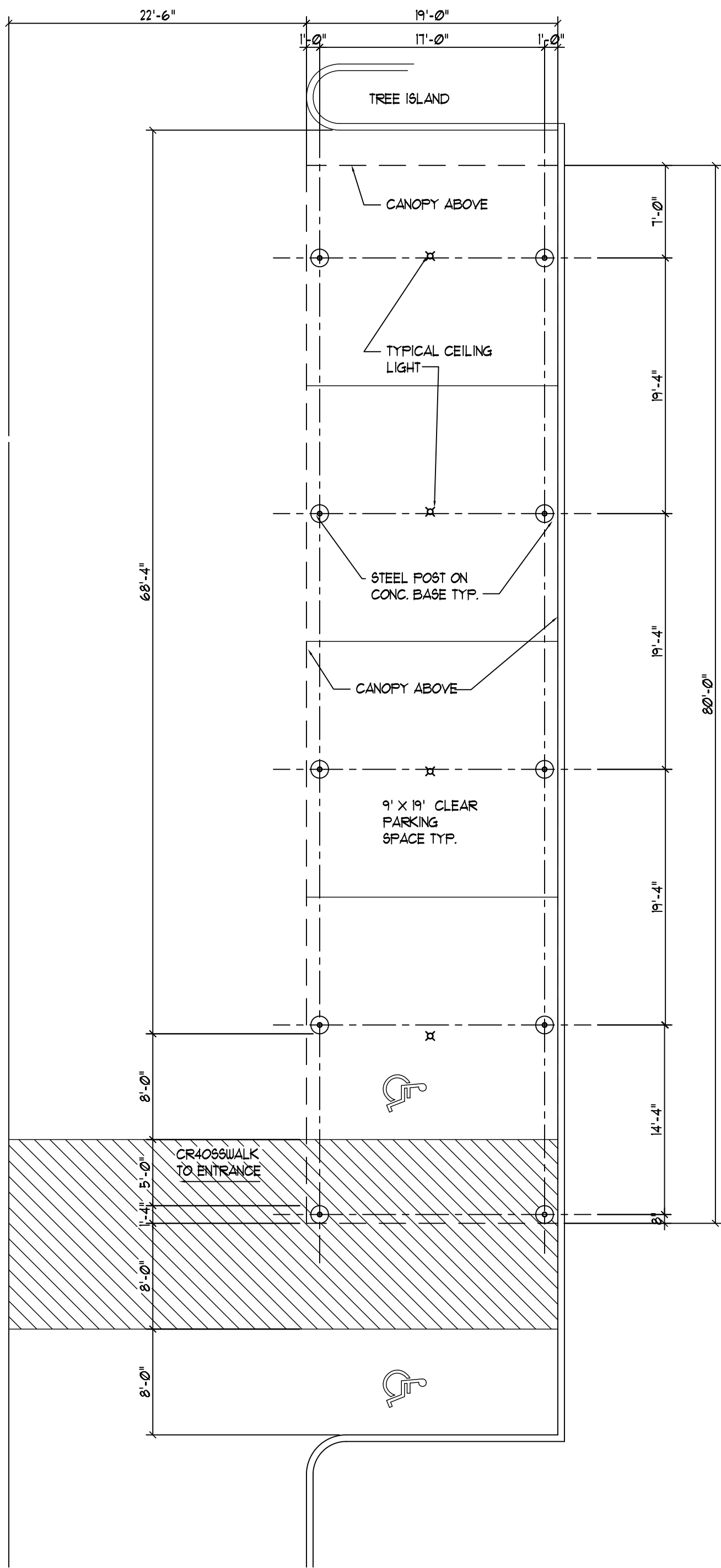
SHEET NO.  
**A-2**

ISSUE DATE: 12-19-19  
PROJECT #: 1939.01  
DRN. CMC CHK. AML

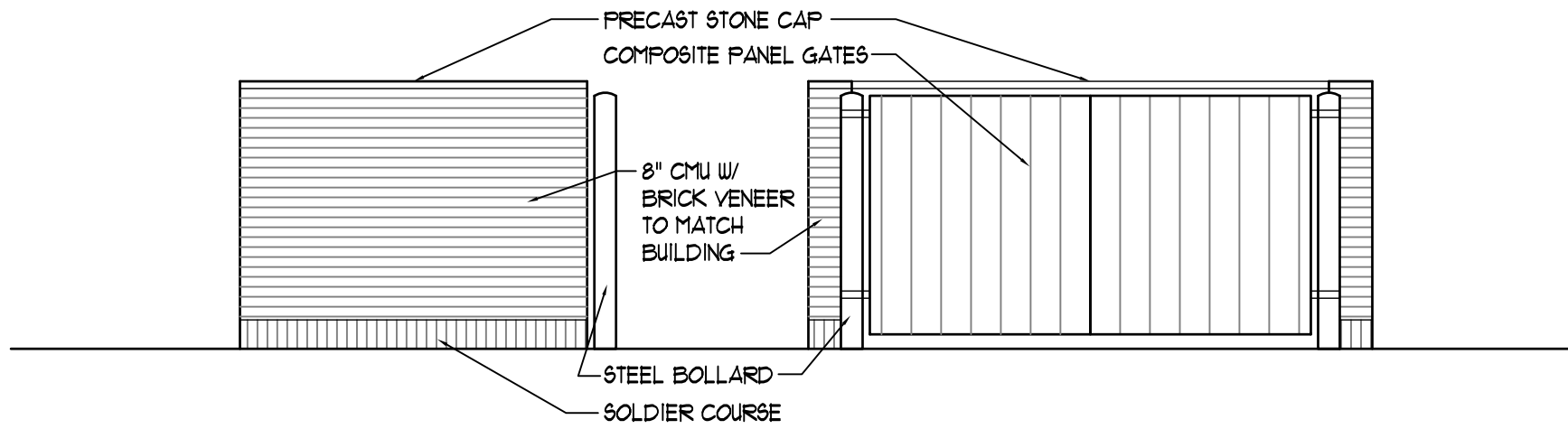




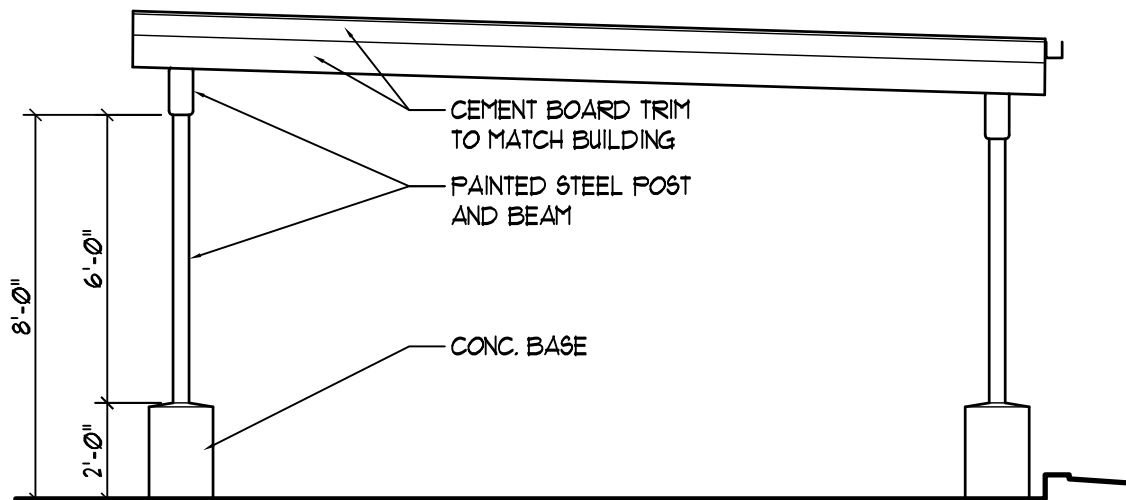
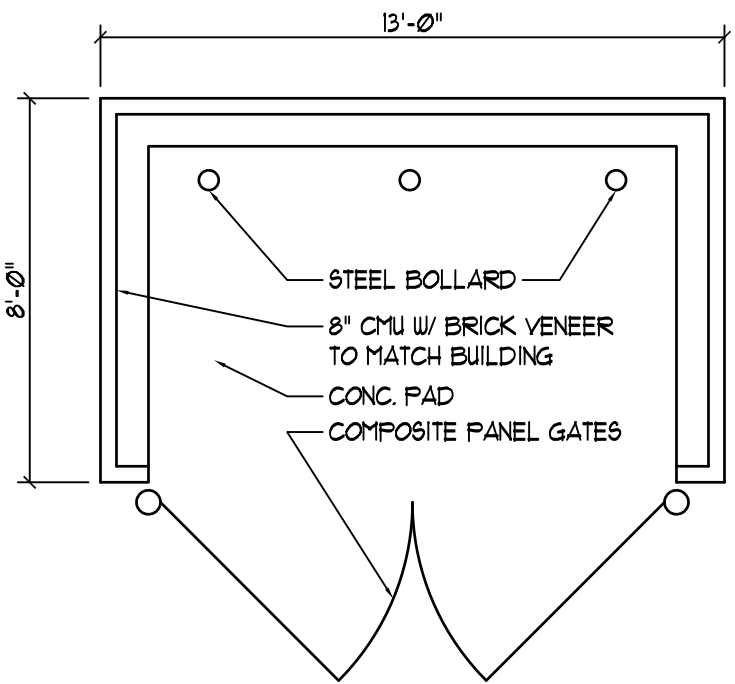
NORTH COVERED PARKING PLAN  
SCALE: 1/8" = 1'-0"



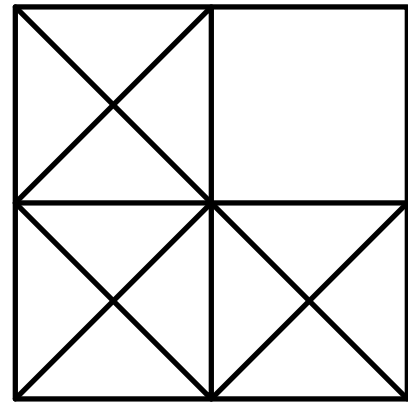
EAST COVERED PARKING PLAN  
SCALE: 1/8" = 1'-0"



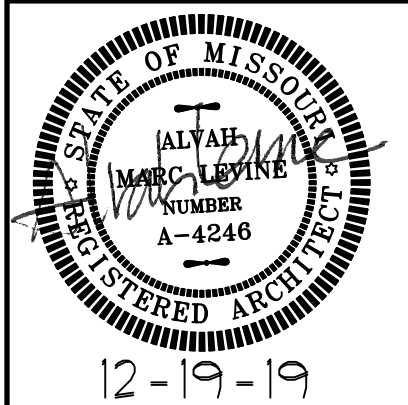
TRASH ENCLOSURE  
SCALE: 1/4" = 1'-0"



COVERED PARKING ELEVATION  
SCALE: 1/4" = 1'-0"



**LEVINE**  
*associates*  
architecture · interiors · planning  
8630 Delmar Boulevard, Suite 220  
San Diego, California 92161  
Phone 314-991-5600 Fax 314-991-4420



ARCHITECT: ALVAH M. LEVINE  
NO LICENSE A-4246  
ALVAH M. LEVINE, INC.  
DBA: LEVINE ASSOCIATES  
CERTIFICATE OF AUTHORITY  
LICENSE NUMBER A-2018040328

covered parking and trash enclosure  
20 APARTMENTS  
10809-10819 OLIVE BOULEVARD  
CREVE COEUR, MISSOURI 63141  
JLA GROUP, DEVELOPER

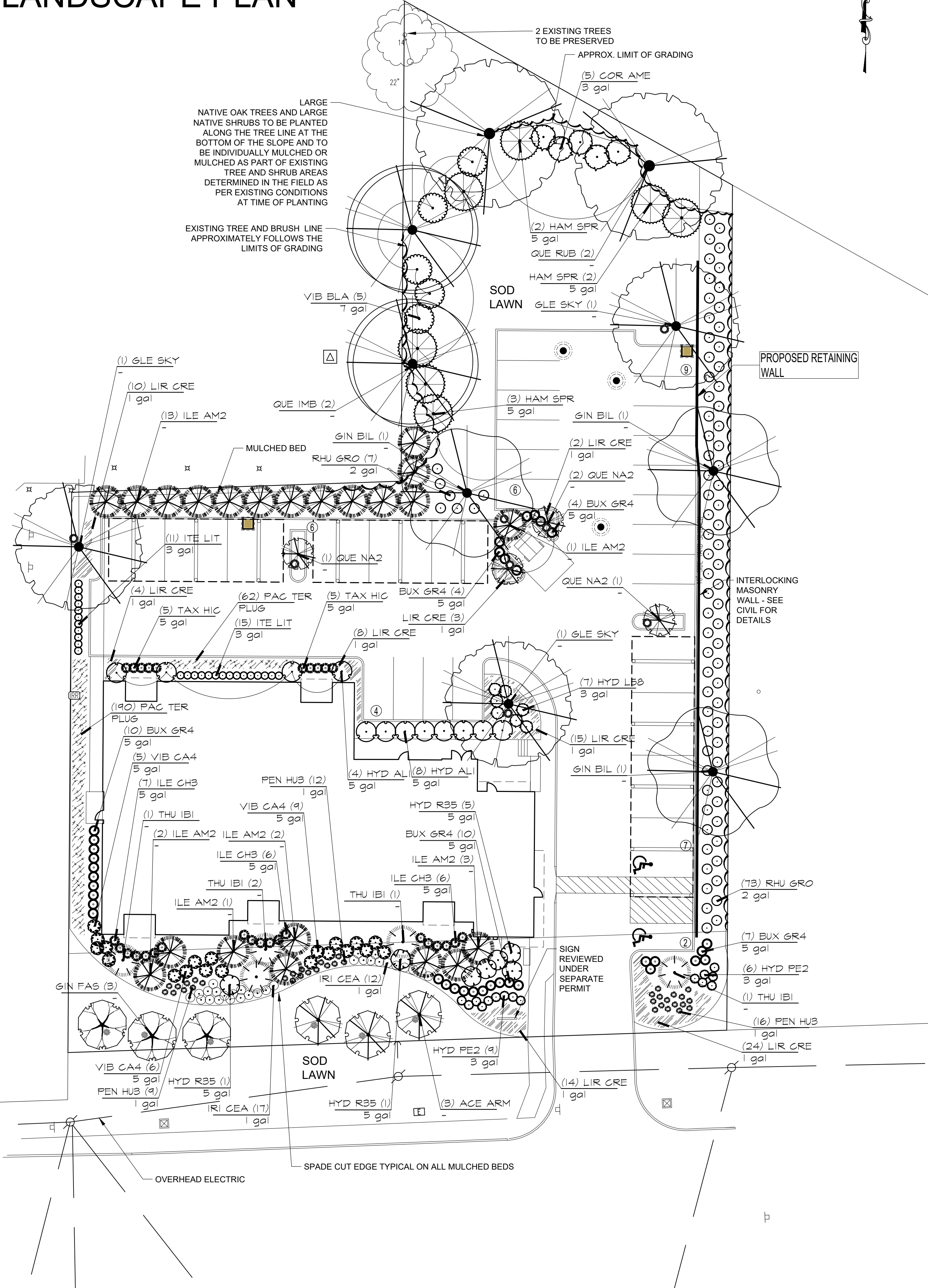
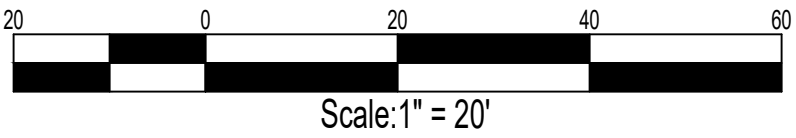
| REVISIONS |        |                  |
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| NO.       | DATE   | ITEM             |
| -         | 1-9-20 | revised comments |
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SHEET NO.  
**A-3**

ISSUE DATE: 12-19-19  
PROJECT #: 1939.01  
DRN. CMC CHK. AML



LANDSCAPE PLAN



PLANT SCHEDULE

| EVERGREEN TREES    | BOTANICAL / COMMON NAME                                           | CONT  | CAL | SIZE     | QTY |
|--------------------|-------------------------------------------------------------------|-------|-----|----------|-----|
| ILE AM2            | Ilex opaca / American Holly                                       | -     | -   | 6' tall  | 22  |
| THU IBI            | Thuja x 'Green Giant' / Green Giant Arborvitae                    | -     | -   | 6' tall  | 5   |
| DECIDUOUS TREES    | BOTANICAL / COMMON NAME                                           | CONT  | CAL | SIZE     | QTY |
| ACE ARM            | Acer rubrum 'Armstrong' / Armstrong Red Maple                     | -     | -   | 3' cal   | 3   |
| GIN BIL            | Ginkgo biloba / Maidenhair Tree                                   | -     | -   | 3' cal   | 3   |
| GIN FAS            | Ginkgo biloba 'Fastigiata' / Fastigiate Maidenhair Tree           | -     | -   | 3' cal   | 3   |
| GLE SKY            | Gleditsia triacanthos 'Skyline' / Skyline Honey Locust            | -     | -   | 3' cal   | 3   |
| QUE IMB            | Quercus imbricaria / Shingle Oak                                  | -     | -   | 3' cal   | 2   |
| QUE RUB            | Quercus rubra / Red Oak                                           | -     | -   | 3' cal   | 2   |
| QUE NA2            | Quercus x warei 'Nadler' TM / Kindred Spirit Oak                  | -     | -   | 3' cal   | 4   |
| SHRUBS             | BOTANICAL / COMMON NAME                                           | CONT  | CAL | SIZE     | QTY |
| BUX GR4            | Buxus x 'Green Mountain' / Boxwood                                | 5 gal | -   | -        | 35  |
| COR AME            | Corylus americana / American Hazelnut                             | 3 gal | -   | -        | 5   |
| HAM SPR            | Hamamelis vernalis / Spring Blooming Witchhazel                   | 5 gal | -   | -        | 7   |
| HYD PE2            | Hydrangea arborescens 'Pee Wee' / Pee Wee Oakleaf Hydrangea       | 3 gal | -   | -        | 15  |
| HYD L58            | Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea        | 3 gal | -   | -        | 7   |
| HYD R35            | Hydrangea paniculata 'Renhy' / Vanilla Strawberry Hydrangea       | 5 gal | -   | -        | 7   |
| HYD ALI            | Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea           | 5 gal | -   | -        | 12  |
| ILE CH3            | Ilex x meserveae 'China Girl' TM / China Girl Holly               | 5 gal | -   | -        | 14  |
| ITE LIT            | Itea virginica 'Little Henry' TM / Virginia Sweetpire             | 3 gal | -   | -        | 26  |
| RHU GRO            | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac                 | 2 gal | -   | -        | 80  |
| TAX HIC            | Taxus x media 'Hicksii' / Hicks Yew                               | 5 gal | -   | -        | 10  |
| VIB CA4            | Viburnum dilatatum 'Cardinal Candy' / Cardinal Candy Viburnum     | 5 gal | -   | -        | 20  |
| VIB BLA            | Viburnum prunifolium / Blackhaw Viburnum                          | 7 gal | -   | -        | 5   |
| ANNUALS/PERENNIALS | BOTANICAL / COMMON NAME                                           | CONT  | CAL | SIZE     | QTY |
| IRI CEA            | Iris sibirica 'Caesar's Brother' / Caesar's Brother Siberian Iris | 1 gal | -   | -        | 24  |
| PEN HUB            | Penstemon digitalis 'Husker Red' / Beardtongue                    | 1 gal | -   | -        | 37  |
| GROUND COVERS      | BOTANICAL / COMMON NAME                                           | CONT  | CAL | SEAPING  | QTY |
| LIR CRE            | Liriope spicata / Creeping Lily Turf                              | 1 gal | -   | 30" o.c. | 80  |
| PAC TER            | Pachysandra terminalis / Japanese Spurge                          | PLUG  | -   | 16" o.c. | 252 |

TREE CALCULATIONS

EXISTING TREES - 2 EXISTING TREES WILL BE PRESERVED 53 TREES WILL BE REMOVED

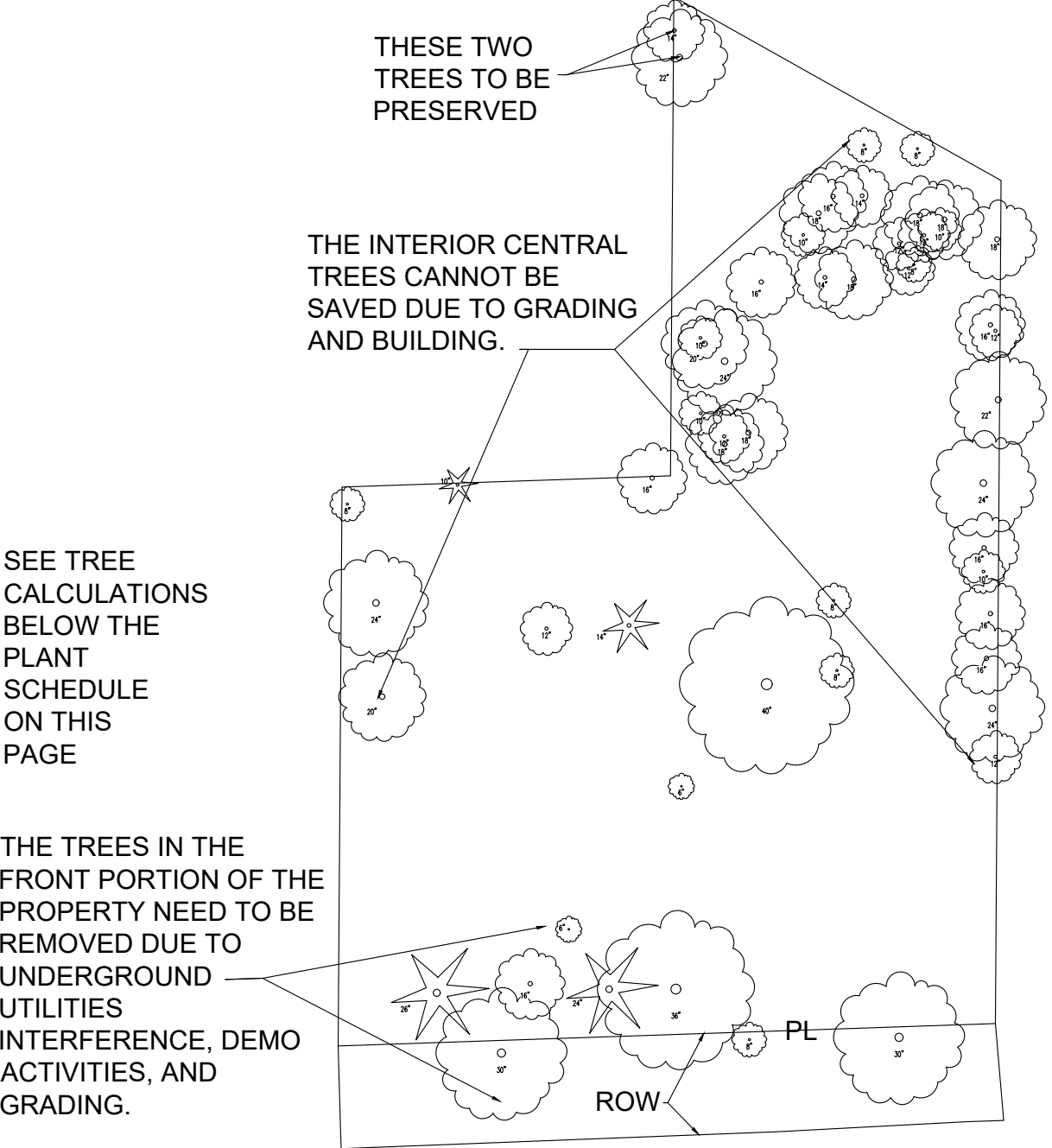
STREET TREES ALONG OLIVE - OVERHEAD UTILITIES ARE PRESENT IN THIS LOCATION REQUIRING THE STREET TREES TO BE PUSHED FARTHER BACK FROM THE CURB. 175' OF FRONTAGE (NOT INCLUDING DRIVE ISLE) REQUIRES 6 STREET TREES AND 6 TREES ARE PROVIDED (3 COLUMNAR GINKGO AND 3 COLUMNAR MAPLE). COLUMNAR TREES WILL BE USED SET BACK FROM THE OVERHEAD UTILITIES BETWEEN TO PROVIDE MINIMUM CLEARANCE OF FUTURE CANOPY. THE STREET TREES HAVE THE SYMBOL ● NEXT TO THE TRUNK

INTERIOR PARKING LOT TREES - 388 LF OF PARKING REQUIRE 7.5 PARKING LOT TREES. 8 PARKING LOT TREES ARE PROVIDED AND SHOWN ON THE PLAN WITH THE SYMBOL ● NEXT TO THE TRUNK

TREES REQUIREMENT TABLE

|                                | REQUIRED | PROVIDED |
|--------------------------------|----------|----------|
| INTERIOR PARKING LOT TREES     | 7.5      | 8        |
| STREET TREES REQUIRED          | 6        | 6        |
| EXTRA TREES TO BE PLANTED      | 0        | 33       |
| EXISTING TREES TO BE PRESERVED | 0        | 2        |
| TOTAL TREES                    | 13.5     | 47       |

EXISTING TREE DIAGRAM



NOTES:

- ALL LANDSCAPE AREAS WITHIN GRADING LIMITS, INCLUDING TURF, TO BE IRRIGATED WITH AN INSTALLED PERMANENT IN GROUND IRRIGATION SYSTEM.
- ALL GREENSPACE AREAS OUTSIDE OF MULCHED LANDSCAPE BEDS, BUT WITHIN THE GRADING LIMITS TO BE SODDED TURF. IN AREAS OUTSIDE OF THE GRADING LIMITS THE EXISTING UNDISTURBED DENSE SHRUB AND TREES WILL BE PRESERVED.
- SEE L3 FOR PLANTING DETAILS AND SPECIFICATIONS

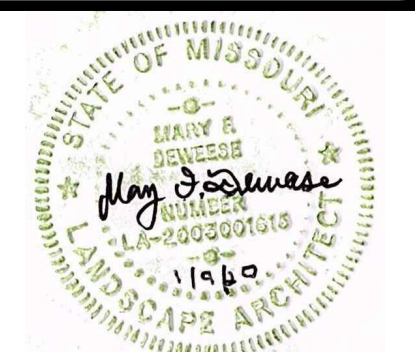
Interior Parking Greenspace Calculations

|                               |                               |
|-------------------------------|-------------------------------|
| Parking area                  | 15,855 sf                     |
| Required landscape            | 15,855 sf / 350 x 10 = 453 sf |
| Parking landscape provided    | = 504 sf                      |
| 58 sf each parking lot island |                               |
| 181 around trash enclosure    |                               |
| 207 south of trash enclosure  |                               |



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SITE BENCHMARK:  
"BENCHITE" INSTALLED ON THE SOUTH SIDE OF UTILITY POLE APPROXIMATELY 11 FT SOUTH AND 1 FT EAST OF THE SOUTHWESTERN CORNER OF THE SUBJECT PROPERTY. SURVEY ELEV. = 685.33  
BENCHMARK:  
STATION SL-23  
ELEV. = 621.30  
DATUM: NAVD 88  
SURVEY ELEV. = 621.35



MARY F. DEWEESE LANDSCAPE ARCHITECT  
LICENSE # 200301815

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| REVISIONS | DATE | REVISIONS AS PER CITY COMMENT LETTER | 1/3/20 |
|-----------|------|--------------------------------------|--------|
| NO.       | 1    |                                      |        |

| ISSUE / REVISION DESCRIPTIONS |
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|          |          |
|----------|----------|
| DATE:    | 12/19/19 |
| CHECKED: | MD       |
| DRAWN:   | MD       |
| SCALE:   | 1" = 20' |

|                                        |                         |
|----------------------------------------|-------------------------|
| LANDSCAPE PLAN                         | JLA GROUP               |
| NEW 20 UNIT APARTMENT BUILDING         | 10809-10819 OLIVE BLVD. |
| CREVE COEUR, ST LOUIS COUNTY, MO 63141 |                         |
| MS.D. BASE MAP 17N                     | SHEET NO.               |
| L1.0                                   |                         |
| 1 OF 2                                 |                         |



Irrigation Guidelines

Landscape and turf areas are to have an automated irrigation system installed in all areas outside of tree protection zone. No irrigation heads or lines are to be placed outside of the property boundary, although the spray patterns should be adjusted to irrigate new trees on adjacent property to the west to extent possible.

A "Watersense" approved 'smart' controller is to be used to conserve water use.

All areas to be water efficient drip or micro spray heads when possible. Avoid the over use of long distance spray heads or overspray onto hard surfaces.

The sprinkler system shall be designed to avoid watering hardscape areas.

Pressure regulator valves or modules shall be used on laterals that have an excess of pressure.

When activated sprinkler nozzles shall extend at least four inches above the soil line in turf areas unless otherwise requested by the owner. With tall fescue it is highly encouraged to use 6 inch pop-ups.

Separate irrigation blocks/zones should be designed and installed for turf areas and mulched bed areas

Turf areas and mulched bed areas shall be set on separate controller programs and schedules.

Low-head drainage problems shall be controlled with the appropriate irrigation check valve equipment.

Matched precipitation rate nozzles shall be used when available otherwise the precipitation rate shall be balanced with the appropriate laterals (blocks) and nozzles.

Swing joints shall be used on all rotary-type sprinklers in excess of 4 gallons per minute.

Drip emitters and bubblers shall be placed at the proper location to water the root ball

Drip emitter, microspray, microsprinklers or bubblers shall be scheduled to ensure over-watering and root rot do not occur.

Microspray/microsprinkler emitters shall be placed to accommodate the root growth of the plant. Additional emitters will be installed by others as the plant root systems extend in radius.

A Xeri-Pop™ micro-spray pop-up or similar implement should be considered on each buried drip zone to ensure ease of determining if the particular system is functional.

Filtration shall be provided as follows:

For non-potable water, adequate filtration shall be installed for all irrigation systems based on manufacture recommendations.

The contractor shall provide sufficient irrigation to all plant materials until final acceptance by the Owner.

Prior to project acceptance by the Owner, the contractor shall:  
Program the "Smart" controller to ensure efficient and proper irrigation.

Provide the Owner with an as-built drawing of the irrigation system.

Provide the Owner a copy of the "Smart" controller manual.

Provide the Owner with a copy of the program settings on the controller.

Prior to project acceptance by the Owner, the contractor shall be responsible for the irrigation schedule.

LANDSCAPE PLANTING SPECIFICATIONS

PART 1 - GENERAL

1.1 DESCRIPTION

The WORK under this Section includes providing all labor, materials, tools, and equipment necessary to furnish and install all trees, shrubs, perennials, ornamental grasses and groundcovers called for in the Planting Plan.

PART 2 - PRODUCTS

2.1 PLANTS

- A. Plants shall be nursery-grown unless otherwise specifically permitted in each instance.American Association of Nurserymen Standard ASA Z 60.1 shall apply.  
B. Upon completion of the WORK and prior to the final acceptance invoices or written statements from the suppliers showing the name of materials received or shipped, shall be presented to the OWNERS REPRESENTATIVE for a final check as to conformance to these Specifications.  
C. Plant material shall conform to state and federal laws relating to inspection for diseases and insect infestation, and shall conform to the American Standard for Nursery Stock.  
D. Plants shall have normal, well-developed branches and be densely foliated when in leaf. Plants shall be vigorous and free from defects, disease, insect pests, eggs or larvae, sun-scaled, injuries and abrasions of the bark. Plants shall have well-developed root systems.  
E. Plants shall be container grown or burlap balled, Freshly dug plants, heeled in plants or plants from cold storage shall not be accepted. Trees that have their leader cut, or are so damaged that cutting is necessary, shall not be accepted.

2.2 SUBSTITUTIONS

A. Substitutions will be permitted only with prior approval of the landscape architect

2.3 BALLED AND BURLAPPED PLANTS

- A. Balled and burlapped plants shall be contained in firm natural balls of earth, of sufficient diameter and depth to include all fibrous and feeding roots. Plants in which the ball has been broken or cracked, either before or during planting operations, will not be accepted.  
B. Balled and burlapped plants which cannot be planted immediately upon delivery shall be set on the ground and shall be well protected with soil, wet peat moss, wet sawdust, or wet ground bark.  
C. Roots or balls of plants shall be protected from sun and drying winds.  
D. Bundles of plants shall be opened and the plants separated before the roots are covered. Care shall be taken to prevent air pockets among the roots. During plating operations, bare roots shall be covered with canvas, hay, or other approved material.

2.4 PLANTING SOIL

A. Planting soil shall be composed of a mixture of one part topsoil and one part rotted manure or peat.

2.5 FERTILIZER

A. Fertilizer shall be a standard commercial grade of organic or inorganic fertilizer containing the following percentage of total nitrogen, available phosphoric acid and water soluble potash: 14-14-14, furnished in standard unopened containers with weight, name of plant nutrients, and manufacturer's guaranteed statement of analysis clearly marked in accordance with state and federal laws.

2.6 MULCH

A. Mulch shall be ground hardwood, free from weed seeds, tannin, or other compounds detrimental to plant life. Mulch shall have a size range of one-fourth to one-inch, with a maximum of 50% passing a one-half-inch screen.

PART 3 - EXECUTION

3.1 PLANTING SEASONS

A. All planting shall be performed between March 1st and May 30th or between September 1st and November 15th, unless otherwise authorized in writing by the OWNERS REPRESENTATIVE.

3.2 INSPECTION OF PLANT MATERIAL

A. Plants shall be subject to inspection by the owners representative and approval upon delivery as to size, quality, species, and variety. Approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the WORK, for reasons of size, condition of ball or roots, diseases, insects, latent defects, or injuries. Plants that meet the measurements specified, but do not possess a normal balance between height and spread, shall be rejected. Rejected plants shall be removed from the site immediately.

3.3 PLANTING PITS

A. Excavate circular pits with vertical sides to a diameter at least two feet greater than the rootball and no more than 2 inches greater in depth.

3.4 MULCHED LANDSCAPE BED PREPARATION

A. All mulched landscape bed areas are to have 2 inches of planting soil, thoroughly mixed with fertilizer at the rate of one pound of fertilizer per ten cubic feet of planting soil. This mixture shall be applied and tilled into the top 6 inches of soil. After tilling a 2 to 3 inch layer of mulch is to be spread over entire planting bed area. All landscape bed areas to have a space cut edge and shall be protected from lawn seed contamination from adjacent lawn seeding operations if applicable. Final grades with mulch layer shall conform to grading plan. It is the contractors responsibility to remove soil before bed prep if necessary so that the final grades of the landscape beds are flush with the surrounding soil levels and allow for water flow as shown on the grading plan.

3.5 PLACEMENT AND BACKFILL FOR INDIVIDUAL TREES AND SHRUBS

A. Before plant placement, thoroughly mix fertilizer with planting soil at the rate of one pound of fertilizer per ten cubic feet of planting soil. Backfill pit with one foot of planting soil or until original root crown soil line is flush with, or slightly above, finished grade when plant is set in pit. Place plant in center of pit in upright position. When pit has been backfilled approximately two thirds full, water thoroughly, saturating rootball and eliminating all air pockets. Complete backfill around rootball with soil mixture and bring to finish grade while flooding with water. After backfilling, apply fertilizer to surface around periphery of plant rootballs at the rate of ten pounds per 1,000 square feet.

3.6 TREE STAKING

A. Do NOT stake any trees.

3.7 MULCHING

A. All planting pits shall be mulched to a three inch depth in a 30-36-inch circle. Mulch shall be applied within two days after planting. Mulch shall not come in contact with the tree or shrub bark. Volcano type mulching will not be accepted.

3.8 MAINTENANCE

A. Maintenance of all plants shall be required from the time of planting until the initial acceptance. Maintenance shall include watering, weeding, resetting plants to proper grades or upright position and removal of dead materials. No plants will be accepted unless they show a healthy growth and satisfactory foliage condition.

3.9 GUARANTEE

A. The CONTRACTOR shall provide 100% replacement guarantee for a period of one year, beginning at the date of initial acceptance by the OWNERS REPRESENTATIVE. At the end of the guarantee period and upon written request from the CONTRACTOR, the OWNERS REPRESENTATIVE will make own inspection. The OWNERS REPRESENTATIVE will ensure the plants are health, showing satisfactory growth and, in general, show signs of developing into healthy, mature representatives of their species. The CONTRACTOR shall remove and replace promptly any plant material that is dead or not showing satisfactory growth.  
B. Any necessary repairs under the guarantee shall be made within thirty days after receiving notice of need, weather permitting. In the event the CONTRACTOR does not make repairs accordingly, the OWNER, without further notice, may provide materials and labor to make such repairs at the expense of the CONTRACTOR. The replacement shall be on the same variety, size and character as specified for original planting. If approved by the OWNERS REPRESENTATIVE, trees may be replanted at start of next year's planting season. In such cases, the CONTRACTOR shall remove dead trees immediately.

END OF SECTION

LAWN SODDING SPECIFICATIONS

PART 1 - GENERAL

1.1 SCOPE OF WORK

- A. Furnish all materials, tools, equipment, and labor for preparation of the sod bed, sodding the lawn areas as shown on the plans and specified herein. All landscape areas outside of paving and mulched beds are to be sodded. All other areas disturbed by construction, are to be seeded.  
B. Workmanship: All work described to be executed in first class workmanship manner.  
C. Cleanup: Upon completion of work, Contractor to leave premises clean and ready for use.

1.2 SEASONS FOR SODDING

- A. The season for sodding shall be from April 1 to May 15 and August 15 to October 30. Only upon written instructions by the Owners Representative may planting begin earlier or continue later than the dates specified.  
B. The preparation of lawn areas to be sodded may begin as soon as the area is designated by the Owner's Representative.

PART 2 - PRODUCTS

C. 2.1 na

2.2 SODDING MATERIALS

- A. Sod:  
a. Certified Turfgrass Sod: Certified turfgrass sod is superior sod grown from certified, high quality seed of known origin or from plantings of certified grass sprigs or stolons. It is inspected by the certification agency of the area to assure satisfactory varietal identity and purity, overall high quality and freedom from noxious weeds or excessive amounts of other crop and weedy plants at time of harvest. It may be of either one variety or composed of a mixture of two or more varieties or species. However, all seed in a mixture must be certified. The turfgrass sod must meet the area's published standards for certification.  
B. Erosion Control Sock  
a. An erosion control sock with a minimum diameter of 8 inches.  
C. Composted leafmold

PART 3 - EXECUTION

3.1 SODBED PREPARATION

- A. Repair any eroded areas and make minor grading adjustments to provide good drainage and to meet grade at all walks and paved surfaces.  
B. Spread commercial grade 10-10-10- fertilizer over all areas to be seeded/sodded at the rate of 15 lbs per 1000 s.f. (650 lbs per acre) with an approved spreader. The fertilizer shall be delivered to the site in the original unopened containers which shall bear the manufacturer's guaranteed statement of analysis. Fertilizer shall be stored in a weatherproof place in such a manner that it shall be kept dry and its effectiveness will not be impaired.  
C. Spread composted leaf mould to a depth of 1/4 inch over all areas to be seeded/sodded.  
D. Disc and harrow or otherwise cultivate all areas thoroughly in at least two directions to thoroughly mix the above fertilizer and compost into the soil to a depth of 3" (inches). Drag lawn areas with approved equipment to insure a smooth surface to all lawn areas. Surface shall be cleaned of all stones larger than one inch, and of all existing vegetation, roots, brush, wire, grade stakes, and other objects.  
E. Inspection: The Owner's Representative shall be notified upon completion of seedbed preparation to examine and approve the grading and soil preparation and condition prior to start of seeding operations.

3.2 SODDING

- A. Moisten prepared surface immediately prior to laying sod.  
B. Lay sod within 24 hours after harvesting to prevent deterioration.  
C. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to soil or sod during installation. Tamp and roll lightly to ensure contact with soil, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.  
1. Lay sod across slopes exceeding 1:3.  
2. Anchor sod with steel staples spaced as recommended by sod manufacturer but not less than two anchors per sod strip to prevent slippage.  
D. Water sodded areas immediately after installation. Saturate sod to 4 inches of soil.  
E. After sod and soil have dried. Roll sodded areas to ensure good bond between sod and soil and to remove minor depressions and irregularities.  
F. Sod shall not be placed during a drought nor on frozen ground. No dry or frozen sod shall be used.  
G. Upon completion of the above work, the surface of the sodded areas shall coincide with the finished grade, shall be flush with other seeded or turfed areas, and shall meet the established grade adjacent to any paved areas. Care should be taken in sodding to preserve the finish grade elevation, so that there will be not depressions or uneven places in the surface of the sodded turf areas.  
H. An erosion control sock shall be installed along the entire limit of the top edge of the sod installation. The sock shall be staked in place if necessary (stakes shall not extend above the level of the sock) and the sock shall be removed by the contractor after establishment of the sod has progressed to the point that undercutting by water infiltration has been eliminated and the above slope seeded turf has established to control downslope accumulation of soil or erosion. Reseed area under sock when it is removed.

3.4 CLEAN UP

- A. Upon completion of the work, clean ground of all debris, superfluous materials and equipment and remove them from the premises.

3.5 MAINTENANCE AND GUARANTEE:

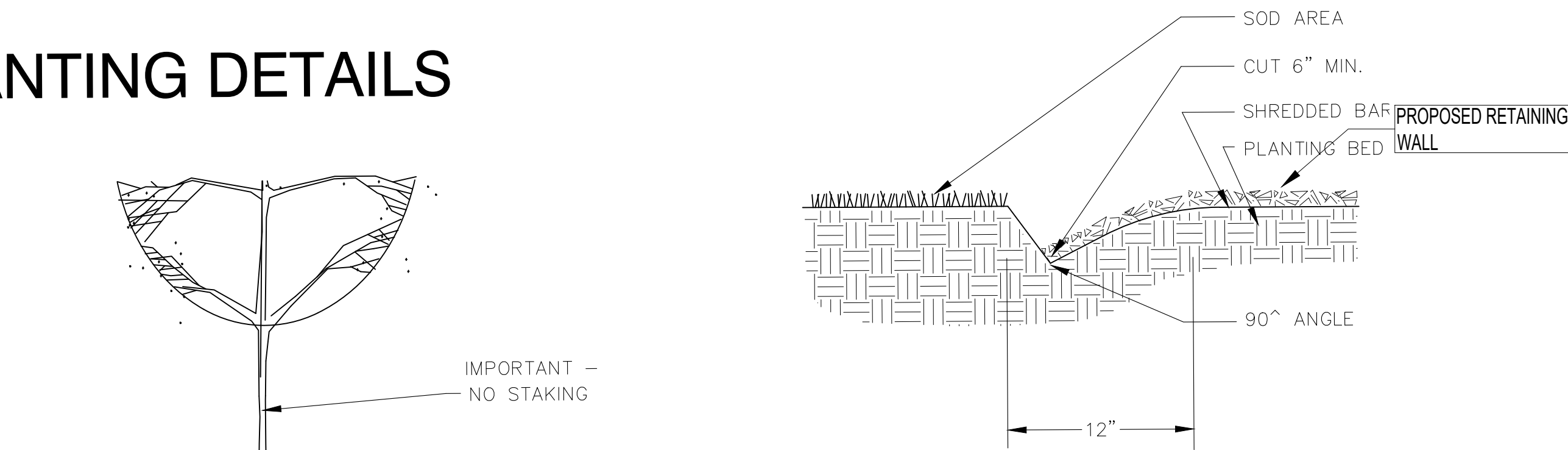
- A. Protection - Protection shall begin immediately after each portion of the work is completed by the Contractor.  
B. The maintenance of the seeded and sodded turf areas shall be the Contractor's responsibility until the new seeded grass is 4" high and thick enough to receive its first mowing by the Owner and the sod has fully rooted into the prepared base soil. Contractor shall water as necessary and reseed/replace bare spots which are larger than one square foot in size. Contractor shall protect seeded and sodded areas by watering, fertilizing, removing weeds, and reseeding/sodding as necessary, for a uniform stand of established grass and until approved by the Owner's Representative.  
C. Guarantee - The Contractor shall guarantee the production of a close stand of the specified species of grass, acceptable to the Owner's Representative. All repairs and reseeding/resodding are to be done as part of the contract and at no extra cost to the Owners.

3.6 INSPECTIONS

- A. The Project Construction Manager will make inspections upon request by the owner with or without notification to the Contractor.  
B. The Contractor shall notify the Project Construction Manager for final inspection. The request shall be in written form and received at least 10 (ten) calendar days before the anticipated date of inspection.

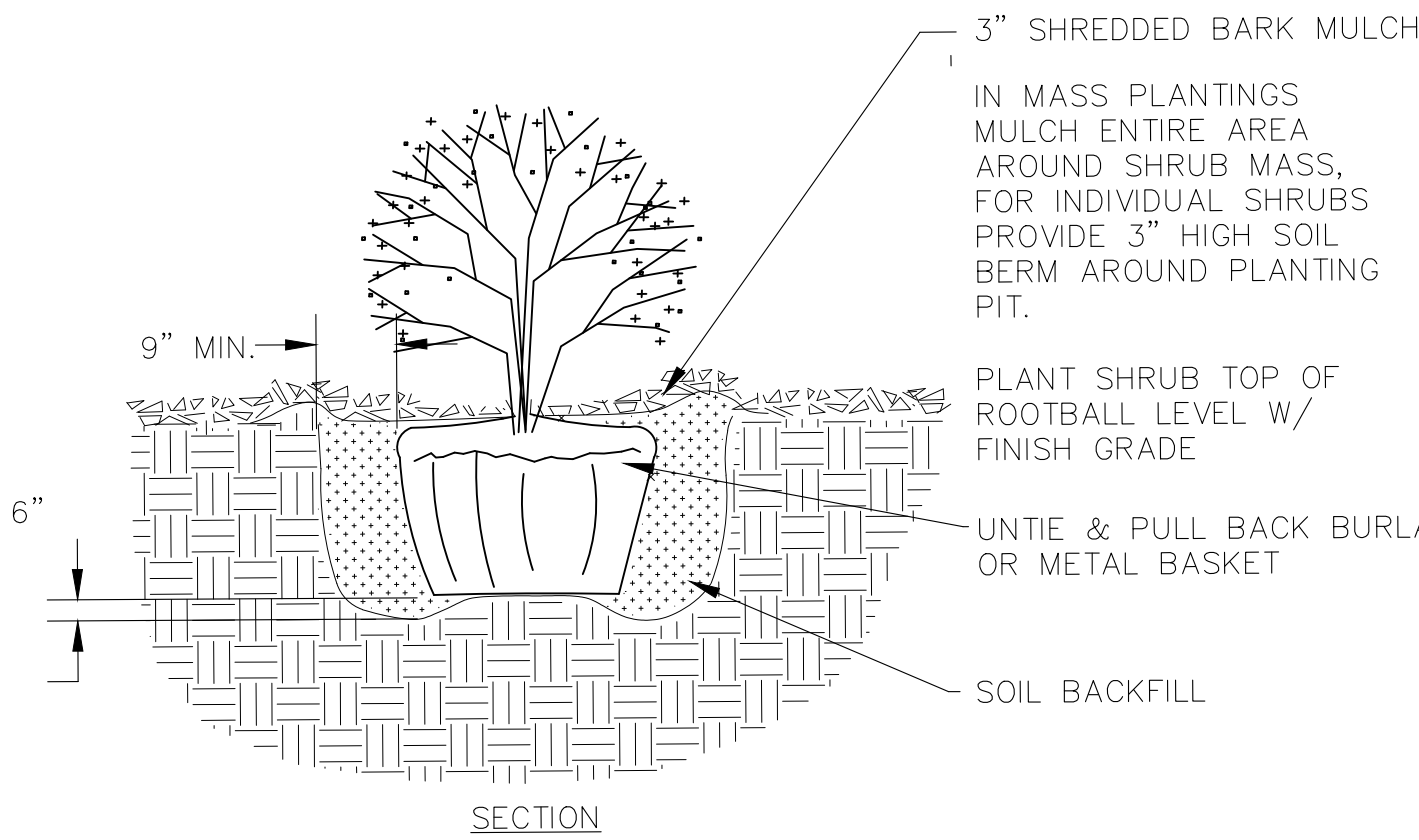
END OF SECTION

PLANTING DETAILS



SPADE CUT EDGE

N.T.S.



- NOTES:  
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.  
2. DO NOT DISTURB ROOT BALL WHEN PLANTING OR STAKING.  
3. WATER THOROUGHLY FOLLOWING PLANTING.

SHRUB PLANTING

N.T.S.

NOTES -

ALL LANDSCAPE AREAS OUTSIDE OF MULCHED BEDS AND EXISTING NATURALIZED SHRUB/TREE AREAS TO BE SODDED

**MECHANICAL IN GROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL LANDSCAPED AREAS INCLUDING TURF AND PARKING LOT ISLANDS**

ALL SUBSTITUTIONS NEED TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

NO TREES ON THIS PLAN ARE TO BE STAKED

CONTRACTOR RESPONSIBLE FOR LOCATING ALL UTILITIES. CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER SITE FEATURES CAUSED BY ANY MEANS OF THE LANDSCAPE CONTRACTOR OR LANDSCAPE SUBCONTRACTORS.



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SITE BENCHMARK:  
"BENCHMARK" INSTALLED ON THE SOUTH SIDE OF UTILITY POLE APPROXIMATELY 11 FT SOUTH AND 1 FT EAST OF THE SOUTHWESTERN CORNER OF THE SUBJECT PROPERTY. SURVEY ELEV. = 685.33  
BENCHMARK:  
STATION SL-23 DATUM: NAVD 88  
ELEV. = 621.30 SURVEY ELEV. = 621.35

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| NO. DATE                                                                                                                                                                                                                                                                                                                                                                                      |                               |



|                                  |                                                                                                     |           |           |
|----------------------------------|-----------------------------------------------------------------------------------------------------|-----------|-----------|
| DATE: 12/19/19                   | CHECKED: MD                                                                                         | DRAWN: MD | SCALE: NA |
| LANDSCAPE PLAN DETAILS AND SPECS |                                                                                                     |           |           |
| JLA GROUP                        | NEW 20 UNIT APARTMENT BUILDING<br>10809-10819 OLIVE BLVD.<br>CREVE COEUR, ST LOUIS COUNTY, MO 63141 |           |           |
| M.S.D. BASE MAP 17N              | SHEET NO. L2.0                                                                                      | 1 OF 2    |           |





## VIPER S

SMALL VIPER LUMINAIRE

### FEATURES

- Small size companion to Viper Large
- Wide choice of different LED wattage configurations
- Nine optical distributions
- Designed to replace HID lighting up to 400W MH or HPS
- Suitable for wet locations



\*3000K and warmer CCTs only

### CONTROL TECHNOLOGY



### SPECIFICATIONS

#### CONSTRUCTION

- Manufactured with die cast aluminum
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements
- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3,000-hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds
- External hardware is corrosion resistant

#### OPTICS

- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one-piece optical system
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel

#### INSTALLATION

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included

#### ELECTRICAL

- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)
- Power factor is  $\geq .90$  at full load
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Fixture electrical compartment contains all LED driver components and a push-button terminal block for AC power connections
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Ambient operating temperature -40°C to 25°C
- Surge protection: 20kA
- Lifeshield™ Circuit ([see Electrical Data](#))

#### CONTROLS

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if

## STRIKE



#### RELATED PRODUCTS

[Viper Large](#)

project requirements vary from standard configuration

- Available with [Energeni](#) for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night
- In addition, Viper can be specified with [SiteSync™ wireless control system](#) for reduction in energy and maintenance costs while optimizing light quality 24/7

#### CERTIFICATIONS

- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at [www.designlights.org](http://www.designlights.org)
- Certified to UL 1598 and UL 8750
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. [Separate spec available online](#)

#### WARRANTY

- 5 year warranty
- See [HLI Commercial and Industrial Outdoor Lighting Warranty](#) for additional information

| KEY DATA                   |             |
|----------------------------|-------------|
| Lumen Range                | 5400–16,216 |
| Wattage Range              | 55–136      |
| Efficacy Range (LPW)       | 100–124     |
| Reported Life (Hours)      | L70>377,000 |
| Input Current Range (Amps) | 0.1–1.1     |





LEC-Ward Burton & Co.  
Lighting Manufacturers Representatives  
St. Louis, MO

**Job Name:**  
OLIVE 20 APARTMENT BLDG

**Catalog Number:**

VPS-60L-136-4K7-3-UNV-A-DB-BC/  
SSS-B-16-40-A-1-B4-DB

Notes:

**Type:****6.1.d****S3****VIPER S**

SMALL VIPER LUMINAIRE

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_

**ORDERING GUIDE**

Example: VPS-24L-55-4K7-4W-UNV-A-DB-TL-GENI-04-BC

CATALOG # \_\_\_\_\_

| VPS                    | LED Engine              | CCT/CRI <sup>1</sup> | Distribution             | Rotation                            | Voltage      |
|------------------------|-------------------------|----------------------|--------------------------|-------------------------------------|--------------|
| <b>Series</b>          |                         |                      |                          |                                     |              |
| <b>VPS</b> Viper Small | 24L-55 55W, LED array   | 3K7 3000K, 70 CRI    | FR Type 1/Front Row      | Blank No rotation                   | UNV 120-277V |
|                        | 36L-65 65W, LED array   | 4K7 4000K, 70 CRI    | 2 Type 2                 | L Optic rotation left <sup>5</sup>  | 347 347V     |
|                        | 36L-80 80W, LED array   | 5K7 5000K, 70 CRI    | 3 Type 3                 | R Optic rotation right <sup>5</sup> | 480 480V     |
|                        | 48L-110 110W, LED array |                      | 4 Type 4                 |                                     |              |
|                        | 60L-136 136W, LED array |                      | 4W Type 4 Wide           |                                     |              |
|                        |                         |                      | 5QM Type 5QM             |                                     |              |
|                        |                         |                      | 5R Type 5R (rectangular) |                                     |              |
|                        |                         |                      | 5W Type 5W (round wide)  |                                     |              |
|                        |                         |                      | TC Tennis Court          |                                     |              |

| Mounting                                                                                        | Color                            | Control Options                                                                                        | Options                                                     |
|-------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| <b>A</b> Rectangular Arm (formerly RA) for square or round pole                                 | <b>BL</b> Black Textured         | <b>7PR</b> 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others) | <b>F</b> Fusing                                             |
| <b>MAF</b> Mast Arm Fitter (formerly SF2) for 2 3/8" OD horizontal arm                          | <b>DB</b> Dark Bronze Textured   | <b>7PR-SC</b> 7-Pin Receptacle w/Shorting Cap                                                          | <b>BSP</b> Bird Spikes                                      |
| <b>K</b> Knuckle (formerly PK2) limit to 30° tilt or 2 3/8" OD horizontal arm or vertical tenon | <b>GYS</b> Light Gray Smooth     | <b>7PR-TL</b> 7-Pin Receptacle w/Twist-Lock® photo control                                             | <b>BC</b> Backshield (available for FR, 2, 3, 4, 4W Optics) |
| <b>WB</b> Wall Bracket                                                                          | <b>PS</b> Platinum Silver Smooth | <b>SCP_F</b> Programmable Occupancy Sensor w/ daylight control <sup>1,2,6</sup>                        |                                                             |
| <b>AD</b> Universal Arm for square pole                                                         | <b>WH</b> White Textured         | <b>GENI-XX</b> ENERGENI <sup>3</sup>                                                                   |                                                             |
| <b>AD3</b> Adapter for 2.4"-4.1" round pole                                                     | <b>CC</b> Custom Color           | <b>SWP</b> SiteSync Pre-Commission <sup>1,4</sup>                                                      |                                                             |
| <b>AD4</b> Adapter for 4.2"-5.3" round pole                                                     |                                  | <b>SWPM_F</b> SiteSync Pre-Commission w/ Sensor <sup>1,2,4</sup>                                       |                                                             |
| <b>AD5</b> Adapter for 5.5"-5.9" round pole                                                     |                                  |                                                                                                        |                                                             |
| <b>AD6</b> Adapter for 6.0"-6.5" round pole                                                     |                                  |                                                                                                        |                                                             |

**House Side Shield Accessories**

- ☐ HSS/VP-S/90-FB/XXX 90° shield front or back
- ☐ HSS/VP-S/90-LR/XXX 90° shield left or right
- ☐ HSS/VP-S/270-FB/XXX 270° shield front or back
- ☐ HSS/VP-S/270-LR/XXX 270° shield left or right
- ☐ HSS/VP-S/360/XXX Full shield

Replace XXX with notation for desired finish color. Refer to page 8 for shield images.

**Mounting Accessories**

- ☐ VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm
- ☐ VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm
- ☐ VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm
- ☐ VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

## Notes:

- Not available with other wireless control or sensor options
- Specify mounting height; 8 = 8' or less, 40 = 9' to 40'
- Specify routine setting code (example GENI-04). See [ENERGENI brochure](#) and [instructions](#) for setting table and options. Not available with sensor or SiteSync options
- Specify group and zone at time of order. See [www.hubbellighting.com/sitesync](#) for further details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node
- Only available with FR, 2, 3, 4, 4W and 5R distributions
- Order at least one SCP-REMOTE per project location to program and control the occupancy sensor

**Accessories and Services (Ordered Separately)**

- ☐ **SCP-REMOTE** Remote Control for SCP/\_F option. Order at least one per project to program and control the occupancy sensor
- ☐ **SWUSB\*** SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
- ☐ **SWTAB\*** Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node
- ☐ **SWBRG** SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested
- ☐ **SW7PR+** SiteSync 7-Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

\* When ordering SiteSync at least one of these two interface options must be ordered per project.

+ Available as a SiteSync retrofit solution for fixtures with an existing 7-pin receptacle.

**Hubbell Control Solutions — Accessories (Sold Separately)****NX Distributed Intelligence™**

- ☐ **NXOFM-1R1D-UNV** On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC

**wiSCAPE® Lighting Control**

- ☐ **WIR-RME-L** On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC

For additional information related to these accessories please visit [www.hubbellcontrolsolutions.com](#). Options provided for use with integrated sensor, please view specification sheet ordering information table for details.





|                                                                                                                              |  |                                                                                             |                           |              |
|------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------|---------------------------|--------------|
| Submitted by LEC - Ward Burton                                                                                               |  | <b>Catalog Number:</b><br>VPS-60L-136-4K7-3-UNV-A-DB-BC/<br>SSS-B-16-40-A-1-B4-DB<br>Notes: | <b>Type:</b><br><b>S3</b> | <b>6.1.d</b> |
|  <b>Job Name:</b><br>OLIVE 20 APARTMENT BLDG |  |                                                                                             |                           |              |



## VIPER S

SMALL VIPER LUMINAIRE

|            |           |
|------------|-----------|
| DATE:      | LOCATION: |
| TYPE:      | PROJECT:  |
| CATALOG #: |           |

### DELIVERED LUMENS

| # of LEDs | DRIVE CURRENT (mA) | SYSTEM WATTS | DISTRIBUTION TYPE | 5K<br>(5000K nominal, 70 CRI) |     |   |   |   | 4K<br>(4000K nominal, 70 CRI) |     |   |   |   | 3K<br>(3000K nominal, 70 CRI) |     |   |   |   |
|-----------|--------------------|--------------|-------------------|-------------------------------|-----|---|---|---|-------------------------------|-----|---|---|---|-------------------------------|-----|---|---|---|
|           |                    |              |                   | LUMENS                        | LPW | B | U | G | LUMENS                        | LPW | B | U | G | LUMENS                        | LPW | B | U | G |
| 24        | 700 mA             | 55W          | FR                | 6357                          | 118 | 1 | 0 | 1 | 6486                          | 120 | 1 | 0 | 1 | 5804                          | 107 | 1 | 0 | 1 |
|           |                    |              | 2                 | 6132                          | 114 | 1 | 0 | 1 | 6257                          | 116 | 1 | 0 | 2 | 5599                          | 104 | 1 | 0 | 1 |
|           |                    |              | 3                 | 6015                          | 111 | 1 | 0 | 2 | 6137                          | 114 | 1 | 0 | 2 | 5492                          | 102 | 1 | 0 | 2 |
|           |                    |              | 4                 | 5921                          | 110 | 1 | 0 | 2 | 6034                          | 112 | 1 | 0 | 2 | 5400                          | 100 | 1 | 0 | 2 |
|           |                    |              | 4W                | 5793                          | 108 | 1 | 0 | 2 | 5909                          | 110 | 1 | 0 | 2 | 5272                          | 98  | 1 | 0 | 2 |
|           |                    |              | 5QM               | 6022                          | 112 | 2 | 0 | 1 | 6145                          | 114 | 2 | 0 | 1 | 5499                          | 102 | 2 | 0 | 1 |
|           |                    |              | 5R                | 6063                          | 112 | 3 | 0 | 3 | 6187                          | 115 | 3 | 0 | 3 | 5536                          | 103 | 3 | 0 | 3 |
|           |                    |              | 5W                | 5908                          | 109 | 3 | 0 | 1 | 6028                          | 112 | 3 | 0 | 1 | 5908                          | 102 | 3 | 0 | 1 |
|           |                    |              | TC                | 6183                          | 113 | 1 | 0 | 1 | 6309                          | 118 | 1 | 0 | 1 | 5645                          | 105 | 1 | 0 | 1 |
|           |                    |              | FR                | 7864                          | 121 | 1 | 0 | 1 | 8041                          | 124 | 1 | 0 | 1 | 7189                          | 111 | 1 | 0 | 1 |
| 36        | 560 mA             | 65W          | 2                 | 7586                          | 117 | 1 | 0 | 2 | 7757                          | 119 | 1 | 0 | 2 | 6934                          | 107 | 1 | 0 | 2 |
|           |                    |              | 3                 | 7441                          | 114 | 1 | 0 | 2 | 7609                          | 117 | 1 | 0 | 2 | 6802                          | 105 | 1 | 0 | 2 |
|           |                    |              | 4                 | 7317                          | 110 | 1 | 0 | 2 | 7482                          | 112 | 1 | 0 | 2 | 6688                          | 100 | 1 | 0 | 2 |
|           |                    |              | 4W                | 8690                          | 108 | 1 | 0 | 2 | 8864                          | 110 | 1 | 0 | 2 | 7908                          | 98  | 1 | 0 | 2 |
|           |                    |              | 5QM               | 7450                          | 115 | 3 | 0 | 1 | 7618                          | 117 | 3 | 0 | 1 | 6810                          | 105 | 3 | 0 | 1 |
|           |                    |              | 5R                | 7501                          | 115 | 3 | 0 | 3 | 7670                          | 118 | 3 | 0 | 3 | 6857                          | 105 | 3 | 0 | 3 |
|           |                    |              | 5W                | 7309                          | 112 | 3 | 0 | 2 | 7473                          | 115 | 3 | 0 | 2 | 6681                          | 103 | 3 | 0 | 1 |
|           |                    |              | FR                | 9535                          | 118 | 1 | 0 | 1 | 9730                          | 120 | 1 | 0 | 1 | 8706                          | 107 | 1 | 0 | 1 |
|           |                    |              | 2                 | 9197                          | 114 | 1 | 0 | 2 | 9385                          | 116 | 1 | 0 | 2 | 8398                          | 104 | 1 | 0 | 2 |
|           |                    |              | 3                 | 9022                          | 111 | 1 | 0 | 2 | 9206                          | 114 | 1 | 0 | 2 | 8238                          | 102 | 1 | 0 | 2 |
| 36        | 700 mA             | 80W          | 4                 | 8871                          | 110 | 1 | 0 | 2 | 9052                          | 112 | 1 | 0 | 2 | 8100                          | 100 | 1 | 0 | 2 |
|           |                    |              | 4W                | 11587                         | 108 | 1 | 0 | 3 | 11819                         | 110 | 1 | 0 | 3 | 10544                         | 98  | 1 | 0 | 3 |
|           |                    |              | 5QM               | 9033                          | 112 | 3 | 0 | 1 | 9217                          | 114 | 3 | 0 | 1 | 8248                          | 102 | 3 | 0 | 1 |
|           |                    |              | 5R                | 9095                          | 112 | 3 | 0 | 3 | 9280                          | 115 | 3 | 0 | 3 | 8304                          | 103 | 3 | 0 | 3 |
|           |                    |              | 5W                | 8861                          | 109 | 3 | 0 | 2 | 9043                          | 112 | 3 | 0 | 2 | 8092                          | 100 | 3 | 0 | 2 |
|           |                    |              | TC                | 9275                          | 115 | 1 | 0 | 1 | 9464                          | 118 | 1 | 0 | 1 | 8468                          | 105 | 1 | 0 | 1 |
|           |                    |              | FR                | 12713                         | 118 | 1 | 0 | 1 | 12973                         | 120 | 2 | 0 | 1 | 11608                         | 107 | 1 | 0 | 1 |
|           |                    |              | 2                 | 12263                         | 114 | 2 | 0 | 2 | 12513                         | 116 | 2 | 0 | 2 | 11197                         | 104 | 2 | 0 | 2 |
|           |                    |              | 3                 | 12029                         | 111 | 2 | 0 | 2 | 11275                         | 114 | 2 | 0 | 2 | 10984                         | 102 | 2 | 0 | 2 |
|           |                    |              | 4                 | 11828                         | 110 | 1 | 0 | 3 | 12069                         | 112 | 1 | 0 | 3 | 10800                         | 100 | 1 | 0 | 2 |
| 48        | 700 mA             | 110W         | 4W                | 14484                         | 108 | 2 | 0 | 4 | 14774                         | 111 | 2 | 0 | 4 | 13180                         | 98  | 2 | 0 | 3 |
|           |                    |              | 5QM               | 12044                         | 112 | 3 | 0 | 2 | 12290                         | 114 | 3 | 0 | 2 | 10997                         | 102 | 3 | 0 | 1 |
|           |                    |              | 5R                | 12126                         | 112 | 3 | 0 | 3 | 12374                         | 115 | 3 | 0 | 3 | 11072                         | 103 | 3 | 0 | 3 |
|           |                    |              | 5W                | 12126                         | 109 | 4 | 0 | 2 | 12057                         | 112 | 4 | 0 | 2 | 10789                         | 100 | 4 | 0 | 2 |
|           |                    |              | TC                | 12366                         | 115 | 1 | 0 | 2 | 12619                         | 118 | 1 | 0 | 2 | 11290                         | 105 | 1 | 0 | 2 |
|           |                    |              | FR                | 15891                         | 117 | 2 | 0 | 2 | 16216                         | 120 | 2 | 0 | 2 | 14511                         | 107 | 2 | 0 | 1 |
|           |                    |              | 2                 | 15329                         | 113 | 2 | 0 | 2 | 15642                         | 116 | 2 | 0 | 2 | 13997                         | 103 | 2 | 0 | 2 |
|           |                    |              | 3                 | 15037                         | 111 | 2 | 0 | 3 | 15344                         | 113 | 2 | 0 | 3 | 13730                         | 101 | 2 | 0 | 3 |
|           |                    |              | 4                 | 14784                         | 109 | 1 | 0 | 3 | 15086                         | 111 | 1 | 0 | 3 | 13500                         | 100 | 1 | 0 | 3 |
|           |                    |              | 4W                | 14802                         | 109 | 2 | 0 | 3 | 15104                         | 112 | 2 | 0 | 3 | 13515                         | 100 | 2 | 0 | 3 |
| 60        | 700 mA             | 136W         | 5QM               | 15055                         | 111 | 3 | 0 | 2 | 15362                         | 114 | 3 | 0 | 2 | 13747                         | 102 | 3 | 0 | 2 |
|           |                    |              | 5R                | 15158                         | 112 | 4 | 0 | 4 | 15469                         | 114 | 4 | 0 | 4 | 13841                         | 102 | 4 | 0 | 4 |
|           |                    |              | 5W                | 14781                         | 109 | 4 | 0 | 2 | 15083                         | 111 | 4 | 0 | 2 | 13495                         | 100 | 4 | 0 | 2 |
|           |                    |              | TC                | 15458                         | 115 | 1 | 0 | 2 | 15834                         | 118 | 1 | 0 | 2 | 14113                         | 105 | 1 | 0 | 2 |
|           |                    |              | FR                | 15891                         | 117 | 2 | 0 | 2 | 16216                         | 120 | 2 | 0 | 2 | 14511                         | 107 | 2 | 0 | 1 |
|           |                    |              | 2                 | 15329                         | 113 | 2 | 0 | 2 | 15642                         | 116 | 2 | 0 | 2 | 13997                         | 103 | 2 | 0 | 2 |
|           |                    |              | 3                 | 15037                         | 111 | 2 | 0 | 3 | 15344                         | 113 | 2 | 0 | 3 | 13730                         | 101 | 2 | 0 | 3 |







LEC-Ward Burton & Co.  
Lighting Manufacturers Representatives  
St. Louis, MO

**Job Name:**  
OLIVE 20 APARTMENT BLDG

**Catalog Number:**

VPS-60L-136-4K7-3-UNV-A-DB-BC/  
SSS-B-16-40-A-1-B4-DB

Notes:

**Type:**

6.1.d

**S3**



## VIPER S

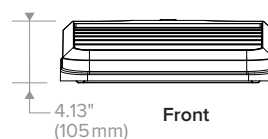
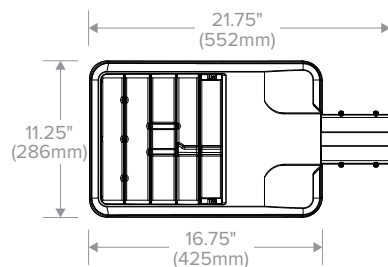
SMALL VIPER LUMINAIRE

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

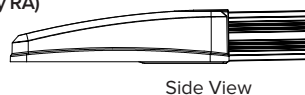
CATALOG #: \_\_\_\_\_

### DIMENSIONS

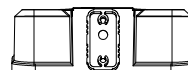


|        |                      |
|--------|----------------------|
| Weight | 15.0 lbs<br>(6.8 kg) |
| EPA    | .67 ft <sup>2</sup>  |

**A Arm (formerly RA)**



Side View

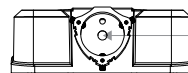


Back View

**MAF (formerly SF2)**



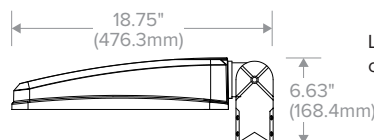
Side View



Back View

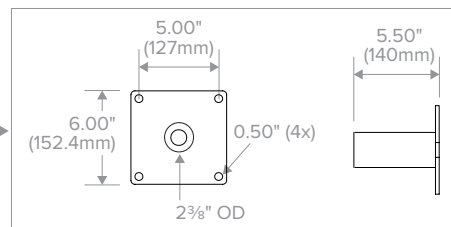
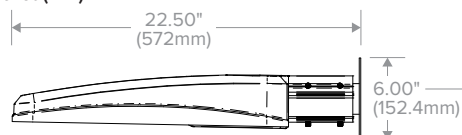
Accepts 2 3/8" OD tenon, min 5" long.

**2 3/8" Adjustable Knuckle (K) (formerly PK2)**

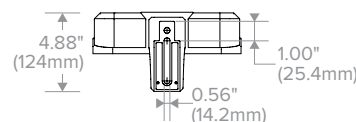
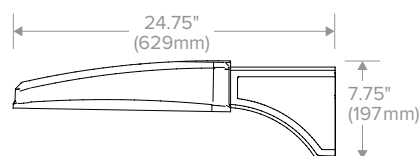


Limit to 30° tilt. Sensor, photocell and wireless controls should not be tilted above horizontal.

**Wall Bracket (WB)**



**AD Decorative Arm**



See [page 9](#) for mounting details.





LEC-Ward Burton & Co.  
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**Job Name:**  
OLIVE 20 APARTMENT BLDG

**Catalog Number:**

VPS-60L-136-4K7-3-UNV-A-DB-BC/  
SSS-B-16-40-A-1-B4-DB

Notes:

**Type:**

6.1.d

**S3****VIPER S**

SMALL VIPER LUMINAIRE

DATE:

LOCATION:

TYPE:

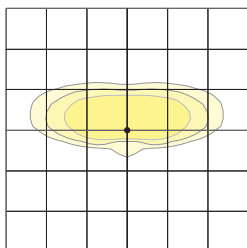
PROJECT:

CATALOG #:

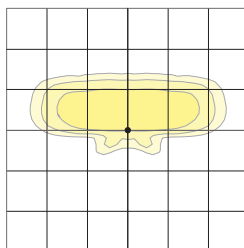
**PHOTOMETRY**

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see [website photometric test reports](#).

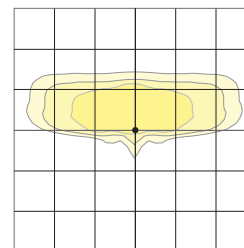
Type FR – Front Row/Auto Optic



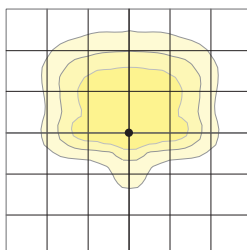
Type 2



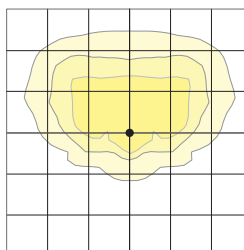
Type 3



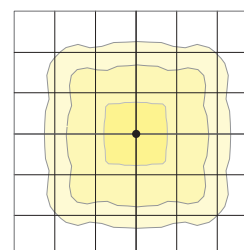
Type 4



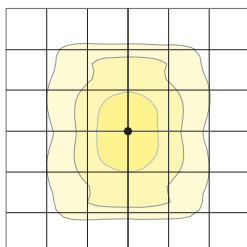
Type 4 Wide



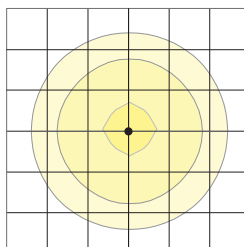
Type 5QM



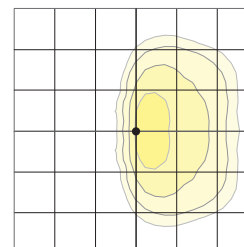
Type 5R (rectangular)



Type 5W (round wide)



Type TC







## VIPER S

SMALL VIPER LUMINAIRE

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
 TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
 CATALOG #: \_\_\_\_\_

### ELECTRICAL DATA

| # OF LEDS | NUMBER OF DRIVERS | DRIVE CURRENT (mA) | INPUT VOLTAGE (V) | SYSTEM POWER (w) | CURRENT (Amps) |
|-----------|-------------------|--------------------|-------------------|------------------|----------------|
| 24        | 1                 | 700 mA             | 120               | 55               | 0.5            |
|           |                   |                    | 277               |                  | 0.2            |
|           |                   |                    | 347               |                  | 0.2            |
|           |                   |                    | 480               |                  | 0.1            |
| 36        | 1                 | 525 mA             | 120               | 65               | 0.65           |
|           |                   |                    | 277               |                  | 0.28           |
|           |                   |                    | 347               |                  | 0.22           |
|           |                   |                    | 480               |                  | 0.16           |
|           |                   | 700 mA             | 120               | 80               | 0.7            |
|           |                   |                    | 277               |                  | 0.3            |
|           |                   |                    | 347               |                  | 0.2            |
|           |                   |                    | 480               |                  | 0.2            |
| 48        | 1                 | 700 mA             | 120               | 110              | 0.9            |
|           |                   |                    | 277               |                  | 0.4            |
|           |                   |                    | 347               |                  | 0.3            |
|           |                   |                    | 480               |                  | 0.2            |
| 60        | 1                 | 700 mA             | 120               | 136              | 1.1            |
|           |                   |                    | 277               |                  | 0.5            |
|           |                   |                    | 347               |                  | 0.4            |
|           |                   |                    | 480               |                  | 0.3            |

| PROJECTED LUMEN MAINTENANCE |   |        |        |                              |         |                        |
|-----------------------------|---|--------|--------|------------------------------|---------|------------------------|
| Ambient Temp.               | 0 | 25,000 | 50,000 | TM-21-11 60,000 <sup>1</sup> | 100,000 | Calculated L70 (HOURS) |
| 25°C / 77°C                 | 1 | 0.97   | 0.95   | 0.95                         | 0.92    | >377,000               |

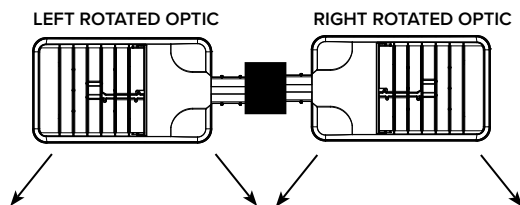
1 Projected per IESNA TM-21-11.  
 Data references the extrapolated performance projections for the 60 LED base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

### LIFESHIELD™ CIRCUIT

Protects luminaire from excessive temperature. The device activates at a specific, factory-preset temperature and progressively reduces power over a finite temperature range. Operation is smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply or faulty wiring connection to the drivers. The device can co-exist with other 0–10V control devices (occupancy sensors, external dimmers, etc.)

### ADDITIONAL INFORMATION

#### ROTATION OPTIONS







LEC-Ward Burton & Co.  
Lighting Manufacturers Representatives  
St. Louis, MO

**Job Name:**  
OLIVE 20 APARTMENT BLDG

**Catalog Number:**

VPS-60L-136-4K7-3-UNV-A-DB-BC/  
SSS-B-16-40-A-1-B4-DB

Notes:

**Type:**

6.1.d

**S3****VIPER S**

SMALL VIPER LUMINAIRE

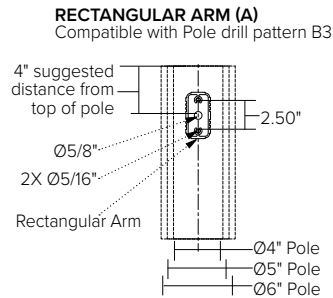
DATE:

LOCATION:

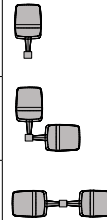
TYPE:

PROJECT:

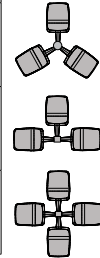
CATALOG #:

**ADDITIONAL INFORMATION (CONTINUED)****DRILL PATTERN****EPA**

| Config.  | EPA  |
|----------|------|
| 1        | .67  |
| 2 @ 90°  | 1.06 |
| 2 @ 180° | 1.34 |



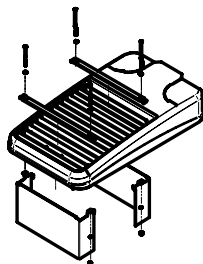
| Config.  | EPA  |
|----------|------|
| 3 @ 120° | 1.68 |
| 3 @ 90°  | 1.73 |
| 4 @ 90°  | 2.12 |

**TENON TOP POLE BRACKET ACCESSORIES (ORDER SEPARATELY)**

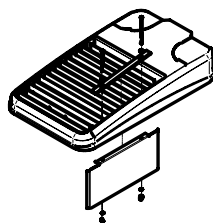
(2 3/8" OD tenon)

**TENON TOP POLE BRACKET ACCESSORIES (Order Separately)**

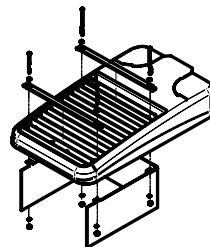
- ☐ **SETAVP-XX** Square tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
- ☐ **RETAVP-XX** Round tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
- ☐ **SETA2XX** Square tenon adapter (4 at 90°) for AD - Universal Arm mounting option only
- ☐ **RETA2XX** Round tenon adapter (4 at 90°) for AD3 - Universal Arm mounting option only
- ☐ **TRETA2XX** Hexagonal tenon adapter (3 at 120°) for AD - Universal Arm mounting option only

**HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES**

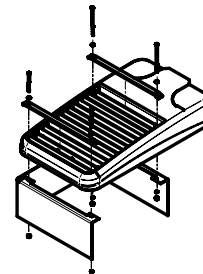
**HSS/VP-S/90-FB/XXX**  
90° shield front or back  
(2 shields shown)



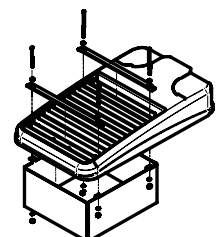
**HSS/VP-S/90-LR/XXX**  
90° shield left or right  
(1 shield shown in left orientation)



**HSS/VP-S/270-FB/XXX**  
270° shield front or back  
(1 shield shown in back orientation)



**HSS/VP-S/270-LR/XXX**  
270° shield left or right  
(1 shield shown in right orientation)



**HSS/VP-S/360/XXX**  
Full shield  
(1 shield shown)



**VIPER S**

SMALL VIPER LUMINAIRE

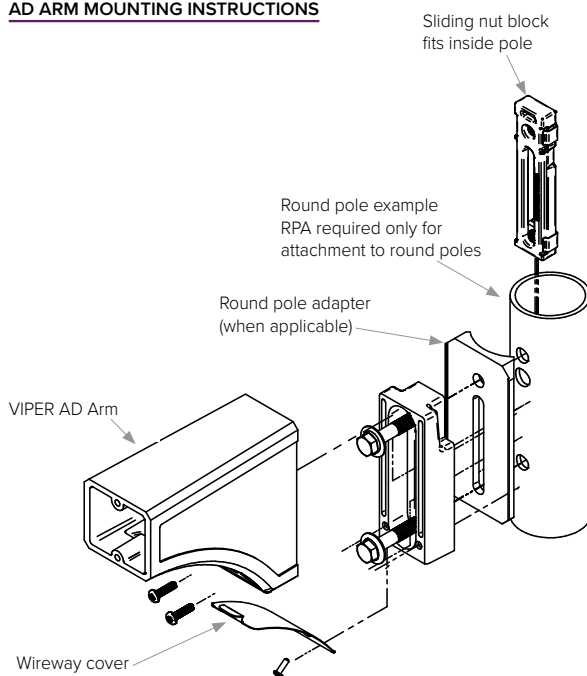
DATE:

LOCATION:

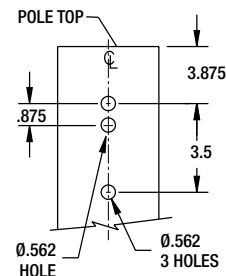
TYPE:

PROJECT:

CATALOG #:

**ADDITIONAL INFORMATION (CONTINUED)****AD ARM MOUNTING INSTRUCTIONS****DECORATIVE ARM (AD)**

Compatible with pole drill pattern S2





|                                                                                                                                                                              |  |                                                                                              |                           |              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------|---------------------------|--------------|
| Submitted by LEC - Ward Burton                                                                                                                                               |  | <b>Catalog Number:</b><br>VPS-60L-136-4K7-4W-UNV-A-DB-BC/<br>SSS-B-16-40-A-1-B4-DB<br>Notes: | <b>Type:</b><br><b>S4</b> | <b>6.1.d</b> |
|  <b>LEC-Ward Burton &amp; Co.</b><br>Lighting Manufacturers Representatives<br>St. Louis, MO |  | <b>Job Name:</b><br>OLIVE 20 APARTMENT BLDG                                                  |                           |              |



## VIPER S

SMALL VIPER LUMINAIRE

### FEATURES

- Small size companion to Viper Large
- Wide choice of different LED wattage configurations
- Nine optical distributions
- Designed to replace HID lighting up to 400W MH or HPS
- Suitable for wet locations



\*3000K and warmer CCTs only

### CONTROL TECHNOLOGY



### SPECIFICATIONS

#### CONSTRUCTION

- Manufactured with die cast aluminum
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements
- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3,000-hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds
- External hardware is corrosion resistant

#### OPTICS

- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one-piece optical system
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel

#### INSTALLATION

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included

#### ELECTRICAL

- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)
- Power factor is  $\geq .90$  at full load
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Fixture electrical compartment contains all LED driver components and a push-button terminal block for AC power connections
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Ambient operating temperature -40°C to 25°C
- Surge protection: 20kA
- Lifeshield™ Circuit ([see Electrical Data](#))

#### CONTROLS

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if

## STRIKE



#### RELATED PRODUCTS

[Viper Large](#)

project requirements vary from standard configuration

- Available with [Energeni](#) for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night
- In addition, Viper can be specified with [SiteSync™ wireless control system](#) for reduction in energy and maintenance costs while optimizing light quality 24/7

#### CERTIFICATIONS

- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at [www.designlights.org](http://www.designlights.org)
- Certified to UL 1598 and UL 8750
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. [Separate spec available online](#)

#### WARRANTY

- 5 year warranty
- See [HLI Commercial and Industrial Outdoor Lighting Warranty](#) for additional information

| KEY DATA                   |             |
|----------------------------|-------------|
| Lumen Range                | 5400–16,216 |
| Wattage Range              | 55–136      |
| Efficacy Range (LPW)       | 100–124     |
| Reported Life (Hours)      | L70>377,000 |
| Input Current Range (Amps) | 0.1–1.1     |





## VIPER S

SMALL VIPER LUMINAIRE

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
 TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
 CATALOG #: \_\_\_\_\_

### ORDERING GUIDE

Example: VPS-24L-55-4K7-4W-UNV-A-DB-TL-GENI-04-BC

CATALOG # \_\_\_\_\_

| VPS             | LED Engine                                                                                                                                                                 | CCT/CRI <sup>1</sup>                                                                                     | Distribution                                                                                                                                                                                                     | Rotation                                                                                       | Voltage                                                                           |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| VPS Viper Small | 24L-55 55W, LED array<br>36L-65 65W, LED array<br>36L-80 80W, LED array<br>48L-110 110W, LED array<br><div style="background-color: yellow;">60L-136 136W, LED array</div> | 3K7 3000K, 70 CRI<br><div style="background-color: yellow;">4K7 4000K, 70 CRI</div><br>5K7 5000K, 70 CRI | FR Type 1/Front Row<br>2 Type 2<br>3 Type 3<br>4 Type 4<br><div style="background-color: yellow;">4W Type 4 Wide</div><br>5QM Type 5QM<br>5R Type 5R (rectangular)<br>5W Type 5W (round wide)<br>TC Tennis Court | Blank No rotation<br>L Optic rotation left <sup>5</sup><br>R Optic rotation right <sup>5</sup> | <div style="background-color: yellow;">UNV 120-277V</div><br>347 347V<br>480 480V |

| Mounting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Color                                                                                                                                                                                   | Control Options                                                                                                                                                                                                                                                                                                                                                                                                          | Options                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div style="background-color: yellow;">A Rectangular Arm (formerly RA) for square or round pole</div><br>MAF Mast Arm Fitter (formerly SF2) for 2 3/8" OD horizontal arm<br>K Knuckle (formerly PK2) limit to 30° tilt or 2 3/8" OD horizontal arm or vertical tenon<br>WB Wall Bracket<br>AD Universal Arm for square pole<br>AD3 Adapter for 2.4"-4.1" round pole<br>AD4 Adapter for 4.2"-5.3" round pole<br>AD5 Adapter for 5.5"-5.9" round pole<br>AD6 Adapter for 6.0"-6.5" round pole | BL Black Textured<br><div style="background-color: yellow;">DB Dark Bronze Textured</div><br>GYS Light Gray Smooth<br>PS Platinum Silver Smooth<br>WH White Textured<br>CC Custom Color | 7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)<br>7PR-SC 7-Pin Receptacle w/Shorting Cap<br>7PR-TL 7-Pin Receptacle w/Twist-Lock® photo control<br>SCP_F Programmable Occupancy Sensor w/ daylight control <sup>1,2,6</sup><br>GENI-XX ENERGENI <sup>3</sup><br>SWP SiteSync Pre-Commission <sup>1,4</sup><br>SWPM_F SiteSync Pre-Commission w/ Sensor <sup>1,2,4</sup> | F Fusing<br><div style="background-color: yellow;">BSP Bird Spikes</div><br><div style="background-color: yellow;">BC Backshield (available for FR, 2, 3, 4, 4W Optics)</div> |

#### House Side Shield Accessories

- ☐ HSS/VP-S/90-FB/XXX 90° shield front or back
- ☐ HSS/VP-S/90-LR/XXX 90° shield left or right
- ☐ HSS/VP-S/270-FB/XXX 270° shield front or back
- ☐ HSS/VP-S/270-LR/XXX 270° shield left or right
- ☐ HSS/VP-S/360/XXX Full shield

Replace XXX with notation for desired finish color. Refer to page 8 for shield images.

#### Mounting Accessories

- ☐ VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm
- ☐ VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm
- ☐ VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm
- ☐ VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

#### Notes:

- 1 Not available with other wireless control or sensor options
- 2 Specify mounting height; 8 = 8' or less, 40 = 9' to 40'
- 3 Specify routine setting code (example GENI-04). See [ENERGENI brochure and instructions](#) for setting table and options. Not available with sensor or SiteSync options
- 4 Specify group and zone at time of order. See [www.hubbelllighting.com/sitesync](#) for further details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node
- 5 Only available with FR, 2, 3, 4, 4W and 5R distributions
- 6 Order at least one SCP-REMOTE per project location to program and control the occupancy sensor

#### Accessories and Services (Ordered Separately)

- ☐ SCP-REMOTE Remote Control for SCP/\_F option. Order at least one per project to program and control the occupancy sensor
- ☐ SWUSB\* SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
- ☐ SWTAB\* Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node
- ☐ SWBRG SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested
- ☐ SW7PR+ SiteSync 7-Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

\* When ordering SiteSync at least one of these two interface options must be ordered per project.  
 + Available as a SiteSync retrofit solution for fixtures with an existing 7-pin receptacle.

#### Hubbell Control Solutions — Accessories (Sold Separately)

##### NX Distributed Intelligence™

- ☐ NXOFM-1R1D-UNV On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC

##### wiSCAPE® Lighting Control

- ☐ WIR-RME-L On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC

For additional information related to these accessories please visit [www.hubbellcontrolsolutions.com](#). Options provided for use with integrated sensor, please view specification sheet ordering information table for details.





Submitted by LEC - Ward Burton



LEC-Ward Burton & Co.  
Lighting Manufacturers Representatives  
St. Louis, MO

**Job Name:**  
OLIVE 20 APARTMENT BLDG

**Catalog Number:**  
VPS-60L-136-4K7-4W-UNV-A-DB-BC/  
SSS-B-16-40-A-1-B4-DB  
Notes:

**Type:**  

S4

6.1.d



## VIPER S

SMALL VIPER LUMINAIRE

DATE:
LOCATION:

TYPE:
PROJECT:

CATALOG #:

### DELIVERED LUMENS

| # of LEDs | DRIVE CURRENT (mA) | SYSTEM WATTS | DISTRIBUTION TYPE | 5K<br>(5000K nominal, 70 CRI) |     |   |   |   | 4K<br>(4000K nominal, 70 CRI) |     |   |   |   | 3K<br>(3000K nominal, 70 CRI) |     |   |   |   |
|-----------|--------------------|--------------|-------------------|-------------------------------|-----|---|---|---|-------------------------------|-----|---|---|---|-------------------------------|-----|---|---|---|
|           |                    |              |                   | LUMENS                        | LPW | B | U | G | LUMENS                        | LPW | B | U | G | LUMENS                        | LPW | B | U | G |
| 24        | 700 mA             | 55W          | FR                | 6357                          | 118 | 1 | 0 | 1 | 6486                          | 120 | 1 | 0 | 1 | 5804                          | 107 | 1 | 0 | 1 |
|           |                    |              | 2                 | 6132                          | 114 | 1 | 0 | 1 | 6257                          | 116 | 1 | 0 | 2 | 5599                          | 104 | 1 | 0 | 1 |
|           |                    |              | 3                 | 6015                          | 111 | 1 | 0 | 2 | 6137                          | 114 | 1 | 0 | 2 | 5492                          | 102 | 1 | 0 | 2 |
|           |                    |              | 4                 | 5921                          | 110 | 1 | 0 | 2 | 6034                          | 112 | 1 | 0 | 2 | 5400                          | 100 | 1 | 0 | 2 |
|           |                    |              | 4W                | 5793                          | 108 | 1 | 0 | 2 | 5909                          | 110 | 1 | 0 | 2 | 5272                          | 98  | 1 | 0 | 2 |
|           |                    |              | 5QM               | 6022                          | 112 | 2 | 0 | 1 | 6145                          | 114 | 2 | 0 | 1 | 5499                          | 102 | 2 | 0 | 1 |
|           |                    |              | 5R                | 6063                          | 112 | 3 | 0 | 3 | 6187                          | 115 | 3 | 0 | 3 | 5536                          | 103 | 3 | 0 | 3 |
|           |                    |              | 5W                | 5908                          | 109 | 3 | 0 | 1 | 6028                          | 112 | 3 | 0 | 1 | 5908                          | 102 | 3 | 0 | 1 |
|           |                    |              | TC                | 6183                          | 113 | 1 | 0 | 1 | 6309                          | 118 | 1 | 0 | 1 | 5645                          | 105 | 1 | 0 | 1 |
|           |                    |              | FR                | 7864                          | 121 | 1 | 0 | 1 | 8041                          | 124 | 1 | 0 | 1 | 7189                          | 111 | 1 | 0 | 1 |
| 36        | 560 mA             | 65W          | 2                 | 7586                          | 117 | 1 | 0 | 2 | 7757                          | 119 | 1 | 0 | 2 | 6934                          | 107 | 1 | 0 | 2 |
|           |                    |              | 3                 | 7441                          | 114 | 1 | 0 | 2 | 7609                          | 117 | 1 | 0 | 2 | 6802                          | 105 | 1 | 0 | 2 |
|           |                    |              | 4                 | 7317                          | 110 | 1 | 0 | 2 | 7482                          | 112 | 1 | 0 | 2 | 6688                          | 100 | 1 | 0 | 2 |
|           |                    |              | 4W                | 8690                          | 108 | 1 | 0 | 2 | 8864                          | 110 | 1 | 0 | 2 | 7908                          | 98  | 1 | 0 | 2 |
|           |                    |              | 5QM               | 7450                          | 115 | 3 | 0 | 1 | 7618                          | 117 | 3 | 0 | 1 | 6810                          | 105 | 3 | 0 | 1 |
|           |                    |              | 5R                | 7501                          | 115 | 3 | 0 | 3 | 7670                          | 118 | 3 | 0 | 3 | 6857                          | 105 | 3 | 0 | 3 |
|           |                    |              | 5W                | 7309                          | 112 | 3 | 0 | 2 | 7473                          | 115 | 3 | 0 | 2 | 6681                          | 103 | 3 | 0 | 1 |
|           |                    |              | FR                | 9535                          | 118 | 1 | 0 | 1 | 9730                          | 120 | 1 | 0 | 1 | 8706                          | 107 | 1 | 0 | 1 |
|           |                    |              | 2                 | 9197                          | 114 | 1 | 0 | 2 | 9385                          | 116 | 1 | 0 | 2 | 8398                          | 104 | 1 | 0 | 2 |
|           |                    |              | 3                 | 9022                          | 111 | 1 | 0 | 2 | 9206                          | 114 | 1 | 0 | 2 | 8238                          | 102 | 1 | 0 | 2 |
| 36        | 700 mA             | 80W          | 4                 | 8871                          | 110 | 1 | 0 | 2 | 9052                          | 112 | 1 | 0 | 2 | 8100                          | 100 | 1 | 0 | 2 |
|           |                    |              | 4W                | 11587                         | 108 | 1 | 0 | 3 | 11819                         | 110 | 1 | 0 | 3 | 10544                         | 98  | 1 | 0 | 3 |
|           |                    |              | 5QM               | 9033                          | 112 | 3 | 0 | 1 | 9217                          | 114 | 3 | 0 | 1 | 8248                          | 102 | 3 | 0 | 1 |
|           |                    |              | 5R                | 9095                          | 112 | 3 | 0 | 3 | 9280                          | 115 | 3 | 0 | 3 | 8304                          | 103 | 3 | 0 | 3 |
|           |                    |              | 5W                | 8861                          | 109 | 3 | 0 | 2 | 9043                          | 112 | 3 | 0 | 2 | 8092                          | 100 | 3 | 0 | 2 |
|           |                    |              | TC                | 9275                          | 115 | 1 | 0 | 1 | 9464                          | 118 | 1 | 0 | 1 | 8468                          | 105 | 1 | 0 | 1 |
|           |                    |              | FR                | 12713                         | 118 | 1 | 0 | 1 | 12973                         | 120 | 2 | 0 | 1 | 11608                         | 107 | 1 | 0 | 1 |
|           |                    |              | 2                 | 12263                         | 114 | 2 | 0 | 2 | 12513                         | 116 | 2 | 0 | 2 | 11197                         | 104 | 2 | 0 | 2 |
|           |                    |              | 3                 | 12029                         | 111 | 2 | 0 | 2 | 11275                         | 114 | 2 | 0 | 2 | 10984                         | 102 | 2 | 0 | 2 |
|           |                    |              | 4                 | 11828                         | 110 | 1 | 0 | 3 | 12069                         | 112 | 1 | 0 | 3 | 10800                         | 100 | 1 | 0 | 2 |
| 48        | 700 mA             | 110W         | 4W                | 14484                         | 108 | 2 | 0 | 4 | 14774                         | 111 | 2 | 0 | 4 | 13180                         | 98  | 2 | 0 | 3 |
|           |                    |              | 5QM               | 12044                         | 112 | 3 | 0 | 2 | 12290                         | 114 | 3 | 0 | 2 | 10997                         | 102 | 3 | 0 | 1 |
|           |                    |              | 5R                | 12126                         | 112 | 3 | 0 | 3 | 12374                         | 115 | 3 | 0 | 3 | 11072                         | 103 | 3 | 0 | 3 |
|           |                    |              | 5W                | 12126                         | 109 | 4 | 0 | 2 | 12057                         | 112 | 4 | 0 | 2 | 10789                         | 100 | 4 | 0 | 2 |
|           |                    |              | TC                | 12366                         | 115 | 1 | 0 | 2 | 12619                         | 118 | 1 | 0 | 2 | 11290                         | 105 | 1 | 0 | 2 |
|           |                    |              | FR                | 15891                         | 117 | 2 | 0 | 2 | 16216                         | 120 | 2 | 0 | 2 | 14511                         | 107 | 2 | 0 | 1 |
|           |                    |              | 2                 | 15329                         | 113 | 2 | 0 | 2 | 15642                         | 116 | 2 | 0 | 2 | 13997                         | 103 | 2 | 0 | 2 |
|           |                    |              | 3                 | 15037                         | 111 | 2 | 0 | 3 | 15344                         | 113 | 2 | 0 | 3 | 13730                         | 101 | 2 | 0 | 3 |
|           |                    |              | 4                 | 14784                         | 109 | 1 | 0 | 3 | 15086                         | 111 | 1 | 0 | 3 | 13500                         | 100 | 1 | 0 | 3 |
|           |                    |              | 4W                | 14802                         | 109 | 2 | 0 | 3 | 15104                         | 112 | 2 | 0 | 3 | 13515                         | 100 | 2 | 0 | 3 |
| 60        | 700 mA             | 136W         | 5QM               | 15055                         | 111 | 3 | 0 | 2 | 15362                         | 114 | 3 | 0 | 2 | 13747                         | 102 | 3 | 0 | 2 |
|           |                    |              | 5R                | 15158                         | 112 | 4 | 0 | 4 | 15469                         | 114 | 4 | 0 | 4 | 13841                         | 102 | 4 | 0 | 4 |
|           |                    |              | 5W                | 14781                         | 109 | 4 | 0 | 2 | 15083                         | 111 | 4 | 0 | 2 | 13495                         | 100 | 4 | 0 | 2 |
|           |                    |              | TC                | 15458                         | 115 | 1 | 0 | 2 | 15834                         | 118 | 1 | 0 | 2 | 14113                         | 105 | 1 | 0 | 2 |





LEC-Ward Burton & Co.  
Lighting Manufacturers Representatives  
St. Louis, MO

**Job Name:**  
OLIVE 20 APARTMENT BLDG

**Catalog Number:**

VPS-60L-136-4K7-4W-UNV-A-DB-BC/  
SSS-B-16-40-A-1-B4-DB

Notes:

**Type:**

6.1.d

**S4**



## VIPER S

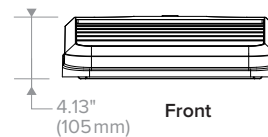
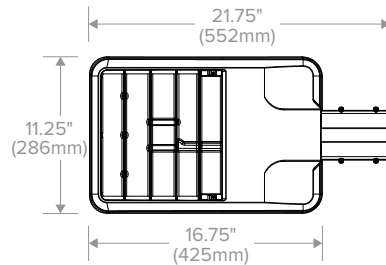
SMALL VIPER LUMINAIRE

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

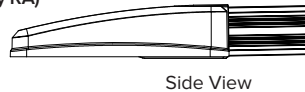
CATALOG #: \_\_\_\_\_

### DIMENSIONS

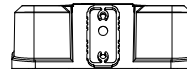


|        |                      |
|--------|----------------------|
| Weight | 15.0 lbs<br>(6.8 kg) |
| EPA    | .67 ft <sup>2</sup>  |

**A Arm (formerly RA)**



Side View

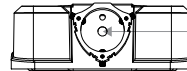


Back View

**MAF (formerly SF2)**



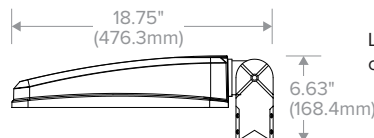
Side View



Back View

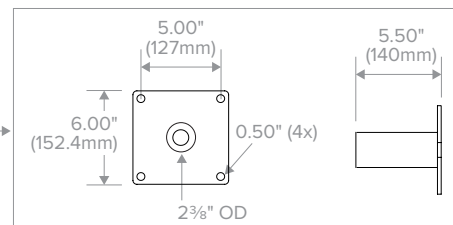
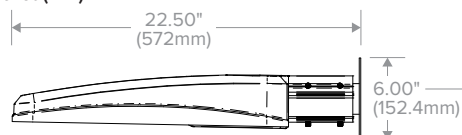
Accepts 2 3/8" OD tenon, min 5" long.

**2 3/8" Adjustable Knuckle (K) (formerly PK2)**

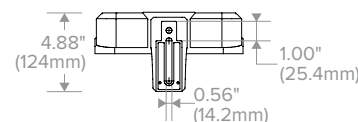
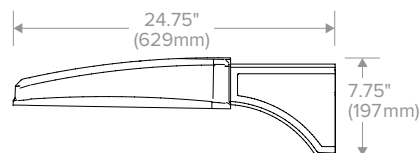


Limit to 30° tilt. Sensor, photocell and wireless controls should not be tilted above horizontal.

**Wall Bracket (WB)**



**AD Decorative Arm**



See [page 9](#) for mounting details.





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SSS-B-16-40-A-1-B4-DB

Notes:

**Type:**

6.1.d

**S4****VIPER S**

SMALL VIPER LUMINAIRE

DATE:

LOCATION:

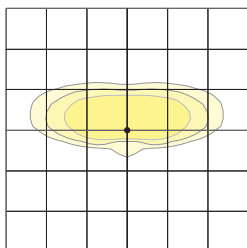
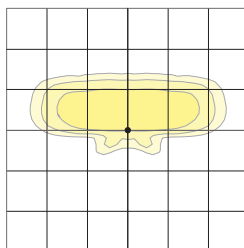
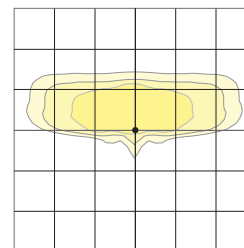
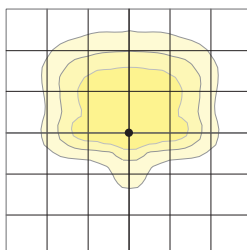
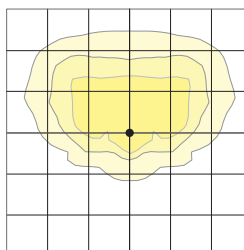
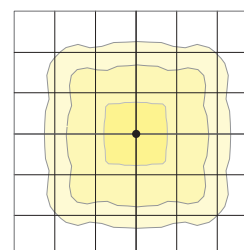
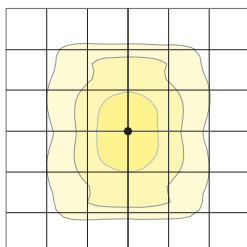
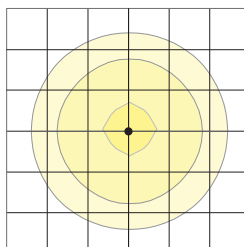
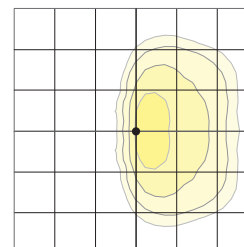
TYPE:

PROJECT:

CATALOG #:

**PHOTOMETRY**

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see [website photometric test reports](#).

**Type FR – Front Row/Auto Optic****Type 2****Type 3****Type 4****Type 4 Wide****Type 5QM****Type 5R (rectangular)****Type 5W (round wide)****Type TC**





## VIPER S

SMALL VIPER LUMINAIRE

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

### ELECTRICAL DATA

| # OF LEDS | NUMBER OF DRIVERS | DRIVE CURRENT (mA) | INPUT VOLTAGE (V) | SYSTEM POWER (w) | CURRENT (Amps) |
|-----------|-------------------|--------------------|-------------------|------------------|----------------|
| 24        | 1                 | 700 mA             | 120               | 55               | 0.5            |
|           |                   |                    | 277               |                  | 0.2            |
|           |                   |                    | 347               |                  | 0.2            |
|           |                   |                    | 480               |                  | 0.1            |
| 36        | 1                 | 525 mA             | 120               | 65               | 0.65           |
|           |                   |                    | 277               |                  | 0.28           |
|           |                   |                    | 347               |                  | 0.22           |
|           |                   |                    | 480               |                  | 0.16           |
|           |                   | 700 mA             | 120               | 80               | 0.7            |
|           |                   |                    | 277               |                  | 0.3            |
|           |                   |                    | 347               |                  | 0.2            |
|           |                   |                    | 480               |                  | 0.2            |
| 48        | 1                 | 700 mA             | 120               | 110              | 0.9            |
|           |                   |                    | 277               |                  | 0.4            |
|           |                   |                    | 347               |                  | 0.3            |
|           |                   |                    | 480               |                  | 0.2            |
| 60        | 1                 | 700 mA             | 120               | 136              | 1.1            |
|           |                   |                    | 277               |                  | 0.5            |
|           |                   |                    | 347               |                  | 0.4            |
|           |                   |                    | 480               |                  | 0.3            |

| PROJECTED LUMEN MAINTENANCE |   |        |        |                              |         |                        |
|-----------------------------|---|--------|--------|------------------------------|---------|------------------------|
| Ambient Temp.               | 0 | 25,000 | 50,000 | TM-21-11 60,000 <sup>1</sup> | 100,000 | Calculated L70 (HOURS) |
| 25°C / 77°C                 | 1 | 0.97   | 0.95   | 0.95                         | 0.92    | >377,000               |

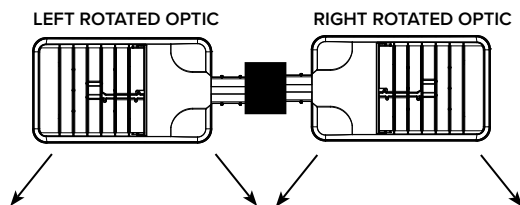
<sup>1</sup> Projected per IESNA TM-21-11.  
Data references the extrapolated performance projections for the 60 LED base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

### LIFESHIELD™ CIRCUIT

Protects luminaire from excessive temperature. The device activates at a specific, factory-preset temperature and progressively reduces power over a finite temperature range. Operation is smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply or faulty wiring connection to the drivers. The device can co-exist with other 0–10V control devices (occupancy sensors, external dimmers, etc.)

### ADDITIONAL INFORMATION

#### ROTATION OPTIONS







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St. Louis, MO

**Job Name:**  
OLIVE 20 APARTMENT BLDG

**Catalog Number:**

VPS-60L-136-4K7-4W-UNV-A-DB-BC/  
SSS-B-16-40-A-1-B4-DB

Notes:

**Type:**

6.1.d

**S4**



## VIPER S

SMALL VIPER LUMINAIRE

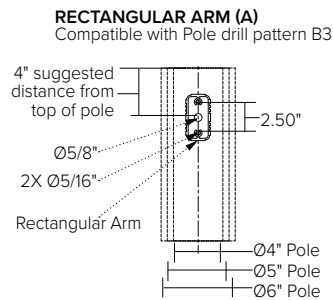
DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_

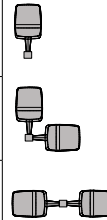
### ADDITIONAL INFORMATION (CONTINUED)

#### DRILL PATTERN

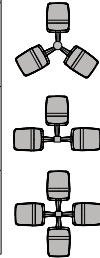


#### EPA

| Config.  | EPA  |
|----------|------|
| 1        | .67  |
| 2 @ 90°  | 1.06 |
| 2 @ 180° | 1.34 |



| Config.  | EPA  |
|----------|------|
| 3 @ 120° | 1.68 |
| 3 @ 90°  | 1.73 |
| 4 @ 90°  | 2.12 |



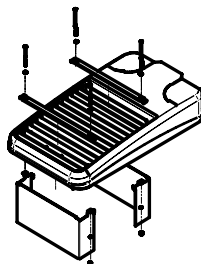
#### TENON TOP POLE BRACKET ACCESSORIES (ORDER SEPARATELY)

(2 3/8" OD tenon)

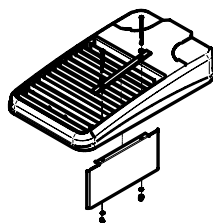
##### TENON TOP POLE BRACKET ACCESSORIES (Order Separately)

- ☐ **SETAVP-XX** Square tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
- ☐ **RETAVP-XX** Round tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
- ☐ **SETA2XX** Square tenon adapter (4 at 90°) for AD - Universal Arm mounting option only
- ☐ **RETA2XX** Round tenon adapter (4 at 90°) for AD3 - Universal Arm mounting option only
- ☐ **TRETA2XX** Hexagonal tenon adapter (3 at 120°) for AD - Universal Arm mounting option only

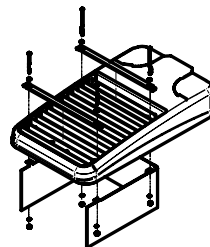
#### HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES



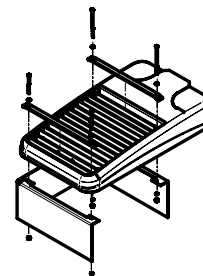
**HSS/VP-S/90-FB/XXX**  
90° shield front or back  
(2 shields shown)



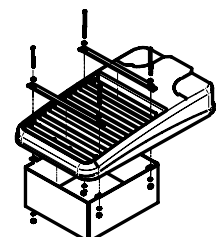
**HSS/VP-S/90-LR/XXX**  
90° shield left or right  
(1 shield shown in left orientation)



**HSS/VP-S/270-FB/XXX**  
270° shield front or back  
(1 shield shown in back orientation)



**HSS/VP-S/270-LR/XXX**  
270° shield left or right  
(1 shield shown in right orientation)



**HSS/VP-S/360/XXX**  
Full shield  
(1 shield shown)



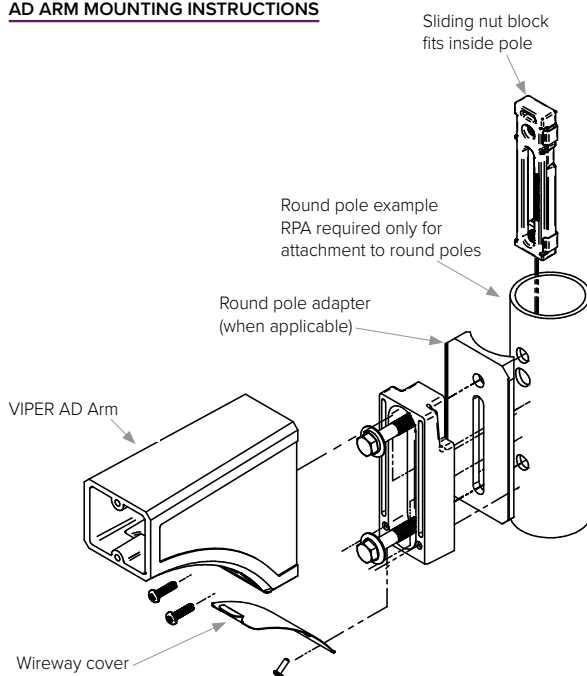
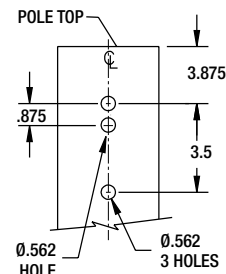
**VIPER S**

SMALL VIPER LUMINAIRE

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_

**ADDITIONAL INFORMATION (CONTINUED)****AD ARM MOUNTING INSTRUCTIONS****DECORATIVE ARM (AD)**  
Compatible with pole drill pattern S2





# SRT1 EDGE-LIT

CEILING/SURFACE/GARAGE

## FEATURES

- For ceiling mount and parking garage applications from an 8–15 foot mounting height
- Edge-lit flat lens for optimal visual comfort and uniformity across the lens
- Two optical distributions specifically design for parking garage and canopy applications are available making the Beacon Edge-Lit luminaire both versatile and functional
- UL/cUL listed for wet locations, IP65 and 3G vibration rated
- Occupancy sensor available for complete on/off and dimming operation

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
 TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
 CATALOG #: \_\_\_\_\_



## RELATED PRODUCTS

⌘ [Drive Edge-Lit SRT2](#) ⌘ [Orbeon](#) ⌘ [Viper Small](#)

## SPECIFICATIONS

### HOUSING

- Die-cast aluminum housing ensures long electrical component life and luminaire performance
- Corrosion resistant powder coat finish both protects and provides architectural appearance
- One piece molded silicone gasket ensures weather proof seal
- Thermally isolated driver mounted to dedicated bracket reduces operating temperatures and increases driver life and reliability

### OPTICS

- Edge-lit acrylic light guide provides blended non-pixelated light for unprecedented visual comfort
- Choice of multiple light outputs with lumen range of 2500–6000
- Two distribution types: Type 5 Square Wide, Type 5 Concentrated
- Wide variety of CCT's and CRI's offered: 3000K (70CRI), 3000K (80CRI), 3500K (80CRI), 4000K (70CRI), 4000K (80CRI) or 5000K (70 CRI) CCT

### ELECTRICAL

- 120V–277V 50/60Hz available
- 0–10V dimming drivers are RoHS compliant
- Surge protection – Standard 10kA with optional end of life LED indicator

### INSTALLATION

- Standard quick mount plate over standard 4" junction box or octagonal junction box and allows for simplified fixture installation.
- Standard luminaire accepts a rigid or free-swinging 3/4" NPT stem for pendant mounting via wet location j-box (by others)
- Optional bird deterrent shroud available for field installation

### OPTIONS/CONTROLS

- Standalone occupancy sensor available for on/off or dimming operation
- Uplight option provides approximately 800 lumens and consumes only 8 additional watts
- Vandal resistant wire guard available as an option for factory installation or as an accessory for field installation.

### CERTIFICATIONS

- Listed to UL1598 for use in wet location, listed for -40°C to 40°C applications
- IDA approved with zero uplight for 3000K and warmer CCTs
- IP65

### WARRANTY

- 5 year warranty
- See [HLI Standard Warranty](#) for additional information

| KEY DATA              |           |
|-----------------------|-----------|
| Lumen Range           | 2500–6000 |
| Wattage Range         | 20–55     |
| Efficacy Range (LPW)  | 99–118    |
| Reported Life (Hours) | L70>60K   |
| Weight lbs. (kg)      | 8 (3.6)   |





# SRT1 EDGE-LIT

CEILING/SURFACE/GARAGE

## ORDERING GUIDE

Example: SRT1-35-3K7-5QW-UNV-BL-WG

CATALOG #

| Series                                       | Engine                    | CCT                | Distribution                                               | Voltage           | Color/Finish               | Options                                                                    |
|----------------------------------------------|---------------------------|--------------------|------------------------------------------------------------|-------------------|----------------------------|----------------------------------------------------------------------------|
| SRT1 Edge-Lit<br>Parking<br>Garage<br>Size 1 | 20 20W Nominal<br>2500 lm | 3K7 3000K, 70 CRI  | 5QW Type 5<br>Square Wide<br><br>5C Type 5<br>Concentrated | UNV 120V-<br>277V | BL Textured Black          | CD Continuous Dimming <sup>4</sup>                                         |
|                                              | 35 35W Nominal<br>4000 lm | 3K8 3000K, 80 CRI  |                                                            | 120 120V          | DB Textured Dark<br>Bronze | WG Wire Guard                                                              |
|                                              | 55 55W Nominal<br>6000 lm | 35K7 3500K, 80 CRI |                                                            | 208 208V          | GT Graphite Textured       | UD Uplight Module <sup>3</sup>                                             |
|                                              |                           | 4K7 4000K, 70 CRI  |                                                            | 240 240V          | GYS Smooth Gray            | F Single Fuse (120, 277) <sup>1</sup>                                      |
|                                              |                           | 4K8 4000K, 80 CRI  |                                                            | 277 277V          | PS Smooth Plat. Silver     | LD3 36" Lead Length <sup>2</sup>                                           |
|                                              |                           | 5K7 5000K, 70 CRI  |                                                            |                   | WH Textured White          | LD6 72" Lead Length <sup>2</sup>                                           |
|                                              |                           |                    |                                                            |                   | CC Custom Color            | LD9 108" Lead Length <sup>2</sup>                                          |
|                                              |                           |                    |                                                            |                   |                            | SP10K 10kA Surge Protection with<br>End of Life LED Indicator <sup>3</sup> |
|                                              |                           |                    |                                                            |                   |                            | LMB Less Mounting Bracket                                                  |

### Control Options

#### NX Standalone

**NXOS12F** NX Distributed Intelligence™, PIR Occ. Sensor, Dimming Daylight Harvesting, up to 12' MH

#### Sensor Controls

**SCP-8F** Remote control programmable line voltage sensor (8-12' recommended mounting height)

**SCP-20F** Remote control programmable line voltage sensor (12-20' recommended mounting height)

#### Notes:

- 1 Must specify voltage
- 2 Standard wire lead length 24"
- 3 SP10K LED indicator not available with uplight
- 4 Specify when using external 0-10V dimming system

### Accessories (Order Separately)

- |                          |                   |                                                                                     |
|--------------------------|-------------------|-------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>SRT1-WG</b>    | Wire Guard                                                                          |
| <input type="checkbox"/> | <b>SRT-MB</b>     | Mounting bracket for pre-installation                                               |
| <input type="checkbox"/> | <b>SRT1-BRD</b>   | Bird deterrent shroud for SRT1 version, not available with uplight                  |
| <input type="checkbox"/> | <b>SCP-REMOTE</b> | Remote control for SCP option; order at least on per project to program and control |

## PERFORMANCE DATA

| Nominal Watts | Nominal Lumens | Distribution | 5K (5000K NOMINAL 70 CRI) |     |   |   |   | 4K (4000K NOMINAL 70 CRI) |     |   |   |   | 3K (3000K NOMINAL 70 CRI) |     |   |   |   |
|---------------|----------------|--------------|---------------------------|-----|---|---|---|---------------------------|-----|---|---|---|---------------------------|-----|---|---|---|
|               |                |              | Lumens                    | LPW | B | U | G | Lumens                    | LPW | B | U | G | Lumens                    | LPW | B | U | G |
| 20            | 2500           | 5QW          | 2446                      | 113 | 1 | 0 | 1 | 2434                      | 113 | 1 | 0 | 1 | 2312                      | 107 | 1 | 0 | 1 |
|               |                | 5C           | 2539                      | 118 | 1 | 0 | 1 | 2527                      | 117 | 1 | 0 | 1 | 2400                      | 111 | 1 | 0 | 1 |
| 35            | 4000           | 5QW          | 3783                      | 109 | 2 | 0 | 1 | 3769                      | 109 | 2 | 0 | 1 | 3578                      | 103 | 2 | 0 | 1 |
|               |                | 5C           | 3929                      | 114 | 2 | 0 | 1 | 3913                      | 113 | 2 | 0 | 1 | 3714                      | 107 | 2 | 0 | 1 |
| 55            | 6000           | 5QW          | 5726                      | 104 | 3 | 0 | 1 | 5698                      | 104 | 3 | 0 | 1 | 5413                      | 99  | 3 | 0 | 1 |
|               |                | 5C           | 5945                      | 108 | 2 | 0 | 1 | 5915                      | 108 | 2 | 0 | 1 | 5619                      | 102 | 2 | 0 | 1 |

## ELECTRICAL DATA

| Nominal Watts | System Watts | Line Voltage |       | AMPS AC |      |      |      | Dimming Range | Absolute Voltage Range on 0-10V (+) |     |
|---------------|--------------|--------------|-------|---------|------|------|------|---------------|-------------------------------------|-----|
|               |              | VAC          | HZ    | 120     | 208  | 240  | 277  |               | VAC                                 | HZ  |
| 20            | 21.6         | 120-277      | 50/60 | 0.18    | 0.10 | 0.09 | 0.08 | 10% to 100%   | 0V                                  | 10V |
| 35            | 34.6         | 120-278      | 50/61 | 0.29    | 0.17 | 0.14 | 0.12 | 10% to 100%   | 0V                                  | 10V |
| 55            | 54.9         | 120-279      | 50/62 | 0.46    | 0.26 | 0.23 | 0.20 | 10% to 100%   | 0V                                  | 10V |





LEC-Ward Burton & Co.  
Lighting Manufacturers Representatives  
St. Louis, MO

**Job Name:**  
OLIVE 20 APARTMENT BLDG

**Catalog Number:**  
SRT1-35-4K7-5QW-UNV-DB

Notes:

**Type:**

6.1.d

**CP**



# SRT1 EDGE-LIT

CEILING/SURFACE/GARAGE

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

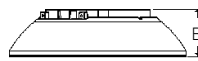
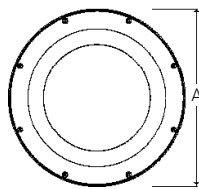
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_

## PROJECTED LUMEN MAINTENANCE

| TM-21 Lifetime Calculations - Projected Lumen Maintenance (25°C/77°F) |      |        |        |        |         |              |                |
|-----------------------------------------------------------------------|------|--------|--------|--------|---------|--------------|----------------|
| Hours                                                                 | 0    | 25,000 | 36,000 | 50,000 | 100,000 | Reported L70 | Calculated L70 |
| Project Lumen Maintenance                                             | 100% | 0.97   | 0.94   | 0.93   | 0.88    | > 60,000     | > 262,000      |

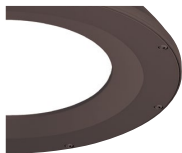
## DIMENSIONS



| A              | B              | Weight          |
|----------------|----------------|-----------------|
| 12"<br>(304mm) | 3.1"<br>(78mm) | 8lbs<br>(3.6kg) |

## ADDITIONAL INFORMATION

### FINISH OPTIONS



**DB** Dark Bronze Textured



**BL** Black Textured



**PS** Platinum Silver Smooth



**GYS** Gray Smooth



**WH** White Textured



**GT** Graphite Textured

## ACCESSORIES AND SERVICES



**Wire Guard**

An optional wire guard can be specified at the factory or as an accessory for field installation.



**Bird Deterrent**

An optional bird shroud deterrent can be specified at the factory or as an accessory for field installation.





LEC-Ward Burton & Co.  
Lighting Manufacturers Representatives  
St. Louis, MO

**Job Name:**  
OLIVE 20 APARTMENT BLDG

**Catalog Number:**  
SRT1-35-4K7-5QW-UNV-DB

Notes:

**Type:**

6.1.d

**CP**



# SRT1 EDGE-LIT

CEILING/SURFACE/GARAGE

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_

## ADDITIONAL INFORMATION (CONT'D)

### MOUNTING



Surface Mount

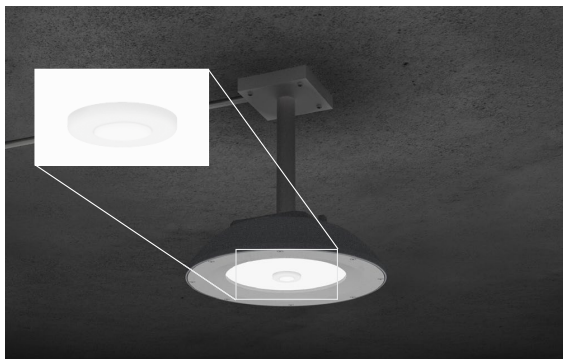
Mounting plate with "quick mount" hanger for one person simple installation.



Pendant Mount

Standard 3/4" threaded entry for pendant applications.

### CONTROLS



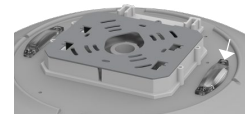
Standalone Controls

Optional passive infrared sensors are available for basic occupancy and daylight sensing. Programmable via remote or Bluetooth® phone app.

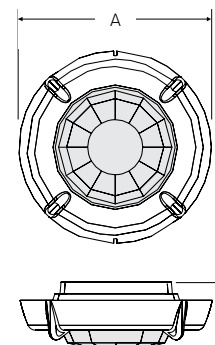
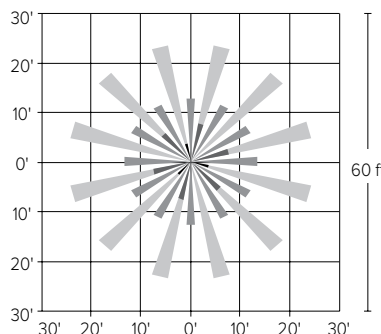
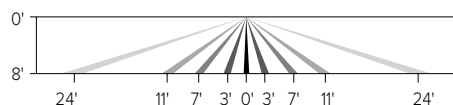


Uplight

Optional uplight module provides 800 lumens of indirect illumination for improved visual quality while eliminating cave effect.



### SCP-8F



| A           | B          |
|-------------|------------|
| 2.3" (59mm) | .8" (20mm) |





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Lighting Manufacturers Representatives  
St. Louis, MO

**Job Name:**  
OLIVE 20 APARTMENT BLDG

**Catalog Number:**  
SRT1-35-4K7-5QW-UNV-DB

Notes:

**Type:**

6.1.d

**CP**



# SRT1 EDGE-LIT

CEILING/SURFACE/GARAGE

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

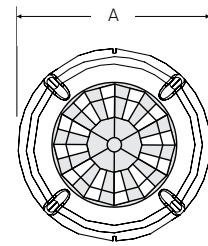
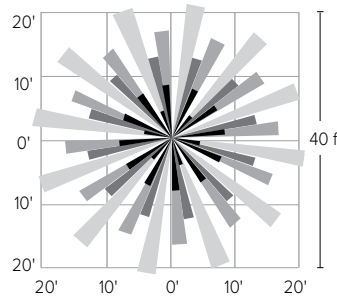
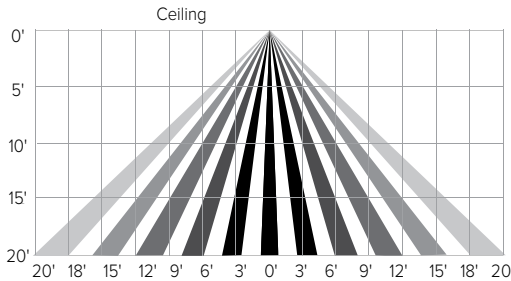
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_

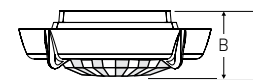
## ADDITIONAL INFORMATION (CONT'D)

### CONTROLS (CONT'D)

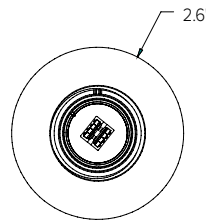
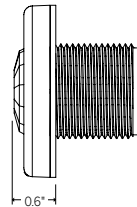
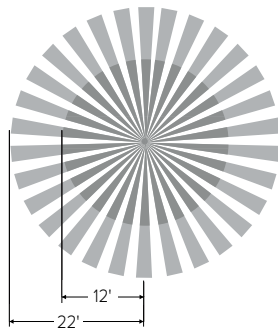
#### SCP-20F



| A              | B             |
|----------------|---------------|
| 2.3"<br>(59mm) | .8"<br>(20mm) |



#### NXOS12F



Minor Motion  
Major Motion

NXSMP-OMNI Range

## USE OF TRADEMARKS AND TRADE NAMES

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|                                                                                       |       |                                                                                                                        |
|---------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------|
| <b>GEOPAK SERIES</b><br><b>SIZE 1 LED</b><br>Architectural Wallpack<br>TRP1/RD11/QSP1 | Cat.# |  <b>HUBBELL</b><br>Outdoor Lighting |
|                                                                                       | Job   |                                                                                                                        |
|                                                                                       | Type  |                                                                                                                        |
| Approvals                                                                             |       |                                                                                                                        |

### SPECIFICATIONS

#### APPLICATIONS

- Small sized architectural wallpacks in three stylish shapes with molded contours to accentuate building architecture. Provides excellent illumination in energy-saving LED systems.
- Back box accessory available for surface conduit application.

#### Construction:

- Housing is made from die-cast aluminum with a hinged back-plate for ease of installation and maintenance.
- The LED bezel and trim-plate are made of stainless steel.
- Five powder coat standard finishes, plus custom color options.
- Wet Location Listed to UL924 and UL1598 Standard.

#### LED:

- 12 high power LEDs delivering up to 3,000 lumens.
- Up to 118 lumens per watt
- Type II, III and IV distributions for a wide variety of applications.
- Zero uplight (UO), dark sky, neighbor friendly

#### Electrical:

- 120-277 operation, 50/60Hz
- 0-10V dimming driver standard
- 10kA surge protector
- Photocell and occupancy sensor options available for complete on/off and dimming control

#### Battery Backup:

- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress.
- Includes a long-life Lithium Iron Phosphate battery with optional battery heater for cold temperature application.
- Utilizes 4 LEDs in emergency mode with 657 lumens. Each of the 4 LEDs in emergency are designed to function independently in the unlikely event of a single LED malfunction
- Spectron® self-testing/self-diagnostic electronics are included standard
- Independent dedicated driver and LED array for battery/emergency mode operation.

#### Installation:

- Universal plate for mounting to standard 3 1/2" and 4" square electrical boxes. All connections are made from connections at the rear of the unit.
- Optional back-box accessory available for surface conduit application. See BB-Geo accessories.

#### Listings:

- UL 1598 listed for use in wet locations
- Drivers IP66 and RoHS compliant
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at [www.designlights.org](http://www.designlights.org)

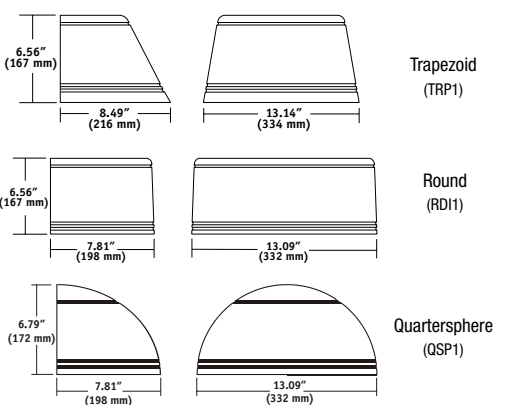
#### Warranty:

- For more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>

### PRODUCT IMAGE(S)



### DIMENSIONS



### SHIPPING INFORMATION

| Catalog Number | Weight (lbs) | Carton Dimensions |                 |                  |
|----------------|--------------|-------------------|-----------------|------------------|
|                |              | Length Inch (cm)  | Width Inch (cm) | Height Inch (cm) |
| TRP1           | 11.5         | 17.0              | 9.9             | 10.0             |
| RD11           | 11.5         | 18.0              | 11.0            | 9.25             |
| QSP1           | 10.5         | 17.0              | 9.6             | 10.5             |

### CERTIFICATIONS/LISTINGS



\*3000K and warmer CCTs only



### ORDERING INFORMATION

ORDERING EXAMPLE: TRP-12L-20-4K-3-1-BL-SCP-EH

| HOUSING            | VERSION     | WATTAGE     | CCT/CRI          | DISTRIBUTION | VOLTAGE   | FINISH      | CONTROL OPTIONS                               | OPTIONS                                                                              |
|--------------------|-------------|-------------|------------------|--------------|-----------|-------------|-----------------------------------------------|--------------------------------------------------------------------------------------|
| TRP1 Trapezoid     | 12L 12 LEDs | 15 15 watts | 3K7 3000K, 70CRI | 2 Type II    | U 120-277 | BL Black    | PCU Button Photocell                          | F <sup>1</sup> Fusing (only available with STD fixture configuration, 120-277V only) |
| RD11 Radius        |             | 20 20 watts | 4K7 4000K, 70CRI | 3 Type III   | 1 120     | DB Bronze   | SCP <sup>2,3</sup> Programmable Motion Sensor | E <sup>1</sup> Battery Pack (0°C)                                                    |
| QSP1 Quartersphere |             | 30 30 watts | 5K7 5000K, 70CRI | 4 Type IV    | 2 208     | GR Gray     | SPECIFY SCP HEIGHT                            | EH <sup>1</sup> Battery Pack (-30°C) with heater                                     |
|                    |             |             |                  |              | 3 240     | PS Platinum |                                               |                                                                                      |
|                    |             |             |                  |              | 4 277     | WH White    |                                               |                                                                                      |
|                    |             |             |                  |              |           | CC Custom   | 8F Up to 8ft mount height                     |                                                                                      |
|                    |             |             |                  |              |           |             | 20F Up to 20ft mount height                   |                                                                                      |

<sup>1</sup> Voltage specific (120 or 277V only)

<sup>2</sup> Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only

<sup>3</sup> PCU option not applicable, included in sensor

<sup>4</sup> Must specify input voltage (120, 208, 240 or 277)



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TRP1/RD11/QSP1-SPEC  
JUNE 1, 2018 8:51 AM

Packet Pg. 92





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Lighting Manufacturers Representatives  
St. Louis, MO

**Job Name:**  
OLIVE 20 APARTMENT BLDG

**Catalog Number:**  
TRP1-12L20-4K7-4-UNV-DB

Notes:

**Type:**

**6.1.d**

**WP**

### ACCESSORIES - Order separately

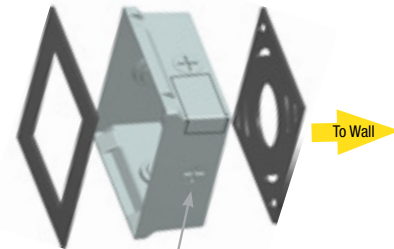
| Catalog Number          | Description                                                                                                                 |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| SCP-REMOTE <sup>2</sup> | Remote control for SCP option. Order at least one per project to program and control.                                       |
| BB-GEO-XX               | Back box with 4 - 1/2" threaded conduit holes, specify finish by replacing "XX" with finish selection, eg. Dark Bronze "DB" |

<sup>2</sup> Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V-277V only



BB-GEO-XX - Mounted to luminaire

BB-GEO-XX



Fixture gasket 4 - 1/2" conduit entries Wall gasket

### PERFORMANCE DATA (AC/Standard Configurations)

| # OF<br>LEDS | DRIVE<br>CURRENT | SYSTEM<br>WATTS | DIST.<br>TYPE | 5K<br>(5000K nominal, 70 CRI) |                  |   |   |   | 4K<br>(4000K nominal, 70 CRI) |                  |   |   |   | 3K<br>(3000K nominal, 70 CRI) |                  |   |   |   |
|--------------|------------------|-----------------|---------------|-------------------------------|------------------|---|---|---|-------------------------------|------------------|---|---|---|-------------------------------|------------------|---|---|---|
|              |                  |                 |               | LUMENS                        | LPW <sup>1</sup> | B | U | G | LUMENS                        | LPW <sup>1</sup> | B | U | G | LUMENS                        | LPW <sup>1</sup> | B | U | G |
| 12           | 350mA            | 13.9            | 2             | 1635                          | 118              | 1 | 1 | 1 | 1577                          | 113              | 1 | 1 | 1 | 1497                          | 108              | 1 | 1 | 1 |
|              |                  |                 | 3             | 1613                          | 116              | 1 | 0 | 1 | 1556                          | 112              | 1 | 0 | 1 | 1477                          | 106              | 1 | 0 | 1 |
|              |                  |                 | 4             | 1607                          | 116              | 0 | 0 | 1 | 1550                          | 111              | 0 | 0 | 1 | 1471                          | 106              | 0 | 0 | 1 |
|              |                  |                 | 2             | 2268                          | 114              | 1 | 1 | 1 | 2176                          | 109              | 1 | 1 | 1 | 2077                          | 104              | 1 | 1 | 1 |
|              | 500mA            | 19.9            | 3             | 2245                          | 113              | 1 | 0 | 1 | 2140                          | 108              | 1 | 0 | 1 | 2049                          | 103              | 1 | 0 | 1 |
|              |                  |                 | 4             | 2229                          | 112              | 0 | 0 | 1 | 2150                          | 108              | 0 | 0 | 1 | 2041                          | 103              | 0 | 0 | 1 |
|              |                  |                 | 2             | 2942                          | 104              | 1 | 1 | 1 | 2885                          | 102              | 1 | 1 | 2 | 2721                          | 96               | 1 | 1 | 1 |
|              |                  |                 | 3             | 2912                          | 103              | 1 | 0 | 1 | 2836                          | 101              | 1 | 0 | 1 | 2685                          | 95               | 1 | 0 | 1 |
|              |                  |                 | 4             | 2892                          | 103              | 1 | 0 | 1 | 2789                          | 99               | 1 | 0 | 1 | 2674                          | 95               | 1 | 0 | 1 |

### Electrical Data

#### Input Power Consumption

| Drive Current (mA) | Input Voltage (V) | System Power (w) | Current (Amps) |
|--------------------|-------------------|------------------|----------------|
| 350mA              | 120               | 13.9             | 0.12           |
|                    | 277               |                  | 0.05           |
| 500mA              | 120               | 19.9             | 0.17           |
|                    | 277               |                  | 0.07           |
| 700mA              | 120               | 28.2             | 0.24           |
|                    | 277               |                  | 0.10           |

Battery backup units consume additional power during charging (maximum 32.2 watts for E, 50.7 watts for EH)

#### Projected Lumen Maintenance

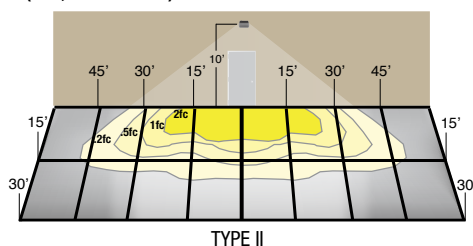
| Ambient Temp. | Operating Hours |        |        |                       |        |          | L70 (hours) |
|---------------|-----------------|--------|--------|-----------------------|--------|----------|-------------|
|               | 0               | 25,000 | 50,000 | TM-21-11 <sup>1</sup> | 60,000 | 100,000  |             |
| 25°C/77°F     | 1.00            | 0.98   | 0.97   | 0.95                  | 0.91   | >345,000 |             |
| 40°C/104°F    | 1.00            | 0.96   | 0.95   | 0.92                  | 0.87   | >268,000 |             |

### LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

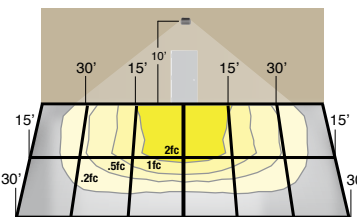
| AMBIENT TEMPERATURE | LUMEN MULTIPLIER |
|---------------------|------------------|
| 0° C                | 1.02             |
| 10° C               | 1.01             |
| 20° C               | 1.00             |
| 25° C               | 1.00             |
| 30° C               | 1.00             |
| 40° C               | 0.99             |
| 50° C               | 0.98             |

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

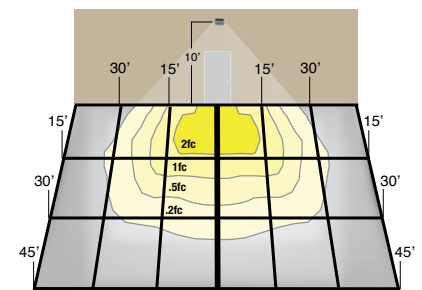
### PHOTOMETRIC REPORTS (30w, 4000K shown)



TYPE II



TYPE III



TYPE IV (Forward throw)



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TRP1/RD11/QSP1-SPEC  
JUNE 1, 2018 8:51 AM

**Packet Pg. 93**



**GeoPak - Battery Back Up**

Functional Circuitry: Transient surge protection device on AC input. Upon failure of the normal utility power, an LED driver is automatically activated to power the emergency LEDs. Upon resumption of normal utility power, the LED driver is turned off, and the battery is recharged through a micro-controller based 3-stage charger. The battery is a maintenance-free Lithium Iron Phosphate (LiFePo) type. A low voltage battery disconnect (LVD) feature protects the battery from severe damage during prolonged power failures. Manual testing is available at any time using the push-to-test button. The optional heater features a heating wrap and thermostat to maintain optimal battery temperature during charge or discharge. The GeoPak includes the following features:

- Battery re-charge within 24 hours
- AC Lock-out circuit
- Self-diagnostics monitors LED status, LED driver circuit, battery capacity and charger function and displays any fault detection by means of a flashing code.

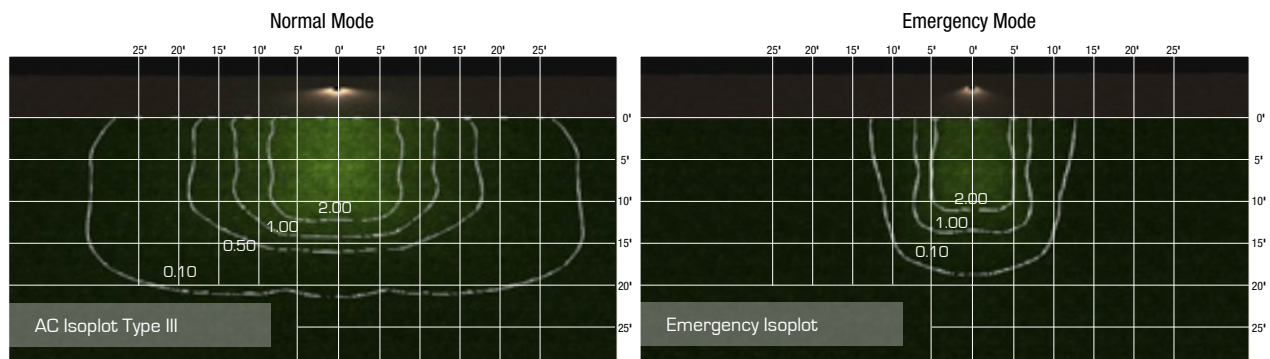
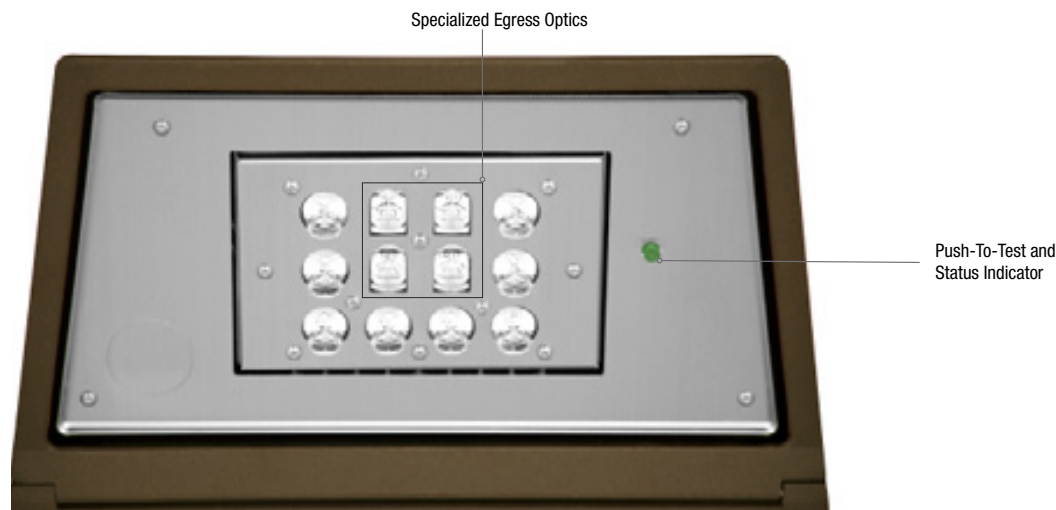
- Self-Test feature runs a 1 minute test once a month and an alternating 30 or 60 minute test once every 6 months. Multi-color LED indicator provides visible fault detection and charging status.
- User initiated 1, or 90-minute system test feature
- 15 minute re-transfer delay
- Automatic unit transfer in brown-out conditions (below 80% of nominal AC input voltage).
- Battery backup units consume 6 watts when charging a dead battery and 2 watts during maintenance charging. EH (units with a heater) consume up to an additional 8 watts when charging if the battery temp is lower than 10°C

**Emergency Photometric Performance** (1 fc average .1 fc minimum)

28' multi-unit spacing at 10' MH with 0/30/10 reflectances on a 6' path

26' x 10' single unit coverage at 10' MH with 0/30/10 reflectances

6' x 19' forward throw coverage at 10' MH with 0/30/10 reflectances



Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions.

Diagrams for illustration purposes only, please consult factory for application layout.

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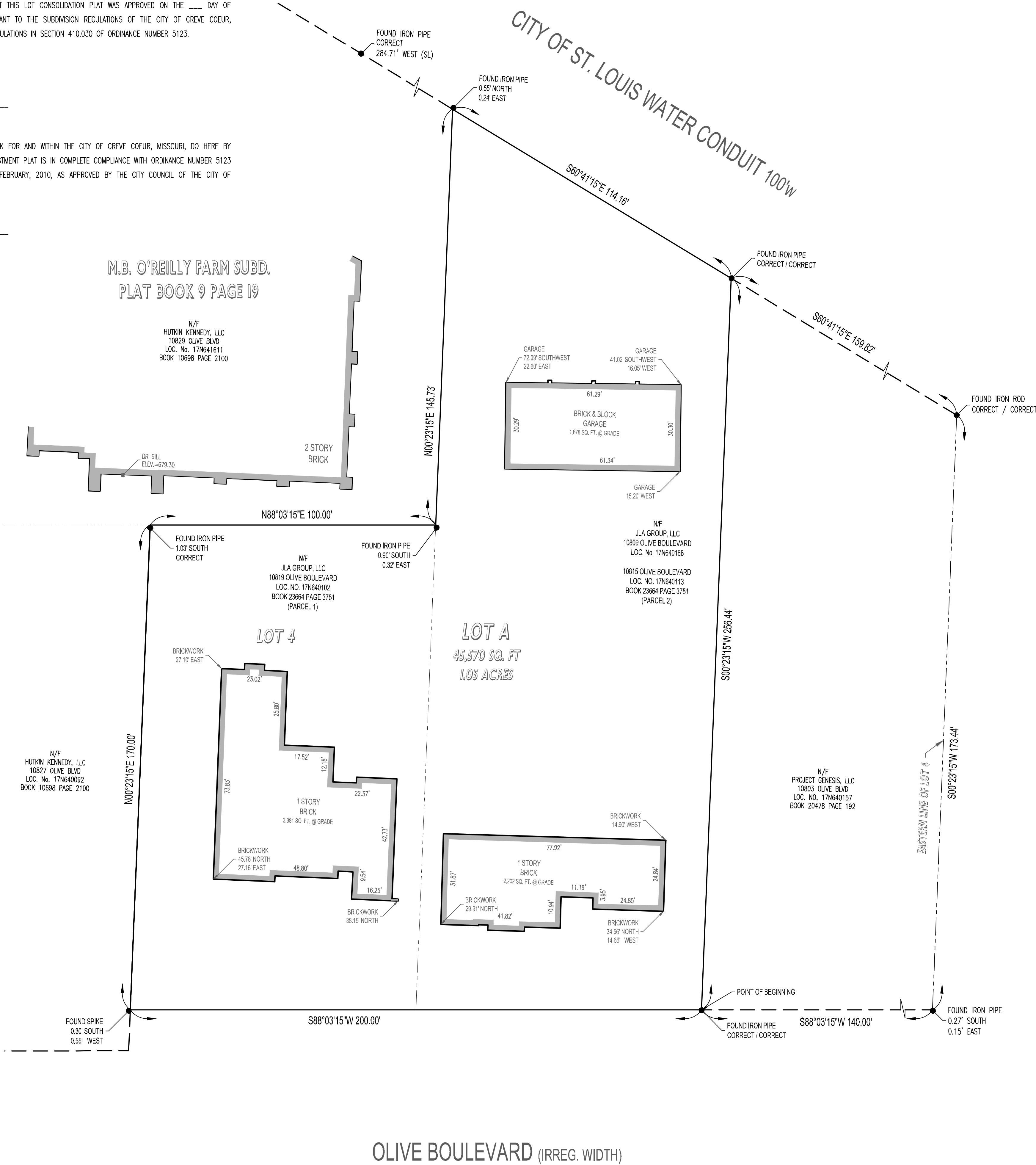
IT IS HEREBY CERTIFIED THAT THIS LOT CONSOLIDATION PLAT WAS APPROVED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020, PURSUANT TO THE SUBDIVISION REGULATIONS OF THE CITY OF CREVE COEUR, MISSOURI, AS OUTLINED IN SAID REGULATIONS IN SECTION 410.030 OF ORDINANCE NUMBER 5123.

PLANNING AND ZONING COMMISSION  
CITY OF CREVE COEUR, MISSOURI

PLANNING AND ZONING CHAIR

I, DEBORAH RYAN, CITY CLERK FOR AND WITHIN THE CITY OF CREVE COEUR, MISSOURI, DO HERE BY CERTIFY THAT THIS BOUNDARY ADJUSTMENT PLAT IS IN COMPLETE COMPLIANCE WITH ORDINANCE NUMBER 5123 APPROVED ON THE 22ND DAY OF FEBRUARY, 2010, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR.

DEBORAH RYAN, MPCC  
CITY CLERK



OWNERS CERTIFICATION:

THE UNDERSIGNED OWNER OF THE PARCEL OF GROUND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE, HAS CAUSED SAID PARCEL TO BE SURVEYED IN THE MANNER AS SHOWN ON THIS PLAT, AND THE SUBDIVISION IS HEREAFTER TO BE KNOWN AS:

"LOT CONSOLIDATION PLAT OF PART OF LOT 4 OF M.B. O'REILLY FARM SUBDIVISION"

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF MISSOURI }  
CITY/COUNTY OF ST. LOUIS } S.S.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME APPEARED \_\_\_\_\_, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT \_\_\_\_\_ IS THE AUTHORIZED MEMBER OF JLA GROUP, L.L.C., A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS, AND SAID SOLE OWNER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

PETITIONER:

JLA GROUP, LLC  
ATTN: MR. A.J. ADEWUNMI  
1917 RUTGER STREET  
SAINT LOUIS, MO 63104

E - AJADEWUNMI@GMAIL.COM  
T - (314) 602-9030

DEED DESCRIPTION (BOOK 23664 PAGE 3751):

PARCEL 1:  
PART OF LOT 4 OF M.B. O'REILLY FARM SUBDIVISION IN SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, FRONTING 100 FEET ON THE NORTH LINE OF OLIVE STREET ROAD BY A DEPTH NORTHWARDLY BETWEEN PARALLEL LINES OF 200 FEET AND BOUNDED EAST BY WEST LINE OF PROPERTY CONVEYED TO ERNEST C. LANDERS AND WIFE BY DEED RECORDED IN BOOK 2625 PAGE 544 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 3927 PAGE 547.

PARCEL 2:  
PART OF LOT 4 OF M.B. O'REILLY FARM SUBDIVISION IN SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, AND DESCRIBED AS HAVING A FRONTAGE 100 FEET ON THE NORTH LINE OF OLIVE STREET ROAD BY A DEPTH NORTH, BETWEEN PARALLEL LINES TO THE SOUTHWEST LINE OF THE CITY OF ST. LOUIS WATER CONDUIT RIGHT OF WAY, BOUNDED EAST BY WEST LINE OF PROPERTY CONVEYED TO JOSEPH METZLER AND WIFE BY DEED RECORDED IN BOOK 2129 PAGE 72 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 3927 PAGE 547.

OUT-BOUNDARY LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF LOT 4 OF M.B. O'REILLY FARM SUBDIVISION, RECORDED IN PLAT BOOK 9 PAGE 19, ST. LOUIS COUNTY RECORDER'S OFFICE, IN SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERN LINE OF OLIVE BOULEVARD, IRREGULAR WIDTH, SAID POINT BEING SOUTH 88 DEGREES 03 MINUTES 15 SECONDS WEST 140.00 FEET, FROM THE EASTERN LINE OF SAID LOT 4;  
THENCE SOUTH 88 DEGREES 03 MINUTES 15 SECONDS WEST 200.00 FEET, ALONG THE NORTHERN LINE OF SAID OLIVE BOULEVARD, TO A POINT IN THE EASTERN LINE OF HUTKIN KENNEDY, LLC PROPERTY, RECORDED IN BOOK 10698 PAGE 2100, ST. LOUIS COUNTY RECORDER'S OFFICE;  
THENCE ALONG THE EASTERN LINE OF SAID HUTKIN KENNEDY, LLC PROPERTY, THE FOLLOWING COURSES AND DISTANCES, NORTH 00 DEGREES 23 MINUTES 15 SECONDS EAST 170.00 FEET, TO A POINT, NORTH 88 DEGREES 03 MINUTES 15 SECONDS EAST 100.00 FEET, TO A POINT AND NORTH 00 DEGREES 23 MINUTES 15 SECONDS EAST 145.73 FEET, TO A POINT IN THE SOUTHERN LINE OF CITY OF ST. LOUIS WATER CONDUIT, 100 FEET WIDE;  
THENCE SOUTH 60 DEGREES 41 MINUTES 15 SECONDS EAST 114.16 FEET, ALONG THE SOUTHERN LINE OF SAID CITY OF ST. LOUIS CITY WATER CONDUIT, TO A POINT;  
THENCE SOUTH 00 DEGREES 23 MINUTES 15 SECONDS WEST 256.44 FEET, ALONG A LINE PARALLEL WITH THE EASTERN LINE OF SAID LOT 4, TO A POINT IN THE NORTHERN LINE OF SAID OLIVE BOULEVARD TO THE POINT OF BEGINNING AND CONTAINING 45,570 SQUARE FEET OR 1.05 ACRES AS PREPARED BY PITZMAN'S COMPANY.

SURVEYORS NOTES:

- SOURCE OF TITLE: NO TITLE WAS PROVIDED AT TIME OF THE SURVEY.
- BEARING BASIS: MISSOURI STATE PLANE GRID NORTH  
STATION: SL-23 DATE: JUNE 2012  
NORTH: 1,031,978.85 (F) EAST: 834,662.04 (F)
- STATE PLANE NOTE: THE HORIZONTAL STATE PLANE GRID COORDINATES SHOWN HEREON WERE REESTABLISHED AND VERIFIED BY GPS OBSERVATIONS. THESE OBSERVATIONS WERE CONDUCTED USING OF CELLULAR EQUIPPED TRIMBLE R6 GNSS ROVER AND A TRIMBLE TSC2 DATA COLLECTOR.  
THE DATA WAS OBTAINED UTILIZING THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING STATIONS. THIS INFORMATION WAS ADOPTED AND CHECKED BY FIELD GPS OBSERVATION USING ONE (1) NAD83 (2011) ADJUSTED POINT AS REFERENCED ABOVE.
- ZONING DISTRICT: "CB"- CORE BUSINESS DISTRICT PER THE CITY OF CREVE COEUR ZONING MAP, DATED SEPTEMBER 20, 2019
- ADJOINING OWNERSHIPS SHOWN HEREON, ARE BASED UPON PUBLIC RECORD RESEARCH COMPLETED ON OCTOBER 23, 2019.
- MONUMENTS TO BE SET AFTER PLAT HAS BEEN APPROVED.

JLA GROUP, LLC:

THIS IS TO CERTIFY THAT PITZMAN'S CO. OF SURVEYORS & ENGINEERS, IN NOVEMBER 2019, BY THE ORDER OF JLA GROUP, LLC, HAS EXECUTED A LAND SURVEY AND LOT CONSOLIDATION PLAT OF THE PARCELS OF GROUND DESCRIBED HEREON, BEING IN THE CITY OF CREVE COEUR, SAINT LOUIS COUNTY, MISSOURI AND THE RESULTS ARE CORRECTLY SHOWN ON THIS PLAT. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY FOR "URBAN" SURVEYS (20 CSR 2030-16.040).

THE FIELD WORK WAS COMPLETED ON NOVEMBER 11, 2019.

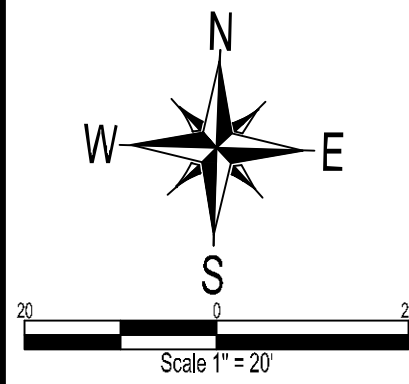
IN WITNESS WHEREOF, IT HAS SIGNED & SEALED THE FOREGOING.

WILLIAM K. BERTHOLD, MOPLS 2619  
PITZMAN'S CO. OF SURVEYORS & ENGINEERS  
CORPORATE LICENSE NO. 10-D

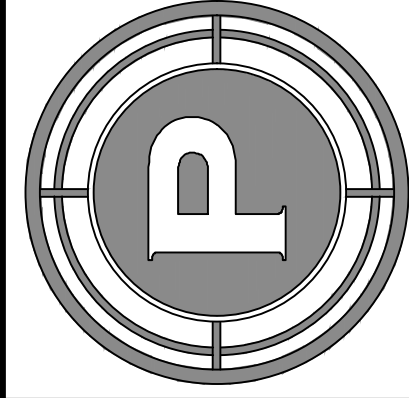
#2725-R SUTTON BOULEVARD  
SAINT LOUIS, MISSOURI 63143  
T: 314-781-5665  
F: 314-781-1801  
E: BILL@PITZMANS.COM



LOT CONSOLIDATION PLAT  
PART OF LOT 4 OF M.B. O'REILLY FARM SUBDIVISION  
PLAT BOOK 9 PAGE 19  
CITY OF CREVE COEUR  
ST. LOUIS COUNTY, MISSOURI.



Pitzman's Co.  
of Surveyors & Engineers  
2725 Sutton Blvd.  
St. Louis, MO 63143  
P (314) 781-5665 F (314) 781-1801  
www.pitzmans.com  
est. 1889



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ORDER#: 19-637SUB  
C.B. OR F.P.#:  
DRAWN BY: A K B  
DEPUTY: B R W  
REVIEWED BY: W K B  
DATE: DEC 18, 2019

LOCATOR #  
17N640102  
SHEET  
1 of 1





**LEGAL DESCRIPTION  
LOT CONSOLIDATION PLAT  
PART OF LOT 4 OF M.B. O'REILLY FARM SUBDIVISION  
10809-19 OLIVE BOULEVARD**

A TRACT OF LAND BEING PART OF LOT 4 OF M.B. O'REILLY FARM SUBDIVISION, RECORDED IN PLAT BOOK 9 PAGE 19, ST. LOUIS COUNTY RECORDER'S OFFICE, IN SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERN LINE OF OLIVE BOULEVARD, IRREGULAR WIDTH, SAID POINT BEING SOUTH 88 DEGREES 03 MINUTES 15 SECONDS WEST 140.00 FEET, FROM THE EASTERN LINE OF SAID LOT 4;  
THENCE SOUTH 88 DEGREES 03 MINUTES 15 SECONDS WEST 200.00 FEET, ALONG THE NORTHERN LINE OF SAID OLIVE BOULEVARD, TO A POINT IN THE EASTERN LINE OF HUTKIN KENNEDY, LLC PROPERTY, RECORDED IN BOOK 10698 PAGE 2100, ST. LOUIS COUNTY RECORDER'S OFFICE;  
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# # # # #

**December 20, 2019**



# HUTKIN DEVELOPMENT COMPANY

January 21, 2020

Mr. Jason Jaggi  
Director of Community Development  
City of Creve Coeur  
300 North New Ballas Road  
Creve Coeur, Missouri 63141

Dear Jason,

I am providing you with the letter (attached hereto) that has been provided to JLA Group, LLC ("JLA"), the proposed developer for the properties located at 10809-10819 Olive, which is adjacent to and located directly south and southeast of our office building located at 10829 Olive Boulevard.

JLA has indicated they have been asked by the City of Creve Coeur to inquire as to whether Hutkin-Kennedy, LLC ("Hutkin-Kennedy"), the owner of the office building at 10829 Olive Boulevard would provide access through Hutkin-Kennedy's parking lot for the benefit of JLA's proposed development.

For the reasons provided in our response to JLA, Hutkin-Kennedy has elected to deny such access for, among other things, a concern for the safety and well-being of our tenants, visitors and service providers.

Additionally, having closed our offices early on Friday to allow our employees to get home prior to the forecasted ice storm, Monday, January 20, 2020, was the first opportunity we have had to review the City's staff report and its concerns about the development proposed by JLA.

Hutkin-Kennedy shares many of the same concerns elucidated in the staff report but has not had sufficient time to fully review and consider more fully all the issues raised in the staff report, as well as materials provided by JLA, to the extent necessary to provide thoughtful and complete input to the City.

As you are likely aware, since May of 1996, 10829 Olive Boulevard continues to serve as the headquarters for Hutkin Development Company, and also for Kennedy Capital Management, an investment management company overseeing billions of dollars in investment capital. Given HK's considerable investment in this headquarters office building, and the importance of maintaining a Class "A" environment in and around the HK property, we respectfully request the City's Planning and Zoning Commission continue its deliberations regarding this project until it's next regularly scheduled meeting on February 6, 2020.

10829 Olive Boulevard, Suite 200, St. Louis, MO 63141  
TEL: (314) 872-9140 FAX: (314) 872-9001

Attachment: Public Comment 1 (#19-046 & #19-047: 10809-10819 Olive Blvd Apartments)



# HUTKIN DEVELOPMENT COMPANY

Mr. Jason Jaggi  
Director of Community Development  
City of Creve Coeur  
January 21, 2020  
Page 2

Continuing the deliberations will allow Hutkin-Kennedy an appropriate amount of time to analyze and provide any thoughts we may have to the City.

It would also be appreciated if you would provide this letter and its attachment to the chair and members of the City's Planning and Zoning Commission.

Thank you for your help with this matter.

Sincerely,

HUTKIN DEVELOPMENT COMPANY, Managing Agent



Steven F. Hutkin  
President

Attachment: Public Comment 1 (#19-046 & #19-047: 10809-10819 Olive Blvd Apartments)

10829 Olive Boulevard, Suite 200, St. Louis, MO 63141  
TEL: (314) 872-9140 FAX: (314) 872-9001



## HUTKIN-KENNEDY, L.L.C.

January 20, 2020

**VIA ELECTRONIC MAIL**

Mr. AJ Adewunmi  
JLA Group LLC  
1917 Rutger Street  
St. Louis, Missouri 63104

**RE: Request for Access Easement over and through 10829 Olive Boulevard**

Dear Mr. Adewunmi:

We are in receipt of your undated letter (delivered to our office this past Friday) in which you inquire as to whether the owners of the property located at 10829 Olive Boulevard (the "Hutkin-Kennedy Property") would consider granting JLA Group LLC access over and through the parking area of the Hutkin-Kennedy Property to Barre Haven (a street partially owned by the Hutkin-Kennedy Property), in support of a new 20-unit apartment complex that JLA Group proposes to develop on the adjacent properties located at 10809-19 Olive Boulevard (the "JLA Property").

Hutkin-Kennedy has no interest in granting such access which would be to the sole benefit of JLA's proposed development and to the extreme detriment of the Hutkin-Kennedy Property.

The use and construction of what JLA is requesting would essentially produce a trafficked feeder road through and within the Hutkin-Kennedy building's parking lot. This is not only an inappropriate and unintended use of the parking facilities, it would be exceedingly dangerous to the Hutkin-Kennedy Property tenants and their employees and visitors. We are not willing to place tenants, their employees and visitors in harm's way by allowing what amounts to an access road to be constructed through the Hutkin-Kennedy property.

Further, the burden of such a feeder road would significantly and negatively impact the quiet nature and the value of the property.

Sincerely,

HUTKIN-KENNEDY, L.L.C.

By: Hutkin Development Company, Managing Agent



Steven F. Hutkin, President

cc: Mr. Jason Jaggi,  
Director of Community Development, City of Creve Coeur (Via Courier)

Attachment: Public Comment 1 (#19-046 & #19-047: 10809-10819 Olive Blvd Apartments)





Whitney Kelly &lt;wkelly@crevecoeurmo.gov&gt;

---

**Fwd: Boulevard Apartments at 10809-10819 Olive Blvd**

---

**Whitney Kelly** <wkelly@crevecoeurmo.gov>

Wed, Jan 22, 2020 at 8:57 AM

To: "Kelly, Whitney" &lt;wkelly@ci.creve-coeur.mo.us&gt;

----- Forwarded message -----

From: **Mildred Fabick** <jrsellshomes@icloud.com>

Date: Tue, Jan 21, 2020 at 6:35 PM

Subject: Boulevard Apartments at 10809-10819 Olive Blvd

To: &lt;jjaggi@crevecoeurmo.gov&gt;

Good Evening. I am unable to attend tonight's meeting. I am however totally opposed to this building project encompassing this area. First and foremost is traffic congestion in this area which is already extremely heavy. To add another apartment building of this size in this congested area will do nothing but add to our already traffic woes in this area. Aesthetically I think these apartments do nothing to add to the ambiance of Creve Coeur in this area; the two apartment buildings on Old Olive should serve as examples. I love Creve Coeur but feel like the City is encroaching on what little green space is left in the eastern corridor. Let this project go to west Creve Coeur. There is prime land west of Fern View and Creve Coeur Mill Road on the south side. Drove by there the other day. Great open space for these ugly apartments and plenty of road space for traffic.

--

**Jason W. Jaggi, AICP**

Director of Community Development

City of Creve Coeur, Missouri

300 North New Ballas Rd

Creve Coeur, MO 63141

314-872-2504

[www.creve-coeur.org](http://www.creve-coeur.org)

Attachment: Public Comment 2 (#19-046 &amp; #19-047: 10809-10819 Olive Blvd Apartments)



# HUTKIN DEVELOPMENT COMPANY

January 30, 2020

Mr. Jason Jaggi  
Director of Community Development  
City of Creve Coeur  
300 North New Ballas Road  
Creve Coeur, Missouri 63141

VIA ELECTRONIC MAIL

Dear Jason,

As you are likely aware, I (as a representative of Hutkin-Kennedy, LLC) met with JLA Group and its architect, Alvah Levine, from Levine Associates, on Tuesday, January 28, 2020. The meeting was constructive and we appreciated the participants collaborative spirit.

For the record, with this letter, I am providing you the letter I received from Mr. Levine (on January 29, 2020) on behalf of JLA Group together with the updated elevation renderings that JLA Group will be submitting to the City's Planning and Zoning Commission.

In addition to any other upgrades and/or modifications, deemed appropriate by the Planning and Zoning Commission, Hutkin-Kennedy respectfully requests that the Planning and Zoning Commission require the architectural and other changes discussed in Mr. Levine's letter which JLA Group agreed to incorporate, and shown on the renderings, be a condition for approval of the JLA Group plan, including, but not limited to the inclusion of significant spandrel (or like kind) glass on the west facing elevation.

Thank you for your assistance, and it would be greatly appreciated if you would provide this letter and its attachments to the chair and members of the City's Planning and Zoning Commission.

Sincerely,

HUTKIN DEVELOPMENT COMPANY, Managing Agent



Steven F. Hutkin  
President

10829 Olive Boulevard, Suite 200, St. Louis, MO 63141  
TEL: (314) 872-9140 FAX: (314) 872-9001

Attachment: Public Comment 3 (#19-046 & #19-047: 10809-10819 Olive Blvd Apartments)





**LEVINE**  
*associates*

8630 Delmar Boulevard, Suite 220  
Saint Louis, Missouri 63124  
Phone 314-991-5600 Fax 314-991-4420

January 29, 2020

Steven F. Hutkin  
President/Principal  
Hutkin Development Company  
10829 Olive Boulevard, Suite 200  
St. Louis, Missouri 63141

RE: JLA Group Olive Apartments  
Project 1939.01

Dear Steve,

Thank you for taking the time to meet with A.J. Adewunmi and me yesterday. I know you have been very upfront with your concerns about the project. I think we are now addressing your concerns fully. We discussed the following issues and solutions:

#### Building Massing

The north face of the building cuts back 23 feet after the two first apartments. Thus the plainer brick wall of the stair and elevator enclosure is masked by the building itself. Additionally, we have reduced the height of the building by two feet by eliminating unnecessary parapets. (Rooftop condensing units for the apartments will be placed in the center of the building, so they will not be seen from grade or your second floor windows.)

#### West Façade

We have replaced the recessed brick panel at the west stairwell with storefront glazing. Some will be windows, and the rest spandrel panels to match. The west entrance has a metal canopy to match other canopies on the building. Additionally, the amount of brick has been increased to run vertically to the underside of the third floor transom windows. As part of the overall elevation redesign, all siding is cement board "board and batten" panel style. All horizontal siding has been removed from the project

#### Carports

The concrete piers of the original design have been eliminated. The intention of the carport design is to reduce the mass of this structure as much as possible so that it does not become a focal point of viewing. The tube steel posts and beams will be painted to match the bronze storefront and windows. Trim around the perimeter will be white to match other trim on the building. To eliminate reflective glare from the roof, we will use grey TPO roofing.



Steve Hutkin  
Page 2

### Landscape Screening

While the city has requested high evergreen screening on the north side of the carports, the landscaping drawing submitted shows only low shrubbery on the west side. The developer has agreed to increase screening planting on the west side, and include a suitable built screen, such as a trellis to further block the view of cars. This work will be completed once the project is constructed and we can better see what would be the most effective solution.

I am attaching colored elevation drawings of the elevations for your use. Thank you again for your helpful suggestions and consideration.

Sincerely,

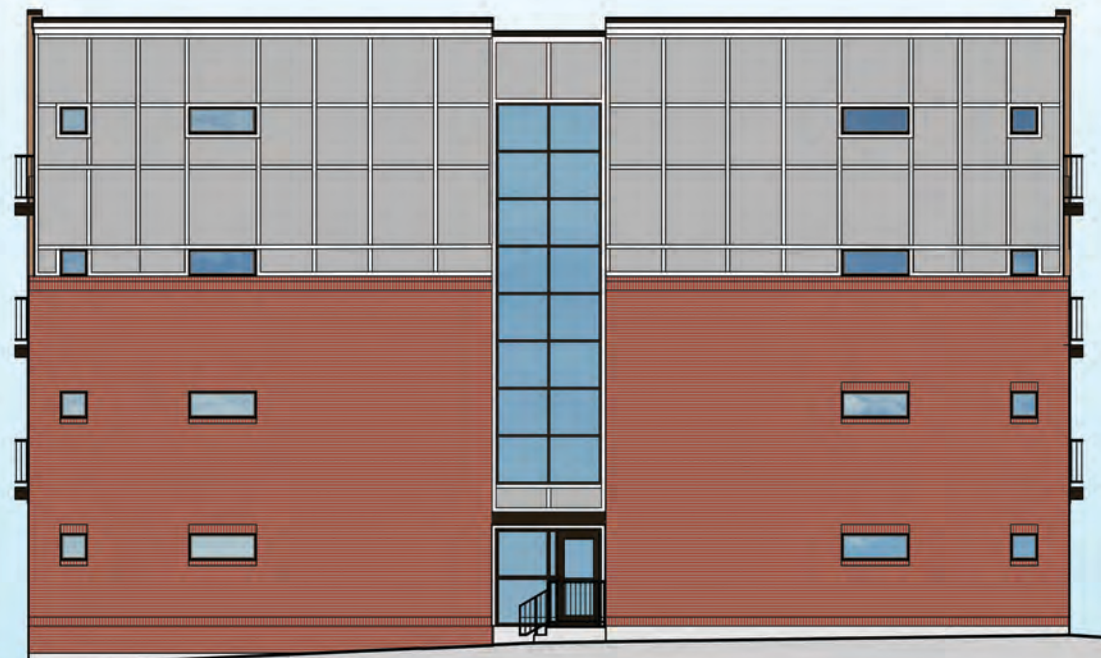
A handwritten signature in dark ink that reads "Alvah Levine". The signature is written in a cursive, slightly slanted style.

Alvah Levine

Cc: AJ Adewunmi

Attachment: Public Comment 3 (#19-046 & #19-047: 10809-10819 Olive Blvd Apartments)





WEST SIDE ELEVATION



SOUTH FRONT ELEVATION



EAST SIDE ELEVATION



NORTH REAR ELEVATION

20 APARTMENTS  
10809-10819 OLIVE BOULEVARD  
CREVE COEUR, MISSOURI 63141  
JLA GROUP, DEVELOPER

PROJECT: 1939.01  
1-28-20

**LEVINE**  
*associates*

architecture · interiors · planning

8630 Delmar Boulevard, Suite 220  
Saint Louis, Missouri 63124  
Phone 314-991-5600 Fax 314-991-4420



Packet Pg. 109





**MEMO TO PLANNING AND ZONING COMMISSION**

**Meeting Date:** February 3, 2020

**Subject:** **Proposed East Olive Corridor Overlay District Work Session**

**Memo Prepared by:** Jason W. Jaggi, AICP, Director of Community Development

**Attachments:** East Olive Corridor Overlay Zoning District-Revised Draft  
Revised Zoning Ordinance Section 405.470 Draft  
Revised Zoning Ordinance Section 405.120 Draft  
Draft Table of Bonus Coverage/Sustainable Development Consideration from December 2018  
Highland Park, IL Public Benefit Guidance List

Based on the feedback received at the January 6th Planning and Zoning Commission meeting, staff has made further revisions to the draft East Olive Corridor Zoning Overlay District. Revisions to the Conditional Use section of the Zoning Ordinance (405.470) to address requirements for multi-family and townhome developments have been prepared as well as new definitions for these uses in Section 405.120.

Staff will present these changes to the Commission at the meeting for further review. Staff would also like to discuss and obtain direction on the site coverage bonus allowances and structure at the meeting. An example of how these types of incentives are handled in Highland Park, IL is attached to assist in the discussion.

After review at this work session, staff would like to obtain direction from the Commission to move forward with scheduling meetings with the various stakeholders within the corridor. The stakeholder groups include property owners, business interests, and residents of adjoining neighborhoods. We would envision these meetings to occur outside of regular P&Z meetings and facilitated by Planning staff. Summaries of the meetings will be provided to the Commission at the conclusion of these outreach meetings with final drafts prepared for the Commission's review. Upon presentation of final drafts, staff would seek direction to schedule the formal public hearing with City Council review and final vote occurring after the Commission provides its recommendation.



December 12, 2019 DRAFT

Revised February 3, 2020

## East Olive Corridor Overlay Zoning District

### Purpose Statement

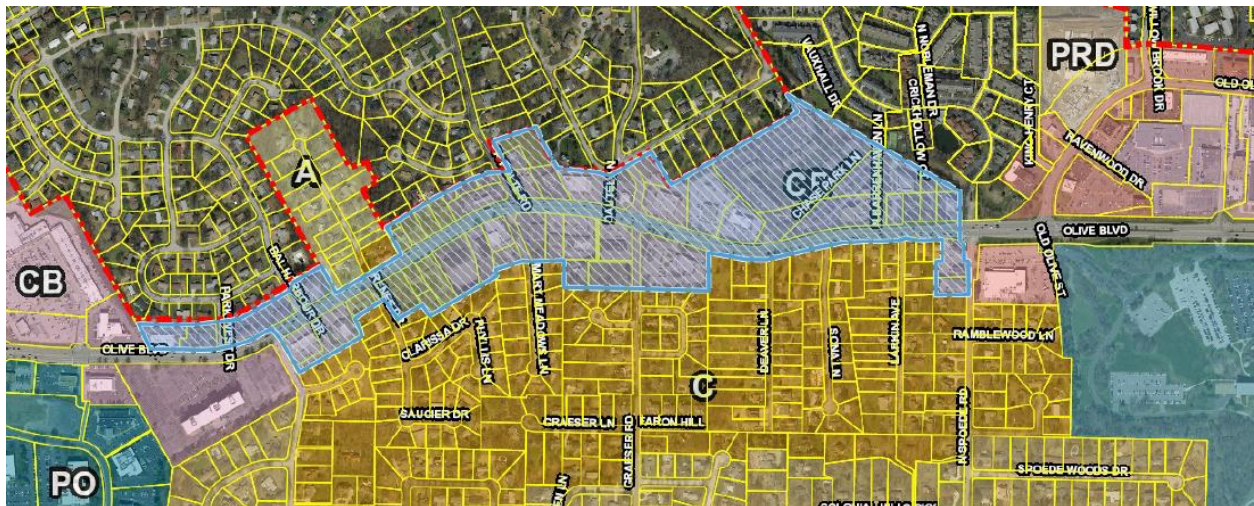
The intent of these regulations and standards is to support redevelopment of properties within the East Olive Corridor to provide a transition between the adjacent residential neighborhoods and commercial areas while forming a coherent identity for the corridor in a manner consistent with the goals and objectives of the comprehensive plan

### Amendment of Zoning Map

The boundaries of this overlay zoning district and the regulations set forth herein are hereby established as an amendment to the official Zoning Map established by Chapter 405 of the Municipal Code.

### Location of Overlay Zone

The East Olive Overlay Zoning District consists of all properties located on Olive Boulevard generally bounded by North Mosley Road on the west to Spoede Road on the east, as depicted on the map below.



### Applicability

The regulations of this overlay zoning district shall supersede or supplement, as applicable, the regulations of the base zoning district. For properties with a base zoning district of single family residential, an application for rezoning to establish a base commercial zoning district must accompany any application for site development plan or conditional use permit approval pursuant hereto. Where conflict results between the regulations of the overlay zoning district



**December 12, 2019 DRAFT**

***Revised February 3, 2020***

and the provisions of the base zoning district, the provisions of the overlay zoning district shall control.

### **Uses Permitted**

The uses permitted by right and by conditional use permit are listed in Table A. If a "P" (permitted by right) or a "C" (permitted by conditional use permit) is not indicated for a use in the Table, it is prohibited.

#### **1. Multi-family and Townhouse Developments**

Multi-family and townhouse residential uses meeting the definitions of such uses as provided in Section 405.120 may be approved as conditional uses within the East Olive Corridor Overlay Zoning District provided that such uses meet the requirements of Section 405.470.

#### **2. Mixed-use Buildings**

Mixed-use Buildings meeting the definition as provided in Section 405.120 are permitted uses within the East Olive Corridor Overlay Zoning District, except any mixed-use building containing residential uses shall require approval of a conditional use permit and meet the requirements of Section 405.470 as a multi-family use. Non-residential uses for the mixed-use building shall follow the requirements of Table A for the base zoning district.

### **Planned Development**

In instances where the standards of the base zoning district or these overlay district standards cannot be met and provided that the development site is a minimum of 2.5 acres in size, the development proposal shall be eligible for consideration under the planned development option per the provisions of Section 405.390.

### **Setbacks**

The following building setbacks are required in the East Olive Overlay:

**Front Yard:** To accommodate convenient parking located in front of buildings and to establish a consistent building line, the maximum setback for properties that front Olive Boulevard is 90-feet. For all other properties located on other street frontages, the minimum front yard setback is 45-feet.

**Side Yard:** 5 feet.

**Rear Yard:** 25 feet.



December 12, 2019 DRAFT

Revised February 3, 2020

### Site Coverage

The maximum site coverage for each lot is 60%. Site coverage bonus increasing the maximum up to as much as 70% may be earned in accordance with the Site Coverage Bonus Table found in Section 405.XXX, as determined by the Planning and Zoning Commission or City Council, as appropriate. For coordinated developments on more than one lot with shared entrances such as a shopping center with multiple buildings, the site coverage shall be calculated based upon the total size of the development as shown on the approved site development plan.

### Building Height

The maximum building height is 3-stories or 45-feet in height, whichever is greater. For properties with a base zoning of CB-Core Business District, the maximum building height is 4 stories or 60-feet in height, provided that the Sky Exposure Plane as defined in Section 405.120 is met.

### Building Orientation

Buildings shall be oriented to the primary street in which they are located. Examples of an acceptable orientation would include an accentuation of the building design to address the primary street and the presence of an entrance facing the primary street.

### Circulation

Pedestrian circulation shall be provided which incorporates the following elements:

- A. Direct access providing safe passage from the building entrance to the public sidewalk on all street frontages is required. The pedestrian route may traverse parking lots provided that the sidewalk pavement is differentiated from the parking lot surface material.
- B. If multiple buildings are proposed, a sidewalk connecting all buildings shall be provided. The Planning and Zoning Commission may require a sidewalk connecting to neighboring commercial developments.
- C. If not provided in accordance with Section A above, a sidewalk shall be provided from the parking area to the building entrance.
- D. All sidewalks shall be a minimum dimension of 6-feet in width or 8-feet if located adjacent to parking stalls that do not have a curb stop.

At least one bicycle rack shall be provided for each building. The location of the bicycle rack shall be shown on the site development plan.

Vehicular and pedestrian cross-access shall be provided between one or more neighboring properties based upon the recommendations of a traffic impact study prepared by a certified traffic and transportation engineer or when otherwise determined to be necessary by the Planning and Zoning Commission. Further, the Planning and Zoning Commission may require



**December 12, 2019 DRAFT**

***Revised February 3, 2020***

cross-access easements to be provided on the subject property to facilitate future pedestrian and vehicular connections, when feasible.

### **Landscaping, Screening and Buffering**

At a minimum, the first ten (10) feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals and shrubs to provide screening from adjacent parking areas and to provide highly landscaped streetscapes. All other requirements of Section 405.540 Landscaping shall be provided.

A minimum buffer yard of 20-feet shall be provided on all sides that abut a single-family residential zoning district. The buffer yard shall not contain any impervious surface other than retaining walls and fencing and shall provide a combination of regularly spaced deciduous or coniferous trees and a continuous sight-proof fence of no less than 8-feet in height other than within the front yard.

### **Building Materials**

To ensure quality development utilizing durable materials, the following primary building materials are required for each new building or significant exterior renovations of existing buildings requiring site development plan approval:

- Masonry such as brick or stone, except concrete masonry units of any kind.
- Aluminum panels

Acceptable accent materials include:

- Exterior Insulation Finishing System (EIFS)
- Wood
- Fiber Cementous siding

Concrete masonry units and vinyl siding may not be used as primary or accent materials on any building elevation.

For the purposes of this section, the term primary refers to 75 percent (75%) or more of the surface area, excluding fenestration, on each elevation. The Planning and Zoning Commission may consider modifications to these requirements based on just cause considering such factors as the scale, visibility, intended use, or for existing buildings where full compliance would be impractical.



February 3, 2020 Draft

## East Olive Corridor Overlay Zoning District

### Section 405.470 Conditional Uses

31. Townhouse Dwellings (conditional use in the East Olive Corridor Zoning Overlay District) (NAICS CC814112).

- a. A development of townhouse dwellings occupying more than one (1) platted lot shall require a subdivision plat in accordance with the requirements of Chapter 410 Subdivision and Development of Land to be reviewed and approved in conjunction with the Conditional Use permit. Each lot must meet the following standards:
  - i. Minimum Lot Area: 1,400 square feet/unit
  - ii. Minimum Lot Width: 20 feet
  - iii. Minimum Lot Depth: 70 feet
  - iv. Maximum individual site coverage per lot: 85%, provided that the overall maximum site coverage of the subdivision is 65%.
- b. Townhouse dwellings may be constructed on adjacent separate lots (fee simple) with a party wall connecting the units and, in such cases, each individual lot shall meet the minimum lot width and lot area requirements provided in this Article, but the side yard setback requirement at the common wall between units shall not apply.
- c. No row of townhouse dwellings shall contain more than five (5) connected dwelling units.
- d. **Minimum dwelling unit size: 1,500 square feet.**
- e. Maximum Floor Area Ratio (FAR) for entire development: 0.65
- f. The combined side yard distance between groups of townhouses shall be a minimum of 8 feet.
- g. Parking structures shall be located underneath or to the side or rear and interior to the site and shall be architecturally integrated into each unit.
- h. **In addition, each dwelling unit shall be provided with outdoor living area in the form of individual patios, balconies, decks, yards or terraces equal to at least twenty percent (20%) of the floor area of the dwelling unit.**
- i. Pedestrian connections shall be provided between all buildings and to the public sidewalk along the street frontages, if any.
- j. Predominant building materials shall be brick, stone, glass, or cement fiber lap siding, wood-look accents, and shall be carried around to all elevations, with each individual dwelling unit architecturally articulated to avoid monotony, such as by including bay windows, balconies, offsets, or changes in material and color.
- k. Front yard masonry garden walls, planting boxes, retaining walls, plantings or ornamental or decorative fences may be erected as part of new construction, up to four (4) feet above the grade level in the front yard, provided such structure is an integral part of the architecture of the principal structure, is in compliance with sight distance standards, and is approved by the Planning and Zoning Commission and City Council for the Conditional Use Permit.
- l. The trust indentures shall ensure proper maintenance of private streets, common ground, and landscaping, as approved by the Conditional Use Permit, and shall be recorded prior to issuance of building permits, upon City Attorney approval.



February 3, 2020 Draft

32. Low and Medium Density Multi-Family Residential (conditional use in the East Olive Corridor Zoning Overlay District) (NAICS CC814120 & CC814130).
- a. Shall be located on sites of at least one (1) acre.
  - b. The average dwelling unit size shall not be less than eight hundred sixty (860) square feet per unit, and no unit shall be less than six hundred fifty (650) square feet.
  - c. Predominant building materials shall be brick, stone, glass, or cement fiber lap siding, wood-look accents, and shall be carried around to all elevations, and architecturally articulated to avoid monotony, such as by including bay windows, balconies, offsets, or changes in material and color.
  - d. At a minimum, fifty percent (50%) of the required vehicular parking shall be provided within a covered parking structure located underneath or to the side, rear the principal structure that is aesthetically compatible with the principal structure.



February 3, 2020 Draft

## **East Olive Corridor Overlay Zoning District**

### **Section 405.120 Definitions**

**DUPLEX:** A single-family dwelling unit constructed in a group of two attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

**TOWNHOUSE:** A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

**MIXED-USE BUILDING:** A building including a combination of at least two (2) of the following components: residential uses, commercial uses or office uses.



## DRAFT Table of Bonus Coverage/Sustainable Development Consideration

|                                   | <b>Tier 1: Up to <del>60%</del> site coverage bonus, includes two or more features</b>                                                                                                                                                          | <b>Tier 2: Up to <del>65%</del> site coverage bonus, includes two or more features from Tier 1, and one or more items of Tier 2</b>                                            | <b>Tier 3: Up to <del>70%</del> site coverage bonus, includes two or more features from Tier 1, one or more features of Tier 2, and one or more features of Tier 3</b>                                                                 |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ENERGY                            | Solar panels, electric car charging                                                                                                                                                                                                             |                                                                                                                                                                                |                                                                                                                                                                                                                                        |
| GREEN INFRASTRUCTURE /STORM WATER | Integration of green infrastructure/working landscapes not required by MSD to include: permeable pavements, amended soils, bioretention cells, planter boxes and other rain garden techniques for storm water quality enhancement.              | Green roofs, blue roofs and storm water storage to reduce storm water quantity reduction.                                                                                      | Reuse of storm water for grey water functions within the building or on the site such as toilets and irrigation.                                                                                                                       |
| PEOPLE SPACES                     | Dedicated outdoor seating/dining with decorative materials and landscaping. Enhanced green infrastructure such as artfully designed storm water infrastructure to include seating areas, rock outcropping, boardwalks and interpretive signage. | Plazas, patios, and other attractive hardscape areas design for public use. Installation of sections of planned streetscapes, trails or other City of Creve Coeur initiatives. | Design and implementation of park space that provides for sufficient area that creates an invitation to play, and sit, that is well designed and integrated into the overall site, a and to provide a break from noise and congestion. |
| DEVELOPMENT ENHANCEMENT           |                                                                                                                                                                                                                                                 |                                                                                                                                                                                | Mixed Use Development that includes housing and commercial (which may allow for additional FAR and Building Height, as well as coverage).                                                                                              |
| BUILDING OR SITE CERTIFICATIONS   |                                                                                                                                                                                                                                                 | LEED, Sustainable or Sites (SITES) certification                                                                                                                               | Living Building Challenge or other net neutral certification                                                                                                                                                                           |
| PUBLIC AMENITIES                  | Installation of site furniture such as benches, bike racks, tables/chair/umbrellas for public use.                                                                                                                                              | Installation of artistic bus shelter approved by the City's Arts Committee, as well as other features provided in tier one and two.                                            | Structured Parking that includes public and quasi-public parking facilities                                                                                                                                                            |
| MATERIALS                         | Use of local materials and materials with recycled content                                                                                                                                                                                      | Reduce the use of virgin materials and avoid sending useful materials to landfills by specifying reused materials, including structures, and                                   | Certification by LEED, SITES, Living Building Challenge, etc.                                                                                                                                                                          |



## DRAFT Table of Bonus Coverage/Sustainable Development Consideration

|                                      |                                                                                                                                                                                                                 |                                                                                                                                                                       |                                                                                                                                                                                                                                                                   |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESIGN QUALITY                       | Architectural distinction and significant building; Utilizes high-quality architectural design, placement, relationship and orientation of structures.                                                          | Participation in the City's Arts on Loan program and dedication of public easements for art.                                                                          |                                                                                                                                                                                                                                                                   |
| NATURAL RESOURCES/NATIVE LANDSCAPING | Sensitive design to existing site features worth preserving and natural site amenities, preservation of creeks. Use of all native trees and plantings and removal of all honeysuckle on the site if applicable. | Enhancement and restoration of natural features of the site. Restoration of the native landscape that existed on the site. Restoration of Missouri Tallgrass Prairie. |                                                                                                                                                                                                                                                                   |
| MASTER PLAN GOALS                    |                                                                                                                                                                                                                 |                                                                                                                                                                       | Dedication of right-of-way for future road widening if considered essential to the project, off-site public roadway enhancement involving medians, crosswalks, or other significant roadway improvements, as well as other features provided in tier one and two. |



## APPENDIX

PUBLIC BENEFIT  
GUIDANCE LIST

September 26, 2016

Pursuant to Section 150.515(E) of the City of Highland Park Zoning Code, the following list serves as a guide for the types of items that might be regarded as appropriate public benefits.

The proposal of any of the items on this list in order to satisfy a public benefit requirement pursuant to Section 150.515 of the Code does not obligate the City Council to accept said proposal, nor does this list represent all items that might be an appropriate public benefit. The appropriateness of all public benefits will be evaluated within the context of the development.

## PUBLIC BENEFIT GUIDANCE LIST

## Enhance and Support the Character and Vitality of the Area

## Amenities &amp; Infrastructure

- Streetscape construction
- Lighting improvements
- Landscaping/Plantings
- Seasonal Decoration
- Parks/Parklets
- Infrastructure Capacity Studies

## Roads

- Striping/Painting
- Repaving
- Plowing
- Maintenance
- Sewer Improvements

## Public Art

- Acquisition
- Installation & Maintenance

## Historic Preservation

- Plaques and Signage for Historic Structures and Districts
- Preservation and Restoration Projects
- Outreach & Education Initiatives

## Foster Economic Development

## Cross-Access Agreements to Improve Connectivity

Land Donation for Public Right-of-Ways  
Funding for Façade Improvement Grant Program

## Additional Public Parking

- Parking Fund
- Creation of Off-Street Public Parking Spaces
- Shared Parking Agreements

## Public Signage Projects

- Underwriting signage design, fabrication and installation
- Installation & Maintenance

## Affordable Housing Improvements

## Improve Access and Multi-Modal Transportation Amenities

Provision of Public Bike Parking and Storage  
Improvement of multi-modal connectivity

- Connections to routes
- Land donations and improvements
- Public Access Easements/Agreements

## Implementing/Maintaining capital projects that are part of City's adopted Bike/Walk Plan

- Infrastructure
- Lighting
- Installation & Maintenance

## Bus Shelters

## Bike Maintenance Kiosks

## Improve Environmental Stewardship &amp; Sustainability

## Land Acquisition/Donation

## Storm Water Management Improvements

## Removal of Invasive Species

## Preservation and Restoration of Natural Environments

## Streetscape Enhancements

## • Bioswales &amp; Rain Gardens

## • Native Plantings

## • Permeable Pavement

## • Enhanced Street Trees

## • Waste Management &amp; Recycling-related Improvements

## Bird-Friendly Design





## MEMO TO PLANNING AND ZONING COMMISSION

**Meeting Date:** December 16, 2019

**Subject:** **East Olive Corridor—Overlay District and Planned Development Revisions**

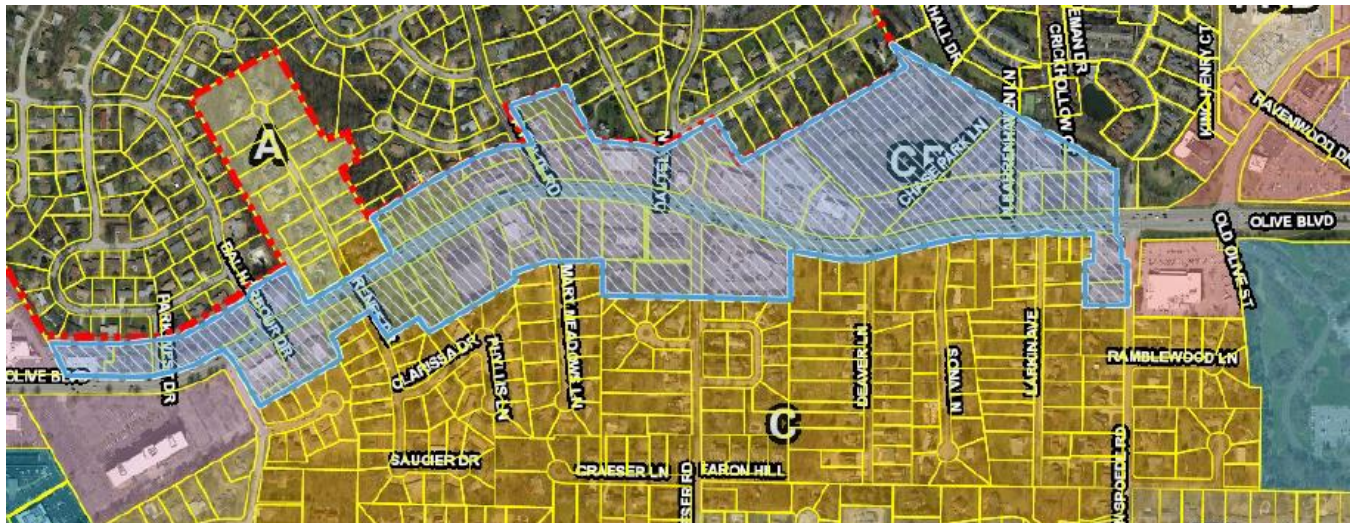
**Memo Prepared by:** Jason W. Jaggi, AICP, Director of Community Development

**Attachments:** Joint Work Session Staff Memos—8/26/19 and 9/9/19  
East Olive Corridor Overlay Zoning District Draft  
Site Coverage Bonus Table  
Existing Planned Development Ordinance

This work session is a continuation of the discussion on zoning updates for the East Olive corridor. During this past August and September, the City Council and Planning and Zoning Commission held two joint work sessions to discuss the East Olive corridor zoning updates. Staff presented alternatives to rezoning the existing properties within the East Olive corridor that would enable implementation of the comprehensive plan recommendations. These alternative approaches consist of establishing a new overlay district and revising the planned development ordinance to facilitate the development goals for this corridor. Please refer to the attached staff memos from the August and September joint work sessions for additional background information.

### East Olive Overlay District

The East Olive Overlay District would encompass the same properties as the previously considered NC-Neighborhood Commercial District as shown in the map below:



An overlay zoning district does not change the underlying zoning district but instead adds another layer of zoning on top of the base zoning district. Overlay districts typically contain additional regulations that apply only to a particular area to implement specific planning objectives. Any regulation that is provided in the overlay would supersede or supplement the base zoning district regulation. For items that are not included in an overlay district, the base zoning district standard would apply.



The attached draft East Olive Overlay District outlines the possible components of the new regulations. Based on the direction from the joint work sessions, uses as spelled out in the base zoning district have not changed, however consideration should be made for allowing multi-family/townhome uses within the overlay pursuant to the comprehensive plan recommendations. Specific references to the planned development procedure are included which would lower the minimum site size to 2.5 acres for either a residential or commercial planned development proposal.

Setbacks are required which have not been changed since the prior review associated with the NC-Neighborhood Commercial District. Site coverage has been adjusted to reflect a base of 60% with bonuses earned up to 70% coverage. A new site coverage bonus table is referenced where applicants can select which option they would like to pursue in order to obtain a site coverage bonus. This table was presented during earlier revisions and is attached for reference; however, further refinement is needed.

The maximum building height is 3 stories or 45-feet, which is the same as the GC-General Commercial District. For properties with a base zoning district of CB-Core Business, 4-stories or 60-feet in height would be permitted as long as the sky exposure plane is met.

The remaining sections address building orientation, pedestrian and vehicular circulation, landscaping and building materials. With respect to buffering adjacent residential uses, staff has incorporated requirements that provide a minimum buffer of 20-feet with landscaping and an 8-foot tall solid fence within the required buffer area.

Building materials are specified to promote quality development. Brick, stone, aluminum panels and fiber cement would be acceptable materials. EIFS, wood and manufactured stone would be acceptable if used as an accent material.

### **Planned Development Ordinance**

The Planned Development (PD) Ordinance is found in Section 405.390 of the Zoning Ordinance and is attached for review. The PD procedure was established in 2008 and has not been utilized to a great extent. The PD ordinance was most recently utilized for The Vue apartment development and the proposed HBE hotel project.

As previously discussed, the PD ordinance could be another tool to implement to the comprehensive plan. Development proposals that may meet the overall objectives of the plan but do not meet the established zoning criteria would be eligible to apply under the PD process. As such, a planned development application involves a rezoning, a detailed development plan and an ordinance with specific conditions placed by the City Council upon review by the Planning and Zoning Commission.

There are two types of planned developments within the existing PD ordinance. A PRD-Planned Residential Development (PRD) supports a variety of housing types with limited complimentary commercial uses. PRD's must be on a site of at least 5 acres and adjoining areas should be predominately residential or institutional. The term "predominately residential or institutional" is defined as follows:

#### **PREDOMINATELY RESIDENTIAL OR INSTITUTIONAL**

A descriptive phrase that applies to areas in which fifty percent (50%) or more of the adjoining land area (excluding streets) within five hundred (500) feet is developed as either:

1. Residential uses, or
2. Institutional uses consisting of non-profit or quasi-public uses, such as a religious institution, library, public or private school, hospital or government-owned or government-operated structure or land used for public purposes.

A Planned Commercial Development (PCD) supports mixture of commercial-type uses and multi-family residential but does not predetermine a specific combination of uses. The minimum site size is 3.5 acres and adjoining areas should be predominately non-residential. The term "predominately non-residential" is defined as follows:



### **PREDOMINATELY NON-RESIDENTIAL**

A descriptive phrase that applies to areas in which less than fifty percent (50%) of the adjoining land area (excluding streets) within five hundred (500) feet is developed as single-family residences, either detached or attached (the latter includes only stand-alone development of four (4) attached units or less).

#### Adjacent Land Use Compatibility Requirements

The current PD ordinance only allows residential PD projects to be located next to predominately residential areas. The opposite requirement applies to a commercial PD. For some sites along the corridor, this could effectively prohibit the submission of a development project from utilizing the PD procedure. Although not located within the East Olive corridor, this requirement was barely met with the HBE Hotel proposal, where 51.52% of the land area within 500 feet excluding streets was non-residential, where the minimum threshold is 50%. Staff will present maps at the meeting that further highlight the constraints with this requirement.

Staff would propose removing the qualifier involving adjacent land uses and instead, amend Section C Eligibility, to state a PD request (either PRD or PCD) is eligible if the base zoning is located within the GC, CB, or PC districts. This would prohibit applications from being proposed in non-commercial areas unless a rezoning to a commercial district was submitted concurrently.

#### Minimum Site Size

For a PRD project, the minimum site size is 5.0 acres. For a PCD, the minimum size is 3.5 acres. To be consistent, staff recommends reducing the minimum site size to 2.5 acres for both within the East Olive corridor

#### Eligibility

Section C speaks to the eligibility for filing a PD application. To be eligible, the Zoning Administrator must issue a finding that it cannot be approved under any other zoning district. Staff would suggest revising this provision to clarify that a PD application is eligible if it cannot meet the provisions of the zoning district or East Olive overlay zoning district.

#### Finding of Eligibility of the Zoning Administrator

Section G-1 requires the Zoning Administrator to issue a written finding of eligibility within 15 days following the submittal of a proposal to determine if the application meets Section C below.

C. Eligibility. A development proposal shall be eligible for consideration under the planned zoning district process if the Zoning Administrator finds that it cannot be approved under any other Zoning District and that the applicant has provided credible evidence that the proposal is an appropriate implementation of the Comprehensive Plan due to the fulfillment of the purpose of this Section, the substantial incorporation of the design criteria for each the applicable district type identified in this Section 405.390 and the provision of a substantial tangible public benefit(s) to the City including, but not limited to, the following:

1. Provision of public or quasi-public parking facilities;
2. Provision of on-street and off-street pedestrian facilities linking surrounding business, office and residential uses;
3. Consolidation and/or elimination of overhead utility wires;
4. Inclusion of landscaped gardens, plazas or parks available for public use;
5. Provision of alternative street connections or the dedication of land for additional street right-of-way;
6. Fountains, statuary, public art;
7. Architectural distinction and significance that would make the building(s) noteworthy;
8. Extensive use of high quality building materials that would add to the assessed valuation of the structures.

It should be noted that the benefits listed may not necessarily satisfy the public benefit requirement as final discretion falls on the City Council, upon receipt of a recommendation of the Planning and Zoning Commission, in determining the level of benefit derived.



Staff would like to remove this provision because the merits of a proposal, including its fulfillment of the purpose, incorporation of the design criteria and the provisions of public benefit should be determined by P&Z and City Council, after thorough review and not by staff at the early stage of an application.

**Next Steps**

Staff will review the proposed structure and components of the overlay district and revisions to the planned development ordinance at the meeting. Further discussion and direction from the Commission is requested.





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## MEMORANDUM

**Memo To:** City Council, Planning and Zoning Commission, & Economic Development Committee

**Meeting Date:** August 26, 2019

**Subject:** Zoning Code Update Work Session: East Olive Corridor and Drive Through Restaurants

**Memo Prepared By:** Jason W. Jaggi, AICP, Director of Community Development

**Attachments:** East Olive Corridor Section, *Creve Coeur 2030* Comprehensive Plan  
May 8, 2019 Development Forum PowerPoint Presentation  
Section 405.470.A.17, Conditional Use Requirements for Restaurant Drive-Throughs

This joint work session has been scheduled to review the recommendations of the comprehensive plan, Creve Coeur 2030, as it pertains to the East Olive corridor and to discuss options on how to move forward with updating the zoning code to align with the comprehensive plan recommendations. Staff would also like to review the City's regulations as they pertain to drive through restaurants to determine if any revisions should be pursued regarding these types of uses.

### Background

The East Olive Corridor, as identified in the comprehensive plan, generally extends along Olive Boulevard from Mosley Road on the west to Spoede Road on the east. The length of this corridor is just under 1-mile. This area also includes a few properties on the north side of Olive just west of Mosley Road. The following map shows the boundaries of the East Olive Corridor as found in the comprehensive plan.





Figure 1: Boundaries of the East Olive Corridor in the Comprehensive Plan.

The East Olive Corridor consists of a variety of land uses that are placed within the GC and CB commercial districts, and the C Single Family Residential Districts, as well as the A Single Family District, where existing homes that front Olive Boulevard may be used commercially with approval of a site plan by the Planning and Zoning Commission.



Figure 2: Image of the East Olive Corridor area with the Zoning Districts indicated. The pink is the CB District, Red is GC District, Orange is the C Single Family District, and the light yellow is the A Single Family District.

The comprehensive plan recognizes the challenges of East Olive that have limited the revitalization of this area. These challenges include shallow lot depths, direct adjacency to established residential neighborhoods, and other existing lot constraints, including topography. The zoning district requirements have been specifically mentioned as a constraint to development as well. For these reasons, the comprehensive plan identified a unique “Place Type” specifically for the East Olive Corridor, referred to as Neighborhood Commercial (NC). Using the comprehensive plan as a starting point, staff has explored with the Planning and Zoning Commission, a new zoning district for the entire area, NC-Neighborhood Commercial, that would establish specific uses and



development standards conterminous with the East Olive Corridor. More information on the Planning and Zoning Commission review process will be discussed later in this memorandum.

### **Recent Development History (Last 10 years)**

The East Olive Corridor has experienced reinvestment over the past 10 years. The following recent developments have contributed to the revitalization of the area:

- Walgreen's store, 10941 Olive Blvd. (2011)
- Complete Music, 11100 Olive Blvd. (2013)
- The Goddard School, 11222 Olive Blvd. (2014)
- Scotsman Coin and Jewelry, 11005 Olive Blvd. (2015)
- Total Access Urgent Care, 10923 Olive Blvd. (2017)
- Timekeepers renovation, 11118 Olive Blvd. (2017)
- Mobil on the Run, BriteWorx Car Wash, 11109 Olive Blvd. (Under construction)
- American Cleaners exterior refresh, 11041 Olive Blvd. (approved, permit pending)

While clearly reinvestment has occurred, significant opportunities for redevelopment to meet the needs of the community and to maintain a positive image for the City remain along this section of Olive Boulevard. Notably, the properties at Olive and Graeser, the former Walgreens at 11105 Olive Boulevard, and the single family residential structures between Deaver and Larkin Avenues (zoned residential) have seen limited reinvestment recently, and contribute to a negative perception for the East Olive Corridor.

### **Zoning Code Updates—Work Sessions at Planning and Zoning Commission**

Beginning last August, staff and the Planning and Zoning Commission began a series of work sessions to discuss updates to the zoning code in light of the recent adoption of the comprehensive plan. For the East Olive Corridor, the plan provides the following key recommendations:

- Maintain low to medium density commercial development
- Focus on neighborhood-type services, retail and offices serving a smaller trade area—not likely to be a regional destination area. Introduce alternate forms of well-designed residential development—not single family detached.
- Provide consistent building frontages on Olive with convenient parking but discourage large swaths of parking facing Olive.
- Ensure cross-access connections are available to facilitate access to a signal
- Encourage pedestrian-friendly site development with amenities
- Incentivize sustainable site design
- Develop standards for well-landscaped frontages and building design

With this guidance, the review process began with the East Olive corridor but other areas were reviewed as well, including Lindbergh (south of Bayer campus) and West Olive (west of I-270). The areas examined included development standards such as building height, buffers, landscaping, setbacks and location of parking lots in relation to the placement of buildings along Olive. Greater clarification of site coverage standards and bonuses were also discussed. Finally, the work sessions involved the review of allowable uses in this new district.

For East Olive, a rezoning of the entire corridor, with the boundaries as previously described, was reviewed.



The new district, NC-Neighborhood Commercial, would largely mirror the existing GC-General Commercial District (the predominate existing commercial zoning district in this corridor) but with some exceptions to address the specific attributes of the East Olive corridor.

### Allowable Uses

The work sessions with P&Z also included a review of the uses within this area. Uses generally remain the same as the GC-District but with a few notable exceptions. Uses that constitute larger scale development would be eliminated such as supercenters, department stores and warehouse clubs and hotels. Uses that would lend themselves to generating conflict with adjacent residential areas or would be otherwise undesirable were also eliminated such as drive through restaurants, car dealers and rental agencies, and gas stations without a convenience store component. New uses that are currently not allowed would be introduced, namely attached townhomes and low-medium density multi-family.

### Development Standards

The development standards would be revised specifically for the East Olive Corridor. The specific changes reviewed with P&Z are highlighted below.

- Setbacks: provide maximum setbacks from Olive to allow some parking along roadway but to also allow greater visibility of buildings from the street. This is similar to what the code requires today.
- Buffering (adjacent to residential): Provide a fixed buffer yard dimension (20-feet), regardless of site size, but require both fencing and landscaping and be specific on material. The current code requires buffers up to 40-feet depending on the site of the site with screening devices left up to the discretion of P&Z.
- Building Height: Keep the existing GC—District standards of a maximum of 3-stories or 45' in height.
- Site Coverage Bonus—New Criteria: Base site coverage of 50% up to 70% with a site coverage bonus. Bonuses would introduce a tiered system to encourage sustainable site development practices, pedestrian features, and other objectives of the district.
- Landscaping and Architectural Guidelines: As a future step, develop detailed but flexible landscaping and architectural building design guidelines.

### **Initial Feedback Received**

At the conclusion of the work sessions, P&Z directed staff to obtain input from stakeholders within the East Olive Corridor to gain an understanding of what concerns might exist or if there are other areas of interest that have not been properly considered. At the same time, the Economic Development Committee (EDC) sponsored a development forum with the business community to provide an overview of the city's development activity and the zoning updates. This forum was held on May 8, 2019 and was well attended with approximately 50 participants representing a broad spectrum of the commercial real estate community. Staff also met with commercial and residential real estate interests within the corridor to obtain an "initial reaction" to the proposed zoning changes. Meetings with adjacent residents have not been scheduled at this time.

As might be expected, this initial outreach on the proposed zoning updates highlighted the competing interests and divergence of views on how best to encourage reinvestment within the East Olive Corridor. This divergence on the appropriate strategy for East Olive was also present during the development of the



comprehensive plan. But because of the high-level nature of a city-wide comprehensive plan, a deeper examination into the myriad of challenges in this area was not undertaken.

In general, the initial feedback received from the real estate community with the zoning updates was mixed, but several concerns were expressed. Comments received are summarized below:

- A blanket rezoning of the entire corridor to the new NC-Neighborhood Commercial District would take away land uses that are currently allowed (particularly with respect to properties currently zoned CB) which might have an impact on land values and create concerns with lenders.
- Be cautious with broadly eliminating some of the uses as they may be acceptable in a different format, such as a car rental agency as an in-line user located within a shopping center.
- Zoning out the big box uses would preclude the possibility of any larger scale redevelopment (with voluntary buyouts) occurring within this area.
- Restricting parking and maintaining a maximum building setback is not what most retailers want.
- These proposed regulations seem to be making development more restrictive, rather than less restrictive which is the opposite of what this area needs.
- The key to successful development within this area is to have regulations that provide flexibility.
- With the anticipated growth of 39 North, the spillover effects could be a positive for East Olive
- Having clear expectations with a higher degree of predictability would be welcomed.
- Zoning in and of itself will do little to encourage development. Market forces are key.
- Introducing some forms of allowable residential use (non-detached single family) was met with a mixed response. Some felt it was feasible with the right product and others felt Olive is too busy of a roadway.

### Other Alternatives

It is important to recognize the limitations of the feedback that we have received over the past several months. First, the initial feedback was based on early development of the zoning updates—future revisions would be anticipated based on the progression of the development of the code as direction by P&Z is given and feedback is received. Second, only a relatively narrow group of stakeholders (those representing the real estate and development community) was consulted in this first effort. With some further refinement and more feedback, to also include adjacent residents, there could be opportunities to build consensus. On the other hand, building consensus takes considerable dedication and a sustained effort. With these considerations in mind, staff felt that now is a good time to solicit further direction on how best to move forward. The rezoning to the NC district certainly remains a possibility but there are other zoning techniques that could achieve the recommendations of the comprehensive plan but in a different way. These alternative options, along with a quick “pros and cons” analysis of each are provided below.

- Rezone to Neighborhood Commercial District. This would involve continuing to move forward with rezoning the East Olive corridor in its entirety to the NC-Neighborhood Commercial District.

#### Pros

- Creates a single zoning district for the entire corridor which would bring improved



consistency of regulations to this area of Olive. Assuming a high degree of success with the elements of the new zoning district, the need for further rezonings would be diminished.

- Tailors uses and standards to one area of the City. We would not need to be concerned with impacts to other areas of the City (i.e. text amendments in GC and CB districts which also effect other commercial areas)
- Creates zoning incentives and development criteria that could be used elsewhere. For example: updated site coverage bonus allowances, landscaping standards, and architectural design guidelines could be applicable to other commercial areas of the City.

#### Cons

- Involves blanket changes to development standards for an entire corridor which could be perceived as a down-zoning of commercial property (notably existing CB zoned properties).
  - May not address all issues in one fell swoop. As hard as we try to provide some flexibility within the code and to get it right, there will likely be areas that don't hit the mark.
  - To obtain support for this traditional rezoning will likely require an extensive and sustained public engagement process. This belief is based on the history of development applications in this corridor and the feedback received from staff's early outreach efforts.
- Create a Zoning Overlay District. This option does not change the underlying zoning district but instead adds another layer of zoning on top of the base zoning district. Overlay districts typically contain additional regulations that apply only to a particular area to implement specific planning objectives.

#### Pros

- This approach is often more politically feasible since it is limited to implementing certain stated objectives and is not as extensive as a complete rezoning.
- Base zoning is kept in place, but specific regulations are added (overlaid) to address stated objectives. Examples include specific design criteria, site planning considerations, etc.
- Because the additional regulations are limited and narrowly focused, may find that acceptance from property owners is greater.
- Once established, no rezoning would be involved to approve a development proposal, unless overlay is set up to encourage Planned Development option.

#### Cons

- Still requires extensive public engagement and an education process with stakeholders.
  - May add confusion for development community by creating another layer of zoning; however, this could be overcome with education.
- Utilize Planned Development Rezoning: The zoning code already has the option to rezone a property to a planned development district which is defined and a commercial or residential planned development. This option is relatively new and has not been utilized to a great extent but could be a useful tool to implement the comprehensive plan recommendations. A review of the current



requirements is needed and adjustments to align with the needs of East Olive Corridor may be needed. The two projects that have utilized this zoning procedure are The Vue development on Old Olive and the HBE Creve Coeur Hotel proposal.

#### Pros

- Would require significantly less public engagement as the Planned Development option already exists. Current zoning is not affected and would remain in place until such time as a rezoning to a planned development application is filed and approved for those specific properties.
- Is based on a detailed development plan and is tailored to implement objectives of comprehensive plan while providing flexibility to the developer.
- Tailors uses and standards to a specific development which provides the ultimate degree of regulatory flexibility.
- Is a legislative process in which a property owner voluntarily elects to pursue. As a legislative process, the City Council has a high degree of control over the development.

#### Cons

- Represents a more Incremental approach and is less proactive.
  - May not be an appropriate tool for smaller development sites.
  - As a form of rezoning and, therefore subject to legislative action, there is less predictability for all parties.
  - Involves negotiation between city and developer which may sour public perception.
  - Doesn't articulate City's development objectives upfront. Must build into the review and approval process.
- Create a new NC District within the zoning code but without rezoning specific properties. This approach would create the new zoning district in the code but would not take the step of rezoning any properties. This district would be created only for use within the East Olive Corridor to implement comprehensive plan recommendations. As properties undergo redevelopment, the expectation is that they would rezone to the NC District.

#### Pros

- Would require less public engagement because no properties would be specifically rezoned by the City.
- By creating this new zoning district in the code, the City would only be rezoning property at the request of a property owner or developer.

#### Cons

- Unless specifically required elsewhere in the code based on scope of redevelopment, the utilization of this district may be limited.
- Other options such as greater reliance on Planned Development or an already established Overlay District may be better utilized.



- Would still require a rezoning which would subject a developer to risks associated with this process.

### **Drive through Restaurants**

During staff's discussions with the development community, the topic of the City's stance on drive through restaurants was raised. The drive through restaurant ordinance was adopted in November 2014 in advance of a drive through proposal for the St. Louis Bread Company on North New Ballas. The ordinance provides numerous standards and establishes two categories which are very different based on whether the site is adjacent to residential areas or not. A minimum acreage limitation of two acres for these uses was also established in the ordinance.

Staff continues to hear from the development community that demand remains high for these uses and that the ordinance is unnecessarily restrictive. Staff's experience with the ordinance is that it is highly effective with respect to limiting these uses as there have been very few sites that can meet all of the criteria. Taking into account this feedback, staff would like to review the existing drive through restaurant zoning regulations to determine if there is a desire to review alternatives that would be able to regulate the most impactful aspects of these uses while still controlling the proliferation of these uses. The existing restaurant drive through ordinance is attached to this memorandum for review.

### **Conclusion**

Staff will present this information to the City Council , P&Z and EDC at the work session. The desired outcome of this work session would be to obtain direction from all groups to determine whether a continuation of the development of the NC District remains desirable or if additional information is needed to determine if other zoning approaches might be preferred to address the development objectives of the Comprehensive Plan for the East Olive Corridor. Further direction on the need to review the drive through restaurant ordinance is also requested.





# city of CREVE COEUR

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## MEMORANDUM

**Memo To:** City Council, Planning and Zoning Commission, & Economic Development Committee

**Meeting Date:** September 9, 2019

**Subject:** Zoning Code Update Work Session: East Olive Corridor and Drive Through Restaurants

**Memo Prepared By:** Jason W. Jaggi, AICP, Director of Community Development

**Attachments:** Zoning Code Section 405.390 Planned Zoning Districts Ordinance  
 Section 405.470.A.17, Conditional Use Requirements for Restaurant Drive-Throughs  
 East Olive Corridor—Land Assembly Examples Map

This joint work session has been scheduled to continue the discussion from the August 26<sup>th</sup> work session regarding zoning updates for the East Olive corridor to implement the recommendations of the Comprehensive Plan and to also discuss whether amendments to the drive through restaurant ordinance are desired. This report will provide further analysis on the Planned Development and Overlay Zoning regulatory tools and how they could be applied to the East Olive Corridor. The drive through discussion at the end of the report is largely carried over from the prior work session.

### EAST OLIVE CORRIDOR ZONING UPDATES

Staff outlined other zoning approaches rather than rezoning the East Olive corridor to the proposed NC-Neighborhood Commercial District. Greater use of the City's existing planned development ordinance in combination with the creation of an overlay district specific to the East Olive corridor has the potential to implement many of the objectives of the comprehensive plan while not changing the underlying zoning. This memorandum will provide further information on how these zoning tools could work together to assist in the discussion on what regulatory tools the City should move forward with to promote desirable redevelopment in this area of the City.

### Planned Developments

The original Planned Development (PD) ordinance was created in 2008 but has been amended several times since then. The existing PD ordinance, Section 405.390 is attached for reference. This zoning tool has been used successfully for the then-existing multi-family properties south of Old Ballas Road consisting of



Golfview, Village Park and Coeur de Royale. More recently, Planned Development zoning was used for The Vue project on Old Olive Street Road. These locations all utilized the PRD—Planned Residential Development form of the City’s Planned Development ordinance. Another recent project, which ultimately did not get approved, was the HBE hotel development which proposed to use the PCD-Planned Commercial Development form.

The purpose of the PD ordinance as found in the zoning code is as follows:

Purpose. The purpose of the Planned Zoning District is to allow innovative design, solve problems on difficult sites, meet market niches, encourage housing in different price ranges, promote well designed developments and encourage infill and redevelopment within the existing urban area. Through the flexibility of the Planned Zoning District, the City seeks to achieve the following objectives:

1. Fulfillment of the goals and objectives of the Comprehensive Plan;
2. Creation of a more desirable environment than would be possible through application of conventional City land use regulations;
3. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development including aesthetic amenities;
4. Combination and coordination of architectural styles, building forms and building relationships;
5. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, preferably by means of natural erosion control and stormwater control best management practices;
6. Use of design, landscape or architectural features consistent with the City's design guidelines; and
7. Mutually desired elimination of obsolete or deteriorated structures or incompatible uses through redevelopment.

There are two types of planned developments within the existing PD ordinance. A PRD-Planned Residential Development (PRD) supports a variety of housing types with limited complimentary commercial uses. PRD’s must be on a site of at least 5 acres and adjoining areas should be predominately residential or institutional. The term “predominately residential or institutional” is defined as follows:

**PREDOMINATELY RESIDENTIAL OR INSTITUTIONAL**

A descriptive phrase that applies to areas in which fifty percent (50%) or more of the adjoining land area (excluding streets) within five hundred (500) feet is developed as either:

1. Residential uses, or
2. Institutional uses consisting of non-profit or quasi-public uses, such as a religious institution, library, public or private school, hospital or government-owned or government-operated structure or land used for public purposes.

Specific requirements with respect to setbacks, buffer yards, floor area ratio, density, and sky exposure plane requirements are spelled out in the PRD ordinance as well as more generalized design criteria such as landscaping, screening and architectural design.



A Planned Commercial Development (PCD) supports mixture of commercial-type uses and multi-family residential but does not predetermine a specific combination of uses. The minimum site size is 3.5 acres and adjoining areas should be predominately non-residential. The term “predominately non-residential” is defined as follows:

**PREDOMINATELY NON-RESIDENTIAL**

A descriptive phrase that applies to areas in which less than fifty percent (50%) of the adjoining land area (excluding streets) within five hundred (500) feet is developed as single-family residences, either detached or attached (the latter includes only stand-alone development of four (4) attached units or less).

Similar to the PRD, the PCD provides specific requirements with respect to setbacks, buffer yards, floor area ratio, density, and sky exposure plane requirements in the ordinance as well as more generalized design criteria such as landscaping, screening and architectural design.

Another element of the Planned Development ordinance is the provision of public benefit in exchange for waiving specific requirements of the zoning ordinance. Examples of public benefits are listed in the ordinance under Section C. The determination of what constitutes public benefit falls on the City Council based on the recommendations of the Planning and Zoning Commission.

In most respects, the PD ordinance remains an effective tool to encourage creative development that may not fit completely within the parameters of the zoning code. However, if used to a greater degree for the East Olive Corridor, there are areas of the code that could be reviewed and potentially adjusted to better align with the comprehensive plan’s recommendations for East Olive Corridor and to address the unique character of this area.

Minimum Site Size

The minimum site size for a residential PD is 5 acres. For a commercial PD, the minimum size is 3.5 acres. For the purposes of understanding the land area along the corridor, staff prepared a map of properties that would be ideal candidates for future redevelopment for a number of reasons. These reasons include properties that haven’t seen reinvestment in recent years, are vacant, are needed to support development on adjacent lots or otherwise do not contribute to a prosperous corridor such as obsolescence. The attached map, identifies 8 groupings of properties that range in size from 1 acre to almost 5.5 acres. Certainly, these boundaries are not fixed and are meant to be treated as examples of the types of land assembly necessary to support development. Nonetheless, the map is informative in that it shows that even with consolidation of properties, the sites that may be appropriate for redevelopment along the East Olive corridor are smaller and more constricted than some other areas of the City. This observation is articulated in the East Olive section of the Comprehensive Plan.

The minimum site size for a planned development could be reduced to address these characteristics of the East Olive Corridor. For example, the commercial PD could be lowered to 2.5 acres and the residential PD



could lowered similarly.

#### Adjacent Land Use Compatibility Requirements

The current PD ordinance only allows residential PD projects to be located next to predominately residential areas. The same requirements apply to a commercial PD. For some sites along the corridor, this could effectively prohibit the submission of a development project from utilizing the PD procedure. Although not located within the East Olive corridor, this requirement was barely met with the HBE Hotel proposal, where 51.52% of the land area within 500 feet excluding streets was non-residential, where the minimum threshold is 50%.

To encourage greater use of the PD option within the East Olive corridor, this requirement could be modified or eliminated.

#### No Other Zoning Option Requirement

The PD ordinance requires a determination that the proposed project cannot be approved under the standard zoning district requirements. There are good reasons for this provision but it also further restricts the use of the PD option.

#### Design Criteria

This portion of the ordinance would need to be reviewed to determine if the design criteria is a good fit for East Olive. For example, buffer yards, setback and other development requirements might need to be calibrated to better match the existing conditions of the corridor and the recommendations of the Comprehensive Plan.

#### **East Olive Overlay Zoning District**

The creation of an overlay district for East Olive would be effective in that regulations could be provided as an additional layer of zoning to address specific development criteria, exclusively for the East Olive corridor. These regulations could apply to all properties within the corridor but could also be written to require PD rezoning for certain types of projects. These projects might include those that have a mix of uses, or a specific type of use such as multi-family or attached townhomes or those on larger sites. This overlay district could place greater emphasis on the form of development rather than uses based on some of the concerns regarding unintended consequences that have been expressed.

Regulations included in an Overlay District could entail applying traditional development standards that were being developed for the new NC—Neighborhood Commercial District such setbacks, density, height and buffer yards but could also include general architectural and landscape guidelines. Any requirements of a zoning overlay district would supersede or supplement any other standard of the zoning code. As mentioned in the prior staff memo, the creation of an overlay district initiated by the City would follow the same review and approval procedures as a rezoning.

#### **DRIVE THROUGH RESTAURANT ORDINANCE**

The drive through restaurant ordinance was adopted in November 2014 in advance of a drive through



proposal for the St. Louis Bread Company on North New Ballas. The ordinance provides numerous standards and establishes two categories which are very different based on whether the site is adjacent to residential areas or not. A minimum acreage limitation of two acres for these uses was also established in the ordinance.

Staff continues to hear from the development community that demand remains high for these uses and that the ordinance is unnecessarily restrictive. Staff's experience with the ordinance is that it is highly effective with respect to limiting these uses as there have been very few sites that can meet all of the criteria. Taking into account this feedback, staff would like to review the existing drive through restaurant zoning regulations to determine if there is a desire to review alternatives that would regulate the most impactful aspects of these uses while relying on the site plan and conditional use review process to evaluate specific the components of the proposal. The existing restaurant drive through ordinance is attached to this memorandum for review.

Staff will highlight the requirements of the existing ordinance at the meeting for discussion and feedback.

**Conclusion**

Staff would like to obtain feedback on the zoning options for the East Olive corridor as well as the drive through ordinance.



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## East Olive Corridor Overlay Zoning District

### Purpose Statement

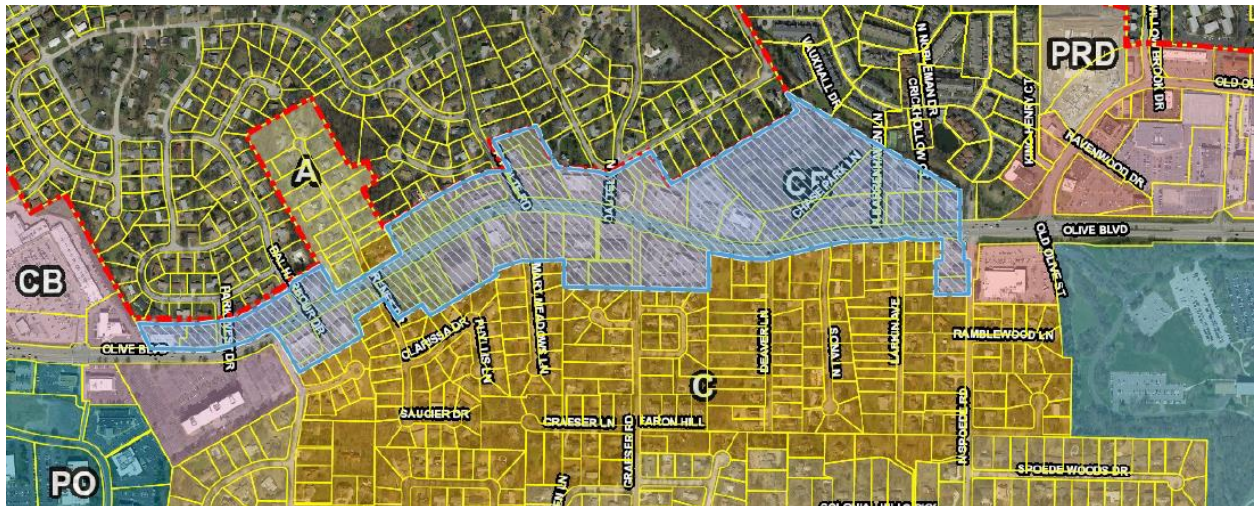
The intent of these regulations and standards is to support redevelopment of properties within the East Olive Corridor that provide a transition between the adjacent residential neighborhoods and larger scale commercial areas while forming a coherent identity for the corridor in a manner consistent with the goals and objectives of the comprehensive plan

### Amendment of Zoning Map

The boundaries of this overlay zoning district are hereby established and shall, to the extent of these boundaries, supersede and amend the official Zoning Map established by Chapter 405 of the Municipal Code. The official Zoning Map as hereby amended and all the notations, references and other information shown thereon shall have the same force and effect as if the official Zoning Map and all the notations, references and other information shown thereon were all fully set forth or described herein.

### Location of Overlay Zone

The East Olive Overlay Zoning District consists of all properties located on Olive Boulevard generally bounded by North Mosley Road on the west to Spoede Road on the east, as depicted on the map below.



### Applicability

The regulations of this overlay zoning district shall supersede or supplement, as applicable, the regulations of the base zoning district. Where conflict results between the regulations of the



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overlay zoning district and the provisions of the base zoning district, the provisions of the overlay zoning district shall control.

### Uses Permitted

The uses permitted by right and by conditional use permit are listed in Table A. If a "P" (permitted by right) or a "C" (permitted by conditional use permit) is not indicated for a use in the Table, it is prohibited.

*NOTE: Need to update Table A to allow multi-family/townhomes as permitted and/or conditional as appropriate.*

### Planned Development

In instances where the standards of the base zoning district or these overlay district standards cannot be met and provided that the development site is a minimum of 2.5 acres in size, the development proposal shall be eligible for consideration under the planned development option per the provisions of Section 405.390.

### Setbacks

The following building setbacks are required in the East Olive Overlay:

Front Yard: To accommodate convenient parking located in front of buildings and to establish a consistent building line, the maximum setback from Olive Boulevard is 90-feet. For all other streets (i.e. corner lots), the minimum front yard setback is 45-feet.

Side Yard: 5 feet.

Rear Yard: 20 feet.

### Site Coverage

The maximum site coverage for each lot is 60%. Site coverage bonus up to 70% may be earned in accordance with the Site Coverage Bonus Table found in Section 405.XXX. For coordinated developments on more than one lot with shared entrances such as a shopping center with multiple buildings, the site coverage shall be calculated based upon the total size of the development as shown on the site development plan. *(NOTE: this is to address coordinated developments with more than one building)*

### Building Height

The maximum building height is 3-stories or 45-feet in height, whichever is greater. For properties with a base zoning district of CB-Core Business, maximum building height is 4 stories or 60-feet in height, whichever is greater, provided that the sky exposure plane as defined in Section 405.120 is met.



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### **Building Orientation**

Buildings shall be oriented to the primary street on which they are located. Examples of an acceptable orientation would include an accentuation of the building design to address the street and the presence of an entrance facing the primary street.

### **Circulation**

Pedestrian circulation shall be provided which incorporates the following elements:

- A. Direct access providing safe passage from the building entrance to the public sidewalk on all street frontages is required.
- B. If multiple buildings are proposed, a sidewalk connecting all buildings shall be provided. In addition, a sidewalk connecting to neighboring commercial developments is required.
- C. If not provided in accordance with Section A above, a sidewalk shall be provided from the parking area to the building entrance.
- D. All sidewalks shall be a minimum dimension of 6-feet in width or 8-feet if located adjacent to parking stalls that do not have a curb stop.
- E. Pedestrian routes may traverse parking lots in lieu of a separate sidewalk provided that the pavement is differentiated from the parking lot surface (i.e. striping would be insufficient).

At least one bicycle rack shall be provided for each building. The location of the bicycle rack shall be shown on the site development plan.

Vehicular and pedestrian cross-access shall be provided between neighboring properties when determined to be feasible by the Planning and Zoning Commission.

### **Landscaping, Screening and Buffering**

At a minimum, the first ten (10) feet of the front yard setback from the right-of-way shall be provided 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 and shrubs to provide screening from adjacent parking areas. All other requirements of Section 405.540 Landscaping shall be met.

A minimum buffer yard of 20 feet shall be provided on all sides that abut a single-family residential zoning district. The buffer yard shall not contain any impervious surface and shall provide a combination of landscaping and a continuous sight-proof fence of no less than 8-feet in height.

### **Building Materials**



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To ensure quality development utilizing durable materials, the following primary building materials are required for each new building:

- Masonry such as brick or stone, except concrete masonry units of any kind.
- Aluminum panels
- Fiber Cement

Acceptable accent materials include:

- EIFS
- Wood
- Cut stone or any form of manufactured stone

Concrete masonry units and vinyl products are not acceptable primary or accent materials.

For the purposes of this section, the term primary refers to 75 percent or more of the surface area, including fenestration, on each elevation. The Planning and Zoning Commission may consider modifications to these requirements based on good cause.



City of Creve Coeur, MO  
Thursday, December 12, 2019

## Chapter 405. Zoning Ordinance

### Article III. Zoning District Regulations

#### Section 405.390. Planned Zoning Districts.

[R.O. 2008 §26-46.1 — 26-46.13; Ord. No. 5057 §2, 9-4-2008; Ord. No. 5134 §§1 — 3, 4-26-2010; Ord. No. 5165 §7, 12-13-2010; Ord. No. 5243 §4, 2-13-2012; Ord. No. 5300 §§16 — 17, 4-22-2013]

- A. *Definitions Of Terms.* Unless a contrary intention clearly appears, the following words and phrases shall have the meanings given in the following clauses for the purposes of this Section. Where a conflict arises between these definitions and those contained in Section **405.120**, Definitions, the wording in this Section shall prevail only to the extent needed to interpret and enforce the regulations of this Section. Further, words and phrases which are not defined by this Section nor Section **405.120**, Definitions, shall be given their usual meaning except where the context clearly indicates a different or specific meaning.

#### **PLANNED ZONING DISTRICT**

A designed grouping of varied and compatible land uses, such as housing, recreation, commercial centers and industrial parks, all within one (1) contained development or subdivision.

#### **PREDOMINATELY NON-RESIDENTIAL**

A descriptive phrase that applies to areas in which less than fifty percent (50%) of the adjoining land area (excluding streets) within five hundred (500) feet is developed as single-family residences, either detached or attached (the latter includes only stand-alone development of four (4) attached units or less).

#### **PREDOMINATELY RESIDENTIAL OR INSTITUTIONAL**

A descriptive phrase that applies to areas in which fifty percent (50%) or more of the adjoining land area (excluding streets) within five hundred (500) feet is developed as either:

1. Residential uses, or
2. Institutional uses consisting of non-profit or quasi-public uses, such as a religious institution, library, public or private school, hospital or government-owned or government-operated structure or land used for public purposes.

#### **UTILITIES**

All lines and facilities related to the provision, distribution, collection, transmission or disposal of water, storm and sanitary sewage, oil, gas, power, information, video, telecommunication and telephone.

- B. *Purpose.* The purpose of the Planned Zoning District is to allow innovative design, solve problems on difficult sites, meet market niches, encourage housing in different price ranges, promote well designed developments and encourage infill and redevelopment within the existing urban area. Through the flexibility of the Planned Zoning District, the City seeks to achieve the following objectives:



1. Fulfillment of the goals and objectives of the Comprehensive Plan;
  2. Creation of a more desirable environment than would be possible through application of conventional City land use regulations;
  3. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development including aesthetic amenities;
  4. Combination and coordination of architectural styles, building forms and building relationships;
  5. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, preferably by means of natural erosion control and stormwater control best management practices;
  6. Use of design, landscape or architectural features consistent with the City's design guidelines; and
  7. Mutually desired elimination of obsolete or deteriorated structures or incompatible uses through redevelopment.
- C. *Eligibility.* A development proposal shall be eligible for consideration under the planned zoning district process if the Zoning Administrator finds that it cannot be approved under any other Zoning District and that the applicant has provided credible evidence that the proposal is an appropriate implementation of the Comprehensive Plan due to the fulfillment of the purpose of this Section, the substantial incorporation of the design criteria for each the applicable district type identified in this Section **405.390** and the provision of a substantial tangible public benefit(s) to the City including, but not limited to, the following:
1. Provision of public or quasi-public parking facilities;
  2. Provision of on-street and off-street pedestrian facilities linking surrounding business, office and residential uses;
  3. Consolidation and/or elimination of overhead utility wires;
  4. Inclusion of landscaped gardens, plazas or parks available for public use;
  5. Provision of alternative street connections or the dedication of land for additional street right-of-way;
  6. Fountains, statuary, public art;
  7. Architectural distinction and significance that would make the building(s) noteworthy;
  8. Extensive use of high quality building materials that would add to the assessed valuation of the structures.

It should be noted that the benefits listed may not necessarily satisfy the public benefit requirement as final discretion falls on the City Council, upon receipt of a recommendation of the Planning and Zoning Commission, in determining the level of benefit derived.

D. *Relationship Of Planned Districts To Zoning Map.*

1. *A mapped district.* The planned zoning district designation shall not be attached to existing zoning districts as an overlay. The planned zoning districts, as detailed in this Section, are separate zoning districts and applied to a specific parcel or parcels of land following a public



hearing and all other requirements of Section **405.1060** Zoning Changes and Text Amendments.

2. *Types of planned zoning districts.*

- a. *Planned residential development (PRD).* A "planned residential development" shall mean a development on a plot of land, containing a limited mixture of uses and building types, which may include single-family houses, clustered housing, multi-family dwellings, open space and small service commercial (boutique style business uses) that complement the area. Although no particular combination of the aforementioned uses is predetermined, all applications for PRD zoning must contain a clear statement and placement of the specific uses within the district with the NAICS Designation from Table A. Note that no use which is listed as a conditional use in the Creve Coeur zoning ordinance shall be considered approved for a PRD unless it is expressly listed in the application and approved. Subsequent requests for additional conditional uses shall be treated as amendments to the zoning district and subject to all of the original approval criteria. The minimum gross area (includes floodplain areas) required for PRD is five (5.0) acres, composed of one (1) parcel or two (2) or more contiguous parcels of land.

*Design criteria.*

- (1) Adjoining areas should be predominately residential or institutional.
- (2) Housing densities may not exceed six (6) units per acre for new single-family residential nor thirty (30) units per acre for new multi-family residential. For the purpose of calculating density, acreage shall not include areas located in a 100-year floodplain.  
[Ord. No. 5333 §1, 9-9-2013]
- (3) Includes dwelling units (all types) subject to height and development and performance standards substantially similar to surrounding residential development. In addition, properties adjacent to any single-family residential development shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located thirty-five (35) feet above the property line and will have a slope of thirty degrees (30°) rising towards the center of the site.
- (4) The floor area ratio (FAR) shall not exceed six-tenths (0.6). However, where a proposed district includes pre-existing buildings that are found to otherwise satisfy the overall purpose and intent of this Chapter, the FAR may be waived so long as the building coverage does not exceed thirty-three percent (33%) of the site area and the sky exposure plane requirement is met.  
[Ord. No. 5333 §2, 9-9-2013]
- (5) Any tract or site abutting or adjoining a single-family residential development shall provide a buffer yard of twenty-five (25) feet on all sides that abut the single-family development. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.
- (6) No new residential building may be located closer than twenty (20) feet to any required buffer yard.
- (7) No new commercial building may be located closer than forty (40) feet to any required buffer yard.
- (8) Balances increased structure densities for the subject property with more cohesive and organized open space.



- (9) Improves on, or provides for, efficient circulation patterns, access controls and screening of parking facilities.
- (10) Provides adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, storm water control, sanitary sewer and parks and recreation facilities.
- (11) Utilizes high-quality architectural design, placement, relationship and orientation of structures.
- (12) Places all utilities serving new projects underground, to the extent feasible, except where specific allowances and design considerations are provided elsewhere in this Section.  
[Ord. No. 5381 §1, 7-14-2014]
- (13) Provides effective landscaping or screening in or around the separate developments within the PRD.
- (14) Provides for vehicular mobility in a manner that does not compromise pedestrian safety and mobility.
- (15) Functionality and aesthetically integrates all proposed storm water collection basins with the surrounding development through undergrounding or extraordinary design of above ground facilities that is visually commensurate with the surrounding development.

- b. *Planned commercial development (PCD).* A "planned commercial development" shall mean a development on a plot of land containing a mixture of commercial, office, miscellaneous service activities and multi-family dwellings when acceptable to the area. The purpose of a PCD is to provide sites for the development of commercial retail and office uses in a manner which is attractive for such uses and compatible with surrounding neighborhoods. The PCD will also encourage the efficient use of land and resources, offer a mix of amenities for the populace of the area and promote greater efficiency in public and utility services. Although no particular combination of the aforementioned uses is predetermined, all applications for PCD zoning must contain a clear statement and placement of the specific uses within the district, with the NAICS Designation from Table A. Note that no use which is listed as a conditional use in the Creve Coeur zoning ordinance shall be considered approved for a PCD unless it is expressly listed in the application and approved. Subsequent requests for additional conditional uses shall be treated as amendments to the zoning district and subject to all of the original approval criteria. The minimum gross area (includes floodplain areas) required for PCD is three and one-half (3.5) acres, composed of one (1) parcel or two (2) or more contiguous parcels of land. In addition, a PCD may not be requested for properties described by the Central Business District land use plan.

*Design criteria.*

- (1) Adjoining areas must be predominantly non-residential as defined for this district and the project shall have primary access, from Olive Boulevard, Lindbergh Boulevard, North New Ballas Road or any street within the "LI" Light Industrial zoning district, and may also have secondary access to a side road or from any street within the "LI" Light Industrial zoning district.  
[Ord. No. 5578, 4-9-2018]
- (2) Proposed development adjacent to any single-family residential development shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located thirty-five (35) feet above the property line and will have a slope of thirty degrees (30°) rising towards the center of the site.



- (3) The floor area ratio (FAR) for new developments shall not exceed six-tenths (0.6). However, where a proposed district includes pre-existing buildings that are found to otherwise satisfy the overall purpose and intent of this Chapter, the FAR may be waived so long as the building coverage does not exceed forty percent (40%) of the site area and the sky exposure plane requirement is met.
- (4) Any tract or site abutting or adjoining a single-family residential development shall provide a buffer yard of thirty-five (35) feet on all sides that abut the single-family development. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.
- (5) No new residential building may be located closer than fifteen (15) feet to any property line or any required buffer yard.
- (6) No new commercial building may be located closer than forty (40) feet to any required buffer yard.
- (7) Makes efficient use of parking and storage areas including cooperative parking facilities.
- (8) Provides for the more efficient provision of public and private utilities and facilities throughout the development area.
- (9) Provides adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, storm water control, sanitary sewer and parks and recreation facilities.
- (10) Incorporates pocket parks, small plazas and places for public art where appropriate.
- (11) Locates buildings in appropriate relation to sidewalks or public parks and plazas.
- (12) Provides for vehicular mobility in a manner that does not compromise pedestrian safety and mobility.
- (13) Allows for on-street parking and locates surface parking to the side and rear of buildings.
- (14) Utilizes high-quality architectural design, placement, relationship and orientation of structures.
- (15) Places all utilities serving new projects underground, to the extent feasible, except where specific allowances and design considerations are provided elsewhere in this Section.  
[Ord. No. 5381 §1, 7-14-2014]
- (16) Provides effective landscape or screening in or around the separate developments within the PCD.
- (17) Functionally and aesthetically integrates all proposed storm water collection basins with the surrounding development through undergrounding or extraordinary design of above ground facilities that is visually commensurate with surrounding development.

E. *Submittal Requirements.* For a planned zoning district to be accepted for review, the application must be accompanied by a complete site development plan submitted in accordance with Section **405.1080** with the information listed below placed either on the plan or on a separate sheet accompanying the plan, unless otherwise approved by the Zoning Administrator.



1. All submissions to the City's Planning and Zoning Commission and City Council shall be properly sealed and signed by a licensed architect, professional engineer or land surveyor registered in the State of Missouri, as applicable, pursuant to laws and regulations established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. An original seal, signature and print date shall appear on each page of one (1) original submittal set as evidence that the submitted material was prepared under the direction of a licensed architect, professional engineer or land surveyor. All other submissions shall be copies of the original set.
2. Title block including name of the proposed project, name, address and phone number of preparers and project applicant or owner.
3. The location, dimensions and total area of the site.
4. The location, height, floor area, type of construction and intended use of each proposed building or structure.
5. Architectural elevations depicting size, shape and special design elements proposed as well as proposed exterior finish materials to be used.
6. A plan of the entire planned zoning district shall be drawn at a scale of 1" = 20' or larger bearing a minimum of two (2) surveyed points located in conformance with the Missouri Coordinate System ("State Plane Coordinates").
7. Two (2) cross sections at ninety degrees (90°) from each other through the proposed site and building(s).
8. The number, location and dimensions of parking spaces, surface lot or structures and loading docks, in relation to the applicable parking regulations in Article VII, with means of ingress and egress. Layout of physically disabled parking and accessibility shall be included.
9. The proposed traffic circulation pattern within the area of the development including the location and description of public improvements to be installed including any streets and access easements.
10. The location and purpose of any existing or proposed dedication, easement or right-of-way (public or private) within the boundaries of the site.
11. Location and dimensions of adjacent properties, abutting public rights-of-way and easements and utilities serving the site.
12. Location of existing and proposed sewage treatment, stormwater runoff collection and detention and preliminary stormwater runoff calculations (amount of detention required and provided).
13. Existing and proposed contour lines or elevations based on mean sea level datum at two (2) foot intervals and extending one hundred (100) feet beyond the property line.
14. Site coverage data in a percentage form (a ratio of non-impervious to impervious area).
15. Ratio of floor area to site area (FAR).
16. Location and height of all light poles and trash enclosures including detailed sketches or cut sheets.
17. The proposed treatment of open spaces including existing and proposed landscaping.



18. When the planned development is to be constructed in stages or units, a schedule for the development of stages or units stating the approximate beginning and completion time for each stage or unit.
  19. Copies of any restrictive covenants that are to be recorded with respect to property in the proposed planned zoning district.
  20. A narrative addressing each of the standards set forth in Section **405.390(F)** Review Criteria and such additional standards, if any, as may be applicable under the specific provisions of these planned zoning district regulations. The statement shall explain specifically how the proposed planned zoning district relates to and meets each such standard.
  21. A traffic impact analysis prepared by a Missouri registered traffic engineer depicting the project's impact on vehicular and pedestrian traffic.
- F. *Review Criteria.* The Planning and Zoning Commission shall recommend to the City Council approval, approval with conditions or denial of a planned zoning district application primarily based upon satisfaction of Section **405.390(C)**, Eligibility and meeting the applicable design criteria in Section **405.390(D)(2)**, Types of Planned Zoning Districts. Supplemental to these items, every application shall also be reviewed for conformance with the standards set forth below:
1. The proposed development is in harmony with the general purpose and intent of this Chapter and is compatible with and implements the planning goals and objectives of the City including the Comprehensive Plan and CBD land use plan.
  2. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets.
  3. The internal circulation system of the proposed development encourages safe movement for vehicles and pedestrians.
  4. Existing or proposed utility services are adequate for the proposed development.
  5. Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.
  6. Architecture and building materials are consistent with the character of the proposed development and compatible with areas of the City proximate thereto.
  7. Landscaping is appropriate for the scale of development and consistent with any applicable City codes, ordinances and standards.
  8. The proposed development preserves any significant architectural and environmental features of the property.
  9. Operating and delivery hours are compatible with adjacent land uses.
  10. The proposed uses are compatible with the area surrounding the proposed development and will not have a material net cumulative adverse impact on the surrounding area or the City as a whole.
  11. The proposed development complies with all other applicable codes and ordinances.
  12. The layout of structures and spaces adequately takes into account the potential for future subdivision of the development.
  13. There is a demonstrated level of the public benefit to the City derived from the proposed development, per Section **405.390(B)**.



G. *Review Procedure For A Planned Zoning District.*

1. *Finding of eligibility.* The Zoning Administrator shall make a written finding of eligibility under Section **405.390(C)**, Eligibility, within fifteen (15) days following submittal of a proposal by an applicant.
2. Following a positive finding of eligibility by the Zoning Administrator, an application for approval of a planned zoning district shall be reviewed and presented at a public hearing according to the procedures outlined in Section **405.1060**.
3. Once approved by the City Council, the planned zoning district, including the associated site development plan, replaces all prior zoning regulations on the property and should be noted on the Zoning Map.
4. Any applicable time limitations shall be met, such as those pertaining to proposed wireless communications facilities and support structures under Section 67.5090 RSMo. et seq. and FCC Declaratory Ruling WT Docket No. 08-165, rel. 11-15-2009.<sup>[1]</sup>  
[Ord. No. 5381 §1 7-14-2014; Ord. No. 5620, 12-10-2018]

[1] *Note: Review of an application shall be completed within applicable time limitations including those pertaining to proposed wireless communications facilities and support structures under State and Federal law, which are generally: 45 days for collocation or replacement of wireless facilities or non-substantial modifications of existing facilities, 60 days for small wireless facilities on new poles, and 120 days for other (not small) wireless facilities on new poles or substantial modifications of such existing facilities. See Sections 67.5090, et seq., and 67.5110, et seq., RSMo., and 47 CFR 1.40001 and 1.6003.*

H. *Conditions Of Approval.*

1. The City Council shall consider the same criteria as set forth for the Planning and Zoning Commission review (Section **405.390(F)**, Review Criteria) and may impose such conditions and limitations including, but not limited to, those recommended by the Planning and Zoning Commission, as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the planned zoning district, upon the City as a whole or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking, maintenance, operational elements that would impact adjoining land uses and other matters relating to the purposes and objectives of these planned zoning district regulations. Such conditions shall be expressly set forth in the ordinance and depicted, as appropriate, on the associated site development plan authorizing the planned zoning district.
  2. The ordinance approving a planned zoning district shall contain a legal description of the subject property to the planned zoning district, all imposed conditions of approval and the site development plan. The ordinance and the approved development plan shall be recorded by the applicant in the office of County Recorder of Deeds. The applicant must present proof to the City of such recording before any permits may be issued.
  3. Following planned zoning district approval, the development plan, rather than any other provision of this Chapter, shall govern the use, parking, loading, sign, bulk, space and yard regulations applicable to the subject property and no use or development, other than temporary uses, shall be permitted within the area of the planned zoning district pursuant to the zoning district regulations otherwise applicable to such area.
- I. *Reapplication.* In the event the City Council denies an application for planned zoning district, no application for the same or substantially similar proposal will be accepted for a period of at least one (1) year from the date of denial by the City Council, unless the City Council affirmatively waives this restriction for good cause.



- J. *Final Building, Construction And Site Improvement Plans.* Once a planned zoning district and its included site development plan receives final approval by the City Council, further review of the final building, construction and site improvement plans by the Planning and Zoning Commission or the City Council will not be required, provided those final plans are consistent with and in substantial conformance with the approved planned zoning district and its included site development plan.
- K. *Building Permit Issuance.* A copy of the approved planned zoning district shall be retained in the records of the Department of Community Development and all building and occupancy permits issued by the City shall conform to the provisions of the approved planned zoning district.
- L. *Violations.* Failure to comply with any of the conditions and/or provisions of an approved planned zoning district plan shall constitute a violation of this Chapter, punishable as provided in Section **405.1150** of this Chapter. The City may seek judicial remedies to compel compliance.
- M. *Amendments.* No amendments shall be made in the construction, development or use permitted under a planned zoning district except as follows:
1. *Minor amendments.* During build-out of the planned zoning district, the Zoning Administrator may authorize minor adjustments to the approved site development plan when such adjustments appear necessary in light of technical or engineering considerations and the project will remain in substantial conformance with the original approval.
  2. *Major amendments.* If the Zoning Administrator determines that the proposed amendment will result in a major change to the site development plan (not in substantial conformance with the original approval) or any change to the list of permitted uses, the matter shall be subject to review as a new application under the provisions of these planned zoning district regulations.