



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 16, 2020

6:30 PM

As a precautionary measure to help prevent exposure and spread of COVID-19, the Planning and Zoning Commission scheduled for Monday November 16, 2020, at 6:30 p.m. will be livestreamed online.

The Council Chambers will be closed to the public; however, citizens are encouraged to participate and submit public comments in the following ways:

1. **Video Livestream** — Watch a live video broadcast of the Planning and Zoning Commission meeting here: <https://us02web.zoom.us/j/85201830144>. The public will be required to provide a name and email address to enter the meeting. The email address will not be saved or used to contact you. Citizens will have the opportunity to make public comments live during the meeting using the video livestream program ([How to Participate in Online Public Meetings](#)).
2. **Teleconference** — Call in to the meeting by dialing 1-301-715-8592 /// Webinar ID: webinar ID: 852 0183 0144.
3. **Email** — Public comment may also be emailed to the City no later than 5:00 p.m. on Monday, November 16, 2020. Submit public comments to Whitney Kelly, City Planner, at wkelly@crevecoeurmo.gov.
4. **Live Audio** — Listen to a live audio broadcast of the Planning and Zoning Commission meeting by visiting the [Agendas & Minutes](#) page and clicking on the "Audio" link at the start of the meeting (audio only).

For agenda items that require a public hearing, the City's court reporter will swear in all persons who wish to speak on the application, however, the Planning and Zoning Commission may vote to suspend this rule for agenda items where significant public participation is expected in recognition of the logistical constraints of audio/ video conferencing. When the Chair believes it is in the best interest of the Commission to suspend this requirement, he/she shall call for a vote of the Commission to affirm the suspension prior to opening the public hearing. If the requirement is suspended, speakers in the hearing will nonetheless be expected to be truthful.

Members of the public will have three (3) minutes to provide comments. The Commission will utilize a timer that is visible to the public to monitor the time, subject to limits of technology. The Chair reserves the right to end the public comment for that individual if the time allowance is not being respected. The Chair will also have the discretion to end public comment for an individual for disruption of the hearing. Citizens are encouraged to select one or two members of a group to address the Commission as a spokesperson. Time limits for spokespersons may be extended at the discretion of the Chair.

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

PUBLIC COMMENT

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

UNFINISHED BUSINESS

1. Application #20-032: Public Facility Site Development Plan Approval for a Building Addition and the Redevelopment of Spoede Elementary School at 425 N. Spoede Road

Rick Keisker, of Ittner Architects, has submitted an application on behalf of the Ladue School District, for the addition and renovation of the Spoede Elementary School, at 425 N. Spoede Road. The new building will total approximately 84,316 square feet, and the existing building, with the exception of the Gymnasium that was completed in 2003, will be torn down once the new building is completed. Section 400.030 requires Planning and Zoning Commission review of public facilities. The Commission shall review the location, extent and character of the proposed public facility in relation to the City's comprehensive plan and in consideration of the applicable standards established for site development plans and subdivision improvement plans. The review includes, but is not limited, to, making a determination as to whether the proposed project is consistent with the plan and complies with the Zoning Code if applicable. City Council action is not required.

NEW BUSINESS

1. PUBLIC HEARING. Application #20-033: Conditional Use Permit for Bradley/Collins, LLC, for a 2,782 Square Foot, Drug and Druggists' Sundries Merchant Wholesalers (NAICS 424210) at 10880 Baur Boulevard the GC-General Commercial District

Bradley Peterson, on behalf of Bradley/Collins, LLC, has requested a conditional use permit for a 2,532 square foot, Drug and Druggists Sundries Merchant Wholesale and Distribution use at 10880 Baur Boulevard, Creve Coeur, MO 63141 for the repackaging and distribution of "topicals"- health and beauty cosmetics from the hemp industry. Drug and Druggists' Sundries Merchant Wholesalers (NAICS 424210) in the GC-General Commercial District require a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council.

2. PUBLIC HEARING. Application #20-035: Text Amendments to the City's Land Use and Development Ordinances Regarding Development Standards in Residential Districts

Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division has requested several amendments that include a variety of technical corrections and clarifications to Chapter 405, Zoning Ordinance. The proposed amendments include possible changes to the allowance for site coverage, chimney height, and group homes to address occupancy regulations, as well as other clarifying language throughout. Text Amendments to the Zoning Ordinance requires review at the Planning and Zoning Commission and approval by the City Council.

3. 2021 P&Z Meeting Schedule

WORK AGENDA

(None)

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

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

Posted: _____
Jason W. Jaggi
Director of Community Development

MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 2, 2020
6:30 P.M.

CALL TO ORDER

Mr. Rovak called the meeting to order at 6:30 p.m.

ROLL CALL

Gene Rovak	Commission Acting Chair (Remote)
Beth Kistner	Commission Chair (Remote)
Tim Carney	Commission Member (Remote)
Muriel Hall	Commission Member (Remote)
Larry Potashnick	Commission Member (Remote)
James Myers	Commission Member (Remote)
Todd Streiler	Commission Member (Remote)

Ms. Kistner was late to the meeting, so Mr. Rovak acted as Chair.

The following staff were also present: Carl Lumley, City Attorney; Jason Jaggi, Director of Community Development; Whitney Kelly, City Planner; Deborah McLaughlin (remote), Acting Recording Secretary and, Chris Tumbarello, IT Coordinator. (Jessica Stutte, Planning Assistant/Recording Secretary is absent.)

ACCEPTANCE OF THE AGENDA

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

APPROVAL OF MINUTES

**1. OCTOBER 19, 2020 PLANNING AND ZONING COMMISSION
 DRAFT MEETING MINUTES**

Mr. Potashnick made a motion to accept the minutes for October 19, 2020. Mr. Streiler seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

NEW BUSINESS

1. Application No. 20-032: Public Facility Site Development Plan Approval for a Building Addition and the Redevelopment of Spoede Elementary School at 425 N. Spoede Road.

Mr. Jaggi gave background information to the Commission.

Mr. Jaggi told the Commission their consideration tonight is under the purview of Section 400.030 of approval of the facilities, and that states that the Planning and Zoning Commission shall consider the application under applicable standards established for the site development plans and subdivision approval plans, including, but not limited to, making a determination as to whether the proposed project is consistent with the City's comprehensive plans and any long-range planning documents, as well as the compliance with the City Zoning Code. Staff prepared a report for the Commission with that information in mind, made some conclusions, as staff, in terms of compliance with both the Comp Plan, as well as the Zoning Code, and staff suggested some recommendations related to those two items.

Mr. Jaggi advised the Commission that based on their determination that will be communicated to the Ladue School Board directly. And in the event that they disagree with any recommendations that may come out of the Planning and Zoning Commission, they can overrule the City's decision, in fact, your decision by a two-thirds vote of their entire membership.

Mr. Rick Keisker, Ittner Architects, introduced those who were present for the Applicant.

Mr. Steve Turckes, Perkins & Will, introduced his team who were present. Mr. Turckes gave his presentation.

Mr. Shea Krotz with Civil Design gave a presentation.

Mr. Streiler asked about the on-site circulation.

Mr. Potashnick questioned a setback for queuing.

Chairman Rovak asked about any changes in number of students or classrooms.

Mr. Potashnick asked how much encroachment there was.

Mr. Carney asked about fencing.

Ms. Kelly gave her presentation. Ms. Kelly indicated the key discussion for this Commission is the encroachment within the buffer yard that is inconsistent with the Zoning Code. The applicants have indicated that the emergency access is needed for fire access and would be only used very minimally for such purposes, but this is a departure from the Zoning Code, so that is a key point the Commission should discuss.

A member of the public asked what percent of more queuing is available in the new plan versus current to get traffic off of Spode Road. Mr. Turckes indicated it's roughly in the 10 percent range difference additional. Mr. Turckes indicated he would like to, if it's acceptable to staff and the panel, run the calculations and provide that information to the Commission. Mr. Streiler asked Mr. Turckes to also add in his research the typical time it would take, because that will, obviously, affect the queue and how effectively the queue flows and circulates. Mr. Streiler would like Mr. Turckes to calculate or estimate the amount of time it would take to queue through there. Discussion was had concerning queuing and traffic.

Discussion was had concerning the design of the building.

Ms. Kistner made a motion to continue this matter to November 16, 2020 meeting. Mr. Potashnick seconded. All in favor.

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi indicated the next meeting will be November 16, 2020. On the agenda will be the continuation of Application No. 20-032. There will be a public hearing for various amendments to the Zoning Code. There are some general cleanup items. There are some corrections to the group homes ordinance included in there. We're looking at the site coverage for residential credits that we talked about with permeable gravel and decks, so we're going to provide some of that information for you to consider. So various general Zoning Code amendments. There will be one conditional use permit at 10880 Bauer. That is for merchant distribution use, limited merchant distribution, next to LI that was approved with the text amendment to allow that for a portion of the building,

Mr. Jaggi told the Commission there will be a Ward I town hall meeting on November 17th at 6:30 p.m.

ADJOURNMENT

Ms. Kistner moved to adjourn. Mr. Potashnick seconded. All in favor. Meeting closed at 7:51 p.m.

Chair



Recording Secretary



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

APPLICATION TO PLANNING AND ZONING COMMISSION
#20-032: PUBLIC FACILITY SITE DEVELOPMENT PLAN APPROVAL FOR A
BUILDING ADDITION AND THE REDEVELOPMENT OF
SPOEDE ELEMENTARY SCHOOL AT 425 N. SPOEDE ROAD

FOR THE MEETING OF: Monday, November 16, 2020

LOCATION: 425 N. Spoede Road, Zoned A Single Family Residential.

REQUEST: Rick Keisker, of Ittner Architects, has submitted an application on behalf of the Ladue School District, for the addition and renovation of the Spoede Elementary School, at 425 N. Spoede Road. The new building will total approximately 84,316 square feet, and the existing building, with the exception of the Gymnasium that was completed in 2003, will be torn down once the new building is completed.

ADDITIONAL INFORMATION: Section 400.030 requires Planning and Zoning Commission review of public facilities. The Commission shall review the location, extent and character of the proposed public facility in relation to the City's comprehensive plan and in consideration of the applicable standards established for site development plans and subdivision improvement plans. The review includes, but is not limited, to, making a determination as to whether the proposed project is consistent with the plan and complies with the Zoning Code if applicable. City Council action is not required. Spoede Elementary School has operated at this location since 1955 and consists of 9.79 acres; and, as a result, there are some pre-existing non-conformities on the site, including encroachments into the buffer areas, and an existing site coverage of 34.5%. The proposal will reduce the overall site coverage to 31.4%. Existing enrollment is 384 students for the 2020/2021 school year. The capacity for the new school has been designed for 520 students.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the request meet with the requirements for a conditional use?

Comprehensive Plan References

- Campus & Institutional Districts
 - Civic (CV)

Planning References

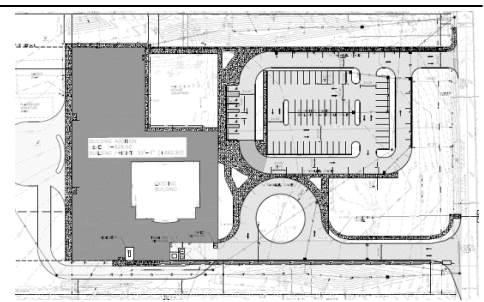
- Section 400.030. Approval of Public Facilities

Zoning Code References

- Section 405.250: A-Single Family Residential
- Section 405.540: Landscaping
- Section 405.680: Lighting
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

APPLICANT: Rick Keisker
Ittner Architects
611 North 10th Street, Suite 200
St. Louis, MO 63101

APPLICANT'S REPRESENTATIVE: Ladue School District
9703 Conway Road
St. Louis, MO 63124



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 11/12/2020

ATTACHMENTS: Applicant's revised materials submitted November 9, 2020
Public Comments Received

REVISED SITE PLAN PROPOSAL

This application was continued by the Planning and Zoning Commission at the November 2, 2020 meeting to provide additional information as requested by the Commission. The Applicants have submitted a revised site development plan to address the prior Staff Report comments and to provide additional information on the stacking lanes to address the Commission's concern with respect to the traffic impacts to Spoede Road. The Applicant's Exhibit 1 shows the existing stacking lanes that total 931 feet of queuing, which is approximately 49 cars accommodated with the existing configuration.

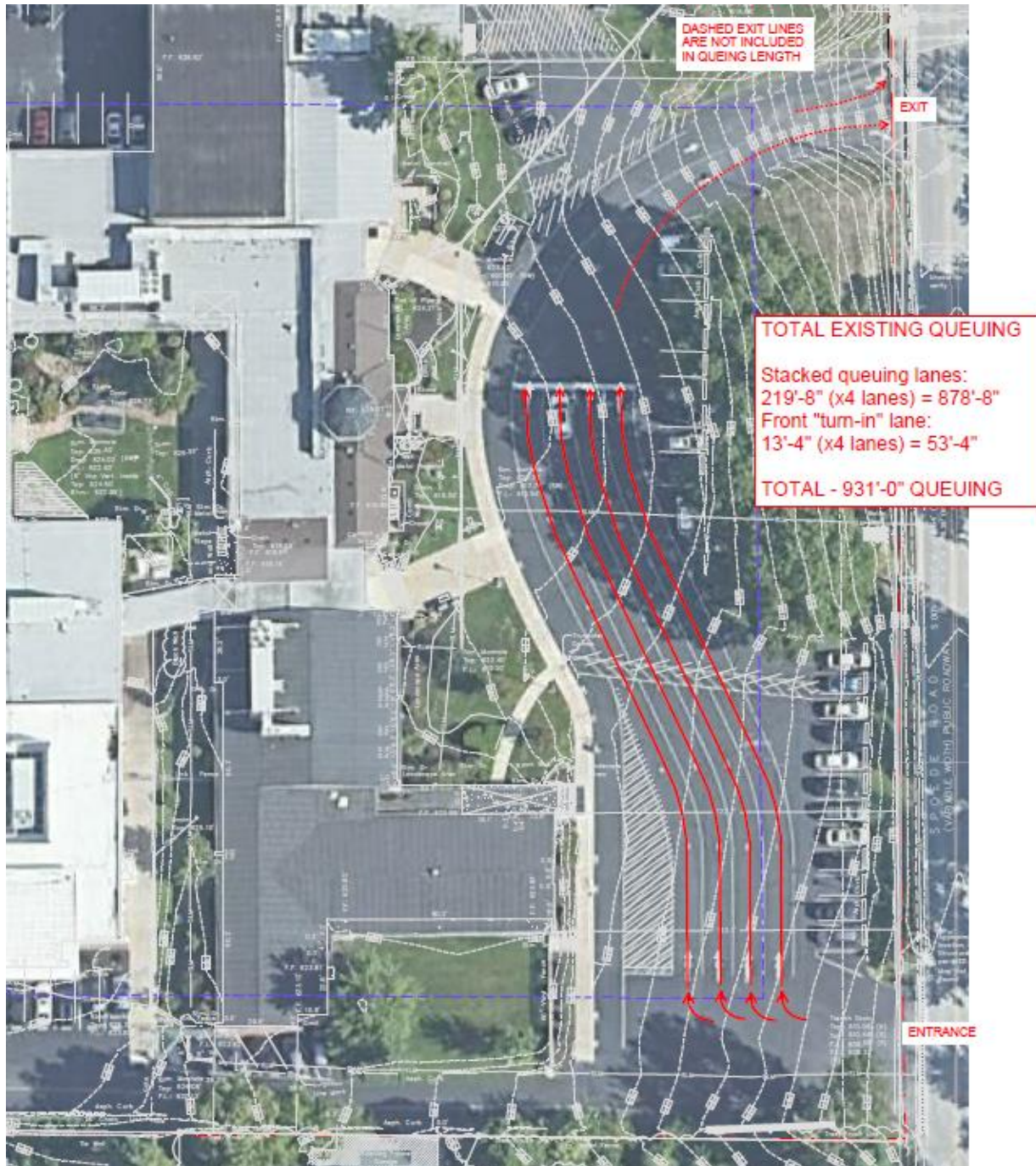


Figure 1: Close-up of Exhibit 1 submitted on 11/9/2020 showing the existing school drop off configuration.

The revised site plan adjusted the parking lot layout, revised the location of the accessible parking spaces, relocated the accessible walkway from the south entrance to the north, which due to grade changes require a couple of switchbacks within the buffer area, and addressed the location of the trash enclosure to

be consistent with the building setback. Exhibit 2 also indicates that the new layout provides 1,045 feet of queuing, or approximately 55 vehicles accommodated on the site.

The Applicants have also provided additional information on the morning and afternoon operations. The School has indicated that currently, there are (and there will be in the future) 5-6 staff in the front of the building supervising student arrivals, directing parents to pull as far forward as possible, and helping unload children in a safe manner, and in the afternoon there are approximately 10 staff in front of the building supervising, including one stationed at each site entry and exit controlling traffic.

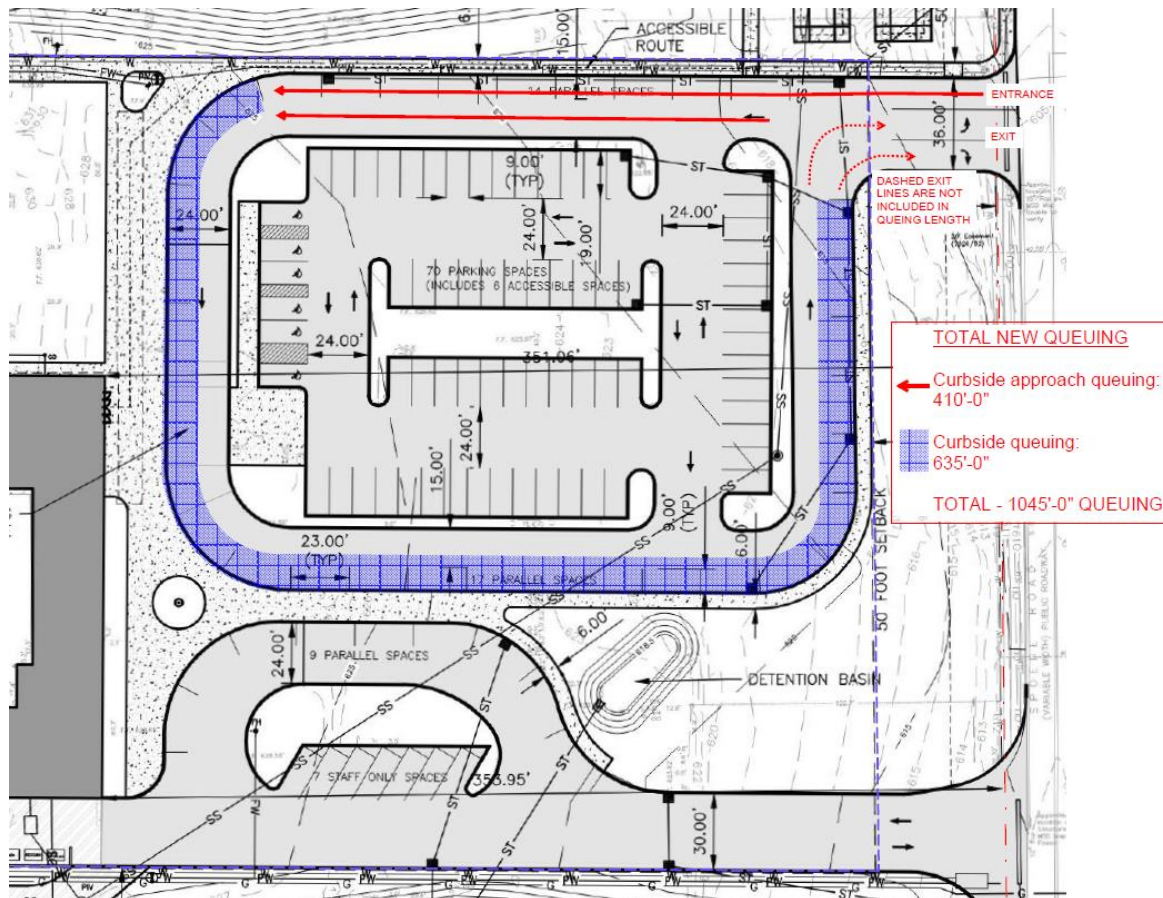


Figure 2: Close-up of Exhibit 2 submitted on 11/9/2020 showing the queuing of the proposed Site Development Plan.

The site plan also shows the location of a proposed fence, that will be a 5-foot tall ornamental, wrought iron style fence around the rear of the site, in the Ameristar Echelon II design.

Figure 4: Close-up of the revised site plan showing the location of the fence, and the type of fence design.

The Landscape plan is largely consistent with the prior submitted plan, therefore the protections for the existing large trees along the front has been carried over. Staff would note that the tree selection may require adjustments for the final plan with respect to their placement near overhead power lines. Additionally, Staff would recommend additional plantings to soften the appearance of the accessible handrails on the northeast corner of the site as viewed from Spoede Road. Conditions of approval to address these suggestions have been provided by staff.

The revised layout for the accessible parking and accessible sidewalk has been reviewed by the Building Division and Department of Public Works and meets with their approval at this stage of design.

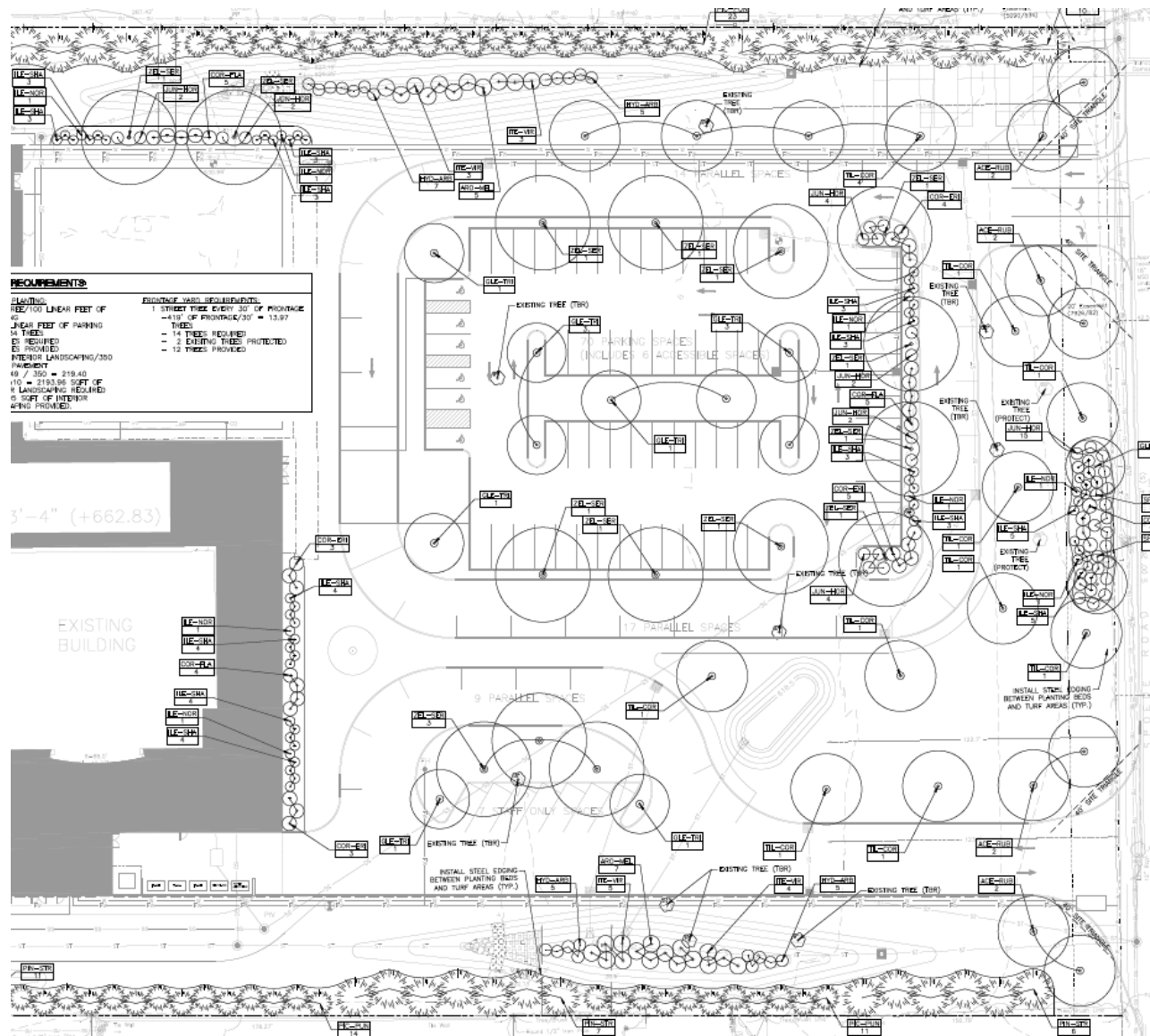


Figure 5: Close-up of the revised Site Plan Submitted on 11/9/2020

SUMMARY AND RECOMMENDATION

The submitted site development plan for the new school is generally consistent with the Comprehensive Plan, the Design Guidelines, and the Zoning Code, with the following exceptions:

- The encroachments of the access drive to the rear of the building, and the accessible walkway and the walkways around the building that are within the required 50-foot buffer yard area
- Staff has also received an additional public comment that is included.

The revised site plan does show an improvement to the overall number of vehicle drop-off/queuing with the revised layout. Below are the recommended conditions of approval that are largely consistent with the recommendations within the prior Staff Report, but address the revised design submitted site plans and landscape plans submitted on November 9, 2020 with this proposal, that include the protection of the existing large trees, the material of the rooftop screening, and trash enclosures as discussed within the Staff Report.

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the building elevations as received on October 26, 2020, as bound together, and submitted in conjunction with Application #20-032 by Ittner Cordogan Clark Group, and as amended below.
2. The applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the revised "Site Development Plans," and the "Landscape Plan" emailed on November 9, 2020 as bound together, and submitted in conjunction with Application #20-032 by Ittner Cordogan Clark Group.
3. All internal sidewalks shall have a minimum width of 6 feet, or 8 feet if used as a curb, in compliance with Section 405.730.
4. A wrought iron style, Ameristar Echelon II fence per the location shown on the drawings emailed on November 9, 2020.
5. Any ground mounted mechanical equipment and the trash enclosures installed for the site shall be, located out of the front yard area and shall be brick-faced to match the building, and maintain the same 50 foot setback as the building, subject to the Zoning Administrator's approval.
6. The rooftop mechanical screening should be a flat metal to better integrate the material with the building.
7. The Applicant shall revise the landscape plan to provide proper tree protection of the existing tree large caliper trees along Spoede Road and comply with Section 405.540 Landscaping of the Zoning Ordinance. Any new trees shall be located and selected as to avoid interference with adjacent overhead lines.
8. Additional landscaping shall be provided to soften the appearance of the handrails associated with switchback ramps on the northeast portion of the site for staff review and approval.
9. An underground irrigation system shall be installed as required under Section 405.540(10). All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
10. All lighting shall be in compliance with the Information submitted by McClure Engineering, submitted on October 2, 2020, and shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
11. All signs and banners shall be in conformance with Article VIII, 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, per Section 405.1080 and Section 400.030(A)(5). 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

Should the Commission find the design and site development to be consistent with the Goals and Objectives of the Comprehensive Plan, Design Guidelines and Zoning Code, the following is an example of an appropriate motion:

“I move to recommend approval of Application #20-032 for the Public Facility Site Development Plan for Spoede Elementary School subject to the conditions listed in the Staff Report and Draft Ordinance for the meeting of November 16, 2020” (Specific conditions discussed and approved).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

Perkins&Will

Memo

Date: 11.9.2020

To: Creve Coeur Planning &
Zoning Commission

From: Steven Turckes

Re: Spoeede Elementary
School Site Planning

Spoeede Elementary School – Site Plan Update Information Creve Coeur Planning & Zoning Commission

General: Please refer to the attached revised site plan (Exhibit 2) which has been updated to include:

1. **A reworked parent drop-off loop.** Based further dialogue with Ladue Schools we feel that, overall, this represents a safer (and longer) parent drop off/pick up loop as it eliminates the potential for students to be dropped off or picked up behind cars (in this case, the handicapped parking spaces previously located west of the parent loop as shown in the prior submittal). Note that drop-off and pick-up times are very active on the site. The HC spaces remain those closest to the building with an accessible sidewalk route. We incorporate a raised traffic-calming “table-top” that provides level access (no ramps) from the sidewalk adjacent to the HC spaces to the front door of the school also acting as an extended speed bump to slow traffic. This revision also allows the school to make full use of the canopy provided for weather protection.

Vehicle Queuing: Please refer to Exhibit 1 which illustrates the current site condition relative to the parent vehicle queue distance which totals **931 lineal feet** (when added together). Please note that in its current state, parents line up in four parallel rows requiring students to navigate between cars and through rows to find their parent vehicle. As illustrated on Exhibit 2, the new site plan incorporates a total parent vehicle queue of **1,045 lineal feet**. We anticipate two parallel rows of cars until reaching the curbside drop-off/pick-up zone indicated on Exhibit 2, and then single file thereafter. This is a much safer approach as students will go directly from curb to car (or vice versa). We provide for either a left or right turn when exiting back on to Spoeede road to reduce the likelihood of traffic back-ups internal to the site. As this plan eliminates the current merge from four lanes to two when exiting (current site), this should further help move traffic along.

Operations: During the morning drop off parents tend to arrive in a more random manner. Currently, there are (and there will be in the future) 5-6 staff in the front of the building supervising student arrivals, directing parents to pull as far forward as possible, and helping unload children in a safe manner. After unloading, parents are permitted to leave the site.

During the afternoon pick up, parents are much more likely to arrive early, get in the queue and wait for their child. As there are more parent vehicles present simultaneously, there are (and there will be in the future) approximately 10 staff in front of the building supervising including one stationed at each of the site entry and exit controlling traffic. Cars have name cards visible in the windshield allowing a staff member to announce that child’s name so they know to move toward the vehicle. Staff will make sure this transition happens safely. Like the morning, parents will be directed to pull as far forward as

Date: 11.9.2020

Re: Spoede Elementary
School Site Planning

possible to utilize the full length of the loading zone. Only when released by staff and when conditions are safe, will cars be permitted to exit the site.

2. **Altered geometry of bus loop.** Conceptually the same as the previous submittal, we have made the loop oblong in the east west direction to allow the parent loop to extend further south. We plan to provide signage at Spoede road saying "BUS AND DELIVERY ACCESS ONLY DURING SCHOOL HOURS". We have also added a small number of staff parking spaces in the larger bus island (facing south to avoid conflicts with standing busses).
3. **Parallel parking spaces.** We wish to note that these make efficient use of drive aisles and are intended only for event use or for a very brief stop outside of the times when morning drop off and afternoon pickup operations are occurring.
4. **Altered refuse enclosure.** This now incorporates smaller rolling dumpsters allowing those to be turned 90 degrees from the previous orientation (prior submission). This keeps the enclosure fully out of the 50-foot setback and minimizes the exposure to Spoede Road. Please note that the current dumpster location is off the north site entry where three large dumpsters sit in the open exposed to view and in close proximity to the north property line.
5. **Fencing.** Please refer to Exhibit 2 for the extent of new fencing.

END

Cc: Ladue Schools: Dr. James Wipke, Dr. Jason Buckner, Mike Noonan
Ittner Architects: Rick Keisker

Attachment: Spoede Elementary School_PZ Memo_2020_11_16 (#20-032: Spoede Elementary Redevelopment)

CONSULTANTS

Architect of Record
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1.312.755.0775
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Missouri Certificate of Authority No. 00000006

MEP Engineer

MCCLURE ENGINEERING

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Missouri Certificate of Authority No. 000087

Structural Engineer

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Missouri Certificate of Authority No. 001103

Civil Engineer

CIVIL DESIGN, INC.

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Missouri Certificate of Authority No. 00000000

ITTNER Architect/Security

SHEN MILSON & WILKE, LLC.

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1.312.559.4585

Food Service

S20 CONSULTANTS, INC.

530 N. Wood Street #C
Chicago, IL 60602
1.847.650.4060

SPOEDE
ELEMENTARY
SCHOOL - study
PROJECT ADDRESS



**LADUE SCHOOL
DISTRICT**

9703 Conway Road
St. Louis, MO. 63124

KEYPLAN

EXHIBIT 2

SCHEMATIC DESIGN

07/15/2020

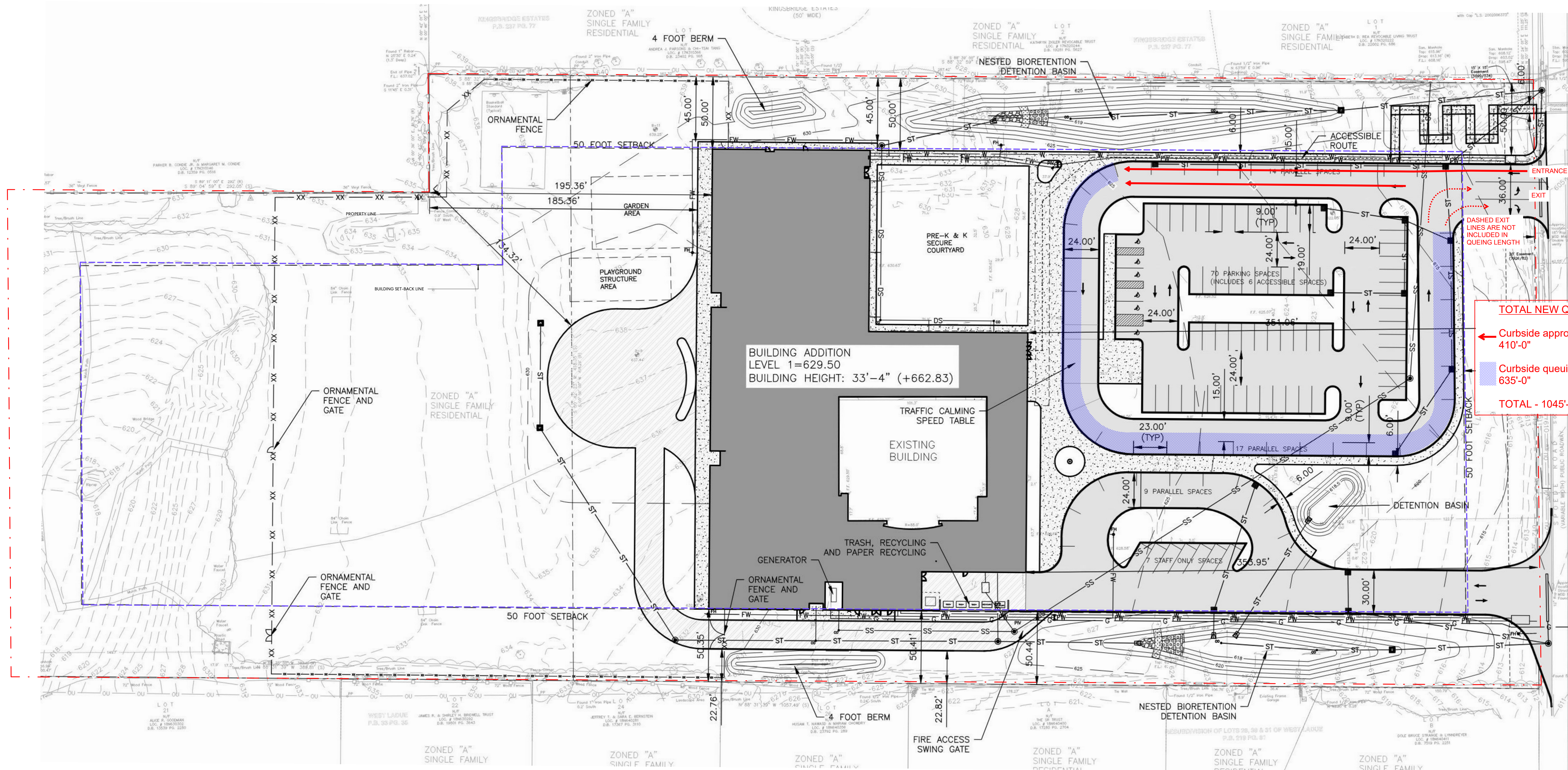
ISSUE CHART

NO.	ISSUE	DATE
Job Number	022040.000	
	TITLE	

REVISED SITE PLAN

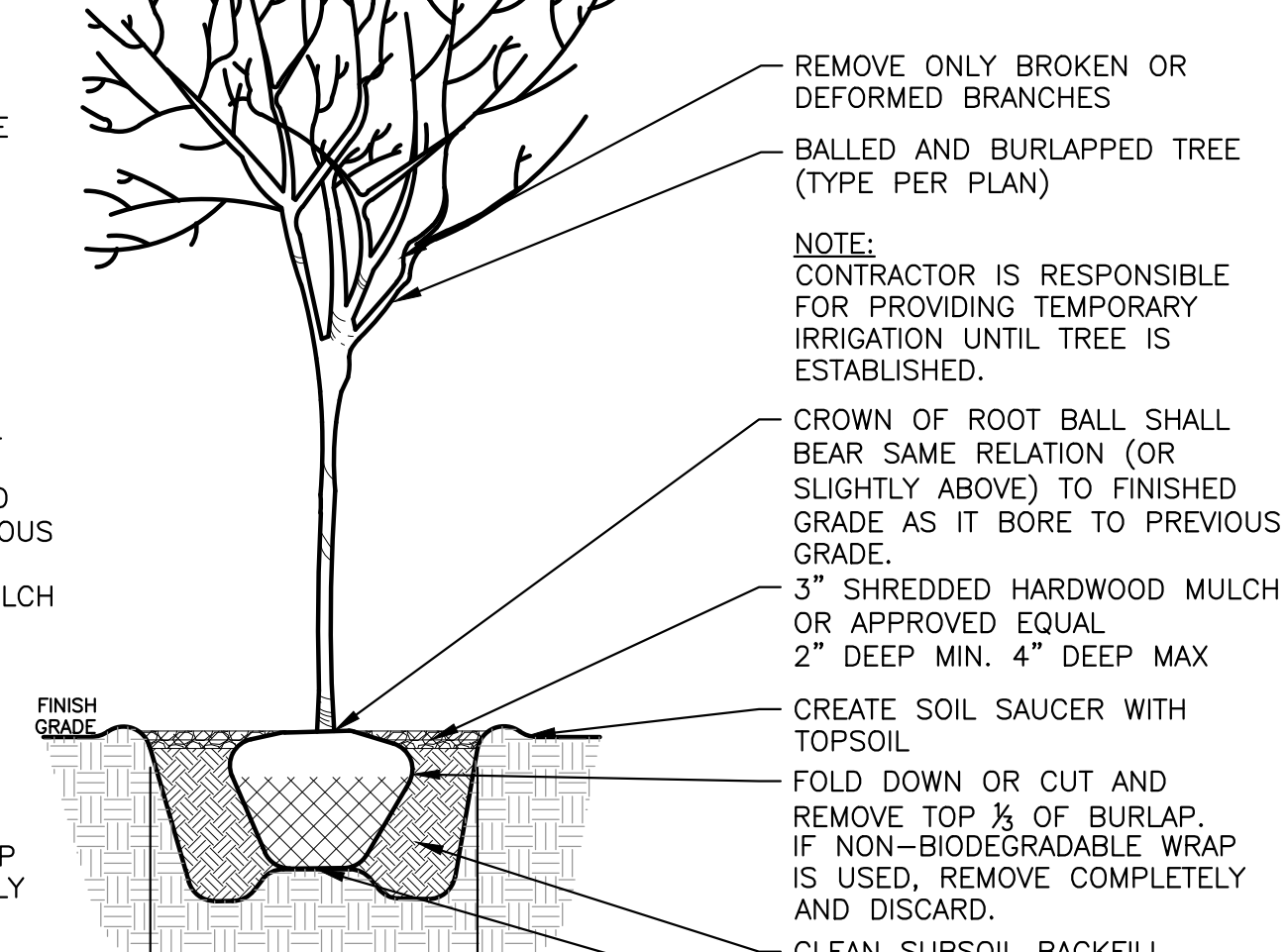
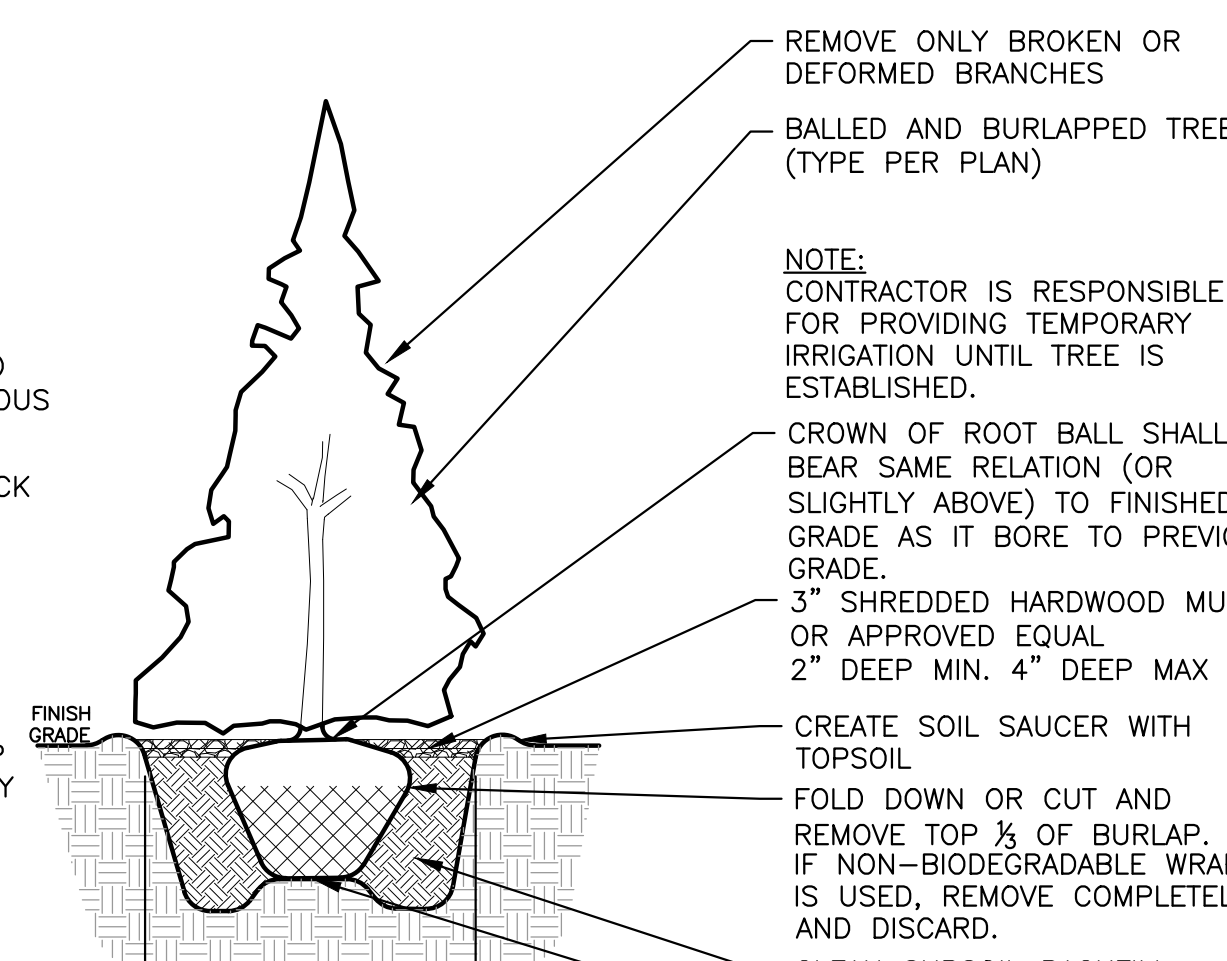
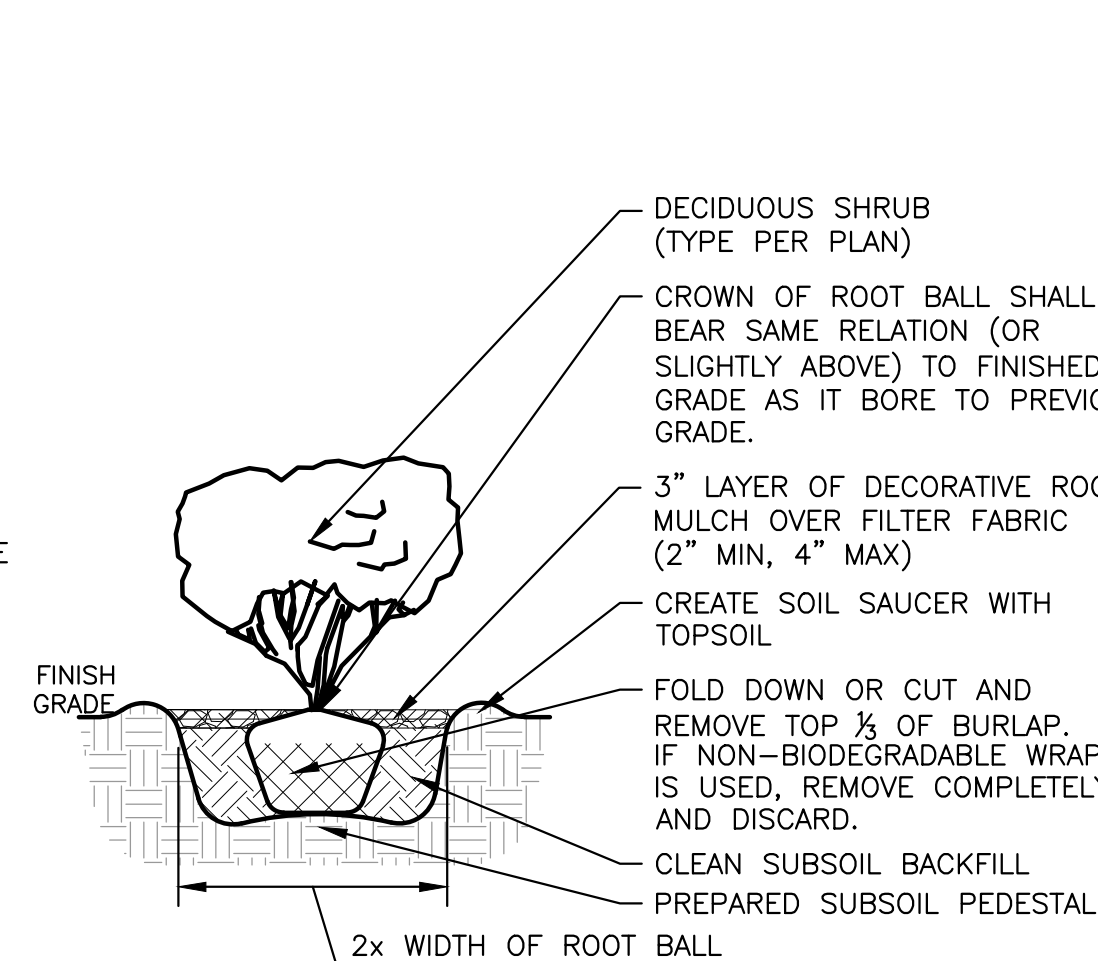
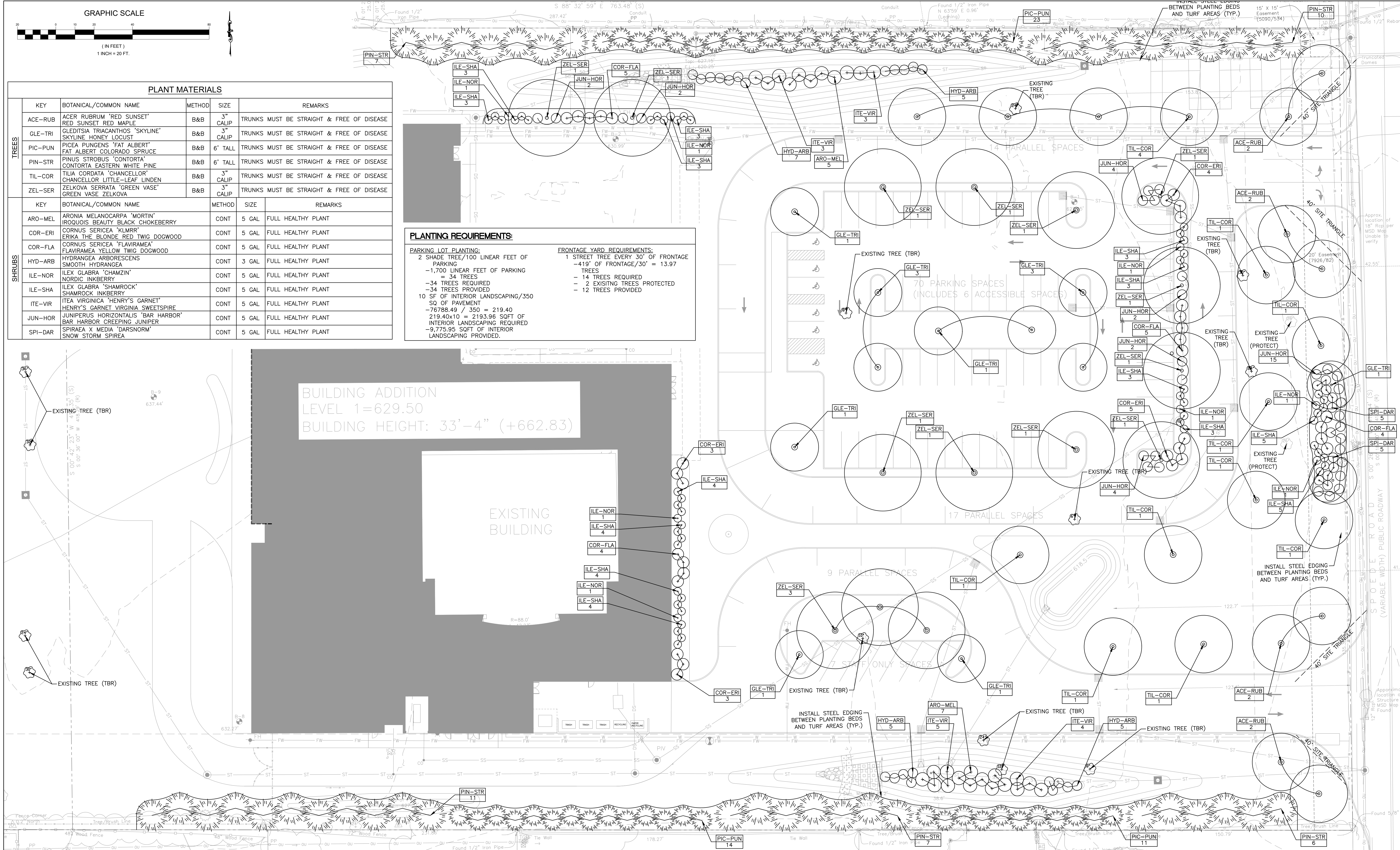
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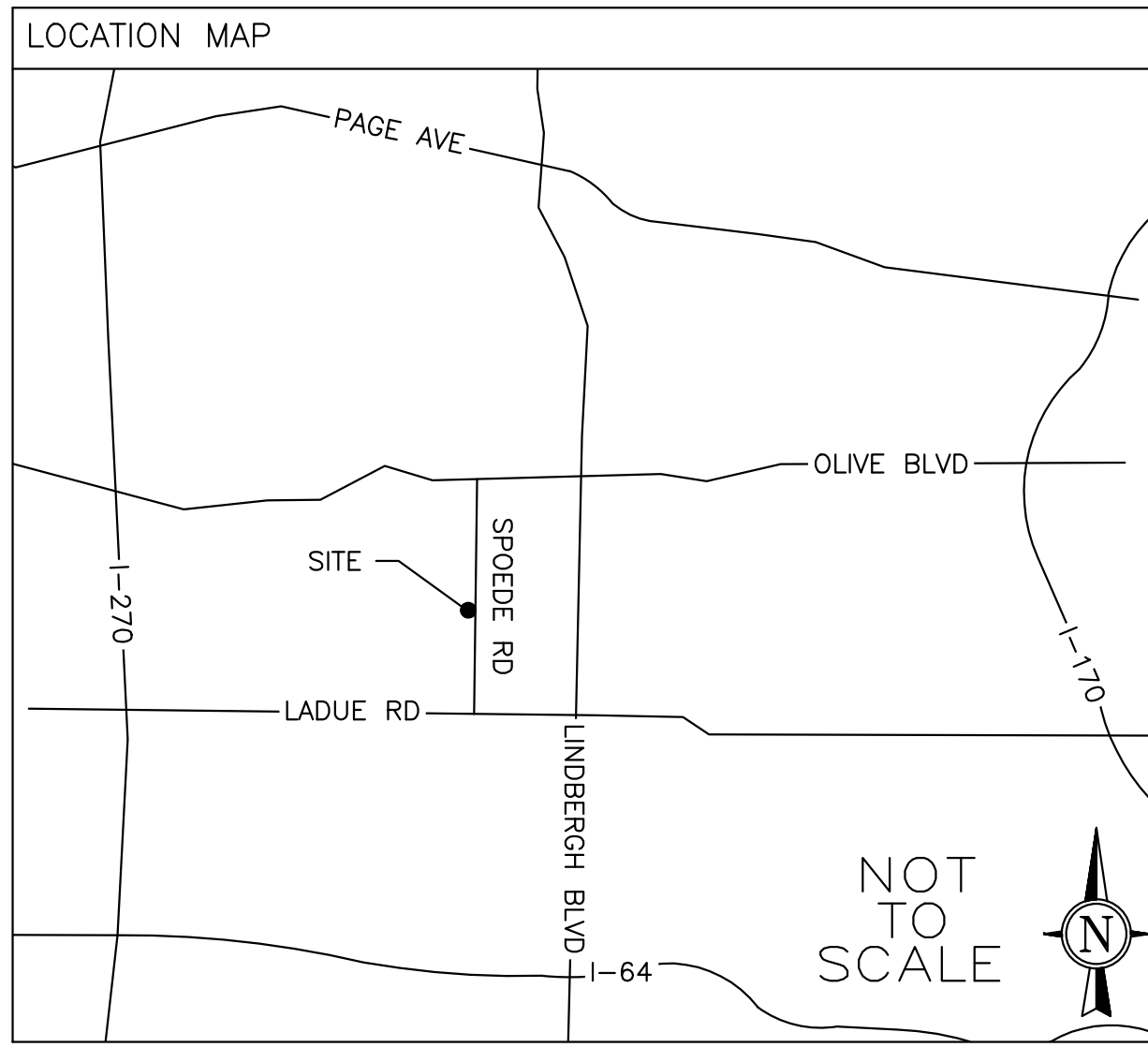
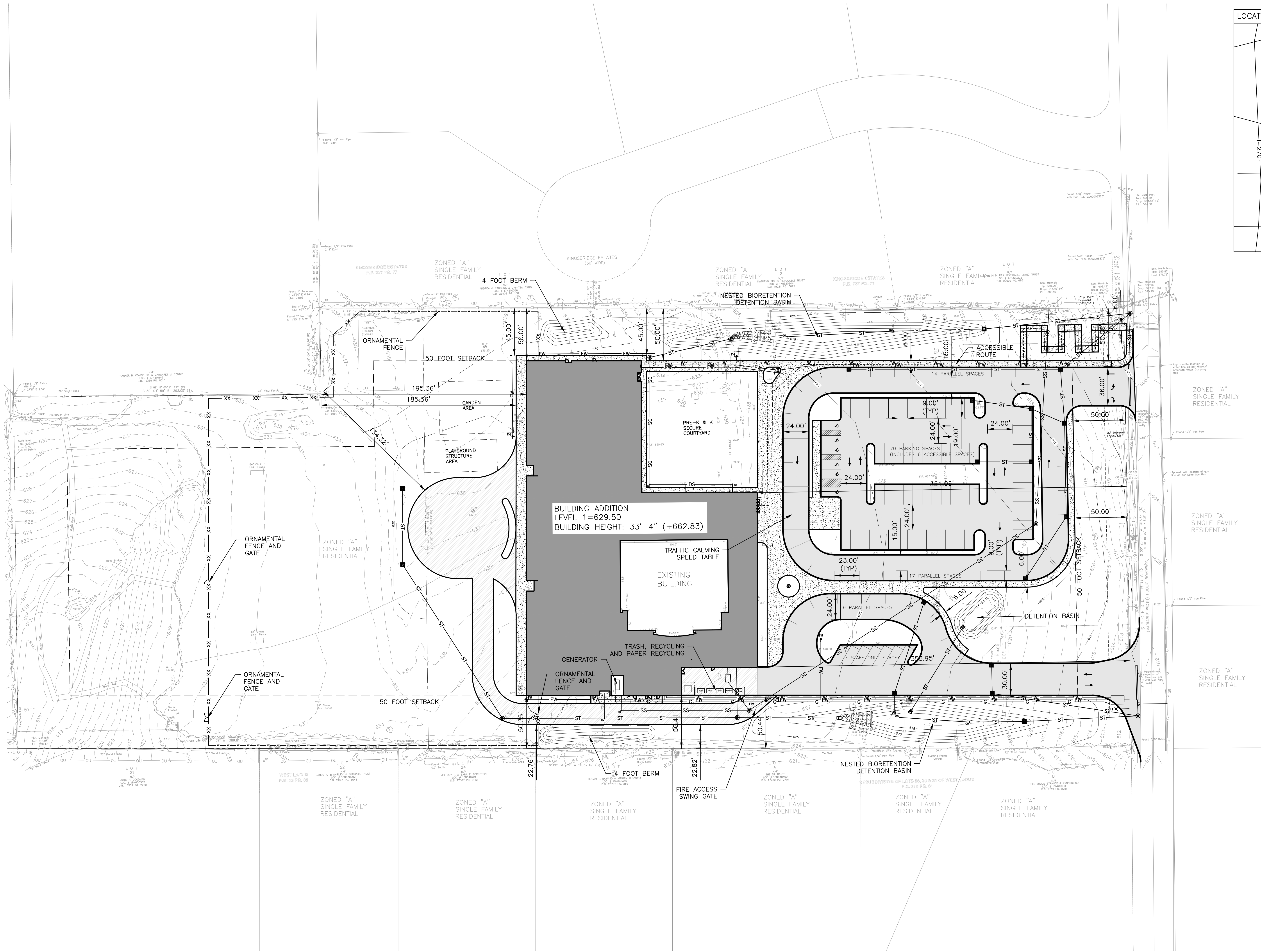
01F-00.1



1 REVISED SITE PLAN

1/32" = 1'-0"





CONSULTANTS

Architect of Record

Perkins&Will

The Wrigley Building
410 North Michigan Avenue
Suite 1600
Chicago, IL 60611
312.755.0770
312.755.0775
www.perkinswill.com
Missouri Certificate of Authority No. 00000000

MEP Engineer
MCCLURE ENGINEERING
1000 Clark Avenue
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t. 314.645.3262
Missouri Certificate of Authority No. 000000

Structural Engineer
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Missouri Certificate of Authority No. 000000

Civil Engineer
CIVIL DESIGN, INC.
5220 Oakland Avenue
St. Louis, MO 63110
t. 314.663.5570
Missouri Certificate of Authority No. 000000

ITPA Accredited
SHEN MILSON & WILKE, LLC
2 N Riverside Plaza, Suite 1460
Chicago, IL 60606
t. 312.559.4585

Food Service
S20 CONSULTANTS, INC.
530 N Wood Street #C
Chicago, IL 60622
t. 947.650.4080



PROJECT

SPOEDE ELEMENTARY SCHOOL

425 N. Spoele Road
St. Louis, Missouri 63141



LADUE SCHOOL DISTRICT

9703 Conway Road
St. Louis, MO. 63124

KEYPLAN

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT 2020.10.30		
NO.	ISSUE	DATE
Job Number	TITLE	

SITE DEVELOPMENT PLAN

SHEET NUMBER

C20-01

PUBLIC UTILITY CONTACTS

CONTACT TYPE:	COMPANY NAME:	CONTACT PHONE:	STREET ADDRESS:	
STORM/SANITARY:	METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)	(314) 768-6200	2350 MARKET ST.	ST. LOUIS, MO 63103
ELECTRIC:	AMEREN MISSOURI	(886) 992-6619	1901 CHOUTEAU AVE.	ST. LOUIS, MO 63166
NATURAL GAS:	SPIRE GAS COMPANY	(314) 621-6960	720 OLIVE ST.	ST. LOUIS, MO 63101
WATER:	MISSOURI AMERICAN WATER	(866) 430-0820	727 CRAIG RD.	ST. LOUIS, MO 63141
FIRE DISTRICT:	CREVE COEUR FIRE DISTRICT	(314) 432-5570	11221 OLIVE BLVD.	CREVE COEUR, MO 63141
SCHOOL DISTRICT:	LADUE SCHOOL DISTRICT	(314) 994-7080	9703 CONWAY RD.	ST. LOUIS, MO 63124
WATERSHED:	DEER CREEK WATERSHED			

Differential Summary (15YR, 20 MIN):			
The calculations below represent the actual existing vs. proposed.			
Existing Drainage	Total Q =	22.41	
Proposed Drainage	Total Q =	21.47	
Differential	Total Q =	-0.94	Decrease
Existing Impervious	Total Acres=	3.68	
Proposed Impervious	Total Acres=	3.64	
Differential	Total Acres=	-0.04	Decrease
Differential Summary (15YR, 20 MIN)(BACK TO GRASS):			
It is anticipated that the school is within a troubled watershed and will need to be compared to a greenfield site for St. Louis MSD Calculations.			
Existing Drainage	Total Q =	11.75	Back to Grass
Proposed Drainage	Total Q =	21.47	
Differential	Total Q =	9.72	Increase
Existing Impervious	Total Acres=	0.00	Back to Grass
Proposed Impervious	Total Acres=	3.64	
Differential	Total Acres=	3.64	Increase

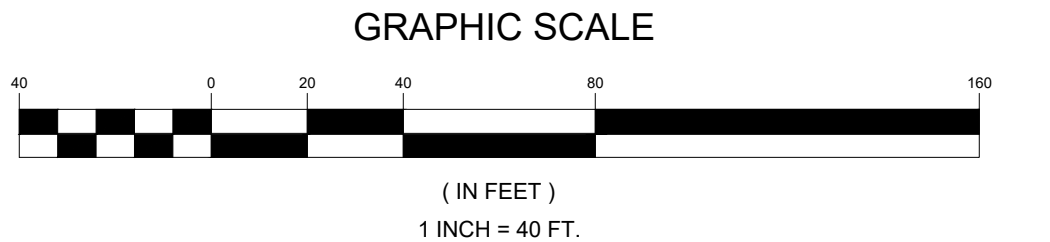
Detention Summary (15YR, 20 MIN):			
The calculations below represent the actual existing vs. proposed.			
Existing Drainage	Total Volume=	20,172	cu ft
Proposed Drainage	Total Volume =	19,327	cu ft
Differential	Total Volume =	-844	Decrease
The calculations below represent a greenfield site vs. proposed.			
Existing Impervious	Total Acres=	10,679	cu ft
Proposed Impervious	Total Acres=	19,327	cu ft
Differential	Total Acres=	8,748	Increase
Volume Provided			
North Detention Basin Total Volume = 22,051 cu ft			
South Detention Basin Total Volume = 14,456 cu ft			
Total Storage Volume = 36,507 cu ft			
SITE COVERAGE:			
THE PROPERTY BOUNDARY IS 417,736 SQ FT (9.59 ACRES).			
SITE COVERAGE IS AS FOLLOWS:			
EXISTING = 3.31/9.59 = 34.5%			
PROPOSED = 3.12/9.59 = 32.6%			

PARKING:

117 TOTAL PARKING SPACES
-71 STANDARD PERPENDICULAR SPACES
-6 ACCESSIBLE PERPENDICULAR SPACES
-40 PARALLEL SPACES

LEGEND:

— G —	GAS SERVICE
— W —	DOMESTIC WATER SERVICE
— FW —	FIRE WATER SERVICE
— SS —	SANITARY SEWER
— ST —	STORM SEWER
— — —	PROPERTY LINE
	PEDESTRIAN PAVEMENT
	ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT



Echelon II®

6.1.g



Attachment: Brochure--Echelon II (#20-032: Speede Elementary Redevelopment)

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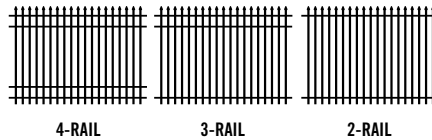
WHY IS ECHELON II® THE MOST DOMINANT INDUSTRIAL ALUMINUM ORNAMENTAL FENCE IN THE MARKET?

UNRIVALED STRENGTH. UNMATCHED DURABILITY. UNPARALLELED AESTHETIC.



CLASSIC™

Echelon II Classic style boasts traditional extended pickets with an arrow-shaped spear. These pointed pickets act as a visual warning to potential intruders.

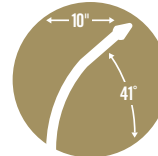
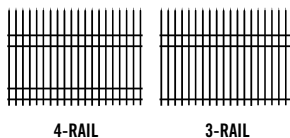


- 4-rail panels in 8', 9' & 10' heights
- 3-rail panels in 4', 5', 6' & 7' heights
- 2-rail panels in 4', 5' & 6' heights



INVINCIBLE™

Echelon II Invincible features outwardly curved pickets that serve as a warning to potential intruders. This fence style is the only industrial aluminum fence available that provides increased security with its unique "anti-climb" curved pickets.



- 4-rail panels in 8', 9' & 10' heights
- 3-rail panels in 7' height

COLORS



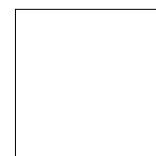
BLACK



BRONZE



DESERT SAND



WHITE

This revolutionary fence system is comprised of aluminum posts, panels, & mounting brackets that are easily installed along any terrain. Echelon II's superior strength and durability is a result of combining top quality design components with a maintenance-free, architectural grade finish.

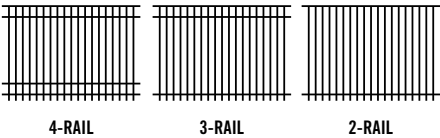
PICKETS	RAILS	POST OPTIONS		
1" x 1" x .062" / .125" wall*	1.75" x 1.75" x .070"	2.5" x 2.5" x .080"	3" x 3" x .120"	4" x 4" x .250"

* Invincible only



MAJESTIC™

Echelon II Majestic has a contemporary feel that incorporates a flush top rail that produces a stately and streamlined appearance. This fence style highlights the landscape by blending with the surrounding architectural design.

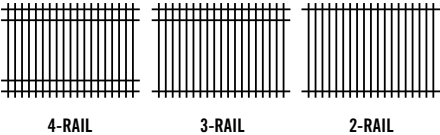


- 4-rail panels in 8', 9' & 10' heights
- 3-rail panels in 4', 5', 6' & 7' heights
- 2-rail panels in 4', 5' & 6' heights



GENESIS™

Echelon II Genesis has sleek lines of unaltered square pickets that are reminiscent of solid vertical bar wrought iron. The extended flat-topped tips can also be accented with decorative finials to enhance the fence design.



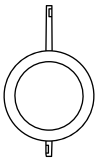
- 4-rail panels in 8', 9' & 10' heights
- 3-rail panels in 4', 5', 6' & 7' heights
- 2-rail panels in 4', 5' & 6' heights



ADORNMENTS



BALL CAP



RING



TRIAD



QUAD FLAIR

Attachment: Brochure--Echelon II (#20-032: Speede Elementary Redevelopment)

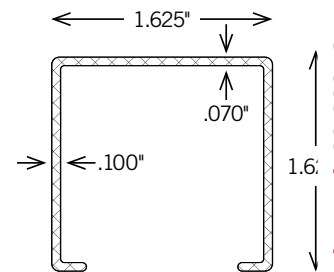
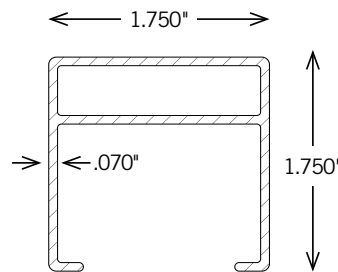


STRUCTURAL PARAMETERS

FORERUNNER™ (ALUMINUM) ECHELON II®

U-CHANNEL (ALUMINUM) COMPETITORS

Profile of the architectural shape of the rail.
Vertical design loads are per rail.
 (For capacity of fence panel, multiply by number of rails.)

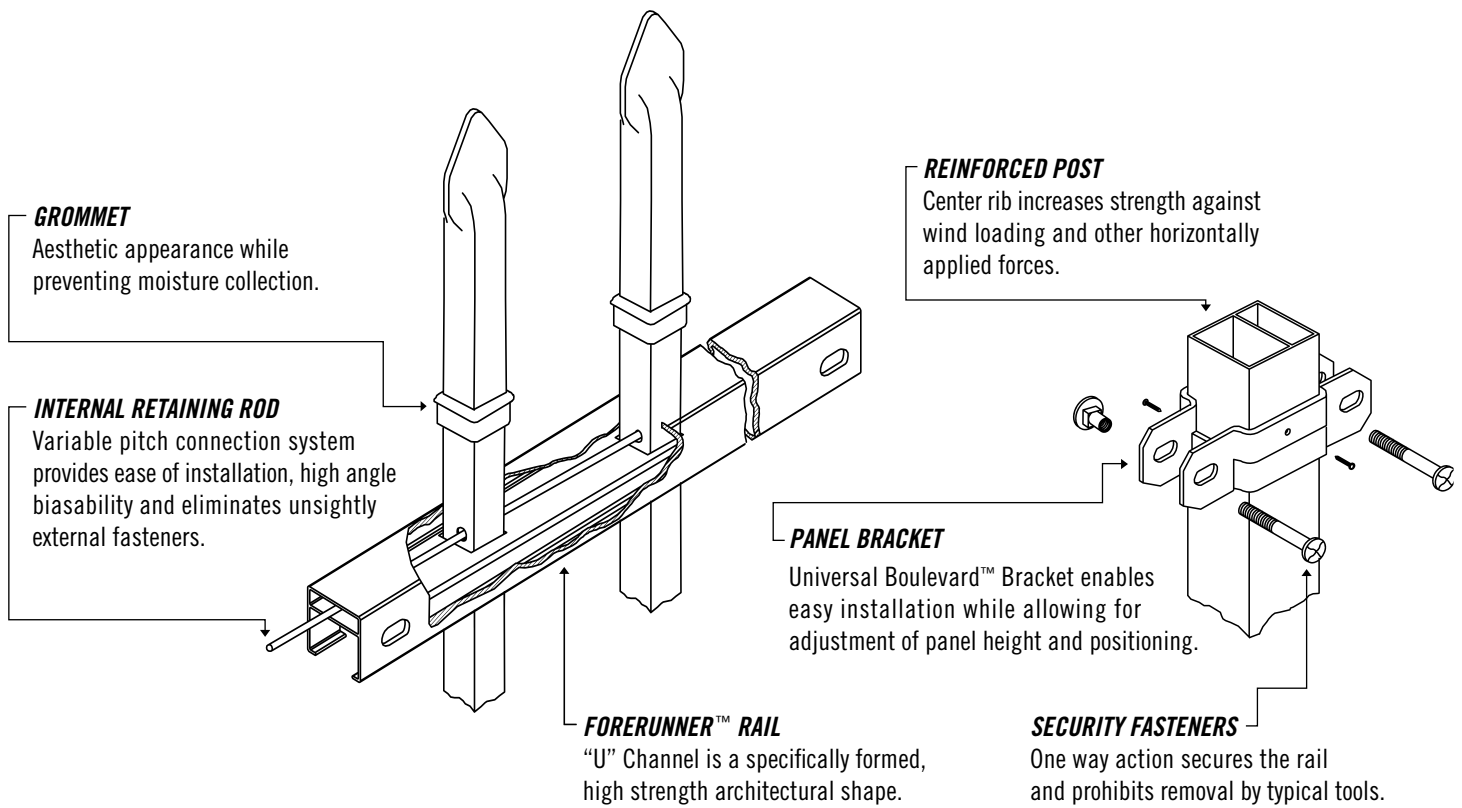


T_{EFF} = EFFECTIVE WALL THICKNESS (IN)	.070	.100 / .070
S_V = SECTION MODULUS (IN) VERTICAL	.125	.135
S_H = SECTION MODULUS (IN) HORIZONTAL	.260	.260

VERTICAL LOAD DATA PV_f = Ultimate Vertical	6' SPAN	243#	262#
	8' SPAN	182#	182#
HORIZONTAL LOAD DATA PH_f = Ultimate Horizontal	6' SPAN	505#	499#
	8' SPAN	379#	373#
VERTICAL LOAD DATA PV_d = Vertical Design load at .66° F	6' SPAN	145#	145#
	8' SPAN	109#	109#
HORIZONTAL LOAD DATA PH_d = Horizontal Design load at .66° F	6' SPAN	303#	299#
	8' SPAN	227#	224#

Attachment: Brochure--Echelon II (#20-032: Speede Elementary Redevelopment)

NO RIVETS. NO SCREWS. NO WELDS.



➤ INCREASED SECURITY

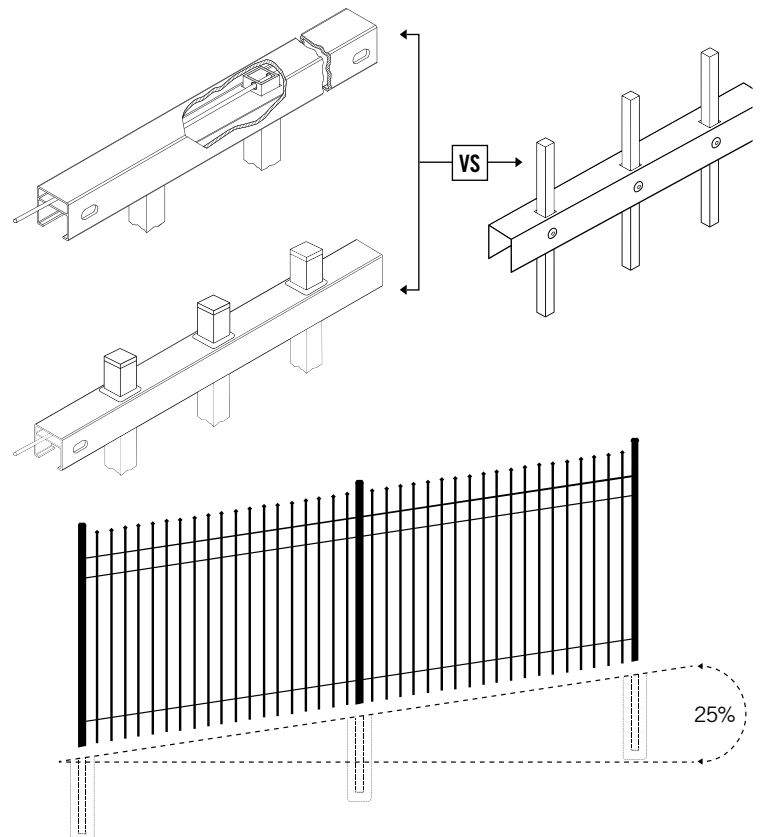
The ForeRunner Rail with internal retaining rod prevents the attachment from being compromised. Fasteners are not exposed.

➤ AESTHETIC DETAILS

“Good Neighbor Design” rod follows ForeRunner Centerline providing a clean and uninterrupted look void of visible screws or rivets.

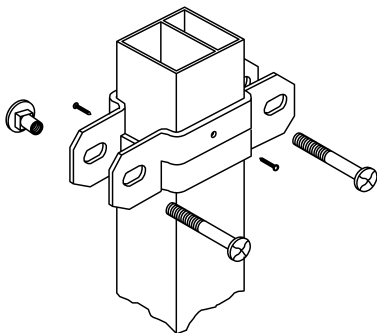
➤ HIGH FUNCTIONALITY

Biasability at a minimum of 25% that requires no additional assembly.



POST STRENGTH & SECURITY

There are many advantages to choosing Echelon II® reinforced posts over standard punched posts made by typical aluminum fence manufacturers.



ECHELON II® POST

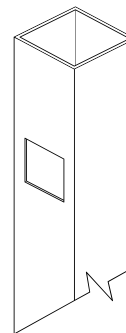
- Echelon II posts provide unparalleled strength due to a reinforced web profile design
- Echelon II requires a single post (*non-punched*) for all line, end, & corner posts (*one post*)
- Echelon II's wrap-around brackets are secured to the rail with a tamper proof fastener, ensuring the greatest level of security

➤ SUPERIOR FINISH

Ameristar's production facilities use a state-of-the-art polyester powder coating system that provides a durable and scratch resistant finish while emitting no hazardous volatile organic compounds. The fence components can endure over 1,000 hours of salt spray testing — proving our claim of long-lasting durability. Our industrial aluminum guarantees a maintenance-free and environmentally friendly fence.

➤ LIMITED LIFETIME WARRANTY

The Echelon family of aluminum fencing products are manufactured from superior quality materials by skilled craftsmen with the highest standards of workmanship in the industry. A six stage pre-treatment followed by an electrostatic spray of a “no-mar” TGIC polyester powder coat finish on all extruded framework provides protection against adverse environmental conditions. By using these proven techniques, Ameristar® is confident in offering Echelon with a limited lifetime warranty.



STANDARD PUNCHED POST

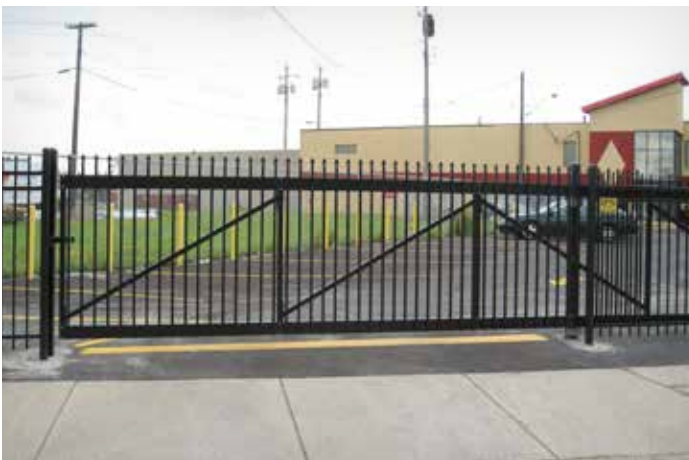
- Punched posts are weakened by removal of material from side-wall, yielding a vulnerable design
- Punched post designs require different posts for all line, end, & corner posts (*multiple posts*)
- Punched post systems require the rail be inserted into the post and secured using a single screw, providing no level of security





GATE SYSTEMS

Echelon II® gate options vary from swing gates for pedestrian or vehicle entry to sliding entry gates for high functioning points of entry. Each of these gate systems are individually constructed with the highest level of craftsmanship to provide project specific performance.



SLIDE GATE



SWING GATE



Why choose Ameristar?

KNOWLEDGE AND EXPERIENCE

For over 30 years we've delivered aesthetically pleasing, high-quality and innovative fencing products with superior design strength and easy installation.

PROVEN CAPABILITIES

Our integrated in-house processes, extensive raw materials and finished goods inventory translate into quality, on-time delivery.

INDUSTRY LEADERSHIP

We continually raise the bar in manufacturing customer-focused solutions. Our high standards produce premium products that go beyond merely meeting minimum industry standards.



Attachment: Brochure--Echelon II (#20-032: Speede Elementary Redevelopment)



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APPLICATION TO PLANNING AND ZONING COMMISSION #20-032: PUBLIC FACILITY SITE DEVELOPMENT PLAN APPROVAL FOR A BUILDING ADDITION AND THE REDEVELOPMENT OF SPOEDE ELEMENTARY SCHOOL AT 425 N. SPOEDE ROAD

FOR THE MEETING OF: Monday, November 2, 2020

LOCATION: 425 N. Spoele Road, Zoned A Single Family Residential.

REQUEST: Rick Keisker, of Ittner Architects, has submitted an application on behalf of the Ladue School District, for the addition and renovation of the Spoele Elementary School, at 425 N. Spoele Road. The new building will total approximately 84,316 square feet, and the existing building, with the exception of the Gymnasium that was completed in 2003, will be torn down once the new building is completed.

ADDITIONAL INFORMATION: Section 400.030 requires Planning and Zoning Commission review of public facilities. The Commission shall review the location, extent and character of the proposed public facility in relation to the City's comprehensive plan and in consideration of the applicable standards established for site development plans and subdivision improvement plans. The review includes, but is not limited, to, making a determination as to whether the proposed project is consistent with the plan and complies with the Zoning Code if applicable. City Council action is not required. Spoele Elementary School has operated at this location since 1955 and consists of 9.79 acres; and, as a result, there are some pre-existing non-conformities on the site, including encroachments into the buffer areas, and an existing site coverage of 34.5%. The proposal will reduce the overall site coverage to 31.4%. Existing enrollment is 384 students for the 2020/2021 school year. The capacity for the new school has been designed for 520 students.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the request meet with the requirements for a conditional use?

Comprehensive Plan References

- Campus & Institutional Districts
 - Civic (CV)

Planning References

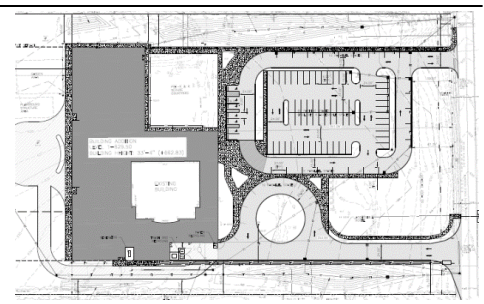
- Section 400.030. Approval of Public Facilities

Zoning Code References

- Section 405.250: A-Single Family Residential
- Section 405.540: Landscaping
- Section 405.680: Lighting
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

APPLICANT: Rick Keisker
Ittner Architects
611 North 10th Street, Suite 200
St. Louis, MO 63101

**APPLICANT'S
REPRESENTATIVE:** Ladue School District
9703 Conway Road
St. Louis, MO 63124



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 10/28/2020

ATTACHMENTS: Applicant's revised materials submitted October 26, 2020
Renderings, Photos and Photometrics submitted 10-2-1020
Revised Site Plan emailed on 10-29-2020
Public Comment Received

PROPOSAL

The Ladue School District is seeking to redevelop Spoede Elementary School, with a near complete demolition of the existing school, with the exception of the gymnasium. According to the Applicants, the proposed building design incorporates the existing finished floor of the gym, allows for the continued use of the existing building during construction, and is arranged both to improve site circulation off of North Spoede Road and to open an outdoor play area to the west. The new building will modernize the educational experience and help facilitate the school district's approach to academic instruction. The new building will also include an ICC-500 compliant tornado storm shelter which will double as the Pre-K academic area of the building. This modernization is an effort by the school district to provide equity across the school district for its student population. The proposed site improvements include a new parking lot; improved parent/guardian drop-off and pickup drive aisles; a dedicated bus drop-off and pick-up drive aisle; improved shipping and receiving access; improved site access for emergency personnel; a play area dedicated to pre-k and kindergarten students; and on-site storm water detention areas.

The new 84,316 square foot building is located approximately 353.95 feet from Spoede Road (where the existing school is approximately 125 feet from Spoede Road) and 50 feet from the north and south property lines, with the sidewalk on the north and south sides of the building, and the emergency access along the south, encroaching into the residential buffer yard area. The existing non-conforming site coverage is 34.5% and the proposed site coverage would decrease the site coverage to 31.4%.



Figure 1: Rendering from N. Spoede Road at the North Entrance



Figure 2: Canopy Rendering



Figure 3: Rendering of the South Entrance Bus Drop-off area.

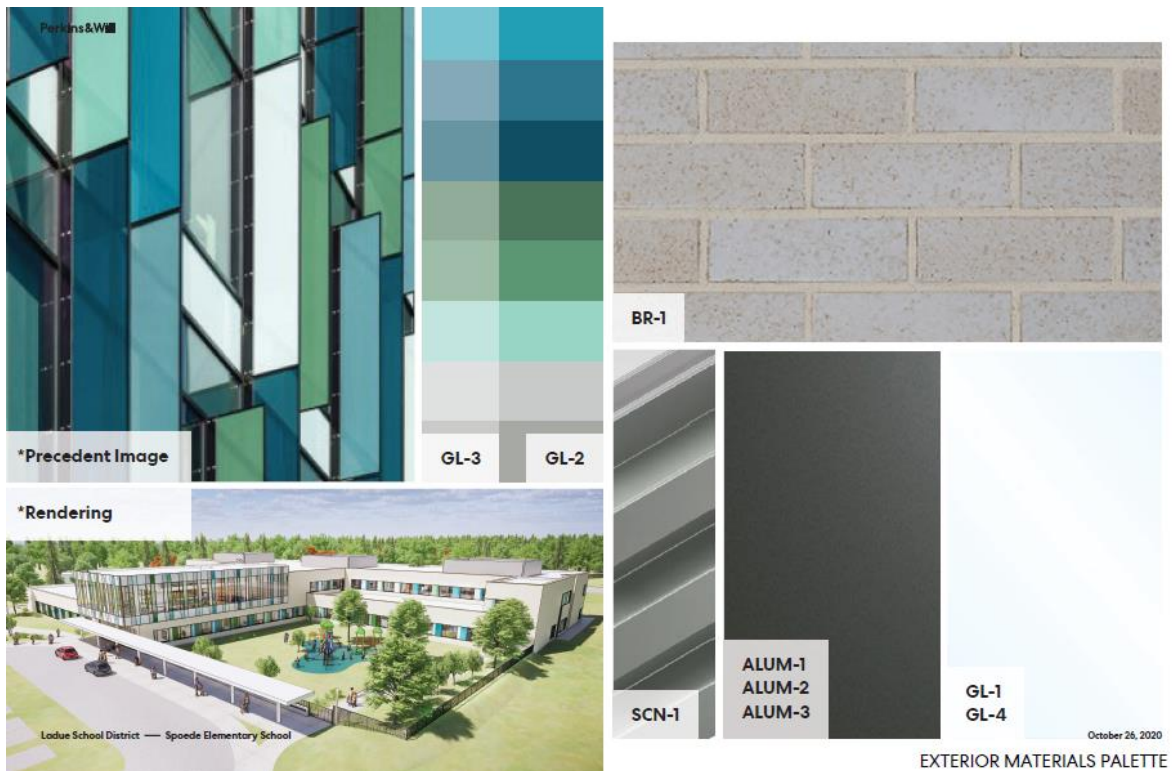


Figure 4: Building Materials Image

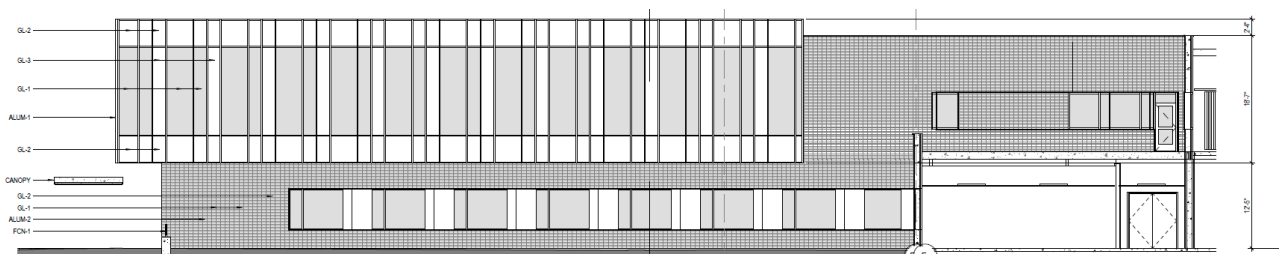


Figure 5: North Elevation

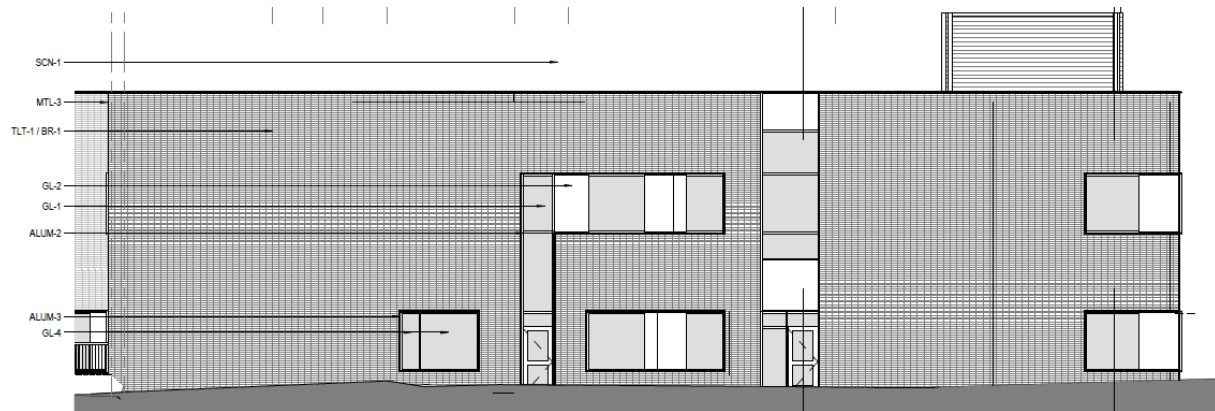


Figure 6: North Elevation

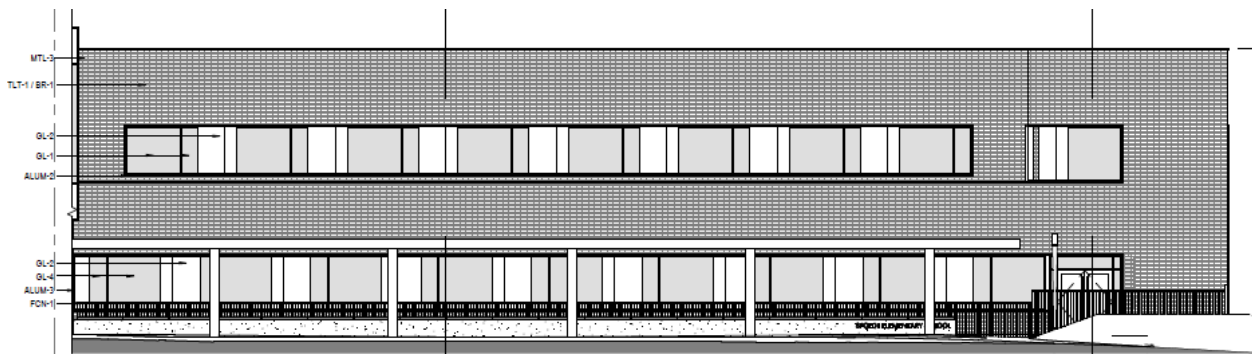


Figure 7: East Elevation

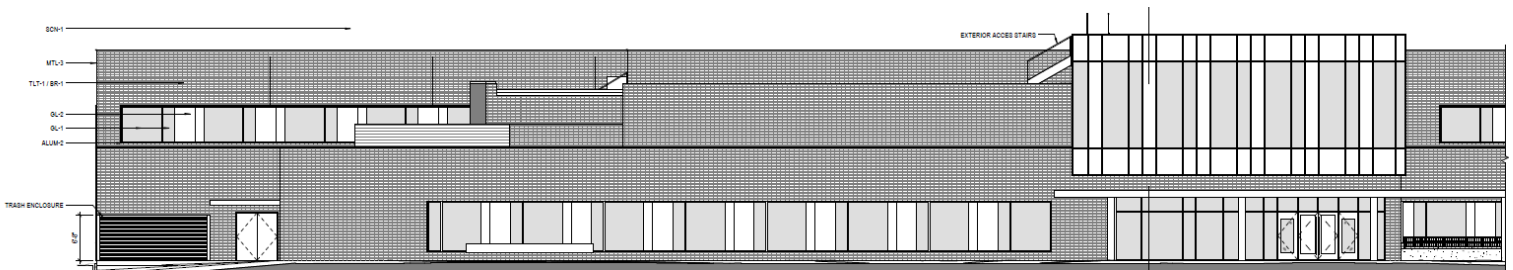


Figure 8: East Elevation

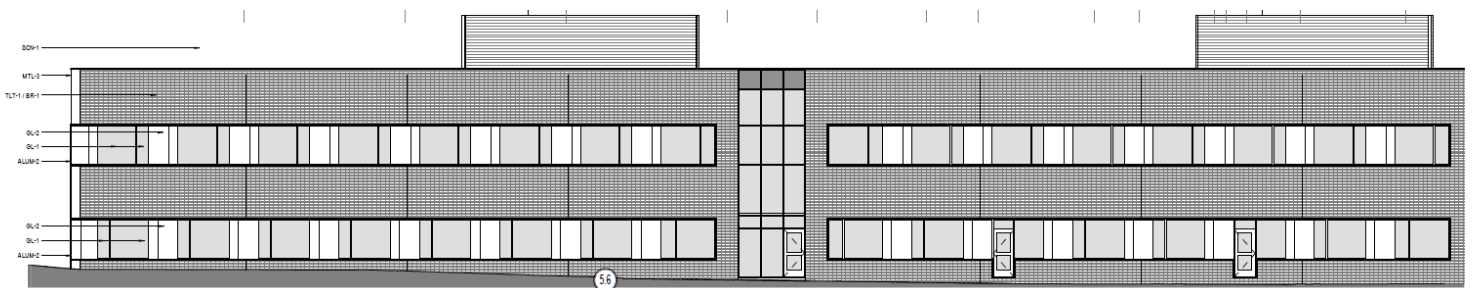


Figure 9: West Elevation

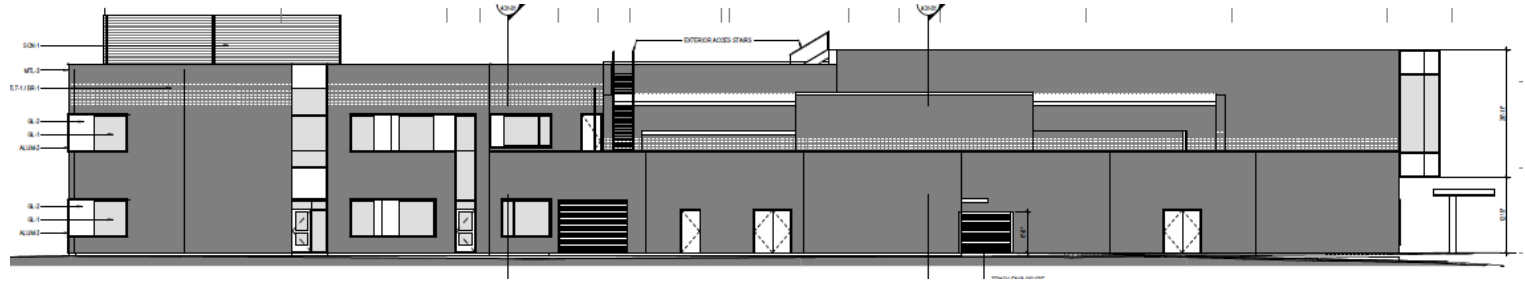


Figure 10: South Elevation

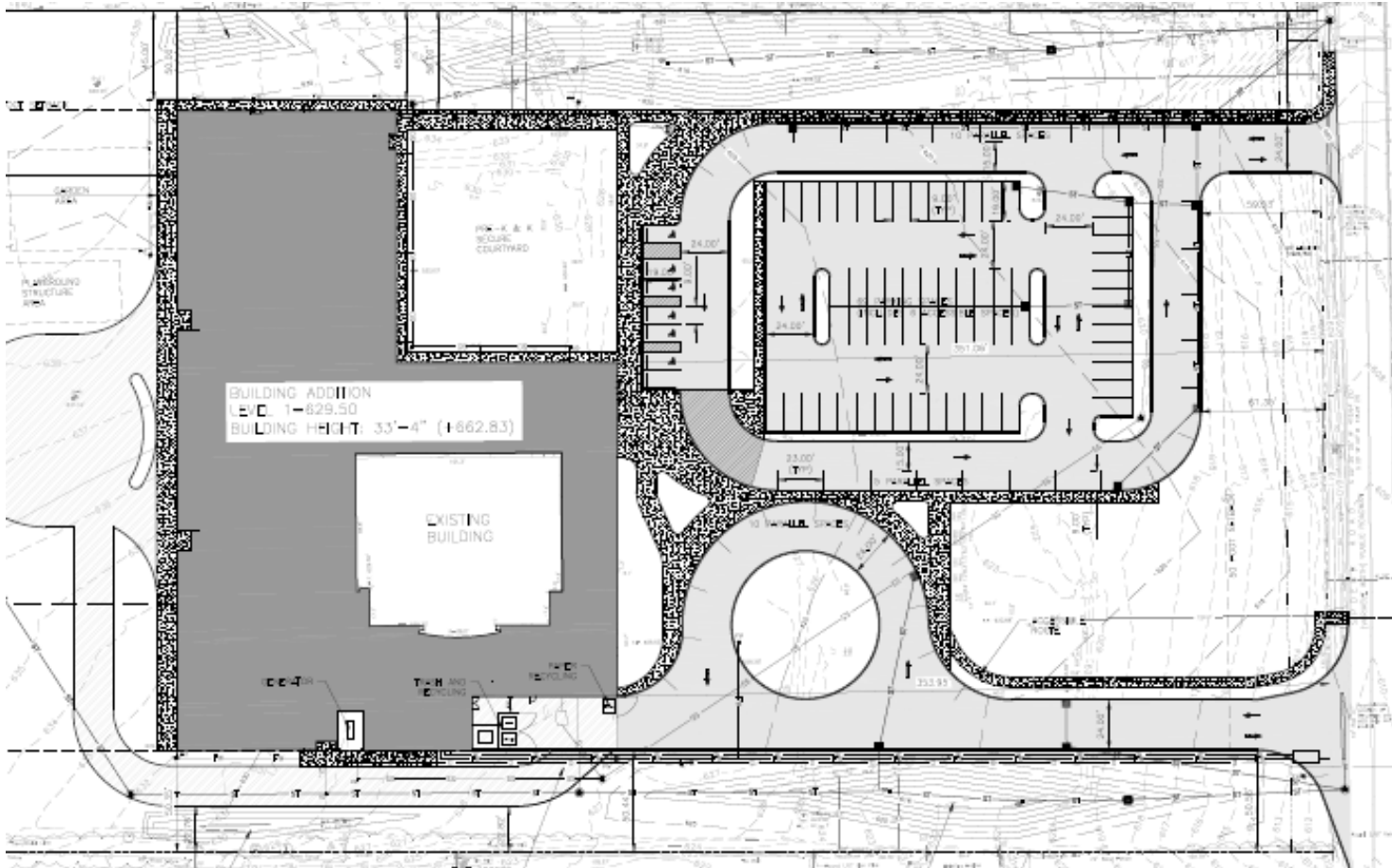


Figure 11: Site Development Plan submitted on 10-26-2020.

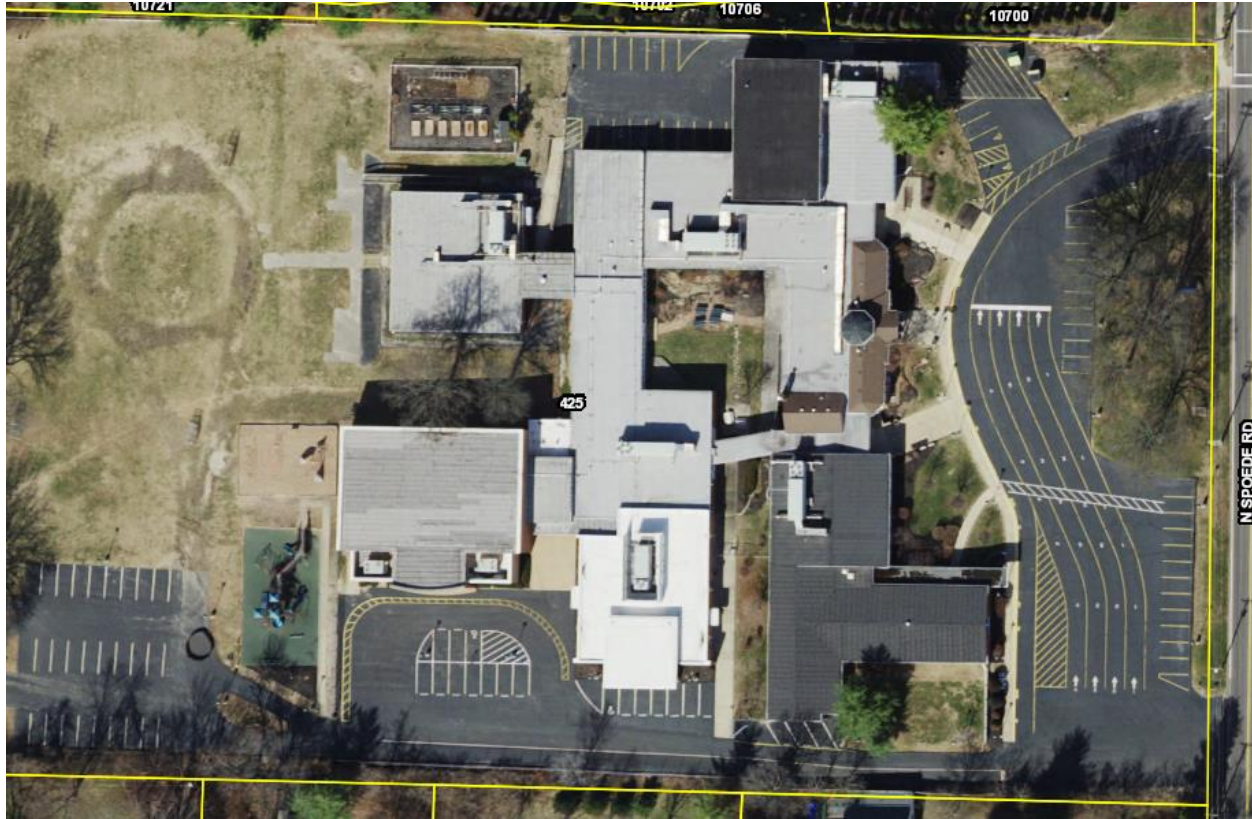


Figure 12: GIS Image of the existing school development

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residential	A-RDD Single Family Residential	NA
South	Residential	A Single Family Residential	NA
East	Residential	A Single Family Residential	Spoede Road
West	Residential	A Single Family Residential	NA

COMPREHENSIVE PLAN REVIEW

Spoede Elementary School is included in the Civic (CV) Place Type of the Campus and Institutional District that is a community place or overlay district intended for institutional uses – including schools, churches, religious facilities, and public facilities – comprised of a single primary building with optional ancillary buildings on a single lot (p. 57). The Civic place types should protect established, existing residential neighborhoods from potential negative impacts of non-residential land uses while allowing flexibility on the interior of the site (p. 106). The recommendations for the Lot Development Standards include: Establish Primary Street and Secondary Street setbacks that are compatible with neighboring residential and commercial place type districts; setbacks should be developed separately for each civic and institutional place type, to reflect each place type’s articulated Vision. When lots directly abut other lots of a different residential Community Place Type, a landscape buffer, measured horizontally from the lot boundary, should be provided; and, when located in primarily residential areas, establish a “green edge” landscape zone, measured horizontally from the lot boundary, along all street frontages to maintain compatibility with surrounding development character. Buildings shall be prohibited from this landscape

zone. (P. 110). This is largely consistent with the buffer yard requirements in the Zoning Code discussed further below.

The site is preexisting non-conforming, where the existing parking lot and building are within the buffer yard. The proposed new building will sit behind the existing building, near the center of the site, due to the need to have the school in session while construction will be occurring. Once the new school is built the existing school will be torn down, and the front will become parking and school bus parking. The proposed new building is built to the 50 foot side yards at the north and south, however the walk ways around the building are within the buffer yard, at 45 feet along the north property line, as well as the emergency access drive on the south which is approximately 22.82 and 22.76 feet from the south property line.

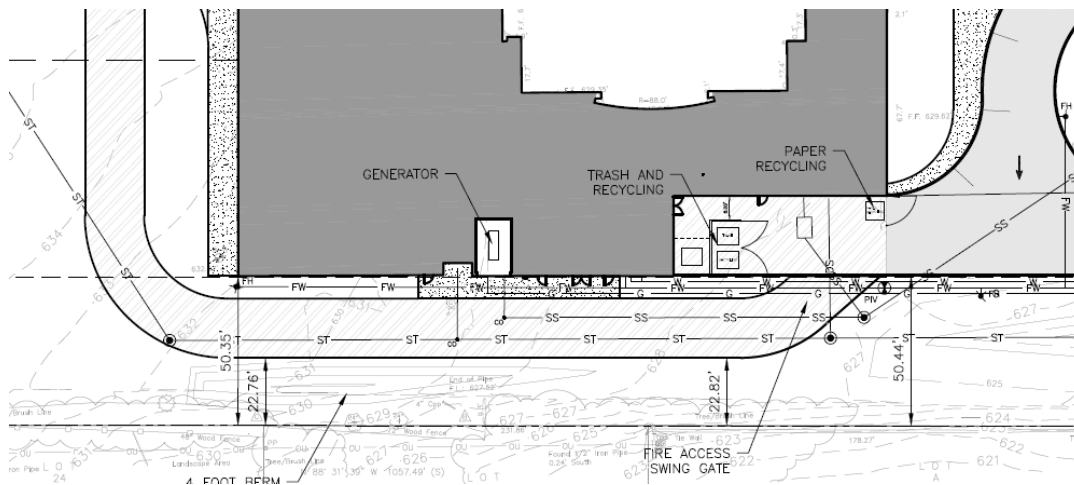


Figure 13: Close-up of the Site Development Plan showing the access drive along the south property line.

While the proposed site plan does not provide for a consistent setback along Spoede Road with the surrounding residential properties, and the service drive is within the recommended landscaped buffer area, the proposal does represent an improvement in other areas over the existing, by decreasing the amount of coverage within the buffer yard, reducing the overall site coverage, and providing enhanced landscaping along N. Spoede Roads, and along the north and south property lines, to screen parking areas and service drive, from the adjacent properties.

DESIGN GUIDELINES ANALYSIS

Structures:

The City's Design Guidelines encourage interesting, articulated and high-quality structures, that are designed with an architectural and urban scale compatible with the neighboring developments, primary building entrances should be clearly defined and provide a sense of entry, oriented to the street and provide protection from the elements, such as recesses, roof overhangs, projecting canopies and other similar features. Further, materials are to be of good architectural character, where natural, traditional building materials are encouraged, and architectural consistency of colors, materials and detailing are to be provided between all building elevations. Material or color changes should occur at a change of plane and changes at the outside corners of structures that give the impression of "thinness" and artificiality of the material are discouraged. The proposed building is clad mostly with brick and is well designed and articulated with quality materials that generally meets with the Design Guideline recommendations. However, it is noted that the school presents a more modern institutional aesthetic than the surrounding residential developments and is a significant departure from the design of the existing school which is more traditional.

The Design Guidelines recommend that building elements, such as parapet walls, penthouses or screen walls should be treated as an integral part of the architecture, incorporating similar design, detail and materials as the primary structure. All rooftop equipment, including, but not limited to, satellite and other

telecommunication equipment, air handling units, elevator equipment, cooling towers and exhaust fans are to be screened from view. Building screens should be part of the architectural design with similar detailing and materials and not appear as add-ons. The drawings indicate that the three different screened areas do not fully meet with these recommendations as they appear as add-ons to the roof and are not well-integrated., two of which are visible in the renderings from Spoede Road. The elevations are also showing several roof access ladders and roof staircases that are visible.

The Applicants have indicated they reduced the visual profile of the ladders; however, and one might be able to see these elements but due to the massing of the gym, the maintenance stairs are not visible from the public way. They have also indicated that they will also specify that these stairs are to be painted a color to mimic the neighboring brick walls. The rooftop screens are also a metal ribbed material, in a color similar to match the building. Staff recommends that the rooftop screening should be a flat material, versus the ribbed, so that it blends in better with the materials found in other areas of the building. The Commission should discuss the overall design of the school and the rooftop screening with the Applicants regarding how the proposal fits in with the surrounding neighborhood, and if the roof top screening is adequately addressed.

Site Plan:

The Design Guidelines also suggest that parking lots need to be broken up into smaller spaces with landscaped pedestrian linkages; and that parking areas located to the side or rear of commercial buildings are encouraged. The proposed layout moves all of the parking to the front, with the building near the center of the site. It is not uncommon for institutional uses within residential districts to have some parking located in front of the building; however, this proposal places all of the parking in front, which is not typical. This is likely a function of the relatively narrow site and required buffers as well as the desire by the school district to construct the new building while the existing building remains functional. The parking located in front is balanced by the proposal providing well landscaped frontages along N. Spoede Road, and along the north and south property lines, and within the parking lots to provide headlight screening of the parking area, and along the access drive. However, the plans do show that the large, 24-30" trees are to be removed, and new trees are to be placed near these areas. Staff would recommend that further consideration be given for these large trees to be protected and maintained within the landscape.

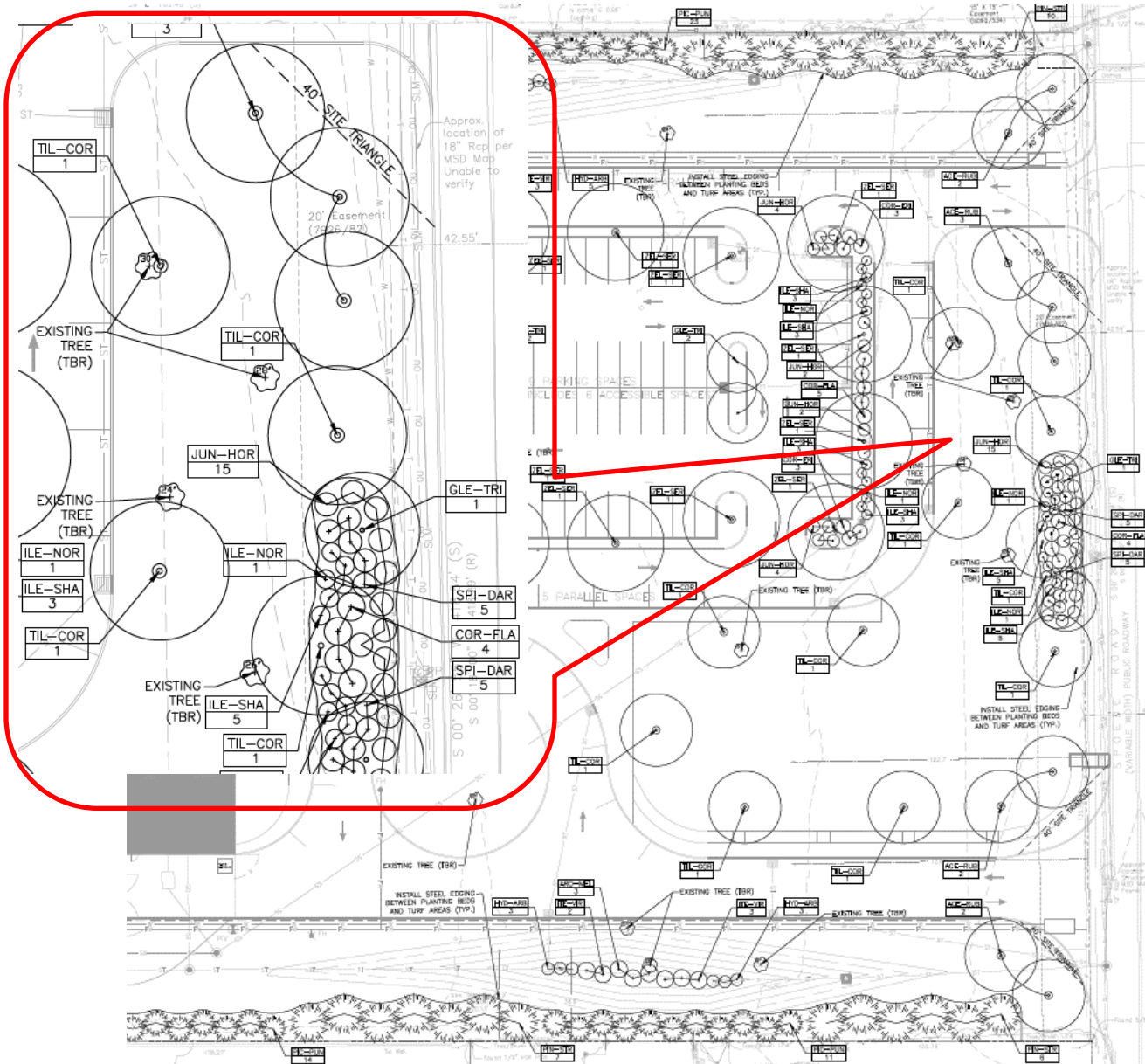


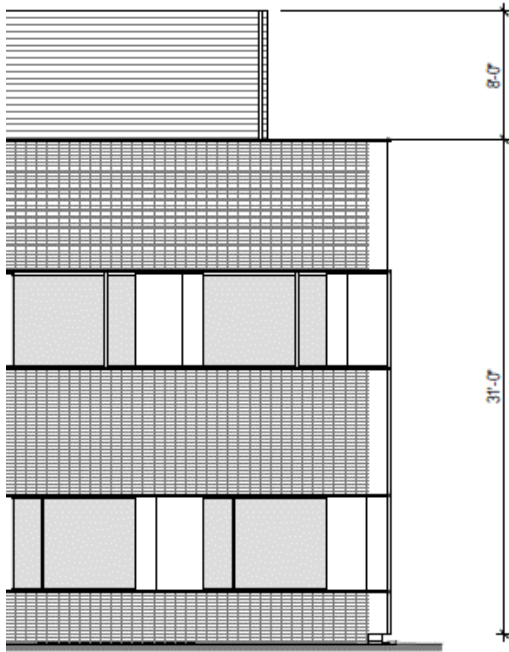
Figure 14: Close-up of the Landscape Plan

ZONING REVIEW

Schools are a conditional use in all of the residential zoning districts. However, as a government entity with their own elected legislative body (i.e. the school board), public schools are reviewed under Section 400.030 Approval of Public Facilities. Section 400.030(B)(2) provides that the Planning and Zoning Commission shall consider the application under the applicable standards established for site development plans and subdivision improvement plans including, but not limited to, making a determination as to whether the proposed project is consistent with the plan and complies with the Zoning Code if applicable.

While not technically subject to a conditional use permit for the reasons discussed above, staff reviewed the application against the conditional use standards for elementary and secondary schools. Section 405.470(A)(25) Conditional Uses for elementary and secondary schools requires a minimum of 3 acres; athletic fields shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences or a combination thereof, lights for major outdoor recreation and entertainment facilities shall require approval of a site development plan in accordance with Section 405.1080. As an elementary school, lighting of the athletic fields and outdoor

recreation areas are not being proposed, and the existing landscaping along the property line of the outdoor play areas is remaining. The building and parking lot lighting is reviewed further below.



Section 405.250(E)(3)(b) states that the maximum structure height for schools, churches and other places of worship is 50 feet. In addition, such uses shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located thirty-five (35) feet above grade and fifty (50) feet from the property line on the conditional use site and will have a slope of thirty degrees (30°) rising towards the center of the site. No portion of the building or structure shall penetrate this sky exposure plane.

The building height is approximately 33' 4" for the front glass area, however in some areas the mechanical screening is above this height, where the building is 31 feet, and the mechanical screening is an additional 8 feet, thus a total of 39 feet on the west elevation, well below the maximum height.

Figure 15: Close-up of the West Elevation showing the Building and Mechanical Screen Height

The Applicants have provided a cross section showing that the sky exposure plane is met.



Figure 16: North-South Section showing the Sky Exposure Plane

Maximum site coverage for the A Single-Family Residential District is 25%. As discussed above the site is preexisting non-conforming with a site coverage of 34.5%. The proposed site plan would decrease the site coverage to 31.4%. Staff is also considering presenting a future text amendment to allow all schools additional coverage due to the requirements for these uses such as for parking which require additional coverage beyond the normal requirement for single family homes. A similar amendment was approved for churches and places of worship in 2016.

In addition to Section 405.470, regulations for conditional uses are also found within the underlying zoning district, in this case the A Single-Family Residential district. Section 405.250(E)(4)(a)(c)(e) and (f) of yard and setback requirements requires a minimum front, side and rear yard setback for conditional uses of 50 feet, plus requiring a buffer yard of 25 feet on all sides that abut the single-family use in the residential district. The minimum required buffer yard shall be increased in 5-foot increments, up to a maximum of fifty 50 feet, for each acre of the subject property. All acreage shall be rounded up to the next whole number for buffer yard calculations purposes. An additional two (2) feet of buffer yard shall be provided for every foot of building or structure height exceeding forty-five (45) feet. 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. Therefore, for a 9.79-acre property, and the building under 45 feet, the buffer yard is 50 feet, where adjacent to residential developments. As discussed above, the proposed design does not comply with the buffer yard requirements, as the walkway on the north side of the building is at 45 feet, and the asphalt emergency access on the south is at 22.76 feet from the south property line. The Applicant states that the Fire

District would not allow grass-crete permeable pavers, therefore this will be an asphalt drive and will be gated and only be used for emergency vehicle access and refilling the diesel generator and access will be controlled by building operations. While not fully meeting the requirement, we need to point out that it is significantly improved over existing conditions and the use of these encroachments are limited to occasional use.

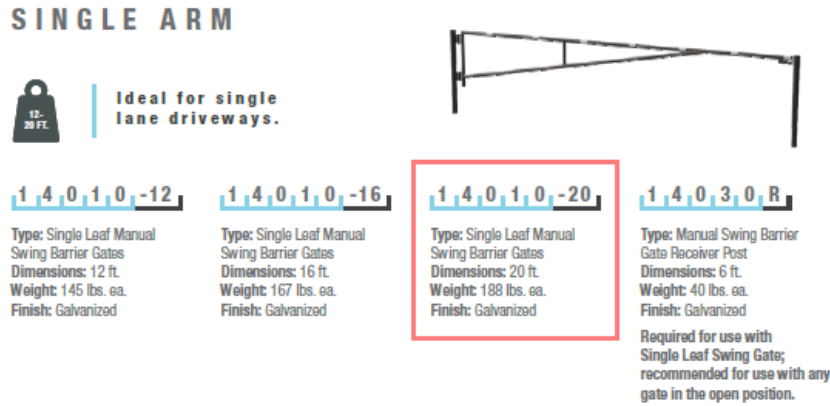


Figure 17: Information regarding proposed gate for the Emergency Access.

Landscaping

As discussed above, Staff finds the overall landscaping to be well designed along N. Spoede Road and along the north and south property lines to provide landscaped screening of the vehicles and the site, and meets with Section 405.540. Street trees are required at a ratio of 1, three-inch tree for every 30 lineal feet of roadway frontage, and throughout the parking area. Where 14 trees are required and 14 trees are provided, per Section 405.540(F)(1). All of the required trees are shown to be 3" caliper.

Section 405.540(F)(3) requires a minimum of ten (10) square feet of interior landscaped area shall be provided within the parking lot for each three hundred fifty (350) square feet of paved area within the parking lot including parking spaces and driving aisles. Total parking area is 31,320.28 sq ft which requires 894.87 sq ft of interior landscaped area, with the interior landscape area provided is 4730.66 sq ft., and where 24 shade trees are provided to comply with Section 405.540(F)(4) for two shade trees within and up to every 100 linear feet of parking for each parking row). The interior landscape areas within the parking lot would be irrigated by an underground irrigation system and the remaining planting areas would be irrigated by hand, as needed, to comply with Section 405.540(F)(10). This section requires that all landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. In order to present a healthy, neat and orderly appearance, all landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of this Section.

Sidewalks

Section 405.730 Sidewalks requires that all internal sidewalks shall be safe, clearly defined and direct, buffered from the street vehicular traffic and parking areas by a minimum of 3 foot greenspace or landscape area, provide safe clearly defined and direct access between buildings from the principal building's entrance to the public side walk, and all internal sidewalks in non-residential developments shall be at least 6 feet in width or 8 feet if used as a curb stop, and the use of textured or tinted materials for pedestrian crossings shall be utilized where pedestrian circulation paths cross a vehicular route. All sidewalks within the parking area are shown at 9-feet in width, but in other areas, the internal sidewalk is 5-feet in width with greenspace separation from the road and drive aisles. The site plan submitted on October 26, 2020, indicated that the accessible walkway was located along the south entrance. A revised Site Plan was emailed on October 29, 2020, to show that a 6-foot-wide sidewalk adjacent to the curb

along the west side of Spoede Road is extended the public sidewalk southward to the new walkway. However, this area has utility poles near the curb line, and therefore the sidewalk will need to be beyond these utility poles. Therefore, Staff has included a condition that all sidewalks are to be a minimum of 6 feet in width, and that the sidewalk along N. Spoede Road should be separated from the curb to avoid the utility poles. Public Works has requested that the sidewalk be extended across the southern entrance with a ramp at the south property line and that all sidewalks along N. Spoede Road are to be placed within an easement. Additionally, the internal sidewalks within the parking areas should be extended to the full length of the parallel parking, as shown in Figure 18. Staff has provided conditions to address all of the recommended sidewalk revisions for staff approval as part of the permit review.

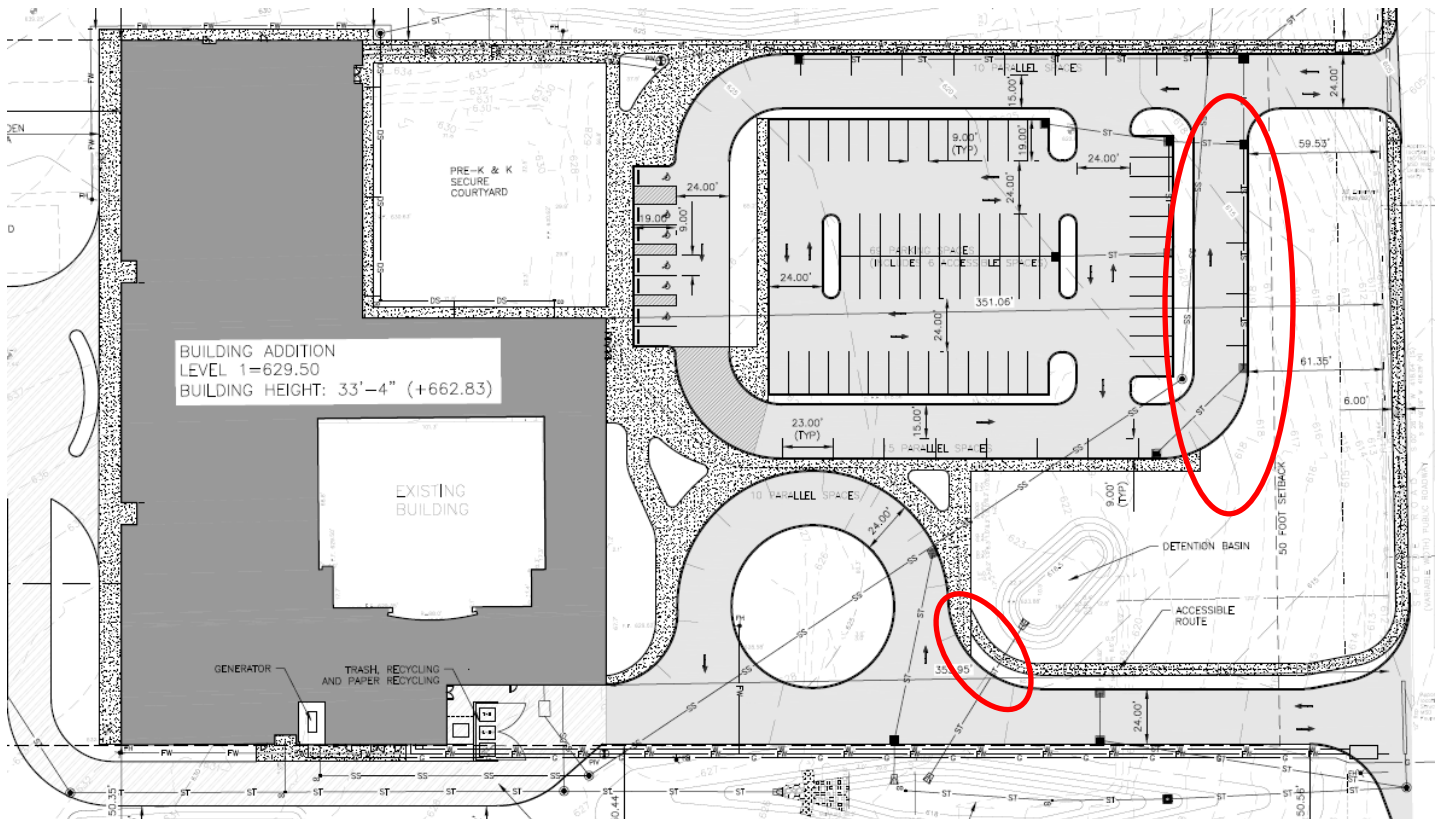


Figure 18: Site Plan emailed on 10/29/2020 showing the sidewalk extension along Spoede Road. The areas in red indicate where the sidewalks should be extended to coincide with full length of the parking spaces.



Figure 19: Google image of the existing south entrance showing the utility poles in the area and grade changes along N. Spoede Road.

Accessory Structures

The City's Design Guidelines recommend that Accessory Buildings and Facilities are to be designed to directly relate in material, character, and detail to the primary building on the site. The drop-off canopy will be composed of architecturally exposed structural steel members that will be painted to match the palette of the building. The underside of the canopy will be a wood-look metal panel with integrated down lighting.

The Design Guidelines also recommend that services and trash or utility areas should be positioned to minimize view and visual impact. Building equipment and utilities are to be located, designed and/or screened to minimize visual impact on public streets, surface parking lots and neighboring properties. Accessory structures, with the exception of the front canopy, are to be behind the building line and if detached shall be a minimum of 10 feet from the principal structure, per Section 405.460(D) Location of Accessory Uses and Structures. If the trash enclosure is attached to the main building than it should comply with the requirements of the principal building. Details of the trash enclosures have not been provided, and it should be noted that the revised site plan emailed on October 29th shows the trash area to be at 45 feet within the building setback and buffer area. The rendering of the south entrance also shows that this area will be visible from Spoede Road. Therefore, Staff has included a condition that any trash and recycling dumpsters shall be located behind the front of the building and properly enclosed with brick materials consistent with the main building for the Zoning Administrator's approval.

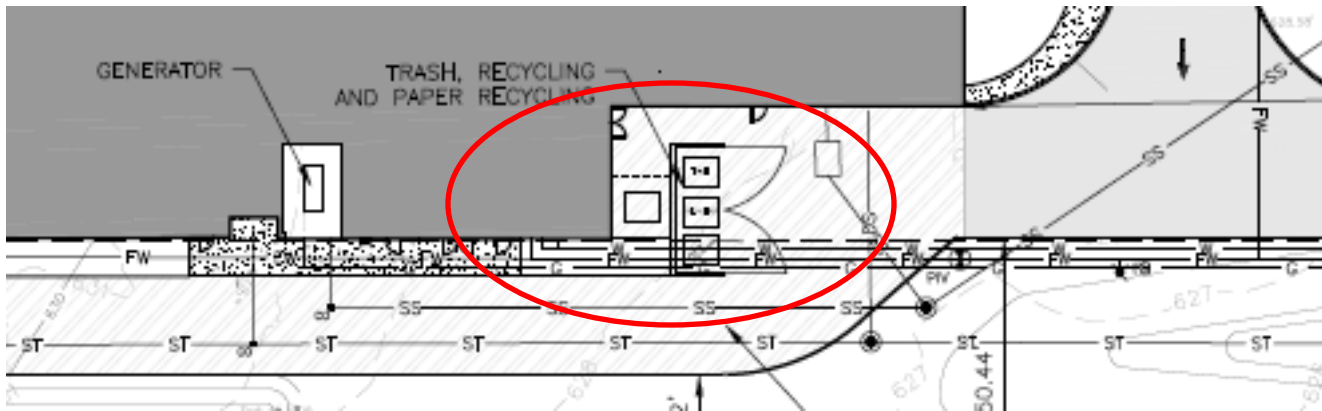


Figure 20: Area for the trash enclosure the Paper Recycling from the revised site plan emailed on 10-29-2020

Parking:

Section 405.820(H)(10)(a)(2) of the Required Off-Street Parking of the Zoning Ordinance for Elementary Schools require a minimum of two (2) spaces per classroom. The Building will have a total of 35 Classrooms. Therefore, a total number of 70 parking spaces is required, and the site plan is showing that 104 spaces are provided.

Lighting:

The proposal includes lighting that is consistent with Section 405.680 Lighting regulations of the Zoning Ordinance. McClure Engineering, the Applicant's lighting engineer, states that the new lighting for the school will include pole mounted fixtures throughout the parking and drive areas. The fixtures will be the LSI LED Enterprise with a 16 feet maximum height, including the base. Designed calculations are targeted for the low end of IES recommendations. The fixtures will be 100% downlight and shielded as required. Design will reflect 0 foot-candles on the property line. These lights are similar to those that were recently approved in 2017, in the dark bronze color.

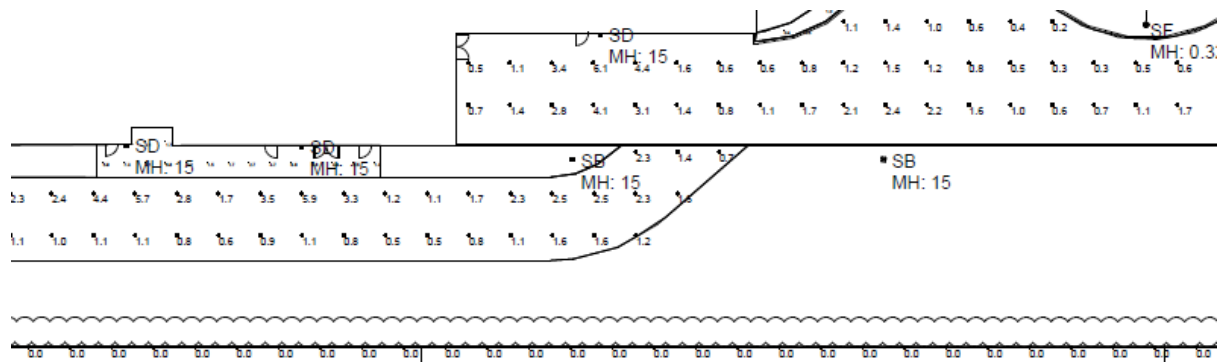


Figure 21: Close-up of the Photometric Plan submitted 10-2-2020 of the access drive closest to the south property line.

Additionally, there are building lights and walkway bollard light fixtures as well, that are of a similar design style throughout the development.



Figure 22: Images of the various lighting fixtures throughout.

Luminaire Schedule							
Symbol	Qty	Label	Lum. Lumens	LLF	Arr. Watts	Total Watts	Description
SA	15	SA	5078	0.900	39.2	588	LSI - ENM4-PT-5W-LED-05L-40
SB	7	SB	5042	0.900	39.2	274.4	LSI - ENM4-PT-2-LED-05L-40
SC	6	SC	5055	0.900	39.2	235.2	LSI - ENM4-PT-FT-LED-05L-40
SD	14	SD	3512	0.900	25	350	LITHONIA - WST LED P2 40K VV MVOLT
SE	9	SE	638	0.900	14.3	128.7	PORTFOLIO - LSR4B15D010BZ EC4#10208040 4LBMB1
SF	2	SF	4821	0.900	92.8	185.6	LBG-120-30K-NS-SI
SG	4	SG	1640	0.900	20	80	LITHONIA - KBA8 LED 16C 350 40K SYM MVOLT

Figure 23: Light Fixture Schedule on Photometric Plan

Stormwater:

Within the proposed landscape buffer yard, on the north and south of the parking areas and bus drop offs are new stormwater basins. The site plan indicates that MSD will likely require full stormwater runoff mitigation as if it were an undeveloped site. The plans show stormwater runoff will be directed to two bioretention basins located along the north and south property lines and a third basin within the front lawn where the water will be cleaned and held. The bioretention basins provide connections to the storm water mains along Spoede Road. All stormwater plans are reviewed by the MSD, and a copy of the permit from MSD will be required prior to the issuance of a site improvement permit from the City.

SUMMARY AND RECOMMENDATION

The submitted site development plan for the new school is generally consistent with the Comprehensive Plan, the Design Guidelines, and the Zoning Code, with the following exceptions:

- The encroachments of the access drive to the rear of the building, and the walkways around the building that are within the required 50-foot buffer yard area
- The sidewalks along North Spoede Road and certain areas within the site require modifications.
- The Commission should determine if the overall modern design and layout is compatible with the surrounding area.

Below are the recommended conditions of approval that are largely consistent with the prior ordinance, but address the revised design for the building with this proposal, that include the separated sidewalk

along N. Spoede Road, the protection of the existing large trees, the material of the rooftop screening, and trash enclosures as discussed within the Staff Report.

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the building elevations as received on October 26, 2020, as bound together, and submitted in conjunction with Application #20-032 by Ittner Cordogan Clark Group, and as amended below.
2. The applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," and the "Landscape Plan" received on October 26, 2020, as bound together, and submitted in conjunction with Application #20-032 by Ittner Cordogan Clark Group.
3. All internal sidewalks shall have a minimum width of 6 feet, or 8 feet if used as a curb, in compliance with Section 405.730. The interior sidewalk shall be carried around to the full length of the proposed parallel parking areas.
4. The sidewalk along N. Spoede Road to the accessible pathway at the south entrance shall follow the configuration as shown on the revised Site Plan emailed on October 29, 2020, subject to the following revisions: the sidewalk is to be detached from the curb and placed on the property side of the existing utility poles, located within an easement granted to the City for public use and maintenance, and be extended across the southern entrance with a ramp on the south side subject to final approval by the Public Works Department.
5. Any ground mounted mechanical equipment and the trash enclosures installed for the site shall be, located out of the front yard area and shall be brick-faced to match the building, and maintain the same 50 foot setback as the building, subject to the Zoning Administrator's approval.
6. The rooftop mechanical screening should be a flat metal to better integrate the material with the building.
7. The Applicant shall provide proper tree protection of the existing tree large caliper trees along Spoede Road and comply with Section 405.540 Landscaping of the Zoning Ordinance.
8. An underground irrigation system shall be installed as required under Section 405.540(10). All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
9. All lighting shall be in compliance with the Information submitted by McClure Engineering, submitted on October 2, 2020, and shall be installed or modified to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
10. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the amended Master Sign Plan discussed above to be submitted for review by the Planning and Zoning Commission and approved by City Council prior to any sign permits being issued.
11. 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, per Section 405.1080 and Section 400.030(A)(5). 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

Should the Commission find the design and site development to be consistent with the Goals and Objectives of the Comprehensive Plan, Design Guidelines and Zoning Code, the following is an example of an appropriate motion:

“I move to recommend approval of Application #20-032 for the Public Facility Site Development Plan for Spoede Elementary School subject to the conditions listed in the Staff Report and Draft Ordinance for the meeting of November 2, 2020” (Specific conditions discussed and approved).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

Spoede Elementary School



APPENDIX 4: SITE PHOTOGRAPHS

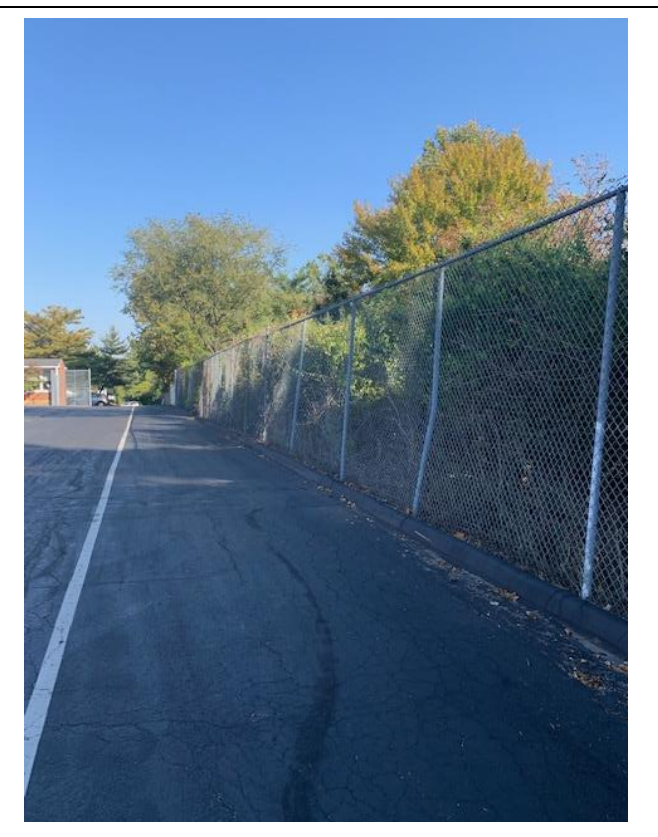
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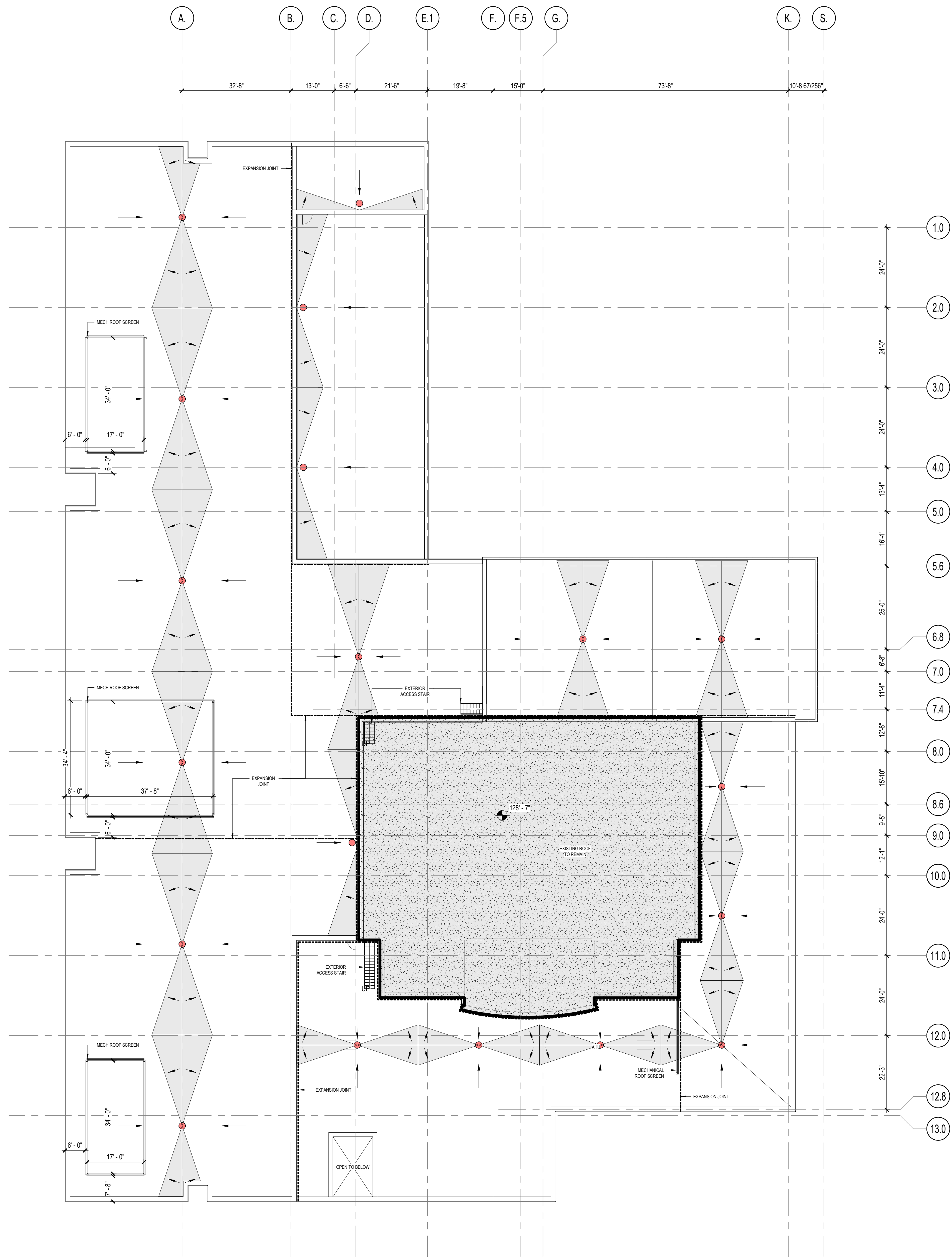
Description: View of the existing building at the south entrance area.



Description: View looking north at the existing non-conforming paved area at the property line.

 A photograph showing a paved parking lot with yellow painted lines. In the background is a large, multi-story brick building with a white door. The sky is clear blue.	Description: View looking northeast from the existing rear parking lot of the Gymnasium building that will be incorporated into the proposed new building.
 A photograph showing a paved area, possibly a driveway or parking lot, bordered by a chain-link fence. Trees and foliage are visible behind the fence. The sky is clear blue.	Description: View looking east along the south property line at the existing non-conforming paved area.





1 OVERALL ROOF PLAN
1/16" = 1'-0"

CONSULTANTS

Architect of Record

Perkins&Will

The Wigley Building
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Missouri Certificate of Authority No. X0000006

MEP Engineer

MCCLURE ENGINEERING

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ITRIV Architect/Security

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**SPOEDE
ELEMENTARY
SCHOOL**

425 N. Spoede Road
St. Louis, Missouri 63141



**LADUE SCHOOL
DISTRICT**

9703 Conway Road
St. Louis, MO. 63124

KEYPLAN

**DESIGN
DEVELOPMENT**

2020/10/02

ISSUE CHART

NO	ISSUE	DATE
Job Number		
	TITLE	

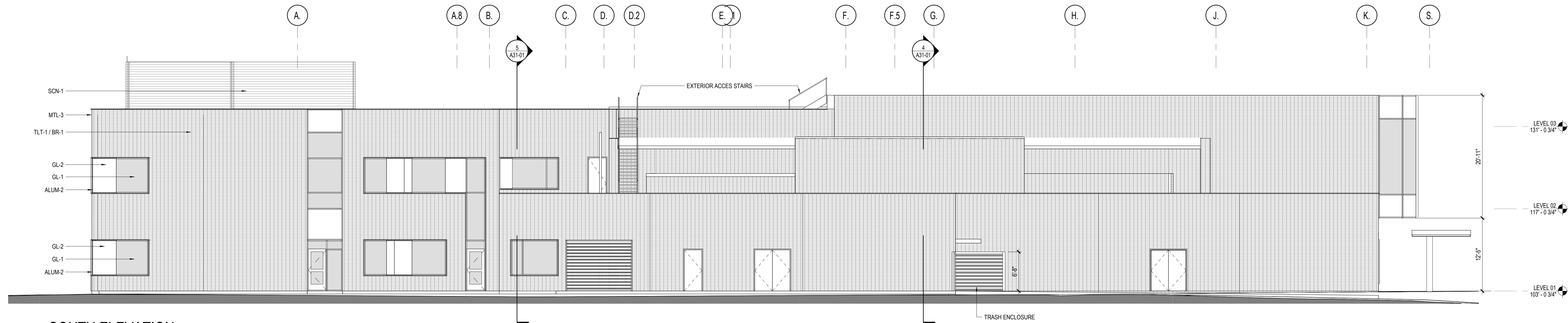
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PLAN**

SHEET NUMBER

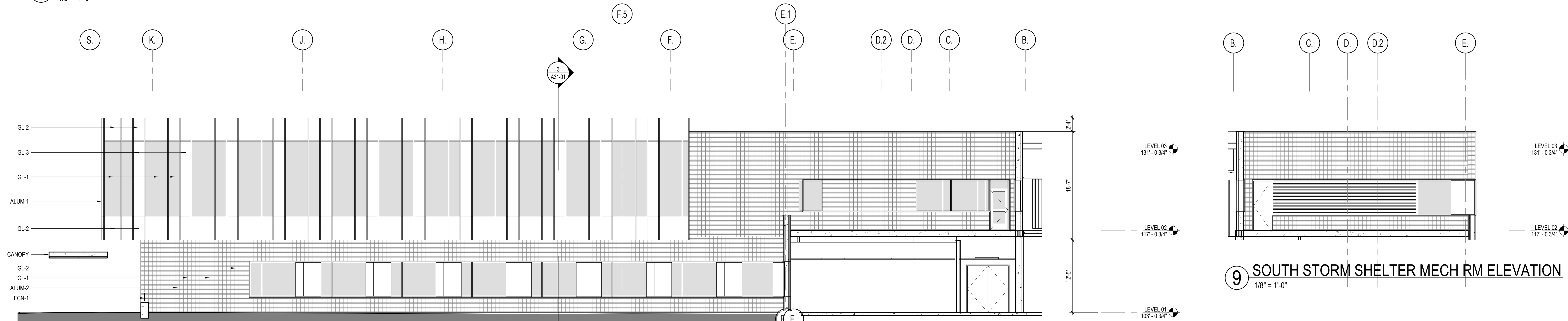
A11-05

EXTERIOR MATERIAL LEGEND

ALUM-1	ALUMINUM FRAME CURTAIN WALL
ALUM-2	ALUMINUM FRAME STOREFRONT
ALUM-3	FIXED ICC-600 WINDOWS
BR-1	THIN BRICK
TLT-1	SITE CAST CONCRETE PANEL W/ INLAID BRICK (BR-1)
GL-1	INSULATED LOW-E COATED CLEAR VISION GLASS
GL-2	SPANDREL GLASS
GL-3	CLEAR VISION GLASS WITH COLOR INTERLAYER, INSULATED
GL-4	STORM-RATED GLASS
MTL-3	METAL COPING
SNC-1	MECHANICAL ROOF SCREEN
FNC-1	ORNAMENTAL FENCE

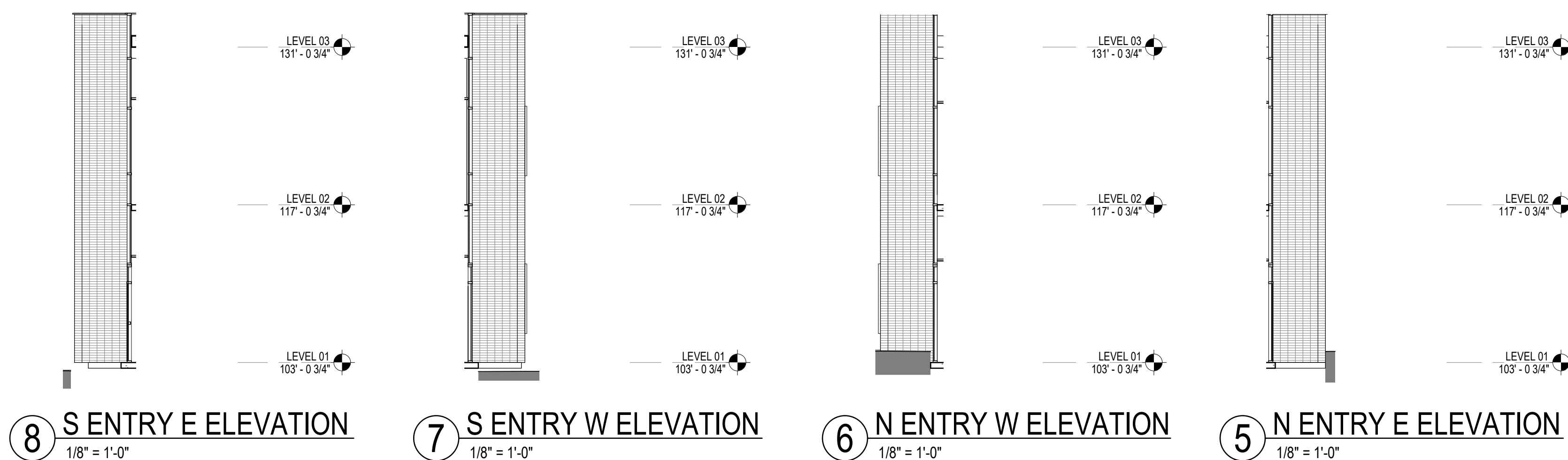


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2 NORTH ELEVATION
1/8" = 1'-0"

9 SOUTH STORM SHELTER MECH RM ELEVATION
1/8" = 1'-0"



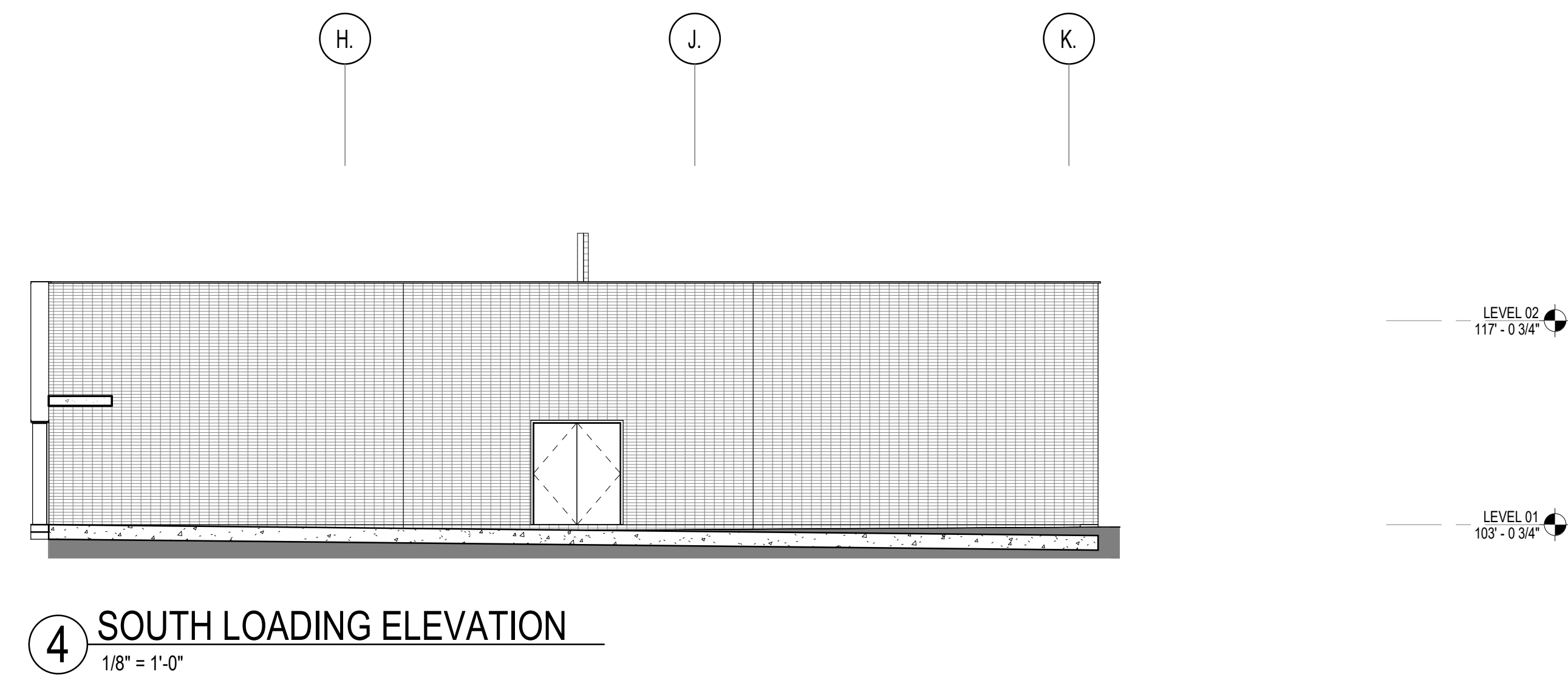
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7 S ENTRY W ELEVATION
1/8" = 1'-0"

6 N ENTRY W ELEVATION
1/8" = 1'-0"

5 N ENTRY E ELEVATION
1/8" = 1'-0"

1 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH LOADING ELEVATION
1/8" = 1'-0"

CONSULTANTS

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KEYPLAN

DESIGN DEVELOPMENT

2020/10/02

ISSUE CHART

P&Z Review	2020/10/02
NO	ISSUE
Job Number	DATE
	TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A20-01

EXTERIOR MATERIAL LEGEND

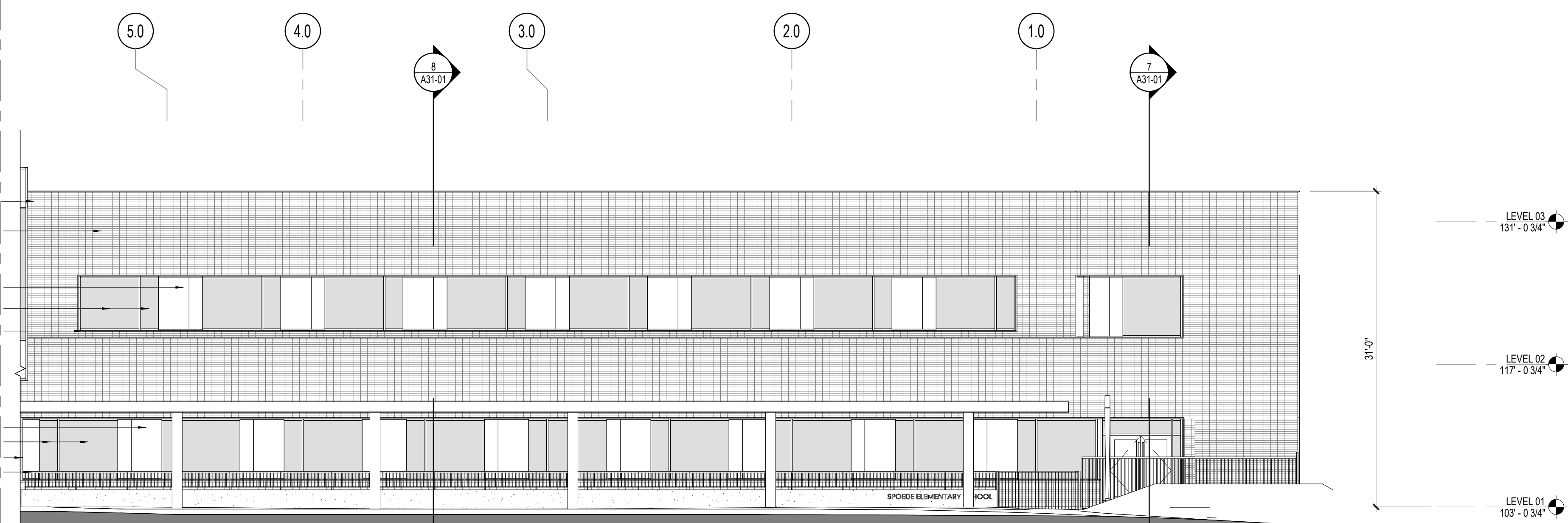
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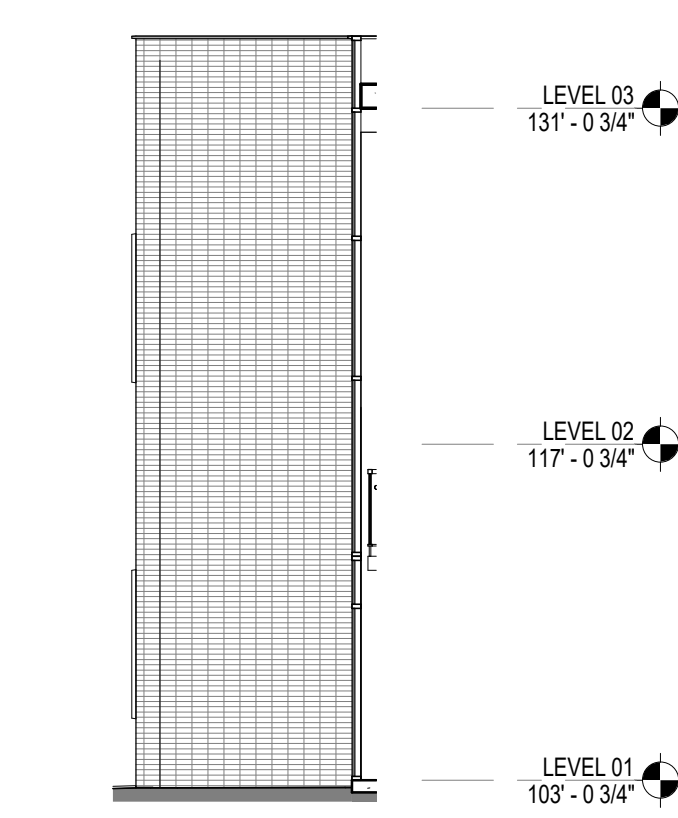
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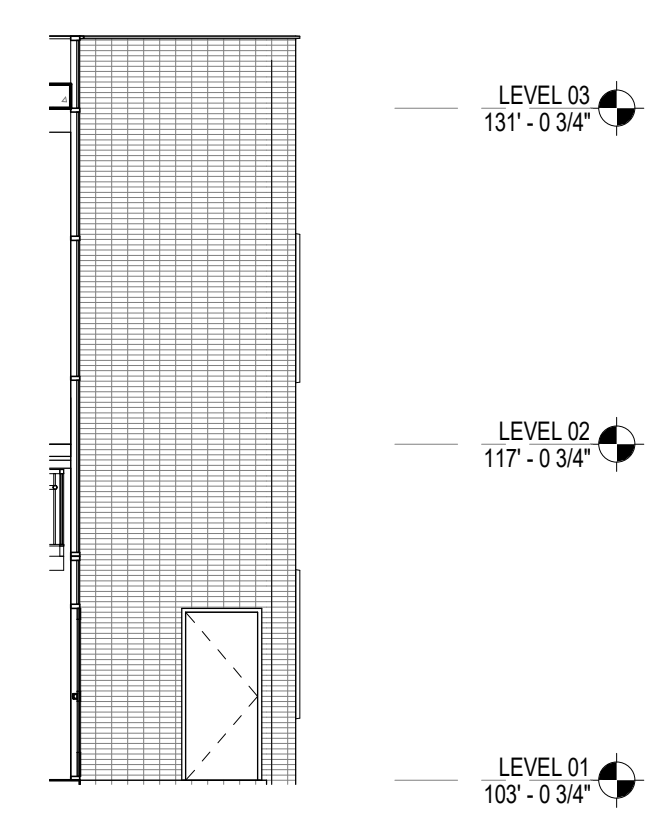
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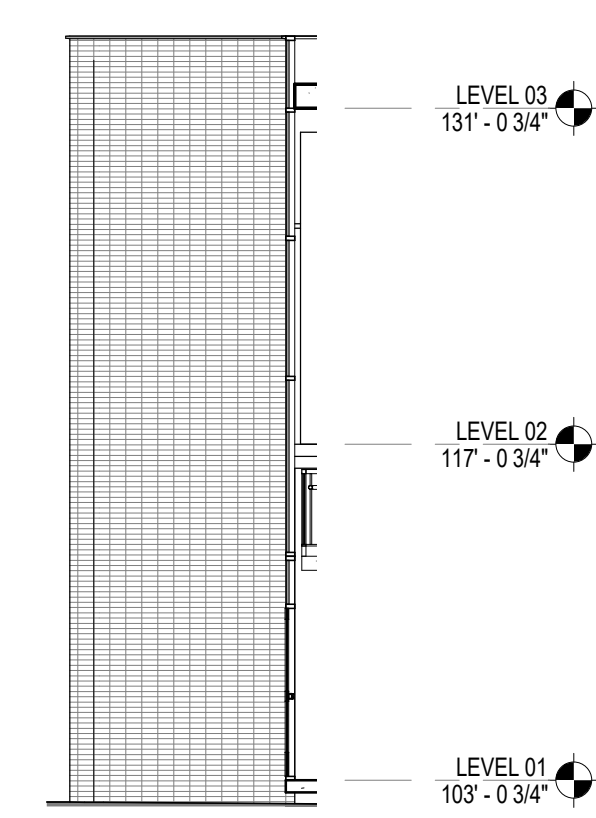
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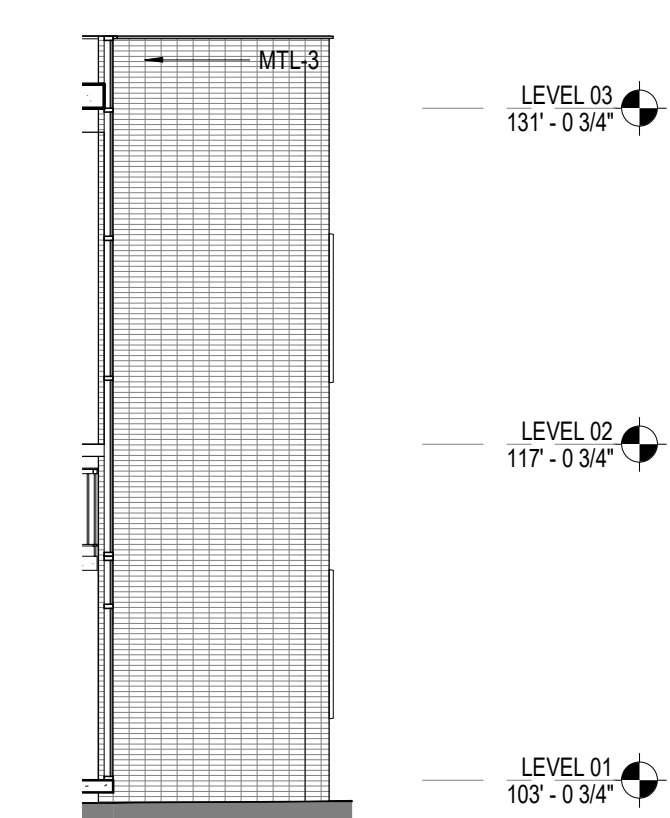
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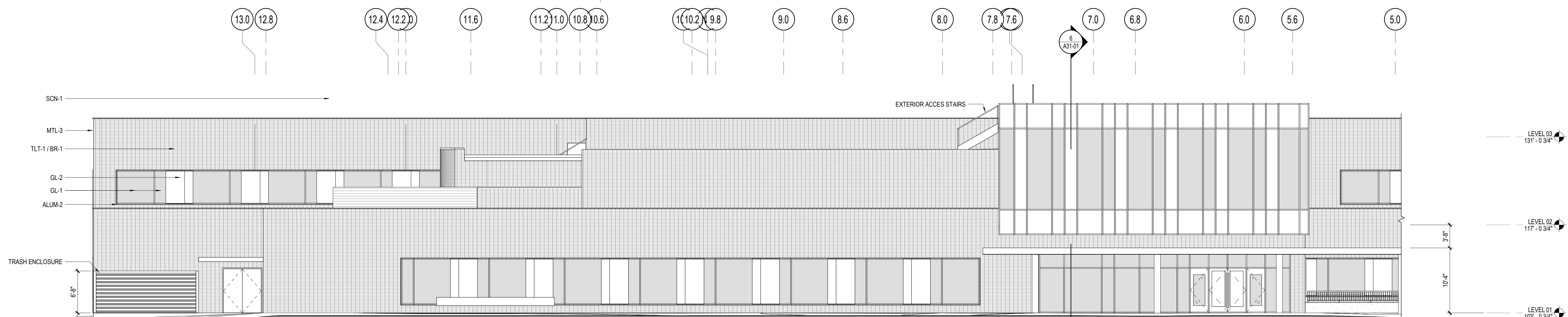
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5 W ENTRY(S) N ELEV
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Civil Engineer

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5220 Oakland Avenue
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Missouri Certificate of Authority No. X0000006

ITRIV Architectural/Security

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Food Service

S2O CONSULTANTS, INC.

530 N Wood Street #C
Chicago, IL 60622
1.847.650.4060

SPOEDE ELEMENTARY SCHOOL

425 N. Spoele Road
St. Louis, Missouri 63141



LADUE SCHOOL DISTRICT

9703 Conway Road
St. Louis, MO. 63124

KEYPLAN

DESIGN DEVELOPMENT

2020/10/02

ISSUE CHART

NO	ISSUE	DATE
1	P&Z Review	2020/10/02

Job Number

TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A20-02



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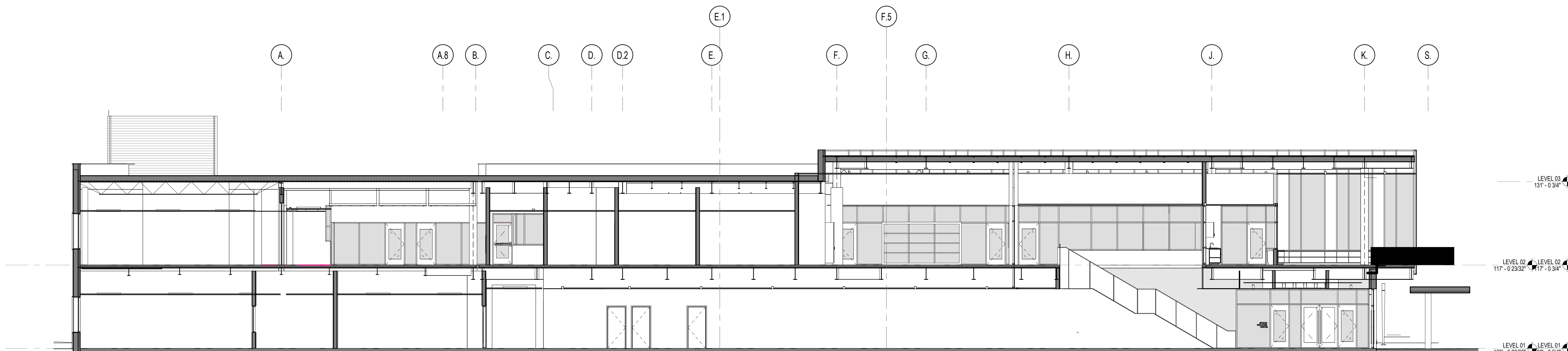
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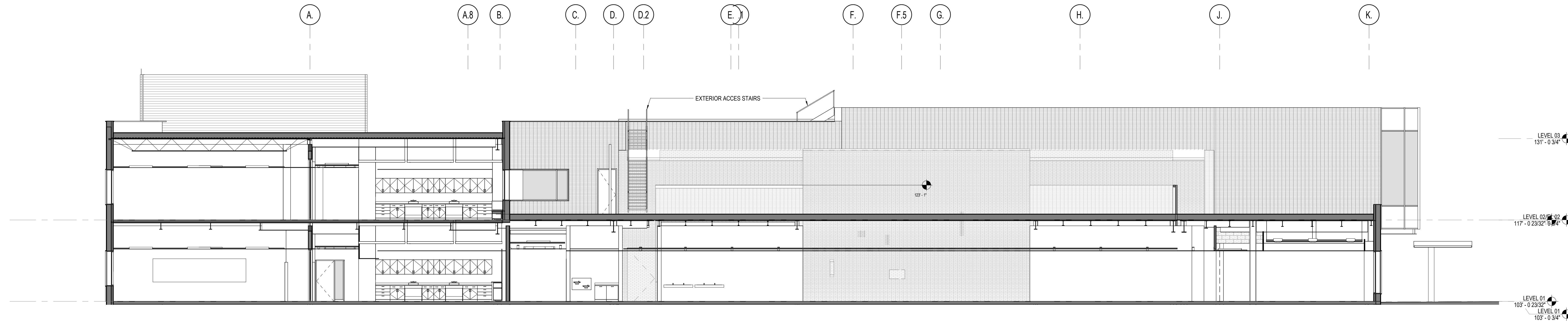
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2 EAST-WEST BUILDING SECTION
1/8" = 1'-0"



1 EAST-WEST BUILDING SECTION
1/8" = 1'-0"

KEYPLAN

**SPOEDE
ELEMENTARY
SCHOOL**

425 N. Spoede Road
St. Louis, Missouri 63141



**LADUE SCHOOL
DISTRICT**

9703 Conway Road
St. Louis, MO. 63124

**DESIGN
DEVELOPMENT**

2020/10/02

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SCHOOL**

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**LADUE SCHOOL
DISTRICT**

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St. Louis, MO. 63124

KEYPLAN

**DESIGN
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2020/10/02

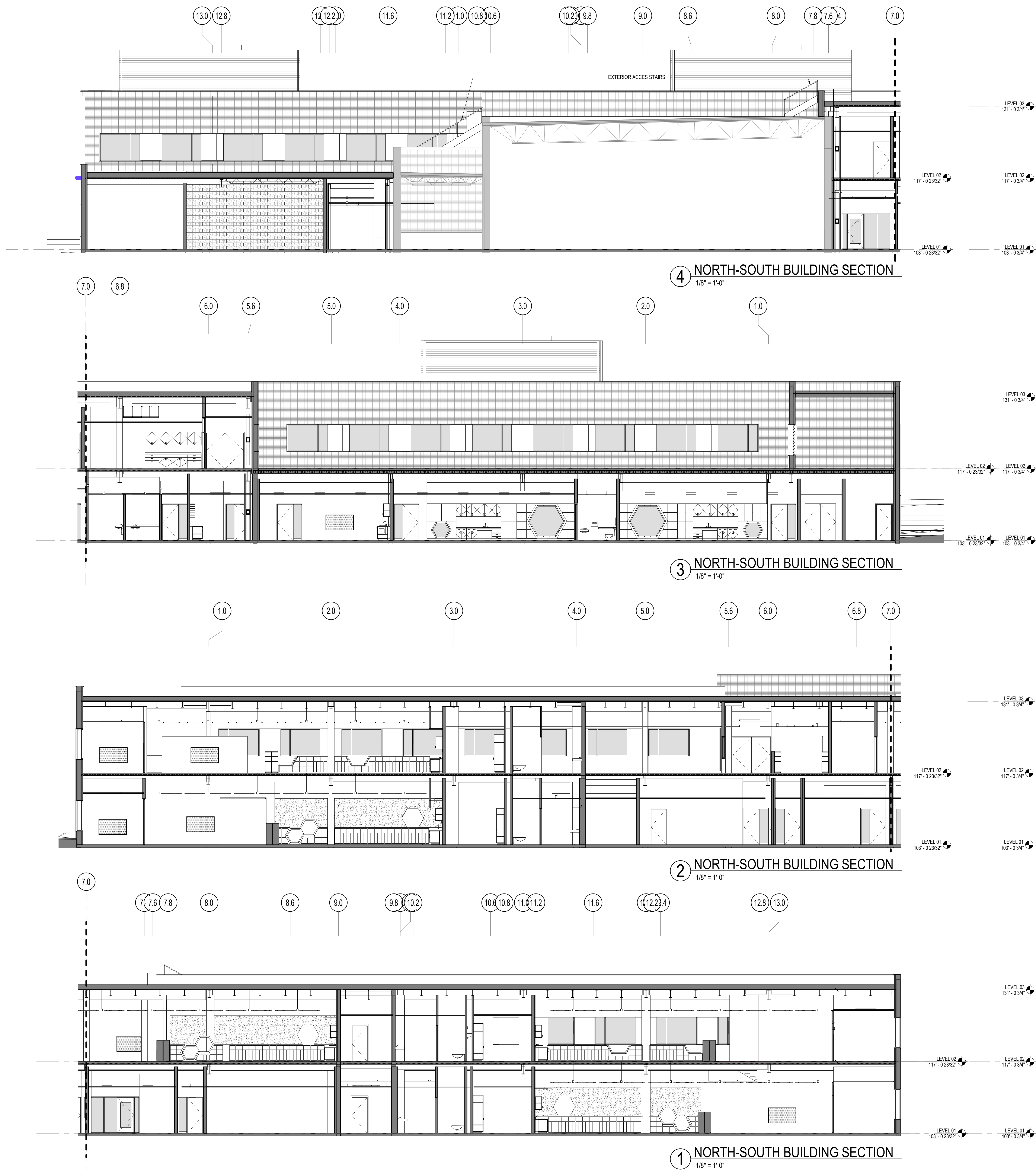
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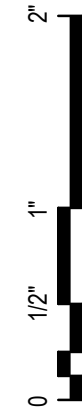
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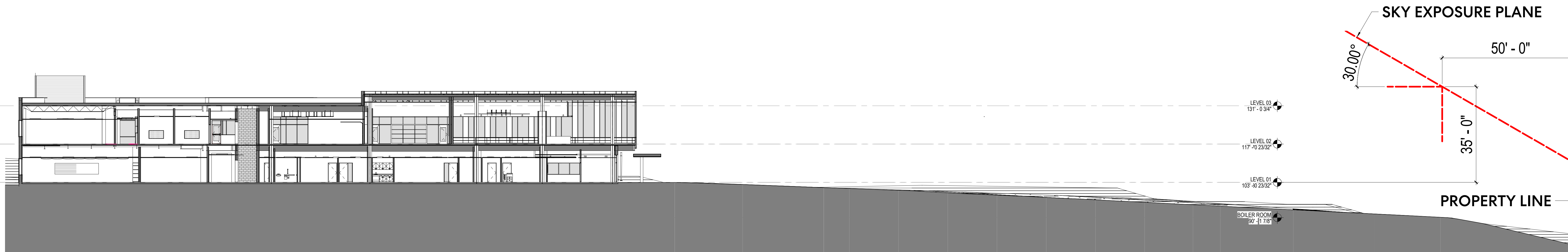
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② NORTH-SOUTH SITE SECTION
1/16" = 1'-0"



③ EAST-WEST SITE SECTION 2
1/16" = 1'-0"



① EAST-WEST SITE SECTION 1
1/16" = 1'-0"

**DESIGN
DEVELOPMENT**
2020/10/02
ISSUE CHART

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		TITLE

**BUILDING HEIGHT
DIAGRAMS**

SHEET NUMBER

A21-03



5. BUILDING AREA & OCCUPANT LOAD

OCCUPANCY USE:	FLOOR AREA PER OCCUPANT (SF):
EDUCATION	
CLASSROOM	20 NET
CLASSROOM - VOCATIONAL	50 NET
BUSINESS	100 GROSS
ASSEMBLY	
A-2 CAFETERIA	15 NET
A-3 GYMNASIUM (WITHOUT SPECTATOR SEATING)	7 NET
A-3 LIBRARY READING ROOM	50 NET
STAGE / PLATFORM	15 NET
STORAGE & UTILITY	
ACCESSORY STORAGE /	300 GROSS
MECHANICAL EQUIPMENT ROOM	200 GROSS
KITCHEN - COMMERCIAL	

EGRESS ANALYSIS - LEVEL 01						
Occupancy Type	Area	Occupant Load Factor	Occupant Load	Egress Width Factor	Door Width Req'd	Egress Width Factor - Stairs
Stair Width Required						

ASSEMBLY - CAFETERIA	1,896 SF	15 SF	126	0.15	19	0.2	25
ASSEMBLY - GYMNASIUM	6,475 SF	7 SF	925	0.15	139	0.2	185
ASSEMBLY - STAGE	776 SF	15 SF	52	0.15	8	0.2	10
BUSINESS	4,645 SF	100 SF	46	0.15	7	0.2	9
COMMERCIAL KITCHEN	1,183 SF	200 SF	6	0.15	1	0.2	1
ED - CLASSROOM	10,302 SF	20 SF	512	0.15	79	0.2	105
ED - SHOPS & OTHER	6,124 SF	50 SF	122	0.15	18	0.2	26
MECH / EQUIP / STOR	3,924 SF	300 SF	11	0.15	1	0.2	1
Grand total	35,324 SF		1800		272		362

EGRESS ANALYSIS - LEVEL 02						
Occupancy Type	Area	Occupant Load Factor	Occupant Load	Egress Width Factor	Door Width Req'd	Egress Width Factor - Stairs
Stair Width Required						

ASSEMBLY - LIBRARY	2,103 SF	50 SF	42	0.15	6	0.2	8
BUSINESS	565 SF	100 SF	5	0.15	0	0.2	0
ED - CLASSROOM	11,938 SF	20 SF	591	0.15	94	0.2	123
ED - SHOPS & OTHER	4,559 SF	50 SF	91	0.15	14	0.2	19
MECH / EQUIP / STOR	739 SF	300 SF	1	0.15	0	0.2	0
Grand total	19,904 SF		730		114		150

7. ZONING ANALYSIS

ZONING DISTRICT A: SINGLE-FAMILY RESIDENTIAL; WITH CONDITIONAL USE FOR SCHOOL

ITEM	REQUIRED	PROPOSED
F.A.R.	0.3	0.2
LOT AREA	3 ACRES MIN	9.6 ACRES (418,210 SF)
SITE COVERAGE	25% (34.5% EXISTING)	31.4%
BUILDING HEIGHT	50'-0" MAX	33'-4"
LOADING REQUIREMENTS	1 MIN	1
PARKING SPACES	2 PER CLASSROOM [CITY OF CREVE COEUR] 3 [(51.75 TOTAL SPACES) 2010 ADA STANDARDS]	73 SPACES [6 ACCESSIBLE (1 LIFT VAN ACCESSIBLE)]

8. PLUMBING FIXTURE ANALYSIS

OCCUPANCY	NO. OF PERSONS	NO. OF MIF (PERSONS / 2)	WATER CLOSETS		URNALS	LAVATORIES		DRINKING FOUNTAINS	OTHER
			MALE	FEMALE		MALE	FEMALE		
E - EDUCATION	520	260	6	9	3	7	7	2	1
B - BUSINESS	108	54	2	4	1	1	2	1	1
A-2 - ASSEMBLY	142	71	2	3	1	1	1	1	1
A-3 - ASSEMBLY	529	265	3	6	2	2	4	2	1

1. GENERAL INFORMATION

PROJECT INFORMATION:

THIS PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING ELEMENTARY SCHOOL, EXCEPT FOR THE EXISTING GYMNASIUM, AND THE CONSTRUCTION OF A NEW 2-STORY ELEMENTARY SCHOOL, INCORPORATING THE EXISTING GYMNASIUM.

APPLICABLE ZONING CODE:

CITY OF CREVE COEUR ZONING ORDINANCE CHAPTER 405

APPLICABLE BUILDING CODE:

BUILDING	2015 INTERNATIONAL BUILDING CODE (IBC)
ACCESSIBILITY	2010 ADA STANDARDS
ENERGY	2015 INTERNATIONAL ENERGY CONSERVATION CODE
ELEVATOR	2015 IBC; ASME A17.1-2007
ELECTRICAL	2014 NATIONAL ELECTRIC CODE
PLUMBING	2015 UNIFORM PLUMBING CODE
MECHANICAL	2015 INTERNATIONAL MECHANICAL CODE

2. OCCUPANCY CLASSIFICATION

OCCUPANCY CLASSIFICATION:

PRIMARY	EDUCATIONAL GROUP E
ACCESSORY	BUSINESS GROUP B (REFERENCE 508.2.3); ASSEMBLY GROUP A-2 & A-3 (REFERENCE 303.1.3)

3. CONSTRUCTION TYPE, HEIGHT & AREA

CONSTRUCTION TYPE:

TYPE II-B UNPROTECTED, NON-COMBUSTIBLE CONSTRUCTION, FULLY SPRINKLERED

ALLOWABLE HEIGHT AND BUILDING AREAS:

MAXIMUM ALLOWABLE HEIGHT	50'-0"
ACTUAL BUILDING HEIGHT	33'-4"
MAXIMUM ALLOWABLE AREA PER STORY	53,650 SF*
ACTUAL AREA PER STORY	53,646 SF (LEVEL 01) 30,670 SF (LEVEL 02)

* AREA INCREASE PER SECTION 506.3
FRONTAGE = IF = [FPF - 0.25] W/30
= [(1074/1136 - 0.25) 30/30
= 0.70

SINGLE OCCUPANCY, MULTISTORY
ALLOWABLE AREA = Aa = [A + (INS * IF)]
= [43,500 + (14,500 * 0.70)]
= 53,650

TOTAL BUILDING AREA 84,316 SF

4. FIRE RESISTANCE

BUILDING ELEMENT:	RATING:	REFERENCE:
STRUCTURAL FRAME	0 HR	TABLE 601
BEARING WALLS		
EXTERIOR	0 HR	TABLE 601
INTERIOR	0 HR	
NON-BEARING WALLS AND PARTITIONS		
EXTERIOR < 10' < X < 30' SEPARATION	0 HR	TABLE 602
INTERIOR	0 HR	TABLE 601
SHAFT ENCLOSURES	1HR	713.4
FLOOR CONSTRUCTION	0 HR	TABLE 601
ROOF CONSTRUCTION	0 HR	TABLE 601
PRIMARY FRAME / WALLS SUPPORTING ROOF ONLY	0 HR	TABLE 601 (NOTE A)
INTERIOR WALL AND CEILING FINISHES		
EXIT ENCLOSURES / EXIT PASSAGEWAYS	Class B	TABLE 803.11
CORRIDORS	Class C	TABLE 803.11
ROOMS AND ENCLOSED SPACES	Class C	TABLE 803.11
FLOOR FINISH MINIMUM CRITICAL RADIANT FLUX	Class II	SECTION 804.4

6. EGRESS REQUIREMENTS

MAXIMUM TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)		
E - EDUCATION	250'	TABLE 1017.2
COMMON PATH OF TRAVEL (WITH SPRINKLER SYSTEM)		
E - EDUCATION	75'	TABLE 1006.2.1
MINIMUM CLEAR DOOR WIDTH	32"	1010.1.1
EGRESS WIDTH REQUIRED BASED ON CAPACITY		
STAIR	0.2" PER OCC	1005.3.1 (EXC 1)
OTHER EGRESS COMPONENTS	0.19" PER OCC	1005.3.2 (EXC 1)
NUMBER OF EXITS		
MAX OCCUPANT LOAD FOR SPACES WITH ONE EXIT	49	TABLE 1006.2.1
MIN NUMBER OF EXITS BASED ON OCCUPANT LOAD		TABLE 1006.3.1
1 - 500	2	
501 - 1000	3	
>1000	4	
CORRIDOR WIDTH		
72" WHERE SERVING 100 OCCUPANTS OR MORE. 44" IS REQUIRED OTHERWISE.		1020.2
DEAD ENDS MAXIMUM LENGTH		
E - EDUCATION	50'	1020.4
STAIRWAY WIDTH		
THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES.		1011.2
STAIRWAY HEADROOM	80" MINIMUM	1011.3
EXIT ACCESS STAIRWAY ENCLOSURE	NOT REQUIRED	1019.3 ITEM 1



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Architect of Record

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LADUE SCHOOL DISTRICT

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KEYPLAN

DESIGN DEVELOPMENT

2020/10/02

ISSUE CHART

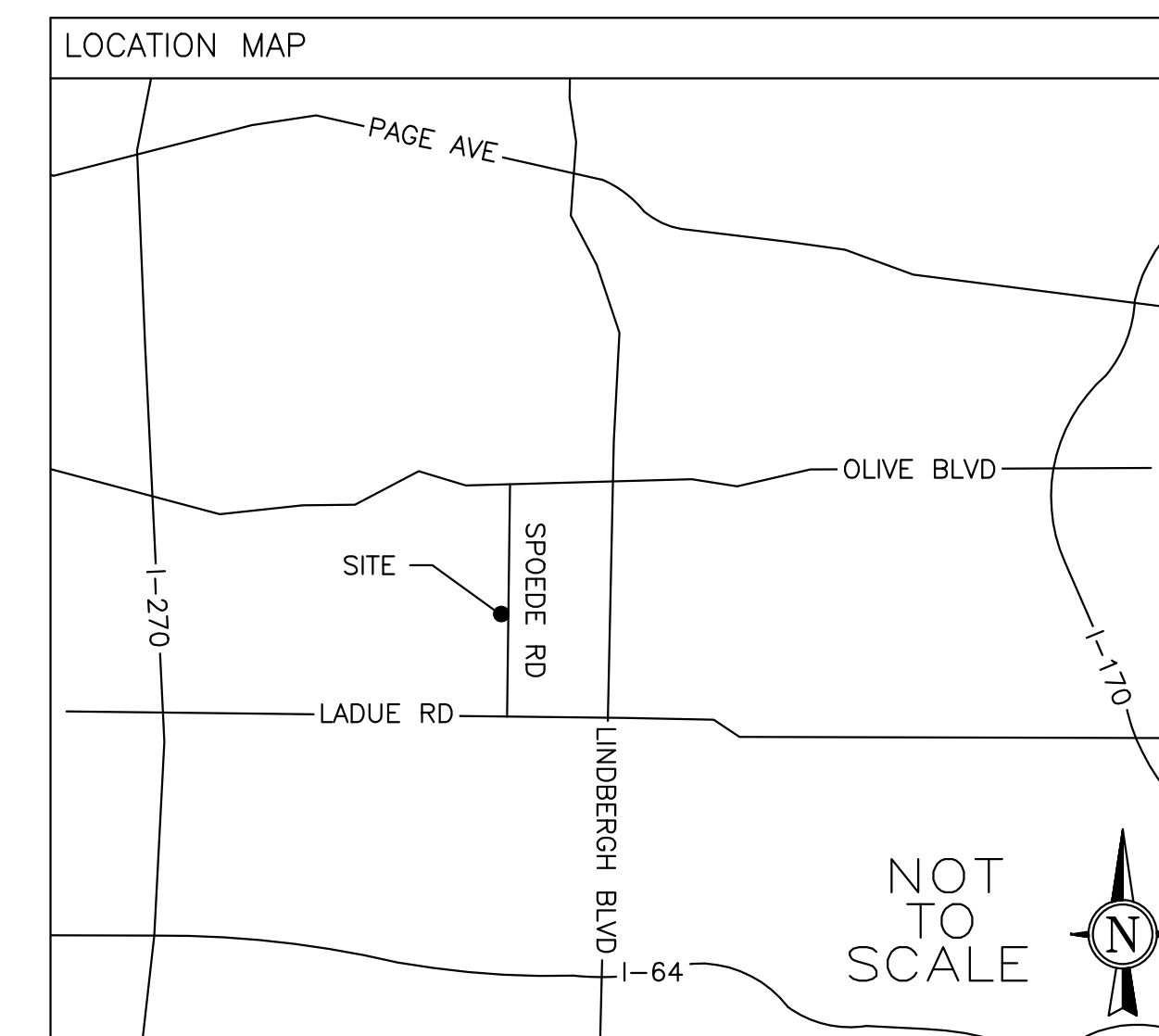
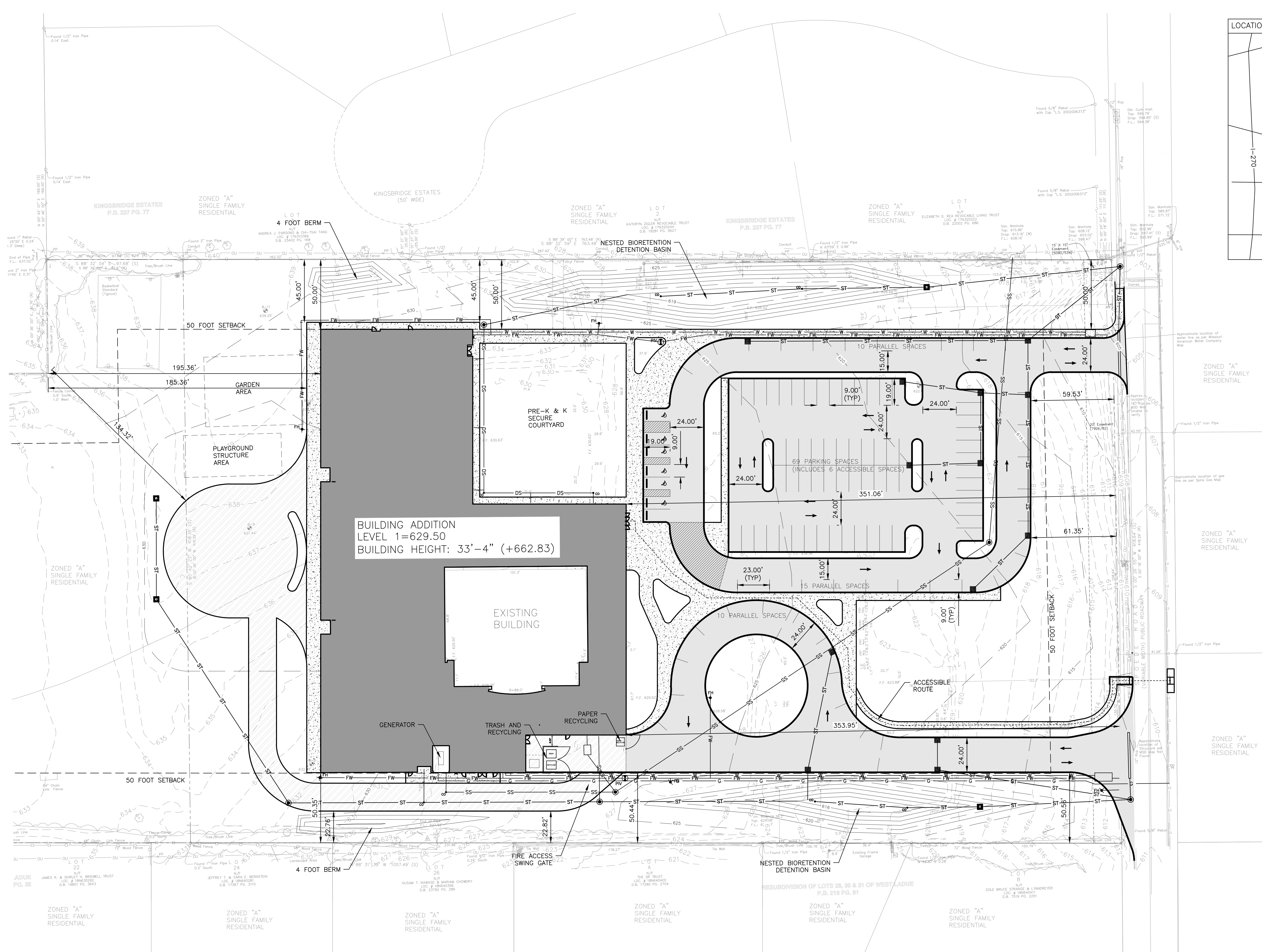
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CODE COMPLIANCE DATA

SHEET NUMBER

G00-02



10-23-2020

PROJECT

**SPOEDE
ELEMENTARY
SCHOOL**
425 N. Spoeede Road
St. Louis, Missouri 63141



**LADUE SCHOOL
DISTRICT**
9703 Conway Road
St. Louis, MO. 63124

KEYPLAN

**DESIGN
DEVELOPMENT**

PUBLIC UTILITY CONTACTS

CONTACT TYPE:	COMPANY NAME:	CONTACT PHONE:	STREET ADDRESS:	
STORM/SANITARY:	METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)	(314) 768-6200	2350 MARKET ST.	ST. LOUIS, MO 63103
ELECTRIC:	AMEREN MISSOURI	(886) 992-6619	1901 CHOUTEAU AVE.	ST. LOUIS, MO 63166
NATURAL GAS:	SPIRE GAS COMPANY	(314) 621-6960	720 OLIVE ST.	ST. LOUIS, MO 63101
WATER:	MISSOURI AMERICAN WATER	(866) 430-0820	727 CRAIG RD.	ST. LOUIS, MO 63141
FIRE DISTRICT:	CREVE COEUR FIRE DISTRICT	(314) 432-5570	11221 OLIVE BLVD.	CREVE COEUR, MO 63141
SCHOOL DISTRICT:	LADUE SCHOOL DISTRICT	(314) 994-7080	9703 CONWAY RD.	ST. LOUIS, MO 63124
WATERSHED:	DEER CREEK WATERSHED			

Differential Summary (15YR, 20 MIN):

The calculations below represent the actual existing vs. proposed.

Existing Drainage	Total Q =	22.13	
Proposed Drainage	Total Q =	20.63	
Differential	Total Q =	-1.50	Decrease

Existing Impervious	Total Acres =	3.68	
Proposed Impervious	Total Acres =	3.25	
Differential	Total Acres =	-0.43	Decrease

Differential Summary (15YR, 20 MIN)(BACK TO GRASS):

It is anticipated that the school is within a troubled watershed and will need to be compared to a greenfield site for St. Louis MSD Calculations.

Existing Drainage	Total Q =	11.48	Back to Grass
Proposed Drainage	Total Q =	20.63	
Differential	Total Q =	9.16	Increase

Existing Impervious	Total Acres =	0.00	Back to Grass
Proposed Impervious	Total Acres =	3.25	
Differential	Total Acres =	3.25	Increase

Detention Summary (15YR, 20 MIN):

The calculations below represent the actual existing vs. proposed.

Existing Drainage	Total Volume =	19,921	cu ft
Proposed Drainage	Total Volume =	18,568	cu ft
Differential	Total Volume =	-1,353	Decrease

The calculations below represent a greenfield site vs. proposed.

Existing Impervious	Total Acres =	10,328	cu ft
Proposed Impervious	Total Acres =	18,568	cu ft
Differential	Total Acres =	8,240	Increase

Volume Provided

North Detention Basin Total Volume = 22,051 cu ft

South Detention Basin Total Volume = 14,456 cu ft

Total Storage Volume = 36,507 cu ft

SITE COVERAGE:

THE PROPERTY BOUNDARY IS 417,736 SQ FT (9.59 ACRES).
SITE COVERAGE IS AS FOLLOWS:

EXISTING = 3.31/9.59 = 34.5%

PROPOSED = 3.01/9.59 = 31.4%

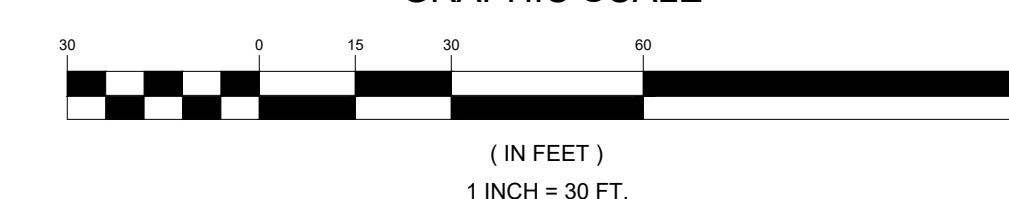
PARKING:

104 TOTAL PARKING SPACES
-63 STANDARD PERPENDICULAR SPACES
-6 ACCESSIBLE PERPENDICULAR SPACES
-35 PARALLEL SPACES

LEGEND:

— G —	GAS SERVICE
— W —	DOMESTIC WATER SERVICE
— FW —	FIRE WATER SERVICE
— SS —	SANITARY SEWER
— ST —	STORM SEWER
— — —	PROPERTY LINE
	PEDESTRIAN PAVEMENT
	ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT

GRAPHIC SCALE

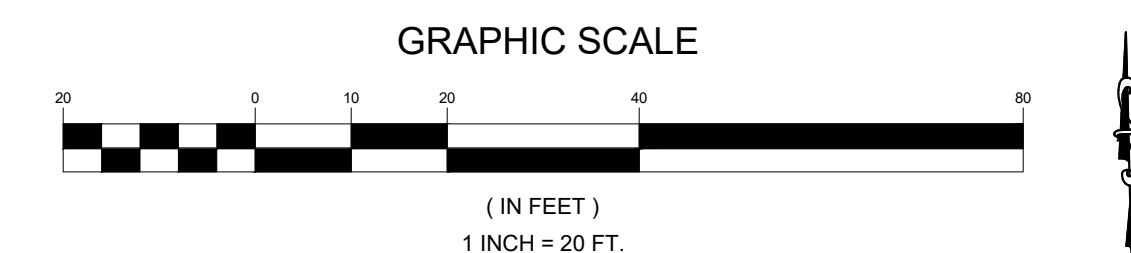


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**SITE DEVELOPMENT
PLAN**

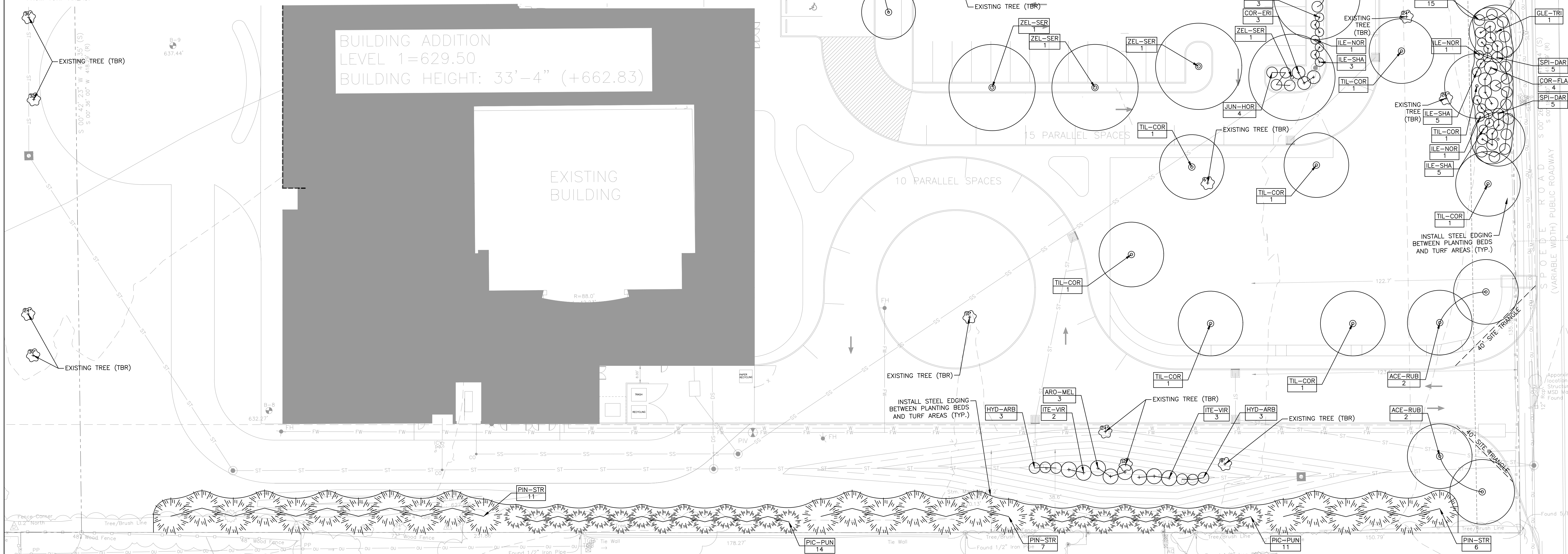
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**PLANTING NOTES:**

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER UNDERGROUND OBSTRUCTIONS IN AREAS OF WORK PRIOR TO START OF OPERATIONS
- EXTERMINATE AND REMOVE ALL EXISTING WEEDS FROM SITE AREA PRIOR TO PLANTING.
- THE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-2004) REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL PLANTING AND SEEDING AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF IMPORTED TOP SOIL.
- PLANTS SHALL BE INSTALLED ACCORDING TO ANSI A300 PART 6.
- ANY PLANT MATERIAL THAT DIES OR DEFOLIATES (PRIOR TO ACCEPTANCE OF WORK) SHALL BE REMOVED AND REPLACED.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT REQUIREMENTS OF ANY SOIL AMENDMENTS.
- Holes for the plant installation shall be dug a minimum of 2x the width of the rootball for at least the first 12" of depth. Below 12", dig hole wide enough to permit adjusting. Do not dig the hole deeper than root ball depth.
- LIFT AND SET THE PLANT BY ROOT BALL ONLY. DO NOT LIFT USING THE PLANT'S STEM AND DO NOT USE PLANT'S STEM AS A LEVER.
- SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
- AFTER THE PLANT IS SET IN PLACE, REMOVE BURLAP FROM THE UPPER 1/3 OF THE ROOTBALL ONLY. IF PLASTIC/NON-Biodegradable WRQP IS USED, REMOVE COMPLETELY AND DISCARD.
- BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL.
- INSTALL HEAVY DUTY STEEL LAWN EDGING TO SEPARATE ALL SHRUB PLANTING AREAS FROM TURF AREAS.

- ALL DISTURBED AREAS OF THE SITE UNLESS NOTED OTHERWISE SHALL BE EVENLY SEEDED WITH A FESCUE TURF MIX AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET.
- PRIOR TO SEED DISTRIBUTION, ALL EXISTING PLANT MATERIAL IN THE DISTURBED AREAS SHALL BE SPRAYED WITH A HERBICIDE. CONTRACTOR IS RESPONSIBLE FOR COMPATIBILITY OF HERBICIDE WITH THE PLANT MATERIAL.
- ALL AREAS TO BE SEEDED HAVING SLOPES LESS THAN 1V:4H SHALL BE MULCHED WITH STRAW AT A RATE OF 4000 POUNDS PER ACRE. MULCH MAY BE APPLIED BY HAND, HOWEVER, IT MUST BE EVENLY SPREAD. STRAW MULCH SHALL BE THOROUGHLY WETTED IMMEDIATELY AFTER APPLICATION.
- ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 3 INCH DEPTH OF SHREDDED CEDAR BARK MULCH OR APPROVED EQUAL IN A 2' RADIUS AROUND THE PROPOSED PLANTINGS AFTER INSTALLATION. MULCH MAYBE APPLIED BY HAND, HOWEVER, IT MUST BE EVENLY SPREAD.
- ANY SOIL AMENDMENTS OUTLINED IN THE SOIL TESTING DONE BY THE LANDSCAPE CONTRACTOR SHALL BE INCORPORATED INTO THE SOIL BEFORE THE SEED IS DISTRIBUTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT PLANTING SEASON.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS UNTIL THE TIME THE LANDSCAPE IS APPROVED BY THE OWNER'S REPRESENTATIVE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE UNIT COSTS AND POSSIBLE ALTERNATIVES FOR PLANT MATERIAL TO THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS AND SEEDED AREAS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE DESIGNER AND OWNER.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER'S REPRESENTATIVE.
- ALL LANDSCAPING AREAS WITHIN THE PARKING LOT SHALL BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM THAT MEETS THE REQUIREMENTS OUTLINED IN THE SPECIFICATIONS. OTHER LANDSCAPING AREAS OUTSIDE THE PARKING LOT SHALL BE IRRIGATED BY HAND AS NEEDED.

**PLANT MATERIALS**

KEY	BOTANICAL/COMMON NAME	METHOD	SIZE	REMARKS
ACE-RUB	ACER RUBRUM "RED SUNSET" RED SUNSET RED MAPLE	B&B	3" CALIP	TRUNKS MUST BE STRAIGHT & FREE OF DISEASE
GLE-TRI	GLEDITSIA TRICANTHOS "SKYLINE" SKYLINE HONEY LOCUST	B&B	3" CALIP	TRUNKS MUST BE STRAIGHT & FREE OF DISEASE
PIC-PUN	PICEA PUNGENS "FAT ALBERT" FAT ALBERT COLORADO SPRUCE	B&B	6" TALL	TRUNKS MUST BE STRAIGHT & FREE OF DISEASE
PIN-STR	PINUS STROBUS "CONTORTA" CONTORTA EASTERN WHITE PINE	B&B	6" TALL	TRUNKS MUST BE STRAIGHT & FREE OF DISEASE
TIL-COR	TILIA CORDATA "CHANCELLOR" CHANCELLOR LITTLE-LEAF LINDEN	B&B	3" CALIP	TRUNKS MUST BE STRAIGHT & FREE OF DISEASE
ZEL-SER	ZELKOVA SERRATA "GREEN VASE" GREEN VASE ZELKOVA	B&B	3" CALIP	TRUNKS MUST BE STRAIGHT & FREE OF DISEASE

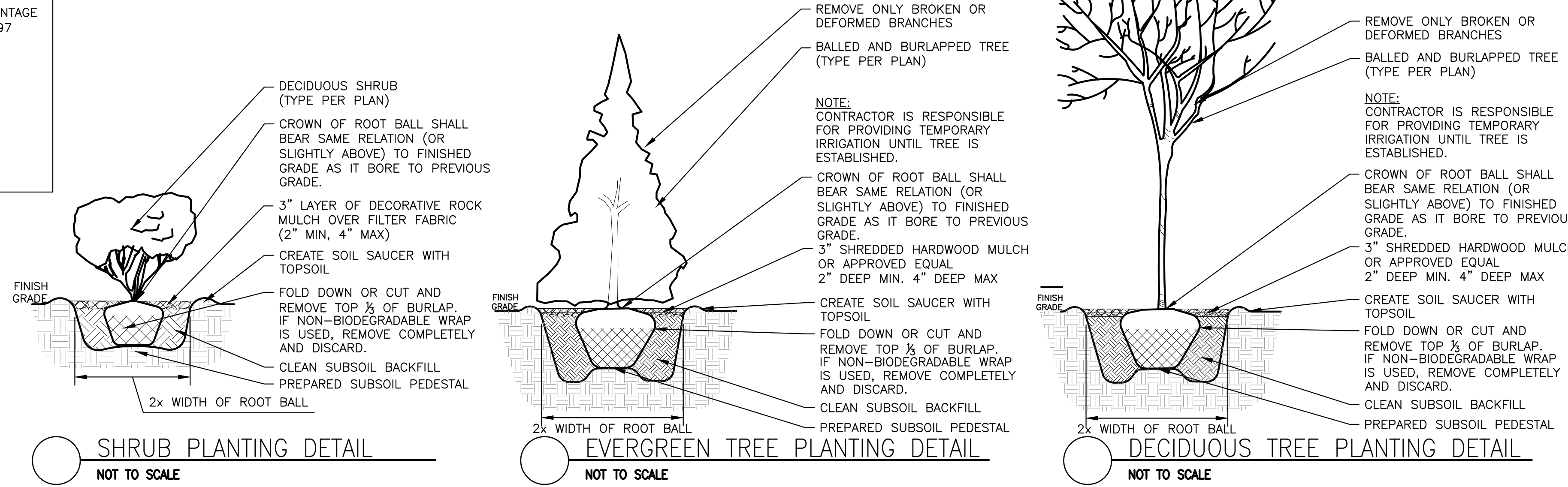
KEY	BOTANICAL/COMMON NAME	METHOD	SIZE	REMARKS
ARO-MEL	ARONIA MELANOCARPA "MORTIN" IROQUOIS BEAUTY BLACK CHOKEBERRY	CONT	5 GAL	FULL HEALTHY PLANT
COR-ERI	CORNUS SERICEA "KLMR" ERIKIA THE BLONDE RED TWIG DOGWOOD	CONT	5 GAL	FULL HEALTHY PLANT
COR-FLA	CORNUS SERICEA "FLAVIRAMEA" FLAVIRAMEA YELLOW TWIG DOGWOOD	CONT	5 GAL	FULL HEALTHY PLANT
HYD-ARB	HYDRANGEA ARBORESCENS SMOOTH HYDRANGEA	CONT	3 GAL	FULL HEALTHY PLANT
ILE-NOR	ILEX GLABRA "CHAMZIN" NORDIC INKBERY	CONT	5 GAL	FULL HEALTHY PLANT
ILE-SHA	ILEX GLABRA "SHAMROCK" SHAMROCK INKBERY	CONT	5 GAL	FULL HEALTHY PLANT
ITE-VIR	ITEA VIRGINICA "HENRY'S GARNET" HENRY'S GARNET VIRGINIA SWEETSPICE	CONT	5 GAL	FULL HEALTHY PLANT
JUN-HOR	JUNIPERUS HORIZONTALIS "BAR HARBOR" BAR HARBOR CREEPING JUNIPER	CONT	5 GAL	FULL HEALTHY PLANT
SPI-DAR	SPIRAEA X MEDIA "DARSNORM" SNOW STORM SPIREA	CONT	5 GAL	FULL HEALTHY PLANT

PLANTING REQUIREMENTS:**PARKING LOT PLANTING:**

2 SHADE TREE/100 LINEAR FEET OF PARKING
-419' OF FRONTAGE/30' = 13.97 TREES
-1,200 LINEAR FEET OF PARKING = 24 TREES
-24 TREES REQUIRED
-24 TREES PROVIDED
10 SF OF INTERIOR LANDSCAPING/350 SQ OF PAVEMENT
-31320.28 / 350 = 89.48
89.48x10 = 894.87 SQFT OF INTERIOR LANDSCAPING REQUIRED
-4,730.66 SQFT OF INTERIOR LANDSCAPING PROVIDED.

FRONTAGE YARD REQUIREMENTS:

1 STREET TREE EVERY 30' OF FRONTAGE
-419' OF FRONTAGE/30' = 13.97 TREES
- 14 TREES REQUIRED
- 14 TREES PROVIDED



611 N. Tenth Street, Suite 200
St. Louis, MO 63101
314.421.3542
www.ittnerarchitects.com
Missouri Certificate of Authority No. 000000

CONSULTANTS

Architect of Record

Perkins&Will

The Wrigley Building
410 North Michigan Avenue
Suite 1600
Chicago, IL 60611
312.755.0770
312.755.0775
www.perkinswill.com
Missouri Certificate of Authority No. 00000000

MEP Engineer

MCCLURE ENGINEERING
1000 Clark Avenue
St. Louis, MO 63102
t 314.645.3262
Missouri Certificate of Authority No. 000000

Structural Engineer

DAVID MASON & ASSOCIATES, INC.
800 S. Vandeventer Ave.
St. Louis, MO 63110
t 314.534.1030
Missouri Certificate of Authority No. 001010

Civil Engineer

CIVIL DESIGN, INC.
5220 Oakland Avenue
St. Louis, MO 63110
t 314.863.5570
Missouri Certificate of Authority No. 000000

IFWB Accredited/Authorized

SHEN MILSON & WILKE, LLC
2 N. Riverside Plaza, Suite 1460
Chicago, IL 60606
t 312.559.4585

Food Service

SZO CONSULTANTS, INC.
530 N Wood Street #C
Chicago, IL 60622
t 847.550.4080



10-23-2020

STEPHEN R. THOLE

MO Registration No. 2017024927

PROJECT

SPOEDE ELEMENTARY SCHOOL
425 N. Spoeede Road
St. Louis, Missouri 63141



LADUE SCHOOL DISTRICT
9703 Conway Road
St. Louis, MO. 63124

KEYPLAN**DESIGN DEVELOPMENT**

NO	ISSUE	DATE
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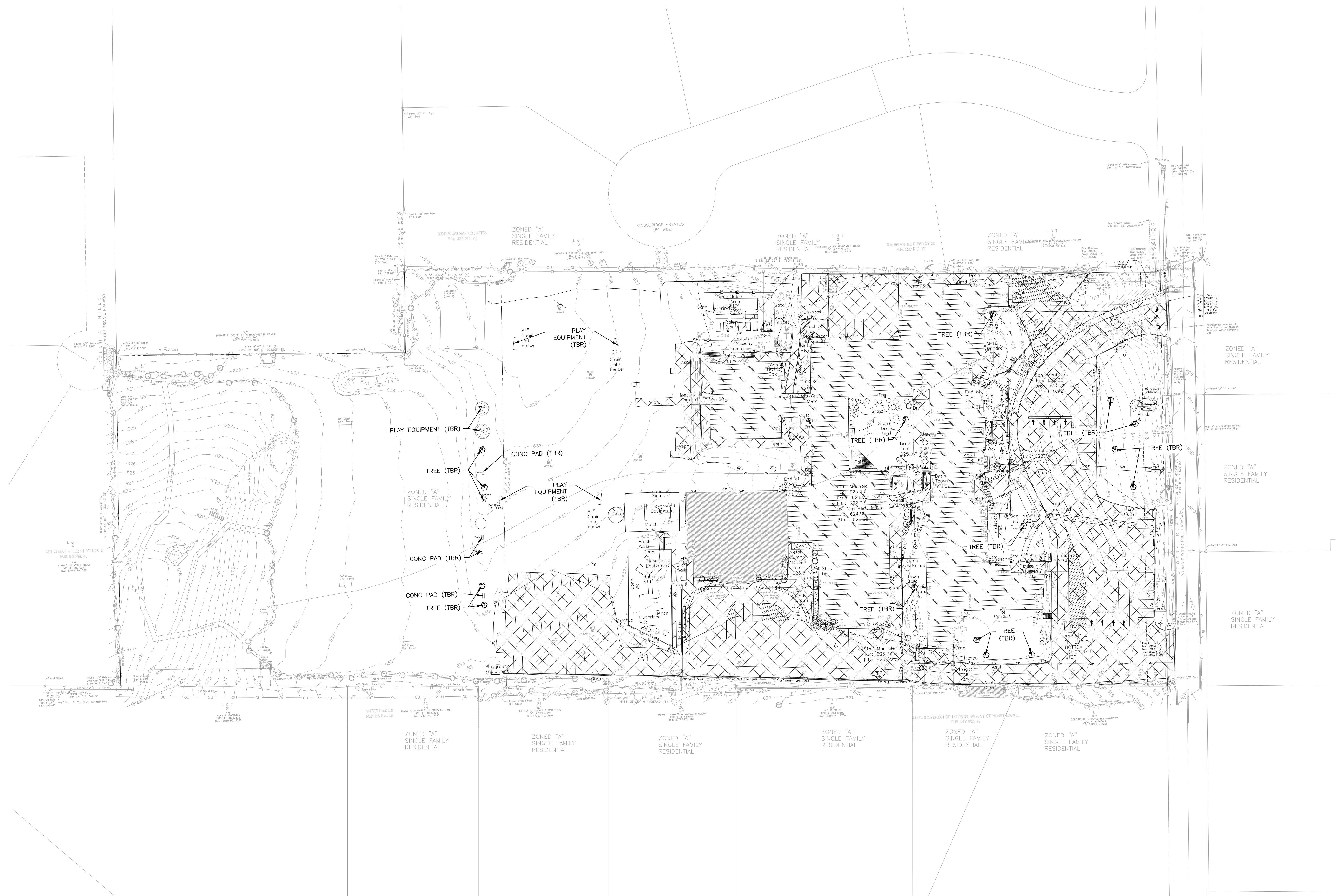
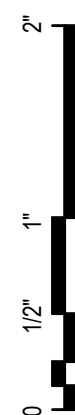
Job Number

TITLE

SITE LANDSCAPING PLAN

SHEET NUMBER

L20-01



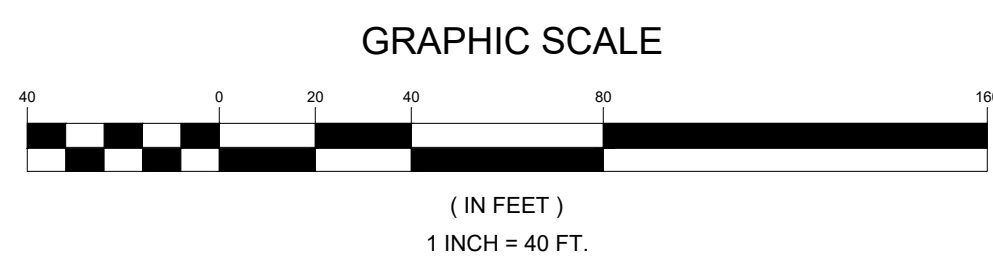
LEGEND:

PAVEMENT TO BE REMOVED

BUILDING TO BE REMOVED

NOTE:

1. ITEMS SHOWN IN BOLD ARE TO BE REMOVED



CONSULTANTS

Perkins&Will

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410 North Michigan Avenue
Suite 1600
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312.755.0770
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Structural Engineer

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2 N. Riverside Plaza, Suite 1460
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t. 312.559.4888

Food Service

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Chicago, IL 60622
t. 947.550.4080



10-23-2020

PROJECT

**SPOEDE
ELEMENTARY
SCHOOL**
425 N. Spoeede Road
St. Louis, Missouri 63141



**LADUE SCHOOL
DISTRICT**
9703 Conway Road
St. Louis, MO. 63124

KEYPLAN

DESIGN DEVELOPMENT

NO.	ISSUE	DATE
Job Number		TITLE

DEMOLITION PLAN

SHEET NUMBER

C10-01



*Precedent Image

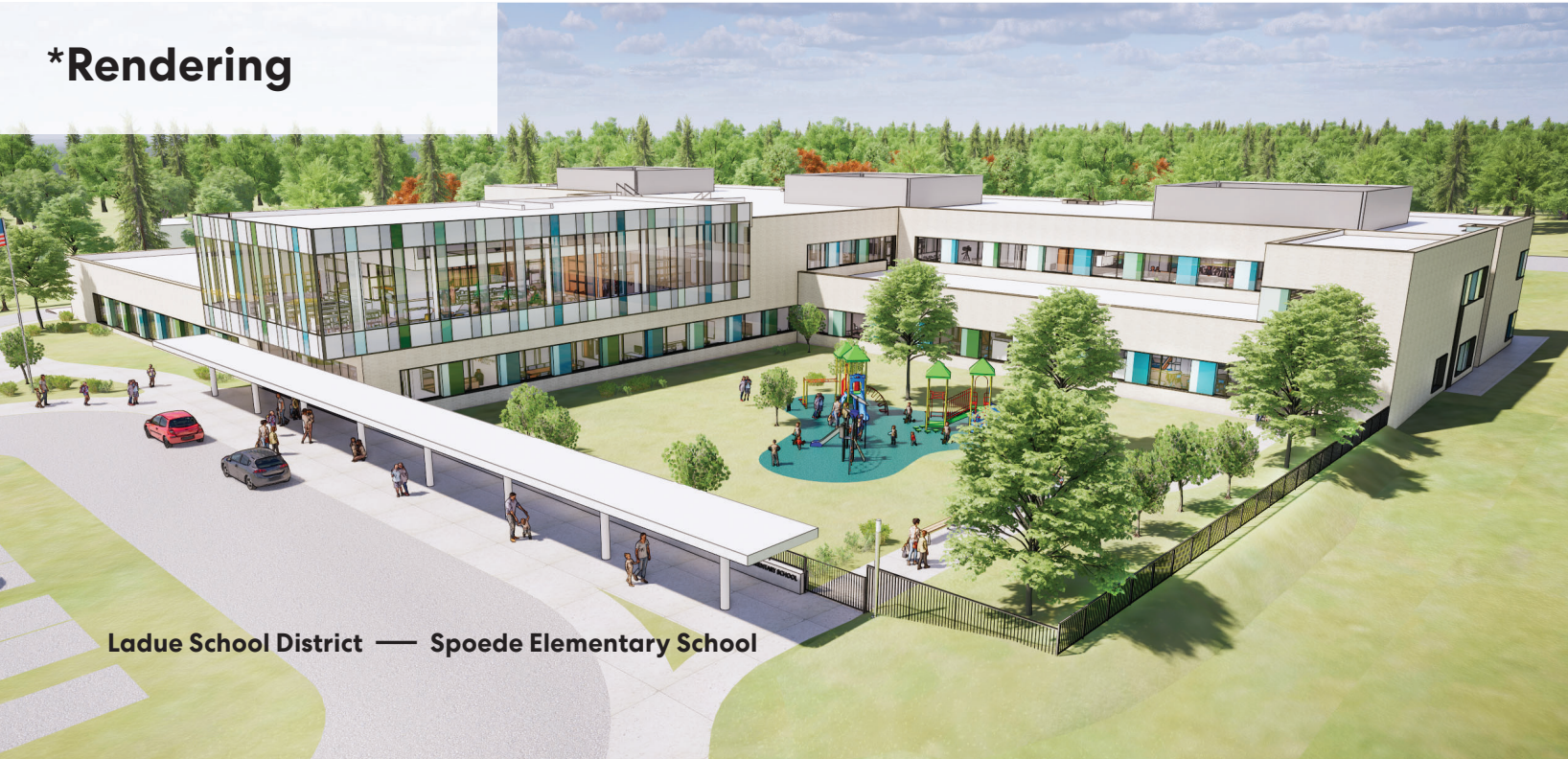


GL-3

GL-2

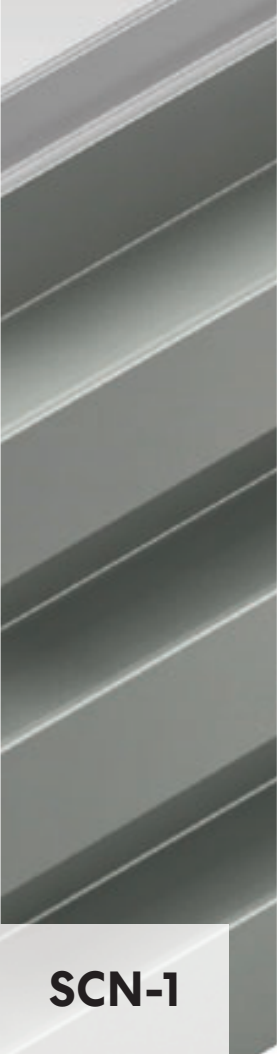


BR-1

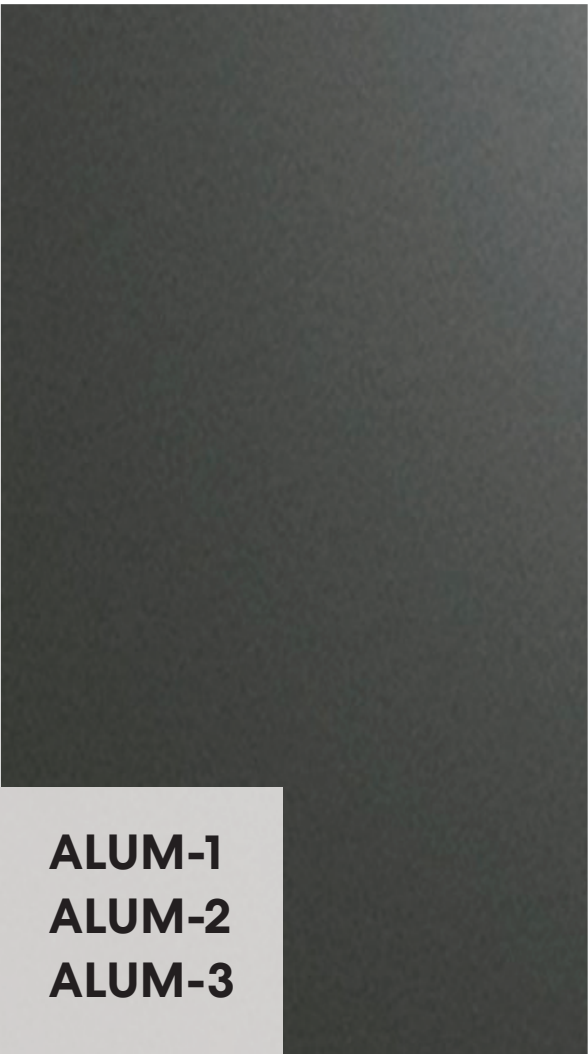


*Rendering

Ladue School District — Spoele Elementary School



SCN-1



ALUM-1
ALUM-2
ALUM-3



GL-1
GL-4

Attachment: Building Material (#20-032: Spoele Elementary Redevelopment)



Attachment: Renderings (#20-032: Spoele Elementary Redevelopment)





Attachment: Renderings (#20-032: Spoe Elementary Redevelopment)

PROJECT REPORT

Project Name:	Spoele Elementary School 425 Spoele Road Creve Coeur, MO 63141	Ittner Project No.:	202001.02
		Date:	October 1, 2020

General Project Description:

The City of Ladue School District is in the early planning and design process to make improvements to three of their school buildings including Spoele Elementary School located at 425 Spoele Road in Creve Coeur, MO. Spoele Elementary School has been a staple of the community since opening in 1955. Additions and renovations were made to the school in the 1960's and 2002 with the most recent addition in 2008. The project property is approximately 9.6 acres with access to the site from Spoele Rd. The school district has a desire to rebuild the school to meet the academic needs of the students and maintain equity throughout the school district.

Attachments:

- Perkins & Will; Project Description / Rational Letter dated October 1, 2020.
- McClure Engineering; Site Lighting Narrative & Cut Sheets dated October 1, 2020.
- Spoele Elementary Site Legal Description.



Perspective of New School Building (looking south-west)

PROJECT REPORT



BUILDING PERSPECTIVE
Perspective of New School Building (looking south-west)

Existing Photos:



View at existing south entrance off Spoeede Road (looking along south property line)

Attachment: 10-2-2020 Submittal Rendering, Photos, and Letter (#20-032: Spoeede Elementary Redevelopment)

PROJECT REPORT



View at existing south entrance off Spoele Road (looking north-west)



View at existing north entrance off Spoele Road (looking south-west)

Attachment: 10-2-2020 Submittal Rendering, Photos, and Letter (#20-032: Spoele Elementary Redevelopment)

PROJECT REPORT



View at existing north entrance off Spoede Road (looking along north property line)



Existing Front Elevation

PROJECT REPORT



Existing Front Elevation



View of existing south Gym Addition elevation

Attachment: 10-2-2020 Submittal Rendering, Photos, and Letter (#20-032: Spoele Elementary Redevelopment)

PROJECT REPORT



View of existing playground and Gym Addition looking north-east



View of existing west Gym Addition elevation

PROJECT REPORT



View of existing north Gym Addition elevation

Perkins&Will

Date: 10.1.2020

Re: Creve Coeur Planning and Zoning – Spoede Elementary School Lot Coverage Rationale

Dear Creve Coeur Planning and Zoning Commission,

Please accept this letter as part of our planning and zoning application for the Spoede Elementary School project. As stated in the application this project is a renovation / addition, two-story elementary school building located at 425 North Spoede Road. The project will consist of a near complete demolition of the existing Spoede Elementary School except for the existing gymnasium, which will remain and be incorporated into the new academic building. The proposed building design responds to the location and existing finished floor of the gym and is arranged both to improve site circulation off of North Spoede Road and to maintain open outdoor play area to the west. The new building will modernize the educational experience and help facilitate the school district's approach to academic instruction. The new building will also include an ICC-500 compliant tornado storm shelter which will double as the Pre-K academic area of the building. This modernization is an effort by the school district to provide equity across the school district for its student population.

The proposed site improvements include a new parking lot; improved parent/guardian drop-off and pick-up drive aisles; a dedicated bus drop-off and pick-up drive aisle; improved shipping and receiving access; improved site access for emergency personnel; a play area dedicated to pre-k and kindergarten students; and on site storm water detention areas. The current site condition has many asphalt parking lots that exceed the site set-back boundaries, the new plan would contain all the parking lots within the set-back boundaries and provide a vegetated buffer between North Spoede Road and the new parking areas. The new site plan also reduces the number of site access curb cuts from three to two. The proposed parent/guardian drop-off and pick-up drive aisles are designed to pull standing traffic off North Spoede Road onto the project site, lessening the traffic impact on the surrounding neighborhood. A landscape buffer will be used along the project's southern edge to obscure the emergency site-access drive from the neighboring properties. This drive will be gated for use by emergency vehicles only and is not to be used for daily car traffic. In all, the new site plan represents a major upgrade from what the school district is currently using and greatly improves the boundary conditions for the surrounding residential neighborhood.

We hope that this letter along with the accompanying reference documents provides a better understanding of our proposal. We appreciate your consideration and anticipate your response.

Sincerely,



Bryan Howard, AIA, LEED AP BD+C
Project Architect
Perkins and Will

Attachment: 10-2-2020 Submittal Rendering, Photos, and Letter (#20-032: Spoede Elementary Redevelopment)

McCLURE ENGINEERING

October 1, 2020

Mr. Rick W. Keisker
Wm. B. Ittner, Inc.
611 N 10th St Ste 200
St. Louis, MO 63101

Re: Ladue Spoede Elementary
Creve Coeur Planning and Zoning
Submission

Dear Rick:

Our design for site lighting at the new Spoede Elementary building located at 425 Spoede Road, St. Louis, Missouri 63141 will include pole mounted fixtures throughout the parking and drive areas. The fixtures will be the LSI LED Enterprise with a 16 feet maximum height, including the base. Designed calculations are targeted for the low end of IES recommendations. The fixtures will be 100% downlight and shielded as required. Design will reflect 0 foot-candles on the property line.

Please contact me if you have any questions.

Sincerely,



Austin P Strieker

Attachments
LSI Enterprise Fixture
LSI Round Straight Pole

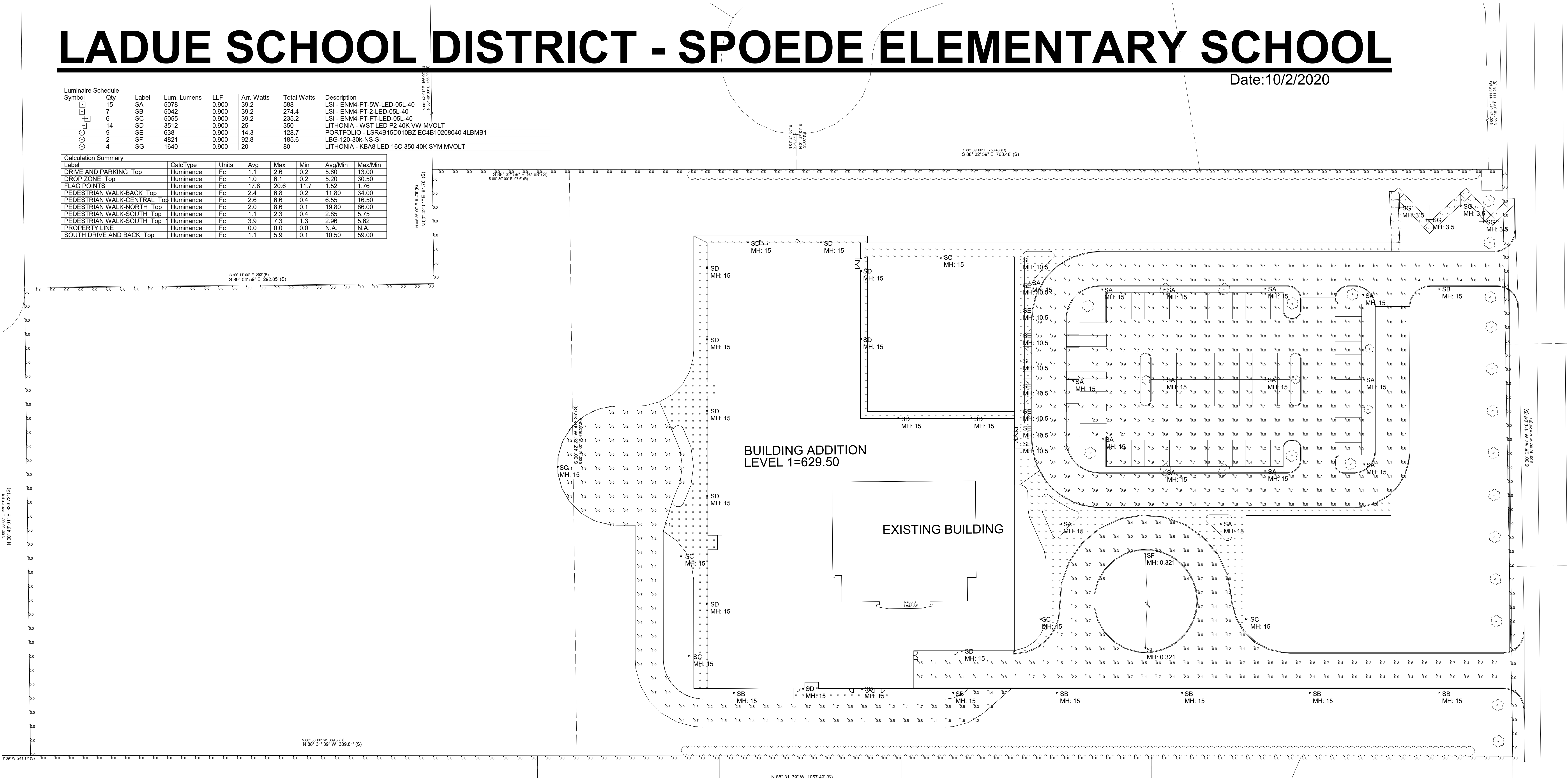
Attachment: Photometric and Lighting Plans Submitted 10-2-2020 (#20-032: Spoede Elementary Redevelopment)

LADUE SCHOOL DISTRICT - SPOEDE ELEMENTARY SCHOOL

Date:10/2/2020

Luminaire Schedule							
Symbol	Qty	Label	Lum. Lumens	LLF	Arr. Watts	Total Watts	Description
□	15	SA	5078	0.900	39.2	588	LSI - ENM4-PT-5W-LED-05L-40
□	7	SB	5042	0.900	39.2	274.4	LSI - ENM4-PT-24-LED-05L-40
□	6	SC	5055	0.900	39.2	235.2	LSI - ENM4-PT-FT-LED-05L-40
□	14	SD	3512	0.900	25	350	LITHONIA - WST LED P2 40K VW MVOLT
○	9	SE	638	0.900	14.3	128.7	PORTFOLIO - LSR4B15D010BZ EC4810208040 4LBM81
○	2	SF	4821	0.900	92.8	185.6	LBG-120-30K-NS-SI
○	4	SG	1640	0.900	20	80	LITHONIA - KBA8 LED 16C 350 40K SYM MVOLT

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVE AND PARKING_Top	Illuminance	Fc	1.1	2.6	0.2	5.60	13.00
DROP_ZONE_Top	Illuminance	Fc	1.0	6.1	0.2	5.20	30.50
FLAG_POINTS	Illuminance	Fc	17.8	20.6	11.7	1.52	1.76
PEDESTRIAN WALK-BACK_Top	Illuminance	Fc	2.4	6.8	0.2	11.80	34.00
PEDESTRIAN WALK-CENTRAL_Top	Illuminance	Fc	2.6	6.6	0.4	6.55	16.50
PEDESTRIAN WALK-NORTH_Top	Illuminance	Fc	2.0	8.6	0.1	19.60	96.00
PEDESTRIAN WALK-SOUTH_Top	Illuminance	Fc	1.1	2.3	0.4	2.85	5.75
PEDESTRIAN WALK-SOUTH_Top_1	Illuminance	Fc	3.9	7.3	1.3	2.96	5.62
PROPERTY LINE	Illuminance	Fc	0.0	0.0	0.0	N/A	N/A
SOUTH DRIVE AND BACK_Top	Illuminance	Fc	1.1	5.9	0.1	10.50	59.00





Enterprise (ENM4)

LED Decorative Post Top & Area Light



OVERVIEW

Lumen Range	4,000 - 30,000
Wattage Range	39 - 228
Efficacy Range (LPW)	100 - 157
Weight lbs (kg)	64 (29)

QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Cast aluminum wiring access door located in lower hub/fitter.
- Rigid die-cast aluminum arms for consistency and strength.
- Precision die cast aluminum heatsink and optical frame.
- Removable spun aluminum cap/driver enclosure is retained by captive stainless steel fasteners and safety cables. Housing and top cap interface is sealed with a one-piece extruded silicone gasket. Tool-less entry option is available.
- All exposed fasteners are black oxide coated stainless steel. Internal fasteners are stainless steel or zinc electroplated steel.
- IP65 rated luminaire protects integral components from harsh environments.
- 1.5G rated for ANSI C136.31 high vibration applications
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W and FT.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmittance of 93%.

- Optical distributions are field rotatable (in 90° increments).
- Available in 5000K, 4000K, and 3000K (+/- 275K) color temperatures.
- Minimum CRI of 70. Consult Factory for Higher CRI requirements.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L70 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire, however the luminaire is supplied with a 32' 3 conductor wire harness.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control module
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app (See page 5 for more detail).

Installation

- Post top version mounts to 4" O.D. pole with tenon and secures to pole with 6 stainless steel set screws (32' wire leads provided ease of wiring).
- Side arm version Utilizes LSI's B3 drill pattern

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- State of California Title 24.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the [Qualified Products List at www.designlig.org/QPL to confirm which versions are qualified.
- Meets Buy American Act requirements.
- Suitable For wet Locations.
- IP65 rated Luminaire. IP66 rated optical chamber.
- 1.5G rated for ANSI C136.31 high vibration applications





Enterprise ENM4 LED Decorative Post Top & Area Light

6.1.p

ORDERING GUIDE

[Back to Quick L](#)

TYPICAL ORDER EXAMPLE: **ENM4 LED 3 PT 18L 50 UNV BLK IMSBT1**

Family	Light Source	Distribution	Mounting	Lumen Package	Color Temperature	Voltage	Finish	Option Controls	Options
ENM4 - Enterprise	LED	2 - Type II 3 - Type III 5W - Type 5 Wide FT - Forward Throw (Type IV)	PT - Post Top SA4 - Side Arm Mount for 4" Poles SA5 - Side Arm Mount for 5" Poles	5L - 5,000 Lumens 10L - 10,000 Lumens 18L - 18,000 Lumens 25L - 25,000 Lumens	30 - 3000K 40 - 4000K 50 - 5000K	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	Stand-Alone Control (Blank) - None IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor max 8-24' mounting height ⁷ IMSBT2 - Integral Bluetooth™ Motion and Photocell Sensor max 25-40' mounting height ⁷	CR7P - 7-Pin Twist Lock Control Receptacle ANS C136.41 ¹ IL - Integral Louver Shield

Accessory Ordering Information

Description	Order Number	Description	Order Number
BK MPT B04 - Bolt on Bracket (for PT 180) For 4" O.D. Round Poles	490025CLR ⁵	FK120 Single Fusing (120V)	FK120 ³
BK MPT B05 - Bolt on Bracket (for PT 180) For 5" O.D. Round Poles	490035CLR ⁵	FK277 Single Fusing (277V)	FK277 ³
IL - Integral Louver Shield (Black only)	654939	DFK208,240 Double Fusing (208V, 240V)	DFK208, 240 ³
PC120 Photocell for use with CR7P option (120V)	159514 ^{2,4}	DFK480 Double Fusing (480V)	DFK480 ³
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V)	122515 ^{2,4}	FK347 Single Fusing (347V)	FK347 ³
PC347 Photocell for use with CR7P option (347V)	122516 ^{2,4}	ALSC UNV TL5 - AirLink 5 Pin Twist Lock Controller	661409
PC480 Photocell for use with CR7P option (480V)	1225180 ^{2,4}	ALSC UNV TL7 - AirLink 7 Pin Twist Lock Controller	661410
WM - Post top wall mount bracket (bronze) C/F for additional finish options	356044	SA WM - Side arm wall mount bracket (bronze) C/F for additional finish options	356106
		Shorting Cap for use with CR7P option	149328

FOOTNOTES:

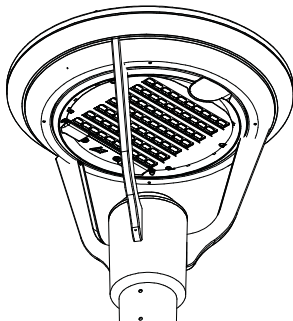
- Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
- Factory installed CR7P option required. See Options.
- Fusing must be located in hand hole of pole.
- These photocells provide Dusk/Dawn, on-off control only. Consult factory for alternate photocells providing additional functionality.
- Order poles with 3" reduced drilling pattern. For PT mounting configurations other than D180, consult factory. Order one bracket per fixture
- Consists of a daylight & motion dual sensor. Field configurable via the LSI app that can be downloaded from your smartphone's native app store. Not available CR7P.
- Not available in HV

Accessories/Options

Integral Louver (IL)

Optional Integral Louver available for improved back-light control without sacrificing street side performance.

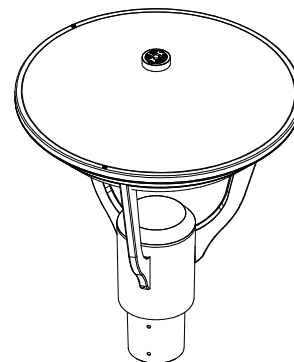
Fixture Shown with Integral Louver (IL)



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Fixture Shown with CR7P





PERFORMANCE

[Back to Quick L](#)

POST TOP - DELIVERED LUMENS*

Lumen Package	Distribution	3000K CCT			4000K CCT			5000K CCT			Wattage
		Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
5L	2	4563	117	B2-U1-G1	5042	129	B2-U1-G1	5279	135	B2-U1-G1	39
	3	4691	120	B1-U1-G2	5184	132	B1-U1-G2	5427	139	B1-U1-G2	
	FT	4574	117	B1-U1-G2	5055	129	B1-U1-G2	5292	136	B1-U1-G2	
	5W	4595	118	B3-U1-G1	5078	130	B3-U1-G1	5316	136	B3-U1-G1	
10L	2	9089	117	B2-U2-G2	10044	130	B2-U2-G2	10515	135	B2-U2-G2	78
	3	9367	120	B2-U2-G2	10351	134	B2-U2-G2	10837	139	B2-U2-G2	
	FT	9110	117	B2-U2-G2	10067	130	B2-U2-G2	10540	135	B2-U2-G2	
	5W	9140	120	B3-U2-G2	10009	129	B3-U2-G2	10479	134	B3-U2-G2	
18L	2	16633	113	B3-U2-G3	18129	122	B3-U2-G3	18980	128	B3-U2-G3	149
	3	17098	115	B3-U2-G3	18788	126	B3-U2-G3	19670	132	B3-U2-G3	
	FT	16710	112	B3-U2-G3	18361	123	B3-U2-G3	19223	129	B3-U2-G3	
	5W	16760	112	B4-U2-G2	18416	124	B4-U2-G2	19280	129	B4-U2-G2	
25L	2	22912	102	B4-U2-G3	24993	109	B4-U2-G3	26166	115	B4-U2-G3	228
	3	23614	104	B3-U2-G3	25973	114	B3-U2-G3	27192	119	B3-U2-G3	
	FT	22805	100	B3-U2-G4	25083	110	B3-U2-G4	26260	115	B3-U2-G4	
	5W	23629	104	B5-U2-G3	25990	114	B5-U2-G3	27210	119	B5-U2-G3	

SIDE ARM - DELIVERED LUMENS*

Lumen Package	Distribution	3000K CCT			4000K CCT			5000K CCT			Wattage
		Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
5L	2	5269	135	B2-U0-G1	5764	147	B2-U0-G1	6052	155	B2-U0-G1	39
	3	5330	137	B1-U0-G2	5830	w148	B1-U0-G2	6122	157	B1-U0-G2	
	FT	5140	132	B1-U0-G2	5623	143	B1-U0-G2	5904	151	B1-U0-G2	
	5W	5159	132	B3-U0-G1	5643	144	B3-U0-G1	5925	152	B3-U0-G1	
10L	2	10217	131	B2-U0-G2	11176	144	B2-U0-G2	11735	150	B2-U0-G2	78
	3	10640	136	B2-U0-G2	11639	150	B2-U0-G2	12221	157	B2-U0-G2	
	FT	10376	133	B2-U0-G2	11350	146	B2-U0-G2	11918	153	B2-U0-G2	
	5W	10299	133	B4-U0-G2	11183	144	B4-U0-G2	11742	151	B4-U0-G2	
18L	2	18540	124	B3-U0-G3	20281	136	B3-U0-G3	21295	143	B3-U0-G3	149
	3	18805	126	B3-U0-G3	20571	138	B3-U0-G3	21600	145	B3-U0-G3	
	FT	18590	125	B3-U0-G3	20336	136	B3-U0-G3	21353	143	B3-U0-G3	
	5W	18729	126	B4-U0-G2	20488	137	B4-U0-G2	21512	144	B4-U0-G2	
25L	2	25692	114	B4-U0-G3	28564	125	B4-U0-G3	29992	132	B4-U0-G3	228
	3	25722	113	B3-U0-G4	28959	127	B3-U0-G4	30407	133	B3-U0-G4	
	FT	25590	112	B3-U0-G4	28811	126	B3-U0-G4	30252	133	B3-U0-G4	
	5W	25777	113	B5-U0-G3	29021	127	B5-U0-G3	30472	134	B5-U0-G3	

*LEDs are frequently updated therefore values are nominal.

POST TOP AND SIDE ARM - ELECTRICAL DATA (Amps)*

Lumen Package	Wattage	120V	208V	240V	277V	347V	480V
5L	39	0.33	0.19	0.16	0.14	0.11	0.08
10L	78	0.65	0.38	0.33	0.28	0.22	0.16
18L	149	1.24	0.72	0.62	0.54	0.43	0.31
25L	228	1.90	1.10	0.95	0.82	0.66	0.48

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

POST TOP AND SIDE ARM - RECOMMENDED LUMEN MAINTENANCE¹

Ambient Temp C	Initial ²	25k hr ²	50k hr ²	75k hr ³	100k hr
0 C	99%	97%	96%	95%	94%
10 C	99%	97%	96%	95%	93%
20 C	99%	97%	95%	94%	92%
25 C	98%	97%	95%	93%	92%
30 C	98%	97%	95%	93%	92%
40 C	98%	97%	95%	93%	91%

1. Lumen maintenance values at 40C are calculated per TM-21 based on LM-80 data and in-situ testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
3. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed times the IESNA LM-80-08 total test duration for the device under testing.



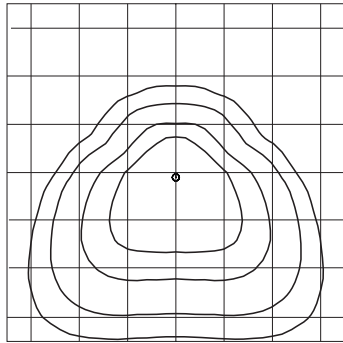


PHOTOMETRICS

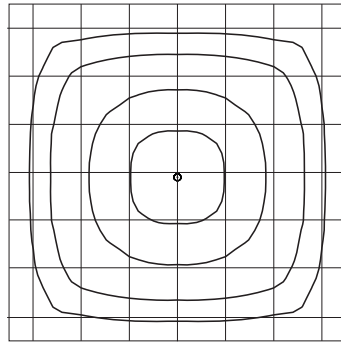
[Back to Quick Link](#)

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

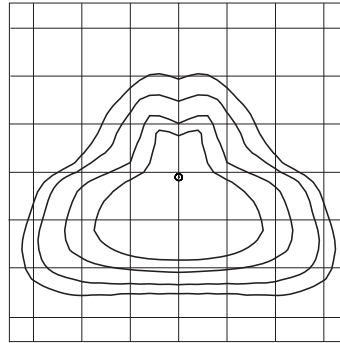
See <http://www.lsi-industries.com/products/led-lighting-solutions.aspx> for detailed photometric data.



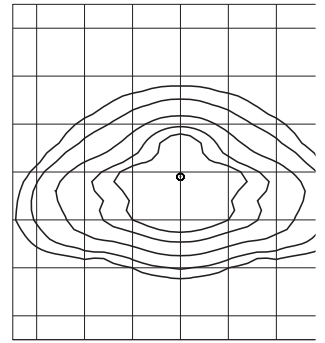
FT



5W



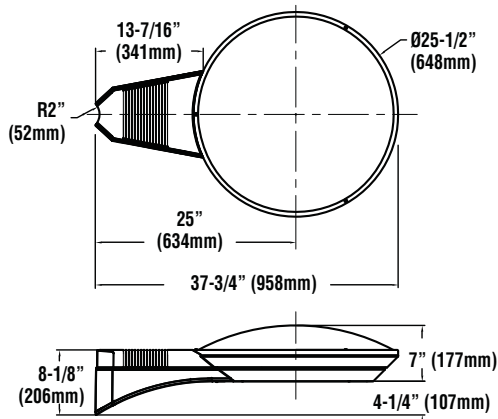
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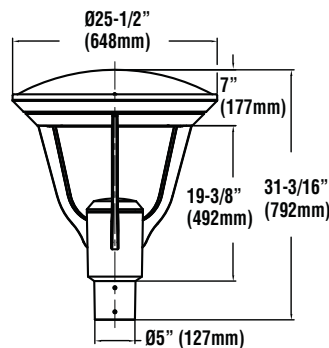
Type 2

PRODUCT DIMENSIONS

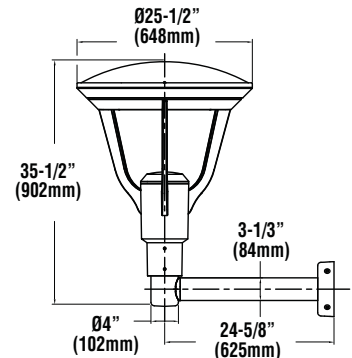
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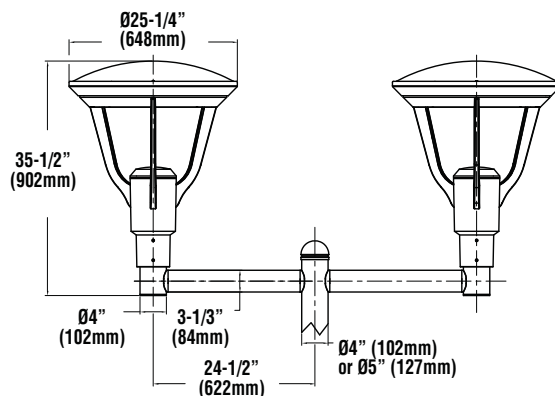
Side Arm Pole Mount
(select 3" reduced drilling pattern)



Post Top
Slipfits 4" Dia. Tenon (4N) or Pole



Post Top with WM Accessory



Post Top with BK MPT B0 (x2)
Mounts to 4" or 5" Dia. D180 Bolt-on Pole
(select 3" reduced drilling pattern)

LUMINAIRE EPA CHART - Crossover Enterprise		
MOUNTING STYLE		
■ PT Single	PT	1.0
■ PT D180° with BK MPT B0 (2)	PT	2.0
■ Single	SA	1.0
■ D180°	SA	2.1
■ D90°	SA	1.8
■ T90°	SA	2.7
■ T120°	SA	2.8
■ Q90°	SA	3.5

SHIPPING WEIGHTS - Crossover Enterprise

Catalog Number	Est. Weight (kg/lbs.)
ENM4 (PT or SA)	29/64





CONTROLS

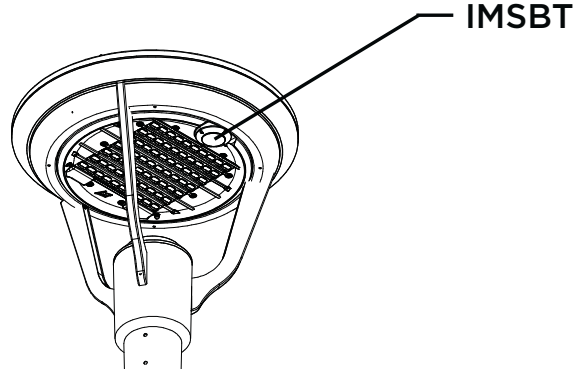
Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rat for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All cont parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click the link below to learn more details about IMSBT.

<https://www.lsi-industries.com/documents/datasheets/imsbt-specsheet.pdf>

Fixture Shown with IMSBT



Attachment: Photometric and Lighting Plans Submitted 10-2-2020 (#20-032: Spoede Elementary Redevelopment)





Catalog # : _____

Project : _____

6.1.p

Prepared By : _____

Date : _____

Steel Poles

Round Straight



QUICK LINKS

[Ordering Guide](#)[Configurations](#)[Dimensions](#)[EPA](#)

FEATURES & SPECIFICATIONS

Pole Shaft

- Steel round poles are 4" or 5" in diameter.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 46,000 psi.
- On Tenon Mount steel poles, tenon is high-strength pipe. Tenon N option is 2-3/8" O.D. x 4-3/4" tall. Tenon 4N option is 4" O.D. x 4-7/8" tall.

Hand-Hole

- Standard hand-hole location is 12" above pole base.
- Poles 18' and above have a 3" x 6" reinforced hand-hole. Shorter poles have 2" x 4" non-reinforced hand-hole.

Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional. Decorative base cover is also available.

Anchor Bolts

- Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 psi.

Ground Lug

- Ground lug is standard.

Duplex Receptacle

- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter

- Self-testing ground fault circuit interrupter is optional.

Finishes

- Every pole is provided with the DuraGrip® Protection System and a 5-year limited warranty:
- When the top-of-the line DuraGrip® Plus Protection System is selected, in addition to the DuraGrip® Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior, sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years.

Determining The Luminaire/Pole Combination For Your Application:

- Select luminaire from luminaire ordering information
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select pole height

- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA
- Consult factory for special wind load requirements and banner brackets

Pole Vibration Damper

- A pole vibration damper is recommended in open terrain areas of the country where steady state winds are common.
- Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

Listings

- UL Listed
- BAA/TAA Compliant

Attachment: Photometric and Lighting Plans Submitted 10-2-2020 (#20-032: Spodee Elementary Redevelopment)





ORDERING GUIDE

[Back to Quick L](#)

TYPICAL ORDER EXAMPLE: **5RP B5 S07G 24 S PLP DGP**

Pole Series	Mounting Method	Material	Height ⁴	Mounting Configuration	Pole Finish	Options
4RP - 4" Diameter Round Straight Pole 5RP - 5" Diameter Round Straight Pole	Bolt-On Mount¹ - See pole selection guide for patterns and fixture matches. B5 - 5" Traditional Drilling Pattern B3 - 3" Reduced Drilling Pattern B2 - 2" Reduced Drilling Pattern T - Tenon Mount - See pole selection guide for tenon and fixture/bracket matches. I - No Mounting Holes ¹ - Use with: • Greenlee Lifestyle CC, SC & CH mounting styles • Enterprise, Intrepid & Lexington PT Single mounting styles ² • Lifestyle UCLS • Lifestyle UCLD180	S11G - 11 Ga. Steel (5RP only) S10G - 10 Ga. Steel (4RP only) S07G - 07 Ga. Steel (5RP only)	8' 10' 12' 14' 15' 16' 17' 17' 6" 18' 20' 22' 22' 6" 24' 25' 26' 27' 28' 30' 11' 13' Height Restriction, Consult Pole Selection Chart on opposite page	S - Single/Parallel D180 - Double D90 - Double DN90 - Double T90 - Triple TN120 - Triple Q90 - Quad QN90 - Quad N - Tenon Mount 4N - Tenon Mount (5RPT only. For 4" poles, use 4RPI ⁵) 4N-6 - Tenon Mount (5RPT only. For 4" poles use 4RPI)	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver BZA - Alternate Bronze	GA - Galvanized Anchor Bolts SF - Single Flood ⁶ DF - Double Flood ⁶ DGP - DuraGrip® Plus LAB - Less Anchor Bolt OSXX - Pole preparation for PMOS Occupancy Sensor ⁷ Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20' poles. Maximum height for SF and DF pole preparations on 20' poles is 13' from the base.

Accessory Ordering Information

Description	Order Number	Description	Order Number
4" SRBC Square Base Cover	158450CLR	MH3 - Mounting Hole Plugs for use with 3" reduced drill pattern (1 sets of 3 plugs)	681126
5" SRBC Square Base Cover	158451CLR	MH2 - Mounting Hole Plugs for use with 2" reduced drill pattern (1 sets of 3 plugs)	725841
4" /5" GBC Decorative Base Cover	483859CLR	BB - Banner Brackets	Consult Factory for EPA calculation:
ER2 - Weatherproof Duplex Receptacle (Poles below 18')	122557CLR	PMOS120 - 120V Occupancy Sensor	518030CLR ⁸
ER2 - Weatherproof Duplex Receptacle for Reinforced Hand-hole (Poles 18' and above)	122566CLR	PMOS208/240 - 208, 240V Occupancy Sensor	534239CLR ⁸
GFI - Ground Fault Circuit Interrupter (Poles below 18')	122558CLR	PMOS277 - 277V Occupancy Sensor	518029CLR ⁸
GFI - Ground Fault Circuit Interrupter for Reinforced Hand-hole (Poles 18' and above)	22567CLR	PMOS480 - 480V Occupancy Sensor	534240CLR ⁸
MH5 - Mounting Hole Plugs for use with 5" traditional drill pattern (1 set of 3 plugs)	132336		

FOOTNOTES:

- 1 - See Area Light Brackets - 3" Reduced Drill Pattern and Area Light Brackets - 5" Traditional Drill Pattern spec sheets.
- 2 - For Enterprise, Intrepid and Lexington PT mounting configuration styles, see Tenon Mount (4N) and Greenlee Slipfit Pole Series (4RPI).
- 3 - Standard flat black pole cap provided. Domed Greenlee pole cap will ship with SA4 and SA5 Enterprise, Intrepid and Lexington fixtures, SA Lifestyle fixtures, BK SPT BO, BK MPT BO and UCL brackets.
- 4 - Pole heights will have +/- 1/2" tolerance.

- 5 - For Enterprise, Intrepid and Lexington D180 or other mounting configuration styles using BK SPT BO and BK MPT BO accessories, see chart on Bolt-on Mount 4RPB3 / 5RPB3 DRILLING PATTERN section on pole selection chart.
- 6 - See Flood Lighting Brackets section for choice of FBO brackets.
- 7 - Order PMOS separately. Change "XX" to indicate height and side of pole location for pole preparation. EX: OS18A indicates preparation is to be 18ft. up from pole base on side A. Optimal distance from ground to sensor is 20ft.
- 8 - OSXX option required. Not for use with Metal Halide fixtures.

Attachment: Photometric and Lighting Plans Submitted 10-2-2020 (#20-032: Spoede Elementary Redevelopment)

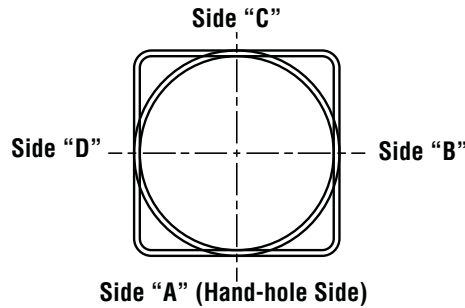




DRILLING LOCATIONS

[Back to Quick L](#)

Sides	A	B	C	D
Hand-hole	X			
Single	X			
D180		X		X
D90	X			X
DN90 ¹				
T90	X	X		X
TN120 ²				
Q90	X	X	X	X
QN90 ³				
Single FBO	X			
Double FBO		X		X

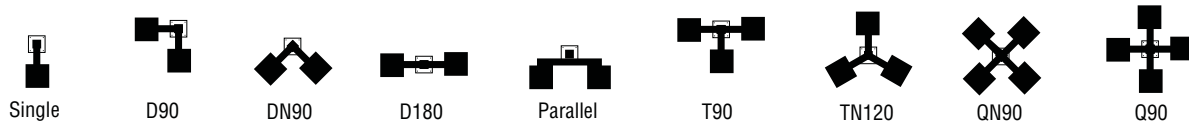


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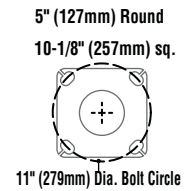
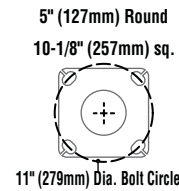
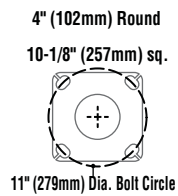
- 1 - Two locations will be 45° to the left and right of Side A.
- 2 - Other two locations will be 120° to the left and right of Side A.
- 3 - Two locations will be 45° to the left and right of Side A and two locations will be 135° to the left and right of Side A.

Consult factory for custom variations. Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20' poles. Maximum height for SF and DF pole preparations on 20' poles is 13' from the base.

FIXTURE CONFIGURATIONS



BOLT CIRCLE



Bolt Circle Designator	L	L	M
Bolt Circle	Slotted 11" (279mm)	Slotted 11" (279mm)	Slotted 11" (279mm)
Anchor Bolt Size	3/4" x 30" (19mm x 762mm)	3/4" x 30" (19mm x 762mm)	1" x 36" (25mm x 914mm)
Anchor Bolt Projection	3-1/4" (83mm)	3-1/4" (83mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	4-5/8" (117mm)
Base Plate Dimensions	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 1" thk. (257mm x 25mm)
Pole Gauge	10	11	7

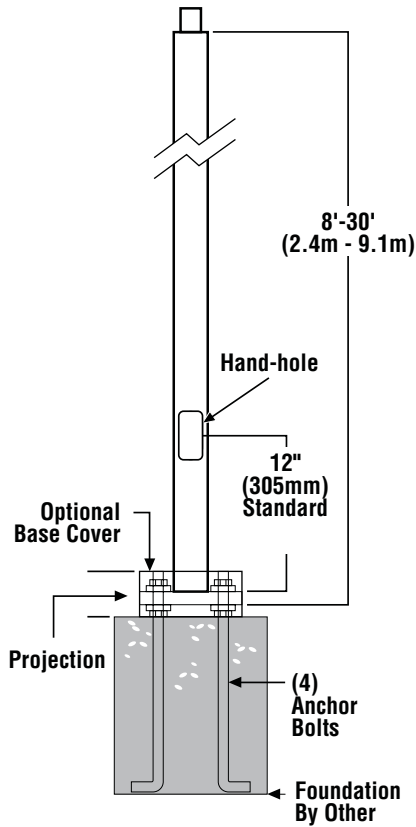
Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the appropriate anchor bolt template.





PRODUCT DIMENSIONS

RPT –
N = 2-3/8"(60mm) O.D. x 4-3/4"(121mm) Tenon
4N = 4"(102mm) O.D. x 4-7/8"(124mm) Tenon
4N6 = 4"(102mm) O.D. x 6-3/8"(162mm) Tenon

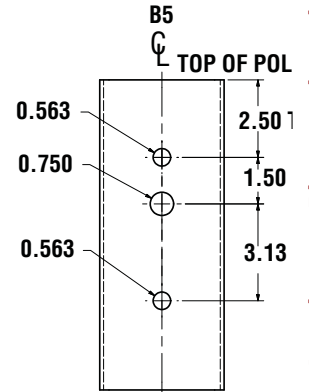
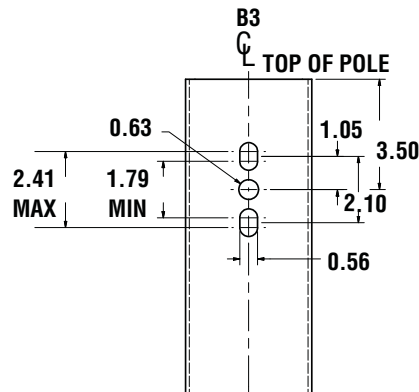
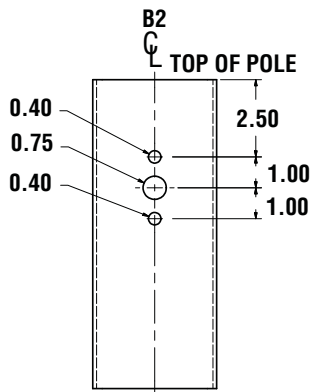


SF –
Single Flood
Pole Preparation



SHIPPING WEIGHTS	
4"(102mm) Dia. 10 Ga. is approximately	6.0 lbs./ft.
5"(127mm) Dia. 11 Ga. is approximately	7.0 lbs./ft.
5"(127mm) Dia. 07 Ga. is approximately	10.0 lbs./ft.
Anchor Bolts (3/4" x 30")(19mm x 762mm)	15 lbs.(7kg)/set
Anchor Bolts (1" x 36")(125mm x 914mm)	30 lbs.(14kg)/set

Bolt-On Mount 2-Bolt Pattern



Attachment: Photometric and Lighting Plans Submitted 10-2-2020 (#20-032: Spoede Elementary Redevelopment)





WIND SPEED

EPA Information

All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.

CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For application in Florida or Canada, consult factory.

Use ONLY with "Wind Speed Map for ASCE 7-10

POLE ¹	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA								
			Designator	Dia. (in)	Anchor bolt Dia (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MI
4" x 10-ga x 14'	14	10	L	11	0.75	6.0	5.2	4.7	3.9	3.2	2.7	2.3	2.0	1.7
4" x 10-ga x 16'	16	10	L	11	0.75	4.3	3.7	3.2	2.6	2.1	1.8	1.4	1.2	1.0
4" x 10-ga x 18'	18	10	L	11	0.75	7.7	6.8	6.0	5.0	4.2	3.5	3.0	2.5	2.2
4" x 10-ga x 20'	20	10	L	11	0.75	6.0	5.2	4.6	3.7	3.1	2.5	2.1	1.8	1.5
4" x 10-ga x 22'	22	10	L	11	0.75	4.6	3.9	3.3	2.6	2.1	1.7	1.4	1.1	0.9
4" x 10-ga x 24'	24	10	L	11	0.75	3.4	2.7	2.2	1.7	1.3	1.0	0.7	0.5	n/a
5" x 11-ga x 16'	16	11	L	11	0.75	8.7	7.9	7.2	6.0	5.0	4.3	3.7	3.2	2.8
5" x 11-ga x 18'	18	11	L	11	0.75	12.2	11.1	10.1	8.5	7.2	6.1	5.3	4.6	4.0
5" x 11-ga x 20'	20	11	L	11	0.75	10.0	9.1	8.2	6.8	5.7	4.9	4.2	3.6	3.1
5" x 11-ga x 22'	22	11	L	11	0.75	8.1	7.3	6.6	5.5	4.5	3.8	3.2	2.8	2.4
5" x 11-ga x 24'	24	11	L	11	0.75	6.5	5.9	5.3	4.3	3.5	2.9	2.4	2.0	1.7
5" x 11-ga x 26'	26	11	L	11	0.75	5.2	4.6	4.1	3.2	2.6	2.1	1.7	1.4	1.1
5" x 7-ga x 18'	18	7	M	11	1.00	19.7	17.9	16.4	13.8	11.7	10.1	8.8	7.7	6.8
5" x 7-ga x 20'	20	7	M	11	1.00	16.5	15.0	13.7	11.5	9.8	8.4	7.3	6.3	5.6
5" x 7-ga x 22'	22	7	M	11	1.00	14.0	12.7	11.5	9.6	8.1	7.0	6.0	5.2	4.6
5" x 7-ga x 24'	24	7	M	11	1.00	11.8	10.6	9.6	8.0	6.8	5.7	4.9	4.2	3.7
5" x 7-ga x 26'	26	7	M	11	1.00	9.9	8.9	8.0	6.7	5.6	4.7	4.0	3.4	2.9
5" x 7-ga x 28'	28	7	M	11	1.00	8.3	7.4	6.7	5.4	4.5	3.7	3.1	2.7	2.3
5" x 7-ga x 30'	30	7	M	11	1.00	6.8	6.1	5.4	4.4	3.6	2.9	2.4	2.0	1.7

All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.

CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

Note:

1- Poles shorter than these listed here in for each gauge have EPA rating equal to or greater than what is provided in this table. To Confirm EPA ratings on shorter poles, contact LSI Industries.





WST LED

Architectural Wall Sconce

Catalog
Number

Notes

Type

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

Specifications

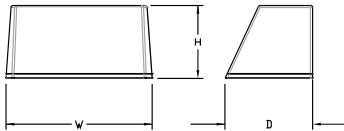
Luminaire

Height: 8-1/2"
(21.59 cm)

Width: 17"
(43.18 cm)

Depth: 10-3/16"
(25.9 cm)

Weight: 20 lbs
(9.1 kg)

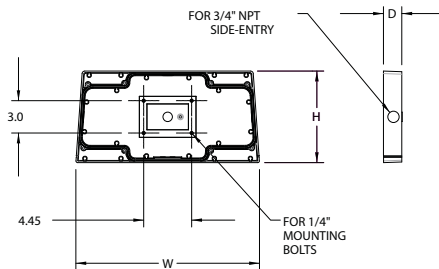


Optional Back Box (PBBW)

Height: 8.49"
(21.56 cm)

Width: 17.01"
(43.21 cm)

Depth: 1.70"
(4.32 cm)

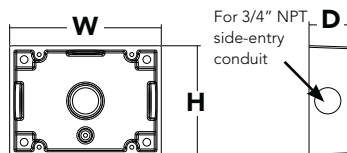


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)



A+ Capable options indicated
by this color background.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED						
Series	Performance Package	Color temperature	Distribution	Voltage	Mounting	
WST LED	P1 1,500 Lumen package	27K 2700 K	VF Visual comfort forward throw	MVOLT ¹ 277 ²	Shipped included (blank) Surface mounting bracket Shipped separately BBW Surface-mounted back box ³ PBBW Premium surface-mounted back box ^{3,4}	
	P2 3,000 Lumen package	30K 3000 K	VW Visual comfort wide	120 ² 347 ²		
	P3 6,000 Lumen package	40K 4000 K		208 ² 480 ²		
		50K 5000 K		240 ²		

Options		Finish (required)
NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights ^{5,6}	DDBXD Dark bronze
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights ^{5,6}	DBLXD Black
PE	Photoelectric cell, button type ⁷	DNAXD Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate) ⁸	DWHXD White
PER5	Five-wire receptacle only (controls ordered separate) ⁸	DSSXD Sandstone
PER7	Seven-wire receptacle only (controls ordered separate) ⁸	DDBTXD Textured dark bronze
PIR	Motion/Ambient Light Sensor, 8'-15' mounting height ^{5,6}	DBLBXD Textured black
PIR1FC3V	Motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 1fc ^{5,6}	DNATXD Textured natural aluminum
PIRH	180° motion/ambient light sensor, 15'-30' mounting height ^{5,6}	DWHGXD Textured white
PIRH1FC3V	Motion/ambient sensor, 15'-30' mounting height, ambient sensor enabled at 1fc ^{5,6}	DSSTXD Textured sandstone
SF	Single fuse (120, 277, 347V) ²	
DF	Double fuse (208, 240, 480V) ²	
DS	Dual switching ⁹	
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) ¹⁰	
E7WH	Emergency battery backup, Non CEC compliant (7W) ¹¹	
E7WC	Emergency battery backup, CA Title 20 Noncompliant (cold, 7W) ^{11,12}	
E7WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W) ^{11,13}	
E20WH	Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS ¹¹	
E20WC	Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS ^{11,12}	
E23WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) ^{11,12,14}	
LCE	Left side conduit entry ¹⁵	
RCE	Right side conduit entry ¹⁵	
Shipped separately		
RBPW	Retrofit back plate ³	
VG	Vandal guard ¹⁵	
WG	Wire guard ¹⁵	

Accessories

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTXD U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁷

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Also available as a separate accessory; see accessories information.
- Top conduit entry standard.
- Not available with VG or WG. See PER Table.
- Reference Motion Sensor table.
- Need to specify 120, 208, 240 or 277 voltage.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.

- Not available with Emergency options, PE or PER options.
- DMG option not available with standalone or networked sensors/controls.
- Not available with 347/480V.
- Battery pack rated for -20° to 40°C.
- Comes with PBBW.
- Warranty period is 3-years.
- Not available with BBW.
- Must order with fixture; not an accessory.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table.

Emergency Battery Operation

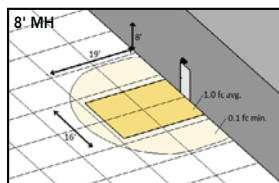
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of [NFPA 70/NEC 2008 - 700.16](#)

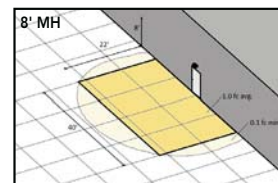
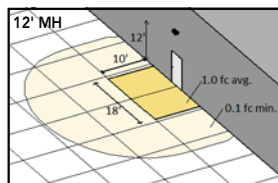
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

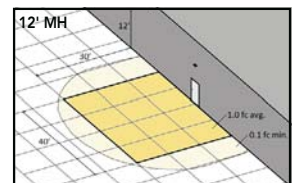
10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com
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WST-LED
Rev. 06/09/20

Packet Pg. 85

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
P2	25	0.21	0.13	0.11	0.1	---	---
	30	---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

*for use with site wide Dusk to Dawn control

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	✗	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	✗	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	✗	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

✗ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Lumen Output

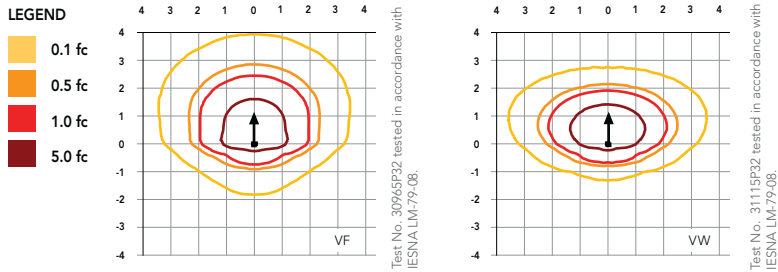
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT ¹)	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
		VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134

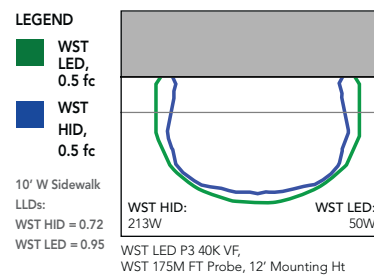
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WST LED homepage](#).

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

SAMPLE NUMBER: LSR6B15D010MB

Housing	Lumens ¹	Driver	Cylinder Finish
Round LSR6B = LED 6" Aperture, Round Surface Mount LSRWM6B = LED 6" Aperture, Round Surface Wall Mount LSRUD6B = LED 6" Aperture, Surface Wall Mount Up/Down (requires 2 trims and power modules) 1000 & 2000 lumen only, 1000 lumen for W2N Square LSSQR6B = LED 6" Round Aperture, Square Surface Mount (uses round trim) LSSQRWM6B = LED 6" Round Aperture, Square Surface Wall Mount (uses round trim) LSSQRUD6B = LED 6" Round Aperture, Square Surface Wall Mount Up/Down (2 trims and power module required) 1000 -2000 lumen only, 1000 lumen for W2N	10 =1000 lumens 15 =1500 lumens 20 =2000 lumens 30 =3000 lumens ⁸ 40 =4000 lumens ⁸	1000 - 4000 Lumen D010 = 120-277V 0-10V 1% Dimming D010TR = 0-10V or line voltage dimming, 5% to 100% DE010 = 0-10V Linear Dimming, 0% to 100%, 120V-277V D5LT = Fifth Light® (DALI) Logarithmic Dimming, 0% to 100%, 120V-277V DMX = DMX/RDM Logarithmic Dimming, 0% to 100%, 120V-277V ⁹ DL2 = 1 to 100% Dimming, 120V Lutron® Hi-Lume Forward Phase Dimming DLE = Lutron Ecosystem dimming 1% to 100%, 120V-277V Tunable white 1000-2000 Lumens DE010W2N2050 = 0-10V dimming, 0% to 100%, 120-277V, 2000K - 5000K DE010W2N2765 = 0-10V dimming, 0% to 100%, 120-277V, 2700K - 6500K D5LTW2N2050 = Fifth Light (DALI), 0% to 100%, 120-277V, 2000K - 5000K D5LTW2N2765 = Fifth Light (DALI), 0% to 100%, 120-277V, 2700K - 6500K	P = White MB = Matte Black SL = Painted Silver BZ = Bronze

SAMPLE NUMBER: EU6B10208035

Power Module	Lumen Levels ¹	CRI	Color		
EC6B=6" Cylinder LED Module	1020 =1000, 1500, 2000 lumens 3040 =3000, 4000 lumens (for surface and wall mount only, not up/down)	80 =80 CRI Minimum 90 =90 CRI Minimum 97 =97 CRI Minimum	80 CRI 27 =2700K 30 =3000K 35 =3500K 40 =4000K 50 =5000K	90 CRI 24 =2400K 27 =2700K 30 =3000K 35 =3500K 40 =4000K 50 =5000K	97 CRI 27 =2700K 30 =3000K
	Dim 2 Warm 109030D2W =1000 lumen, 90 CRI, Dim 2 Warm, IC rated 159030D2W =1500 lumen, 90 CRI, Dim 2 Warm, IC rated 209030D2W =2000 lumen, 90 CRI, Dim 2 Warm 309030D2W =3000 lumen, 90 CRI, Dim 2 Warm		Tunable white 1020W2N902050 =1000, 1500, 2000 lumens, 90 CRI, tunable white 2000K-5000K 1020W2N902765 =1000, 1500, 2000 lumens, 90 CRI, tunable white 2700K-6500K		

SAMPLE NUMBER: 6LBM3LI

Trim	Distribution ²	Flange	Finish
6LB=6" LED	N =Narrow (30° Beam), Spun Aluminum M =Medium (50° Beam), Spun Aluminum W =Wide (75° Beam), Spun Aluminum S =Shallow (75° Beam), Spun Aluminum CS =Cast Shallow (75° Beam), Die Cast Aluminum SW =Single Wall Wash, Spun Aluminum DW =Double Wall Wash, Spun Aluminum	3=Rimless	LI =Specular Clear ³ H =Semi-Specular Clear ³ WMH =Warm Haze ³ WH =Wheat ³ GPH =Graphite Haze ³ B =Specular Black ³ MW =Matte White MB =Matte Black ⁷ MMS =Matte Metallic Silver ⁶

Accessories

Pendant Kit (up to 45° slope.) P836P =White pendant stem kit P836BZ =Bronze pendant stem kit P836MB =Matte black pendant stem kit P836SL =Silver pendant stem kit	Type Blank =5 conductor for use with 0-10V driver 3C =3 conductor for use with 120 or 277V 5C = conductor for use with D5LT drivers 6C =6 conductor for use with DL3 DMX =No conductors for use with DMX driver ¹⁰	Lengths Blank =36" SP =* specify 6 to 144 in 1" increments
Aircraft cable AC120P =120" white aircraft cable kit P48P =48" white aircraft cable kit AC120MB =120" black aircraft cable kit AC48MB =48" black aircraft cable kit	Notes: 1 Nominal Lumens will vary depending on selected color, driver and reflector finish. 2 Beam angles are nominal with LI finish trims. 3 Not available on CS or BA distributions. 4 Only available with Matte White and Matte Black Finishes. 5 Only available on BA distribution.	6 Available only on CS distributions. 7 Available with BA and CS distributions. 8 Not available for up/down. 9 DMX fixtures default to full on upon loss of DMX signal.
Accessory LNS6RUD =Round up/down gasketed lens, wet location LNS6SQUAD =Square up/down gasketed lens, wet location		

ENERGY

ENERGY DATA
Sound Rating: Class A standards
(Values at non-dimming line voltage)
Minimum Starting Temperature: -30°C (-22°F)
EMV/RFI: FCC Title 47 CFR, Part 15, Class B (Consumer)
Input Voltage: UNV (120V - 277V)
Power Factor: >0.90 (at nominal input 120-277 VAC & 100% of Rated Output Power)
Input Frequency: 50/60Hz

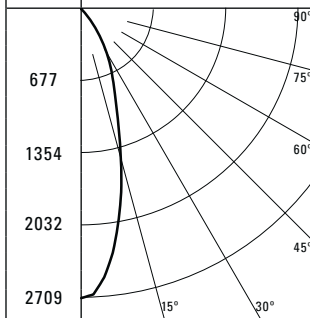
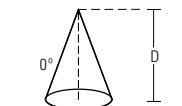
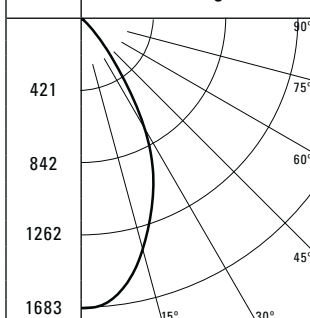
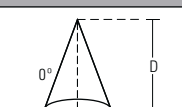
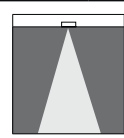
1000 Lumen D010		1500 Lumen D010	
Input Power: 11W	THD: <14%	Input Power: 15.5W	THD: <13%
120V Input Current: 0.09A	277V Input Current: 0.04A	120V Input Current: 0.13A	277V Input Current: 0.06A

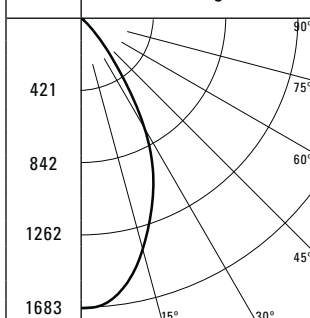
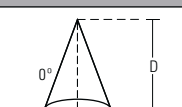
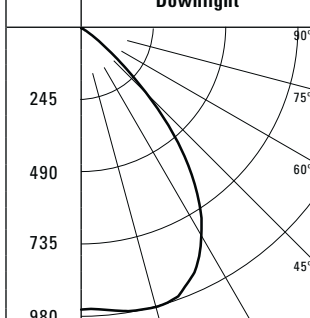
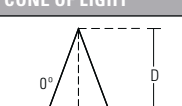
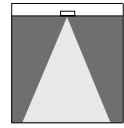
2000 Lumen D010		3000 Lumen D010	
Input Power: 21.2W	THD: <9%	Input Power: 27.6W	THD: <10%
120V Input Current: 0.18A	277V Input Current: 0.08A	120V Input Current: 0.23A	277V Input Current: 0.10A

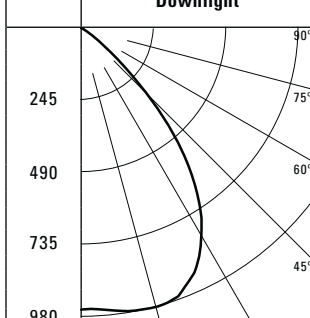
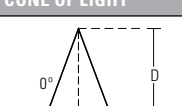
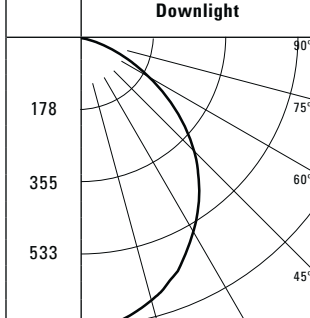
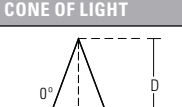
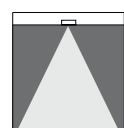
4000 Lumen D010	
Input Power: 41.6W	THD: <13%
120V Input Current: 0.35A	277V Input Current: 0.15A

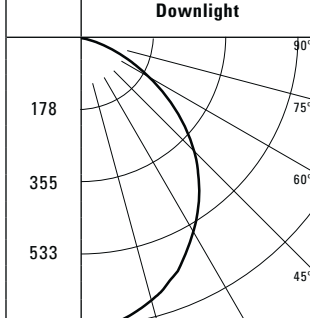
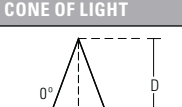
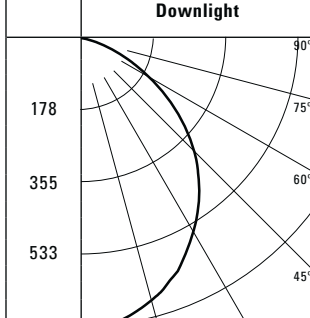
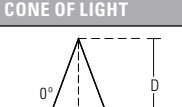
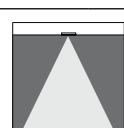
Lumens	120V		277V	
	Inrush (A)	Duration (ms)	Inrush (A)	Duration (ms)
1000 Lumen D010	1.02	0.041	2.18	0.021
1500 Lumen D010	1.02	0.042	2.24	0.064
2000 Lumen D010	1.02	0.077	2.43	0.027
3000 Lumen D010	1.15	0.067	3.26	0.027
4000 Lumen D010	1.2	0.088	3.9	0.03

PHOTOMETRY

NARROW (30° BEAM)		CANDLEPOWER DISTRIBUTION		CONE OF LIGHT		CANDELA TABLE		ZONAL LUMEN SUMMARY			LUMINANCE					
Test Number	P201217					Degrees Vertical	Candela	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance				
Housing	LD6B15D010					0	2709	0-30	960	80.4	45	677				
Module	EU6B10208035					5	2526	0-40	1149	96.2	55	76				
Trim	6LBN1LI					15	1468	0-60	1193	99.9	65	26				
Lumens	1195					25	708	0-90	1195	100	75	0				
Efficacy	83.6 Lm/W					35	299	90-180	0	0	85	0				
SC	0.53					45	44	0-180	1195	100						
						55	4									
						65	1									
						75	0									
						85	0									
						90	0									

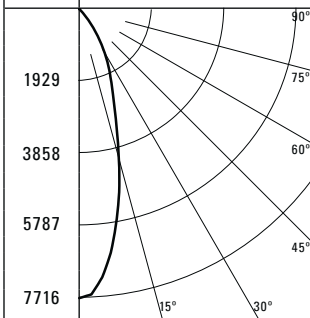
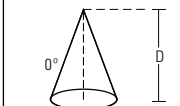
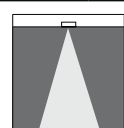
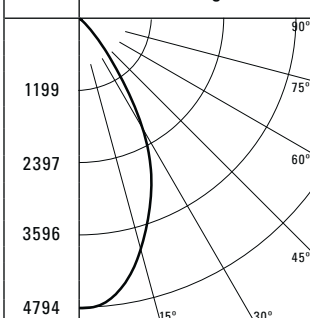
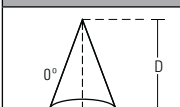
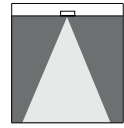
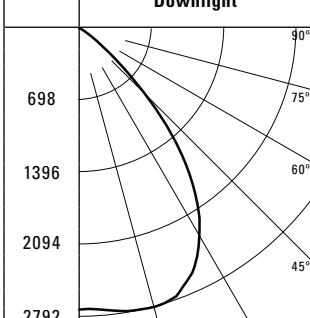
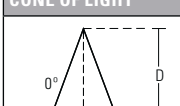
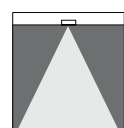
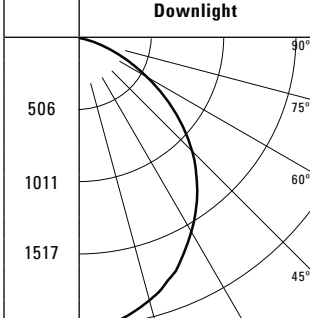
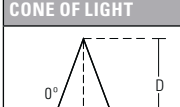
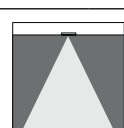
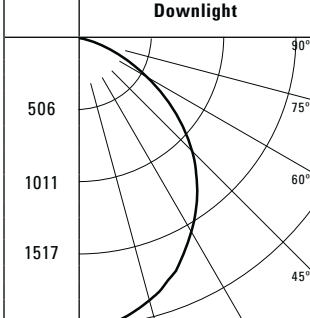
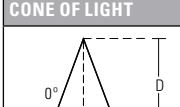
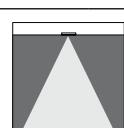
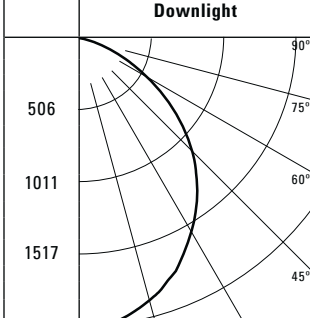
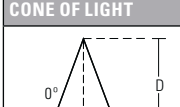
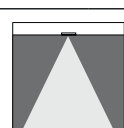
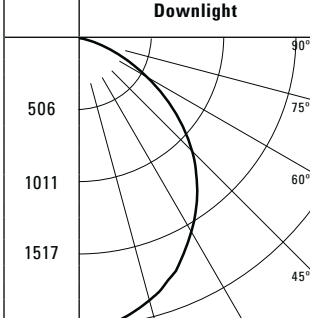
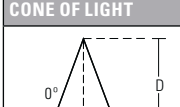
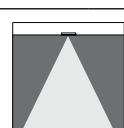
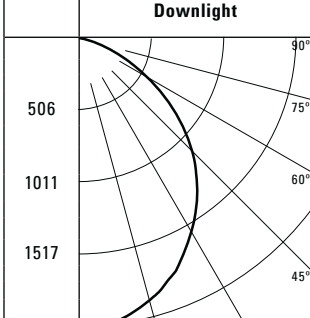
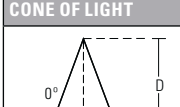
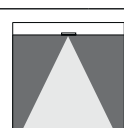
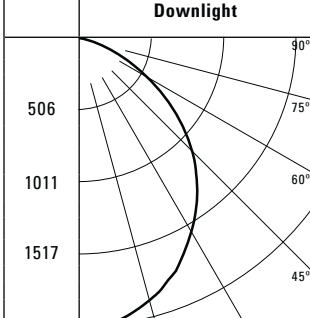
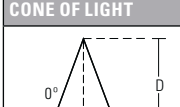
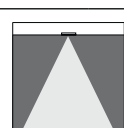
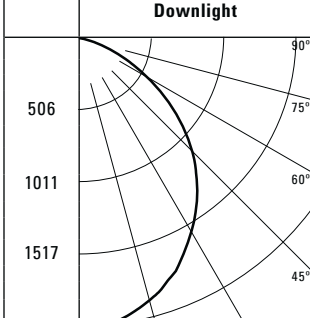
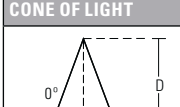
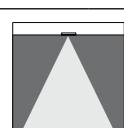
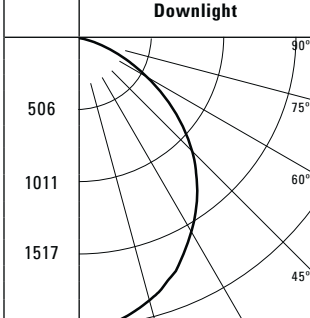
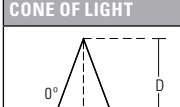
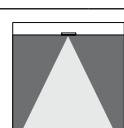
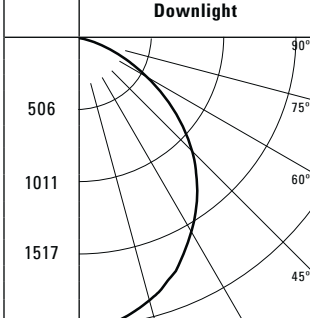
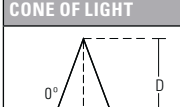
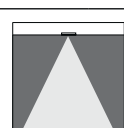
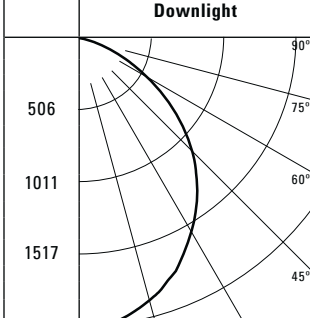
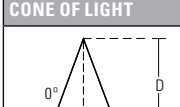
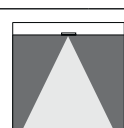
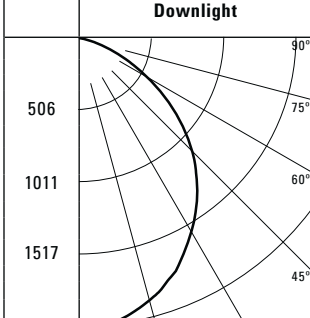
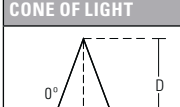
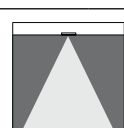
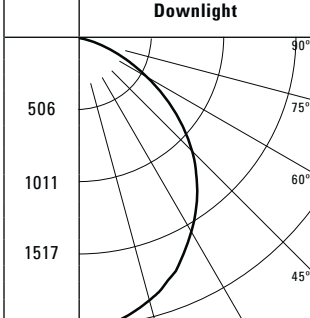
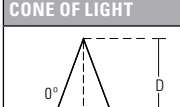
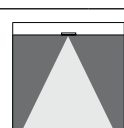
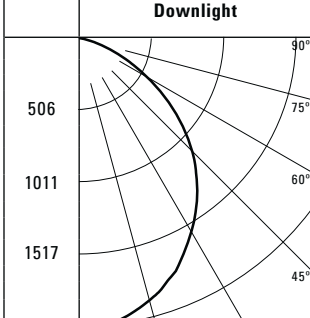
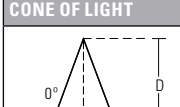
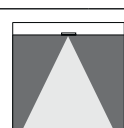
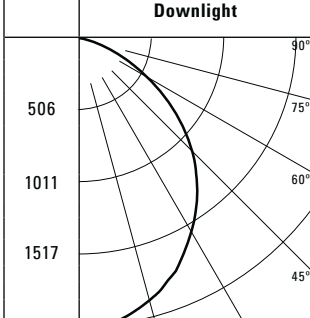
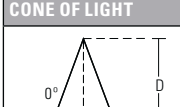
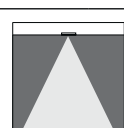
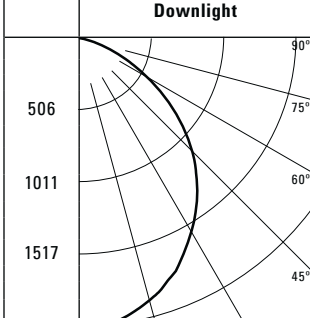
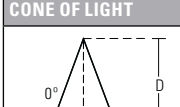
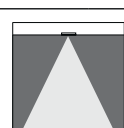
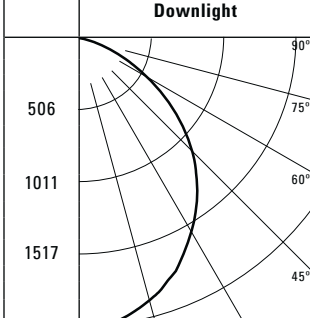
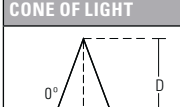
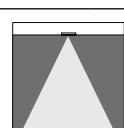
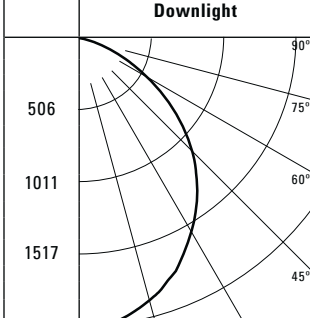
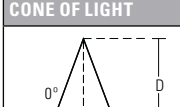
MEDIUM (50° BEAM)		CANDLEPOWER DISTRIBUTION		CONE OF LIGHT		CANDELA TABLE		ZONAL LUMEN SUMMARY			LUMINANCE					
Test Number	P201215					Degrees Vertical	Candela	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance				
Housing	LD6B15D010					0	1683	0-30	990	73.6	45	1159				
Module	EU6B10208035					5	1661	0-40	1265	94	55	130				
Trim	6LBM1LI					15	1386	0-60	1341	99.7	65	87				
Lumens	1345					25	993	0-90	1345	100	75	71				
Efficacy	94.1 Lm/W					35	430	90-180	0	0	85	0				
SC	0.85					45	76	0-180	1345	100						
						55	7									
						65	3									
						75	2									
						85	0									
						90	0									

WIDE (75° BEAM)		CANDLEPOWER DISTRIBUTION		CONE OF LIGHT		CANDELA TABLE		ZONAL LUMEN SUMMARY			LUMINANCE					
Test Number	P201213					Degrees Vertical	Candela	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance				
Housing	LD6B15D010					0	963	0-30	785	51.7	45	4835				
Module	EU6B10208035					5	963	0-40	1207	79.5	55	1055				
Trim	6LBW1LI					15	976	0-60	1510	99.4	65	151				
Lumens	1519					25	913	0-90	1519	100	75	84				
Efficacy	106.2 Lm/W					35	687	90-180	0	0	85	0				
SC	1.23					45	316	0-180	1519	100						
						55	56									
						65	6									
						75	2									
						85	0									
						90	0									

SHALLOW (75° BEAM)		CANDLEPOWER DISTRIBUTION		CONE OF LIGHT		CANDELA TABLE		ZONAL LUMEN SUMMARY			LUMINANCE					
Test Number	P201212					Degrees Vertical	Candela	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance				
Housing	LD6B15D010					0	710	0-30	529	34.2	45	36260				
Module	EU6B10208035					5	704	0-40	843	54.5	55	29687				
Trim	6LBCS1MMS					15	666	0-60	1377	89	65	20068				
Lumens	1546					25	596	0-90	1546	100	75	8318				
Efficacy	110.4 Lm/W					35	502	90-180	0	0	85	749				
SC	1.16					45	393	0-180	1546	100						
						55	261									
						65	130									
						75	33									
						85	1									
						90	0									

Attachment: Photometric and Lighting Plans Submitted 10-2-2020 (#20-032: Spoele Elementary Redevelopment)

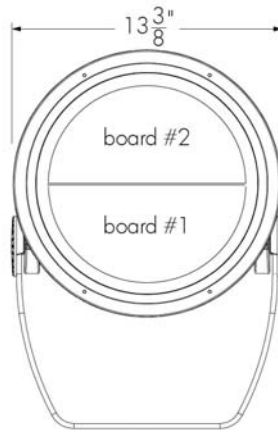
PHOTOMETRY

NARROW (25° BEAM)		CANDLEPOWER DISTRIBUTION		CONE OF LIGHT		CANDELA TABLE		ZONAL LUMEN SUMMARY			LUMINANCE			
Test Number	P201218					Degrees Vertical	Candela	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance		
Housing	LD6B40D010					0	7716	0-30	2735	80.4	45	1928		
Module	EU6B30508035					5	7196	0-40	3274	96.2	55	215		
Trim	6LBN1LI					15	4183	0-60	3399	99.9	65	74		
Lumens	3404					25	2017	0-90	3404	100	75	0		
Efficacy	81.4 Lm/W					35	853	90-180	0	0	85	0		
SC	0.53							Degrees Vertical	Candela	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance
Housing	LD6B40D010							0	4794	0-30	2819	73.6	45	3303
Module	EU6B30508035							5	4731	0-40	3602	94	55	370
Trim	6LBM1LI							15	3946	0-60	3819	99.7	65	251
Lumens	3831							25	2829	0-90	3831	100	75	205
Efficacy	91.7 Lm/W							35	1226	90-180	0	0	85	0
SC	0.85							Degrees Vertical	Candela	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance
Housing	LD6B40D010							0	2742	0-30	2236	51.7	45	13769
Module	EU6B30508035							5	2742	0-40	3439	79.5	55	3006
Trim	6LBW1LI							15	2778	0-60	4301	99.4	65	430
Lumens	4326							25	2600	0-90	4326	100	75	234
Efficacy	103.5 Lm/W							35	1957	90-180	0	0	85	0
SC	1.23							Degrees Vertical	Candela	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance
Housing	LD6B40D010							0	2022	0-30	1506	34.2	45	17139
Module	EU6B30508035							5	2005	0-40	2399	54.5	55	14033
Trim	6LBCS1MMS							15	1897	0-60	3921	89	65	9486
Lumens	4403							25	1697	0-90	4403	100	75	3933
Efficacy	105.3 Lm/W							35	1430	90-180	0	0	85	348
SC	1.16							Degrees Vertical	Candela	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance
Housing	LD6B40D010							0	2022	0-30	1506	34.2	45	17139
Module	EU6B30508035							5	2005	0-40	2399	54.5	55	14033
Trim	6LBCS1MMS							15	1897	0-60	3921	89	65	9486
Lumens	4403							25	1697	0-90	4403	100	75	3933
Efficacy	105.3 Lm/W							35	1430	90-180	0	0	85	348
SC	1.16							Degrees Vertical	Candela	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance
Housing	LD6B40D010							0	2022	0-30	1506	34.2	45	17139
Module	EU6B30508035							5	2005	0-40	2399	54.5	55	14033
Trim	6LBCS1MMS							15	1897	0-60	3921	89	65	9486
Lumens	4403							25	1697	0-90	4403	100	75	3933
Efficacy	105.3 Lm/W							35	1430	90-180	0	0	85	348
SC	1.16							Degrees Vertical	Candela	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance
Housing	LD6B40D010							0	2022	0-30	1506	34.2	45	17139
Module	EU6B30508035							5	2005	0-40	2399	54.5	55	14033
Trim	6LBCS1MMS							15	1897	0-60	3921	89	65	9486
Lumens	4403							25	1697	0-90	4403	100	75	3933
Efficacy	105.3 Lm/W							35	1430	90-180	0	0	85	348
SC	1.16							Degrees Vertical	Candela	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance
Housing	LD6B40D010							0	2022	0-30	1506	34.2	45	17139
Module	EU6B30508035							5	2005	0-40	2399	54.5	55	14033
Trim	6LBCS1MMS							15	1897	0-60	3921	89	65	9486
Lumens	4403							25	1697	0-90	4403	100	75	3933
Efficacy	105.3 Lm/W							35	1430	90-180	0	0	85	348
SC	1.16							Degrees Vertical	Candela	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance
Housing	LD6B40D010							0	2022	0-30	1506	34.2	45	17139
Module	EU6B30508035							5	2005	0-40	2399	54.5	55	14033
Trim	6LBCS1MMS							15	1897	0-60	3921	89	65	9486
Lumens	4403							25	1697	0-90	4403	100	75	3933
Efficacy	105.3 Lm/W							35	1430	90-180	0	0	85	348
SC	1.16							Degrees Vertical	Candela	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance
Housing	LD6B40D010							0	2022	0-30	1506	34.2	45	17139
Module	EU6B30508035							5	2005	0-40	2399	54.5	55	14033
Trim	6LBCS1MMS							15	1897	0-60	3921	89	65	9486
Lumens	4403							25	1697	0-90	4403	100	75	3933
Efficacy	105.3 Lm/W							35	1430	90-180	0	0	85	348
SC	1.16							Degrees Vertical	Candela	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance
Housing	LD6B40D010							0	2022	0-30	1506	34.2	45	17139
Module	EU6B30508035							5	2005	0-40	2399	54.5	55	14033
Trim	6LBCS1MMS							15	1897	0-60	3921	89	65	9486
Lumens	4403							25	1697	0-90	4403	100	75	3933
Efficacy	105.3 Lm/W							35	1430	90-180	0	0	85	348
SC	1.16							Degrees Vertical	Candela	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance
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SC	1.16							Degrees Vertical	Candela	Zone	Lumens	% Fixture	Average Candela Degrees	Average 0° Luminance
Housing	LD6B40D010							0	2022	0-30				

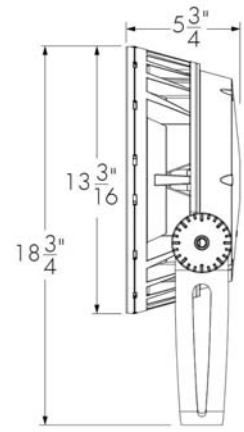
Attachment: Photometric and Lighting Plans Submitted 10-2-2020 (#20-032: Spoele Elementary Redevelopment)

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____



Front view



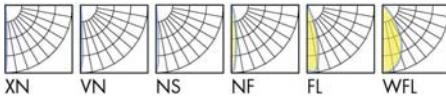
Side view

Photometric Summary

4000K	Delivered output (lm)	Intensity (peak cd)
XN	8,425	593,570
VN	6,313	361,807
NS	6,667	222,046
NF	6,437	44,962
FL	6,286	16,798
WFL	5,635	5,469

Photometric performance is measured in compliance with IESNA LM-79-08.

Optics



Control

ON/OFF 0-10V DMX/RDM

lumen talk EcoSystem Enabled DALI

Rating



Description

The Lumenbeam Grande is a high-performance, 100W luminaire for lighting architectural exteriors and facades. It has numerous options including optics for flood or accent lighting; a choice of color temperatures and colors; various mounting options, accessories, spread lenses and controls.

Features

Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, 5700K, Red, Green, Blue
Optics (nominal distribution)	4°, 6°, 10°, 20°, 40°, 60°
Optical Option	Linear spread lens horizontal distribution, Linear spread lens vertical distribution
Options	Short Yoke, 3G ANSI C136.31 Vibration Rating for bridge applications, Corrosion-resistant coating for hostile environments
Power Consumption	100 W
Warranty	5-year limited warranty
Performance	
Delivered Output	8,425 lm (4000K, XN optic)
Delivered Intensity	593,570 cd at nadir (4000K, XN optic)
Illuminance at Distance	Minimum 1 fc at 770 ft distance (4000K, XN optic)
Color Consistency	2 SDCM
Color Rendering	CRI 80+
Lumen Maintenance	L70 120,000 hrs (Ta 25 °C)

Physical

Housing Material	Low copper content high pressure die-cast aluminum
Yoke Material	Heavy aluminum (standard yoke included)
Lens Material	Clear tempered glass
Hardware Material	Stainless steel
Surface Finish	Electrostatically applied polyester powder coat
Weight	24 lbs
EPA	Front = 1.6 sq ft, Side = 0.97 sq ft

Electrical and control

Voltage	100 to 277 volts
Fixture Cable	Power and data in 1 cable, 3 ft cord standard (#16-5), other lengths available
Resolution (DMX/RDM)	Per fixture, 8-bit or 16-bit
Control	On/Off control, Lumentalk, 0-10V dimming, DALI dimming, Lutron® EcoSystem® Enabled dimming, DMX/RDM enabled

Environmental

Operating Temperature	-13 °F to 122 °F
IP Rating	IP66
IK Rating	IK09

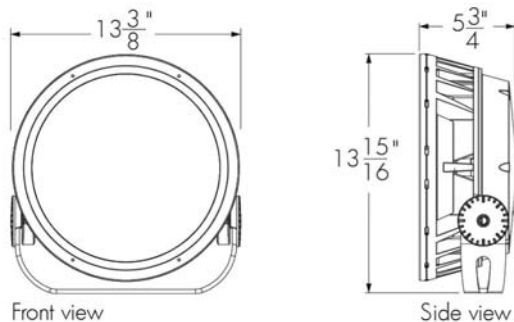
Accessories (order separately)

Control Boxes	Power and control box - daisy chain configuration, Power and control box - star configuration
Control Systems	Lumentouch 2.0™, Lumencue, Lumentone
Diagnostic and Addressing Tools	LumenID, LumentalkID

Attachment: Photometric and Lighting Plans Submitted 10-2-2020 (#20-032: Spoede Elementary Redevelopment)

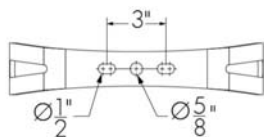
Mounting options

SY - Short yoke

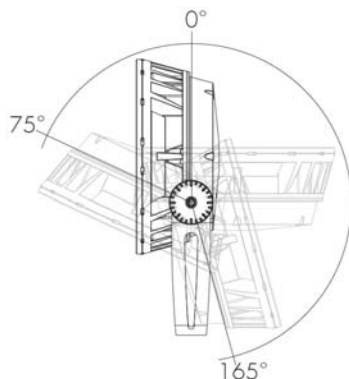


Mounting details

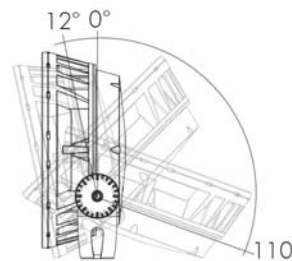
Mounting hole pattern - standard and short yoke



Adjustable pivot limits



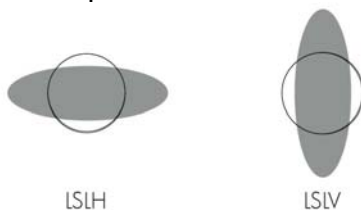
Standard yoke



Short yoke

Optical options

LSLH - Linear spread lens horizontal distribution
LSLV - Linear spread lens vertical distribution

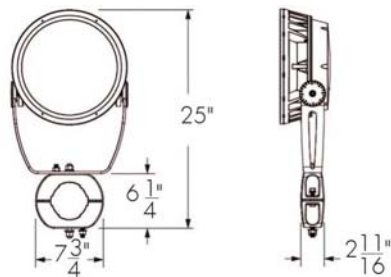


	Beam angle with LSLH/LSLV
XN	5° x 57°
VN	8° x 60°
NS	9° x 60°
NF	18° x 65°
FL	32° x 72°

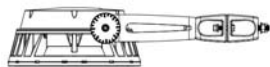
Factory installed, not adjustable on site. Not available for WFL optic.
See 'Optical Accessories' section for field adjustable spread lens (LSLA).

Mounting accessories (order separately)

Round pole mounting accessory



PM4 model shown.
Consult factory for square pole section.



PM4-1, PM4.5-1, PM5-1 - Round pole mounting accessory - single fixture

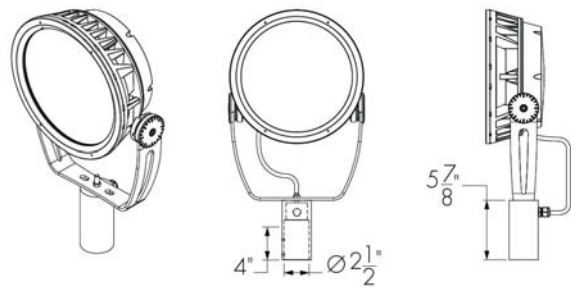


PM4-5, PM4.5-2, PM5-2 - Round pole mounting accessory - twin fixtures
*One bracket assembly is supplied per 2 fixtures unless otherwise specified.

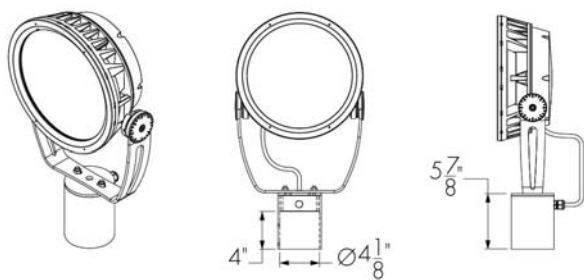
	PM4	PM4.5	PM5
For pole Ø	4" ± 1/16	4.5" ± 1/16	5" ± 1/16

Consult factory for other pole diameters.

Tenon adapter



TN2 - Tenon adapter to fit on 2 3/8 in O.D. tenon

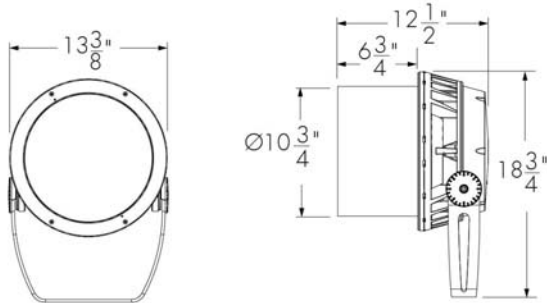


TN4 - Tenon adapter to fit on 4 in O.D. tenon

Optical accessories (order separately)

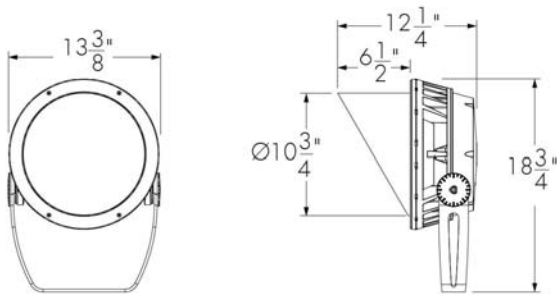
Installed optical accessories will affect the maximum pivot limits for each mounting option, consult factory for details.

SN - Snoot



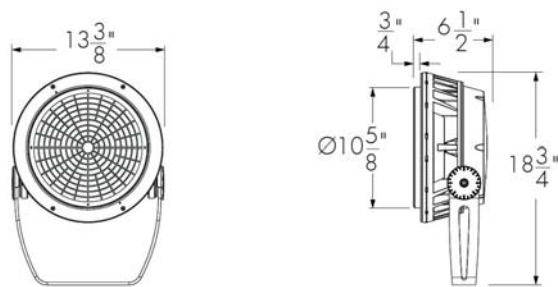
LBGSN-FINISH-BK
Interior surface painted black. Please specify desired exterior FINISH from list of available finishes.

VS - Visor



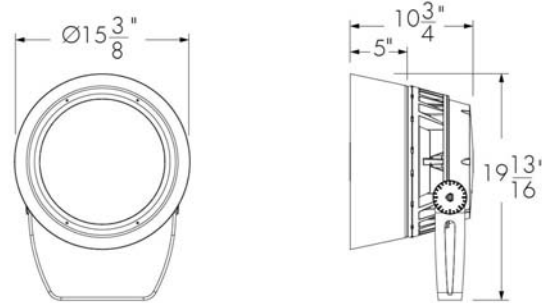
LBGVS-FINISH-BK
Interior surface painted black. Please specify desired exterior FINISH from list of available finishes.

WG - Wire guard



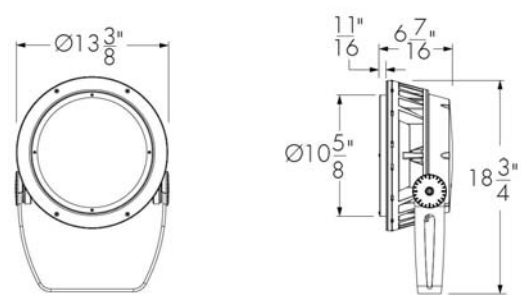
LBGWG-FINISH
Please specify desired exterior FINISH from list of available finishes.

SNW - Snoot wide



LBGSNW-FINISH-BK
Interior surface painted black. Please specify desired exterior FINISH from list of available finishes.

LSLA - Linear spread lens adjustable



LBGLSLA-FINISH
Please specify desired exterior FINISH from list of available finishes.

Accessory combinations

	+	Snoot	Snoot wide	Visor
Linear spread lens adjustable		YES	NO*	YES
Wire guard		YES	NO	YES

Accessory combinations must be ordered together on a single line
Ex: A snoot + wire guard combination order code is LBGSNWG-BK-BK.
*Consult factory for a linear spread lens adjustable + snoot wide combination.

Available exterior finishes for optical accessories

- BK** - Black Sandtex®
- BRZ** - Bronze Sandtex®
- SI** - Silver Sandtex®
- WH** - Smooth white
- BKTX** - Textured black
- BRZTX** - Textured bronze, non-metallic
- GRATX** - Textured medium gray
- GRNTX** - Textured green
- WHTX** - Textured white
- CC** - Custom color and finish (please specify RAL color)*

*Lumenpulse offers a wide selection of RAL CLASSIC (K7) colors with a smooth texture and high-gloss finish. Please consult factory for a list of available K7 colors, other RAL textures and glosses, or to match alternate color charts. Final color matching results may vary.

Attachment: Photometric and Lighting Plans Submitted 10-2-2020 (#20-032: Spoede Elementary Redevelopment)

How to order

1	2	3	4	5	6	7	8
LBG							
9	10	11					

1 . Housing

LBG	Lumenbeam™ Grande
-----	-------------------

2 . Voltage

100	100 volts
120	120 volts
208	208 volts
220	220 volts
240	240 volts
277	277 volts

3 . Color and Color Temperature ⁽¹⁾

22K	2200K
27K	2700K
30K	3000K
35K	3500K
40K	4000K
57K	5700K
RD	Red
GR	Green
BL	Blue

4 . Optic1

XN	Extra Narrow 4°
VN	Very Narrow 6°
NS	Narrow Spot 10°
NF	Narrow Flood 20°
FL	Flood 40°
WFL	Wide Flood 60° ⁽²⁾

5 . Optic2

XN	Extra Narrow 4°
VN	Very Narrow 6°
NS	Narrow Spot 10°
NF	Narrow Flood 20°
FL	Flood 40°
WFL	Wide Flood 60° ⁽²⁾

6 . Optical Option

LSLH	Linear spread lens horizontal distribution ⁽³⁾
LSLV	Linear spread lens vertical distribution ⁽³⁾

7 . Finish

BK	Black Sandtex®
BRZ	Bronze Sandtex®
SI	Silver Sandtex®
WH	Smooth white
BKTX	Textured black
BRZTX	Textured bronze non-metallic
GRATX	Textured medium gray
GRNTX	Textured green
WHTX	Textured white
CC	Custom color and finish (please specify RAL color) ⁽⁴⁾

8 . Control

NO	On/Off control
LT	Lumentalk ⁽⁵⁾
DIM	0-10V dimming
DALI	DALI dimming
ES	Lutron® EcoSystem® Enabled dimming
DMX/RDM	DMX/RDM enabled

11 . Cable Length ⁽⁷⁾

3FT	3 ft ⁽⁷⁾ ⁽⁸⁾
10FT	10 ft
20FT	20 ft
30FT	30 ft
50FT	50 ft
70FT	70 ft
100FT	100 ft

9 . Options

SY	Short Yoke
3GV	3G ANSI C136.31 Vibration Rating for bridge applications
CRC	Corrosion-resistant coating for hostile environments ⁽⁶⁾

10 . Certification

UL	UL compliant
CE	CE compliant

Notes:

⁽¹⁾ Consult factory for availability of static Royal Blue, 6500K and 90+ CRI.

⁽²⁾ Cannot be combined with other optics.

⁽³⁾ Factory installed, not available for 60° optic. Field adjustable spread lens optical accessory available, order separately.

⁽⁴⁾ Lumenpulse offers a wide selection of RAL CLASSIC (K7) colors with a smooth texture and high-gloss finish. Please consult factory for a list of available K7 colors, other RAL textures and glosses, or to match alternate color charts. Final color matching results may vary.

⁽⁵⁾ A Lumentranslator and LumentalkID (LUDLT) must be specified for Lumentalk applications. Consult Lumentranslator and Lumentalk pages and specification sheets for details.

⁽⁶⁾ Use only when exposed to salt spray and harsh chemicals. This option is not required for normal outdoor exposure.

⁽⁷⁾ 3 ft cable length is standard unless otherwise specified.

⁽⁸⁾ Maximum of 3 ft cable length for daisy chain DMX applications with CBX-DS.



KBA8 LED

LED Specification Bollard

Catalog
Number

Notes

Type

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

Specifications

8" Round
(20.3 cm)Height: 42"
(106.7 cm)Weight
(max): 27 lbs
(12.25 kg)

Introduction

The KBA8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBA8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: KBA8 LED 16C 700 40K SYM MVOLT DDBXD

KBA8 LED															
Series	LEDs	Drive current		Color temperature		Distribution		Voltage	Control options	Other options	Finish <i>(required)</i>				
KBA8 LED	Asymmetric 12C 12 LEDs ¹	350	350 mA	30K	3000 K	ASY	Asym- metric ¹	MVOLT ⁵	Shipped installed PE Photoelectric cell, button type	Shipped installed SF Single fuse (120, 277, 347V) ^{4,7}	DWHXD	White	Striping ⁹		
		450	450 mA ^{3,4}	40K	4000 K			SYM			Sym- metric ²	120 ⁵	DNAXD	Natural aluminum	SDDB
		530	530 mA	50K	5000 K	208 ⁵	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)		DF Double fuse (208, 240V) ^{4,7}	DDBXD		Dark bronze	SDWH	White	
	Symmetric 16C 16 LEDs ²	700	700 mA	AMBPC	Amber phosphor converted	240 ⁵		H24		24" overall height	DBLXD	Black	SDNA	Natural aluminum	
				AMBLW	Amber limited wavelength ^{3,4}	277 ⁵		H30		30" overall height	DDBTXD	Textured dark bronze	SDTG	Tennis green	
						347 ⁴		H36		36" overall height	DBLBXD	Textured black	SDBR	Bright red	
	ELCW	Emergency battery backup ⁶										DNATXD	Textured natural aluminum	SDBUA	Dark blue
												L/AB	Without anchor bolts (3 bolt base)	SDYLB	Yellow
												L/AB4	4 bolt retrofit base without anchor bolts ⁸		

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for KBA8 LED⁸

NOTES

- Only available in the 12C, ASY version.
- Only available in the 16C, SYM version.
- Only available with 450 AMBLW version.
- Not available with ELCW.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- MRAB U not available with L/AB4 option.
- Striping is available only in the colors listed.

Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
12C	350mA	16	ASY	1,126	1	1	1	70	1,210	1	1	1	76	1,217	1	1	1	76					
	530 mA	22	ASY	1,622	1	1	1	74	1,741	1	1	1	79	1,752	1	1	1	80					
	700mA	30	ASY	2,050	1	1	1	68	2,201	1	1	1	73	2,215	1	1	1	74					
	Amber 450	16	ASY																324	0	1	0	20
16C	350mA	20	SYM	1,527	1	0	0	76	1,640	1	0	0	82	1,650	1	0	0	83					
	530 mA	28	SYM	2,186	1	0	0	78	2,348	1	0	1	84	2,362	1	0	1	84					
	700mA	39	SYM	2,744	1	0	1	70	2,947	1	0	1	76	2,965	2	0	1	76					
	Amber 450	20	SYM																374	0	0	0	19

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

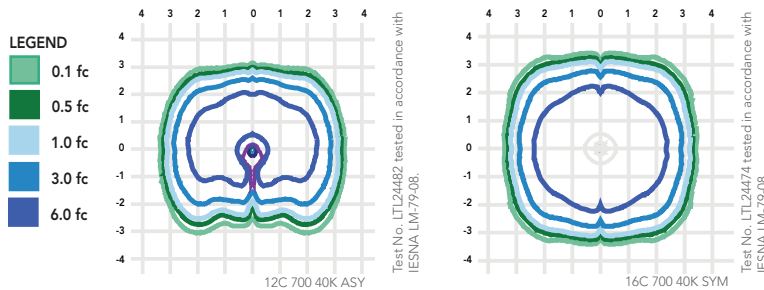
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [KBA8 Bollard homepage](#).

Isfootcandle plots for the KB LED Bollards. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and clean lines of the KBA bollard is ideal for illuminating building entryways, walking paths, and pedestrian plazas, as well as any other location requiring a low mounting height light source with fully cutoff illumination.

CONSTRUCTION

One-piece 8-inch round extruded aluminum shaft with thick side walls for extreme durability, a high-impact clear acrylic lens and welded top cap. Die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3 ¾" bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two fully cutoff optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without any uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K

(>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

WARRANTY

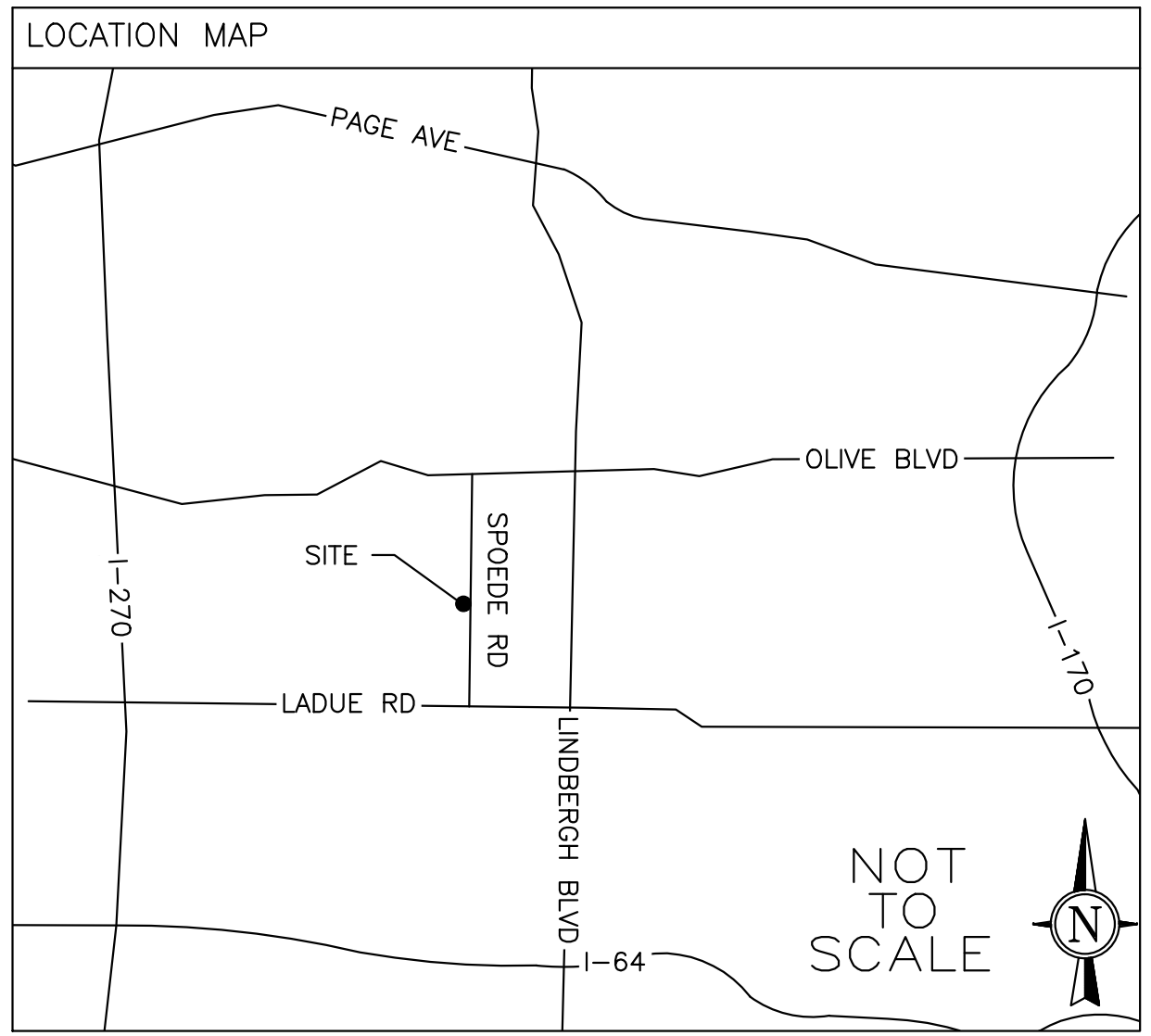
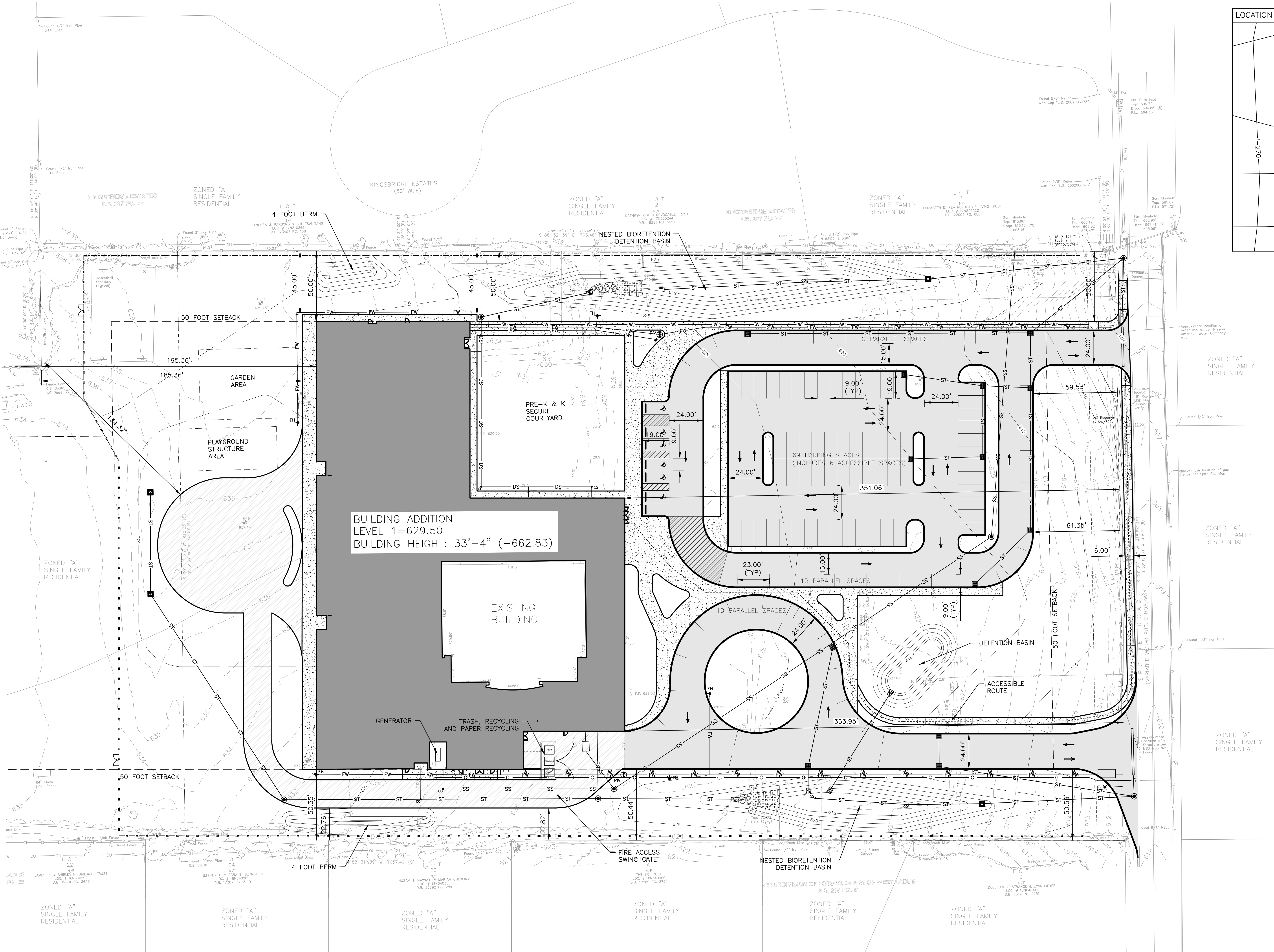
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.





611 N. Tenth Street, Suite 200
St. Louis, MO 63101
314.421.3542
www.ittnerarchitects.com
Missouri Architectural Corporation
Certificate of Authority No. 000004

CONSULTANTS

Perkins&Will

The Wrigley Building
410 North Michigan Avenue
Suite 1600
Chicago, IL 60611
312.755.0770
312.755.0775
www.perkinswill.com
Missouri Certificate of Authority No. 000000

MEP Engineer

McCLURE ENGINEERING
1000 Clark Avenue
St. Louis, MO 63102
t. 314.645.3262
Missouri Certificate of Authority No. 000000

MEP Engineer

DAVID MASON & ASSOCIATES, INC.
800 S. Vandeventer Ave.
St. Louis, MO 63110
t. 314.534.1030
Missouri Certificate of Authority No. 001100

Civil Engineer

CIVIL DESIGN, INC.
5220 Oakland Avenue
St. Louis, MO 63110
t. 314.663.5570
Missouri Certificate of Authority No. 000000

Architect

SHEN MILSON & WILKE, LLC
2 N Riverside Plaza, Suite 1460
Chicago, IL 60606
t. 312.559.4585

Field Service

S20 CONSULTANTS, INC.
530 N Wood Street #C
Chicago, IL 60622
t. 947.550.4080



10-23-2020

SHEA M. KROTZ

MO Registration No. 2013000595

PROJECT

SPOEDE

ELEMENTARY

SCHOOL

425 N. Spoele Road

St. Louis, Missouri 63141



LADUE SCHOOL

DISTRICT

9703 Conway Road

St. Louis, MO. 63124

KEYPLAN

DESIGN

DEVELOPMENT

PUBLIC UTILITY CONTACTS

CONTACT TYPE:	COMPANY NAME:	CONTACT PHONE:	STREET ADDRESS:	
STORM/SANITARY:	METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)	(314) 768-6200	2350 MARKET ST.	ST. LOUIS, MO 63103
ELECTRIC:	AMEREN MISSOURI	(886) 992-6619	1901 CHOUTEAU AVE.	ST. LOUIS, MO 63166
NATURAL GAS:	SPIRE GAS COMPANY	(314) 621-6960	720 OLIVE ST.	ST. LOUIS, MO 63101
WATER:	MISSOURI AMERICAN WATER	(866) 430-0820	727 CRAIG RD.	ST. LOUIS, MO 63141
FIRE DISTRICT:	CREVE COEUR FIRE DISTRICT	(314) 432-5570	11221 OLIVE BLVD.	CREVE COEUR, MO 63141
SCHOOL DISTRICT:	LADUE SCHOOL DISTRICT	(314) 994-7080	9703 CONWAY RD.	ST. LOUIS, MO 63124
WATERSHED:	DEER CREEK WATERSHED			

Differential Summary (15YR, 20 MIN):

The calculations below represent the actual existing vs. proposed.

Existing Drainage	Total Q =	22.13	
Proposed Drainage	Total Q =	20.63	
Differential	Total Q =	-1.50	Decrease

Existing Impervious	Total Acres=	3.68	
Proposed Impervious	Total Acres=	3.25	
Differential	Total Acres=	-0.43	Decrease

Differential Summary (15YR, 20 MIN)(BACK TO GRASS):

It is anticipated that the school is within a troubled watershed and will need to be compared to a greenfield site for St. Louis MSD Calculations.

Existing Drainage	Total Q =	11.48	Back to Grass
Proposed Drainage	Total Q =	20.63	
Differential	Total Q =	9.16	Increase

Existing Impervious	Total Acres=	0.00	Back to Grass
Proposed Impervious	Total Acres=	3.25	
Differential	Total Acres=	3.25	Increase

Detention Summary (15YR, 20 MIN):

The calculations below represent the actual existing vs. proposed.

Existing Drainage	Total Volume=	19,921	cu ft
Proposed Drainage	Total Volume =	18,568	cu ft
Differential	Total Volume =	-1,353	Decrease

The calculations below represent a greenfield site vs. proposed.

Existing Impervious	Total Acres=	10,328	cu ft
Proposed Impervious	Total Acres=	18,568	cu ft
Differential	Total Acres=	8,240	Increase

Volume Provided

North Detention Basin Total Volume = 22,051 cu ft
South Detention Basin Total Volume = 14,456 cu ft
Total Storage Volume = 36,507 cu ft

SITE COVERAGE:

THE PROPERTY BOUNDARY IS 417,736 SQ FT (9.59 ACRES).
SITE COVERAGE IS AS FOLLOWS:

EXISTING = 3.31/9.59 = 34.5%
PROPOSED = 3.01/9.59 = 31.4%

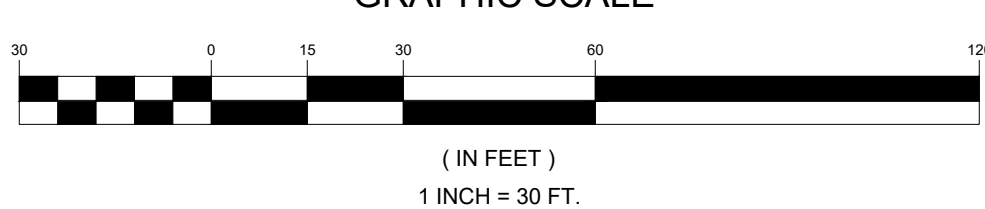
PARKING:

104 TOTAL PARKING SPACES
-63 STANDARD PERPENDICULAR SPACES
-6 ACCESSIBLE PERPENDICULAR SPACES
-35 PARALLEL SPACES

LEGEND:

- G GAS SERVICE
- W DOMESTIC WATER SERVICE
- FW FIRE WATER SERVICE
- SS SANITARY SEWER
- ST STORM SEWER
- PROPERTY LINE
- PEDESTRIAN PAVEMENT
- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT

GRAPHIC SCALE



NO	ISSUE	DATE
----	-------	------

Job Number

TITLE

SITE DEVELOPMENT

PLAN

SHEET NUMBER

C20-01



Whitney Kelly <wkelly@crevecoeurmo.gov>

Spoede School

2 messages

Alice Goodman <alicergood@aol.com>
Reply-To: Alice Goodman <alicergood@aol.com>
To: wkelly@crevecoeurmo.gov

Thu, Oct 22, 2020 at 12:31 PM

I live at [21 Spoede Lane](#) by the Spoede School and I am AGAINST the addition and renovation of the Spoede Elementary School.

Alice Goodman
[21 Spoede Lane](#)
[63141](#)

Alice Goodman <alicergood@aol.com>
Reply-To: Alice Goodman <alicergood@aol.com>
To: wkelly@crevecoeurmo.gov

Thu, Oct 22, 2020 at 12:41 PM

FYI:

From: alicergood@aol.com
To: wkelly@crevecoeurmo.gov
Sent: 10/22/2020 12:31:16 PM Central Standard Time
Subject: Spoede School

[Quoted text hidden]

Attachment: Public Comment Received (#20-032: Spoede Elementary Redevelopment)



Whitney Kelly <wkelly@crevecoeurmo.gov>

Spoede School

jeff@jeffreyhomesllc.com <jeff@jeffreyhomesllc.com>
To: wkelly@crevecoeurmo.gov

Mon, Nov 9, 2020 at 7:17 AM

Whitney,

I understand that tomorrow PZ and will be meeting to discuss the proposed addition to Spoede School. While I am not opposed to the project, I would like to provide a comment.

I live at [24 Spoede Lane](#) and have a gate, albeit rather old, at the NE corner of my property line. This gate has been an avenue for kids to access Spoede School for as long as I have been living here. While my kids no longer attend Spoede, we have allowed any family to walk through our yard to access this gate. I know families living in Spoede Lane, Rondelay and Windrush Creek East that are currently using our gate. My concern is that the proposed extension of the driveway to the south of the new addition is too close to my property line and could create a situation in which kids open up the gate and vehicles traveling on the driveway will not have enough time to see the kids. In addition, it looks like there is a proposed 4' berm- not sure if that is for screening or for some other purpose, but that will also create an additional blind spot. Not sure if a cross walk sign will be sufficient or if it would be better place the driveway a bit further from the property line.

Thank you for your time in advance.

Jeffrey Bernstein

Jeffrey Homes LLC

PO Box 410056

St. Louis, MO 63141

Ph: 314.574.5703

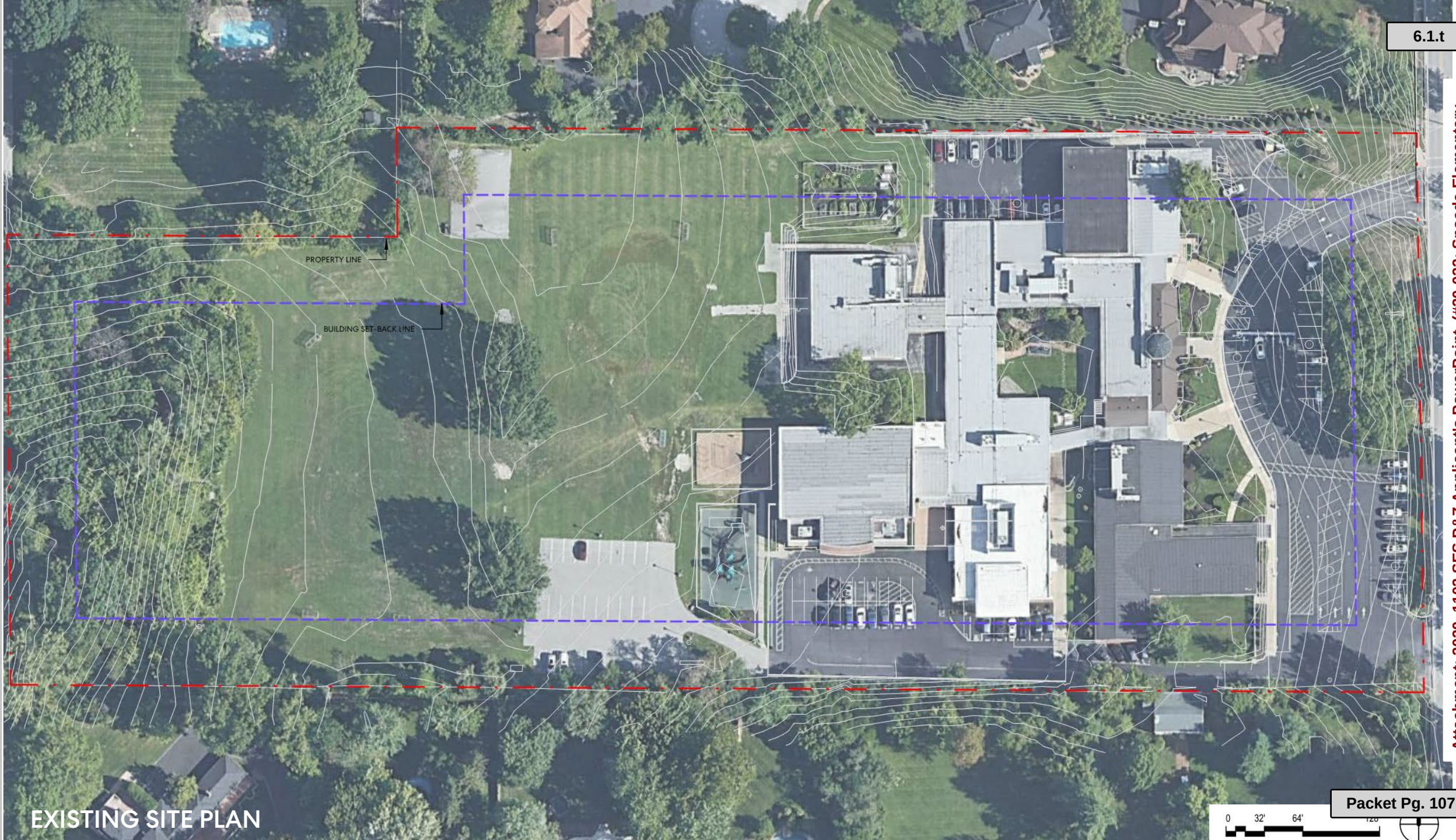
Fax: 314.432.4163

Web: www.jeffreyhomesllc.com

Attachment: Public Comment Received 2 (#20-032: Spoede Elementary Redevelopment)

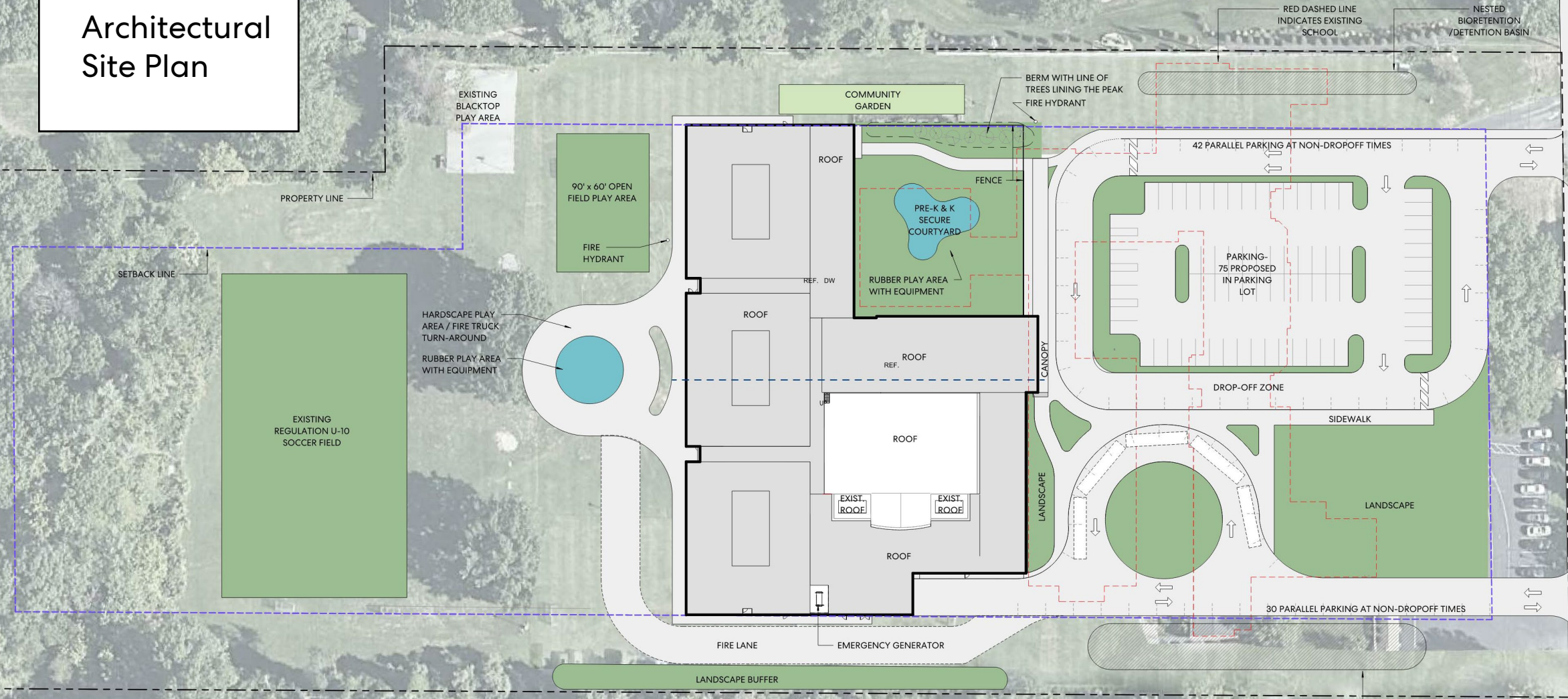
SPOEDE ELEMENTARY SCHOOL P&Z PRESENTATION

November 2, 2020



EXISTING SITE PLAN

Architectural Site Plan



Civil Site Plan

6.1.t

PLAYGROUND
STRUCTURE
AREA

BUILDING ADDITION
LEVEL 1=629.50
BUILDING HEIGHT: 33'-4" (+662.83)

EXIST'NG
BUILDING

GENERATOR

TRASH, RECYCLING
AND PAPER RECYCLING

DETENTION BASIN

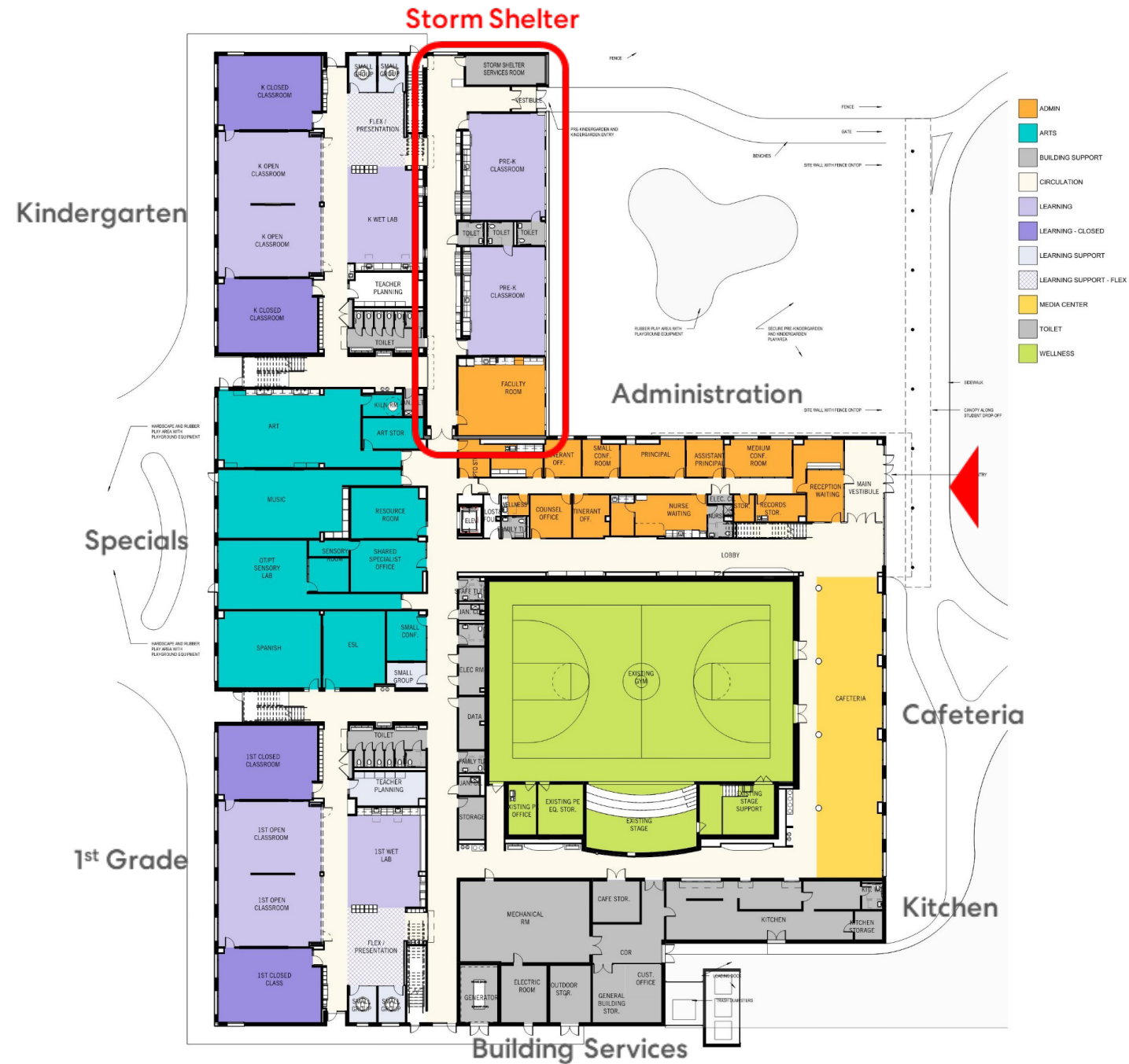
ACCESSIBLE
ROUTE

FIRE ACCESS
SWING GATE

NESTED BIORETENTION
DETENTION BASIN

Packet Pg. 109

Attachment: 2020_1102 SES P&Z Applicant's PowerPoint (#20-032: Spode Elementary)



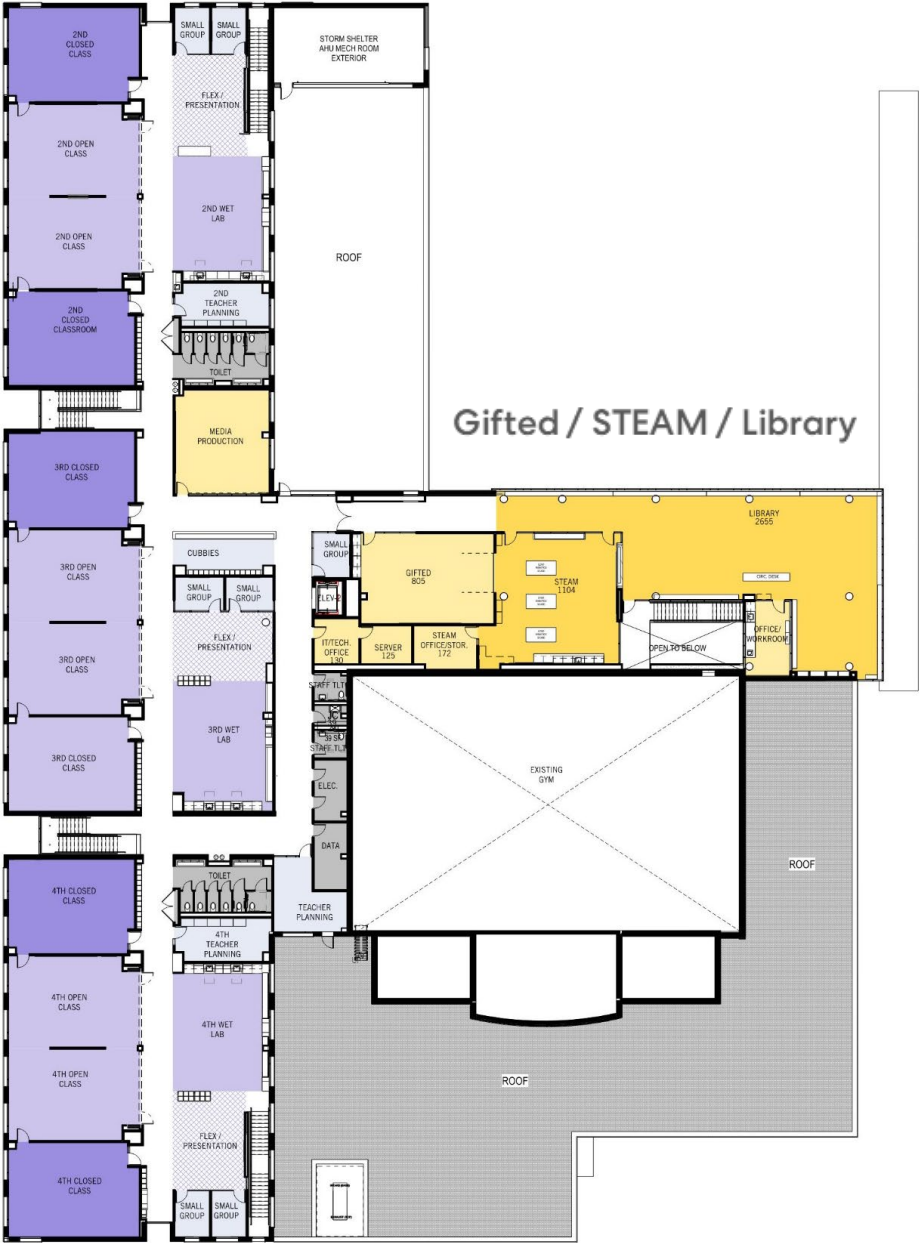
LEVEL 01 FLOOR PLAN

LEVEL 02 FLOOR PLAN

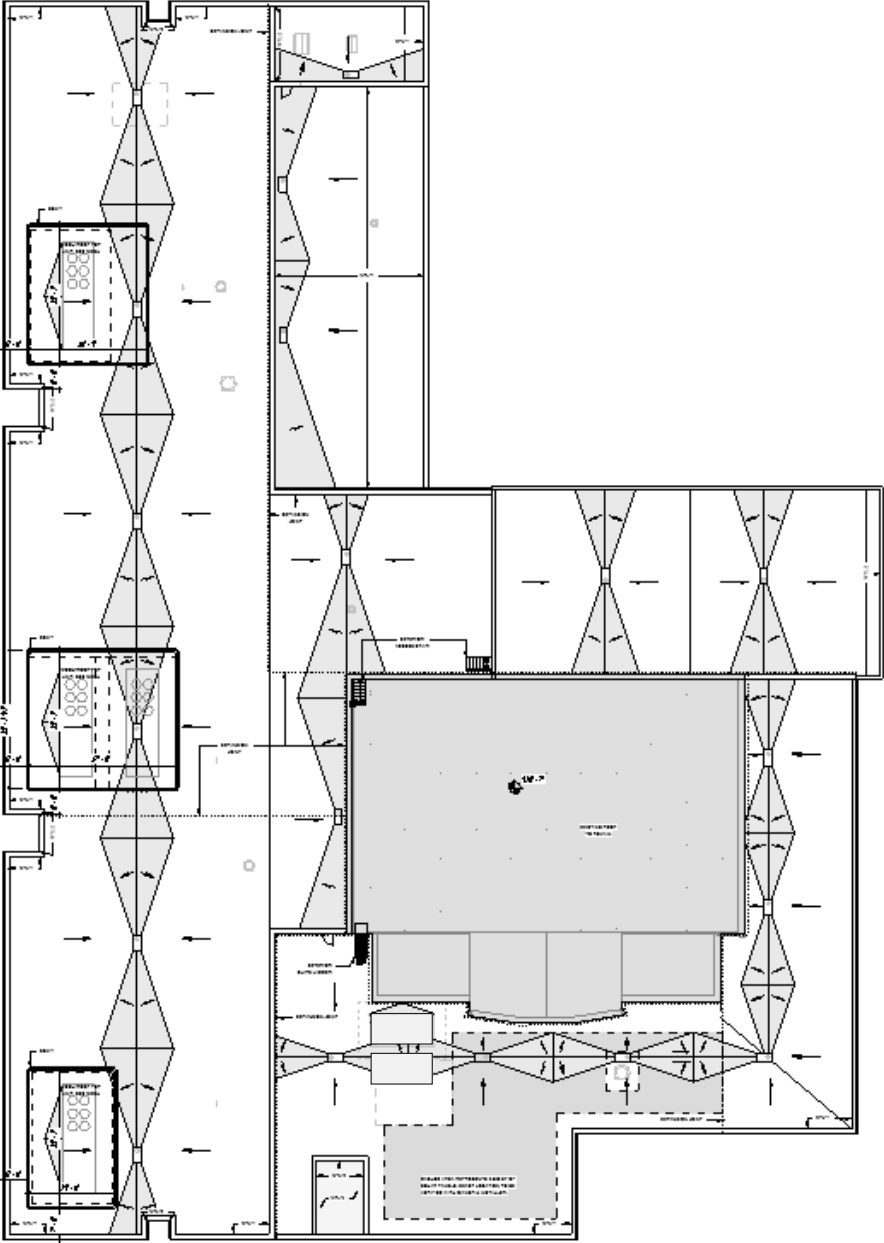
2nd Grade

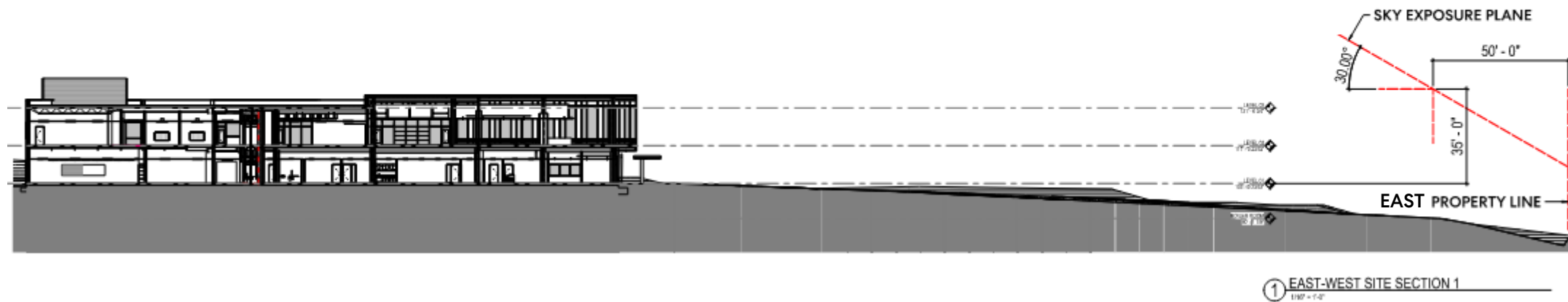
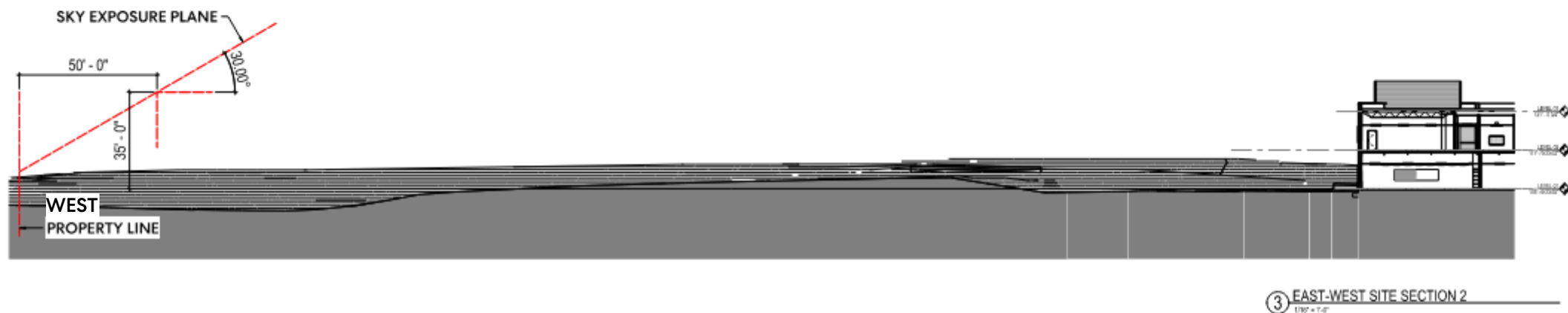
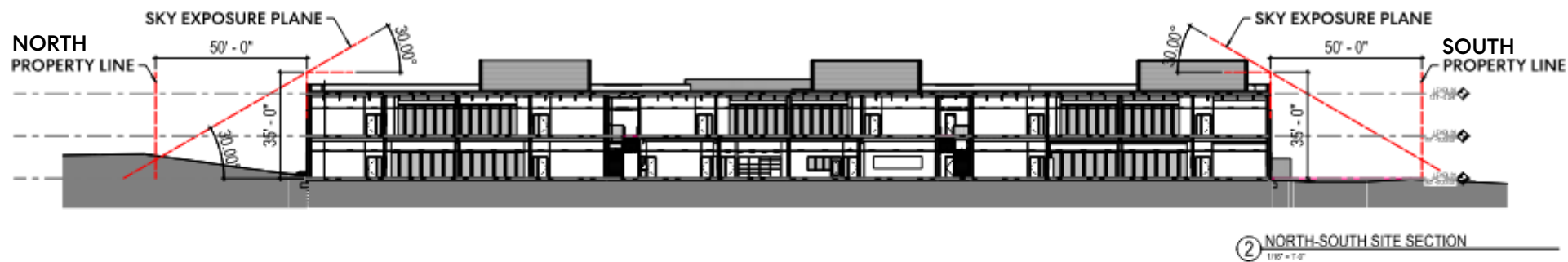
3rd Grade

4th Grade



- BUILDING SUPPORT
- LEARNING
- LEARNING - CLOSED
- LEARNING SUPPORT
- LEARNING SUPPORT - FLEX
- MEDIA CENTER
- MEDIA CENTER SUPPORT
- TOILET
- WELLNESS







View from Spoede Rd.



View from parent drop-off



View from South



View from West



BUILDING PERSPECTIVE

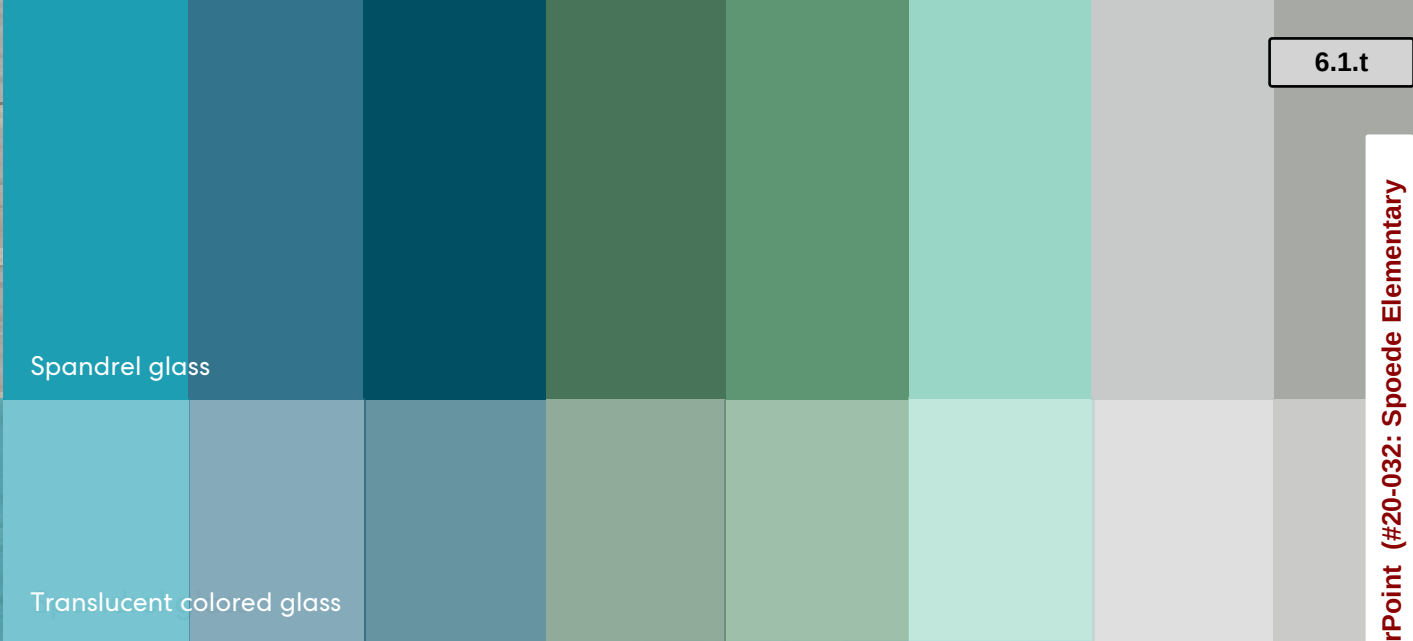


EXTERIOR MATERIAL PALETTE

6.1.t

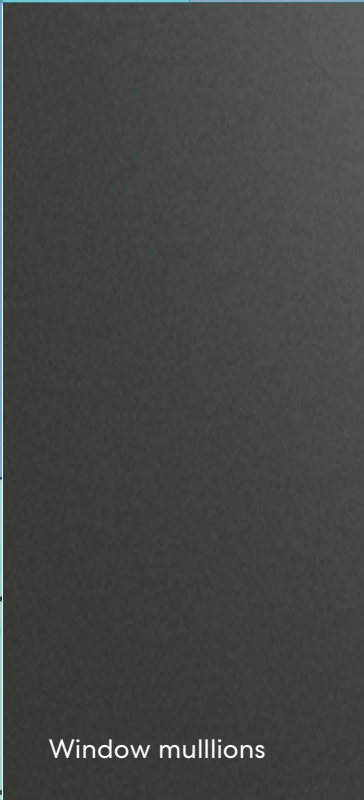


Thin Brick

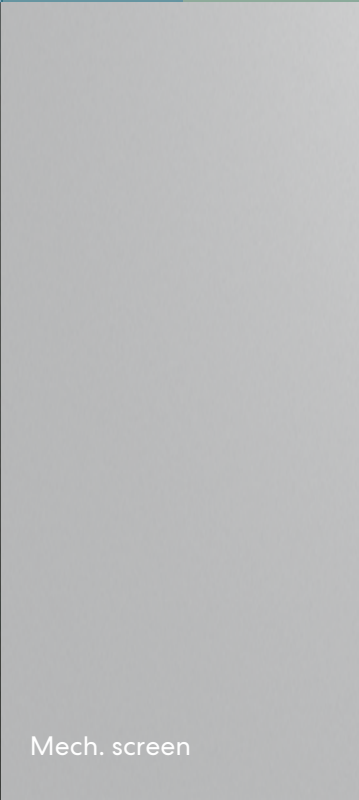


Spandrel glass

Translucent colored glass



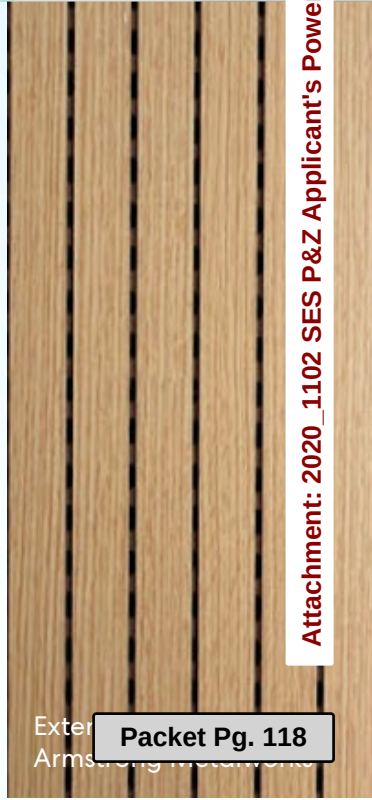
Window mullions



Mech. screen



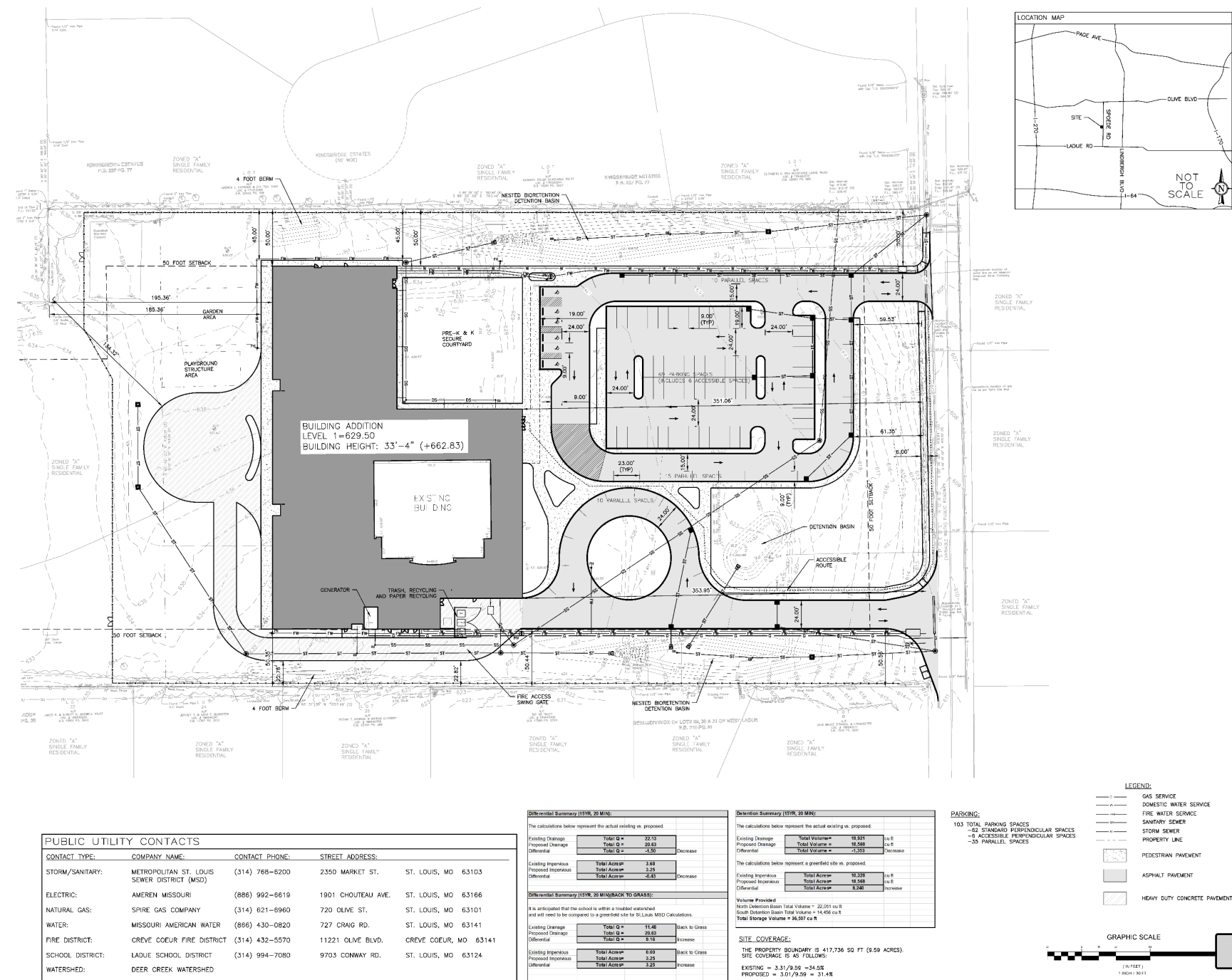
Vision glass



Exterior
Armature

Attachment: 2020_1102 SES P&Z Applicant's PowerPoint (#20-032: Spode Elementary

SITE DEVELOPMENT PLAN



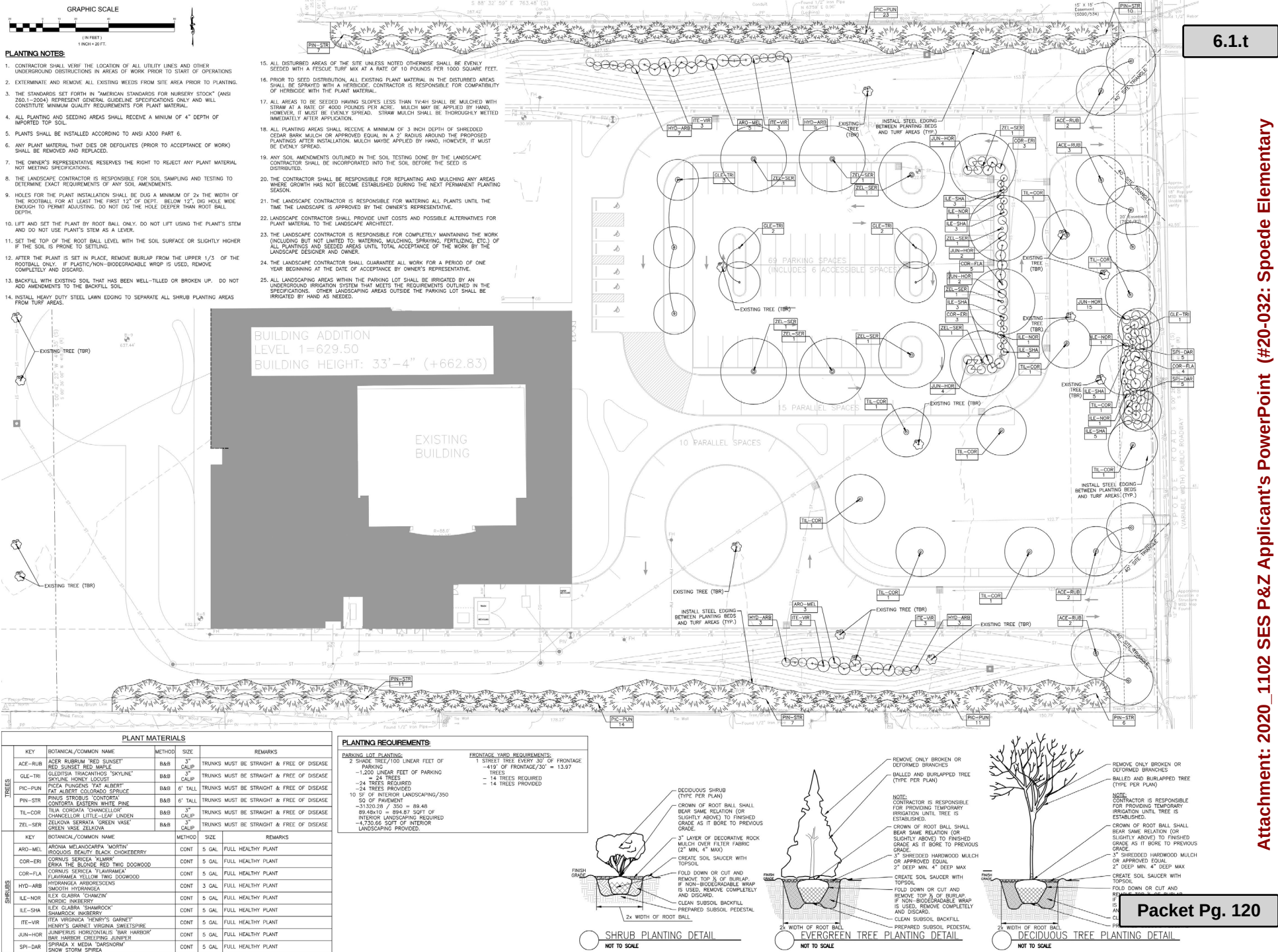
PUBLIC UTILITY CONTACTS				
CONTACT TYPE:	COMPANY NAME:	CONTACT PHONE:	STREET ADDRESS:	
STORM/SANITARY:	METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)	(314) 768-6200	2350 MARKET ST.	ST. LOUIS, MO 63103
ELECTRIC:	AMEREN MISSOURI	(886) 992-6619	1901 CHOUTEAU AVE.	ST. LOUIS, MO 63166
NATURAL GAS:	SPIRE GAS COMPANY	(314) 621-6960	720 OLIVE ST.	ST. LOUIS, MO 63101
WATER:	MISSOURI AMERICAN WATER	(866) 430-0820	727 CRAIG RD.	ST. LOUIS, MO 63141
FIRE DISTRICT:	CREVE COEUR FIRE DISTRICT	(314) 432-5570	11221 OLIVE BLVD.	CREVE COEUR, MO 63141
SCHOOL DISTRICT:	LAQUE SCHOOL DISTRICT	(314) 994-7080	9703 CONWAY RD.	ST. LOUIS, MO 63124
WATERSHED:	DEER CREEK WATERSHED			

Drainage Summary (15/1R, 30 MIN):	
The calculations below represent the actual existing vs. proposed.	
Existing Drainage	Total Q = 22.13
Proposed Drainage	Total Q = 29.63
Differential	Differential = -7.50 Decrease
Existing Impervious	Total Acres = 3.46
Proposed Impervious	Total Acres = 3.35
Differential	Differential = -0.43 Decrease
Drainage Summary (15/1R, 30 MIN) BACK TO GRASS:	
The calculations below represent a greenfield site vs. proposed.	
Existing Drainage	Total Q = 11.46
Proposed Drainage	Total Q = 29.63
Differential	Differential = 18.17 Increase
Existing Impervious	Total Acres = 0.60
Proposed Impervious	Total Acres = 3.35
Differential	Differential = 3.35 Increase
Volume Provided	
North Detention Basin Total Volume = 22,051 cu ft	
South Detention Basin Total Volume = 14,456 cu ft	
Total Storage Volume = 36,507 cu ft	
SITE COVERAGE:	
THE PROPERTY BOUNDARY IS 417,736 SQ FT (9.59 ACRES).	
SITE COVERAGE IS AS FOLLOWS:	
EXISTING = 3.31/9.59 = 34.5%	
PROPOSED = 3.01/9.59 = 31.4%	

PARKING:
103 TOTAL PARKING SPACES
= 62 STANDARD PERPENDICULAR SPACES
= 4 ACCESSIBLE PERPENDICULAR SPACES
= 35 PARALLEL SPACES

- LEGEND:
- GAS SERVICE
 - DOMESTIC WATER SERVICE
 - FIRE WATER SERVICE
 - SANITARY SEWER
 - STORM SEWER
 - PROPERTY LINE
 - PEDESTRIAN PAVEMENT
 - ASPHALT PAVEMENT
 - HEAVY DUTY CONCRETE PAVEMENT







Planning and Zoning Commission
November 2, 2020

**Applications #20-032: PUBLIC FACILITY SITE
DEVELOPMENT PLAN APPROVAL FOR A BUILDING
ADDITION AND THE REDEVELOPMENT OF
SPOEDE ELEMENTARY SCHOOL AT 425 N. SPOEDE
ROAD**

Jason Jaggi, AICP Director of Community Development
Whitney Kelly, AICP City Planner

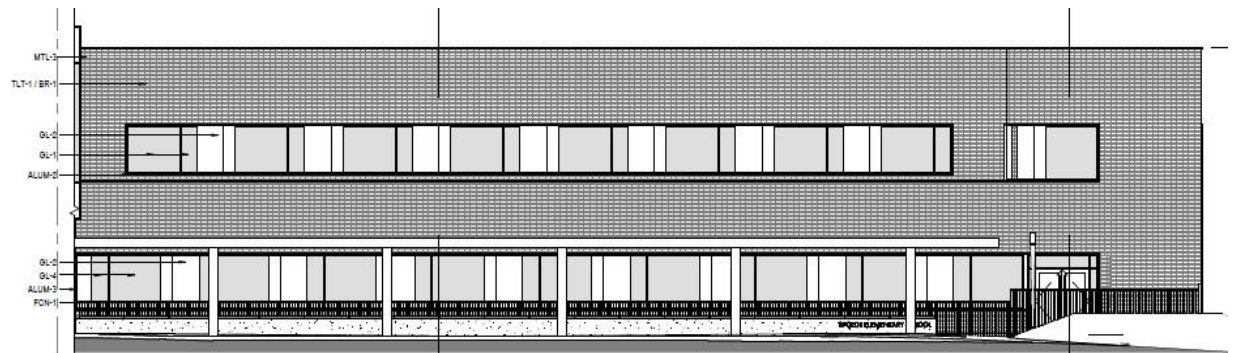
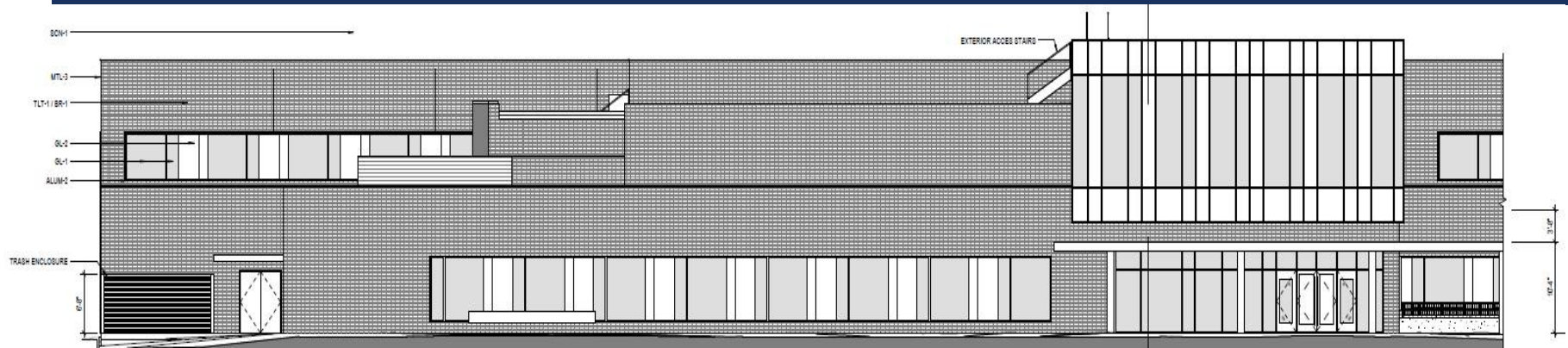
STAFF REPORT PRESENTATION OUTLINE

- i Ladue School District is seeking approval for the Site Development Plans for the addition and renovation of the Spoede Elementary School at 425 N. Spoede Road.**
- i The new building will total approximately 84,316 square feet.**
- i The existing building, with the exception of the Gymnasium that was completed in 2003, will be torn down once the new building is completed.**

STAFF REPORT PRESENTATION OUTLINE

- i Schools are a conditional use in all of the residential zoning districts.**
- i However, public schools are reviewed under Section 400.030 Approval of Public Facilities.**
- i Section 400.030(B)(2) provides that the Planning and Zoning Commission shall consider the application under the applicable standards established for site development plans and subdivision improvement plans including, but not limited to, making a determination as to whether the proposed project is consistent with the plan and complies with the Zoning Code if applicable.**

EAST ELEVATION



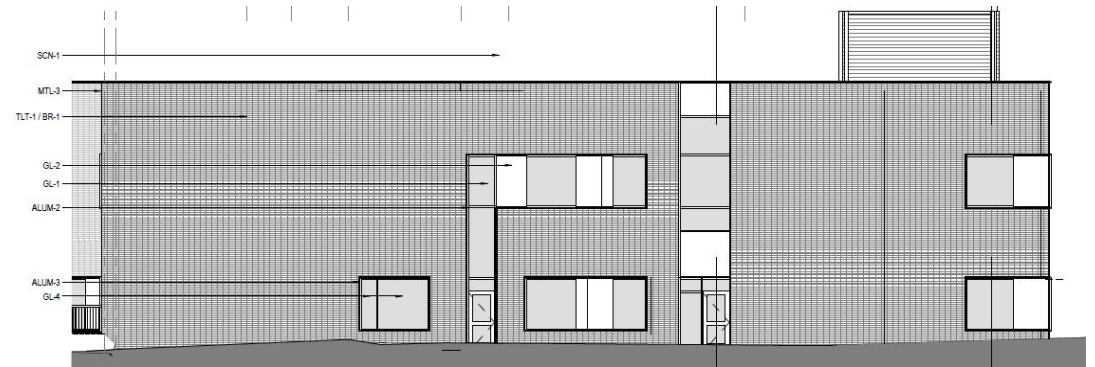
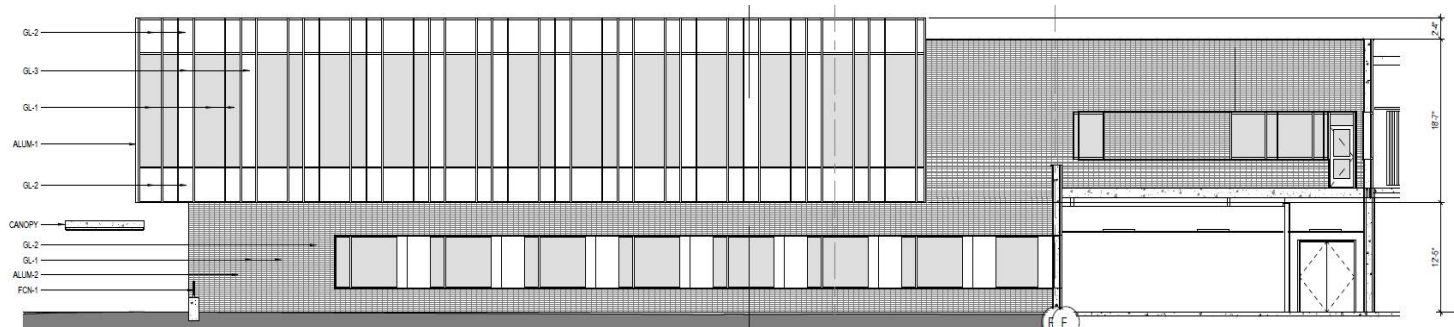
RENDERING FROM SPOEDE ROAD AT NORTH ENTRANCE



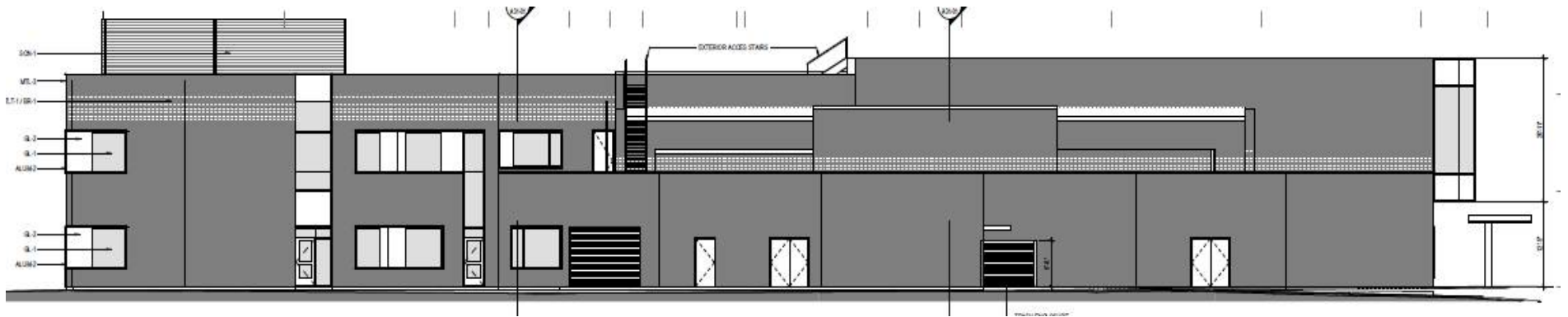
RENDERING FROM SPOEDE ROAD AT SOUTH ENTRANCE



NORTH ELEVATION



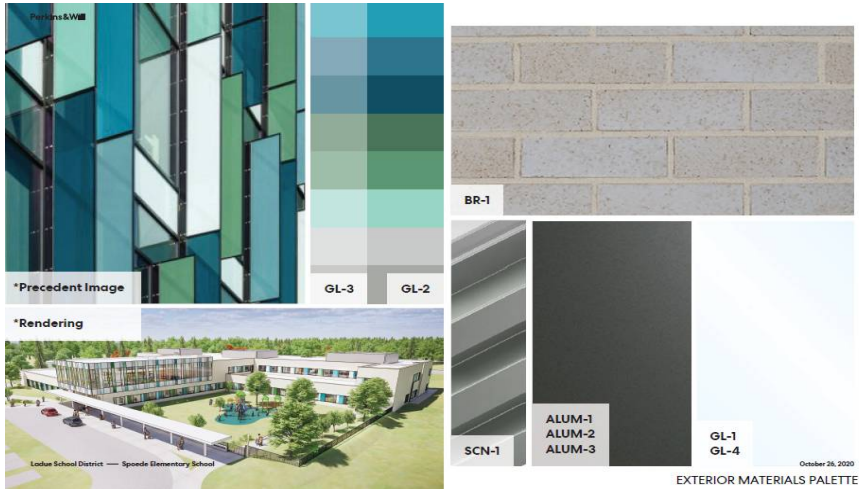
SOUTH ELEVATION



WEST ELEVATION



BUILDING MATERIALS AND AERIAL RENDERING



COMPREHENSIVE PLAN AND DESIGN GUIDELINES

- **Building design is generally in keeping with the City's Design Guidelines regarding interest, high-quality structures, and providing a sense of entry.**
- **The overall design presents a more modern institutional aesthetic than the surrounding residential developments and is a significant departure from the design of the existing school which is more traditional.**
- **Comp Plan recommends that Civic Place Types are to have a landscape buffer, measured horizontally from the lot boundary; and, when located in primarily residential areas, establish a "green edge" landscape zone, measured horizontally from the lot boundary, along all street frontages to maintain compatibility with surrounding development character.**
- **Design Guidelines recommend that parking lots need to be broken up into smaller spaces with landscaped pedestrian linkages; and that parking areas located to the side or rear of commercial buildings are encouraged.**

COMPREHENSIVE PLAN AND DESIGN GUIDELINES

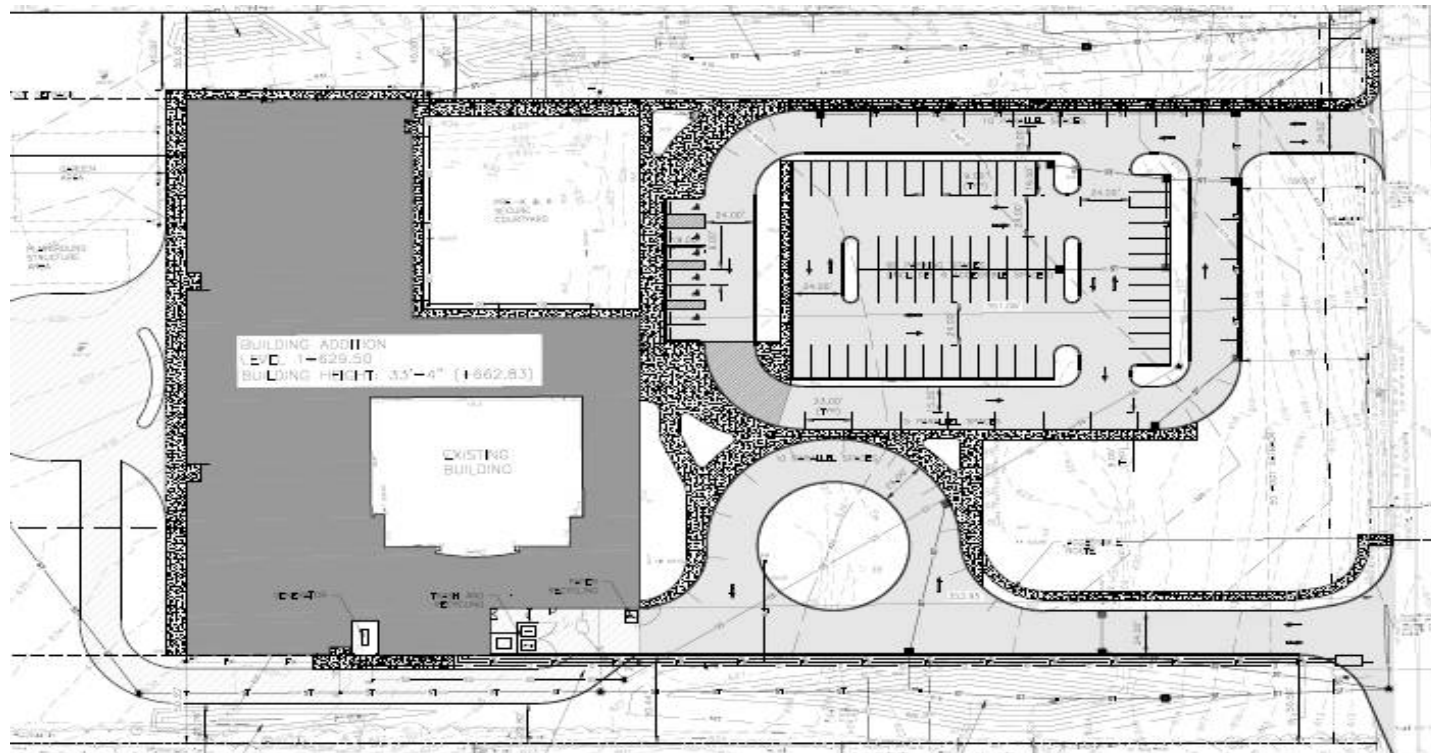
- i The proposal has all of the parking and bus drop off to the front, moving the building to the center of the property, with the trash area visible from N. Spode Road.**
- i The Design Guidelines recommend that building elements, such as parapet walls, penthouses or screen walls should be treated as an integral part of the architecture, incorporating similar design, detail and materials as the primary structure. All rooftop equipment, including, but not limited to, satellite and other telecommunication equipment, air handling units, elevator equipment, cooling towers and exhaust fans are to be screened from view. Building screens should be part of the architectural design with similar detailing and materials and not appear as add-ons.**
- i The proposal includes three mechanical screening areas with visible rooftop access**

COMPREHENSIVE PLAN AND DESIGN GUIDELINES

- i Applicant raised parapet based on Staff's review comment, a condition has been included that the mechanical screening should be a flat metal so that it blends in better with the materials found in other areas of the building.
- i The Commission should discuss the overall design of the school and the rooftop screening with the Applicants regarding how the proposal fits in with the surrounding neighborhood, and if the roof top screening is adequately addressed.



SITE DEVELOPMENT PLAN



ZONING REGULATIONS

- i Subject property is zoned A Single Family Residential**
- i Section 405.250(E)(3)(b) states that the maximum structure height for schools, churches and other places of worship is 50 feet. In addition, such uses shall meet a sky exposure plane requirement.**
- i The building height is approximately 33' 4" for the front glass area, however in some areas the mechanical screening is above this height, where the building is 31 feet, and the mechanical screening is an additional 8 feet, thus a total of 39 feet on the west elevation, well below the maximum height.**

SKY EXPOSURE PLANE



ZONING REGULATIONS

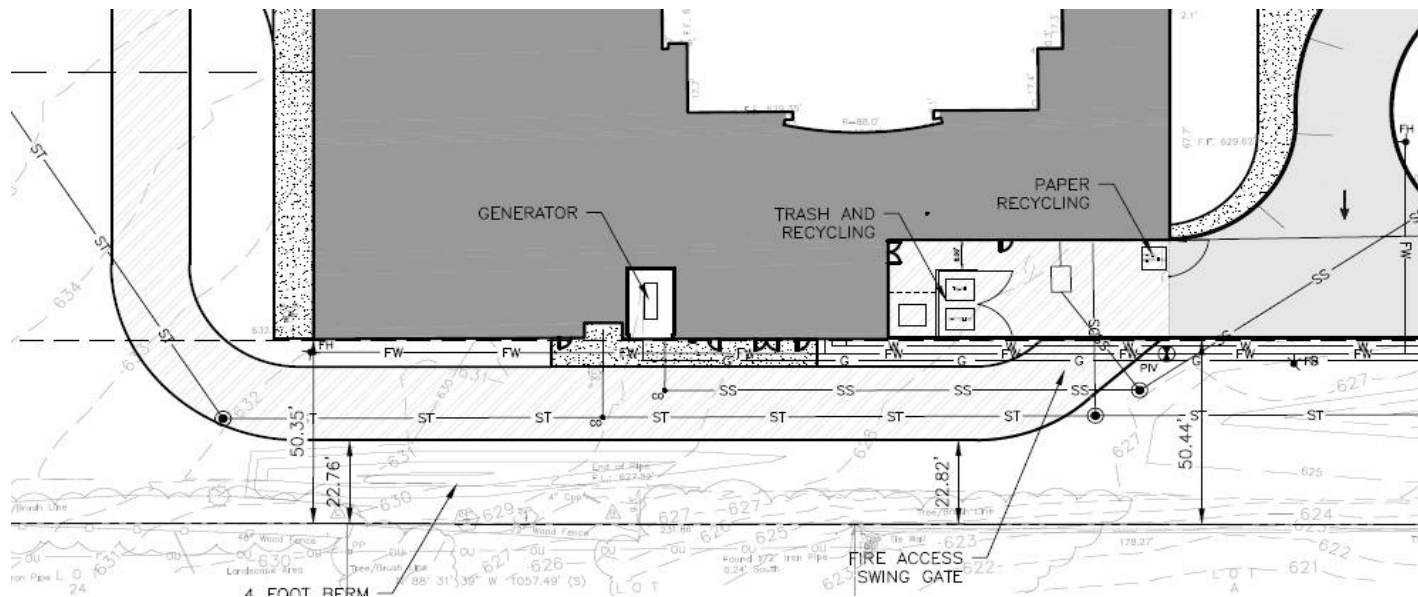
- Maximum site coverage for the A Single-Family Residential District is 25% The Site is preexisting non-conforming with a site coverage of 34.5%.
- The proposed site plan would decrease the site coverage to 31.4%, however still above zoning requirements.
- Building Setback requires a minimum front, side and rear yard setback for conditional uses of 50 feet.
- Building setbacks are met.

ZONING REGULATIONS – BUFFER YARD

- i In addition to the Building Setback, Section 405.250(E)(4)(f) Buffer yard for conditional uses a buffer yard of 25 feet on all sides that abut the single-family use in the residential district. The minimum required buffer yard shall be increased in 5-foot increments, up to a maximum of fifty 50 feet, for each acre of the subject property. All acreage shall be rounded up to the next whole number for buffer yard calculations purposes.
- i 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.
- i Therefore, for a 9.79-acre property, and the building under 45 feet, the buffer yard is 50 feet, where adjacent to residential developments.

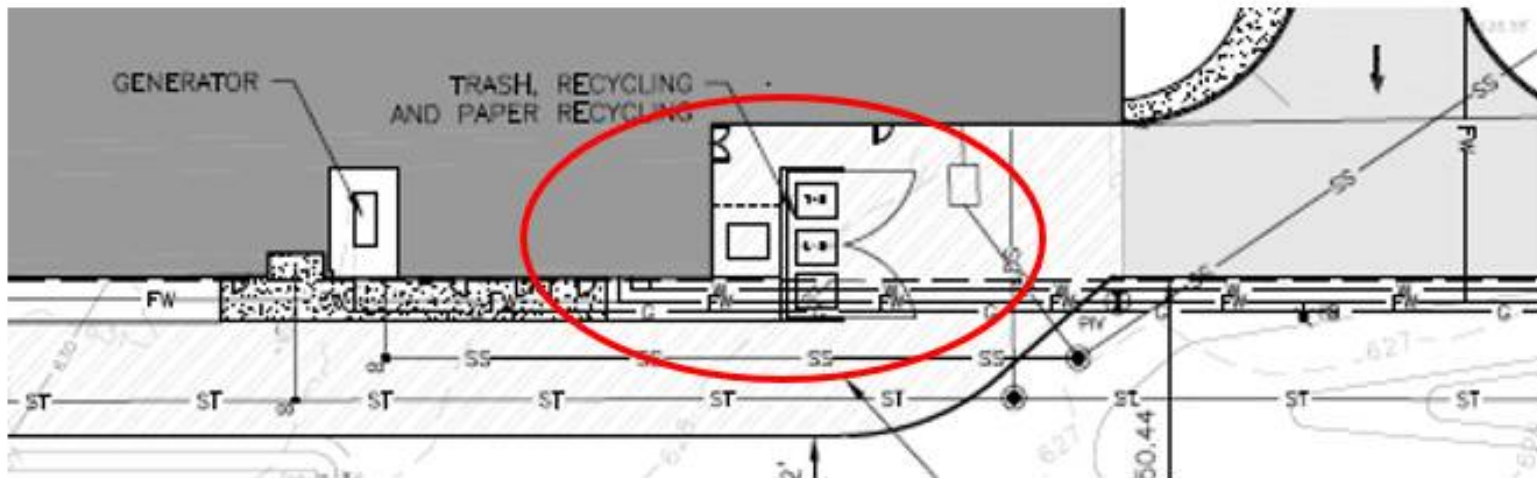
ZONING REGULATIONS – BUFFER YARD

- The Site Plan is showing the walkways around the building to be within the buffer yard area along with the emergency access drive at approximately 22.82 and 22.76 feet from the south property line.



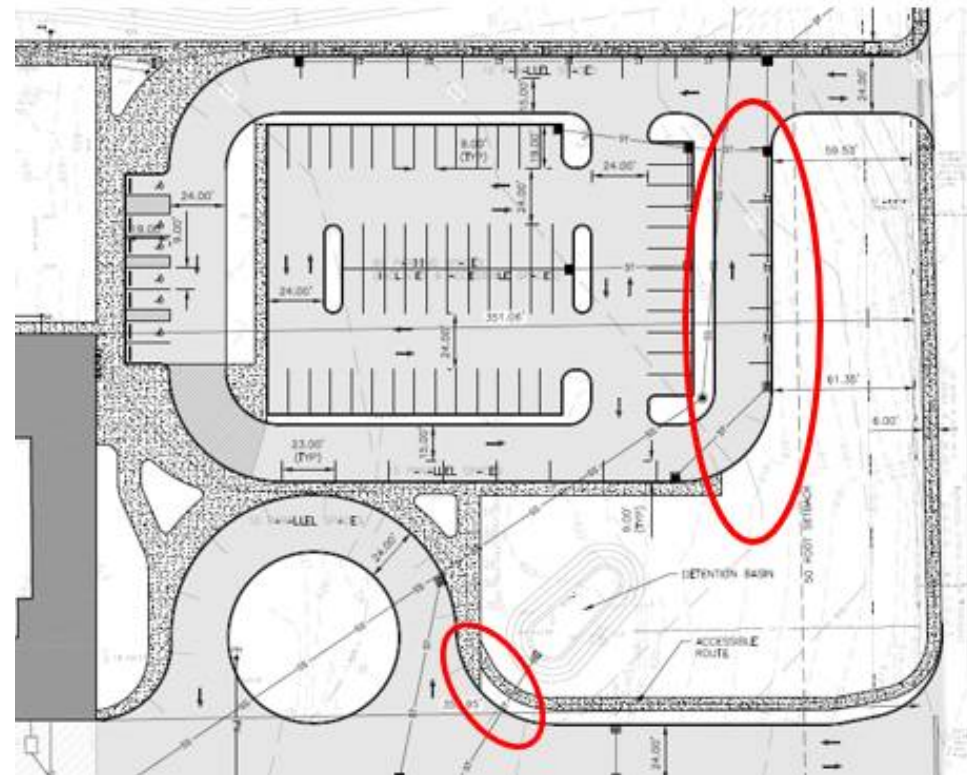
ZONING REGULATIONS – BUFFER YARD

- i A revised Site Plan emailed on October 28, 2020 showed a revised trash enclosure area of the building encroaching into the buffer yard.
- i Staff has included a condition that the trash enclosure shall maintain the same building setback as 50 feet
- i Buffer yard encroachments are improved over current conditions but do not fully meet code. The Commission should discuss the encroachments within the Buffer Yard with the Applicant



SIDEWALK DISCUSSION

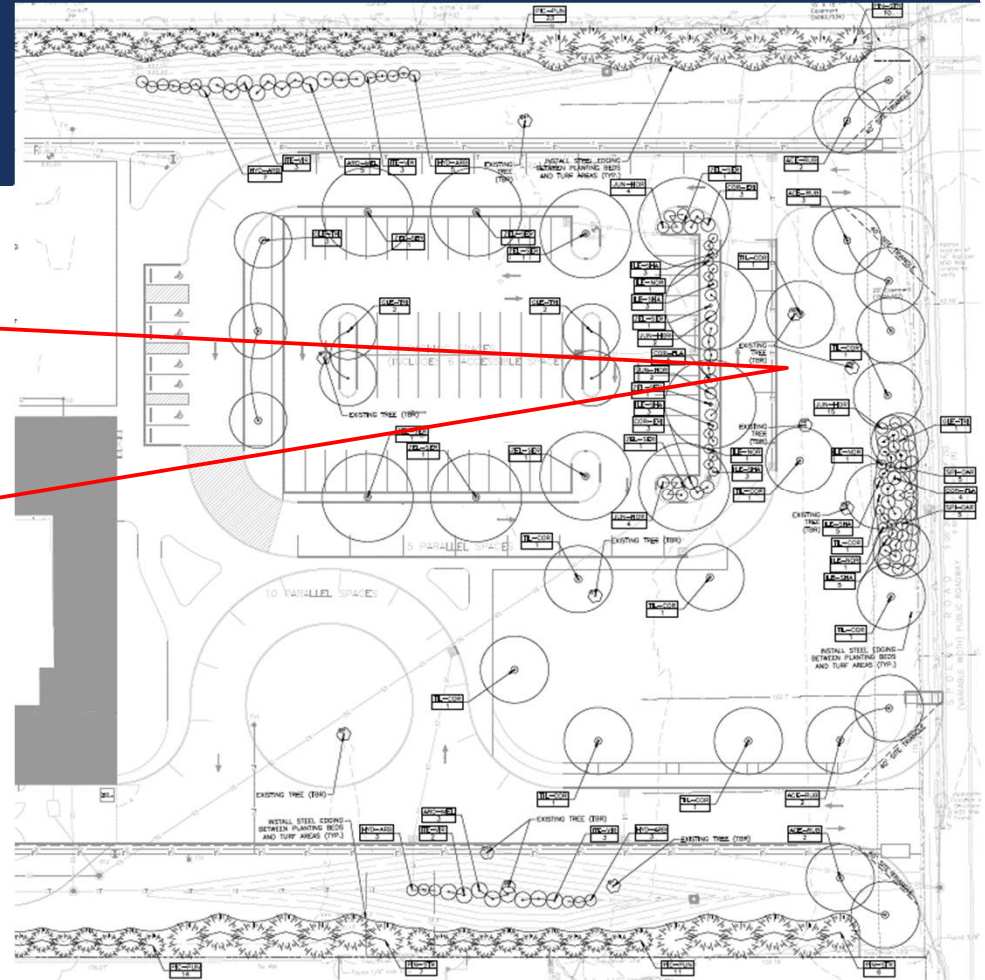
- i Staff has also included recommendations regarding the internal sidewalks to comply with Section 405.730 Sidewalks that all internal sidewalks in non-residential developments shall be at least 6 feet in width or 8 feet if used as a curb stop, and the use of textured or tinted materials for pedestrian crossings shall be utilized where pedestrian circulation paths cross a vehicular route
- i Also the Sidewalks should be carried to the full length of the parking aisles, as shown in Fig 18 of the Staff Report



SIDEWALK DISCUSSION

- i The site plan submitted on October 26, 2020, indicated that the accessible walkway was located along the south entrance.
- i Public Works has requested that the sidewalk be extended across the southern entrance with a ramp at the south property line and that all sidewalks along N. Spoede Road are to be placed within an easement.
- i Additionally, the sidewalk along N. Spoede Road will need to be separated from the curb to avoid the utility poles.



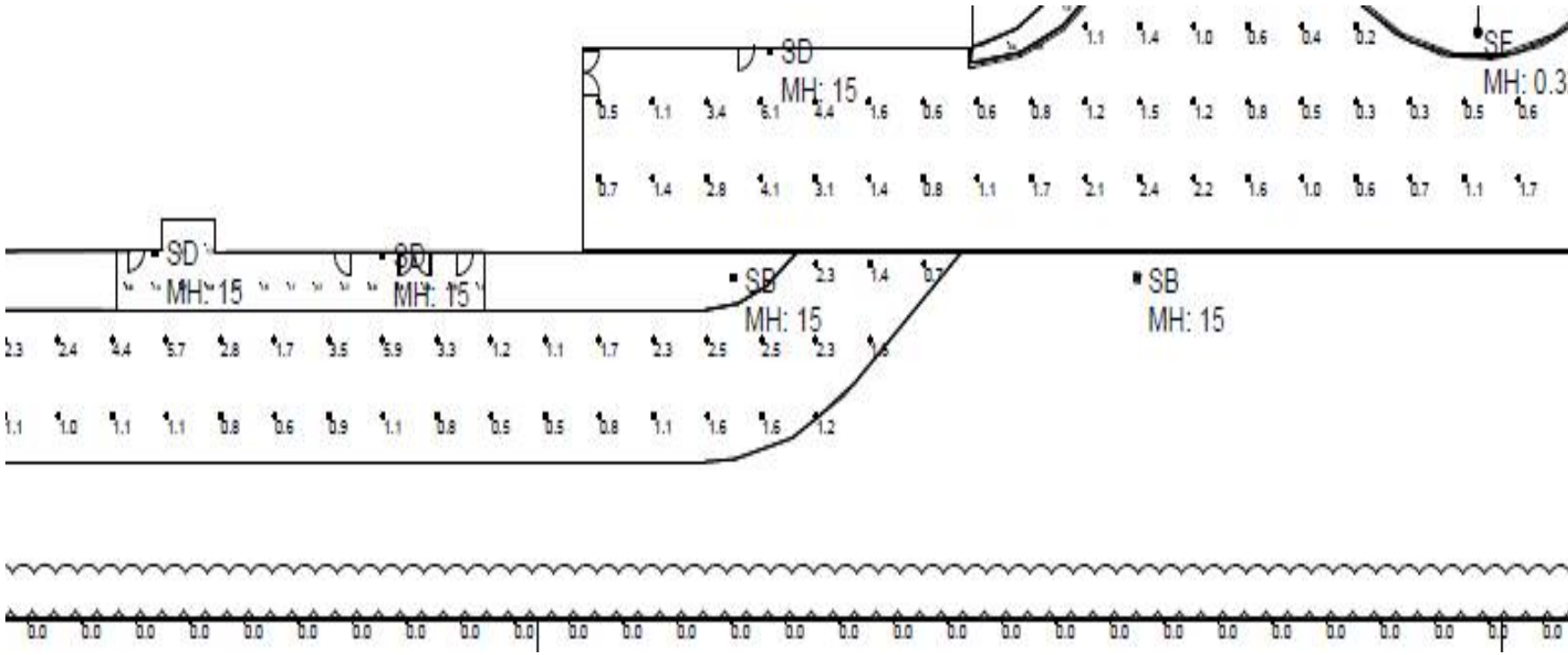
[illegible]

LIGHTING

- i The Lighting Plan is consistent with Section 405.680 Lighting
- i Pole Lighting fixtures within the parking site will be the LSI LED Enterprise with a 16 feet maximum height, including the base. The fixtures will be 100% downlight and shielded as required.
- i Design to reflect 0 foot-candles on the property line.
- i The lights are similar to those that were recently approved in 2017, in the dark bronze color.



LIGHTING – AT SOUTH PROPERTY LINE





Questions



city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #20-033: CONDITIONAL USE PERMIT FOR BRADLEY/COLLINS, LLC, FOR A 2,782 SQUARE FOOT, DRUG AND DRUGGISTS' SUNDRIES MERCHANT WHOLESALERS (NAICS 424210) AT 10880 BAUR BOULEVARD THE GC-GENERAL COMMERCIAL DISTRICT

FOR THE MEETING OF: Monday, November 16, 2020, 6:30 PM

LOCATION: 10880 Baur Boulevard, Creve Coeur, MO 63141, GC-General Commercial District.

REQUEST: Bradley Peterson, on behalf of Bradley /Collins, LLC, has requested a conditional use permit for a 2,532 square foot, Drug and Druggists Sundries Merchant Wholesale and Distribution use at 10880 Baur Boulevard, Creve Coeur, MO 63141 for the repackaging and distribution of "topicals"- health and beauty cosmetics from the hemp industry. Drug and Druggists' Sundries Merchant Wholesalers (NAICS 424210) in the GC-General Commercial District require a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council.

ADDITIONAL INFORMATION: The text amendment to allow for Drug and Druggists' Sundries Merchant Wholesalers (NAICS 424210) as a conditional use in the GC District, provided that it was adjacent to the LI District, limited to 50% of the building square footage, and all activity occurs indoors, was recently approved by Ordinance 5708, on August 10, 2020. The Text Amendment was sought in anticipation of this proposed application at 10880 Baur Boulevard. The proposal represents approximately 27% of the Baur Executive Suites. The remaining area operates as a variety of professional offices.

APPLICANT: Bradley Peterson
Bradley/Collins, LLC
131 East Drake Avenue
St. Louis, MO

PROPERTY OWNER:

Larry Malashock
LARPAT, LLC, dba
Baur Executive Suites
10880 Baur Boulevard
Creve Coeur, MO 63141

Key Issues:

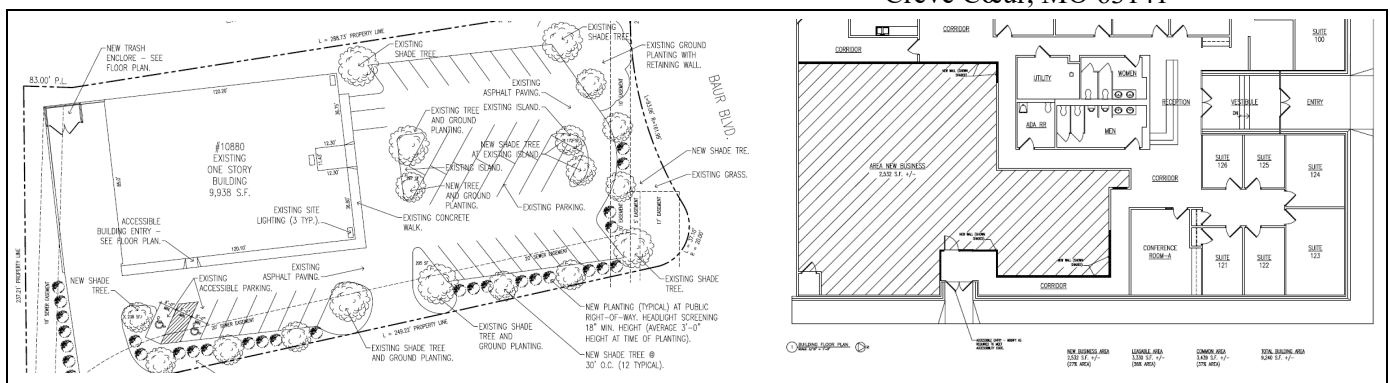
- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the purposes of the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Creve Coeur 2030 References

- Mixed-Use Innovation Campus District (MUIC)
- 39N Master Plan

Zoning Code References

- Table A: Permitted and Conditional Uses
- Section 405.210: Regulation of Uses
- Section 405.360: GC-General Commercial
- Section 405.470: Conditional Uses



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 11/12/2020

ATTACHMENTS: Applicant's Materials received November 10, 2020, and revised Concept Site Plan emailed on November 11, 2020
Site photos submitted on October 16, 2020
Draft Ordinance

REQUEST AND BACKGROUND

LARPAT LLC, the owner of 10880 Baur Boulevard, sought a text amendment to allow for Drug and Druggists' Sundries Merchant Wholesalers (NAICS 424210) as a conditional use in the GC District on behalf of the proposed use at this location. Ordinance 5708 allows for the use in the GC District, provided that it is located on property adjacent to the LI District, where such use is a permitted use. The Applicants are now seeking approval of the conditional use permit for Bradley/Collins, LLC to operate at 10880 Baur Boulevard. The proposal is for approximately 2,532 square foot office and warehousing for the repackaging and distribution of "topicals"- health and beauty cosmetics from the hemp industry, within the 9,240 square foot building. All activity will occur within the existing building, with no outdoor storage. The Applicant has submitted a revised Site Plan that provides for additional landscaping and a trash enclosure to bring the site closer into compliance with the Zoning Regulations and recommendations of the Design Guidelines.

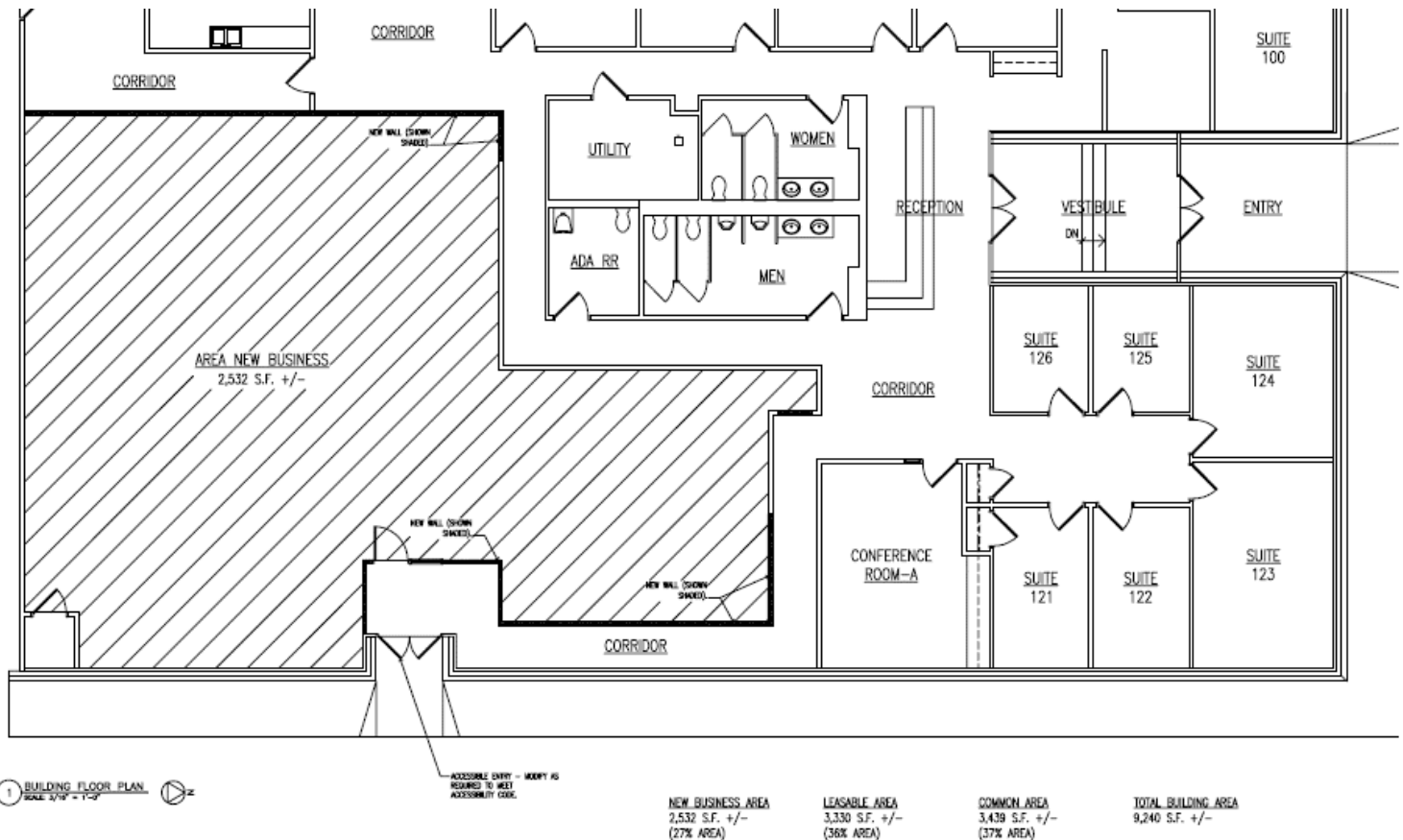


Figure 1: Close up of the Floor Plan submitted on 11-10-2020

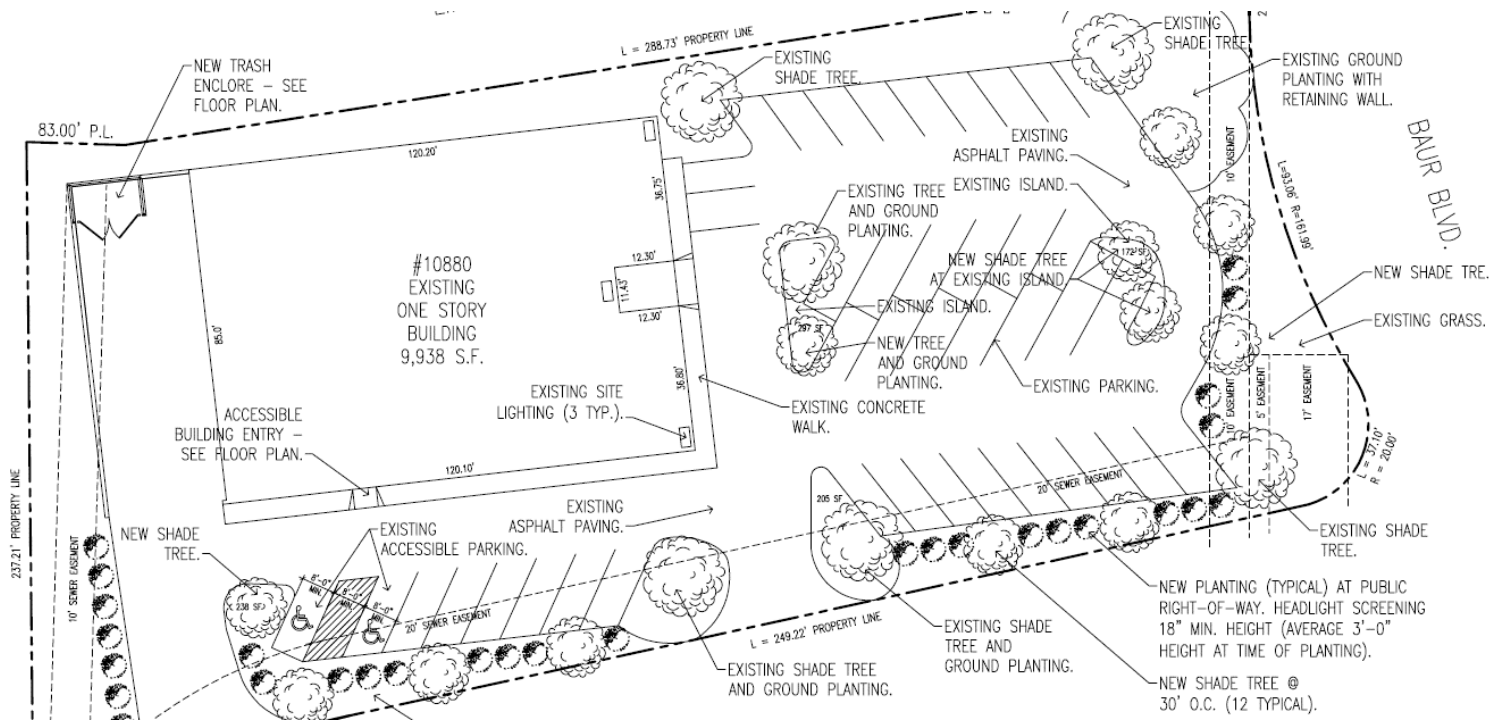


Figure 2: Revised Site Plan emailed on November 11, 2020

DISCUSSION

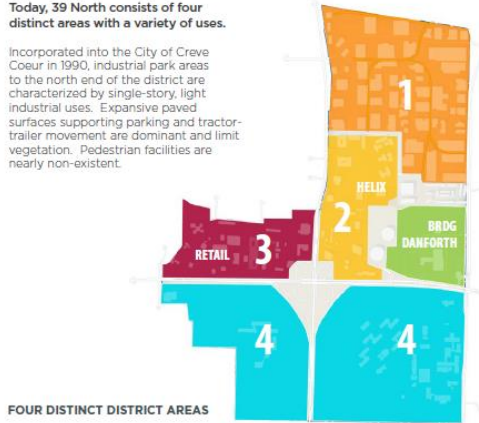
Comprehensive Plan and 39N Master Plan

As was discussed with the text amendment, the comprehensive plan, *Creve Coeur 2030*, provides overall goals and objectives for City as a whole and offers focused recommendations based on the concept of PlaceType Districts. The location where the applicant intends to operate a merchant wholesale business is within the Mixed-Use Innovation Campus District (MUIC) (p. 97). This PlaceType District is coterminous with the 39 North Innovation District which is also subject to the 39 North Master Plan. The 39 North Master Plan, as an element of the comprehensive plan, identifies four distinct areas in the existing built environment analysis. The subject property and immediate area is part of the Industrial Park area (p. 32). Further south, the area east of Lindbergh and north of Olive is identified as the Office Park. Please also refer to Figure 1 below. The 39N Master Plan notes that the industrial areas on the northern part of the 39N district are highly successful having occupancy rates of greater than 90 percent (p. 29). The mid-to long range development goals for this area (the Northern District) is to transition from light industrial to office and lab uses to support plant science and related industries within the 39N District (p. 67). With that being said, the plan acknowledges that future development in the northern, industrial parts of the District is a lesser priority that will be driven by the success of earlier investments (p. 78-79). The lot development standards of the MUIC District recommend the support of sustainable and low impact site development practices such as permeable pavement, bio-retention, native landscaping, and energy efficient lighting through the use of zoning incentives such as site or density bonuses. The new landscaping shown does not indicate specific plant type, therefore, Staff has included a condition of approval that a revised final landscape plan shall include native plantings consistent with the 39N Plan, for the Zoning Administrator's approval. In that this application provides for new landscaping and that the building and site are pre-existing, and that all activity will be occurring within the existing building, the proposal meets with the recommendations in as far as this proposal can.

BUILT ENVIRONMENT

Today, 39 North consists of four distinct areas with a variety of uses.

Incorporated into the City of Creve Coeur in 1990, industrial park areas to the north end of the district are characterized by single-story, light industrial uses. Expansive paved surfaces supporting parking and tractor-trailer movement are dominant and limit vegetation. Pedestrian facilities are nearly non-existent.



1. Industrial Park

Building construction dates range from 1957 to the late 1990s with the majority of buildings constructed in the late 1960s to early 1970s. Most businesses are warehousing services in single-story, large footprint buildings. Other building uses include plastics and synthetic resin manufacturing, paper manufacturing, printing and publishing services, motor vehicle repair, chemical manufacturing and other fabricated metal production manufacturing. Rail spurs, all but one of which are abandoned, enter the district from the Central Midland Railway and run north-south into the industrial park. Most are visible at road crossings and are in various states of disrepair. This is the area with the highest building density in the district and the greatest number of land owners and parcels.



Figure 3: Image of page 32 of the 39N Master Plan regarding the four distinct areas within the 39N, along with the GIS Image of the area with the Zoning District indicated. The GC District is shown as red.

Zoning Analysis

The recently approved text amendment, provided that the proposed use within the GC-District is to be located on properties adjacent to the LI District, for which this property is located, and limited to 50% of the building square footage, per Section 405.470(A)(34) below. The proposed use will occupy approximately 2,532 square feet with the existing 9,240 square foot building, or approximately 27% of the building. Therefore, all of the requirements of the ordinance are met.

Article IV. Standards For Permitted, Accessory and Conditional Uses Section 405.470. Conditional Uses.

A. Conditional uses allowed in zoning districts are as follows:

34. Drugs and Druggists' Sundries Merchant Wholesalers (NAICS 424210) conditional use in the GC District:

- Shall be located only on properties that abut the LI-Light Industrial zoning district.
- Such uses are limited to a maximum of 50 percent (50%) of the floor area of the building in which they are located
- All operations must be conducted within an enclosed building with no outdoor storage of materials or equipment



Figure 4: AGIS Image of allowed properties in the Text Amendment

Trash Enclosure

The Applicants are showing a new dumpster enclosure for the existing dumpsters, however the material, or details were not included. Therefore, Staff has included a condition of approval that the dumpster be properly screened within an enclosure with building materials that are consistent with the existing structure for the Zoning Administrator's approval.

CONCLUSION

The proposed conditional use appears to meet the goals of the Comprehensive Plan and Design Guidelines, and satisfies the regulations contained in the Zoning Code. If the members of the Planning Commission are satisfied that the proposal meets the goals and objectives of the Comprehensive Plan and the applicable requirements of the Zoning Ordinance, the Commission may recommend approval of the conditional use

permit. Below are the recommended conditions of approval that include the revised landscape plan and the conditions that are typical for conditional uses.

1. The Conditional Use Permit shall be for an approximately 2,532 square foot Drug and Druggists' Sundries Merchant Wholesalers (NAICS 424210) for Bradley/Collins LLC, in substantial compliance with the referenced floor plan submitted on November 10, 2020 as bound together and submitted in conjunction with Application #20-033, within the Baur Executive Suites at 10880 Baur Boulevard except as modified below.
2. The Applicant shall obtain a building permit to address any building code issues associated with the use and any property maintenance issues.
3. The Applicant shall submit a final landscape plan indicating that the new plant materials are native varieties consistent with the Conceptual Site Plan emailed on November 11, 2020 for the Zoning Administrator's approval.
4. All landscaping shall be maintained per the approved plans and vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should the street trees be removed, sufficient landscaping shall be provided on the property to be consistent with the landscape plan to the extent possible, as required under Section 405.540 Landscaping.
5. The Applicants shall submit for a building permit to properly screen the existing dumpsters with a trash enclosure that is compatible with the architecture of the main buildings subject to the Zoning Administrator's approval.
6. Any new mechanical equipment installed for the site shall be properly screened with approved materials by the Zoning Administrator.
7. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued. Should the use 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.
8. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
9. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
10. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

MOTION

If the Planning Commission has chosen to accept the draft ordinance as written, the following would be a suitable motion for this application:

“I move to recommend approval of the conditional use permit for the Drugs and Druggists’ Sundries Merchant Wholesalers (NAICS 424210), Bradley/Collins, LLC at 10880 Baur Boulevard as described within the Staff Report and with the conditions of the Draft Ordinance as discussed with Application #20-033 on the November 16, 2020”

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



City Limits

Parcels

June 22, 2020



Prepared By: HOPNER & SHERR

Attachment: 20-033.10880 Baur CUP.Staff Report.11-16-2020 (#20-033:10880 Baur Blvd CUP)



CONCEPTUAL SITE PLAN

()

SCALE

ZONING NOTES
ZONING = "GC" GENERAL COMMERCIAL DISTRICT

PLANTING NOTES

1. EXISTING ISLAND AND PENINSULA PLANTING AREAS SHALL BE COVERED WITH GRASS HARDWOOD BARK MULCH OR PAVERS ON A SAND AND GRAVEL BASE.
2. EXISTING ISLAND AND PENINSULA PLANTINGS SHALL BE LOW LYING PLANTINGS, IVY AND FLOWERING PLANTS.
3. NEW DECIDUOUS SHADE TREES SHALL HAVE A MINIMUM CALIPER OF THREE (3) INCHES PROVIDING CLEAR HEADROOM OF AT LEAST SIX (6) FEET.
4. NEW EVERGREEN TREES SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT AT PLANTING.

GREEN SPACE CALCULATIONS

PAVED AREA = 22,507 S.F.

22,507 S.F. / 350 S.F. = 65 (10) = 650 S.F. GREEN SPACE REQUIRED

ISLAND

ISLAND

PENINSULA

TOTAL GREEN SPACE PROVIDED 912 S.F.

PARKING CALCULATIONS (42 SPACES PROVIDED)

$$\frac{\text{BUSINESS ENTERPRISE} - 0.85 \text{ SPACES}}{3,230 \text{ S.F.} / 150 \text{ S.F.}} = \frac{\text{OFFICE SUITE}}{21.53 (0.85)} = 18.3 = 19 \text{ SPACES REQUIRED}$$
$$3,230 \text{ S.F.} / 150 \text{ S.F.} = 21.53 (0.85) = 18.3 = 19 \text{ SPACES REQUIRED}$$

BUSINESS OCCUPANCY - LESS THAN 15,000 S.F. = 4 SPACES/1,000 S.F.

$$2.782 \text{ S.F.} / 1,000 \text{ S.F.} = 2.72 (4) = 11.28 = 12 \text{ SPACES REQUIRED}$$

31 TOTAL PARKING SPACES REQUIRED - 42 PARKING SPACES PROVIDED

GREEN SPACE CALCULATIONS

PAVED AREA = 22,507 S.F.

22,507 S.F. / 350 S.F. = 65 (10) = 650 S.F. GREEN SPACE REQUIRED

ISLAND

ISLAND

PENINSULA

TOTAL GREEN SPACE PROVIDED 912 S.F.

PARKING CALCULATIONS (42 SPACES PROVIDED)

NEW PLANTING (TYPICAL) AT PUBLIC RIGHT-OF-WAY. HEADLIGHT SCREENING 18" MIN. HEIGHT (AVERAGE 3'-0" HEIGHT AT TIME OF PLANTING).
NEW SHADE TREE @ 30' O.C. (12 TYPICAL).

30' O.C. (12 TYPICAL).

bradley|collins, llc
a r c h i t e c t u r e

131 east drake avenue
st. louis, mo 63119
phone: 314.968.2899 or 314.402.7265
www.bradley-collins.com

SEAL
CERTIFICATE OF AUTHORITY
MISSOURI LIC. #2014008379
BRADLEY COLLINS PETERSON
MISSOURI LIC. #006865

ISSUES / REVISIONS :

NO.	DATE	REMARKS
1	11.10.20	CITY OF CREVE COEUR – PRELIM. REVIEW

COMMERCIAL OFFICE BUILDING

BAUR EXECUTIVE SUITES
10880 Baur Boulevard
Creve Coeur, MO 63132

CONCEPTUAL SITE PLAN

PROJECT NUMBER

41007

PROJECT PHASE PLANNING & ZONING

DRAWN BY:
BCP

CHECKED BY:

DATE:

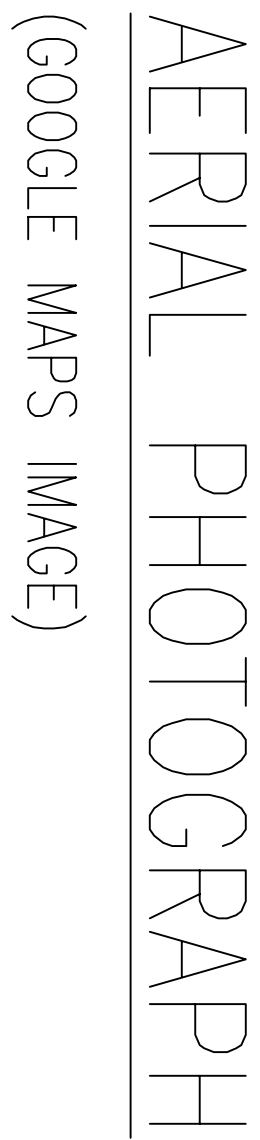
SHEET NO.

A1



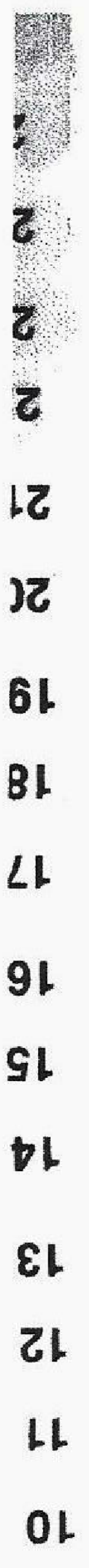
TOTAL BUILDING AREA
9,240 S.F. +/-

Packet Pg. 156



AERIAL PHOTOGRAPH

(GOOGLE MAPS IMAGE)



SITE SURVEY

(SURVEY BY OTHERS)

COMMERCIAL OFFICE BUILDING
BAUR EXECUTIVE SUITES 10880 Baur Boulevard Creve Coeur, MO 63132
SURVEY AND AERIAL PHOTOGRAPH



10880 BAUR BOULEVARD—EAST ELEVATION (PARTIAL)



10880 BAUR BOULEVARD—NORTH ELEVATION



10880 BAUR BOULEVARD—SOUTH ELEVATION



10880 BAUR BOULEVARD—EAST ELEVATION (PARTIAL)

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR BRADLEY/COLLINS, LLC, A DRUG AND DRUGGISTS' SUNDRIES MERCHANT WHOLESALER (NAICS 424210) AT 10880 BAUR BOULEVARD, IN THE GC-GENERAL COMMERCIAL DISTRICT

WHEREAS, under Section 405.360(C) and Table A Permitted and Conditional Uses, Drug and Druggists' Sundries Merchant Wholesalers (NAICS 424210) in the GC-General Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Bradley Peterson, on behalf of Bradley/Collins, LLC, for a conditional use permit for a 2,532 square foot, Drug and Druggists Sundries Merchant Wholesale and Distribution at 10880 Baur Boulevard, Creve Coeur, MO 63141, zoned GC-General Commercial, for the repackaging and distribution of "topicals"- health and beauty cosmetics from the hemp industry; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, November 16, 2020, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on November 16, 2020; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Attachment: 20-033-0880 Baur CUP.Draft Ordinance.11-16-2020 (#20-033:10880 Baur Blvd CUP)

BILL NO. _____

ORDINANCE NO. _____

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a 2,532 square foot, Drug and Druggists Sundries Merchant Wholesale and Distribution at 10880 Baur Boulevard, Creve Coeur, MO 63141, in the GC-General Commercial District, whose legal description is as follows:

LOT "A" OF THE SUBDIVISION OF SECTION 10 OF LINDBERGH-WARSON INDUSTRIAL CENTER ADDITION NO. 2, A SUBDIVISION RECORDED IN PLAT BOOK 124, PAGE 73 OF THE ST. LOUIS COUNTY RECORDS, IN ST. LOUIS COUNTY, MISSOURI.

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

1. The Conditional Use Permit shall be for an approximately 2,532 square foot Drug and Druggists' Sundries Merchant Wholesaler (NAICS 424210) for Bradley/Collins LLC, in substantial compliance with the referenced floor plan submitted on November 10, 2020 as bound together and submitted in conjunction with Application #20-033, within the Baur Executive Suites at 10880 Baur Boulevard except as modified below.
2. The Applicant shall obtain a building permit to address any building code issues associated with the use and any property maintenance issues.
3. The Applicant shall submit a final landscape plan indicating that the new plant materials are native varieties consistent with the Conceptual Site Plan emailed on November 11, 2020 for the Zoning Administrator's approval.
4. All landscaping shall be maintained per the approved plans and vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should the street trees be removed, sufficient landscaping shall be provided on the property to be consistent with the landscape plan to the extent possible, as required under Section 405.540 Landscaping.
5. The Applicants shall submit for a building permit to properly screen the existing dumpsters with a trash enclosure that is compatible with the architecture of the main buildings subject to the Zoning Administrator's approval.
6. Any new mechanical equipment installed for the site shall be properly screened with approved materials by the Zoning Administrator.
7. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued. Should the use 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.
8. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
9. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not

Attachment: 20-033-0880 Baur CUP.Draft Ordinance.11-16-2020 (#20-033:10880 Baur Blvd CUP)

BILL NO. _____

ORDINANCE NO. _____

more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

10. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2020.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2020.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: 20-033.0880 Baur CUP.Draft Ordinance.11-16-2020 (#20-033:10880 Baur Blvd CUP)



city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #20-035: TEXT AMENDMENTS TO THE CITY'S LAND USE AND DEVELOPMENT ORDINANCES REGARDING DEVELOPMENT STANDARDS IN RESIDENTIAL DISTRICTS

FOR THE MEETING OF: Monday, November 16, 2020, 6:30 P.M.

LOCATION: Residential Districts and some commercial districts

REQUEST: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division has requested several amendments that include a variety of technical corrections and clarifications to Chapter 405, Zoning Ordinance. The proposed amendments include possible changes to the allowance for site coverage, chimney height, and group homes to address occupancy regulations, as well as other clarifying language throughout. Text Amendments to the Zoning Ordinance requires review at the Planning and Zoning Commission and approval by the City Council.

ADDITIONAL INFORMATION: Staff is seeking to clarify language due to recent changes in regards to the occupancy of single family homes, and how they relate to group homes, providing clarifying language on the regulations and approval for elementary and secondary schools, and revise the allowance for site coverage on single family residential properties.

APPLICANT: Jason W. Jaggi, AICP
 Director of Community
 Development
 City of Creve Coeur
 300 N. New Ballas Road
 Creve Coeur, MO 63141

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 11/10/2020
ATTACHMENTS: Draft Ordinance

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the purposes of the Comprehensive Plan?

Creve Coeur 2030 References

- Residential Development & Preservation

Planning Code References

- Section 400.030. Approval of Public Facilities.

Zoning Code References

- Section 405.120; Definition Of Terms
- Section 405.450.B Group Homes.
- Section 405.470(A)(25) Elementary and secondary schools
- Section 405.620. Height Exceptions and Limitations.
- Section 405.630 Yard Encroachments
- Section 405.640 Fences

DISCUSSION

REGULATIONS REGARDING SCHOOLS

Staff would like to add clarifying language regarding the approval of public facilities to distinguish between requirements for a conditional use permit for private elementary and secondary schools, while providing that such public facilities will still be reviewed against the standards of the conditional use permit requirements. Therefore, Section 400.030(B)(2) Approval of Public Facilities, Application Review Procedure, Planning and Zoning Commission shall be amended to read as follows:

Section 400.030(B)(2) Planning and Zoning Commission. The Planning and Zoning Commission shall consider an application and determine whether or not to approve it. The Commission shall consider the application under the applicable standards established for site development plans and subdivision improvement plans including, but not limited to, making a determination as to whether the proposed project is consistent with the plan and complies with the Zoning Code if applicable, including requirements for analogous private facilities. Within sixty (60) days after receipt of a complete application from the Zoning Administrator, the Planning and Zoning Commission shall make its decision, unless the applicant formally withdraws and resubmits the application in order to provide an extension of time. The Commission may waive application fees for such a resubmission. If the Planning and Zoning Commission does not make its decision within the required time period, it shall be deemed to have approved the application. If the Commission disapproves an application, it shall communicate its reasons to the City Council or other board having jurisdiction over the authorization or financing of the project

Additionally, the standards for conditional uses for elementary and secondary schools will be amended to include the reference and approval process for public schools under Section 400.030 Public Facilities. This amendment would eliminate the requirement for public schools to obtain an conditional use permit; however, the applications will be reviewed against the conditional use standards. As a public facility, zoning review by the City for public schools is conducted by the Planning and Zoning Commission, exclusively.

In 2016, the City Council approved a text amendment to allow for religious institutions to increase site coverage in residential districts to 50%. At that time, Staff acknowledged that elementary and secondary schools would likely need a similar provision due to the nature of the use, the overall size of buildings, and that for the most part, the existing schools were already pre-existing, non-conforming with regard to site coverage (where the recent discussion on Spoede Elementary is at 34.9%). The protections with the adjacent residential uses would still be analyzed as part of a site development plan, and in the requirements of the buffer yard within each zoning district, and demonstration that negative impacts on surrounding residential area related to site planning, building design and material, landscaping, buffering, access, signage and other impacts, such as stormwater, will be mitigated.

Therefore, Section 405.470(A)(25) Elementary and secondary schools in residential districts is hereby amended to allow for a maximum site coverage of 50%, and clarify regulations for public elementary and secondary schools would be modified to read as follows:

25. Elementary and secondary schools — NAICS 611110 (conditional use in the "A", "B", "C", "D", and "AR" districts) except public schools that are political subdivisions shall instead be reviewed under Section 400.030 Public Facilities and in consideration of these standards:
 - a. Shall be located on lots of not less than three (3) acres; and
 - b. Athletic fields shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences, or a combination thereof.

- c. Lights for major outdoor recreation and entertainment facilities shall require approval of a site development plan in accordance with Section 405.1080.
- d. Maximum site coverage shall be allowed up to Fifty percent (50%) within the residential districts.

Recent discussion regarding the occupancy of residential development, have included not providing for the definition of a family, or the number of family members residing within a home. However, the recently adopted residential building code was amended to place occupancy limitations for all dwelling units based on the number and size of sleeping rooms. This occupancy limitation applies to all dwelling units, including group homes, therefore, the definition for Group Homes and Section 405.450(B) that limits the occupancy should be revised as well to eliminate the maximum number of residences and the maximum number of house parents or guardians.

Section 405.120 Definition of Terms, GROUP HOME

A single-family residence occupied by ~~a maximum of eight (8)~~ people who are intellectually disabled or physically disabled and ~~a maximum of two (2)~~ house parents or guardians in accordance with Section 405.450(B) ~~and Section 89.020, RSMo.~~

Section 405.450(B) Group Homes. (NAICS 623210 and 623990) The following specific standards shall apply to a group home:

1. *Use regulations.* The lot size requirements, building bulk regulations and yard setback requirements of the district in which the group home is to be located shall be satisfied by any existing single-family residence structure for group home occupancy or by any such structure to be newly constructed for such occupancy.
2. *Site density and occupancy limits.* Residents of such facilities must be mentally or physically disabled persons or persons acting as their house parents or guardians. ~~as provided in Section 89.020.2 RSMo. The disabled home occupants shall not exceed eight (8) persons and the number of resident houseparents or guardians shall not exceed two (2) persons.~~ Occupancy shall ~~also~~ not exceed applicable building, or fire code safety limits for the structure. Allowable group homes do not include any other types of group or conjugate living such as homes for the elderly, fraternity houses, residences for nuns, priests or religious orders, residency for alcohol or chemical abuse patients and "half-way houses" for criminals or psychiatric patients.
3. *Community density.* In order to preclude the concentration of such uses, for the benefit of the residents of group homes and the overall community, no group home permitted in accordance with this Section shall be located within five hundred (500) feet of another such group home in the City of Creve Coeur.
4. *Residential appearance.* The residential appearance of the group home structure and its lot or site shall be maintained at all times in reasonable conformance with the surrounding neighborhood.
5. *Variances.* Group homes shall be afforded reasonable accommodations to otherwise applicable regulations pursuant to building code, board of adjustment and other applicable procedures.

SITE COVERAGE

Staff has received several requests to provide for additional allowances within the single family residential districts with regard to site coverage. These additional allowances include the use of permeable gravel for driveways, and elevated decks with permeable greenspace underneath. These additional allowances appeared to have support of the Commission during a prior discussion. Staff would note that providing for several exceptions within a definition could become unmanageable, and cumbersome, and that the limitation on site coverage is just not about the stormwater and landscaping, but about the amount of hardscape and structures on the site. At some point, the number of exemptions could invalidate the need to provide the regulation. In the future, the Commission may wish to consider

increasing the amount of the maximum site coverage within each of the zoning districts rather than adding further exemptions.

The amendment below provides the above-referenced exemptions for 50% of the surface area for above-grade slatted decks of any material with permeable surfaces underneath, and a 50% credit for engineered, decorative gravel surfaces.

SITE COVERAGE, SINGLE-FAMILY RESIDENTIAL

The area of a single-family zoned, residential lot covered by impermeable surfaces including, but not limited to, the main building, accessory buildings, patios and driveways, but not including landscaped areas, swimming pools, spas, or sidewalks or pool decks of four (4) feet or less in width around the perimeter of the pool. Areas improved with permeable concrete, asphalt or pavers, or an engineered gravel s system with decorative surface gravel shall be counted at 50% of their area in calculating site coverage for a residential lot and shall be maintained per manufacturer requirements. An open-slatted elevated deck of at least 6 feet above grade shall be counted at 50% of its area in calculating site coverage provided that the area below provides for sufficient drainage through permeable surfaces such as grass, rock, or landscaping.

For reference, the residential properties are allowed maximum site coverage as follows:

- A District: 25 percent
- B District: 35 percent
- C District: 40 percent
- D District: 45 percent

In 2017, the definition of site coverage was revised to limit the amount of permeable concrete, asphalt, and pavers, to 50% due to the installation, and long-term maintenance required to ensure that they properly function and allow water to seep through, but also to limit the amount of hard surface on a site. In terms of site coverage, the appearance is much the same as any other hard surface. The Creve Coeur 2030 plan specifically included the Strategy 2.7: Establish a limit for the amount of pervious pavement that does not count toward site coverage allowance for residentially-zoned properties under the Residential Development & Preservation Objectives and Strategies. Recently, in discussion with the approval of an outdoor pavilion with a chimney, information regarding site coverage and the use of a engineered gravel system was provided. The homeowner is over the allowed site coverage, and would like to have the use of gravel for a portion of the driveway, as a means to come under compliance, where the use of permeable concrete or asphalt pavers are too costly. However, the use of gravel has not been allowed, due to the traction of the material into the public right-of-way, and where Section 405.660(B) Parking or Storage of Vehicles states that a vehicle may only be parked or stored on an improved surface and under the definition of terms, OFF-STREET PARKING is defined as a permanently surfaced parking area, enclosed or unenclosed, connected by a permanently surfaced driveway to a street or alley to permit ingress or egress, for which loose gravel does not apply. Therefore, Staff would recommend maintaining the existing definition as is.

If the Commission does wish to allow for the proposed change, Section 405.810(A)(2) Design and Maintenance Standards of Off-Street Parking and Loading Regulations would also be amended to be consistent with the Definition for Single Family Residential Site Coverage as shown below:

Section 405.810(A) Design and Maintenance Standards of Off-Street Parking and Loading Regulations

2. Parking surface and drainage. All off-street parking areas shall be constructed of concrete, asphalt, or pavers. Parking and loading facilities shall be provided with adequate stormwater

drainage facilities to prevent damage or inconvenience to abutting property and/or public streets and alleys. For residential properties, engineered gravel systems are permitted and shall be installed and maintained in accordance with manufacturer requirements. Please refer to Section 405.120 Definition of Terms for SITE COVERAGE, RESIDENTIAL. The retention of stormwater runoff shall be subject to further regulations in accordance with Chapter 425, Stormwater Control.

CHIMNEY HEIGHT

Chimneys that exceed the height limitation for buildings, including detached accessory structures, require Planning and Zoning Commission review. Current building code requires that chimneys shall extend at least 2 feet higher than any portion of a building within 10 feet but shall not be less than 3 feet above the highest point where the chimney passes through the roof. Therefore, provided that a chimney meets with the minimum requirements of the Building Code regarding chimneys, Staff would like to provide an exception for such without the need for Planning and Zoning Commission review. However, if someone wanted a chimney that exceeded the minimum requirements of the building code, then that would still require Planning and Zoning Commission review. Therefore, Section 405.620(A)(2) Height Exceptions and Limitations for Chimney would amended to allow for minor exception to comply with Building Codes without the need for Planning and Zoning Commission, to read as follows:

- A. The height limitations stipulated in the applicable districts shall not apply to the following, provided that such structures are approved by the Planning and Zoning Commission in accordance with the provisions for site development plan approval in Section 405.1080:
 2. Chimneys that exceed the minimum height requirements of the Building Code.

FENCES

Staff is seeking to provide clarifying language to Section 405.640(C) Fences and wall, within a front-yard. Section 405.630(A)(9) of Yard Encroachments provides that fences and walls are allowed within required yards, subject to the provisions of Section 405.640, which limited fences to a maximum of 6 feet, and for any fence within the area equivalent to the front yard setback along any street right-of-way requires Planning and Zoning Commission approval. In 2010, Staff sought a text amendment to allow for Staff approval of a swimming pool fence where the existing pool was 15 feet from any lot line, but happened to be within the area equivalent to the front yard setback, provided it was a maximum of 4 feet in height and an open wrought iron style to meet with the minimum requirements of the building code. In 2017, as part of residential text amendments, the Planning and Zoning Commission and City Council authorized Staff allow for a fence within the setback, with that same style even if there was no pool, when to the side or rear of the home, and setback at least 15 feet from the property line, along with other design reequipments, per below:

SECTION 405.640 FENCES AND WALLS

- A. Height Of Fences And Walls. No fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.
- B. Fences Or Walls At Street Intersections. No fence or wall shall be located within the sight triangle (as defined in Article II) of a street intersection.
- C. Fences or Walls Within The Front Yard Section And Along Street Right-Of-Way. ~~No fence shall be located within the front yard setback or along street right of way, A~~

fence may project within the area equivalent to the front yard setback of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for Swimming Pool enclosures as provided in Subsection D. All other walls, entry columns, gates and fence designs shall be subject to ~~unless specifically~~ site development plan approval in accordance with Section 405.1080, ~~or approved by the Zoning Administrator in accordance with Section 405.460.~~

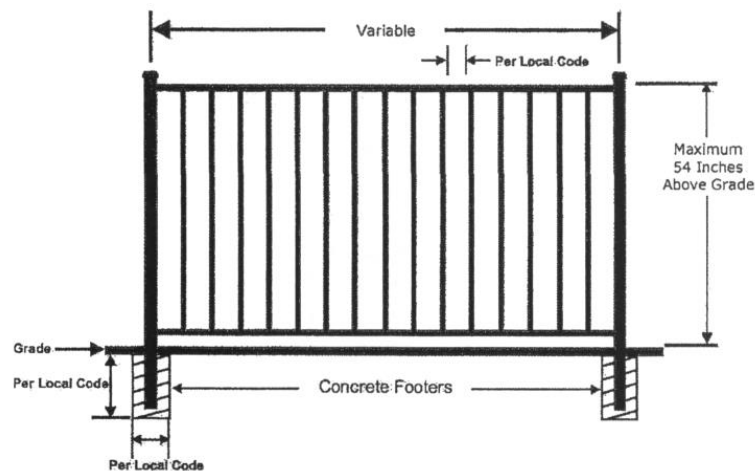
D. Fences Surrounding Swimming Pools.

~~1. Every private swimming pool hereafter constructed and maintained anywhere in the City of Creve Coeur shall be provided with an enclosure surrounding the pool area that is constructed in compliance with the Creve Coeur Building Code.~~

~~2. All gates or doors providing access to such pool shall be self closing and self latching with the latches designed to meet the requirements of the Creve Coeur Building Code.~~

Every private swimming pool constructed anywhere in the City of Creve Coeur shall be provided with an enclosure surrounding the pool area that is constructed and maintained in compliance with the Creve Coeur Building Code. The Zoning Administrator shall have the authority to approve a fence surrounding a swimming pool within a setback as described under the following conditions:

- a. The fence is ~~and pool are more than~~ fifteen (15) feet from any lot line;
- b. The fence is a maximum of fifty-four (54) inches in height;
- c. The fence shall meet Building Code standards regarding design and placement of fence to the pool.
- d. The fence is of an open slat black metal style, similar to the following:



- e. If the Zoning Administrator finds that any of the aforementioned standards is not met, the fence shall require Planning and Zoning Commission approval in accordance with Sections 405.640 and 405.1080.

E. ~~Game Tennis~~ Court Fence. Tennis-Tennis, basketball, racquetball, handball, and other game courts, hockey/ice rinks, batting cages, and other similar facilities may have an open dark coated chain link, or black netted fence customary for recreational activities up to ten (10) feet in height, provided such fence is setback at least ~~twenty (20)~~ fifteen (15) feet from any property line abutting a single-family residence, ~~as approved by the Planning and Zoning Commission in accordance with 405.460(B)(6).~~ Approval of

permanent lighting standards for Game Courts shall be reviewed by the Planning and Zoning Commission as a Minor Site Plan as provided in Section 405.1080

F. The horizontal and vertical support posts must be inside of the fence area or otherwise hidden from both the neighbor's and general public's view. Fences with a shadowbox design shall be considered to hide support posts.

G. Fence materials shall be wood or metal style fencing. The design, color and material of the fence shall be complementary or shall match the principal structure on the property. Solid sight-proof, white vinyl fences are prohibited, Vinyl fencing maybe permitted provided it maintains a natural and/or dark color or style. Except as otherwise provided herein, chain link fencing is prohibited for all residential development.

It was intended that all other fence designs, located closer than 15 feet, or any fence, gates columns, etc. in front of a home, would still require Planning and Zoning Commission approval. However, it appears that some of the clarifying language got lost, and confusion resulted that the only option was a 4 feet high fence, that is 15 feet from any lot line. Staff is seeking to clarify this language to Section 405.640(C) as shown below:

Section 405.640 Fences and Walls:

- A. Height Of Fences And Walls. No fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.
- B. Fences Or Walls At Street Intersections. No fence or wall shall be located within the sight triangle (as defined in Article II) of a street intersection.
- C. Fences Or Walls Within The Front Yard ~~Section~~ And Along Street Right-Of-Way. A fence may project within the area equivalent to the front yard ~~setback~~ of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval in accordance with Section 405.1080.

Walls, entry columns, and gates ~~and fence designs within the front yard, in front of the home within the front yard~~ or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

MINOR SITE PLAN

Staff would like to remove the minimum threshold of 500 square feet of new coverage for the requirement of a minor Site Plan for the Planning and Zoning Commission review. This requirement seems onerous where some properties such as for the Danforth Plant Science Center, Bayer Crop Sciences, and the hospital districts, etc. that have over 50 acres, requiring every new proposal with 500 square feet of additional coverage becomes burdensome. The protections against the adjacent residences would still be reviewed, and any buffer yard regulations would still be required, as well as site coverage, location of accessory structures behind the building etc For smaller properties, a 500 square foot increase in coverage does not significantly alter a site and other requirements such as site coverage and the need for a site improvement permit could still apply depending on the extent of the increased coverage. Further, the existing regulation does not specify whether the 500 square feet of additional coverage applies to only commercial properties or to all properties, including single family residential

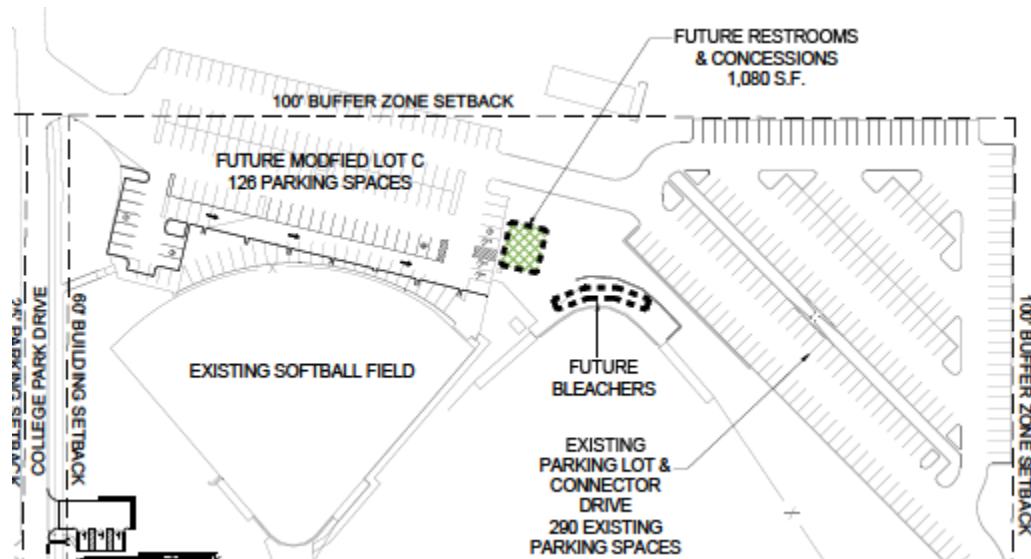


Figure 1: Close-up of the Site Concept Plan showing future improvements from the 2018 revised site concept plan at Missouri Baptist University where staff approval was granted without the need for additional P&Z approval.

If a proposal is over 5,000 square feet, it is reviewed at the Planning and Zoning Commission under the requirements of a Site Development Plan under Section 405.1080(E). In addition, any land disturbance activity of 2,000 square feet or greater requires and land disturbance permit by the Public Works Department. Therefore, Staff would recommend that Section 405.1080(B)(3) shall be amended to remove the 500 square foot threshold for minor site plans, to read as follows:

3. Minor site plans shall be required for:
 - a. The expansion of a permitted use;
 - b. Change in use to another permitted use; or
 - c. Any proposed alteration that would add new impermeable surface ~~in excess of five hundred (500) square feet~~ or significantly affect the exterior of a building or redevelopment of a site that already contains a building or buildings, provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. More than one (1) minor site plan may be approved for an individual site, provided that the sum total of the new impermeable surface of all of the minor site plans does not exceed five thousand (5,000) square feet.

MOTION

Following discussion and direction regarding the Site Coverage and the other items that may require revisions to the proposed language, by prior discussion and action, or incorporated into the motion below.

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

“I move to approve the draft ordinance on the proposed text amendments to various section of the Zoning Ordinance as discussed with Application #20-035 on November 16 2020.

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE CITY'S LAND USE AND
DEVELOPMENT ORDINANCES REGARDING DEVELOPMENT STANDARDS IN
RESIDENTIAL DISTRICTS**

WHEREAS, an application was submitted by the City Department of Community Development for text amendments regarding various sections of the City's Planning Ordinance, Chapter 400, and Zoning Ordinance, Chapter 405, regarding development standards in residential districts; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such changes as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Planning Ordinance and the Zoning Ordinance; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on November 16, 2020, beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of ____ recommended approval of the subject amendments at its meeting on November 16, 2020; and,

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and,

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and,

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest,

NOW THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

Section 1. Section 400.030(B)(2) Approval of Public Facilities, Application Review Procedure, Planning and Zoning Commission shall be amended to read as follows:

2. Planning and Zoning Commission. The Planning and Zoning Commission shall consider an application and determine whether or not to approve it. The Commission shall consider the application under the applicable standards established for site development plans and subdivision improvement plans including, but not limited to, making a determination as to whether the proposed project is consistent with the plan and complies with the Zoning Code if applicable, including requirements for analogous

private facilities. Within sixty (60) days after receipt of a complete application from the Zoning Administrator, the Planning and Zoning Commission shall make its decision, unless the applicant formally withdraws and resubmits the application in order to provide an extension of time. The Commission may waive application fees for such a resubmission. If the Planning and Zoning Commission does not make its decision within the required time period, it shall be deemed to have approved the application. If the Commission disapproves an application, it shall communicate its reasons to the City Council or other board having jurisdiction over the authorization or financing of the project

Section 2. Section 405.120 Definition of Terms of the Creve Coeur Code of Ordinances, definitions of Group Homes and Site Coverage, Residential, are hereby amended to read as follows:

GROUP HOME

A single-family residence occupied by ~~a maximum of eight (8)~~ people who are intellectually disabled or physically disabled and ~~a maximum of two (2)~~ house parents or guardians in accordance with Section 405.450(B) ~~and Section 89.020, RSMo.~~

SITE COVERAGE, SINGLE-FAMILY RESIDENTIAL

The area of a single-family zoned, residential lot covered by impermeable surfaces including, but not limited to, the main building, accessory buildings, patios and driveways, but not including landscaped areas, swimming pools, spas, or sidewalks or pool decks of four (4) feet or less in width around the perimeter of the pool. Areas improved with permeable concrete, asphalt or pavers, or an engineered gravel system with decorative surface gravel shall be counted at 50% of their area in calculating site coverage for a residential lot and shall be maintained per manufacturer requirements. An open-slatted elevated deck of at least 6 feet above grade shall be counted at 50% of its area in calculating site coverage provided that the area below provides for sufficient drainage through permeable surfaces such as grass, rock, or landscaping.

Section 3. Section 405.450.B of the Code of Ordinances is hereby amended to read as follows:

B. Group Homes. (NAICS 623210 and 623990) The following specific standards shall apply to a group home:

1. *Use regulations.* The lot size requirements, building bulk regulations and yard setback requirements of the district in which the group home is to be located shall be satisfied by any existing single-family residence structure for group home occupancy or by any such structure to be newly constructed for such occupancy.
2. *Site density and occupancy limits.* Residents of such facilities must be mentally or physically disabled persons or persons acting as their house parents or guardians. ~~as provided in Section 89.020.2 RSMo. The disabled home occupants shall not exceed eight (8) persons and the number of resident houseparents or guardians shall not exceed two (2) persons.~~ Occupancy shall ~~also~~ not exceed applicable building, or fire code safety limits for the structure. Allowable group homes do not include any other types of group or conjugate living such as homes for the elderly, fraternity houses, residences for nuns, priests or religious orders, residency for alcohol or chemical abuse patients and "half-way houses" for criminals or psychiatric patients.
3. *Community density.* In order to preclude the concentration of such uses, for the benefit of the residents of group homes and the overall community, no group home

permitted in accordance with this Section shall be located within five hundred (500) feet of another such group home in the City of Creve Coeur.

4. *Residential appearance.* The residential appearance of the group home structure and its lot or site shall be maintained at all times in reasonable conformance with the surrounding neighborhood.
5. *Variances.* Group homes shall be afforded reasonable accommodations to otherwise applicable regulations pursuant to building code, board of adjustment and other applicable procedures.

Section 4. Section 405.470(A)(25) Elementary and secondary schools in residential districts is hereby amended to allow for a maximum site coverage of 50%, and clarify regulations for public elementary and secondary schools, to read as follows:

25. Elementary and secondary schools — NAICS 611110 (conditional use in the "A", "B", "C", "D", and "AR" districts) except public schools that are political subdivisions shall instead be reviewed under Section 400.030 Public Facilities and in consideration of these standards:
 - a. Shall be located on lots of not less than three (3) acres; and
 - b. Athletic fields shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences, or a combination thereof.
 - c. Lights for major outdoor recreation and entertainment facilities shall require approval of a site development plan in accordance with Section 405.1080.
 - d. Maximum site coverage shall be allowed up to Fifty percent (50%) within the residential districts.

Section 5. Section 405.620(A)(2) Height Exceptions and Limitations for Chimney is hereby amended to allow for minor exception to comply with Building Codes without the need for Planning and Zoning Commission, to read as follows:

- A. The height limitations stipulated in the applicable districts shall not apply to the following, provided that such structures are approved by the Planning and Zoning Commission in accordance with the provisions for site development plan approval in Section 405.1080:
 2. Chimneys that exceed the minimum height requirements of the Building Code.

Section 6. Section 405.640(C) Fences and walls of the Creve Coeur Code of Ordinances is hereby amended to read as follows:

Section 405.640 Fences and Walls:

C. Fences Or Walls Within The Front Yard ~~Section~~ And Along Street Right-Of-Way. A fence may project within the area equivalent to the front yard ~~setback~~ of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street

right-of-way shall be subject to site development plan approval in accordance with Section 405.1080.

Walls, entry columns, and gates ~~and fence designs within the front yard, in front of the home within the front yard~~ or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

Section 7. Section 405.810(A)(2) Design and Maintenance Standards of Off-Street Parking and Loading Regulations shall be amended to read as follows:

2. Parking surface and drainage. All off-street parking areas shall be constructed of concrete, asphalt, or pavers. Parking and loading facilities shall be provided with adequate stormwater drainage facilities to prevent damage or inconvenience to abutting property and/or public streets and alleys. For residential properties, engineered gravel systems are permitted and shall be installed and maintained in accordance with manufacturer requirements. Please refer to Section 405.120 Definition of Terms for SITE COVERAGE, SINGLE FAMILY RESIDENTIAL. The retention of stormwater runoff shall be subject to further regulations in accordance with Chapter 425, Stormwater Control.

Section 8. Section 405.1080(B)(3) shall be amended remove the 500 square foot threshold for minor site plans, to read as follows:

3. Minor site plans shall be required for:
 - a. The expansion of a permitted use;
 - b. Change in use to another permitted use; or
 - c. Any proposed alteration that would add new impermeable surface ~~in excess of five hundred (500) square feet~~ or significantly affect the exterior of a building or redevelopment of a site that already contains a building or buildings, provided that any such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. More than one (1) minor site plan may be approved for an individual site, provided that the sum total of the new impermeable surface of all of the minor site plans does not exceed five thousand (5,000) square feet.

Section 9. This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2020.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2020.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK

Attachment: 20-035.Variou Text Amendments.Draft Ordinance.11-16-2020 (#20-035: Various Text Amendments)



CITY OF CREVE COEUR
PLANNING & ZONING COMMISSION
MEETING SCHEDULE
2021

SCHEDULED MEETING*

APPLICATION DEADLINE

MONDAY, JANUARY 4, 2021
TUESDAY, JANUARY 19, 2021
 (IN OBSERVANCE OF MARTIN LUTHER KING DAY)

FRIDAY, DECEMBER 4, 2020
 FRIDAY, DECEMBER 18, 2020

MONDAY, FEBRUARY 1, 2021
TUESDAY, FEBRUARY 16, 2021
 (IN OBSERVANCE OF PRESIDENTS DAY)

FRIDAY, JANUARY 2, 2021
 FRIDAY, JANUARY 16, 2021

MONDAY, MARCH 1, 2021
 MONDAY, MARCH 15, 2021

FRIDAY, JANUARY 29, 2021
 FRIDAY, FEBRUARY 12, 2021

MONDAY, APRIL 5, 2020
 MONDAY, APRIL 19, 2020

FRIDAY, MARCH 5, 2021
 FRIDAY, MARCH 19, 2021

MONDAY, MAY 3, 2021
 **MONDAY, MAY 17, 2021 Shavuot

FRIDAY, APRIL 2, 2021
 FRIDAY, APRIL 16, 2021

MONDAY, JUNE 7, 2021
 MONDAY, JUNE 17, 2021

FRIDAY, MAY 1, 2021
 FRIDAY, MAY 15, 2021

MONDAY, JULY 5, 2021
 MONDAY, JULY 19, 2021

FRIDAY, JUNE 5, 2021
 FRIDAY, JUNE 19, 2021

MONDAY, AUGUST 2, 2021
 MONDAY, AUGUST 16, 2021

FRIDAY, JULY 3, 2021
 FRIDAY, JULY 17, 2021

****TUESDAY**, SEPTEMBER 7, 2021 Rosh Hashanah
 (IN OBSERVANCE OF LABOR DAY)
 MONDAY, SEPTEMBER 20, 2021

FRIDAY, AUGUST 7, 2021
 FRIDAY, AUGUST 21, 2021

MONDAY, OCTOBER 4, 2021
 MONDAY, OCTOBER 18, 2021

FRIDAY, SEPTEMBER 4, 2021
 FRIDAY, SEPTEMBER 18, 2021

MONDAY, NOVEMBER 1, 2021
 MONDAY, NOVEMBER 15, 2021

FRIDAY, OCTOBER 2, 2021
 FRIDAY, OCTOBER 16, 2021

****MONDAY**, DECEMBER 6, 2021 Chanukah
 MONDAY, DECEMBER 20, 2021

FRIDAY, NOVEMBER 5, 2021
 FRIDAY, NOVEMBER 19, 2021

*Meetings are held at 6:30 PM in the Council Chambers of the Creve Coeur Government Center the first and third Mondays of the month unless otherwise specified.

Applications are due approximately one month prior to the scheduled meeting.