



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, February 3, 2020
5:45PM**

- I. Planning and Public Works Committee** – Chairperson Mary Ann Mastorakos, Ward II
- A. Bill No. 3280 - Public Street Acceptance – Arbors at Kehrs Mill** An ordinance pertaining to the acceptance of Bottlebrush Court, Prairie Cord Drive, Sideoats Court, Soft Rush Court, Switch Grass Court, and White Sage Court as public streets in the City of Chesterfield **(Second Reading) Planning & Public Works Committee recommends approval.**
- B. Bill No. 3281 - P.Z. 15-2019 Wiegand Studio (Wiegand Foundation):** An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District and “C-3” Shopping District to the “PC” Planned Commercial District with an existing “H” Historic Designation to remain for two tracts of land totaling 2.82 acres located on the east side of Baxter Road at its intersection with Edison Avenue. [P.Z. 15-2019 Wiegand Studio (Wiegand Foundation) 17T220942, 17T310335]. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- C. Bill No. 3284 - Parking Restriction Removal on Deerhorn Drive** An ordinance amending Section 300, Schedule IX of the Model Traffic Ordinances of the City of Chesterfield by removing the parking restriction on Deerhorn Drive. **(First Reading) Planning & Public Works Committee recommends approval.**
- D. Bill No. 3285 - P.Z. 09-2019 18301 & 18357 Chesterfield Airport Road** An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an “M3” Planned Industrial District to a “PC” Planned Commercial District for a 15.9 acre tract of land at 18301 and 18357 Chesterfield Airport Road, located northwest of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard. (P.Z. 09-2019 18301 & 18357 Chesterfield Airport Road {Nasrallah Global RE Services} 17V430035 and 17W620301). **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

E. Bill No. 3286 - P.Z. 17-2019 Koester Acres An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “FPNU” Flood Plain Non-Urban District to the “AG” Agricultural District for an 82.71 acre tract of land located on the north side of North Outer 40 Road. [P.Z. 17-2019 Koester Acres (FPNU to AG) 17U540036, 16U210024]. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

F. City Policy No. P-03 – Public Hearing Signs for Zoning Change or Special Procedure Policy defines both the required content of the public hearing sign and the procedure for installation and removal. **(Voice Vote) Planning & Public Works Committee recommends approval, as amended.**

G. Downtown Chesterfield, Category C, Lot B (AC Hotel) – Site Development Section Plan A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 3.5 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road. **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

H. Next Meeting – February 6, 2020 (5:30pm)

II. Finance and Administration Committee – Chairperson Michael Moore, Ward III

A. Bill No. 3287 – An ordinance setting the 2020 salary for the City Administrator **(First Reading)**

III. Parks, Recreation and Arts Committee – Chairperson Tom DeCampi, Ward IV

IV. Public Health and Safety Committee – Chairperson Mary Monachella, Ward I

V. Report from the City Administrator & Other Items Requiring Action by City Council – Mike Geisel

VI. Other Legislation

A. Bill No. 3283 – Chesterfield Court Cost An ordinance amending chapter 19, titled “municipal court” of the municipal code of the City of Chesterfield, Missouri regarding municipal division court costs. **(Second Reading) City Attorney recommends approval.**

VII. New Business – Mayor Bob Nation

VIII. Adjourn –

NOTE: *City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.*

Notice *is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3)1994; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.*

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE CITY COUNCIL MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636) 537-6716, AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, February 3, 2020
7:00PM

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** – City Clerk Vickie McGownd
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – January 22, 2020
 - B. Executive Session Minutes** – January 22, 2020
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VII. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, February 6, 2020 – Planning and Public Works (5:30 pm)**
 - B. Monday, February 10, 2020 – Planning Commission (7pm)**
 - C. Wednesday, February 19, 2020 – Next City Council Meeting (7pm)**
- VIII. APPOINTMENTS** – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Mary Ann Mastorakos, Ward II

- 1. Bill No. 3280 - Public Street Acceptance – Arbors at Kehrs Mill** An ordinance pertaining to the acceptance of Bottlebrush Court, Prairie Cord Drive, Sideoats Court, Soft Rush Court, Switch Grass Court, and White Sage Court as public streets in the City of Chesterfield **(Second Reading) Planning & Public Works Committee recommends approval.**
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- 5. Bill No. 3286 - P.Z. 17-2019 Koester Acres** An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “FPNU” Flood Plain Non-Urban District to the “AG” Agricultural District for an 82.71 acre tract of land located on the north side of North Outer 40 Road. [P.Z. 17-2019 Koester Acres (FPNU to AG) 17U540036, 16U210024]. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
- 6. City Policy No. P-03 – Public Hearing Signs for Zoning Change or Special Procedure** Policy defines both the required content of the public hearing sign and the procedure for installation and removal. **(Voice Vote) Planning & Public Works Committee recommends approval, as amended.**

7. Downtown Chesterfield, Category C, Lot B (AC Hotel) – Site Development Section Plan A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 3.5 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road. **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

8. Next Meeting – February 6, 2020 (5:30pm)

B. Finance and Administration Committee – Chairperson Michael Moore, Ward III

1. Bill No. 3287 – An ordinance setting the 2020 salary for the City Administrator **(First Reading)**

C. Parks, Recreation and Arts Committee – Chairperson Tom DeCampi, Ward IV

D. Public Health and Safety Committee – Chairperson Mary Monachella, Ward I

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

XI. OTHER LEGISLATION

A. Bill No. 3283 – Chesterfield Court Cost An ordinance amending chapter 19, titled “municipal court” of the municipal code of the City of Chesterfield, Missouri regarding municipal division court costs. **(Second Reading) City Attorney recommends approval.**

XII. UNFINISHED BUSINESS – Mayor Bob Nation

XIII. NEW BUSINESS – Mayor Bob Nation

XIV. ADJOURNMENT

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RECORD OF PROCEEDING

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 690 CHESTERFIELD PARKWAY WEST

JANUARY 22, 2020

The meeting was called to order at 7:02 p.m.

Mayor Bob Nation led everyone in the Pledge of Allegiance and followed with a moment of silent prayer.

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Ben Keathley
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Tom DeCampi
Councilmember Michelle Ohley

APPROVAL OF MINUTES

The minutes of the January 6, 2020 City Council meeting were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember Moore, to approve the January 6, 2020 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the January 6, 2020 Executive Session were submitted for approval. Councilmember Keathley made a motion, seconded by Councilmember Moore, to approve the January 6, 2020 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Ms. Cynthia San, 14264 Trailtop Drive, introduced a youth robotics team – First Lego League (FLL) Team Dwagon. Team members presented their findings relative to a research project about the environmental impacts of plastic waste.

Mr. Ted Read, 14414 Quiet Meadow Court, introduced himself as a ward two candidate for Council.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, February 3, at 7 p.m.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3274 Repeals City of Chesterfield Ordinance 2705 to establish a new “PI” Planned Industrial District for a 2.05 acre tract of land located east of North Eatherton Road, south of its intersection with Wardenburg Road (John Follmer) [P.Z. 11-2019 318 N. Eatherton Rd. 18W410026, 18W420080] **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended**

Councilmember Mary Ann Mastorakos, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3274. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3274 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3274 with the following results: Ayes – Hurt, Ohley, McGuinness, Mastorakos, Monachella, Moore, DeCampi and Keathley. Nays – None. Whereupon Mayor Nation declared Bill No. 3274 approved, passed it and it became **ORDINANCE NO. 3081**.

Bill No. 3275 Amends City of Chesterfield Ordinance 2969 to establish a new permitted use and revise development criteria for a 13.023 acre tract of land within an existing “PC” Planned Commercial District located on the north side of Chesterfield Airport Road east of Long Road (P.Z. 13-2019 84 Lumber, Adj. Lot 2 [17511 Chesterfield Airport Rd] – 17U510084) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Mastorakos made a motion, seconded by Councilmember Ohley, for the second reading of Bill No. 3275. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3275 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3275 with the following results: Ayes – McGuinness, Mastorakos, Moore, Keathley, Monachella, Ohley, Hurt and DeCampi. Nays – None. Whereupon Mayor Nation declared Bill No. 3275 approved, passed it and it became **ORDINANCE NO. 3082.**

Bill No. 3276 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “FPNU” Flood Plain Non-Urban District to the “AG” Agricultural District for an 84.59 acre tract of land located on the north side of North Outer 40 Road [P.Z. 14-2019 16849 N. Outer 40 Rd, Chesterfield Topsoil (FPNU to AG) 17T540059] **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Mastorakos made a motion, seconded by Councilmember DeCampi, for the second reading of Bill No. 3276. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3276 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3276 with the following results: Ayes – Moore, Keathley, Monachella, DeCampi, Mastorakos, Hurt, McGuinness and Ohley. Nays – None. Whereupon Mayor Nation declared Bill No. 3276 approved, passed it and it became **ORDINANCE NO. 3083.**

Bill No. 3277 Pertains to the acceptance of a portion of Olive Street Road as a public street in the City of Chesterfield **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Mastorakos made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3277. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3277 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3277 with the following results: Ayes – Mastorakos, Ohley, Moore, DeCampi, Monachella, Keathley, McGuinness and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3277 approved, passed it and it became **ORDINANCE NO. 3084.**

Bill No. 3280 Pertains to the acceptance of Bottlebrush Court, Prairie Cord Drive, Sideoats Court, Soft Rush Court, Switch Grass Court, and White Sage Court as public streets in the City of Chesterfield **(First Reading) Planning & Public Works Committee recommends approval**

Councilmember Mastorakos made a motion, seconded by Councilmember DeCampi, for the first reading of Bill No. 3280. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3280 was read for the first time.

Bill No. 3281 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District and “C-3” Shopping District to the “PC” Planned Commercial District with an existing “H” Historic Designation to remain for two tracts of land totaling 2.82 acres located on the east side of Baxter Road at its intersection with Edison Avenue [P.Z. 15-2019 Wiegand Studio (Wiegand Foundation) 17T220942, 17T310335] **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Mastorakos made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3281. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3281 was read for the first time.

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to approve City Policy No. PW-42 – Debris Management Plan as recommended by the Planning and Public Works Committee. This policy outlines procedures for debris management under General Practices, Local Disasters, and States of Emergency. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Mastorakos announced that the next meeting of this Committee is scheduled for Thursday, January 23, at 5:30 p.m.

Finance and Administration Committee

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, indicated that he had no report this evening.

Parks, Recreation & Arts Committee

Councilmember Tom DeCampi, Chairperson of the Parks, Recreation & Arts Committee, indicated that he had no report this evening.

Public Health & Safety Committee

Bill No. 3279 Amends Chapters 7 and 25 of the Chesterfield City Code, removing the requirement for individuals to provide their name and address as a condition for filing an allegation of a code violation **(Second Reading) Public Health and Safety recommends approval**

Councilmember Mary Monachella, Chairperson of the Public Health & Safety Committee, made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3279. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3279 was read for the second time.

Councilmember Keathley made a motion, seconded by Councilmember Ohley, to amend Section 25-II-7-11, rather than delete it in its entirety, as follows:

25-II-7-11. Any person desiring to register an allegation regarding any structure or land which may be in violation of this ordinance, ~~shall~~ may be required to state his or her name and address which ~~shall~~ will be placed on record with the City. ~~as a condition precedent to the filing of an allegation.~~ ~~No anonymous allegations shall be accepted or recorded by the City.~~ All allegations must state specifically the violation or violations being reported.

A roll call vote was taken on the motion to amend with the following results: Ayes – Ohley, Keathley, Hurt and DeCampi. Nays – Monachella, McGuinness, Mastorakos and Moore. Mayor Nation voted “Nay” to break the tie and declared the motion to amend failed.

A roll call vote was taken for the passage and approval of Bill No. 3279, as originally presented, with the following results: Ayes – McGuinness, Hurt, Mastorakos, Moore and Monachella. Nays – Keathley, Ohley and DeCampi. Whereupon Mayor Nation declared Bill No. 3279 approved, passed it and it became **ORDINANCE NO. 3085**.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Flik International, located at 700 Chesterfield Parkway West, has requested a new liquor license, to sell all kinds of liquor by the drink to be consumed on premise, packaged and Sunday sales. Mr. Geisel reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve issuance of a new liquor license to Flik International. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that Addie's Thai House & Henry's Tavern in Hog Hollow, located at 14156 Olive Blvd., has requested a new liquor license, to sell all kinds of liquor by the drink to be consumed on premise, packaged and Sunday sales. Mr. Geisel reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Moore made a motion, seconded by Councilmember Ohley, to approve issuance of a new liquor license to Addie's Thai House & Henry's Tavern in Hog Hollow. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OTHER LEGISLATION

Bill No. 3282 Provides for the approval of a Boundary Adjustment Plat for 318 N. Eatherton Rd. and a portion of 340 N. Eatherton Rd. to create a 2.052 acre tract of land and a 19.893 acre tract of land, zoned "PI" Planned Industrial District, and located on the east side of North Eatherton Road south of its intersection with Wardenburg Road (18W410026, 18W430080) **(First & Second Readings)**
Department of Planning recommends approval

Councilmember Hurt made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3282. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3282 was read for the first time.

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3282. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3282 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3282 with the following results: Ayes – DeCampi, Hurt, McGuinness, Monachella, Keathley, Mastorakos, Moore and Ohley. Nays – None. Whereupon Mayor Nation declared Bill No. 3282 approved, passed it and it became **ORDINANCE NO. 3086**.

Bill No. 3283 Amends chapter 19, titled "municipal court" of the municipal code of the City of Chesterfield, Missouri regarding municipal division court costs **(First Reading) City Attorney recommends approval**

Councilmember Moore made a motion, seconded by Councilmember Mastorakos, for the first reading of Bill No. 3283. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3283 was read for the first time.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:54 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

AGENDA REVIEW – MONDAY 02/03/2020 – 5:45 PM

An AGENDA REVIEW meeting has been scheduled to start at **5:45 PM, on Monday, February 3, 2020.**

Please let me know, ASAP, if you will be unable to attend this meeting.

UPCOMING MEETINGS/EVENTS

- A. Thursday, February 6, 2020** – Planning and Public Works (5:30 pm)
- B. Monday, February 10, 2020** – Planning Commission (7pm)
- C. Wednesday, February 19, 2020** – Next City Council Meeting (7pm)

APPOINTMENTS

There are no appointments scheduled for Monday's meeting.

If you have any questions or require additional information, please contact me prior to Monday's meeting.

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Mastorakos

Vice-Chair: Councilmember Hurt

The Planning and Public Works Committee has the following action items for the February 3, 2020 City Council Meeting.

Bill No. 3280 - Public Street Acceptance – Arbors at Kehrs Mill An ordinance pertaining to the acceptance of Bottlebrush Court, Prairie Cord Drive, Sideoats Court, Soft Rush Court, Switch Grass Court, and White Sage Court as public streets in the City of Chesterfield **(Second Reading) Planning & Public Works Committee recommends approval.**

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Bill No. 3285 - P.Z. 09-2019 18301 & 18357 Chesterfield Airport Road An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an “M3” Planned Industrial District to a “PC” Planned Commercial District for a 15.9 acre tract of land at 18301 and 18357 Chesterfield Airport Road, located northwest of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard. (P.Z. 09-2019 18301 & 18357 Chesterfield Airport Road {Nasrallah Global RE Services} 17V430035 and 17W620301). **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

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City Policy No. P-03 – Public Hearing Signs for Zoning Change or Special Procedure Policy defines both the required content of the public hearing sign and the procedure for installation and removal. **(Voice Vote) Planning & Public Works Committee recommends approval, as amended.**

Downtown Chesterfield, Category C, Lot B (AC Hotel) – Site Development Section Plan A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.5 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road. **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

NEXT MEETING

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, February 6, 2020

If you have any questions, please contact Director of Public Works/City Engineer Jim Eckrich, Director of Planning Justin Wyse, or me prior to Monday's meeting.

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning *JW*
James Eckrich, Director of Public Works/City Engineer *JE*

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, January 23, 2020



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, January 23, 2020 in Conference Room 101.

In attendance were: **Chair Mary Ann Mastorakos** (Ward II), **Councilmember Mary Monachella** (Ward I), **Councilmember Dan Hurt** (Ward III), and **Councilmember Tom DeCampi** (Ward IV).

Also in attendance were: Mayor Bob Nation; Councilmember Michael Moore (Ward III); Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; Mike Knight, Assistant City Planner; Chris Dietz, Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:30 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the January 9, 2020 Committee Meeting Summary

Councilmember Monachella made a motion to approve the Meeting Summary of January 9, 2020. The motion was seconded by Councilmember DeCampi and passed by a voice vote of 4-0.

II. UNFINISHED BUSINESS

A. Public Hearing Signs

STAFF PRESENTATION

Mike Knight, Assistant City Planner, stated that based on feedback from the December 2019 Planning & Public Works Committee meeting regarding public hearing signs, Staff is recommending the revised public hearing sign (shown below) and the establishment of City Policy P-03.

Mr. Knight summarized proposed policy P-03 as follows:

- The Planner will place one (20" x 26") sign on each property/area having roadway frontage.
- The Planner will post the sign within five business days from when the zoning petition application meets sufficiency.
- Contents of the sign:
 1. "Public Notice"
 2. Logo
 3. Language that the property is subject to Public Hearing

4. Language to contact the Planner of the Day for more information
5. Planner of the Day phone number



DISCUSSION

There was some discussion on whether the website or the phone number should be posted. Based on informal polling, Councilmember Monachella was of the opinion that the City's website address should be listed in lieu of the phone number as it would be easier to remember. In response to questions regarding where to find these notices on the website, Mr. Justin Wyse, Director of Planning, indicated that public hearings are listed on the home page under "Public Notice" which is listed in the column on the left side of the page.

Councilmember DeCampi made a motion to forward City Policy P-03 to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt.

Discussion after the Motion

After further discussion regarding where to place the website address, Chair Mastorakos made **a motion** to amend the motion to replace "This property is subject to Public Hearing" with the City's website address. The motion was seconded by Councilmember DeCampi and **passed** by a voice vote of 4-0.

The vote on the motion to forward City Policy P-03 to City Council with a recommendation to approve, as amended, **passed** by a voice vote of 4-0.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Public Hearing Signs-City Policy P-03.]

III. NEW BUSINESS

- A. **POWER OF REVIEW: Downtown Chesterfield Category C, Lot B (AC Hotel)**
SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.5 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road. (Ward 2)

STAFF PRESENTATION

Mike Knight, Assistant City Planner, stated that this is a request to allow for a 128-room hotel and conference center. The building will be located in what is known as Lot B of "Category C" in Downtown Chesterfield. This project shares a primary access point with Lot A of Category C, which is currently under construction.

The Planning Commission unanimously approved the project at their January 13, 2020 meeting.

This project is being presented to the Planning & Public Works Committee as City Council has automatic Power of Review for all site plans for Downtown Chesterfield.

Councilmember DeCampi made a motion to forward Downtown Chesterfield Category C, Lot B (AC Hotel) SDSP to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 4-0.**

Note: This is a Site Development Section Plan which requires a voice vote at the February 3, 2020 City Council Meeting.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Downtown Chesterfield Category C, Lot B (AC Hotel) SDSP.]

B. P.Z. 09-2019 18301 & 18357 Chesterfield Airport Rd. (Nasrallah Global RE Services): A request for a zoning map amendment from a “M3” Planned Industrial District to a “PC” Planned Commercial District for a 15.9-acre area of land comprised of two (2) parcels at 18301 and 18357 Chesterfield Airport Road, located northwest of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard. (17V430035 and 17W620301). (Ward 4)

STAFF PRESENTATION

Chris Dietz, Planner, presented the project request for a zoning map amendment from a “M3” Planned Industrial District to a “PC” Planned Commercial District. Based on the Preliminary Development Plan, there are a total of 10 lots, however, one lot will remain undeveloped. The Petitioner intends for the project to be developed in phases. A historic barn is also located on the property which is to remain.

Access to the development includes a north-south connector road spanning the development with proposed curb cuts on Chesterfield Airport Road on the south end of the site, as well as to the future Olive Street Road extension to the north. There are also cross-access easements to adjacent properties east and west of the development.

A Public Hearing was held on November 13, 2019 and the following issues were raised:

1. Access to the site.
2. Future use of the historic barn on the property.
3. Parking along Chesterfield Airport Road.

Following a discussion regarding the future use of the historic brick barn, the Planning Commission recommended approval of the change in zoning by a vote of 7-0 at their January 13, 2020 meeting.

Councilmember DeCampi made a motion to forward P.Z. 09-2019 18301 & 18357 Chesterfield Airport Rd. (Nasrallah Global RE Services) to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella.

Discussion after the Motion

Councilmember Hurt stated that he is not in favor of retaining both the north and south access points. When asked about the private road to the west of this development, Justin Wyse, Director

of Planning, clarified that when Olive Street Road Extension has been completed, the private road on the development to the west of this site will have either its access to Chesterfield Airport Road to the south, or its access to Olive Street Road to the north eliminated. A traffic study will be required at the time a Site Development Concept Plan is received, and the proposed access points will be subject to the findings of the study. Mr. Wyse confirmed that this requirement is included in the Attachment A in section K. Traffic Study.

The above motion passed by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning Commission, will be needed for the February 3, 2020 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 09-2019 18301 & 18357 Chesterfield Airport Rd. (Nasrallah Global RE Services).]

- C. P.Z. 17-2019 Koester Acres:** A change in zoning from “FPNU” Floodplain Non-Urban District to “AG” Agricultural District for two parcels of land totaling 82.71 acres in size at 17485A and 17509 N. Outer 40 Road (17U540036 & 16U210024). (Ward 4)

STAFF PRESENTATION

Chris Dietz, Planner, presented the project request for a zoning map amendment from the “FPNU” Flood Plain Non-Urban District to the “AG” Agricultural District for two parcels totaling 82.71 acres. The property is located within the regulatory floodway.

A Public Hearing was held on January 13, 2020 at which time the Planning Commission recommended approval by a vote of 7-0. As this is a conventional zoning, there is no Attachment A.

Councilmember DeCampi made a motion to forward P.Z. 17-2019 Koester Acres to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella and **passed by a voice vote of 4-0.**

Note: One Bill, as recommended by the Planning Commission, will be needed for the February 3, 2020 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 17-2019 Koester Acres.]

- D. P.Z. 18-2019 Clarkson Centre (2264 Clarkson Rd):** A change in zoning from “C-8” Planned Commercial District and “R-2” Residence District to a “R-4” Residence District for a 0.99 acre tract of land at 2264 Clarkson Road (20T610716). (Ward 4)

STAFF PRESENTATION

Justin Wyse, Director of Planning, stated that the Applicant has requested that this be postponed until the next Committee meeting.

Councilmember Hurt made a motion to postpone P.Z. 18-2019 Clarkson Centre (2264 Clarkson Rd) to the February 6, 2020 Planning & Public Works Committee meeting. The motion was seconded by Councilmember DeCampi and **passed by a voice vote of 4-0.**

E. Parking Restriction Removal on Deerhorn Drive (Ward 2)

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer, stated that the Greenleaf Estates Home Owners Association is requesting the removal of a parking restriction on Deerhorn Drive. The City's Model Traffic Ordinance currently restricts parking on both sides of Deerhorn Drive from Greenleaf Valley Drive to its terminus, including the cul-de-sac. This parking restriction pre-dates the City's incorporation and the residents do not know why it was originally implemented. Twenty of the twenty-one property owners are in favor of removing the parking restriction.

City Staff has no objection to removing the parking restriction. This request requires a recommendation from PPW and then passage of an ordinance by the full City Council.

Councilmember Hurt made a motion to forward the proposed ordinance to remove the parking restriction on Deerhorn Drive to City Council with a recommendation to approve. The motion was seconded by Councilmember DeCampi and **passed by a voice vote of 4-0.**

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the February 3, 2020 City Council Meeting. See Bill #

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Parking Restriction Removal on Deerhorn Drive.]

IV. OTHER

Councilmember Hurt stated that it was brought to his attention that MoDOT held a "public hearing" last December regarding future improvements to Olive Street Road from I-270 to Lea Oak Drive. Jim Eckrich, Director of Public Works, stated that earlier this week, he became aware that a meeting had taken place. When the Area Engineer from MoDOT was contacted, he said they notified local municipalities and electronic message boards were placed on both sides of the project at I-270 and Lea Oak. Mr. Eckrich did not recall seeing a message board or having received such notification as he would have forwarded the notice to City Council and Staff. It would have been posted on the City's website and distributed via social media feeds. Additionally, a member of the Engineering Department would have attended the meeting to represent the City. Mr. Eckrich stated that he was aware of an upcoming project to improve Olive Boulevard, including sidewalk enhancements, and knew that there was going to be a public meeting; however, he has no record of receiving such notice. He further stated that some individual subdivisions have been working with MoDOT regarding the project.. He will follow up with MoDOT and request a set of plans for review and will report back to the Committee at the next meeting.

V. ADJOURNMENT

The meeting adjourned at 6:12 p.m.

BILL NO. 3280

ORDINANCE NO. _____

AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF BOTTLEBRUSH COURT, PRAIRIE CORD DRIVE, SIDEOATS COURT, SOFT RUSH COURT, SWITCH GRASS COURT, AND WHITE SAGE COURT AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD

WHEREAS, the City of Chesterfield has approved the construction of Bottlebrush Court, Switch Grass Court, Sideoats Court, Prairie Cord Drive, White Sage Court, and Soft Rush Court; and

WHEREAS, the streets were intended to be public streets and were therefore constructed to the design standards of the Department of Public Works of the City of Chesterfield.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, AS FOLLOWS:

Section 1. The following streets are hereby accepted by the City of Chesterfield for future care and maintenance:

- | | |
|-------------------------|---|
| (1) Bottlebrush Court: | Approximately 3,055 feet; from
Kehrs Mill Road to Cul-de-sac
Book 363, Page 430-431 & 432-434 |
| (2) Prairie Cord Drive: | Approximately 405 feet; from
Bottlebrush Court to Church Road
Book 363, Page 430-431 |
| (3) Sideoats Court: | Approximately 367 feet; from
Bottlebrush Court to Cul-de-sac
Book 363, Page 430-431 |
| (4) Soft Rush Court: | Approximately 251 feet; from
Bottlebrush Court to Cul-de-sac
Book 363, Page 432-434 |
| (5) Switch Grass Court: | Approximately 133 feet; from
Bottlebrush Court to Cul-de-sac
Book 363, Page 430-431 |
| (6) White Sage Court: | Approximately 186 feet; from
Bottlebrush Court to Cul-de-sac
Book 363, Page 432-434 |

Section 2. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2020.

PRESIDING OFFICER

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD:
January 22, 2020

Public Street Acceptance - Arbors at Kehrs Mill Subdivision



0 200 400 800
Feet

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “NU” NON-URBAN DISTRICT AND “C-3” SHOPPING DISTRICT TO THE “PC” PLANNED COMMERCIAL DISTRICT WITH AN EXISTING “H” HISTORIC DESIGNATION TO REMAIN FOR TWO TRACTS OF LAND TOTALING 2.82 ACRES LOCATED ON THE EAST SIDE OF BAXTER ROAD AT ITS INTERSECTION WITH EDISON AVENUE. [P.Z. 15-2019 WIEGAND STUDIO (WIEGAND FOUNDATION) 17T220942, 17T310335].

WHEREAS, the petitioner, Wiegand Foundation with Volz, Inc., has requested a zoning map amendment from the “NU” Non-Urban District and “C-3” Shopping District to the “PC” Planned Commercial District with an existing “H” Historic Designation to remain for two tracts of land totaling 2.82 acres located on the east side of Baxter Road at its intersection with Edison Avenue; and

WHEREAS, a Public Hearing was held before the Planning Commission on November 25, 2019; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the change of zoning request by a vote of 9-0; and

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning request by a vote of 4-0; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PC” Planned Commercial District designation for 2.82 acres located on the east side of Baxter Road at its intersection with Edison Avenue and as described as follows:

Parcel 1: A tract of land located in U.S. Survey 2031, Township 45 North, Range 4 East and being more particularly described as follows:

Beginning at the Southwest property corner of a tract of land conveyed to Don F. Wiegand by deed recorded in Deed Book 8234 Page 1325 of the St. Louis County Records; thence South 88 degrees 57 minutes 50 seconds East along the South line of the aforesaid Wiegand tract a distance of 392.20 feet to a point, said point being the Southeast property corner of the aforesaid Wiegand tract; thence departing last said South line, South 01 degrees 02 minutes 10 seconds West 20.00 feet, thence North 88 degrees 57 minutes 50 seconds

West 515.58 feet to a point; said point being on the eastern right-of-way line of Baxter Road, 82 feet wide; thence, following said eastern right-of-way line of Baxter Road, on a curve to the right whose radius point bears South 81 degrees 52 minutes 32 seconds East 534.00 feet from the last mentioned point, a distance of 321.25 feet to a point; thence leaving said eastern right-of-way line South 36 degrees 59 minutes 38 seconds East 41.36 feet to a point; said point being the Northwest corner of the aforementioned property; thence South 00 degrees 02 minutes 23 seconds West 84.33 feet to a point; thence South 13 degrees 39 minutes 03 seconds West 155.19 feet to the point of beginning.

Parcel 2: A tract of land in U.S. Survey 2031 Township 45 North Range 4 East and described as follows:

Beginning at the intersection of the center line of Chicago, Rock Island and Pacific Railroad right of way, with the center line of a County Road, 60 feet wide established by Deed recorded in Book 1434 page 260 of the St. Louis County Records, thence North 3 degrees 30 minutes East 186.20 feet and South 89 degrees 35 minutes 00 seconds East 163 feet to the Southwest corner and the point of beginning of the property herein described, thence North 13 degrees 39 minutes 03 seconds East along the center line of a private road, 155.19 feet, thence North 0 degrees 02 minutes 23 seconds West 84.33 feet, thence South 88 degrees 57 minutes 50 seconds East 359.77 feet, thence South 01 degrees 02 minutes 10 seconds West 235.79' feet, thence North 88 degrees 57 minutes 50 seconds West 392.20 feet to the place of beginning.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the "Attachment A" and the preliminary plan indicated as "Attachment B" which is attached hereto and made part hereof.

Section 3. The City Council, pursuant to the petition filed by Wiegand Foundation in P.Z. 15-2019, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a Public Hearing, held by the Planning Commission on the 25th day of November 2019, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2020.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 01/22/2020

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The use allowed in this “PC” Planned Commercial District, with an “H” Historic Designation, shall be Art Studio.
2. Hours of Operation.
 - a. Hours of operation for this “PC” District, with an “H” Historic Designation, shall not be restricted.
3. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed 45 feet.
2. Building Requirements
 - a. A minimum of thirty-five percent (35%) openspace is required for this development.
 - b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, boundary walls, retaining walls, fences, or flag poles will be located within the following setbacks:

 - a. Thirty (30) feet from the right-of-way of Baxter Road.
 - b. Fifteen (15) feet from the north boundary of this “PC” District.

- c. Fifteen (15) feet from the east boundary of this “PC” District.
- d. Ten (10) feet from the south boundary of this “PC” District.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Thirty (30) feet from the right-of-way of Baxter Road.
- b. Fifteen (15) feet from the north boundary of this “PC” District.
- c. Fifteen (15) feet from the east boundary of this “PC” District.
- d. Ten (10) feet from the south boundary of this “PC” District.

D. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code. The existing gravel parking area may remain until such time as improvements or modifications are proposed at which time the parking area will need to comply with City of Chesterfield Code.
- 2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.
- 3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

- 1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
- 2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Transportation, for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.
3. Any modification to the site shall be in compliance with the regulations and guidelines established by the property's "H" Historic Designation.

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from Baxter Road shall be restricted to one (1) commercial entrance as directed by St. Louis County Department of Transportation and the City of Chesterfield.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
3. A cross access easement shall be provided to all adjacent properties.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right-of-way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the project frontage of Baxter Road. The sidewalk shall provide for future

connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.

4. Obtain applicable permits from the City of Chesterfield and the St. Louis County Department of Transportation as necessary for locations of proposed and removals of existing access points, and roadway improvements.
5. Additional right-of-way and road improvements shall be provided, as required by the Saint Louis County Department of Transportation and the City of Chesterfield.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto public right of way. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the St. Louis County Department of Transportation.

L. POWER OF REVIEW

City Council Review of Planning Commission Decisions (Power of Review) shall apply to this development in accordance with Section 31-02-20 of the Unified Development Code.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system. Offsite storm water shall be picked up and

- piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
2. Water Quality Features are to be provided as required by the Metropolitan Saint Louis Sewer District. The location and types of storm water management facilities shall be identified on all Site Development Plans and Improvement Plans and must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
 3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
 4. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
 5. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.
 6. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley

- Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.
7. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner unless otherwise noted.
 8. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.

N. SANITARY SEWER

Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

P. MISCELLANEOUS

1. Any improvements proposed for this site shall be in compliance with the City of Chesterfield Code and the property's "H" Historic Designation.

2. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
3. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
4. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
5. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
6. If any development in, or alteration of, the floodplain or the existing structure is proposed, the developer shall submit a Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements for specific requirements.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

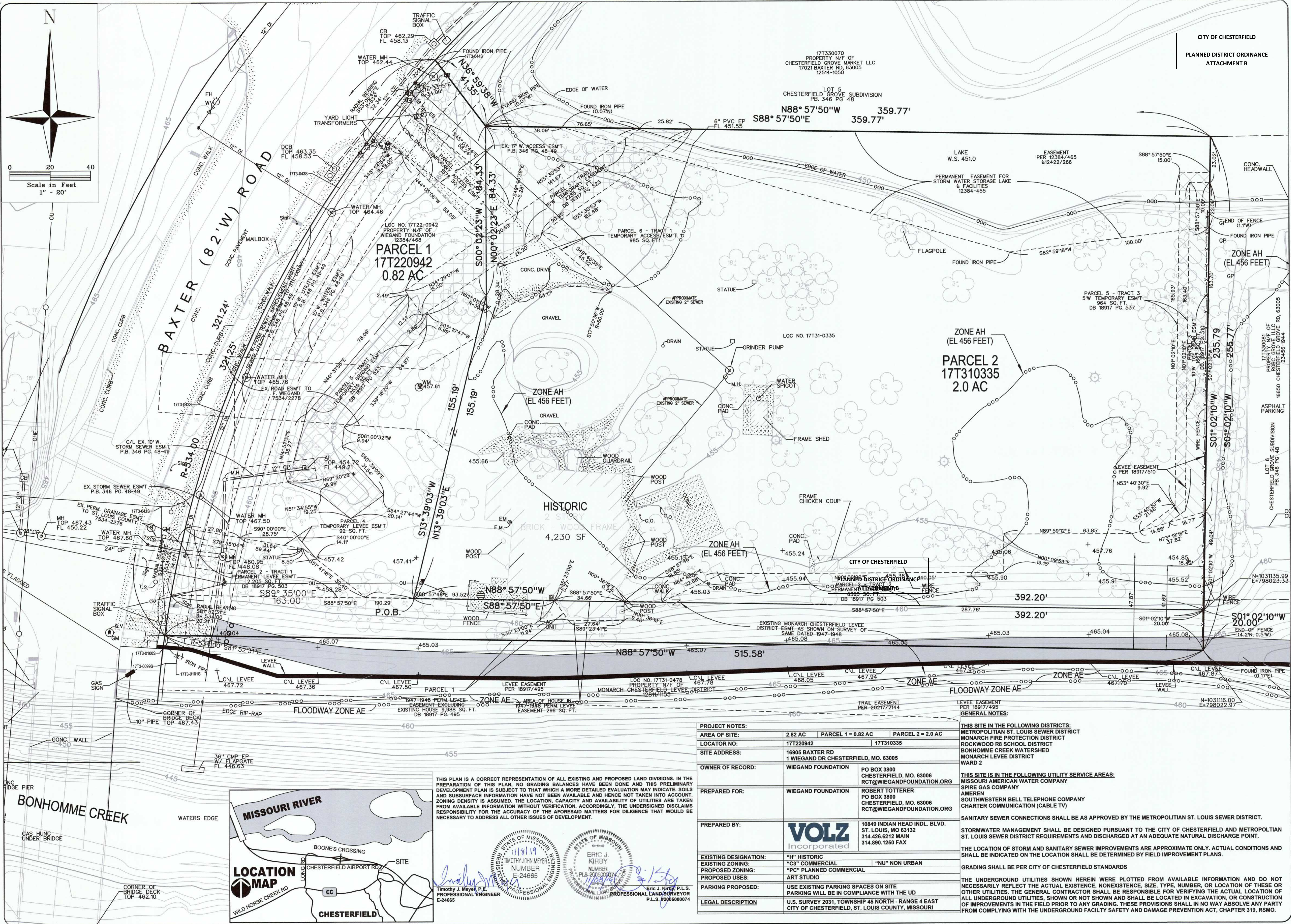
III. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

IV. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.

- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



VOLZ
INCORPORATED
10849 INDIAN HEAD INDL. BLVD.
ST. LOUIS, MISSOURI 63132
314.426.8212 MAIN
314.890.1250 FAX

WIEGAND ART STUDIO
U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
LOCATOR NUMBER: 177220942
BASE MAP: 177T
VOLZ JOB# 21882
10/18/2018
F:\CADD\21800-21882\Planning\21882 PDP.dgn

PROJECT NOTES:					
AREA OF SITE:	2.82 AC	PARCEL 1 = 0.82 AC	PARCEL 2 = 2.0 AC		
LOCATOR NO:	177220942	177310335			
SITE ADDRESS:	16905 BAXTER RD 1 WIEGAND DR CHESTERFIELD, MO. 63005				
OWNER OF RECORD:	WIEGAND FOUNDATION	PO BOX 3800 CHESTERFIELD, MO. 63006 RCT@WIEGANDFOUNDATION.ORG			
PREPARED FOR:	WIEGAND FOUNDATION	ROBERT TOTTERER PO BOX 3800 CHESTERFIELD, MO. 63006 RCT@WIEGANDFOUNDATION.ORG			
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX				
EXISTING DESIGNATION:	"H" HISTORIC	"NU" NON URBAN			
EXISTING ZONING:	"C3" COMMERCIAL				
PROPOSED ZONING:	"PC" PLANNED COMMERCIAL				
PROPOSED USES:	ART STUDIO				
PARKING PROPOSED:	USE EXISTING PARKING SPACES ON SITE PARKING WILL BE IN COMPLIANCE WITH THE UD				
LEGAL DESCRIPTION	U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI				

GENERAL NOTES:

THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD R8 SCHOOL DISTRICT
BONHOMME CREEK WATERSHED
MONARCH LEVEE DISTRICT
WARD 2

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
SPIRE GAS COMPANY
AMEREN
SOUTHWESTERN BELL TELEPHONE COMPANY
CHARTER COMMUNICATION (CABLE TV)

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

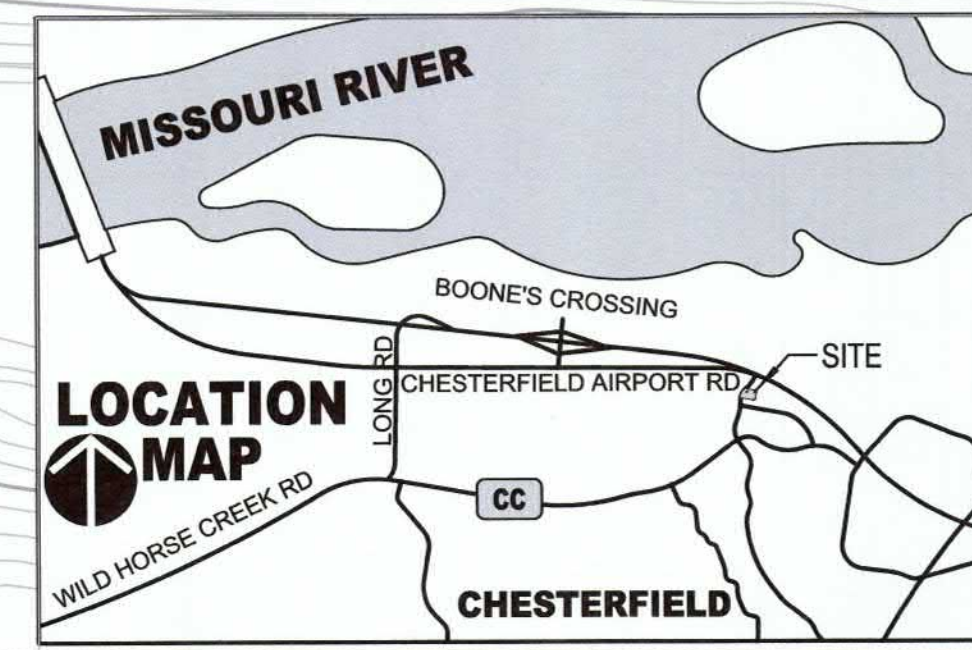
GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS PRELIMINARY DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

Timothy J. Meyer, P.E.
PROFESSIONAL ENGINEER
E-24665

Eric J. Kirby, P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. #206500074



Memorandum

Department of Public Works



TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E. *JA*
Public Works Dir. / City Engineer

DATE: January 6, 2020 Bill No. 3284

RE: Parking Restriction Removal on Deerhorn Drive

The Greenleaf Estates Home Owners Association has requested the removal of a parking restriction on Deerhorn Drive. Schedule IX of the City's Model Traffic Ordinance includes a parking restriction on "Deerhorn Drive, both sides, from Greenleaf Valley Drive to its terminus, including cul-de-sac." This parking restriction pre-dates the City's incorporation, and the residents do not know why it was originally implemented. However, they would like to see it removed so that they can park on the street. Additionally, the Trustees believe the removal of the parking restriction will prevent damage to adjacent common ground caused by utility vehicles which cannot currently park on Deerhorn Drive.

It is unusual for the City to receive a request to remove a parking restriction. City Council Public Works Policy 25 (attached) covers the implementation of a parking restriction. It requires 90% support of residents immediately adjacent to the area where the parking restriction is proposed. In this case I have told the Trustees that the same level of support (90%) is required to remove the parking restriction.

A representative of the subdivision who lives on Deerhorn Drive, Marlene Lischwe, circulated a petition to remove the parking restriction. She received support from 20 of the 21 properties (95.2%) with access to Deerhorn Drive. The signed petitions and letter from the Greenleaf Estates Home Owners Association are attached.

Removal of the parking restriction has been reviewed by City Staff, and we have no objection to the request. Accordingly, I recommend approval of the removal of the parking restriction on Deerhorn Drive.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee. Should PPW concur with Staff's recommendation, it should recommend approval of the attached ordinance to the full City Council.

Please forward to PPW for review and recommendation for the full Council.

A handwritten signature in black ink, appearing to read "Mark Teisil".

2020-1-6

BILL NO. 3284

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 300, SCHEDULE IX OF THE MODEL TRAFFIC ORDINANCES OF THE CITY OF CHESTERFIELD BY REMOVING THE PARKING RESTRICTION ON DEERHORN DRIVE.

WHEREAS, the City of Chesterfield has received a request from the Greenleaf Estates Home Owners Association to remove the parking restriction on both sides of Deerhorn Drive; and,

WHEREAS, the Greenleaf Estates Home Owners Association has obtained approval of 95% of the property owners abutting the parking restriction; and

WHEREAS, the City Engineer has reviewed the request and has no objection to the removal of the parking restriction; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the removal of the parking restriction on both sides of Deerhorn Drive from Greenleaf Valley Drive to the cul-de-sac;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Section 300, Schedule IX of the Model Traffic Ordinances as it relates to Parking Restrictions is hereby amended by deleting the following:

*Part of Road or Street Where
Parking is Regulated*

Parking Restriction

Deerhorn Drive, both sides, from Greenleaf
Valley Drive to its terminus, including cul-de-sac

No Parking Anytime

Section 2. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2020.

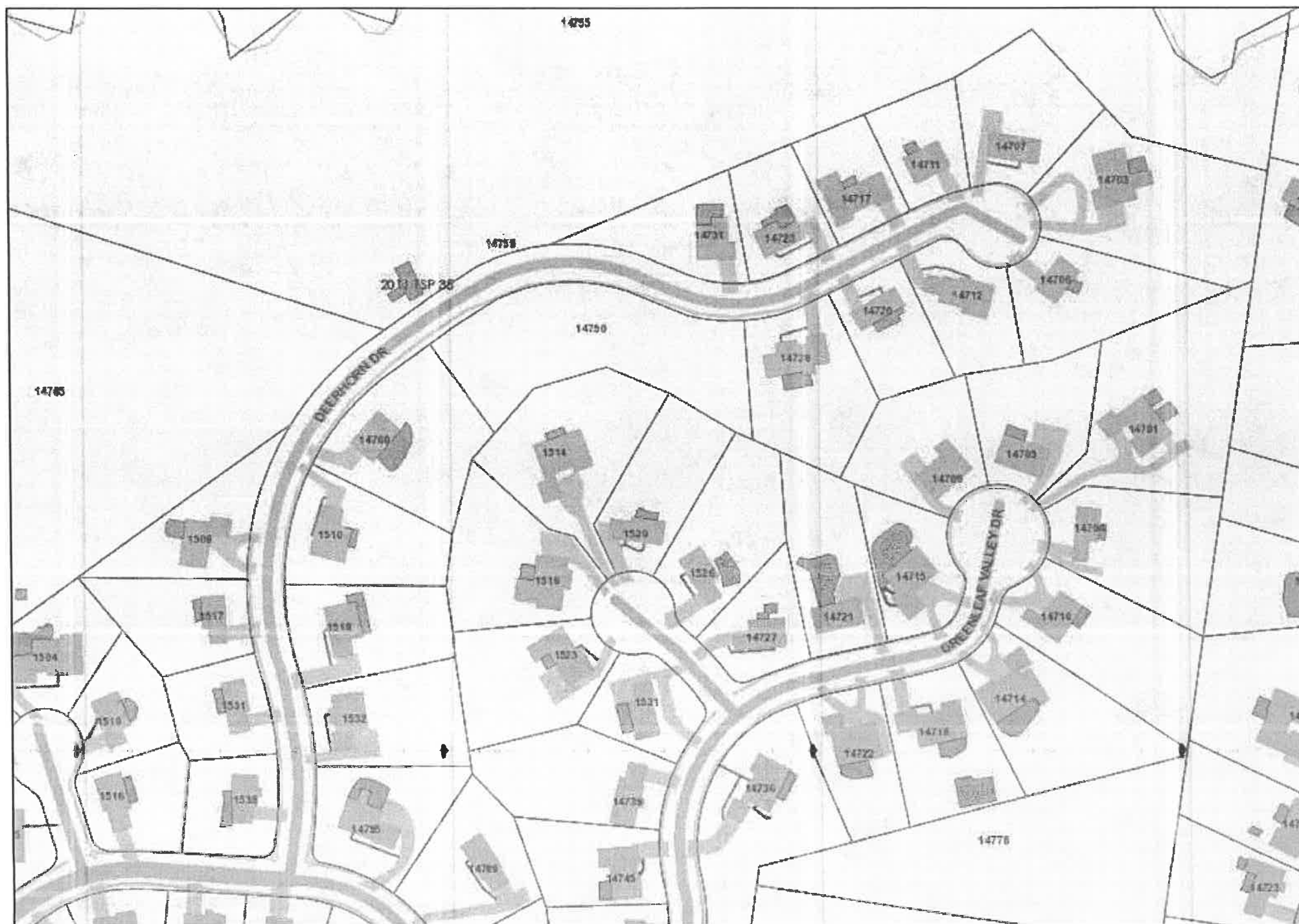
PRESIDING OFFICER

Bob Nation, MAYOR

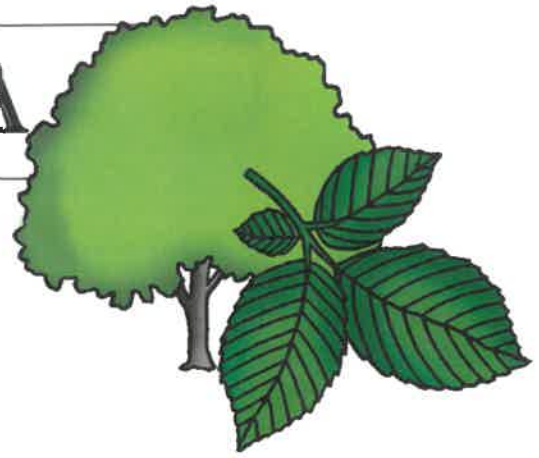
ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 02/03/2020



Greenleaf Estates HOA



December 31, 2019

To: City of Chesterfield

Subject: Repeal of Schedule IX Subdivision Parking Restriction

Hello,

On behalf of the Trustees of Greenleaf Estates, we are in full agreement with the consensus of the property owners identified in the accompanying petition to request the complete repeal of the parking restriction contained in Schedule IX reading "*Deerhorn Drive, both sides, from Greenleaf Valley Drive to its terminus, including cul-de-sac*". The posted restriction serves no benefit in our subdivision and contributes to vehicle damage to our common grounds. We are happy to have it removed from the City record.

Let us know if any further information is required to facilitate this request by contacting me directly at 314.604.0253.

Cordially,

A handwritten signature in black ink, appearing to read "B. Hunt", with a long horizontal stroke extending to the right.

Bryan Hunt, Trustee Greenleaf Estates

Jim Otis, Trustee Greenleaf Estates

Dorian Jamison, Trustee Greenleaf Estates

bhunt@rgare.com
jimotis@otisandclark.com
jingle331@yahoo.com

RECEIVED

JAN - 6 2020

City of Chesterfield
Department of Public Services

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive. One of these signs is adjacent to my property.

NAME: DENNIS POKRES

SIGNATURE: 

DATE: 12/29/2019

ADDRESS: 14717 Deerhorn Dr

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive. This sign is adjacent to my property.

NAME: Kevin Armstrong

SIGNATURE: 

DATE: 1/29/18

ADDRESS: 14723 Deerhorn Dr
Chesterfield, MO
63017

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive. One of these signs is adjacent to my property.

NAME: Karen & Dennis Huighe

SIGNATURE: Karen Huighe

DATE: 12/29/19

ADDRESS: 14731 Deerhorn Dr
Chesterfield, MO 63017

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive. This sign is adjacent to my property.

NAME: Shawn/Steve Hargrave

SIGNATURE: Shawn/Steve Hargrave

DATE: 12/29/2019

ADDRESS: 1509 Deerhorn Dr.
Chesterfield, Mo. 63017

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive. One of these signs is adjacent to my property.

NAME: Carey, Stacy

SIGNATURE:

Stacy Carey

DATE:

12/30/2019

ADDRESS: *14728 Deerhorn Dr*

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive. This sign is adjacent to my property.

NAME: *Judy Brown Rowden*

SIGNATURE:

Judy Brown-Rowden

DATE:

12-29-19

ADDRESS:

14712 Deerhorn Dr

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive.

NAME: Lanzon, Douglas

SIGNATURE:



DATE:

1/6/20

ADDRESS:

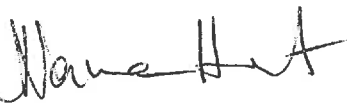
1531 Deerhorn Dr

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive.

NAME: Hunt, Mulina

SIGNATURE:



DATE:

12/30/2019

ADDRESS:

1518 Deerhorn

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive.

NAME: Phillips

SIGNATURE: Barbara J. Phillips

DATE: 12/30/19

ADDRESS: 14720 Deerhorn Dr.

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive.

NAME: Otis

SIGNATURE: Jan Otis

DATE: 1/5/2020

ADDRESS: 14795 Greenleaf Valley Dr.

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive.

NAME: Ben Wand Ben Wand

SIGNATURE: Ben Wand

DATE: 12/29/19

ADDRESS:

~~1539~~ 1539 Deerhorn dr.
Chesterfield, mo 63017

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive.

NAME: Daniel + Marlene Lischwe

SIGNATURE:

Marlene Lischwe
Daniel Lischwe

DATE: 12/29/2019

ADDRESS:

14703 Deerhorn Dr.

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive. One of these signs is adjacent to my property.

NAME: Erin Stewart

SIGNATURE: 

DATE: 12/29/19

ADDRESS: 14706 Deerhorn Dr.

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive. This sign is adjacent to my property.

NAME: Trustees

SIGNATURE: See letter 12/31/2019

DATE:

ADDRESS: 14750 / 14759 Deerhorn

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive.

NAME: LEONARD HORTER

SIGNATURE:



DATE: 12-29-19

ADDRESS: 19707 DEERHORN D

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive.

NAME: G Stephen Brown

SIGNATURE:



DATE: 12/29/2019

ADDRESS: 14760 Deerhorn Dr

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive.

NAME: KENNETH JONES

SIGNATURE: 

DATE: 12/29/19

ADDRESS: 1532 Deerhorn Dr

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive.

NAME: ANN JONES

SIGNATURE: 

DATE: 12/29/19

ADDRESS: 1532 Deerhorn Dr

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive.

NAME:

James W. Struthen
James W. Struthen

SIGNATURE:

James W. Struthen

DATE: 12/29/2019

ADDRESS:

1510 Deerhorn Dr.

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive.

NAME:

TERRY ISAAC

SIGNATURE:

Terry B Isaac

DATE: 12-29-19

ADDRESS:

1517 DEERHORN
CHESTERFIELD, MO

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive.

NAME: Ryan, Shane

SIGNATURE: Refused

DATE:

ADDRESS: 14711 Deerhorn Dr.

To the City of Chesterfield:

I/WE are requesting the removal of the "NO PARKING" signs on Deerhorn Drive.

NAME:

SIGNATURE:

DATE:

ADDRESS:

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC WORKS

NO. 25

SUBJECT Parking Restrictions

INDEX PW

DATE 2/20/02

DATE 5/01/2017

ISSUED

REVISED

POLICY

Federal, State and County Roadways

All requests for parking restrictions on Federal, State and County roads will be forwarded to the appropriate agency for their consideration and approval.

City Public Streets – Subdivision

All resident requests for parking restrictions on City of Chesterfield Public Streets, within a subdivision, must be submitted in writing to the City Engineer. The request will be forwarded to the appropriate subdivision trustees, who, if they support the request, must survey, or otherwise verify to the City Engineer that there exists among the residents a 75% level of support within the general area for the parking restriction, and a 90% level of support among property owners immediately adjacent to the area where parking restrictions are proposed. Immediately adjacent refers to those properties that have frontage where parking is to be restricted on the same side of the street or on the opposite side of the street.

For the purpose of this policy, the “general area” is defined as the area within the subdivision and a 500 foot radius of the proposed parking restriction. If the parking restriction is proposed on a cul-de-sac, the general area is limited to those residents who have driveway access on the street containing the cul-de-sac.

If the required levels of support are met, a draft of an ordinance calling for the parking restriction shall be submitted to the Planning and Public Works Committee for review and then, if approved by the Committee, forwarded to City Council for consideration.

If the required levels of support are not met, the Department of Public Works shall review the request and prepare a recommendation based upon traffic engineering principles and forward same to the Planning and Public Works Committee for review and consideration. Said recommendation shall include the original written request, data provided by the Trustees, traffic volumes, and accident history.

City Public Streets – Non-Subdivision

All requests for parking restrictions on City Public Streets that are not located within a subdivision must be submitted in writing to the City Engineer. The Department of Public Services shall then conduct a survey of those property owners who are immediately adjacent to the area where parking restrictions are proposed. A 75% level of support among property owners immediately adjacent to the area where parking restrictions are proposed is required. If the required levels of support are met, a draft of an ordinance calling for the parking restriction shall be submitted to the Planning and Public Works Committee for review and then, if approved by the Committee, forwarded to City Council for consideration.

If the required levels of support are not met, the Department of Public Services shall review the request and prepare a recommendation based upon traffic engineering principles and forward same to the Planning and Public Works Committee for review and consideration. Said recommendation shall include the original request, the survey of the adjacent property owners, traffic volumes, and accident history.

City Private Streets

Any resident requesting a parking restriction on a private street shall be notified that the street is private and referred to the street owner or subdivision trustees.

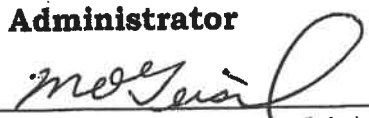
Per the codified ordinances of the City of Chesterfield, the obligation and responsibility for installation and maintenance of appropriate traffic control devices rests with the City Engineer. This policy shall in no way interfere with the obligations assigned to the City Engineer by the Traffic Code.

RECOMMENDED BY:

 3/1/2017 PPW Committee 3/23/2017
Department Head/Council Committee (if applicable) Date

APPROVED BY:

City Administrator


City Council (if applicable)

Date

5/1/2017

Date

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator
From: Mike Knight, Assistant City Planner *jmk*
Date: February 3, 2020 Bill 3285

RE: **P.Z. 09-2019 18301 & 18357 Chesterfield Airport Rd. (Nasrallah Global RE Services)**: A request for a zoning map amendment from a “M3” Planned Industrial District to a “PC” Planned Commercial District for a 15.9-acre area of land comprised of two (2) parcels at 18301 and 18357 Chesterfield Airport Road, located northwest of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard. (17V430035 and 17W620301).

Summary

Nasrallah Global RE Services has submitted a request for a zoning map amendment from a “M3” Planned Industrial District to a “PC” Planned Commercial District. The request includes two parcels totaling 15.9 acres of land located northwest of the intersection of Chesterfield Airport Rd. and Spirit of St. Louis Blvd. There are no physical improvements proposed at this time.

A Public Hearing was held on November 13, 2019, with two persons speaking in regard to the historic barn to give context to its history and significance. At the conclusion of Staff's presentation, Planning Commission identified three (3) issues:

- 1) Access to the site from arterial roadways and the western cross access easement.
- 2) The future use of the historic barn on the property.
- 3) Parking along Chesterfield Airport Rd.

Please see the attached staff report from the January 13, 2020 Planning Commission Meeting for more details regarding these issues.

On January 13, 2020, the Planning Commission recommended approval of this change of zoning by a vote of 7-0 following a discussion regarding the future use of the historic brick barn on the site.

On January 23, 2020, City of Chesterfield Planning and Public Works Committee motioned to forward this project as submitted to City Council with a recommendation to approve which passed by a vote of 4-0. The first reading for this petition will be held at the February 3, 2020 City Council meeting.

Attached to this report, please find a copy of the January 13, 2020 Staff Report, Attachment A, Narrative Statement and Preliminary Development Plan.

Attachments: Legislation
Attachment A
Preliminary Development Plan



Figure 1: Subject Site Aerial

BILL NO. 3285

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “M3” PLANNED INDUSTRIAL DISTRICT TO A “PC” PLANNED COMMERCIAL DISTRICT FOR A 15.9 ACRE TRACT OF LAND AT 18301 AND 18357 CHESTERFIELD AIRPORT ROAD, LOCATED NORTHWEST OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND SPIRIT OF ST. LOUIS BOULEVARD. (P.Z. 09-2019 18301 & 18357 CHESTERFIELD AIRPORT ROAD {NASRALLAH GLOBAL RE SERVICES} 17V430035 AND 17W620301).

WHEREAS, the petitioner, Nasrallah Global RE Services, has requested a change in zoning from the “M3” Planned Industrial District to a “PC” Planned Commercial District for a 15.9-acre tract of land at 18301 and 18357 Chesterfield Airport Road, located northwest of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard; and,

WHEREAS, a Public Hearing was held before the Planning Commission on November 13, 2019; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning by a vote of 7-0; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning by a vote of 4-0 and,

WHEREAS, the City Council, having considered said request voted to approve the change of zoning request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PC” Planned Commercial District for a 15.9-acre tract of land located at 18301 and 18357 Chesterfield Airport Road and as described as follows:

PARCEL 1

PART OF LOTS 1, 2, AND 3 OF THE NICHOLAS MUELLER ESTATES AND ALSO PART OF LOT 3 OF THE SUBDIVISION OF LOTS 1 AND 2 OF THE NICHOLAS MUELLER ESTATE, US SURVEY 371, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF THE NICHOLAS MUELLER ESTATE, A SUBDIVISION ACCORDING TO PLAT BOOK 2, PAGE 25 OF THE ST. LOUIS COUNTY RECORDS; THENCE, ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 77 DEGREES 35 MINUTES 54 SECONDS EAST, A DISTANCE OF 1467.34 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE, DEPARTING SAID SOUTH LINE OF LOT 3, NORTH 12 DEGREES 22 MINUTES 06 SECONDS WEST, A DISTANCE OF 272.82 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 64; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 84 DEGREES 14 MINUTES 27 SECONDS EAST, A DISTANCE OF 806.91 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SPIRIT OF ST. LOUIS BOULEVARD; THENCE, DEPARTING AFOREMENTIONED SOUTH RIGHT OF WAY LINE, ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00 DEGREES 21 MINUTES 22 SECONDS EAST, A DISTANCE OF 21.80 FEET TO A POINT; THENCE, DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTH 77 DEGREES 35 MINUTES 54 SECONDS WEST, A DISTANCE OF 762.32 FEET BACK TO THE POINT OF BEGINNING AND THIS TRACT OF LAND CONTAINING 2.59 ACRES, MORE OR LESS, ACCORDING TO THE CALCULATIONS MADE BY COCHRAN DURING THE MONTH OF SEPTEMBER, 2019.

AND

PARCEL 2

A TRACT OF LAND BEING PART OF LOTS 5 & 6 OF THE SUBDIVISION OF R.H. STEVENS FARM, A SUBDIVISION BEING PART OF US SURVEYS 102 & 122, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND STONE AT THE SOUTHWEST CORNER OF LOT 3 OF THE NICHOLAS MUELLER ESTATE, NORTH 77 DEGREES 35 MINUTES 54 SECONDS EAST, A DISTANCE OF 897.85 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE, NORTH 77 DEGREES 35 MINUTES 54 SECONDS EAST, A DISTANCE OF 596.98 FEET TO A POINT; THENCE, SOUTH 12 DEGREES 43 MINUTES 49 SECONDS EAST, A DISTANCE OF 906.29 FEET TO A POINT; THENCE, NORTH 83 DEGREES 44 MINUTES 23 SECONDS WEST, A DISTANCE OF 28.59 FEET TO A POINT; THENCE, SOUTH 06 DEGREES 15 MINUTES 37 SECONDS WEST, A DISTANCE OF 193.66 FEET TO A POINT;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3901.54 FEET, AN ARC LENGTH OF 495.36 FEET, A CHORD DIRECTION OF NORTH 78 DEGREES 36 MINUTES 15 SECONDS WEST, AND A CHORD LENGTH OF 495.03 FEET TO A POINT; THENCE, DEPARTING SAID CURVE, NORTH 70 DEGREES 03 MINUTES 18 SECONDS WEST, A DISTANCE OF 37.52 FEET TO A POINT; THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3898.47 FEET, AN ARC LENGTH OF 28.79 FEET, A CHORD DIRECTION OF NORTH 74 DEGREES 15 MINUTES 56 SECONDS WEST, AND A CHORD LENGTH OF 28.79 FEET TO A POINT; THENCE, DEPARTING SAID CURVE, NORTH 12 DEGREES 36 MINUTES 39 SECONDS WEST, A DISTANCE OF 847.21 FEET BACK TO THE POINT OF BEGINNING AND THIS TRACT OF LAND CONTAINING APPROXIMATELY 580,756 SQUARE FEET OR 13.33 ACRES, MORE OR LESS.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the Attachment A and the preliminary plan indicated as Attachment B which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Nasrallah Global RE Services in P.Z. 09-2019, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 13th day of November 2019, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2020

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 02/03/2020

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this “PC” District shall be:

- a. Animal Grooming Service
- b. Art Gallery
- c. Art Studio
- d. Auditorium
- e. Bakery
- f. Banquet Facility
- g. Barber or Beauty Shop
- h. Check Cashing Facility
- i. Church and other places of worship
- j. Coffee Shop
- k. College/University
- l. Community Center
- m. Drug Store and Pharmacy
- n. Dry Cleaning Establishment
- o. Financial Institution, No Drive Thru
- p. Grocery – Community
- q. Grocery – Neighborhood
- r. Hotel and Motel
- s. Hotel and Motel – Extended Stay
- t. Laundromat
- u. Office-Dental
- v. Office-General

- w. Office-Medical
 - x. Recreation Facility
 - y. Restaurant – Fast Food, no drive thru
 - z. Restaurant – Sit down
 - aa. Restaurant – Take Out
 - bb. Retail Sales Establishment – Community
 - cc. Retail Sales Establishment – Neighborhood
 - dd. Specialized Private School
 - ee. Theatre, Indoor
 - ff. Vocational School
2. All outdoor storage and / or outdoor sales activity shall be prohibited within this development.
3. Hours of Operation.
- a. Uses “m”, “p”, “q”, “bb” and “cc” listed above are considered retail uses and retail sales, with respect to those uses, will be subject to hours of operation from 6:00 AM to 11:00 PM. Hours of operation for said uses may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.
 - b. All deliveries and trash pick-ups shall be limited to the hours from 7:00 AM to 11:00 PM.
4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Floor Area
- a. A maximum F.A.R. of 0.35 is required for the entirety of this subdivision. Each lot within this development shall have a maximum F.A.R. of 0.42.

- b. A minimum of thirty-five percent (35%) open space is required for the entirety of this subdivision. Each lot within this development shall maintain a minimum open space of twenty-four percent (24%).
- 2. Height
 - a. The maximum height of buildings, excluding parapets and rooftop equipment, shall not exceed forty-five (45) feet.
- 3. Building Requirements
 - a. Any lot located on the north side of Olive Street Road shall remain undeveloped.
 - b. Uses “r” and “s” above shall be restricted to a maximum of 120 rooms.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flagpoles will be located within the following setbacks:

- a. Seventy-five (75) feet from the right-of-way along Chesterfield Airport Road on the southern boundary of this district.
- b. Thirty (30) feet from the right-of way along Olive Street Road on the northern boundary of this district.
- c. Ten (10) feet from the eastern boundary of this district.
- d. Ten (10) feet from the western boundary of this district.
- e. Thirty (30) feet from the centerline of the north-south connector road within this development.
- f. Thirty (30) feet from the centerline of the western cross access road.
- g. Ten (10) feet from all other internal boundary lines within this district.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Seventy-five (75) feet from the right-of-way along Chesterfield Airport Road on the southern boundary of this district.
- b. Thirty (30) feet from the right-of-way along Olive Street Road on northern boundary of this district.
- c. Ten (10) feet from the eastern boundary of this district.
- d. Ten (10) feet from the western boundary of this district.
- e. Zero (0) feet from all other internal boundary lines within this district.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development shall be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.
3. No parking shall be permitted on any street within this development.
4. Parking lots shall not be used as streets.
5. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

1. All development within this subdivision shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Unified Development Code.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall be reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
2. Street lights shall be provided along Chesterfield Airport Road and Olive Street Road as directed by City of Chesterfield and Saint Louis County.
3. Street lights shall be required along the north-south connector road within this development.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from Chesterfield Airport Road shall be limited to one (1) commercial entrance, located as directed by City of Chesterfield and Saint Louis County Department of Transportation. The entrance shall be built to Saint Louis County Standards, as directed by the Saint Louis County Department of Transportation and shall be located to provide adequate sight distance, as directed by the

- Saint Louis County Department of Transportation. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the Saint Louis County Department of Transportation.
2. Access to this development from Olive Street Road shall be limited to one (1) commercial entrance, located as directed by City of Chesterfield and Saint Louis County Department of Transportation and City of Chesterfield. The entrance shall be built to Saint Louis County Standards, as directed by the Saint Louis County Department of Transportation and shall be located to provide adequate sight distance, as directed by the Saint Louis County Department of Transportation. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the Saint Louis County Department of Transportation.
 3. Access locations described in 1. and 2. above shall be subject to the results of a required traffic study in sub-section K. below.
 4. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
 5. Provide cross access easements to adjacent developments as directed by City of Chesterfield and Saint Louis County Department of Transportation.
 6. Provide a cross access easement between this site and the adjacent property at 18335 Chesterfield Airport Road, as directed by City of Chesterfield and Saint Louis County Departments of Planning and Transportation.
 7. All proposed improvements shall be coordinated with the St. Louis County Roadway Project No. AR-170, as directed by the St. Louis County Department of Transportation.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by City of Chesterfield, St. Louis County Department of Highways and Traffic, and Missouri Department of Transportation. No gate installation will be permitted on public right-of-way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Olive Street Road shall be extended throughout the property as directed by City of Chesterfield and Saint Louis County Department of Transportation. The typical section of the roadway to be constructed or escrowed, as directed by City of Chesterfield and Saint Louis County Department of Transportation and the City of Chesterfield, shall closely follow the Saint Louis County Standard Drawing C203.68. The right-of-way dedication and any easements required for future traffic control installation shall reflect the potential for a five (5) lane roadway expansion per Saint Louis County Standard Drawing C203.66.
4. Provide a five (5) foot wide sidewalk, conforming to ADA standards, throughout the property, along Chesterfield Airport Road and Olive Street Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a six (6) foot wide public sidewalk access easement.
5. Provide sidewalk, conforming to ADA standards, along internal roadways. The internal sidewalk shall also provide accessible pedestrian paths to proposed buildings.
6. Parking and drive aisles internal to this development as shown on the Preliminary Plan shall be private.
7. Provide street connections to the adjoining properties as directed by City of Chesterfield and Saint Louis County Department of Transportation. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within 30 days of the street pavement being placed.

8. Obtain approvals from the City of Chesterfield and Saint Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
9. Additional right-of-way and road improvements shall be provided, as required by City of Chesterfield and Saint Louis County Department of Transportation.
10. Construct ten (10) foot full depth shoulder along the frontage on Chesterfield Airport Road, as directed by the Saint Louis County Department of Transportation. Dedicate right-of-way on Chesterfield Airport Road to incorporate the shoulder pavement, as directed by the Saint Louis County Department of Transportation.
11. Construct a two-hundred (200) foot right turn deceleration lane with four (4) foot, full depth shoulders at the commercial entrance on Chesterfield Airport Road, as directed by the Saint Louis County Department of Transportation.
12. Road improvements and right-of-way dedication shall be completed prior to issuance of occupancy permits. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by Saint Louis County Department of Transportation and City of Chesterfield. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
13. Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or

other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

2. Provide a study evaluation of safety and operations of the proposed development, specifically including access points from Chesterfield Airport Road and Olive Street Road. In the event that the study shows unsafe or poor operating conditions, modifications to access, including the removal of such proposed access location(s), shall be implemented.
3. Provide a sight distance evaluation report, as required by City of Chesterfield and Saint Louis County Department of Transportation for the proposed entrance onto Chesterfield Airport Road as well as the proposed entrance onto the proposed Olive Street Road extension. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water

management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty percent (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.

3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. The developer shall be responsible for construction of required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.
8. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal

provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

9. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner unless otherwise noted.
10. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.
11. Jurisdictional wetlands have been identified on this site. There are 0.21 acres of wetlands delineated on this site, which required a total of 0.45 acres of mitigation credit. Prior to approval of a grading permit or improvement plans, or issuance of a building permit, the developer needs to pay \$7,750.00 to the City of Chesterfield as the site's proportionate share of the cost of establishment of the mitigation area.
12. Formal MSD review, approval, and permits will be required.
13. This project is within the Caulks Creek Service Area and is subject to the Caulks Creek Surcharge.

14. Post-construction BMPs will be required for disturbed areas greater than or equal to one acre. Stormwater Management Facilities and site design strategies shall be applied such that the extents of the project's disturbed areas are treated.
15. Water quality BMPs shall be located on the lot served by the BMP or in common ground to be maintained by lots tributary to the BMP.
16. BMPs shall reasonably mimic pre-development runoff conditions by reducing runoff volume calculated predevelopment levels, to the maximum extent practicable.
17. Any volume-reducing BMPs located in the public right-of-way will need to be maintained by the developer, St. Louis County, the City of Chesterfield, or other third party.
18. Maintenance agreements will be required for all BMPs.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
2. Sanitary flow estimates must be provided. These shall include the estimated average daily flow and peak flow rates. These estimates are needed to determine the sanitary requirements for the site. Sanitary improvements, including pump station upgrades, may be required based on the flow rates provided.
3. Public sewers must be extended to serve each lot.
4. No direct connections will be allowed to the force main along Chesterfield Airport Road. Sanitary flows from this development need to discharge into the gravity system upstream of Valley Village (p-820) Pump Station.
5. Easements may be required to allow for future public sewer extensions to adjacent tracts.

O. GEOTECHNICAL REPORT

1. Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of

Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

P. MISCELLANEOUS

1. All utilities shall be installed underground.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and the maintenance of the United States Public Land Survey Corners, as necessary.
3. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
4. Public Art installations shall be required in the locations depicted on the Preliminary Site Plan attached hereto as "Attachment B".
5. The historic barn structure located within this development shall remain, and may be repurposed for any of the permitted uses listed herein.
6. An opportunity for recycling shall be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
7. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield and the City of Wildwood for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as

directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D.** Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E.** Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.

- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).

7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is a separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional

Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.

11. Floodplain boundaries.
12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

- A.** The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail:	\$2,319.85/parking space
General Office:	\$773.24/parking space
High Turnover Sit Down Restaurant:	\$2,319.85/parking space
Fast Food Restaurant:	\$4,639.87/parking space

If types of development differ from those listed, rates shall be provided by the Saint Louis County Department of Transportation.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

- B.** As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
- C.** Road Improvement Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

- D.** The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2020, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

E. WATER MAIN

1. The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$933.02 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.
2. The primary water line contribution shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made before Saint Louis County approval of the Site Development Plan or Concept Plan unless otherwise directed by the Saint Louis County Department of Transportation. Funds shall be payable to Treasurer, Saint Louis County.

F. STORM WATER

1. The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Sewer District. The amount of the storm water contribution will be computed based on \$2,960.28 per acre for the total area as approved on the Site Development Plan.

G. SANITARY SEWER

1. The sanitary sewer contribution is collected as the Caulks Creek impact fee.
2. The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan Saint Louis Sewer District as required by the District.

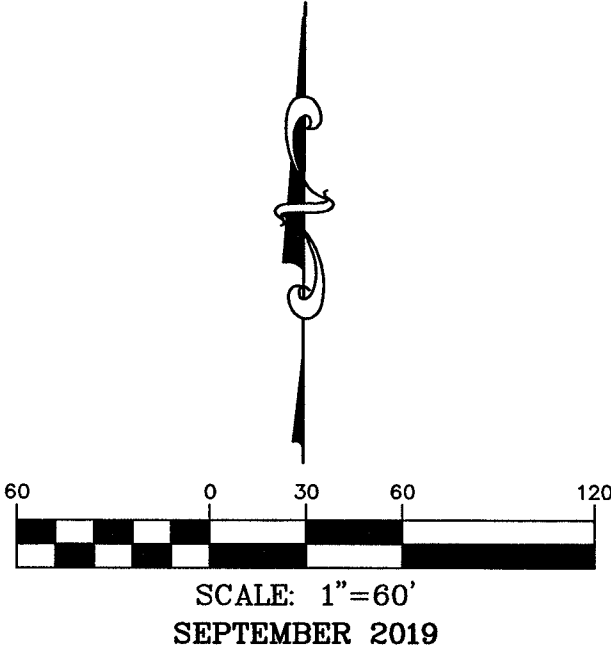
VI. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

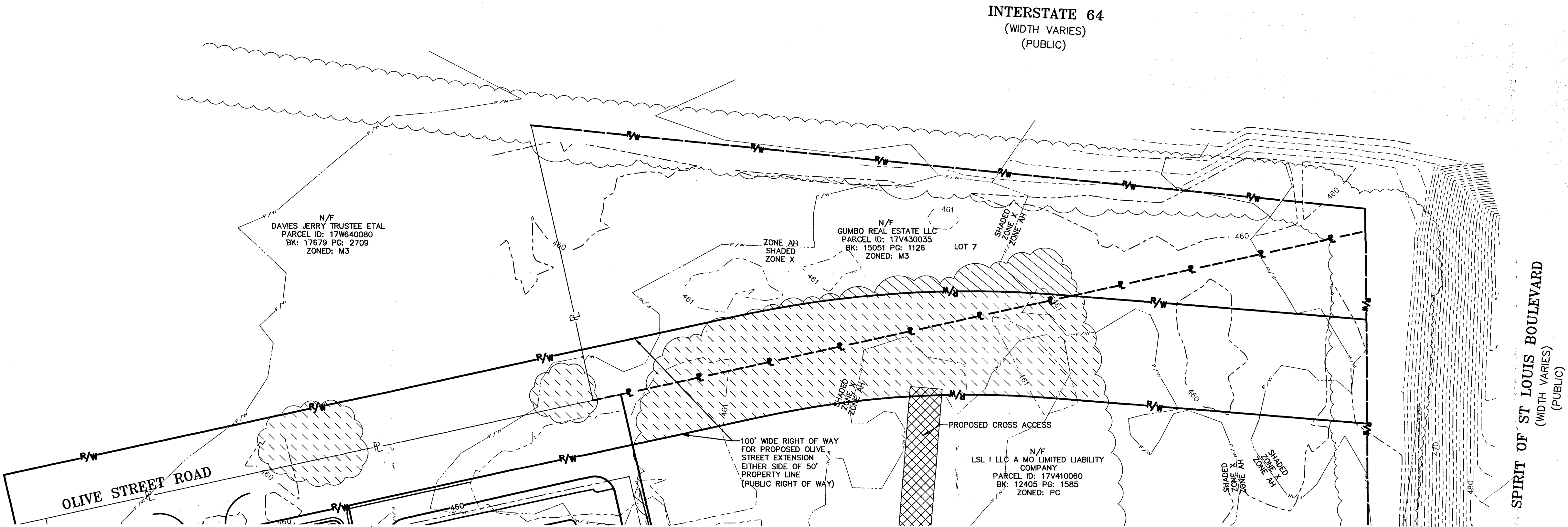
- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

PRELIMINARY PLAN



LEGEND

- TREES TO REMAIN
- TREES TO BE REMOVED
- PROPOSED BUILDING
- PROPOSED PARKING AND DRIVE AISLES
- CROSS ACCESS EASEMENT
- NEW ROADWAY PER THIS DEVELOPMENT
- NEW ROADWAYS PER OTHERS
- SETBACK / BUFFER
- PROPOSED WATER



SURVEY PARCEL 2 DESCRIPTION

A TRACT OF LAND BEING PART OF LOTS 1, 2, AND 3 OF THE NICHOLAS MUELLER ESTATES AND ALSO PART OF LOT 3 OF THE SUBDIVISION OF LOTS 1 AND 2 OF THE NICHOLAS MUELLER ESTATE, US SURVEY 371, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF THE NICHOLAS MUELLER ESTATE, A SUBDIVISION ACCORDING TO PLAT BOOK 2, PAGE 25 OF THE ST. LOUIS COUNTY RECORDS;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 77 DEGREES 35 MINUTES 54 SECONDS EAST, A DISTANCE OF 1467.34 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, DEPARTING SAID SOUTH LINE OF LOT 3, NORTH 12 DEGREES 22 MINUTES 06 SECONDS WEST, A DISTANCE OF 272.82 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 64;

THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 84 DEGREES 14 MINUTES 27 SECONDS EAST, A DISTANCE OF 806.91 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SPIRIT OF ST. LOUIS BOULEVARD;

THENCE, DEPARTING AFOREMENTIONED SOUTH RIGHT OF WAY LINE, ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00 DEGREES 21 MINUTES 22 SECONDS EAST, A DISTANCE OF 21.80 FEET TO A POINT;

THENCE, DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTH 77 DEGREES 35 MINUTES 54 SECONDS WEST, A DISTANCE OF 762.32 FEET BACK TO THE POINT OF BEGINNING AND THIS TRACT OF LAND CONTAINING 2.59 ACRES, MORE OR LESS, ACCORDING TO THE CALCULATIONS MADE BY COCHRAN DURING THE MONTH OF SEPTEMBER, 2019.

WOODLAND CALCULATIONS

	EXISTING TOTAL	30% OF EXISTING	AREA RETAINED
18357	134,111 SQ FT	40,233 SQ FT	81,781 SQ FT
18301	42,104 SQ FT	12,631 SQ FT	27,613 SQ FT
TOTAL	176,215 SQ FT	52,864 SQ FT	109,394 SQ FT

OWNER:
GUMBO REAL ESTATE LLC
1000 CLARK ST, 2ND FLR,
ST. LOUIS, MO 63102

North Office
9 East Main Street
Winchester, Missouri 63385
636-332-4574 (fax)
636-327-0760 (cell)
www.cochran-engineering.com

COCHRAN

Missouri State Certificate of Authority M3mbers: 2010000046

For existing day information on this site, contractor shall call 1-800-360-RITE for daily location information.

All OSHA rules & regulations established for the type of construction required by these plans shall be followed and all OSHA rules, regulations, etc.

ERIC S. KIRCHNER
E-2001004618

PRELIMINARY PLAN

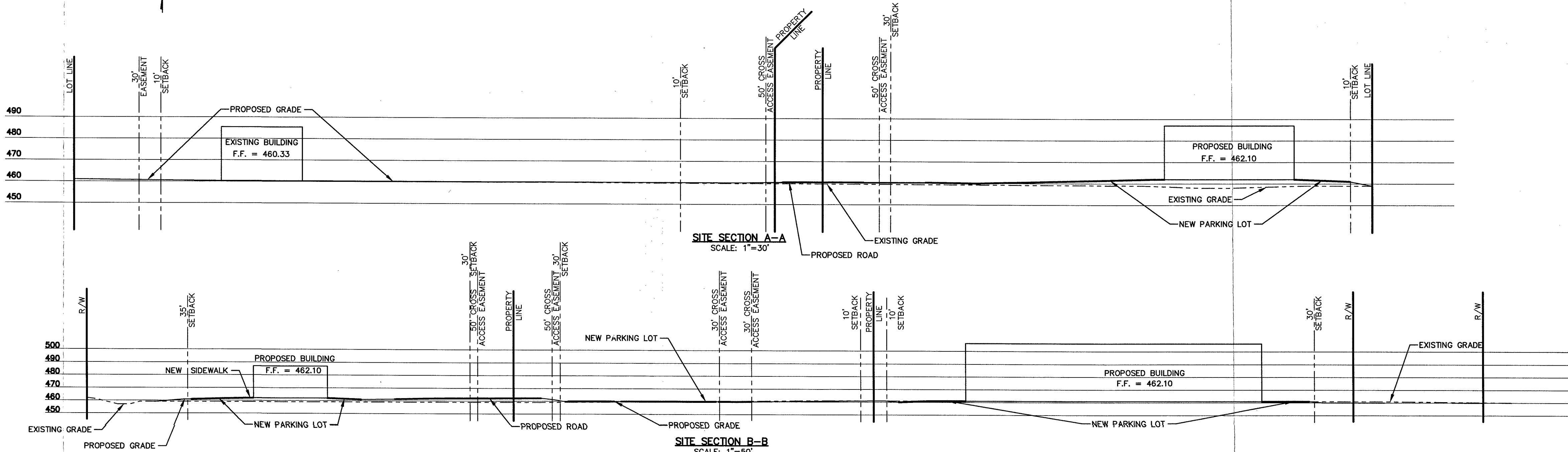
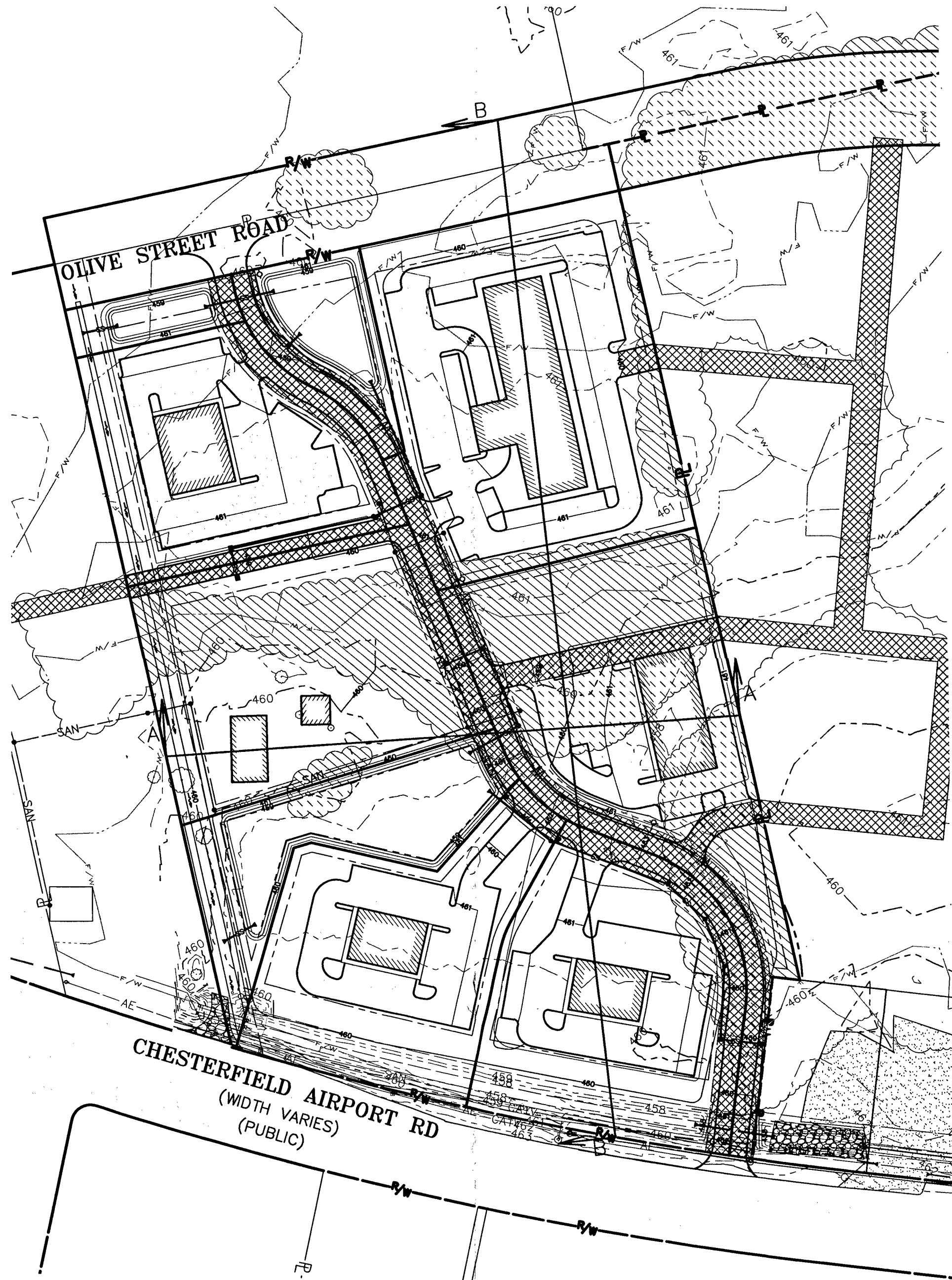
JMS CHESTERFIELD, LLC DEVELOPMENT

CHESTERFIELD, MISSOURI

DATE:	DATE:	DATE:	DATE:
DRAWN BY:	DRAWN BY:	DRAWN BY:	DRAWN BY:
APPROVED BY:	APPROVED BY:	APPROVED BY:	APPROVED BY:
DATE:	DATE:	DATE:	DATE:
SCALE:	SCALE:	SCALE:	SCALE:
PROJ. NO.:	PROJ. NO.:	PROJ. NO.:	PROJ. NO.:
DWG. NO.:	DWG. NO.:	DWG. NO.:	DWG. NO.:

2 OF 3

PRELIMINARY PLAN



OWNER:
GUMBO REAL ESTATE LLC
1000 CLARK ST, 2ND FLR,
ST. LOUIS, MO 63102



SURROUNDING PROPERTY PLAN VIEW
NO SCALE

636-332-4574 (tel.)
636-327-0760 (fax)
wentmali@cochraneeng.com

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

North Office
8 East Main Street
Wentzville, Missouri 63385

COCHRAN

Missouri State Certificate
of Authority M3mbers:
2010000046

Two working days prior to the start of any excavation on this site, contractor shall call 1-800-DIG-RIE for utility location information.

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (i.e. Trenching, Blasting, etc.)



ERIC SCOTT
KIRCHNER
JAN 22 2019

ESK

12/17/2019

ERIC S. KIRCHNER
E-2001004618

PRELIMINARY PLAN
JMS CHESTERFIELD, LLC DEVELOPMENT
CHESTERFIELD, MISSOURI

PRELIMINARY PLAN		REVISION		DRAWN BY		APPROVED BY	
DATE		DATE		DRAWN BY		APPROVED BY	
				MKH		ESK	
DATE		SEPT. 2019					
SCALE		AS SHOWN					
PROJ. NO.		M18-7572					
DWG. NO.		3 OF 3					

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Mike Knight, Assistant City Planner *gmk*
Bill 3286

Date: February 3, 2020

RE: **P.Z. 17-2019 Koester Acres:** A request for a change in zoning from a “FPNU” Floodplain Non-Urban District to an “AG” Agricultural District for two parcels totaling 82.71 acres in size at 17485A and 17509 N. Outer 40 Road.

Summary

Monarch Flatts, LLC is seeking a zoning map amendment from the “FPNU” Flood Plain Non-Urban District to the “AG” Agricultural District for two parcels totaling 82.71 acres located on the north side of the Monarch Chesterfield Levee. The property is located within the regulatory floodway, which places considerable limitations and restrictions on development.

A Public Hearing was held on January 13, 2020, at which time the Planning Commission passed a motion recommending approval by a vote of 7-0. As this is a conventional zoning, there is no Attachment A.

This project was reviewed by the Planning and Public Works Committee on January 23, 2020. At that time the Committee recommended approval of the request as submitted by a vote off 4-0.

Attachments: Boundary Survey



Figure 1: Subject Site Aerial

BILL NO. 3286_____

ORDINANCE NO._____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “FPNU” FLOOD PLAIN NON-URBAN DISTRICT TO THE “AG” AGRICULTURAL DISTRICT FOR AN 82.71 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF NORTH OUTER 40 ROAD. [P.Z. 17-2019 KOESTER ACRES (FPNU TO AG) 17U540036, 16U210024].

WHEREAS, the petitioner, Monarch Flatts, LLC, has requested a change in zoning from the “FPNU” Flood Plain Planned Industrial District to the “AG” Agricultural District for an 82.71 acre tract of land located on the north side of North Outer 40 Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on January 13, 2020; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning by a vote of 7-0; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning by a vote of 4-0; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an “AG” Agricultural District designation for a 82.71 acre tract of land located on the north side of North Outer 40 Road and as described as follows:

A tract of land being Lot 2 of Koester Acres, a subdivision recorded in Plat Book 207, Page 1 of the St. Louis County Records, and Part of Shares 1, 2 & 3 of the subdivision of the estate of Peter Steffan, located in U.S. Survey 125, Township 45 North, Range 4 East in St.

Louis County, Missouri, being more particularly described as follows:

Beginning at a point being the Southwest Corner of Lot 2 of Koester Acres, thence North 00 degrees 34 minutes 14 seconds East, 3125.40 feet to a point; thence North 82 degrees 03 minutes 28 seconds East, 178.03 feet to a point; thence South 85 degrees 48 minutes 21 seconds East, 80.10 feet to a point; thence South 52 degrees 35 minutes 01 seconds East, 62.10 feet to a point being the Northeast Corner of Lot 2; thence South 52 degrees 35 minutes 01 seconds East, 62.32 feet to a point; thence South 79 degrees 45 minutes 20 seconds East, 81.50 feet to a point; thence North 82 degrees 34 minutes 06 seconds East, 154.06 feet to a point; thence South 88 degrees 13 minutes 17 seconds East, 113.78 feet to a point; thence South 81 degrees 00 minutes 09 seconds East, 198.02 feet to a point; thence South 67 degrees 30 minutes 48 seconds East 210.20 feet to a point; thence South 22 degrees 56 minutes 29 seconds East 63.53 feet to a point; thence South 41 degrees 23 minutes 14 seconds East 75.27 feet to a point; thence South 00 degrees 34 minutes 38 seconds West, 2840.73 feet to a point; thence North 89 degrees 15 minutes 26 seconds West, 54.14 feet to a point; thence South 85 degrees 06 minutes 15 seconds West 812.33 feet to a point; thence North 00 degrees 34 minutes 14 seconds East, 62.25 feet to a point; thence North 89 degrees 26 minutes 15 seconds West 305.70 feet to the Point of Beginning.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations.

Section 3. The City Council, pursuant to the petition filed by Monarch Flatts, LLC in P.Z. 17-2019, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 13th day of January 2020, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2020

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 02/03/2020

17485A & 17509 NORTH OUTER 40 ROAD

A TRACT OF LAND IN TOWNSHIP 45 NORTH, RANGE 4 EAST,
ST. LOUIS COUNTY, CITY OF CHESTERFIELD, MISSOURI

LEGEND

DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	---500---
EXISTING MINOR CONTOUR	---502---
PROPOSED MAJOR CONTOUR	---504---
PROPOSED MINOR CONTOUR	---502---
PROPOSED SPOT ELEVATION	X 502.00
EXISTING SANITARY SEWER	---○---
EXISTING STORM SEWER	---□---
PROPOSED SANITARY SEWER	---●---
PROPOSED STORM SEWER	---■---
EXISTING WATERLINE	---W---
EXISTING FIRE HYDRANT	---●---
EXISTING GAS LINE	---G---
EXISTING OVERHEAD UTILITY	---OU---
USE IN PLACE	(U.I.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND REPLACED	(T.B.R.&R.)
TO BE REMOVED AND RELOCATED	(T.B.R.&REL.)

PROJECT DATA

LOCATOR NO. : 17U540036
ADDRESS : 17485-A NORTH OUTER 40 RD.
CHESTERFIELD, MO 63005
OWNER : MONARCH FLATS LLC
ACREAGE OF TRACT : 60.5 AC.±

LOCATOR NO. : 16U210024
ADDRESS : 17509 NORTH OUTER 40 RD.
CHESTERFIELD, MO 63005
OWNER : MONARCH FLATS LLC
ACREAGE OF TRACT : 21.9 AC.±

WATERSHED(S) : MISSOURI RIVER
FIRM PANEL : 29189C0165K
EFFECTIVE DATE: FEB. 4, 2015

UTILITIES : MISSOURI-AMERICAN WATER CO.
METRO. ST. LOUIS SEWER DIST.
LACLEDE GAS COMPANY
AT&T TELEPHONE COMPANY
AMEREN UE

GRADING NOTES

- CONTRACTOR/SUBCONTRACTOR SHALL CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARD TO MAKING CONNECTIONS TO, OR CROSSINGS OF, THEIR FACILITIES; WORKING WITHIN THEIR RIGHTS-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATION(S), ANTICIPATED CLEARANCE(S), AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON.
- ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "CONSTRUCTION STANDARDS FOR EXCAVATIONS."
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OWNER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- REFERENCE LINES AND GRADES SHALL BE ESTABLISHED BY THE CONTRACTOR PRIOR TO STARTING THE WORK AND SHALL BE MAINTAINED DURING THE PROGRESS OF THE WORK.
- ALL OFFSITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.
- ALL WORK MUST BE PERFORMED WITHIN EXISTING OR ACQUIRED EASEMENTS. AGENCY APPROVAL OF THESE PLANS DOES NOT AUTHORIZE OR CONDONE WORK OUTSIDE OF THE EASEMENTS. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD. IN THE ABSENCE OF ANY APPLICABLE LOCAL STANDARDS, THE REQUIREMENTS SET FORTH HEREON SHALL GOVERN.
- ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
- INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED. THE INSTALLATION AND MAINTENANCE OF ALL SILTATION AND EROSION CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER [GRADING CONTRACTOR] SUBJECT TO REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD. ADDITIONAL SILT CONTROL SHALL BE INSTALLED AS REQUIRED BY THE CITY.
- NO SLOPE SHALL EXCEED 3:1 MAXIMUM.
- SLOPES TO RECEIVE FILL WHICH ARE STEEPER THAN 1 VERTICAL TO 5 HORIZONTAL SHALL BE BENCHED PRIOR TO PLACEMENT OF FILL. THE BENCHES SHALL BE SPACED SUCH THAT THE MAXIMUM HEIGHT OF THE VERTICAL CUT IS 5 FEET.
- PROPOSED CONTOURS SHOWN ARE FINISH GRADES AND READ TO TOP OF PAVEMENT AND/OR FINISH DIRT GRADE.
- CONTRACTING A QUALIFIED SOILS ENGINEER IS RECOMMENDED. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO NOTIFY SOILS ENGINEER OF WORK IN PROGRESS AND TO COMPLY WITH SPECIFICATIONS, SET BY SAID ENGINEER, WITH REGARDS TO SURFACE PREPARATION, PLACEMENT OF FILL, AND COMPACTION. THE OWNER SHALL BE COPIED ON ALL SOILS ENGINEER REPORTS, LOGS, AND CORRESPONDENCE. IF A SOILS ENGINEER IS NOT ACQUIRED, ALL FILLS, REFILLED OVEREXCAVATIONS, SCARIFIED SURFACES AND TRENCH BACKFILLS SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED ASHTO COMPACTION TEST, OR ASTM D1557-78. FILL MATERIAL SHALL BE EVENLY SPREAD IN LIFTS OF THICKNESSES SUCH THAT FOLLOWING THE REQUIRED COMPACTION EFFORT, THE COMPACTIONED LAYER WILL NOT EXCEED SIX (6) INCHES IN DEPTH. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE CONTROLLED WITH THE LIMITS ESTABLISHED BY THE MODIFIED ASHTO COMPACTION TEST OR ASTM D 1557-78.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT GRADED AREAS FROM, AND AS NECESSARY RESTORE, TO GRADE, ANY RUTS, WASHES OR OTHER CHANGES FROM THE DESIGN ELEVATIONS SHOWN HEREON, UNTIL THE GRADING WORK IS ACCEPTED BY THE OWNER.
- ALL EARTHWORK, TRENCH BACKFILLS AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.
- ALL CONSTRUCTION VEHICLES SHALL BE INSPECTED AND WASHED DOWN TO REMOVE MUD AND DEBRIS THAT MAY DROP ON THE ROADWAY AS APPROPRIATE PRIOR TO LEAVING THE SITE. REMOVAL OF DIRT AND DEBRIS FROM THE ROADWAY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- NO VEGETATION OR DEMOLITION DEBRIS APPROVED FOR REMOVAL SHALL BE BURNED ON SITE OR INCORPORATED INTO FILL SECTIONS OF THIS PROJECT.
- ALL WORK WITHIN STATE RIGHT-OF-WAY SHALL BE TO MODOT STANDARDS.

OWNER CERTIFICATION

THE PROPERTY OWNER/DEVELOPER HEREBY CERTIFIES THAT HE IS FAMILIAR WITH THE SWPPP AND ASSUMES FULL RESPONSIBILITY FOR THE PERFORMANCE AND MAINTENANCE OF THE SWPPP AS STATED ON THE APPROVED PLANS. HE WILL ENSURE THAT ALL CONTRACTORS UNDERSTAND AND ARE FAMILIAR WITH THE SWPPP FOR THE SITE AND THAT EACH CONTRACTOR AGREES TO IMPLEMENT AND PROTECT ELEMENTS OF THE SWPPP AS THEY RELATE TO HIS WORK. THE PROPERTY OWNER'S/DEVELOPER'S ONSITE REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE PERFORMANCE AND MAINTENANCE OF THE SWPPP. IN ADDITION, THE UNDERSIGNED OWNER/DEVELOPER ASSURES THAT ALL CITY PROPERTY OR ROADS WILL BE ADEQUATELY PROTECTED.

SIGN: _____
PRINT: (OWNER/DEVELOPER)

DATE: _____

EMERGENCY CONTACT INFO:

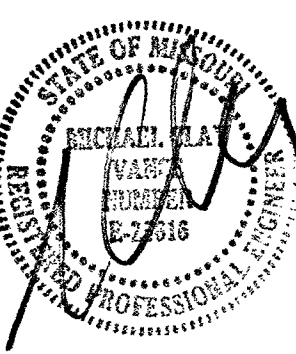
NAME: SEAN SORTOR
24 HOUR PHONE: (314) 575-2594

NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE PRIOR TO BEGINNING WORK ON THE SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.



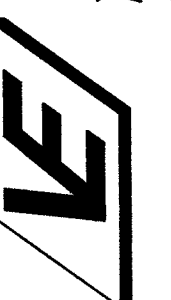
BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.



15/14
MICHAEL CLAY VANCE, P.E.
E-25616

MONARCH FLATS LLC
17485A NORTH OUTER 40 ROAD
CHESTERFIELD, MO 63005

Vance Engineering, Inc.
10779 Page Ave.
St. Louis, MO 63132
P: 314.427.1800
F: 314.427.1801



VANCE ENGINEERING, INC.
AUTHORITY NO. 2003022194

17485A + 17509
NORTH OUTER 40 ROAD
GRADING PLAN / SWPPP

REVISED

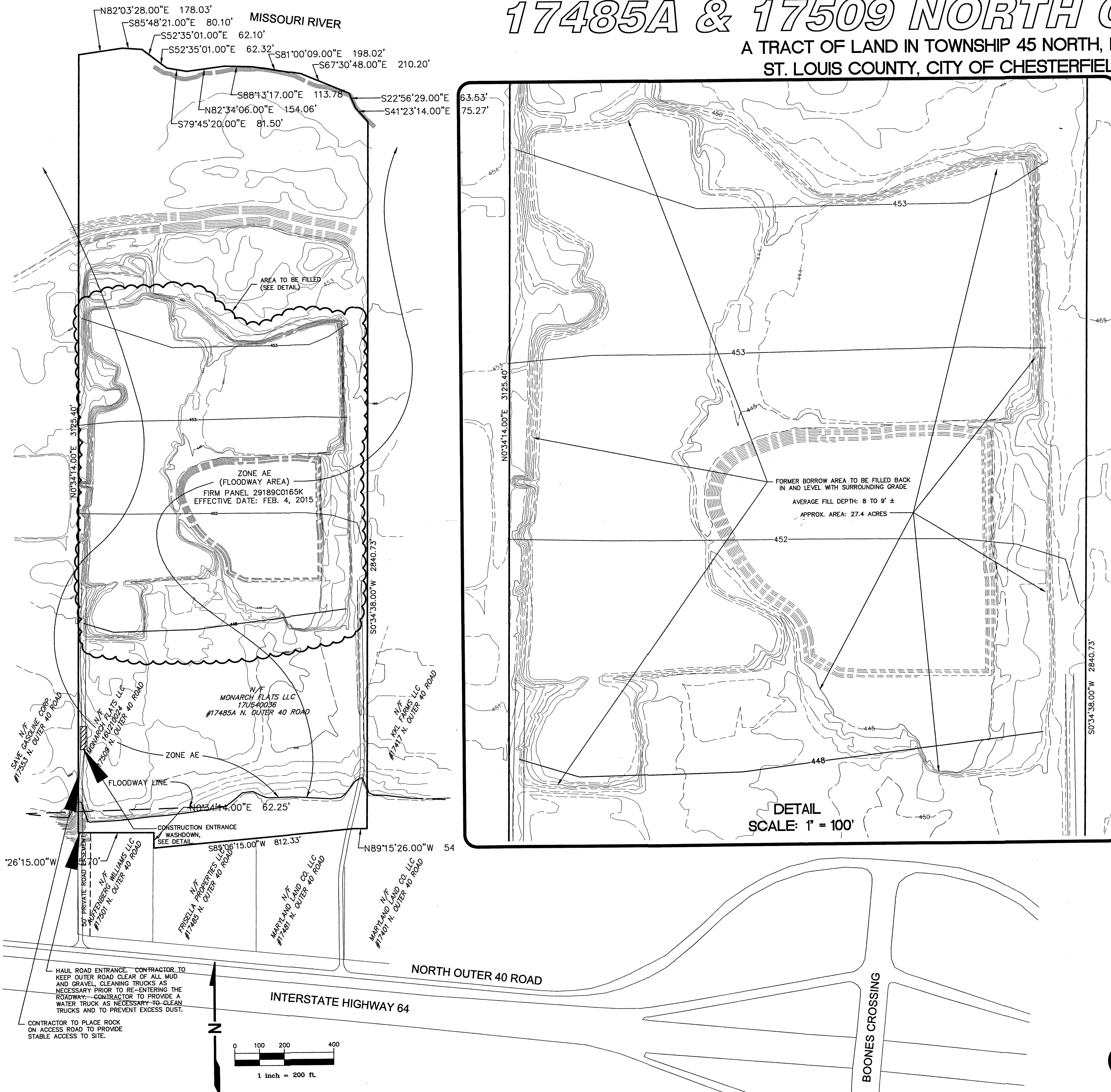
10/24/14 CITY COMMENTS
3/20/2015 CITY COMMENTS
3/30/2015 CITY COMMENTS
12/05/2019 BNDY DIMS

14101

09/25/14

1/2

COPYRIGHT 2015



Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator
From: Mike Knight, Assistant City Planner *jmk*
Date: February 03, 2020
RE: Public Hearing Signs – Proposed Policy

Overview

In October 2019, the Planning and Public Works Committee directed City Staff to undergo a review of our current Public Hearing notification process specifically pertaining to the sign posted on the site.

In December of 2019, City Staff provided the Planning and Public Works Committee documentation of the current procedure, analysis in relation to the date the sign is posted, comparison of surrounding municipalities, and provided 4 alternatives to facilitate discussion in regards to the content of the sign.

In January of 2020, City Staff provided the Planning and Public Works Committee with an image of the proposed sign based on the feedback from the December committee meeting and also prepared a draft of City Policy P-03 reflecting the process for the Committee's review.

The Planning and Public Works Committee made a motion to forward City Policy P-03 to City Council with a recommendation to approve as amended by a vote of 4-0.

The public hearing sign is one of eight ways the City of Chesterfield communicates public hearings. Below is a table outlining the notification requirements for public hearings in the State of Missouri Revisor of Statutes followed by the current notification requirements for public hearings required by the City of Chesterfield.

Communication of Zoning Petitions	
Required by State	City of Chesterfield Process
Post in local paper (15 days before)	Post in local paper (15 days before)
	Provide notice post card to adjacent parcels (225 ft)
	Provide notice to subdivision trustees (1 mile)
	City Website: Public Notice
	City Website: Active Development Project Database Map and Listing
	Petition notification (Sign-Up)
	Petition posted on bulletin board at the front entry of City Hall
	Public hearing signs

Proposed Procedure

The Planner associated with the zoning petition places one (20"x26") sign on each property/area having roadway frontage, within reason. The Planner will post the sign within 5 business days from when the zoning petition application meets sufficiency. The Planner will remove the sign once the zoning process is complete. The contents of the public hearing sign include the following: "Public Notice", City of Chesterfield logo, the city's website address, language to contact the Planner of the Day for more information, and the Planner of the Day phone number.

Proposed Sign

Below is an image of the proposed sign based on the feedback from the December committee meeting.



Figure 1: Image of Proposed Sign

Recommendation

I recommend City Policy P-03 be forwarded to the Planning and Public Works Committee and City Council for review.

Attachments: Proposed City Policy P-03

CITY OF CHESTERFIELD POLICY STATEMENT

PLANNING

NO. 03

SUBJECT Public Hearing Signs

INDEX P

**DATE
ISSUED**

**DATE
REVISED**

POLICY

To promote the utmost awareness of a potential zoning change or special procedure within the property boundaries of the City of Chesterfield, the city provides numerous forms of communication. The Public Hearing sign is a key element within the communication process. City Policy P-03 was created to define both the required content of the public hearing sign and the procedure for installation and removal.

The public hearing sign is one of eight ways the City of Chesterfield communicates public hearings. Below is a table outlining the notification requirements for public hearings in the State of Missouri Revisor of Statutes followed by the current notification requirements for public hearings required by the City of Chesterfield.

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	Public hearing signs

The Planner associated with the zoning petition places one (20"x26") sign on each property/area having roadway frontage, within reason. The Planner will post the sign within 5 business days from when the zoning petition application meets sufficiency. The Planner will remove the sign once the zoning process is complete.

The contents of the public hearing sign include the following: "Public Notice", City of Chesterfield logo, website address, language to contact the Planner of the Day for more information, and the Planner of the Day phone number.

Below is an image of the Public Hearing Sign to be posted for every zoning petition.



RECOMMENDED BY:

Department Head/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Mike Knight, Assistant City Planner *jmk*

Date: February 03, 2020

RE: **Downtown Chesterfield Category C, Lot B (AC Hotel) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.5 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.

Summary

This request is to allow for a development of a 128 room hotel including a 6,720 square foot conference center inside one 81,254 square foot building. The proposed building has a maximum height of about 71' and contains all surface parking. The building will be located in what is known as Lot B of "Category C" in Downtown Chesterfield. The subject site is zoned "PC&R" Planned Commercial and Residence District and governed under the terms and conditions of City of Chesterfield Ordinance 3023. This project shares a primary access point with Lot A of Category C which is currently under construction for a 326,000 square foot mixed use building containing residential, commercial, and a restaurant. The materials of the proposed hotel are similar to the mixed use building of Lot A ranging from thin brick, EIFS, cultured stone, architectural metal panels, and aluminum storefront and glass.

The project was reviewed by the Architectural Review Board on Thursday, November 14, 2019. At that time the Board made a motion to forward the Site Development Section Plan to Planning Commission with a recommendation to approve with conditions. The applicant has since fulfilled those conditions.

The project was reviewed by the Planning Commission on January 13, 2020. At that time the Commission recommended approval of the request as submitted by a vote of 7-0.

The project was reviewed by the Planning and Public Works Committee on January 23, 2020. At that time the Committee recommended approval of the request as submitted by a vote of 4-0.

Governing ordinance 3023 states that City Council shall have automatic power of review of site plans for the subject development. The City Council will then take appropriate action relative to the proposal.

Attached to this report please find a copy of the Planning Commission Staff Report, Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, the Architect's Statement of Design, and renderings facing Wild Horse Creek Road and Interstate 64.

Attachments: Planning Commission Staff Report
Site Development Section Plan
Landscape Plan
Lighting Plan
Architect's Statement of Design
Architectural Elevations
Renderings



Figure 1: Aerial Image of Subject Site



VII. A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Project Type: Site Development Section Plan

Meeting Date: January 13, 2020

From: Mike Knight, Assistant City Planner *mk*

Location: A 3.5 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.

Description: **Downtown Chesterfield Category C, Lot B (AC Hotel) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.5 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.

PROPOSAL SUMMARY

This request is to allow for a development of a 128 room hotel including a 6,720 square foot conference center inside one 81,254 square foot building. The proposed building has a maximum height of about 71' and contains all surface parking. The building will be located in what is known as Lot B of "Category C" in Downtown Chesterfield. The subject site is zoned "PC&R" Planned Commercial and Residence District and governed under the terms and conditions of City of Chesterfield Ordinance 3023. This project shares a primary access point with Lot A of Category C which is currently under construction for a 326,000 square foot mixed use building containing residential, commercial, and a restaurant. The materials of the proposed hotel are similar to the mixed use building of Lot A ranging from thin brick, EIFS, cultured stone, architectural metal panels, and aluminum storefront and glass.

On Thursday November 14, 2019 the project was reviewed by the Architectural Review Board. At that time the Board made a motion to forward the Site Development Section Plan to Planning Commission with a recommendation to approve with conditions. The applicant has since fulfilled those conditions, staff has no remaining comments, and the project is being forwarded to Planning Commission for review.

HISTORY OF SUBJECT SITE

On March 19th, 2008 the City of Chesterfield City Council approved Ordinance 2449. This ordinance amended the previous governing zoning ordinance of the City of Chesterfield by changing the boundaries of 99 acres of multiple zoning districts into one 99 acre "PC & R" Planned Commercial & Residence District known as Downtown Chesterfield.

The PC&R district defined specific development criteria into three specific categories. The three categories were labeled in Ordinance 2449 as Category A, Category B, and Category C. They were also defined by location, having specific category standards, and with a specific streetscape. **This Site Development Section Plan is 3.5 acres of the 22 acres that make up Category C, which is one of three categories that make up the 99 acres known as Downtown Chesterfield.** This section of land will continue to be referenced throughout the report.



Figure 1: Aerial Image of Subject Site

STAFF ANALYSIS

The subject site is located north of Wild Horse Creek Road (WHCR), east of its intersection with Old Chesterfield Road (OCR) and west of the intersection with Chesterfield Parkway. The subject site is located directly south of Interstate 64. Given that WHCR and I-64 are both classified as major arterials in accordance to the City's functional classification system, and Chesterfield Parkway and OCR are classified as minor arterials, all facades will be highly visible to a large number of users. The area is designated Urban Core within the City of Chesterfield Comprehensive Land Use Plan and this development would be 3.5 acres of the 99 acre PC&R zoning district known as Downtown Chesterfield.

Zoning District:

A PC&R District development is intended to create a diverse residential and commercial mixed-use environment in which residential and commercial uses can be integrated pursuant to a downtown concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, conservation of land resources, efficient and effective vehicular circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate. By definition, "downtown development" is mixed use, and usually follows one of two patterns (or an adaptation of both). First, as a vertical mix on a given parcel, land uses change from floor to floor within the same building. Typically, this pattern is residential above commercial (retail, professional services or office). The second pattern occurs when buildings or spaces of a single use are combined with those of other single uses. Examples are a street of residential buildings with commercial buildings occupying the corners or a commercial Main Street combined with residential side streets.

Land Use Designation:

The proposed development is located in the Urban Core within the City's Comprehensive Land Use Plan. Plan policies are the guiding principles for the Comprehensive Plan. These policies create the framework for decision-making related to future land use and development. Below are the plan policies that are relevant to this project given the location within the City's Urban Core.

Policy 1.8 Urban Core – The Urban Core should be developed to contain the highest density of mixed-use development in Chesterfield. It should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.

Policy 3.6.4 City Center - The development of a "City Center" within the Urban Core will create a community hub for public use, arts, with open-air restaurants, walkable shops, cultural and entertainment venues, and public gathering "places". Particular attention should be on providing first-floor pedestrian activities and architectural design.

Policy 7.2.10 Multi-modal Transportation Choices – Sites in the Urban Core should be designed for all types of transportation choices including pedestrian, bicycle, mass transit, and vehicular. Sites should be designed to provide for pedestrian, bicycle, mass transit, and vehicular inter-connectivity to adjacent sites.

Connectivity (Vehicular and Pedestrian):

This request is for one building containing both hotel rooms and conference area on a highly visible 3.5 acre site. The site shares the same primary access point off of WHCR with Downtown Chesterfield Category C Lot A. This access is defined by a round-about feature connecting the two sites both for vehicles and pedestrians. Lot A consists of a mixed-use building containing residential units, community retail, and a two story restaurant.

Figure 2 is a color Site Development Section Plan for the proposed development outlined in red. For reference, a color Site Development Section Plan for Lot A is also included within the figure as they are connected through the central internal drive off of Wild Horse Creek Road and face each other creating the effect of a streetscape. Lots A and B of Category C combined will be an area where people live, work, shop, dine, visit, and learn in Chesterfield.

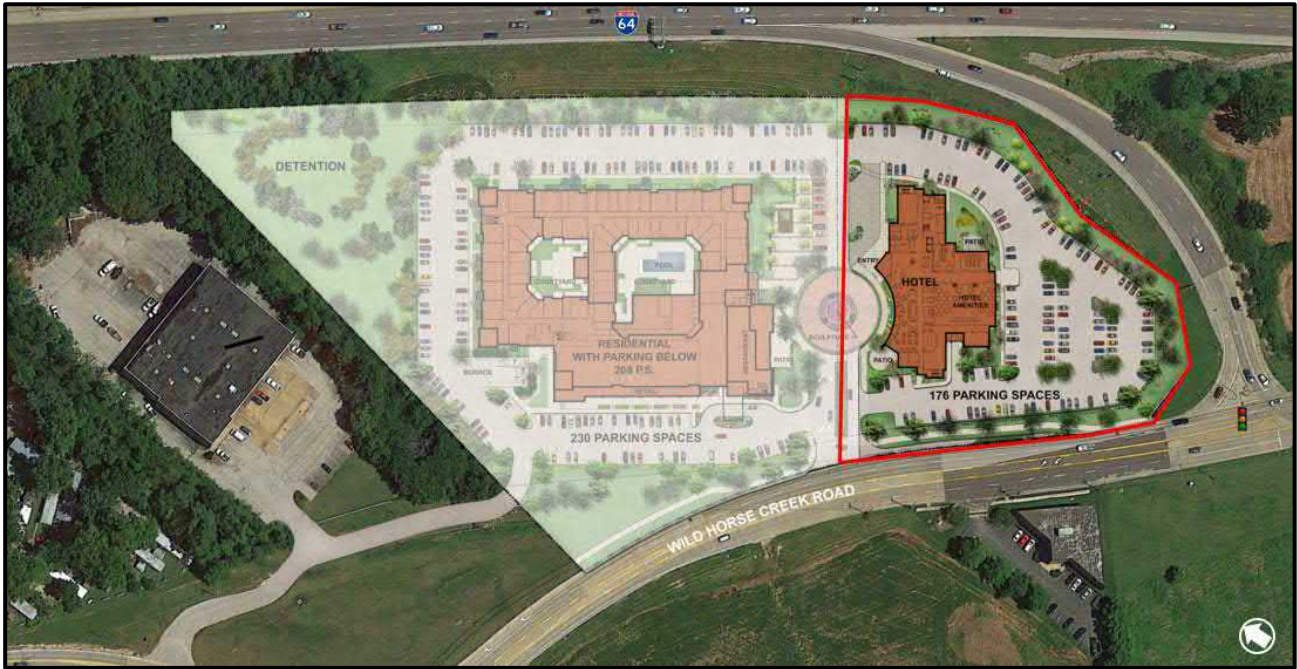


Figure 2: Color Site Plan

The subject site will be served primarily by one entrance from WHCR, with a dedicated westbound right turn lane into the site. There is a planned private drive that is to be extended from the southwestern corner of Lot A and connect to OCR. Vehicular traffic circulation can be seen around the entire building with the hotel's drop-off area accessed from the round-about in the front of the building.

Pedestrian circulation can be seen completely circumnavigating the building, along the frontage of Wild Horse Creek Road, and around the internal round-about. As development occurs along the frontage of Wild Horse Creek Road, the pedestrian infrastructure will continue to be required promoting a walkable downtown expressed in the zoning requirements and Urban Core Land Use Plan policies.

Parking areas are distributed throughout the site with a drop-off area in front of the building and parking to the sides and rear. There are 145 required parking spaces for this site and the applicant has provided 176. Although the site meets all requirements, it is worth noting that the governing ordinance dictates that required parking is calculated globally throughout Category C (22 acres) and not calculated on an individual lot basis.

Architectural Elevations:

This request is to allow for a development of a 128 room hotel with a 6,720 square foot conference center. The proposed building is roughly 71' in height for the hotel and 22' in height for the conference area. The front of the hotel faces west and the front of the conference area faces east.

The proposed building will be the second building specifically created for Downtown Chesterfield. The first is the aforementioned Lot A that shares the internal drive. The design standards for this building are elevated due to the proximity within the Urban Core, but also in creating a Downtown Chesterfield. These buildings will help set the standard that would apply to the rest of the 99 acres that make up Downtown Chesterfield in which future developments will have to maintain cohesion and uniformity throughout the district.

The site is located between I-64 and WHCR which provides for highly visible elevations. The building design and finishes are coordinated and consistent on all building facades. The project has a unique character without a strong corporate identity. The curved form of the west side of the first floor mimics the same curvature of the internal round-about. An exterior patio space is located in the southwest corner of the site adjacent to the entry off of WHCR and in the rear northeastern area of the site neighboring the conference center.

Warm earth tone finishes are used through the exterior design that are neutral in nature. The building materials are consistent with the mixed-use project on the adjacent site. The materials include thin-brick, cultured stone, architectural metal panel, aluminum storefront and clear low-e glass. The color elevations for every view point are attached within the packet submittal which call out all materials and building heights.

Landscape Design and Screening:

Landscaping is used to enhance the pedestrian experience, screen the service areas, and soften the building's base where it meets the site. The site's landscape plan contains a 30' landscape buffer along the major arterial I-64 and has street trees along WHCR. The Landscape Plan was reviewed by the Architectural Review Board in which no additional comments were made.

All mechanical units will be located on the roof and screened by the parapets. The applicant has provided a screening exhibit in the ARB submittal to show the mechanical unit and parapet details and ensure the proper screening. This supplementary exhibit has been provided in the Planning Commission packet. There is one trash area on the site facing south and is fully screened by an overhead door with color to match the brick.

Lighting:

All exterior lighting will adhere to all UDC lighting code requirements. All exterior lighting will be white in color, and all the cut sheets have been included within the submittal. All non-fully shielded flat-lensed fixtures require approval by the City of Chesterfield Planning Commission. The UDC dictates that all facades of buildings facing I-64 should utilize accent lighting, as opposed to floodlighting. One of the fixtures submitted in this request is a flood-light. Exhibits provided in the ARB packet depict that no lighting trespass the building form or shine above the building roofline.

Scale:

The proposed hotel has a maximum height of 70'8". The finish floor elevation of the building is 533.5'. Figure 3 below is an image with a supporting table that outlines the maximum height for the surrounding developments (existing, under review, and under construction) and the total height adjusted for elevation. The AC Hotel is the largest of the three developments south of I-64 but shorter than the two to the north of I-64 when taking into account the buildings' height and the elevation the buildings are constructed on.



Figure 3: Surrounding Height

ID	Development	Elevation	Height (ft)	Total height adjusted for elevation
A	Aventura	530	57.7	587.7
B	Wildhorse	533	52.7	585.7
C	AC Hotel	533.5	70.7	604.2
D	Dierbergs	545	66	611
E	RGA	599.4	85.4	684.8

Rendering:

Below in Figures 4 and 5 are renderings of two prominent viewpoints that can be seen looking northeast on WHCR and southeast along I-64.



Figure 4: Rendering (Northeast on WHCR)



Figure 5: Rendering (Southeast on I-64)

Modification:

The applicant is seeking a modification from the category standards “Highway Frontage Outlots” set forth in the governing ordinance similar to the approved adjacent Lot A . Figure 6 depicts the streetscape in which the applicant is seeking a modification from.

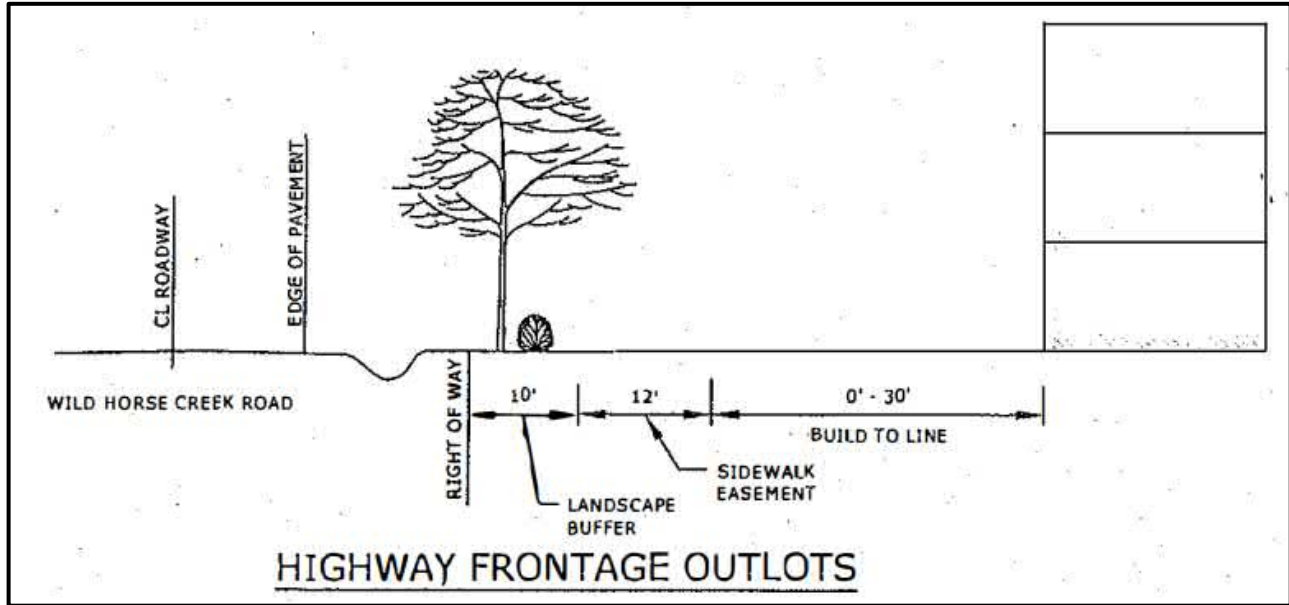


Figure 6: Exhibit 1 from Governing Ordinance

The applicant has provided a modification request stating the intent of the request is to achieve the goals and objectives of the PC&R district. This site focuses on the center of the proposed development with a plaza, roundabout, public art, sidewalks and park benches. The proposed buildings will surround the plaza and bring a “Downtown” feel to the area and further the intent of the PC&R. The applicant is requesting a modification to essentially build the streetscape off of the internal drive vs. WHCR as depicted on the Exhibit in Figure 6.

Staff acknowledges and is supportive of the center drive aisle dictating an urban “Downtown” streetscape vs. the major arterial of WHCR. Staff encourages the maximum interaction with the street and the building’s urban form as dictated in the streetscape identified in the governing ordinance exhibit. As proposed, the parking along the center drive aisle deviates from the required streetscape, but is consistent with the same modification approved for Lot A.

The Architectural Review Board reviewed the modification request and had no objection.

STAFF RECOMMENDATION

Staff has reviewed the submittal and has found the application to be in conformance with the site specific ordinance, Comprehensive Plan, and Unified Development Code. Staff recommends approval of the Site Development Section Plan for Downtown Chesterfield Category C, Lot B (AC Hotel).

Ordinance 3023 requires automatic power of review, thus this project will move forward to the Planning and Public Works Committee and City Council following the decision of Planning Commission.

MOTION

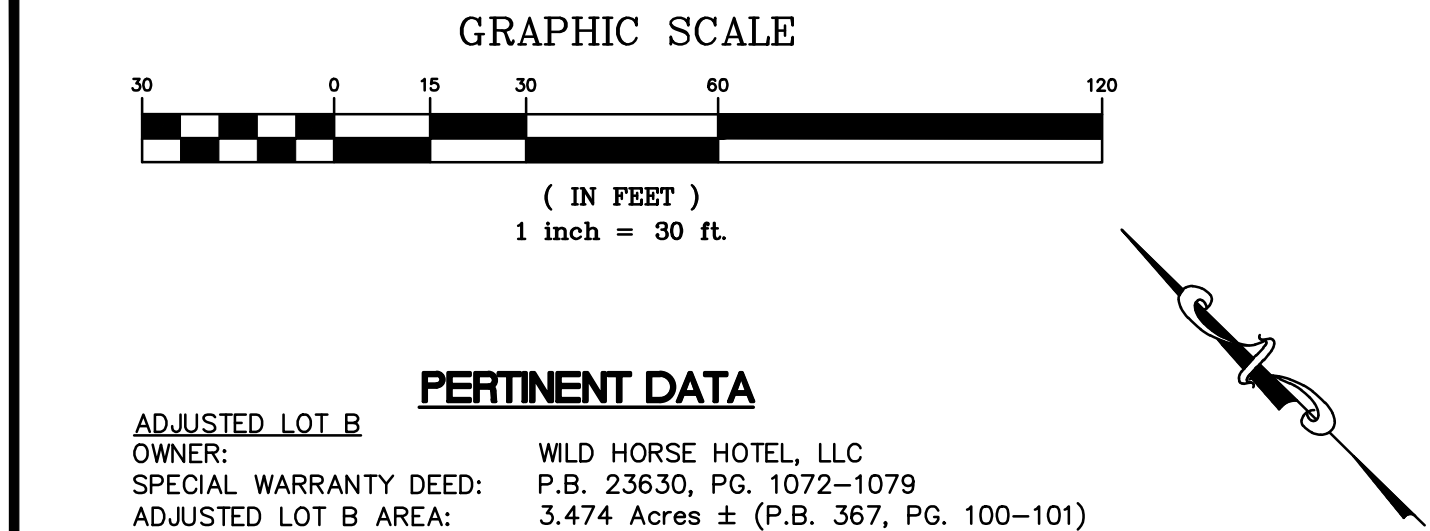
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for the Downtown Chesterfield Category C, Lot B (AC Hotel) development."

- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for the Downtown Chesterfield Category C Lot B, (AC Hotel) development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments

1. Site Development Section Plan
2. Landscape Plan
3. Lighting Plan
4. Architectural Elevations
5. Architects Statement of Design
6. Modification Request
7. Supplementary Exhibit: Mechanical Unit
8. Supplementary Exhibit: Façade Lighting



GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL EXPLORATION TITLED "GEOTECHNICAL EXPLORATION MT JOB NO. 14831 AC HOTEL" BY MIDWEST TESTING DATED JULY 11, 2019 AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- OFFSITE GRADING AND IMPROVEMENTS REQUIRE APPROVAL FROM MODOT.

ADJUSTED LOT B - PER B.A.P. (PB. 367 PGS. 100-101)

Commencing at a found iron pipe, located on the north-right-of-way line of Olive Street road, variable width, said point also being the southeast corner of a tract of land as conveyed to Chesterfield Village, Inc. by instrument recorded in Book 16957, Page 288 of the St. Louis County records; thence departing said right-of-way and along the northern and southwestern lines of Proposed Lot A the following courses and distances: South 06 degrees 35 minutes 49 seconds West, 38.67 feet; South 44 degrees 16 minutes 49 seconds West, 279.36 feet to the beginning of curve to the right having a radius of 991.00 feet and along said curve with an arc length of 121.49 feet and a chord which bears South 56 degrees 15 minutes 21 seconds East, 121.42 feet to the POINT OF BEGINNING of the herein described tract; thence North 50 degrees 04 minutes 02 seconds East, 452.43 feet to the southwestern right-of-way of Interstate Route 64 (US 40-61), variable width, said point also being located on a non-tangential curve to the right having a radius of 11,157.00 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 69.78 feet and a chord which bears South 34 degrees 40 minutes 17 seconds East, 62.78 feet; North 77 degrees 04 minutes 54 seconds East, 0.27 feet to the point of non-tangential curve to the right having a radius of 5,664.58 feet; thence along said curve with an arc length of 38.40 feet and a chord which bears South 34 degrees 46 minutes 22 seconds East, 38.40 feet; South 24 degrees 30 minutes 03 seconds East, 125.81 feet; South 14 degrees 23 minutes 51 seconds West, 134.14 feet; South 03 degrees 27 minutes 11 seconds East, 145.49 feet; South 40 degrees 13 minutes 55 seconds West, 105.00 feet; South 87 degrees 45 minutes 17 seconds West, 81.39 feet and South 40 degrees 13 minutes 54 seconds West, 7.58 feet to a found iron rod located on the northeastern right-of-way line of Wildhorse Creek Road, variable width; thence along said right-of-way line the following courses and distances: North 49 degrees 51 minutes 3 seconds West, 44.62 feet to a found iron pipe located at the point of curvature to the right having a radius of 1,109.92 feet; along said curve with an arc length of 108.06 feet and a chord which bears North 47 degrees 03 minutes 42 seconds West, 108.02 feet; North 44 degrees 16 minutes 21 seconds West, 98.51 feet to a point of curvature to the left having a radius of 991.00 feet and along said curve with an arc length of 109.10 feet and a chord which bears North 47 degrees 25 minutes 35 seconds West, 109.05 feet; thence departing said right-of-way line and continuing along a last said curve to the left having a radius of 991.00 feet and an arc length of 37.42 feet and a chord which bears North 51 degrees 39 minutes 43 seconds West, 37.42 feet to the POINT OF BEGINNING. Containing 151,327 square feet or 3.474 acres, more or less.

ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 12271 NAD83 Elev = 490.38
Cut "L" on the southeast corner of the 34' traffic signal pole set back in the top of a concrete median island northeast of the right turn lane from eastbound Wild Horse Creek Road onto the southbound side of a pavement stub for a future extension of Burkhardt Place as shown on the plot of "WILD HORSE CREEK ROAD REDSECTION PLAT" (Plat Book 354, Page roughly 52 feet south of the center of Wild Horse Creek Road, 27 feet west of the centerline of the pavement stub for future Burkhardt Place, and 0.3 miles more or less east of Barker Road.

ADJUSTED LOT A
PB 367, PGS. 100-101
"WILDHORSE DEVELOPMENT:

- SDCP - PB 367 PGS. 110-114
- SDSP - PB 367 PGS. 115-124

Wild Horse Hotel, LLC, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter.

"PC&R" - Planned Commercial & Residence of the City of Chesterfield (present zoning)

Ordinance No. 3023, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

by: _____

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS.

On this _____ day of _____, 2019, before me personally appeared _____, who being by me duly sworn, did say he is the _____ of _____ and that said liability company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public
Print Name

My commission expires: _____

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2019, by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Director of Planning and Development Services and the City Clerk.

By: Justin Wyse, Director of Planning and Development Services

By: Vickie McGownd, City Clerk

PREPARED FOR:
WILD HORSE HOTEL, LLC
c/o GREAT LAKES CAPITAL
112 W. JEFFERSON BLVD., SUITE 200
SOUTH BEND, IN. 46601
ATTN: MR. RYAN RANS
EMAIL: RRANS@GREATLAKESCAPITAL.COM

WILD HORSE HOTEL, LLC
9333 NORTH MERIDIAN STREET, SUITE 203
INDIANAPOLIS, IN 46260
ATTN: MR. GREG SCHAHET
EMAIL: GREG@SCHAHETHOTELS.COM

OPEN SPACE:
LOT B PROVIDED: 34.57% (52,320 S.F./151,327 S.F.)

PARKING:
LOT A REQUIRED: PLEASE SEE UNIFIED DEVELOPMENT CODE SEC. 31-04-04

RETAIL CENTER: 27,275 S.F.
RESTAURANT = 15,462 S.F.
RETAIL = 11,813 S.F.

30% OF SITE = 8,183 S.F. @ 4.5 SPACES/1000 S.F. = 90 SPACES
RETAIL + 30% = 19,688 S.F.

RESTAURANT ABOVE 30% = 7,279 S.F. @ 12 SPACES/1000 S.F. = 87 SPACES

RESIDENTIAL:
APARTMENTS = 188 UNITS @ 1.75 SPACES/UNIT = 329 SPACES

TOTAL REQUIRED = 506 SPACES; (506)*(0.90) = 455 SPACES

PARKING PROVIDED = 449 SPACES (230 SURFACE & 219 WITHIN GARAGE)

LOT B REQUIRED:
12 PARKING SPACES FOR EACH UNIT:
TOTAL UNITS = 128 UNITS @ 1.2 SPACES/UNIT = 153 SPACES
CONFERENCE = 6,720 SF @ 3.0 PER 1,000 SF X 40% = 8 SPACES
TOTAL = 161 SPACES
TOTAL REQUIRED (90%) = (161)*(0.9) = 145 SPACES
PARKING PROVIDED = 140 SPACES
TOTAL REQUIRED = 176 SPACES

TOTAL LOT A AND LOT B REQUIRED = (455+145)=600 SPACES
TOTAL LOT A AND LOT B PROVIDED = (449+176)=625 SPACES
(SHARED PARKING AGREEMENT BETWEEN PROPERTY OWNERS TO BE PROVIDED)

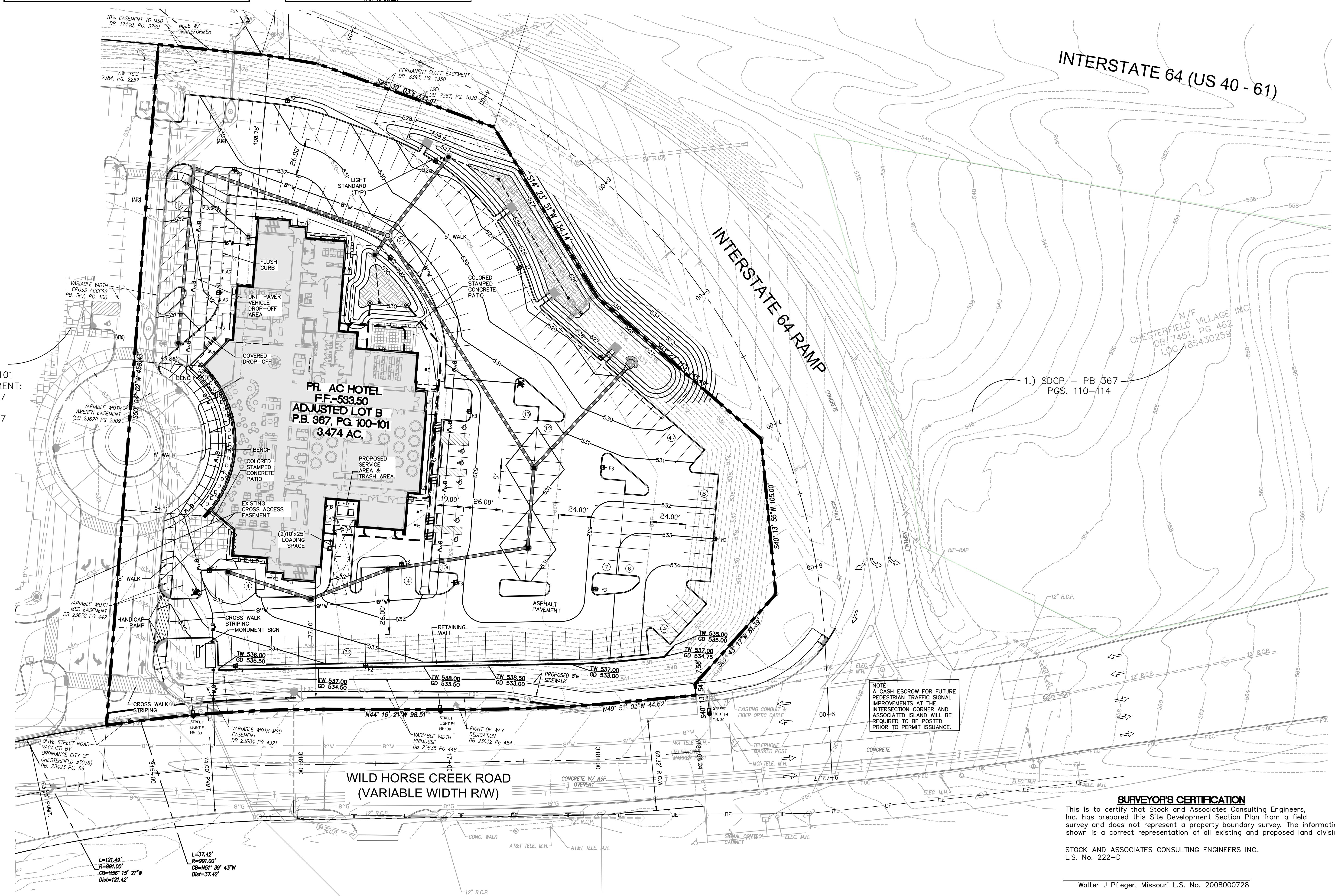
LOADING:
NUMBER OF REQUIRED LOADING SPACES
10' X 25' = 2
10' X 40' = 0

GFA: 81,254 SF
PROVIDED LOADING*
*LOADING SPACE REDUCTION REQUEST

BUILDING:
LOT B GFA: 81,254 SF
LOT B FAR: 81,254 S.F./151,327 S.F. = 0.54
MAXIMUM BUILDING HEIGHT = 70'-8"

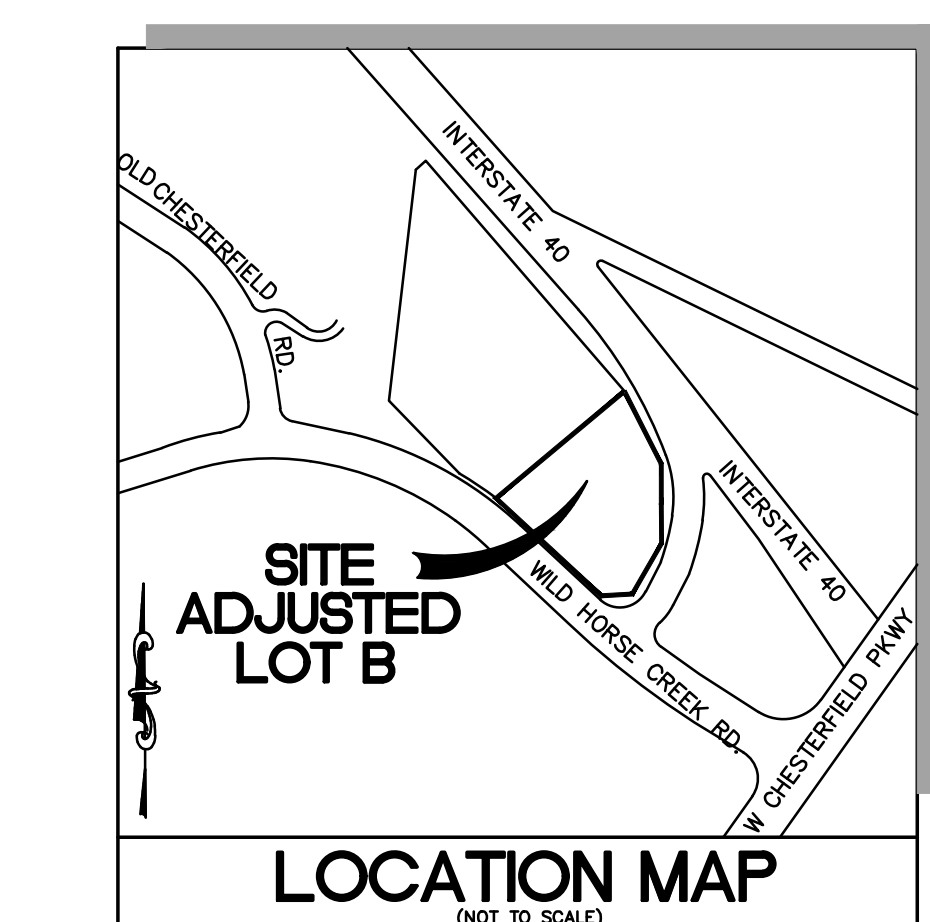
FIRST STORY HEIGHT ALL CATEGORIES = 12-25 FEET
UPPER STORY HEIGHT ALL CATEGORIES = 8-18 FEET

NOTE:
1. PROJECT SHALL COORDINATE WITH COUNTY PROJECT AR-1796
2. MECHANICAL UNITS WILL BE PLACED ON THE ROOF AND SCREENS BY THE PARAPETS THEMSELVES.



SITE DEVELOPMENT SECTION PLAN

ADJUSTED LOT B OF THE WILDHORSE BOUNDARY ADJUSTMENT PLAT OF TRACTS OF LAND LOCATED IN U.S. SURVEY 123, TOWNSHIP 45 NORTH, RANGE 4 EAST
P.B. 367 PGS. 100-101
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONED: PLANNED COMMERCIAL + RESIDENCE DISTRICT "PC+R" PER ORD. NO #3023 CATEGORY "C"



SHEET INDEX

SDSP-1	- SITE DEVELOPMENT SECTION PLAN
SDSP-2	- PHOTOMETRIC PLAN
SDSP-3	- SITE SECTIONS & DETAILS
SDSP-4	- ORDINANCE #3023
L-1	- LANDSCAPE PLAN
PG1-PG2	- ARCHITECTURE ELEVATIONS

MEASUREMENT	LOT A	LOT B	CURRENT PC&R	PC&R MAXIMUM
RETL/OFF/CIVIC/LOADING GFA	27,275	81,254	23,500	1,700,000
RESIDENTIAL UNITS	188	0	0	1,000

- ST. LOUIS COUNTY STANDARD NOTES**
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
 - NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
 - STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
 - ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
 - ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
 - A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK/PEDESTRIAN PATH ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
 - ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
 - ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
 - ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
 - PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
 - CONTINUOUS PEDESTRIAN ACCESS SHALL BE PROVIDED DURING THE CONSTRUCTION PROCESS. PRIOR TO THE START OF CONSTRUCTION, ADEQUATE PEDESTRIAN ACCESS AROUND THE SITE SHALL BE PROVIDED AND VERIFIED. NO EXISTING SIDEWALK SHALL BE REMOVED WITHOUT PROVIDING ADEQUATE PEDESTRIAN FACILITIES AND ROUTES DURING CONSTRUCTION ACTIVITIES.
 - TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS SHALL BE ASSESSED AND PAID WITH EACH SITE DEVELOPMENT SECTION PLAN SUBMITTAL.

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. has prepared this Site Development Section Plan from a field survey and does not represent a property boundary survey. The information shown is a correct representation of all existing and proposed land divisions.

Walter J. Pfeiffer, Missouri L.S. No. 2008000728

PREPARED BY: **Stock & Associates**
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 590-9000 FAX: (636) 530-9000
e-mail: general@stockassoc.com
Web: www.stockassoc.com

2019-12-12

GEORGE M. STOCK, P.E.
CIVIL ENGINEER
LICENSE NO. E-57522

REVISIONS:

1.	2019-10-01 CITY
2.	2019-11-08 CITY
3.	2019-11-26 CITY
4.	2019-12-12 CITY

DRAWN BY: R.E.S. CHECKED BY: G.M.S.
DATE: 08/27/19 JOB NO: 219-6548
MSD # 19MSD-00436 BASE MAP: 185 & 187
SLC HAT # 4234 HAT SUFF. #
M.D.N.R. #

SHEET TITLE:
SITE DEVELOPMENT SECTION PLAN

SHEET NO.:
SDSP-1



POLE FIXTURE MOUNTING HEIGHT INCLUDES BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FRONT SIDEWALK	Illuminance	Fc	3.36	4.1	1.6	2.10	2.56
SIDEWALK	Illuminance	Fc	2.62	6.3	0.8	3.28	7.88
SITE	Illuminance	Fc	1.44	6.2	0.5	2.88	12.40
SPILL LIGHT	Illuminance	Fc	0.07	0.8	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
	3	C	SINGLE	7.7	23.1	1.000	615-1420
	1	A1	SINGLE	31	31	1.000	SK1-C10A-36-GW-MWP-LED1-35K-120-DMO
	16	A2	SINGLE	21	336	1.000	SK1-C10A-24-GW-MWP-LED1-35K-120-DMO
	2	F1	SINGLE	59	118	1.000	GLEON-AF-01-LED-E1-SL4-HSS
	7	F2	SINGLE	59	413	1.000	GLEON-AF-01-LED-E1-SL3-HSS
	7	F3	SINGLE	85	595	1.000	GLEON-AF-02-LED-E1-SWQ-800
	8	B	SINGLE	26.2	209.6	1.000	7000WSPITSC-LED830
	61	D	SINGLE	8	488	1.000	LOGN-2W-48V-48-40K-WW-HFR-
	3	E	SINGLE	20	60	1.000	OLFLS-020-UNVL-40-5XS

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN PROJECT, HEIGHT, OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

GRAPHIC SCALE



NOTE:

1. PARKING LIGHTING WILL NOT BE LOWER THAN 10FT ABOVE GRADE AND MOUNTING HEIGHTS OF LIGHTING FIXTURES SHALL NOT EXCEED 20 FT.
2. EXTERIOR LIGHTING SHALL BE FULLY SHIELDED FLAT-LENS ENCLOSED LUMINAIRES.

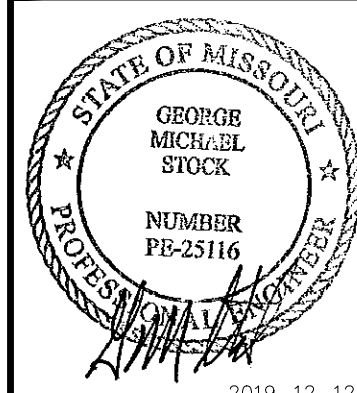
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300
FAX: (636) 530-9300
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT SECTION PLAN FOR:

AC HOTEL

16461 WILD HORSE CREEK ROAD
CHESTERFIELD, MO 63017



2019-12-12

GEORGE M. STOCK, P.E.
CIVIL ENGINEER
LICENSE NO. E-57522

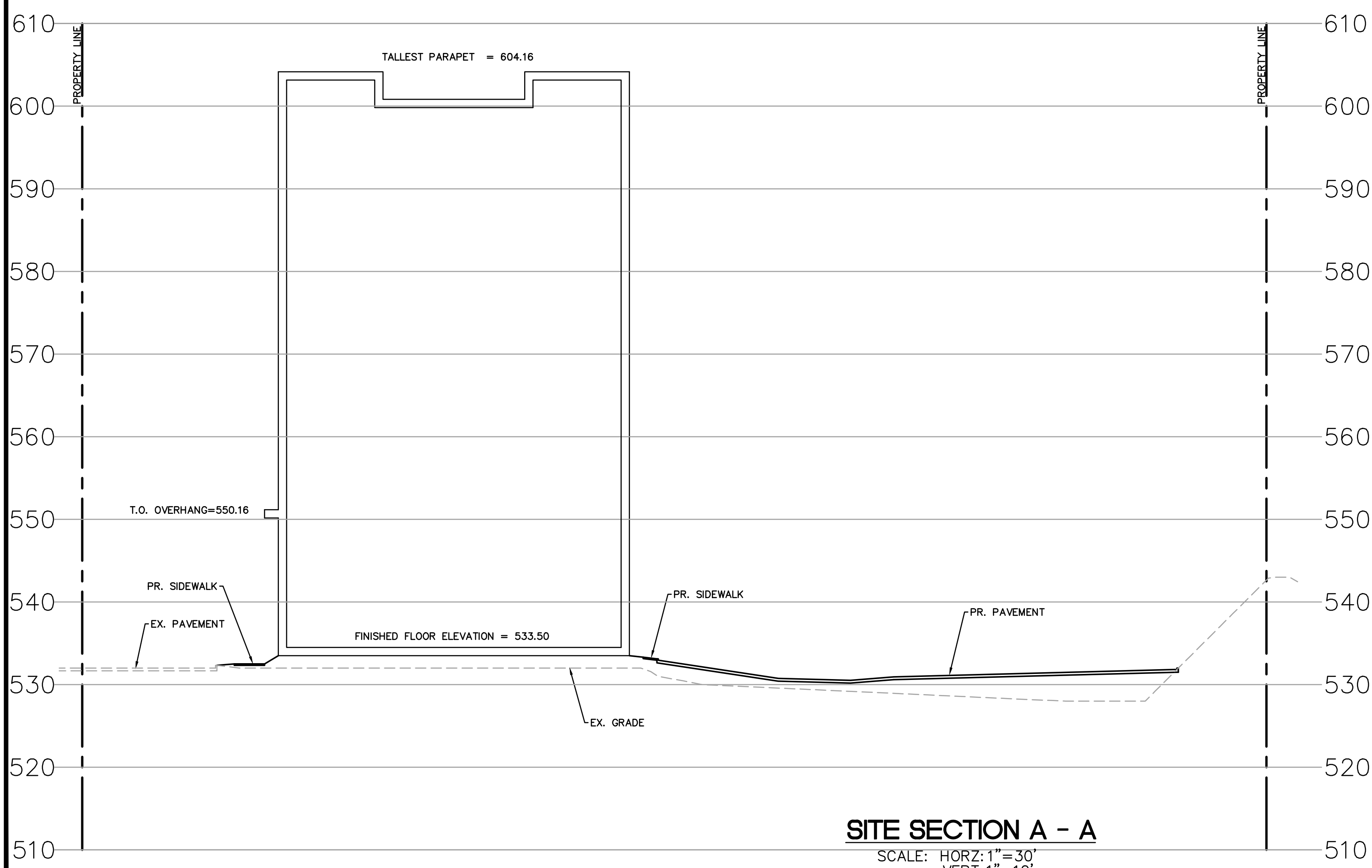
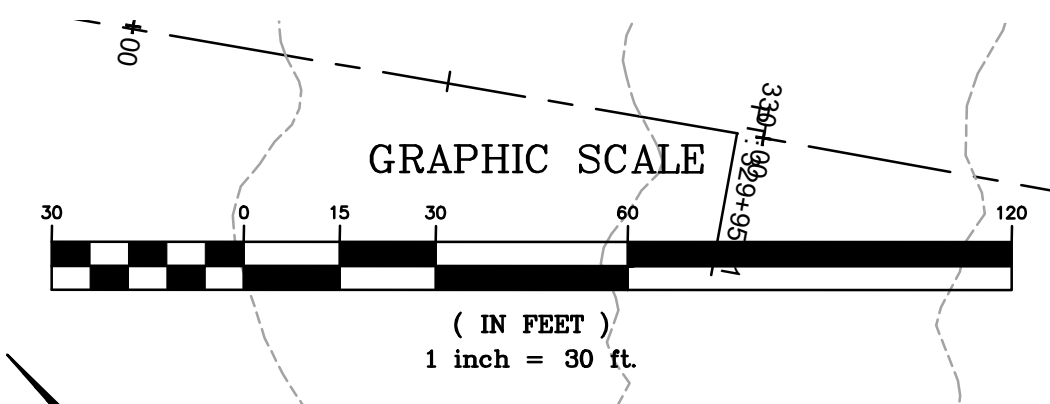
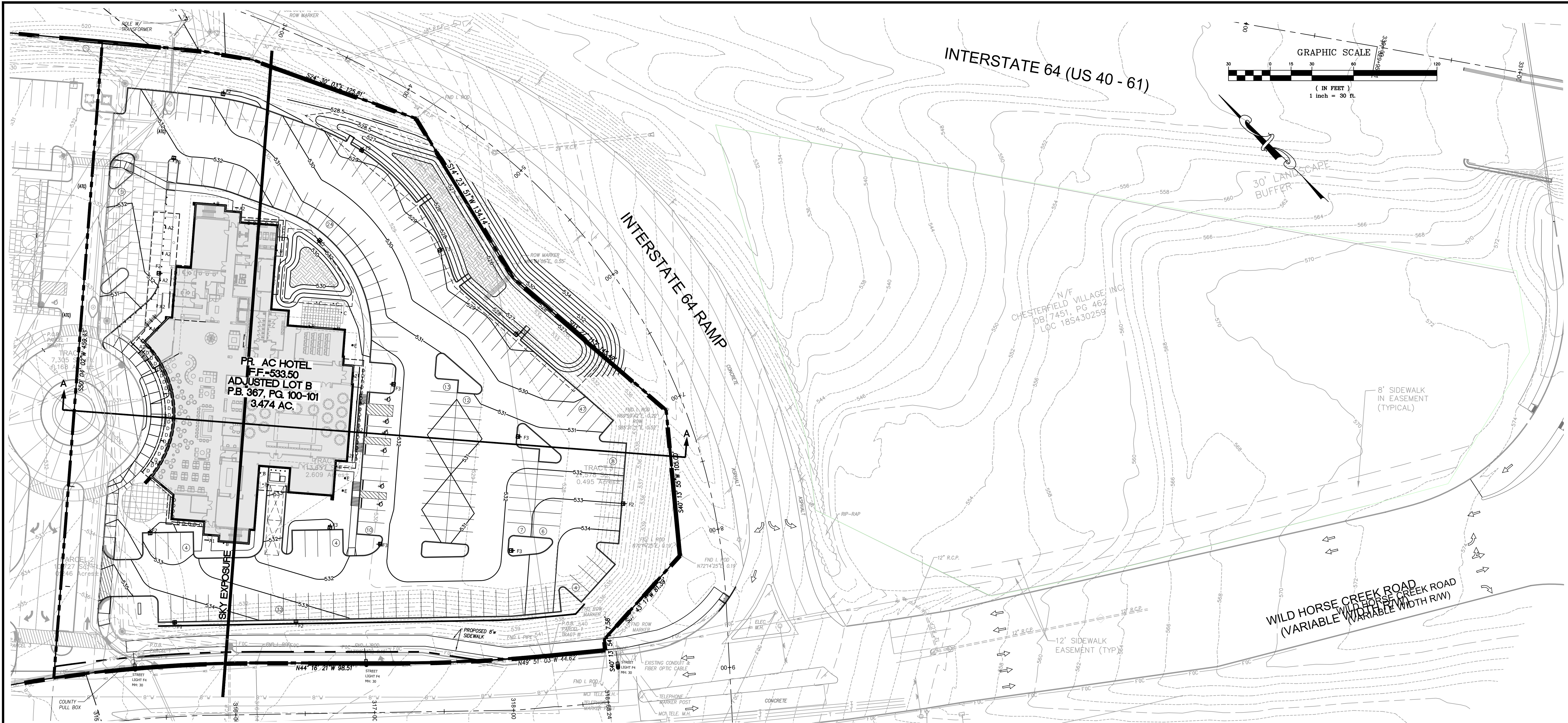
REVISIONS:

1. 2019-10-01 CITY
2. 2019-11-08 CITY
3. 2019-11-26 CITY
4. 2019-12-12 CITY

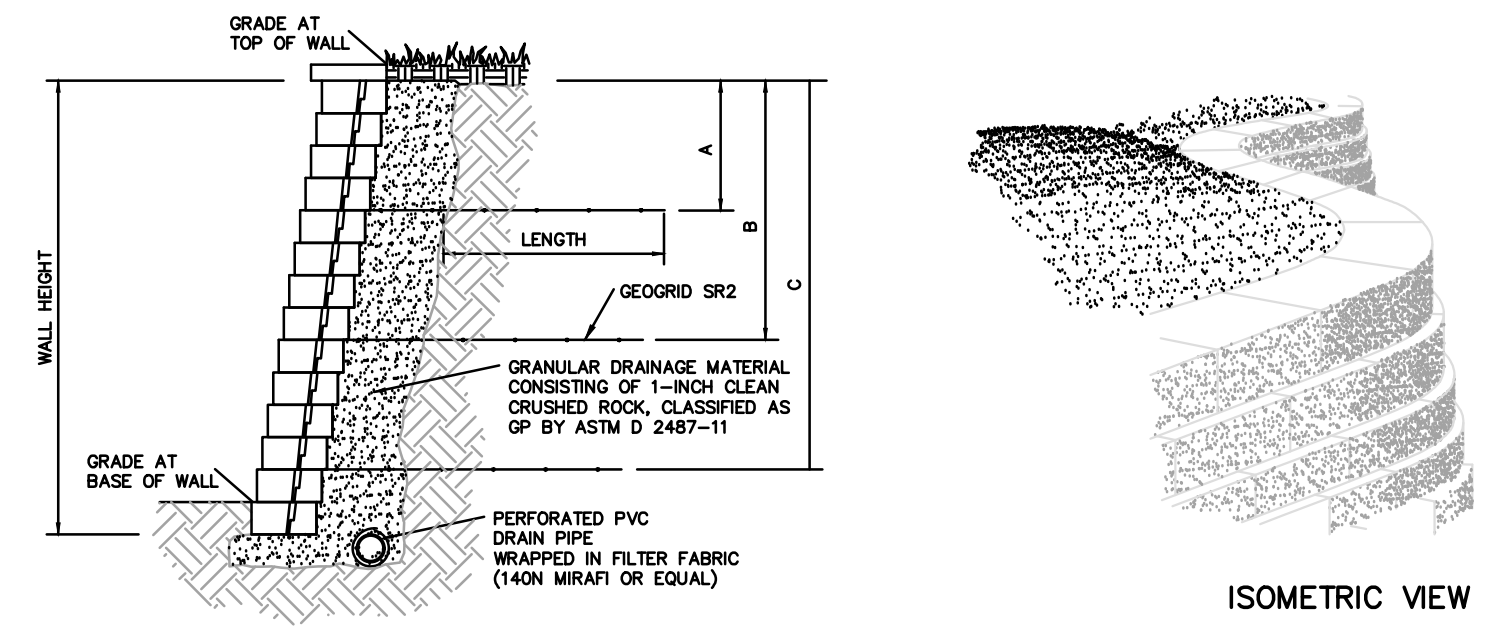
DRAWN BY: R.C.S.	CHECKED BY: G.M.S.
DATE: 08/27/19	JOB NO: 219-6548
W.S.D. # 19WSD-00436	RACE MAP # 185 & 181
S.L.C. RAY # 4234	HAT SUP. #
M.D.N.R. #	

SHEET TITLE:
**SITE PHOTOMETRIC
PLAN**

SHEET NO.:
SDSP-2

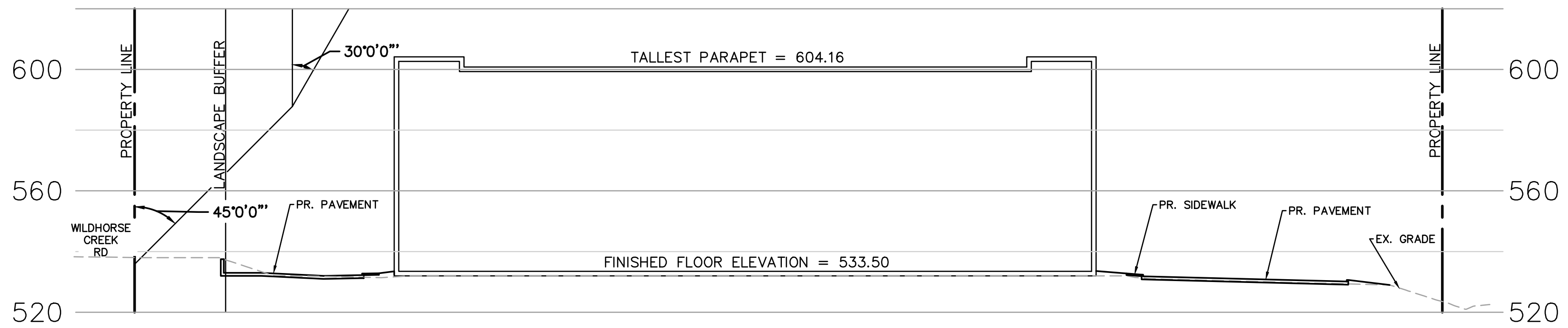


SITE SECTION A - A
SCALE: HORIZ: 1"=30'
VERT: 1"=10'

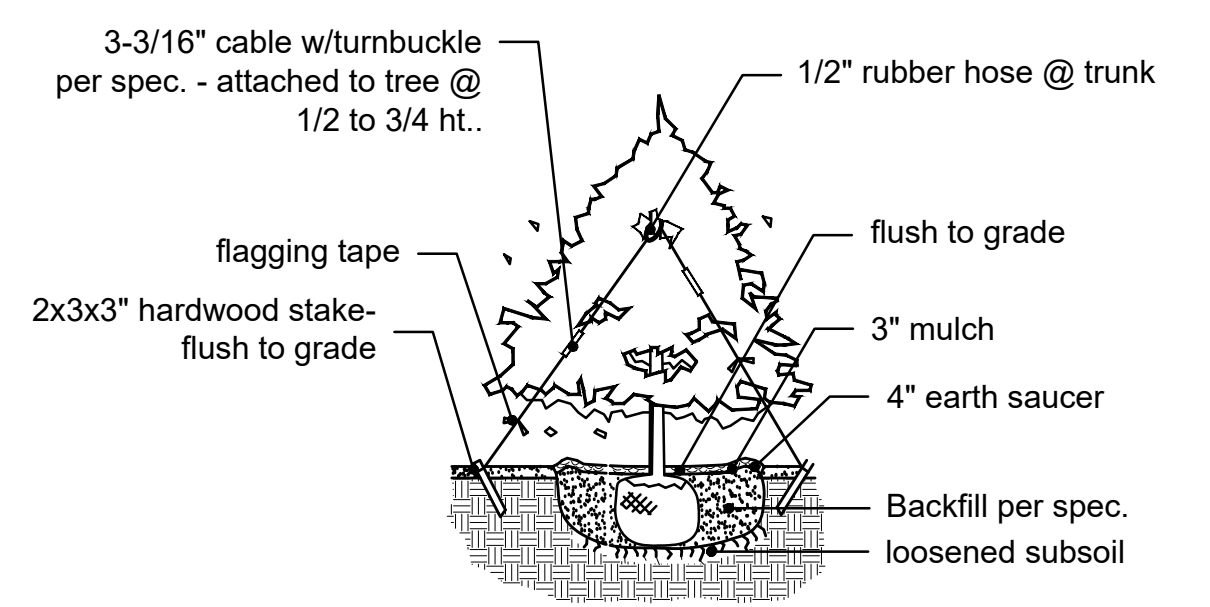


- NOTES:
- 1.) ALL CONSTRUCTION SHALL BE PER THE MANUFACTURERS RECOMMENDATION.
 - 2.) THE ABOVE INFORMATION IS A CONCEPT ONLY. ACTUAL DESIGN OF RETAINING WALL SHALL BE BY A LICENSED PROFESSIONAL ENGINEER & SUBMITTED TO STOCK AND ASSOCIATES FOR GENERAL COMPLIANCE WITH GRADING PLAN.
 - 3.) ACCEPTED ALTERNATE WALL SYSTEM: VERSA-LOK OR UNILOK PISA.
 - 4.) TWO TOP OF RETAINING WALL, 50W GRADE AT BASE OF WALL.
 - 5.) VERTICAL WALL SYSTEM ASSUMED FOR THIS PROJECT. ZERO BATTER.
 - 6.) WALL DESIGNER SHALL CONSULT GEOTECHNICAL ENGINEER FOR GLOBAL STABILITY.
 - 7.) RETAINING WALL WILL REQUIRE A SEPARATE PERMIT (BUILDING PERMIT) PRIOR TO CONSTRUCTION.

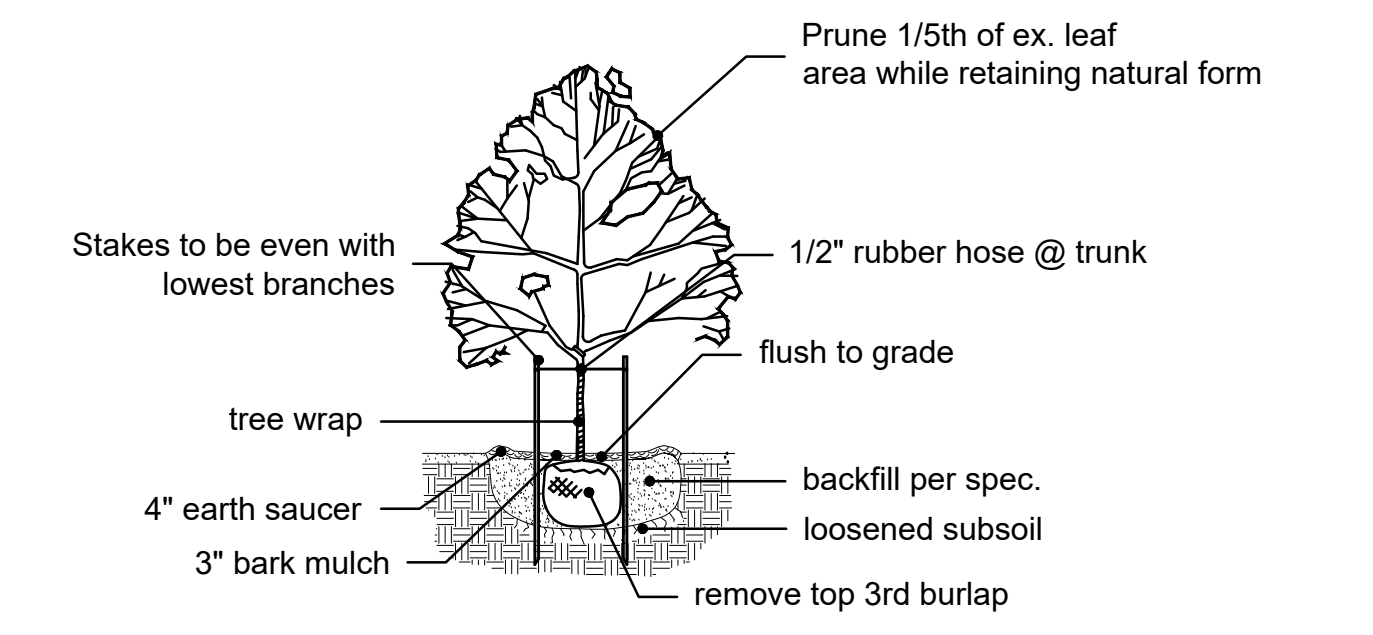
VERSA-LOK RETAINING WALL
TYPICAL SECTION



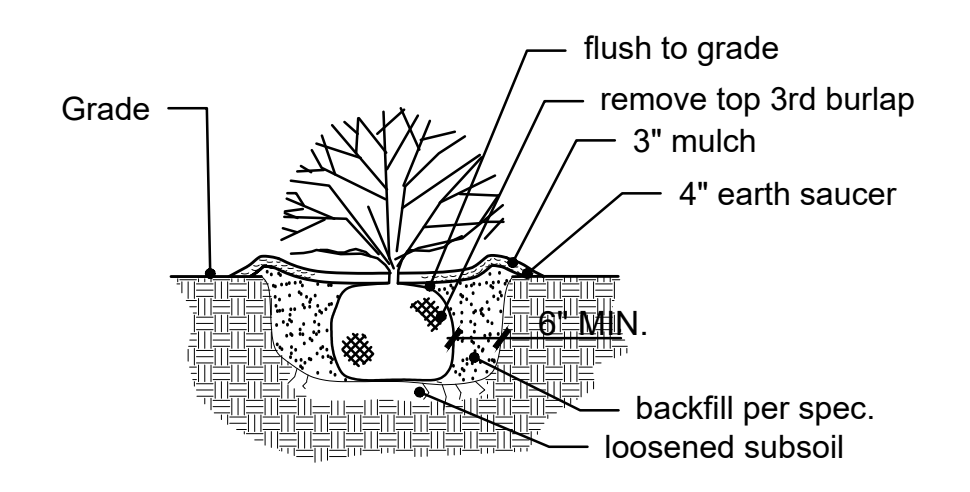
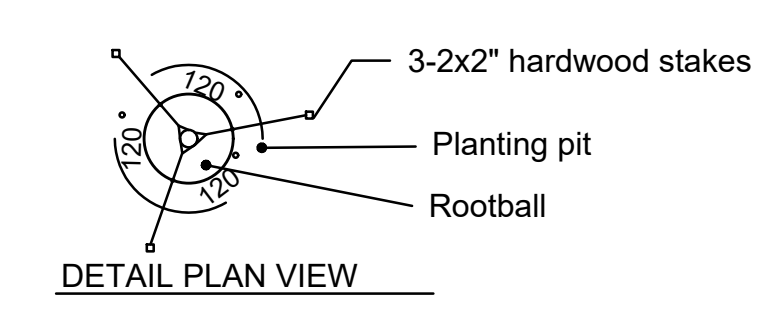
SKY EXPOSURE PLANE
SCALE: HORIZ: 1"=30'
VERT: 1"=30'



TYPICAL EVERGREEN PLANTING

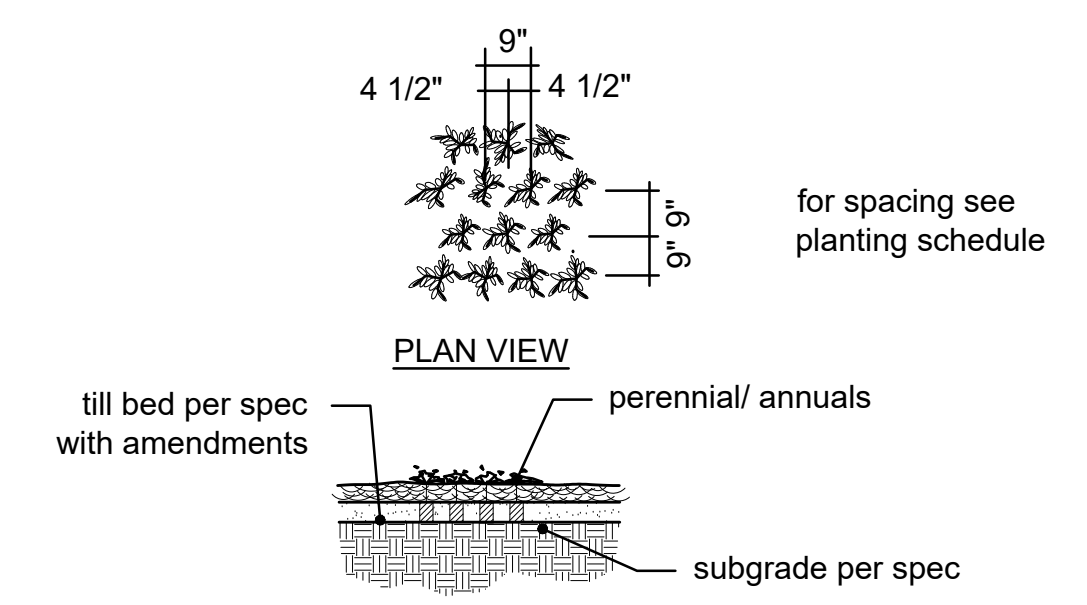


CANOPY TREE PLANTING



SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING



SECTION VIEW

TYPICAL PERENNIAL PLANTING

GENERAL NOTES:

- 1) Openspace ratio is 34.57% (52,320 sf/151,327 sf)
- 2) Street trees Req. - 309 lf/50 ft = 7.78 or 8 street trees
- 3) All street trees will be located at least 3' from proposed curb.
- 4) All street trees will be located at least 10' from all storm sewer structures.
- 5) All turf areas will be added.
- 6) An in-ground irrigation system will be provided.
- 7) Any future above ground utility structures to be screened per Ordinance.

PLANTING SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	TYPE	PERCENTAGE
A	6	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2 1/2"	45'+	Fast Growing	8%
B	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2 1/2"	45'+	Medium Growing	3%
C	3	Quercus acutissima	Sawtooth Oak	2 1/2"	45'+	Medium Growing	4%
D	6	Taxodium distichum	Baldcypress	8-10'	45'+	Medium Growing	8%
E	9	Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2"	45'+	Fast Growing	12%
F	11	Cercis canadensis	Red Bud	2 1/2"	25'+	Fast Growing	15%
G	7	Cornus florida	Flowering Dogwood	2 1/2"	15'+	Slow Growing	10%
H	12	Picea pungens	Colorado Spruce	8-10'	30-40'	Medium Growing	17%
J	12	Juniperus virginiana 'Taylor'	Taylor Juniper	6'	20'+	Medium Growing	17%
M	3	Magnolia virginiana	Sweetbay Magnolia	8-10'	20'+	Multi Stem	4%
a	14	Ilex glabra 'Shamrock'	Shamrock Inkberry	2-3'		3' O.C.	
b	9	Juniperus horizontalis 'Plumosa'	Compact Andorra Juniper	18-24"		3' O.C.	
c	22	Rosa 'Radrizz'	Knock out Rose	18-24"		3' O.C.	
d	23	Buxus sinica l. 'Wintergreen'	Wintergreen Boxwood	18-24"		2' O.C.	
e	23	Viburnum dentatum	Arrowwood Viburnum	30-36"		4' O.C.	
f	27	Taxus x media 'Densaformis'	Dense Yew	18-24"		3' O.C.	
g	19	Itea virginica 'Henry's Garnet'	Henry's Garnet Itea	18-24"		30' O.C.	
h	17	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	18-24"		3' O.C.	
j	9	Hibiscus syriacus 'Antong Two'	Lil' Kim Hibiscus	18-24"		30' O.C.	
k	85	Juniperus pfitzeriana 'Sea Green'	Sea Green Juniper	18-24"		48' O.C.	
aa	145	Hemerocallis 'Stella de Oro'	Stella de Oro daylily	1 gal		18' O.C.	
bb	36	Calamagrostis a. 'Karl Foerster'	Karl Foerster Grass	1 gal		18' O.C.	
cc	410	Liriope muscari 'Big Blue'	Big Blue Liriope	1 qt		12' O.C.	

STREET TREE SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	Notes	PERCENTAGE
A	1	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2 1/2"	45'+	Fast Growing	25%
B	2	Tillia cordata 'Greenspire'	Little-leaf Linden	2 1/2"	45'+	Medium Growing	12%
C	2	Quercus acutissima	Sawtooth Oak	2 1/2"	45'+	Medium Growing	12%
E	1	Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2"	45'+	Fast Growing	25%
K	2	Ulmus parvifolia 'Emer I'	Athena Lacebark Elm	2 1/2"	45'+	Med/Fast Growing	25%

MITIGATION TREE SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	Notes	Category
C	2	Quercus acutissima	Sawtooth Oak	2 1/2"	45'+	Medium Growing	Large
H	1	Picea pungens	Colorado Spruce	8-10'	30-40'	Medium Growing	Medium
N	1	Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	2.5"	15-30'	Medium Growing	Small

WOODLAND MITIGATION PARCEL B:

Existing Woodland 4,228 sq ft
Preservation Required (30%) = 1,268.4 sf
Preservation Provided (0%) = 1,268.4 sf of Mitigation Required

2 Large Trees x 400 sf = 800 sf
1 Medium Tree x 300 sf = 300 sf
1 Small Tree x 200 sf = 200 sf
Total Provided 1,300 sf

AC HOTEL

Chesterfield, Mo.

Revisions:

Date	Description	No.
10/01/19	City Comments	1
12/06/19	Site Revisions	2
12/18/19	Site Revisions	3

Drawn: **BD**
Checked: **DD**

7620 West Bruno Ave
St. Louis, MO 63117
(314) 346-4856
delong.la@gmail.com

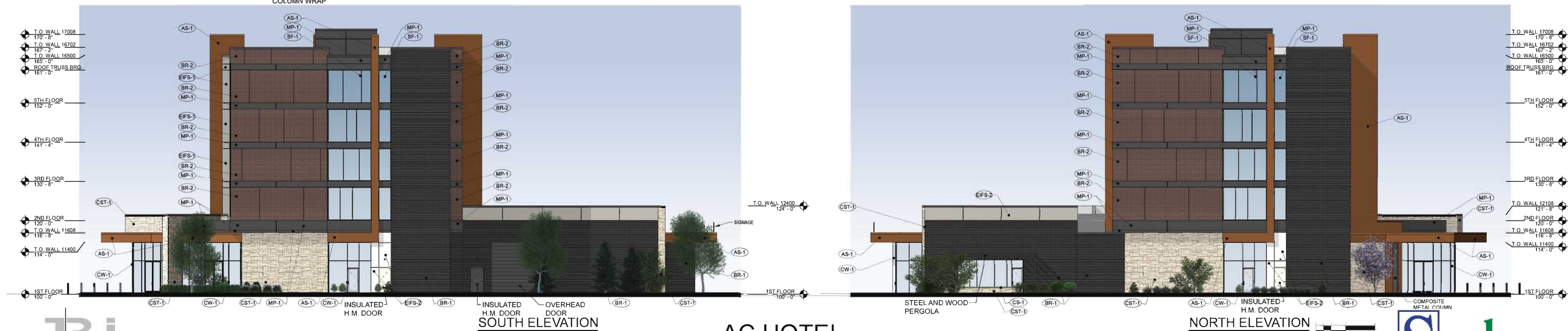
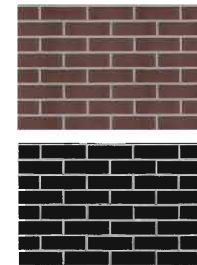
Minimum Scale: Certificate of Authority: #003300145

Sheet Title: **Landscape Plan**
Sheet No: **L-1**

Date: **8-16-19**
Job #: **174.003**



EXTERIOR MATERIAL LIST	
CODE	MATERIAL
AS-1	Aluminum Siding - Longboard Color: Light Cherry
BR-1	Thin Brick - Endicott Clay Products Co. Color: Manganese Ironspot Velour - Modular
BR-2	Thin Brick - Sioux City Brick Color: Cordovan Smooth - Modular or approved equal
CS-1	Cast Stone Color: T.B.D.
CS-1	Stone Veneer - Eldorado Stone Cut Course Stone Color: Oyster or approved equal
CW-1	Curtainwall Color: Black w/ 1" insulated clear glass w/ low-e coating
EIFS-1	EIFS - Dryvit Color: #131 Gull Gray
EIFS-2	EIFS - Dryvit Color: #449 Buckskin
ML-1	Metal Louver Color: T.B.D.
ML-2	Metal Louver Color: T.B.D.
MP-1	Centria - Formwall Dimension Series Insulated Panel Color: Ultra-Clad Charcoal Gray
SF-1	Aluminum Storefront Color: Black w/ 1" insulated clear glass w/ low-e coating





TRI
ARCHITECTS
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BUILDING PERSPECTIVE LOOKING NORTHEAST

TRI
ARCHITECTS
9812 Manchester Road
St. Louis, Missouri 63119
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AC HOTEL

CHESTERFIELD,
18.123
MISSOURI
10.04.19

S
SCHAHET
HOTELS
glc



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ARCHITECTS
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BUILDING PERSPECTIVE LOOKING SOUTHEAST

TRI
ARCHITECTS
9812 Manchester Road
St. Louis, Missouri 63119
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AC HOTEL

CHESTERFIELD,
18.123

MISSOURI
10.04.19





October 29, 2019

Mr. Mike Knight
City Planner
City of Chesterfield

Re: AC Hotel
TR,i Project #: 18-123
ARCHITECT'S STATEMENT OF DESIGN

To Whom it may concern,

As required by Chesterfield's Unified Development Code the following is our Architect's Statement of Design responding to the Architectural review design standards as they apply to our project.

General requirements for site design:

1. Site relationships: The proposed hotel development is located between Interstate 64 and Wild Horse Creek Road adjacent to the East bound I-64 off ramp. The only parcel with direct connection to the site is an existing warehouse development to the west. There are two vehicular access points to the site. The primary vehicular access is via full service curb cut on Wild Horse Creek Road. A secondary access is provided via the adjacent Wildhorse mixed-use development and extending west through the existing warehouse site to connect the entire development to Old Chesterfield Road. The Wildhorse mixed-use development is depicted on the west side of the site plan to demonstrate the over-all site development concept. The proposed buildings are organized on the site to define an outdoor space. Public art will anchor the center of the outdoor space along with a roundabout, which will serve to calm vehicular speed and provide for distribution of traffic within the development. In the center of the proposed development would be a plaza, comprised of a round-a-bout, public art, sidewalks, and park benches. This would be the focal point as one enters the development. All vehicles entering the development would navigate through the round-a-bout, similar to Carondelet Plaza in Clayton, Missouri. The proposed buildings will surround the plaza and bring a "downtown" feel to the area and further the intent of the PC&R by promoting efficient and effective pedestrian and vehicle circulation. Parking for the hotel development will be surface parking located around the perimeter of the building. The hotel's drop-off area is accessed from the round-a-bout.
2. Circulation system and access: The site organization emphasizes pedestrian connectivity of uses. Pedestrian access to the site is provide via a sidewalk running the length of the property

along Wild Horse Creek Road. The development plan includes separation between vehicular circulation and pedestrian circulation with a network of public sidewalks within the development. The comprehensive pedestrian circulation system connects street to building, parking areas to building and building use to building use. Parking areas are distributed throughout the site to minimize impact with majority of the parking on the east side of the building. Landscaping is used along both the internal and external network of sidewalks to add interest to the pedestrian experience. The design incorporates extensive landscaping along the interstate and Wild Horse Creek Road, which can be extended to adjacent properties as they are developed/re-developed, thus providing site connectivity and continuity.

3. Topography: The existing topography slopes from a southern high point down approximately 23 feet to the north on the buildable area of the site. Modification to the grade is being proposed with and without the use of site retaining walls. Other slope modifications provide for handicapped pedestrian accessibility throughout the improved areas of the site. Extensive landscaping is used for screening, buffering, and enhancement to the site.
4. Retaining walls: The site will have an integral color modular retaining wall at the southern perimeter of the parking area along Wild Horse Creek Road. The parking area elevation will be on the low side of the modular retaining wall. The length of the modular retaining wall will be approximately 310 feet long with a maximum height of approximately 5'-6".

General requirements for building design:

1. Scale: There are currently no existing adjacent projects that set a precedent for development consistent with the City of Chesterfield's design standards. The site is located between Interstate 64 and Wild Horse Creek Road. The façade facing Wild Horse Creek Road utilizes a variety of building form, height and materials to create a dynamic and engaging expression to the public. The I-64 frontage maintains a similar level of animation and use of quality building materials making that facade commensurate with neighboring highway developments.
2. Design: The building design and finishes are coordinated on all sides of the building. The project has a unique character without the influence of corporate identity. The site configuration reinforces the entry street and roundabout. The curved form of the west side of the first floor engages the roundabout, establishing a strong site and building connection. An emphasis has been placed on the pedestrian experience. Tall street level glass provides a visual connection from the exterior into the lobby, bar and dining areas of the hotel. An exterior patio space is located adjacent to the entry street and roundabout further reinforcing the connection of the interior and exterior environment. The building materials are consistent with the adjacent Wildhorse mixed-use project currently under construction, which establishes a relationship between the buildings without diminishing their individual identities. Massing and material transitions along with a variety of window sizes and spacing create texture and pattern on the upper floor facade.
3. Materials and Colors: Warm earth tone finishes are used throughout the exterior design that are neutral and compatible with many other palettes. The materials include thin-brick, cultured stone, architectural metal panel, aluminum storefront, clear low-e glass.

4. Landscape design and screening: Landscaping is used along the street to create connectivity to adjacent sites. Within the site landscaping is used to enhance the pedestrian experience, screen the service areas, and soften the building's base where it meets the site.
5. Signage: It is understood that signage is reviewed separately. Signage types intended for the development include wall signs and freestanding monument signs. Signage will be required to comply with the following construction practices:
 - a. No exposed conduit, tubing crossovers, or wiring raceways will be permitted unless they are intended to further enhance a unique theme of that establishment.
 - b. All conductors, transformers, interior light sources and other equipment must be concealed.
 - c. All signs, bolts, fastenings, and clips shall be non-corrosive materials.
 - d. No sign company's labels or identification will be permitted on the exposed surface of signs, except those required by local ordinances which shall be in an inconspicuous location.
 - e. Threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from the background. Angle clips attached to letter sides will not be permitted.
 - f. An attempt must be made to keep electric and mounting holes within mortar joints of masonry fascia.
6. Lighting: All exterior lighting, including building accent up-lighting, will be fully cut-off and will adhere to Chesterfields UDC. No building accent up-lighting will shine above the building roofline (see attached exhibits). All exterior lighting will be 'white' in color, consistent with the development. Cut sheets of the lighting are included for review, they complement the buildings style.
7. Mechanical Unit Screening: All mechanical units will be screened by the building parapets or separate screening of complementary building materials. The screening heights have taken into account that the existing grade at the intersection of WHCR & I-64 ramp, which is located in the southeast corner of the development, is at approximately the same elevation as the height of the parapet of the 1-story conference center area on the east side of the building.

I trust this information meets your needs. Please advise if you have any questions or comments.

Respectfully,

A handwritten signature in black ink, appearing to read "Daniel Tate", written in a cursive style.

Daniel Tate
Senior Design Architect

STOCK & ASSOCIATES
Consulting Engineers, Inc.

December 2, 2019

City of Chesterfield
690 Chesterfield Pkwy W.
Chesterfield MO 63017-0760

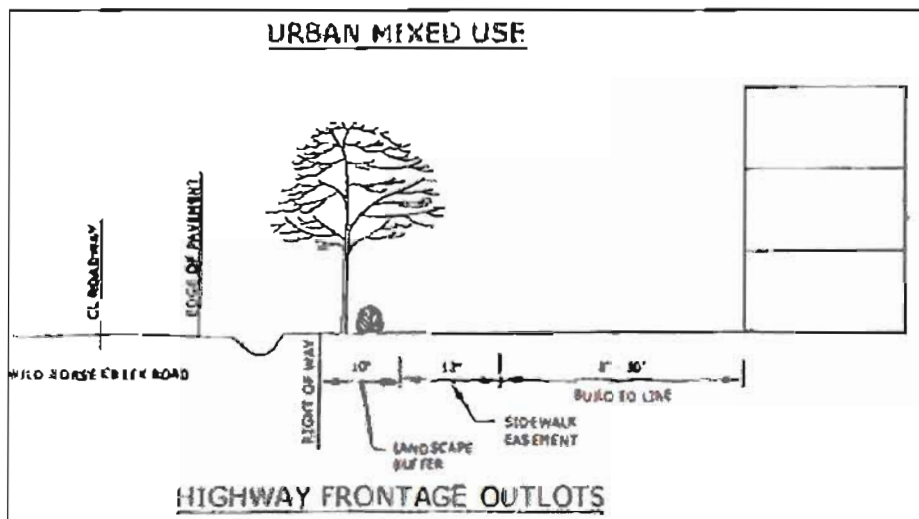
Attention: Mr. Mike Knight - Planner

Re: Downtown Chesterfield (AC Hotel) SDSP
(Stock Project No. 219-6548)

Dear Mr. Knight,

Pursuant to your Site Development Section Plan Comment letter dated October 28, 2019, in particular "General Comment" #8 we respectfully request your consideration to modify Exhibit 1 of City of Chesterfield Ordinance 2449 to create Design Standards for Category C - "Highway Frontage Outlots" (Portions of District north of relocated Wildhorse Creek Road).

Exhibit 1 of the governing ordinance defines a specific streetscape and placement off of the WHCR right of way. Although this Section Plan is going through the same modification process as Lot A to utilize the internal drive as the streetscape, a modification must be requested that includes an exhibit/description of how the proposed streetscape relates to the internal drive compared to the required streetscape off of WHCR. The required streetscape may be seen in exhibit 1 below.



The intent of our request is to achieve the goals & objectives of the "PC&R" District. The streetscape 'Design Intent' of Exhibit 1 is provided internally within the development.

In the center of the proposed development would be a plaza, comprised of a round-a-bout, sidewalks, and park benches. Lot B will provide sidewalks and benches similar to what was approved on Lot A. This would be the focal point as one enters the development. All vehicles entering the development would navigate through the round-a-bout, similar to Carondelet Plaza in Clayton, Missouri. The proposed buildings will surround the plaza and bring a "downtown" feel to the area and further the intent of the PC&R by promoting efficient and effective pedestrian and vehicle circulation. Parking for the development will be with surface parking.

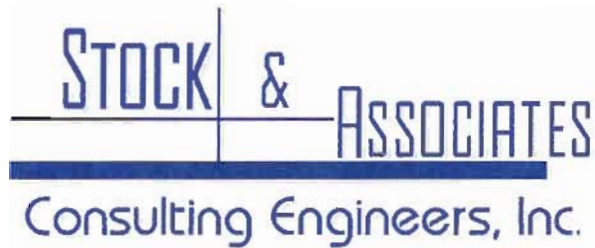
We respectfully request your consideration of this modification request. Please let us know if any additional information is required to complete your review of this matter.

As always, we greatly appreciated your consideration & continuous cooperation.

Sincerely,

Ryan Schriber, P.E.,
Associate

CC: Mr. Rich Obertino – Tri Architects (rich.obertino@triarchitects.com)
Mr. Dave Yancik – Tri Architects (dave.yancik@triarchitects.com)
Mr. Adam Siburt – Brinkmann (asiburt@brinkmannconstructors.com)
Mr. Ryan Rans - Great Lakes Capital (rans@greatlakescapital.com)
Mr. Greg Schahet – Schahet Hotels (greg@schahethotels.com)
Mr. George M. Stock, P.E. - President



December 2, 2019

City of Chesterfield
690 Chesterfield Pkwy W.
Chesterfield MO 63017-0760

Attention: Mr. Mike Knight - Planner

Re: Downtown Chesterfield (AC Hotel) SDSP
(Stock Project No. 219-6548)

Dear Mr. Knight,

Application for Reduction of the Number of Required Loading Spaces

This firm is the professionally licensed civil engineering firm that has been engaged to prepare and process a Site Development Section Plan for the AC Hotel. Included in that engagement is the preparation and submission of this Application for a reduction in the required Loading Spaces. Loading requirements are contained in Section 31-04-04(E) of the City of Chesterfield Zoning Ordinance. Under the provisions of the Off-Street Parking and Loading requirements, hotels require loading spaces to be calculated from Table "B". Based on the proposed AC Hotel's total gross square footage of 81,254 sf, the required number of required loading spaces is (2) 10'x25' spaces and (1) 10'x40' space. The site plan proposed to provide only the (2) 10'x25' spaces. The (2) 10'x25' loading spaces are more than adequate to service this 81,254 sf Hotel based on the development housing a single tenant. In comparison, (3) similar sized hotels in Chesterfield did not provide any loading spaces. The Courtyard by Marriott Chesterfield with 112 rooms, the Townplace Suites Chesterfield with 112 rooms, and the Residence Inn with 128 rooms have no loading spaces. Enclosed are the respective Site Plans.

As always, we greatly appreciate your cooperation.

Sincerely,

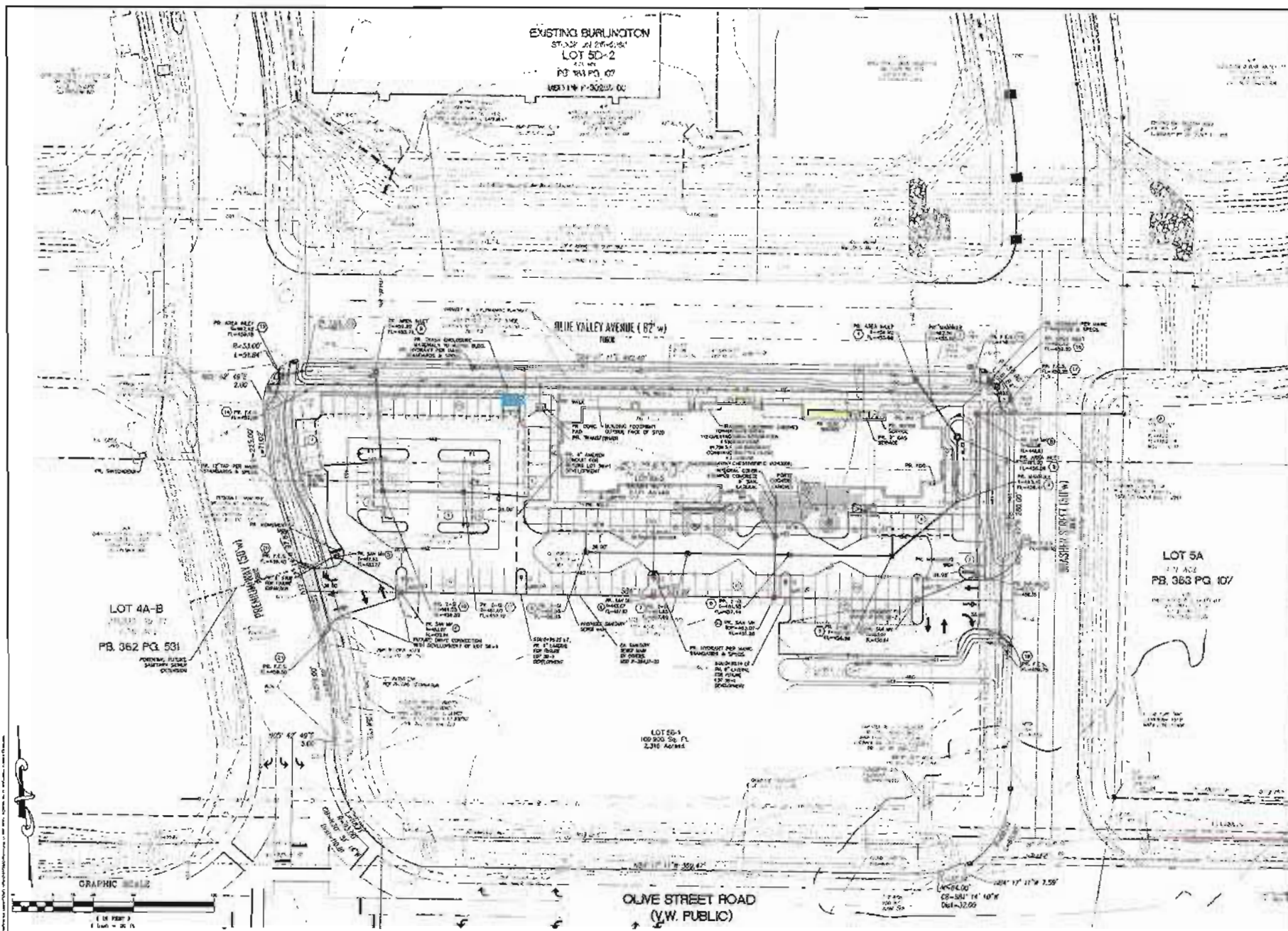
Ryan Schriber, P.E.,
Associate

CC: Mr. Rich Obertino – Tri Architects (rich.obertino@triarchitects.com)
Mr. Dave Yancik – Tri Architects (dave.yancik@triarchitects.com)
Mr. Dan Gronek – Brinkmann (DGronek@askbrinkmann.com)
Mr. Ryan Rans - Great Lakes Capital (rrans@greatlakescapital.com)
Mr. Greg Schahet – Schahet Hotels (greg@schahethotels.com)
Mr. George M. Stock, P.E. – President

257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com



COURTYARD BY MARRIOTT CHESTERFIELD, MO
(LOT 7B OF CHESTERFIELD COMMONS SIX APPROVED BY CITY OF
CHESTERFIELD UNDER DB: 363, PG. 312-314)
(17369 CHESTERFIELD AIRPORT RD. 63005)
112 ROOMS & MEETING ROOMS
122 SPACES ON SITE



PREPARED BY
STUDIOS & ARCHITECTS
Consulting Engineers, Inc.
10000 N. 10th Ave., Suite 100
Denver, CO 80231
Tel: 303.733.1000
Fax: 303.733.1001
www.studiosandarchitects.com

SITE DEVELOPMENT SECTION PLANS FOR

LOT 5B-2

743 PREMIUM WAY - LOT 5B-2
CHESTNUT HILL, MO 63005



REVISIONS
1. 10/1/2000 - 10/1/2000
2. 10/1/2000 - 10/1/2000
3. 10/1/2000 - 10/1/2000
4. 10/1/2000 - 10/1/2000
5. 10/1/2000 - 10/1/2000

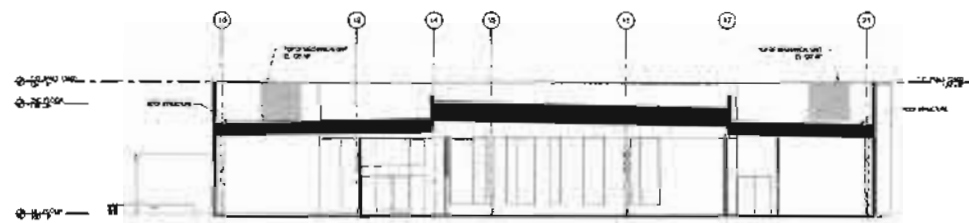
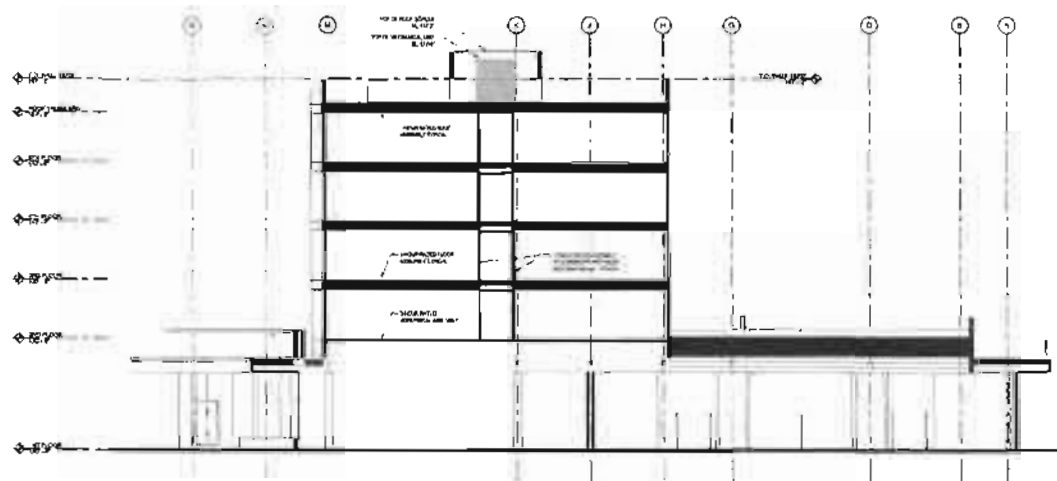
DATE	BY	FOR
10/1/2000	STUDIOS & ARCHITECTS	10000 N. 10th Ave., Suite 100 Denver, CO 80231 Tel: 303.733.1000 Fax: 303.733.1001 www.studiosandarchitects.com

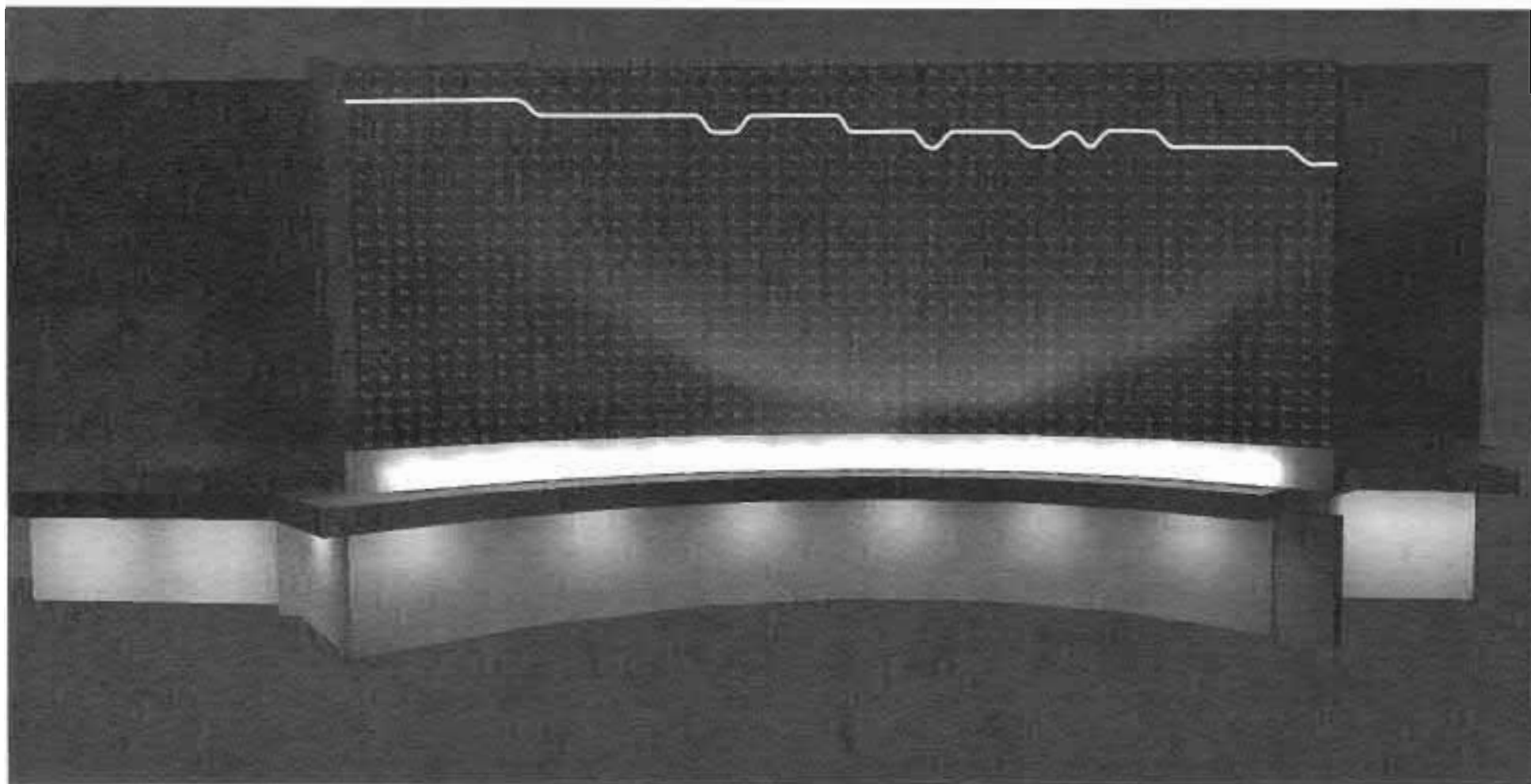
SITE DEVELOPMENT
SECTION PLAN
SDSP-2

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LOCATION MAP

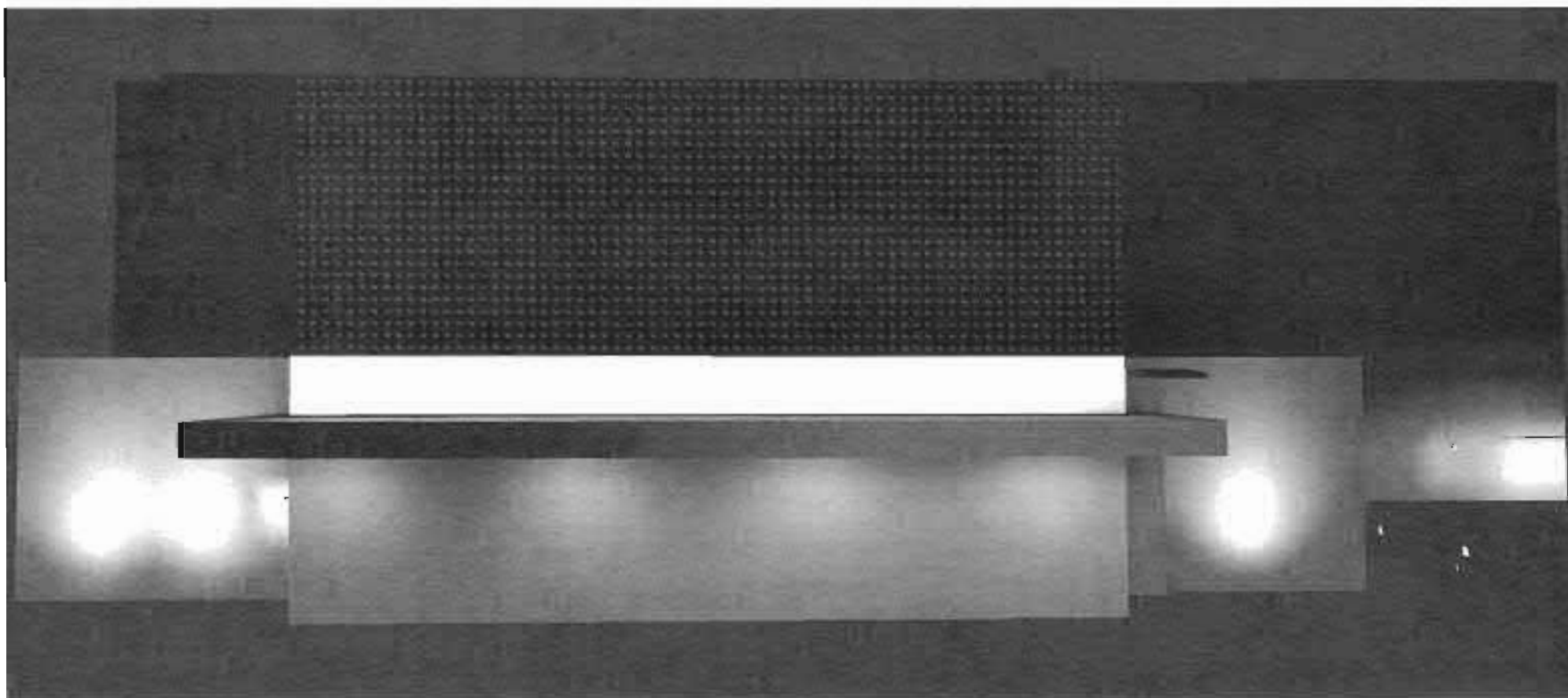
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WEST ELEVATION LIGHTING

NOTE:
0.0 LIGHT BLEED ABOVE YELLOW LINE



NOTE:
0.0 LIGHT BLEED ACROSS ENTIRE FIELD

EAST ELEVATION LIGHTING

AC HOTEL

ARCHITECTS
2612 Manchester Road
St. Louis, Missouri 63110
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CHESTERFIELD,
18.123

MISSOURI
10.21.19



DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.



GLEON GALLEON LED

1-10 Light Squares

Solid State LED

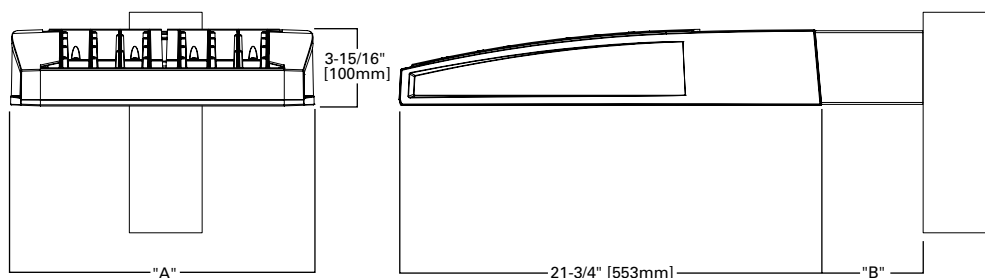
AREA/SITE LUMINAIRE



LumenSafe Technology
[CLICK HERE](#)

WaveLinx

DIMENSIONS

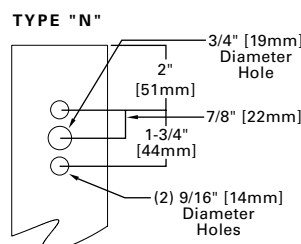


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

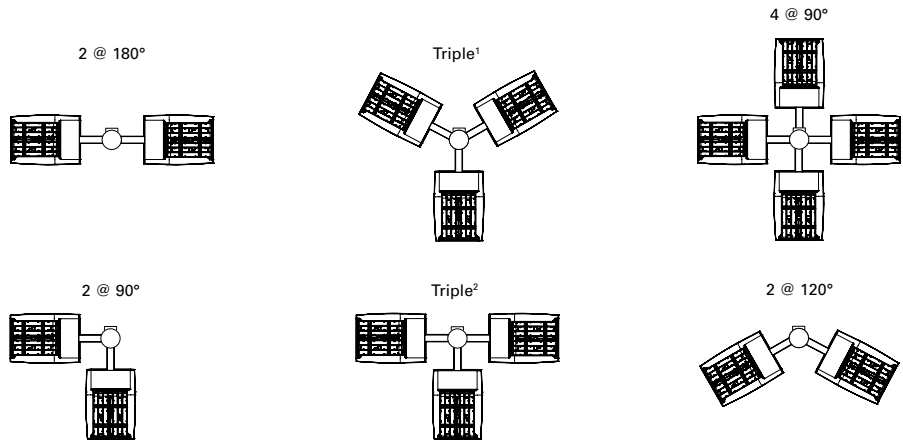
3G Vibration Rated
DesignLights Consortium® Qualified*
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

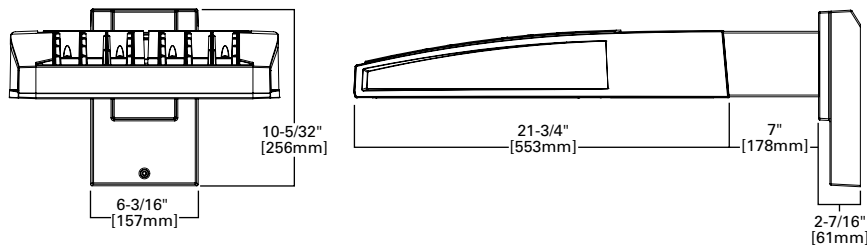
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

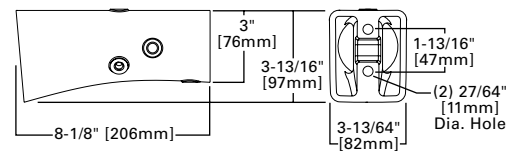


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

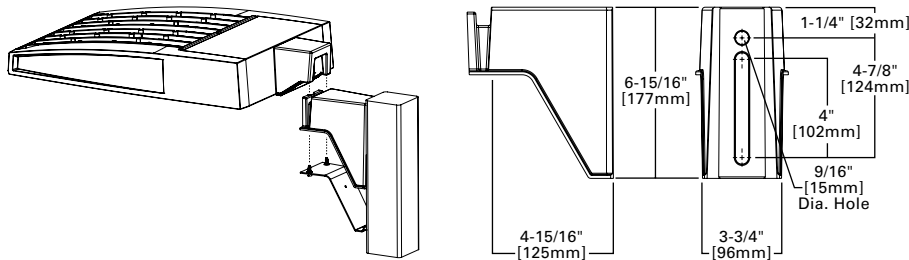
STANDARD WALL MOUNT



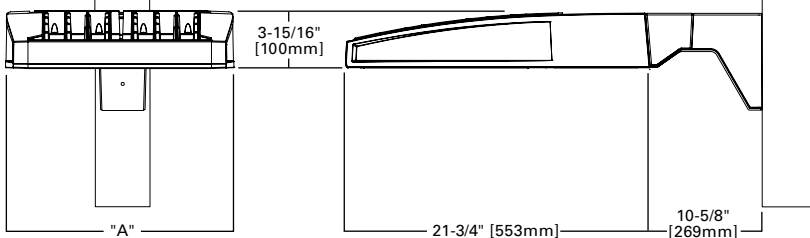
MAST ARM MOUNT



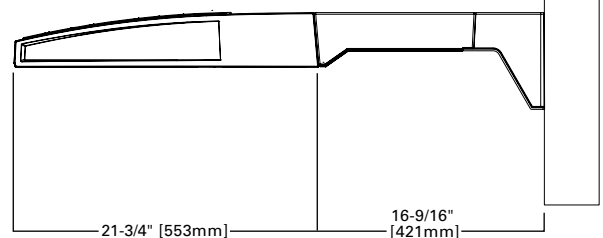
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

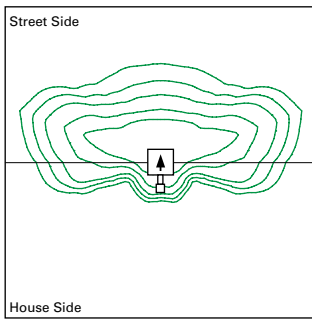


QUICK MOUNT ARM DATA

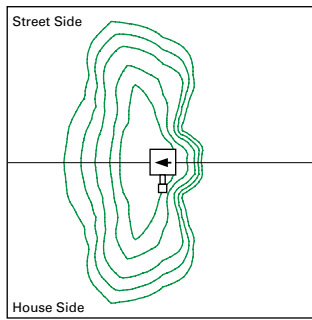
Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	N/A	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

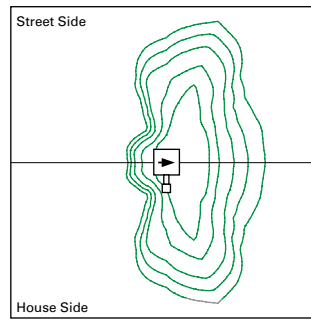
OPTIC ORIENTATION



Standard



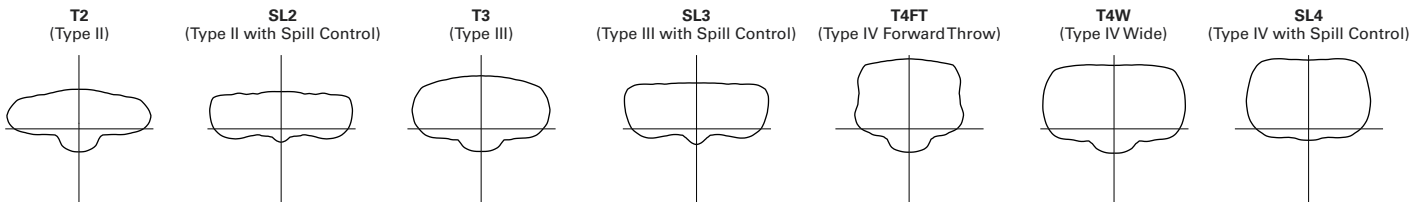
Optics Rotated Left @ 90° [L90]



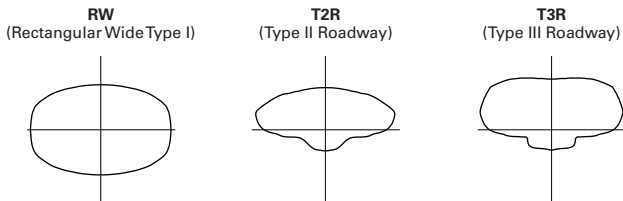
Optics Rotated Right @ 90° [R90]

OPTICAL DISTRIBUTIONS

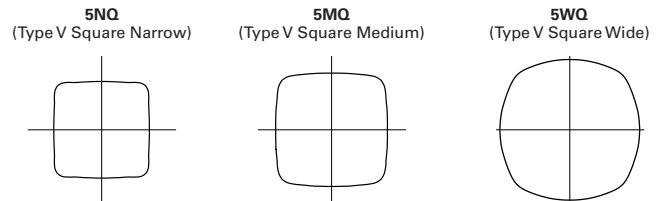
Asymmetric Area Distributions



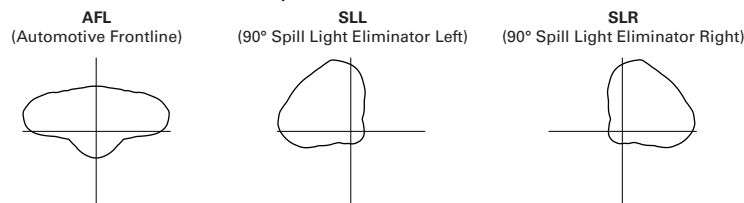
Asymmetric Roadway Distributions



Symmetric Distributions



Specialized Distributions

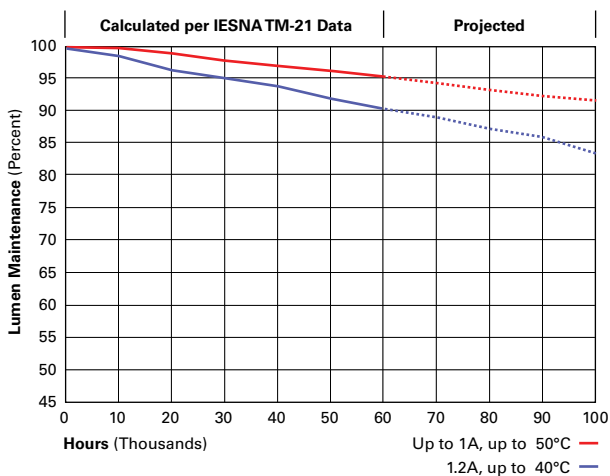


LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



NOMINAL POWER LUMENS (1.2A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K/5000K Lumens	6,863	13,412	20,011	26,441	32,761	39,205	46,364	52,534	58,601	64,880
	3000K Lumens	6,489	12,681	18,919	25,000	30,974	37,066	43,836	49,668	55,405	61,341
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	7,285	14,238	21,246	28,072	34,780	41,621	49,221	55,770	62,212	68,878
	3000K Lumens	6,888	13,462	20,087	26,541	32,884	39,351	46,537	52,729	58,819	65,122
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,995	13,670	20,397	26,951	33,391	39,959	47,256	53,544	59,728	66,130
	3000K Lumens	6,613	12,924	19,284	25,480	31,570	37,780	44,679	50,624	56,471	62,524
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	7,150	13,973	20,850	27,549	34,134	40,846	48,307	54,734	61,056	67,598
	3000K Lumens	6,761	13,212	19,713	26,046	32,272	38,619	45,673	51,750	57,726	63,911
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	7,036	13,748	20,515	27,107	33,586	40,191	47,530	53,854	60,074	66,512
	3000K Lumens	6,652	12,999	19,397	25,629	31,754	37,999	44,938	50,917	56,797	62,885
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,945	13,571	20,249	26,756	33,152	39,671	46,917	53,160	59,298	65,653
	3000K Lumens	6,566	12,831	19,146	25,297	31,344	37,508	44,358	50,260	56,064	62,072
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,851	13,388	19,977	26,396	32,704	39,137	46,283	52,444	58,498	64,768
	3000K Lumens	6,477	12,658	18,888	24,957	30,920	37,003	43,759	49,584	55,308	61,235
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,994	13,668	20,394	26,947	33,388	39,953	47,249	53,537	59,720	66,119
	3000K Lumens	6,612	12,922	19,281	25,477	31,567	37,774	44,673	50,618	56,463	62,514
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,645	12,986	19,378	25,603	31,723	37,962	44,893	50,868	56,743	62,824
	3000K Lumens	6,282	12,279	18,321	24,207	29,993	35,892	42,445	48,094	53,648	59,398
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	7,214	14,097	21,036	27,795	34,437	41,210	48,734	55,220	61,597	68,199
	3000K Lumens	6,820	13,329	19,888	26,279	32,558	38,962	46,077	52,208	58,237	64,479
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	7,347	14,356	21,423	28,306	35,071	41,969	49,632	56,237	62,730	69,454
	3000K Lumens	6,947	13,573	20,254	26,762	33,158	39,680	46,925	53,170	59,309	65,667
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	7,366	14,396	21,480	28,381	35,164	42,080	49,765	56,386	62,898	69,639
	3000K Lumens	6,964	13,610	20,308	26,833	33,247	39,786	47,050	53,311	59,468	65,842
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	6,147	12,010	17,921	23,679	29,339	35,109	41,521	47,046	52,478	58,102
	3000K Lumens	5,811	11,355	16,944	22,388	27,739	33,194	39,256	44,479	49,617	54,933
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	7,149	13,970	20,846	27,543	34,126	40,837	48,295	54,722	61,042	67,582
	3000K Lumens	6,760	13,208	19,709	26,041	32,264	38,610	45,661	51,738	57,713	63,897
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	7,175	14,021	20,921	27,643	34,249	40,986	48,470	54,920	61,262	67,828
	3000K Lumens	6,784	13,256	19,780	26,136	32,381	38,750	45,827	51,925	57,922	64,129
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,256	12,225	18,242	24,104	29,865	35,739	42,265	47,888	53,420	59,144
	3000K Lumens	5,915	11,559	17,248	22,789	28,236	33,790	39,960	45,277	50,506	55,919
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,642	12,979	19,366	25,589	31,705	37,941	44,870	50,840	56,711	62,789
	3000K Lumens	6,280	12,271	18,311	24,193	29,976	35,872	42,423	48,068	53,619	59,365
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,377	12,461	18,593	24,568	30,439	36,426	43,077	48,810	54,447	60,282
	3000K Lumens	6,029	11,781	17,580	23,229	28,781	34,441	40,731	46,150	51,480	56,997
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,518	12,739	19,006	25,113	31,116	37,235	44,036	49,895	55,658	61,622
	3000K Lumens	6,029	11,781	17,579	23,229	28,779	34,440	40,729	46,148	51,478	56,995
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,414	12,533	18,702	24,710	30,616	36,637	43,328	49,093	54,763	60,631
	3000K Lumens	6,064	11,849	17,681	23,363	28,946	34,638	40,966	46,417	51,776	57,325
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,331	12,372	18,459	24,391	30,221	36,163	42,769	48,459	54,056	59,849
	3000K Lumens	5,986	11,697	17,452	23,061	28,572	34,192	40,436	45,817	51,108	56,585
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,245	12,205	18,212	24,062	29,813	35,677	42,192	47,807	53,326	59,042
	3000K Lumens	5,904	11,539	17,218	22,750	28,187	33,732	39,891	45,199	50,418	55,822
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,376	12,460	18,591	24,564	30,436	36,421	43,072	48,803	54,439	60,273
	3000K Lumens	6,028	11,780	17,578	23,224	28,776	34,435	40,723	46,141	51,471	56,986
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,058	11,838	17,664	23,340	28,918	34,605	40,924	46,370	51,727	57,269
	3000K Lumens	5,727	11,193	16,701	22,067	27,341	32,718	38,692	43,841	48,906	54,146
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,577	12,851	19,176	25,336	31,392	37,566	44,426	50,337	56,151	62,170
	3000K Lumens	6,218	12,151	18,131	23,955	29,680	35,517	42,003	47,592	53,089	58,779
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
5MQ	4000K/5000K Lumens	6,697	13,088	19,528	25,803	31,970	38,258	45,243	51,264	57,185	63,313
	3000K Lumens	6,332	12,374	18,463	24,395	30,227	36,171	42,776	48,468	54,066	59,861
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,715	13,122	19,580	25,871	32,055	38,360	45,365	51,401	57,337	63,482
	3000K Lumens	6,348	12,406	18,513	24,461	30,307	36,268	42,891	48,599	54,210	60,021
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,604	10,949	16,337	21,586	26,745	32,004	37,850	42,886	47,838	52,965
	3000K Lumens	5,298	10,351	15,446	20,409	25,287	30,258	35,786	40,547	45,229	50,077
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,517	12,735	19,002	25,107	31,109	37,227	44,025	49,883	55,644	61,607
	3000K Lumens	6,162	12,040	17,965	23,738	29,413	35,197	41,623	47,163	52,609	58,247
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,541	12,781	19,072	25,199	31,221	37,362	44,185	50,065	55,846	61,831
	3000K Lumens	6,184	12,084	18,032	23,825	29,519	35,325	41,775	47,334	52,801	58,459
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (800MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K/5000K Lumens	5,054	9,878	14,739	19,475	24,129	28,875	34,148	38,691	43,159	47,785
	3000K Lumens	4,779	9,338	13,935	18,412	22,813	27,301	32,286	36,581	40,805	45,179
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	5,366	10,486	15,647	20,675	25,616	30,654	36,252	41,076	45,819	50,730
	3000K Lumens	5,074	9,914	14,794	19,548	24,218	28,982	34,276	38,835	43,320	47,964
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3	4000K/5000K Lumens	5,153	10,068	15,022	19,849	24,593	29,430	34,805	39,436	43,990	48,705
	3000K Lumens	4,872	9,519	14,203	18,766	23,251	27,825	32,907	37,285	41,591	46,048
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	5,266	10,292	15,356	20,290	25,140	30,084	35,578	40,312	44,968	49,786
	3000K Lumens	4,979	9,731	14,518	19,184	23,769	28,443	33,638	38,114	42,516	47,071
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	5,182	10,126	15,109	19,964	24,736	29,600	35,006	39,664	44,245	48,987
	3000K Lumens	4,899	9,574	14,285	18,876	23,387	27,986	33,097	37,501	41,832	46,315
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	5,115	9,995	14,914	19,706	24,417	29,218	34,554	39,152	43,674	48,354
	3000K Lumens	4,836	9,450	14,100	18,631	23,085	27,624	32,670	37,017	41,292	45,717
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	5,046	9,860	14,713	19,441	24,087	28,825	34,089	38,625	43,085	47,702
	3000K Lumens	4,771	9,322	13,911	18,381	22,774	27,253	32,229	36,518	40,735	45,101
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	5,152	10,067	15,020	19,846	24,591	29,426	34,800	39,431	43,984	48,698
	3000K Lumens	4,871	9,518	14,200	18,764	23,249	27,822	32,902	37,280	41,585	46,042
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	4,894	9,565	14,271	18,857	23,364	27,959	33,065	37,465	41,792	46,270
	3000K Lumens	4,627	9,043	13,492	17,829	22,090	26,434	31,261	35,422	39,513	43,746
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	5,313	10,383	15,493	20,470	25,363	30,351	35,893	40,669	45,367	50,229
	3000K Lumens	5,024	9,817	14,647	19,354	23,980	28,696	33,936	38,452	42,893	47,490
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	5,411	10,574	15,778	20,848	25,830	30,911	36,554	41,418	46,202	51,154
	3000K Lumens	5,117	9,997	14,917	19,710	24,421	29,225	34,561	39,160	43,682	48,364
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	5,426	10,603	15,820	20,903	25,899	30,992	36,652	41,529	46,325	51,290
	3000K Lumens	5,130	10,025	14,958	19,763	24,486	29,302	34,654	39,263	43,799	48,493
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	4,528	8,846	13,199	17,440	21,609	25,858	30,580	34,649	38,651	42,792
	3000K Lumens	4,281	8,364	12,480	16,489	20,430	24,448	28,912	32,759	36,543	40,459
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	5,265	10,289	15,353	20,285	25,134	30,077	35,569	40,303	44,958	49,775
	3000K Lumens	4,978	9,727	14,516	19,179	23,763	28,437	33,629	38,105	42,506	47,060
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
AFL	4000K/5000K Lumens	5,285	10,327	15,409	20,360	25,225	30,186	35,699	40,450	45,120	49,956
	3000K Lumens	4,996	9,763	14,569	19,249	23,849	28,540	33,752	38,244	42,659	47,232
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (600MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K/5000K Lumens	4,121	8,055	12,019	15,881	19,676	23,547	27,847	31,552	35,196	38,967
	3000K Lumens	3,896	7,615	11,363	15,015	18,604	22,263	26,328	29,831	33,276	36,842
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	4000K/5000K Lumens	4,376	8,552	12,760	16,860	20,890	24,998	29,563	33,497	37,365	41,369
	3000K Lumens	4,138	8,085	12,064	15,941	19,751	23,635	27,951	31,670	35,328	39,113
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	4,201	8,210	12,251	16,187	20,055	23,999	28,383	32,159	35,873	39,718
	3000K Lumens	3,973	7,763	11,583	15,304	18,961	22,691	26,835	30,406	33,916	37,552
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3R	4000K/5000K Lumens	4,294	8,393	12,523	16,546	20,501	24,532	29,014	32,875	36,671	40,600
	3000K Lumens	4,060	7,936	11,840	15,644	19,383	23,195	27,432	31,082	34,671	38,386
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	4,226	8,257	12,321	16,280	20,172	24,139	28,547	32,346	36,082	39,948
	3000K Lumens	3,996	7,807	11,649	15,392	19,071	22,822	26,990	30,582	34,114	37,770
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	4,171	8,151	12,162	16,071	19,912	23,827	28,178	31,928	35,615	39,432
	3000K Lumens	3,943	7,706	11,498	15,194	18,825	22,527	26,642	30,187	33,673	37,281
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL2	4000K/5000K Lumens	4,114	8,041	11,998	15,854	19,643	23,506	27,799	31,498	35,135	38,901
	3000K Lumens	3,890	7,603	11,344	14,989	18,572	22,224	26,282	29,780	33,219	36,779
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL3	4000K/5000K Lumens	4,200	8,209	12,249	16,184	20,053	23,996	28,379	32,154	35,869	39,712
	3000K Lumens	3,972	7,762	11,580	15,302	18,960	22,688	26,831	30,400	33,913	37,546
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	3,992	7,799	11,638	15,378	19,053	22,801	26,964	30,552	34,081	37,733
	3000K Lumens	3,774	7,374	11,003	14,539	18,015	21,557	25,493	28,886	32,222	35,674
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	4,333	8,467	12,634	16,694	20,683	24,751	29,271	33,166	36,996	40,961
	3000K Lumens	4,097	8,005	11,945	15,784	19,555	23,401	27,674	31,357	34,978	38,727
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	4,413	8,622	12,867	17,000	21,064	25,207	29,810	33,777	37,677	41,715
	3000K Lumens	4,173	8,152	12,165	16,073	19,915	23,832	28,185	31,934	35,623	39,440
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	4,424	8,646	12,900	17,046	21,120	25,274	29,890	33,866	37,778	41,826
	3000K Lumens	4,182	8,175	12,197	16,117	19,968	23,896	28,260	32,018	35,717	39,545
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	4000K/5000K Lumens	3,692	7,214	10,763	14,222	17,621	21,086	24,937	28,256	31,519	34,897
	3000K Lumens	3,491	6,820	10,176	13,447	16,660	19,937	23,577	26,715	29,800	32,994
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	4,293	8,390	12,520	16,542	20,496	24,527	29,007	32,866	36,662	40,591
	3000K Lumens	4,059	7,932	11,837	15,640	19,378	23,189	27,425	31,074	34,662	38,377
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	4,310	8,421	12,566	16,602	20,571	24,616	29,112	32,986	36,795	40,738
	3000K Lumens	4,074	7,962	11,881	15,697	19,448	23,273	27,525	31,187	34,788	38,516
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

CONTROL OPTIONS

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

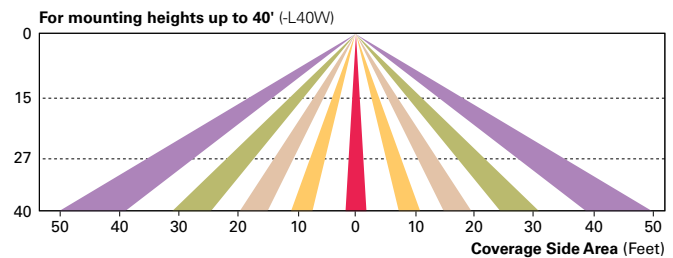
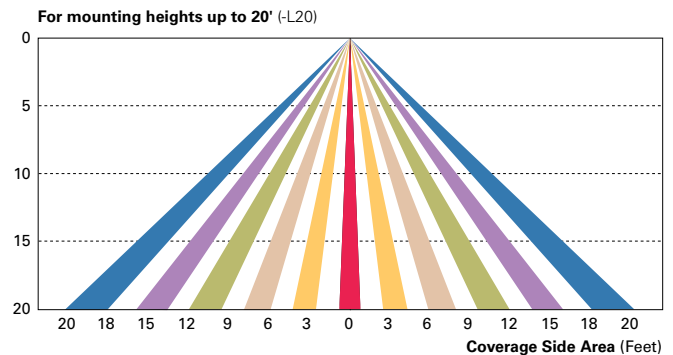
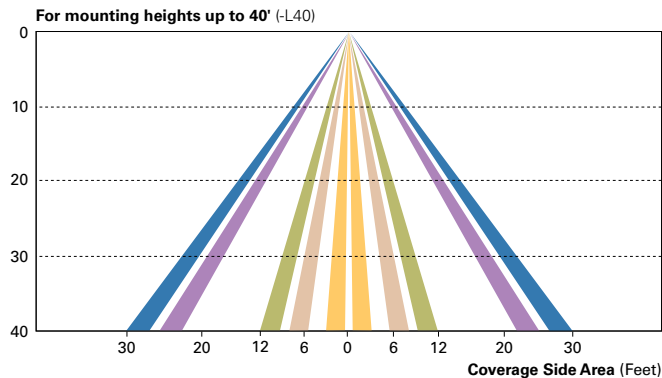
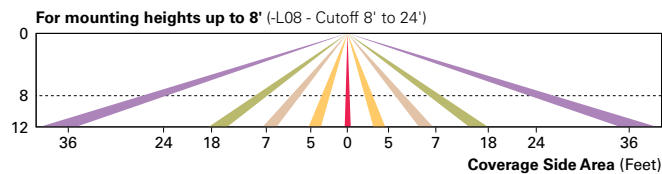
After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

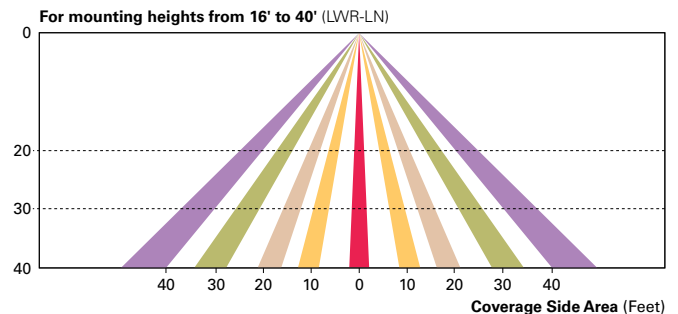
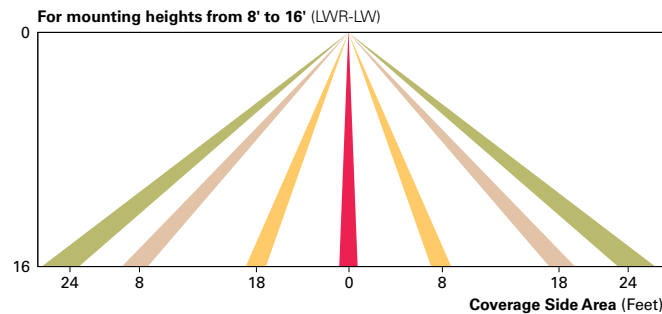
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)

Eaton brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family ^{1, 2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting	
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 ⁴ 06=6 07=7 ⁵ 08=8 ⁵ 09=9 ⁶ 10=10 ⁶	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁷ 480=480V ^{7, 8}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁹ MA=Mast Arm Adapter ¹⁰ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹¹ QMEA=Quick Mount Arm (Extended Length) ¹²	
Options (Add as Suffix)						Accessories (Order Separately)		
7027 =70 CRI 2700K ¹³ 7030 =70 CRI 3000K ¹³ 8030 =80 CRI 3000K ¹³ 7050 =70 CRI 5000K ¹³ 7060 =70 CRI 6000K ¹³ 600 =Drive Current Set to Nominal 600mA ¹⁵ 800 =Drive Current Set to Nominal 800mA ¹⁵ 1200 =Drive Current Set to Nominal 1200mA ^{15, 16} F =Single Fuse (120, 277 or 347V. Specify Voltage) FF =Double Fuse (208, 240 or 480V. Specify Voltage) 2L =Two Circuits ^{17, 18} DIM =External 0-10V Dimming Leads ^{19, 20} AHD145 =After Hours Dim, 5 Hours ²² AHD245 =After Hours Dim, 6 Hours ²² AHD255 =After Hours Dim, 7 Hours ²² AHD355 =After Hours Dim, 8 Hours ²² HA =50°C High Ambient ²³ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right MT =Installed Mesh Top TH =Tool-less Door Hardware HSS =Installed House Side Shield ²⁸ CE =CE Marking ²⁹ LCF =Light Square Trim Painted to Match Housing ²⁷			P =Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) ²¹ PER7 =NEMA 7-PIN Photocontrol Receptacle ²¹ R =NEMA Photocontrol Receptacle ²¹ MS-L20 =Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ²⁴ MS-L40W =Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ²⁴ MS/DIM-L08 = Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ²⁴ MS/DIM-L20 = Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ²⁴ MS/DIM-L40W =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ²⁴ MS/X-L08 =Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{24, 25} MS/X-L20 =Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{24, 25} MS/X-L40W =Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{24, 25} MS-L08 =Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ²⁴ LWR-LW =LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ²⁶ LWR-LN =LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ²⁶ ZW =WaveLinx-enabled 4-PIN Twistlock Receptacle ^{19, 33} ZW-SWPD4WH =Wavelinx Wireless Sensor, 7' - 15' Mounting Height, White ^{19, 33} ZW-SWPD4BZ =Wavelinx Wireless Sensor, 7' - 15' Mounting Height, Bronze ^{19, 33} ZW-SWPD5WH =Wavelinx Wireless Sensor, 15' - 40' Mounting Height, White ^{19, 33} ZW-SWPD5BZ =Wavelinx Wireless Sensor, 15' - 40' Mounting Height, Bronze ^{19, 33}			OA/RA1016 =NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027 =NEMA Photocontrol - 480V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =120V Photocontrol MA1252 =10kV Surge Module Replacement MA1036-XX =Single Tenon Adapter for 2-3/8" O.D.Tenon MA1037-XX-2 @ 180° Tenon Adapter for 2-3/8" O.D.Tenon MA1197-XX-3 @ 120° Tenon Adapter for 2-3/8" O.D.Tenon MA1188-XX-4 @ 90° Tenon Adapter for 2-3/8" O.D.Tenon MA1189-XX-2 @ 90° Tenon Adapter for 2-3/8" O.D.Tenon MA1190-XX-3 @ 90° Tenon Adapter for 2-3/8" O.D.Tenon MA1191-XX-2 @ 120° Tenon Adapter for 2-3/8" O.D.Tenon MA1038-XX =Single Tenon Adapter for 3-1/2" O.D.Tenon MA1039-XX-2 @ 180° Tenon Adapter for 3-1/2" O.D.Tenon MA1192-XX-3 @ 120° Tenon Adapter for 3-1/2" O.D.Tenon MA1193-XX-4 @ 90° Tenon Adapter for 3-1/2" O.D.Tenon MA1194-XX-2 @ 90° Tenon Adapter for 3-1/2" O.D.Tenon MA1195-XX-3 @ 90° Tenon Adapter for 3-1/2" O.D.Tenon FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁴ GLEON-MT1 =Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2 =Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3 =Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4 =Field Installed Mesh Top for 9-10 Light Squares GLEON-QM =Quick Mount Arm Kit ¹¹ GLEON-QMEA =Quick Mount Extended Arm Kit ¹² LS/HSS =Field Installed House Side Shield ^{28, 30} WOLC-7P-10A =WaveLinx Outdoor Control Module ^{19, 31} SWPD4-WH =Wavelinx Wireless Sensor, 7' - 15' Mounting Height, White ^{19, 33, 34} SWPD4-BZ =Wavelinx Wireless Sensor, 7' - 15' Mounting Height, Bronze ^{19, 33, 34} SWPD5-WH =Wavelinx Wireless Sensor, 15' - 40' Mounting Height, White ^{19, 33, 34} SWPD5-BZ =Wavelinx Wireless Sensor, 15' - 40' Mounting Height, Bronze ^{19, 33, 34}		

NOTES:
1 Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3 Standard 4000K CCT and minimum 70 CRI. 4 Not compatible with MS/4-LXX or MS/1-LXX sensors. 5 Not compatible with extended quick mount arm (QMEA). 6 Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). 7 Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 8 Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 9 May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 10 Factory installed. 11 Maximum 8 light squares. 12 Maximum 6 light squares. 13 Extended lead times apply. Use dedicated IES files for 2700K, 3000K, 5000K and 6000K when performing layouts. 14 Reserved 15 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. 16 Not available with HA option. 17 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 18 Not available with LumaWatt Pro wireless sensors. 19 Cannot be used with other control options. 20 Low voltage control lead brought out 18" outside fixture. 21 Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. 22 Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 23 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents. 24 The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. 25 Replace X with number of Light Squares operating in low output mode. 26 LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information. 27 Not available with house side shield (HSS). 28 Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected. 29 CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only. 30 One required for each Light Square. 31 Requires PER7. 32 Reserved. 33 WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. 34 Requires ZW. 35 Reserved.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology*  CLICK HERE	D=Dome Camera, Standard H=Dome Camera, Hi-Res Z=Dome Camera, Remote PTZ	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

*Consult LumenSafe system pages for additional details and compatibility.

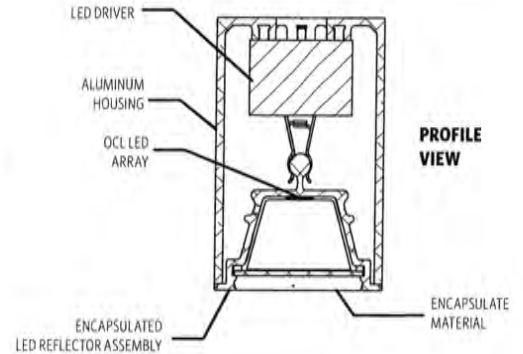


Custom configuration shown

Skyline™

FEATURES

- 2.75" WIDE OUTDOOR ENCAPSULATED LINEAR FIXTURE
- ETL LISTED WET LOCATION
- IP66 RATED
- 750 L/FT (LED1); 1000 L/FT (LED2)
- INTEGRAL DRIVER
- SIMPLE, LINEAR PROFILE CAN BE CONNECTED TO CREATE LONG, CONTINUOUS RUNS
- CUSTOM LENGTHS AND CORNERS AVAILABLE



CATALOG CODES

SK1 - - - **GW** - - - / - **UNV** - **DMO** -

SERIES HANGING SYSTEM SIZE DIFFUSER FINISH LIGHT SOURCE VOLTAGE CONTROL OPTIONS

SPECIFY CATALOG CODE

A		B		C		D		E	
SERIES		HANGING SYSTEM		SIZE		DIFFUSER		FINISH	
	C10A OUTDOOR SURFACE CEILING MOUNT			24		GW GLOSS WHITE		POWDER COAT FINISHES AWP AUTUMN WHITE HEP HENNA BEP BEIGE KAP KHAKI BKP BLACK LBP LIGHT BRONZE BLP BLUE MWP MATTE WHITE BMP BRASS METALLIC RHP RESEDA HAMMERTONE BNP BRONZE SAP SAGE GREEN BTP BLACK TEXTURED SGP STEEL GRAY CHP COPPER HAMMERTONE SHP SILVER HAMMERTONE CMP COPPER METALLIC SMP SILVER METALLIC DBP DENIM BLUE SRP STORM GRAY GRP GRAPHITE SWP SKY WHITE GTP GRAY TEXTURED WTP WHITE TEXTURED	
	O10A*** OUTDOOR ADA-COMPLIANT SCNCE			36					
	C10B OUTDOOR RECESSED CEILING MOUNT			48					
	O10C OUTDOOR RECESSED SCNCE			60					
				72*					
				84*					
			96*						
			XX**						
NOTE: FIXTURE CANNOT BE INSTALLED WITH REFLECTOR ASSEMBLY FACING UPWARD.									
F		G		H		I			
LIGHT SOURCE		VOLTAGE		CONTROL		OPTIONS			
LED OUTPUT		COLOR TEMP		UNV 120-277		DMO 0-10V DIMMING 10%		VSF VISIBLE FLANGE OPTION FOR C10B AND O10C MOUNTING TYPES ONLY	
LED1		27K						SPF SPACKLE FLANGE OPTION FOR C10B AND O10C MOUNTING TYPES ONLY	
LED2		30K						IJC ILLUMINATED CORNERS	
		35K						MOD MODIFIED LUMINAIRE (CONTACT LOCAL REP)	
		40K							

SAMPLE CODE- SK1-C10A-48-GW-MWP-LED1/35K-UNV-DMO

*Fixtures over 60" will have multiple reflectors

**For a modified length, type in length of fixture in inches to the nearest 0.0625"; Min. 24"

***Illumination can be out, left, right or down; illumination cannot be up, up/down, or left/right

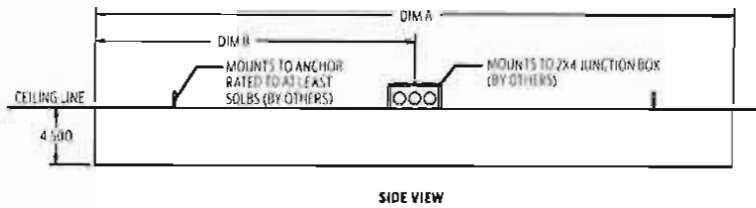
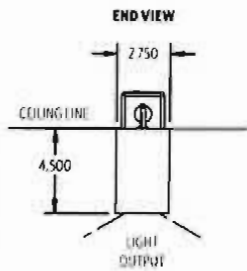
LUMENS AND WATTAGE CHART

		24"	36"	48"	60"	72"	84"	96"
LED1	LUMENS DELIVERED	1510	2230	3020	3740	4460	5260	5980
	SYSTEM WATTAGE	21	31	42	52	62	73	83
LED2	LUMENS DELIVERED	2020	2950	3960	4970	5980	6957	7920
	SYSTEM WATTAGE	28	41	55	69	83	97	110

This chart was created for a 35K color temp. Multiply by 0.95 for 27k color temp, 0.97 for 30k color temp, and 1.03 for 40k color temp.

MODS, NOTES, & COMMENTS

HANGING SYSTEM

C10A OUTDOOR SURFACE CEILING MOUNT**MOUNTING
INFORMATION CHART**

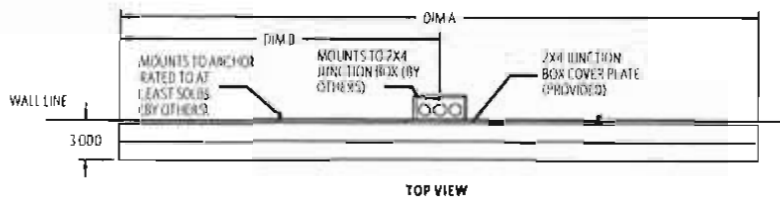
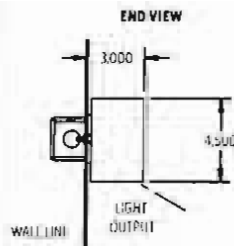
DIM A	DIM B
24"	12"
36"	18"
48"	24"
60"	30"
72"	36"
84"	42"
96"	48"

* Fixtures over 60" will have multiple reflectors

** All dims in inches; tolerance on dimensions are +/- .0625" per section
Fixture weight — 6 lbs per linear foot

O10A OUTDOOR ADA-COMPLIANT SCONCE

NOTE: ONLY AVAILABLE IN DOWNWARD ORIENTATION

**MOUNTING
INFORMATION CHART**

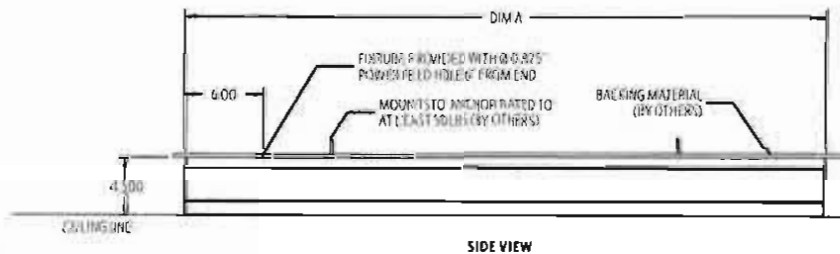
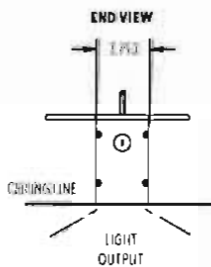
DIM A	DIM B
24"	12"
36"	18"
48"	24"
60"	30"
72"	36"
84"	42"
96"	48"

* Fixtures over 60" will have multiple reflectors

** All dims in inches; tolerance on dimensions are +/- .0625" per section
Fixture weight — 6 lbs per linear foot

C10B OUTDOOR RECESSED CEILING MOUNT

NOTE: PHOTO SHOWS VSF FLANGE OPTION

**MOUNTING
INFORMATION CHART**

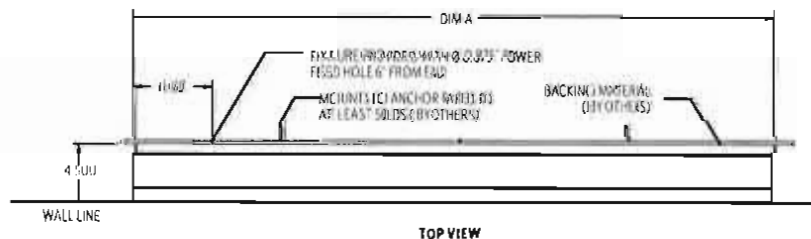
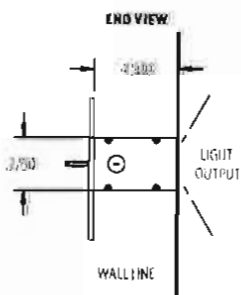
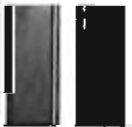
DIM A	HOLE CUT INTO CEILING (LENGTH)**	HOLE CUT INTO CEILING (WIDTH)**
24"	24.25"	3"
36"	36.25"	3"
48"	48.25"	3"
60"	60.25"	3"
72"	72.25"	3"
84"	84.25"	3"
96"	96.25"	3"

* Fixtures over 60" will have multiple reflectors

** All dims in inches; tolerance on dimensions are +/- .0625" per section; see page 4 for VSF & SPT option widths
Fixture weight — 6 lbs per linear foot

O10C RECESSED OUTDOOR SCONCE

NOTE: PHOTO SHOWS VSF FLANGE OPTION



DIFFUSER



URETHANE OPTIC MINIMIZES DEBRIS AND WATER ACCUMULATION
ENCAPSULATED SEALING PROCESS ELIMINATES GASKETS AND
MINIMIZES END TO END SHADOWING
FULLY ILLUMINATED CORNERS AVAILABLE (UC OPTION)

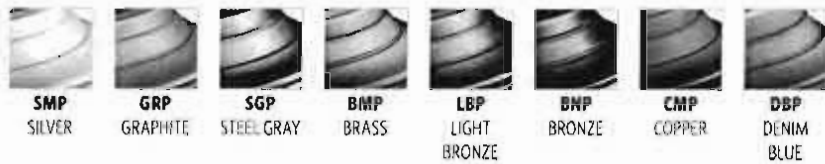
DIFFUSER

GW GLOSS WHITE

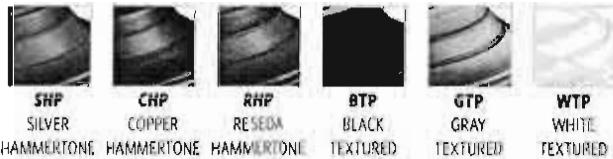
SOLID POWDER COAT FINISHES:



METALLIC POWDER COAT FINISHES:



TEXTURED POWDER COAT FINISHES:



These colors are for reference only. Please be aware that colors may vary per monitor. Please contact your sales rep for finish samples.

LIGHT SOURCE

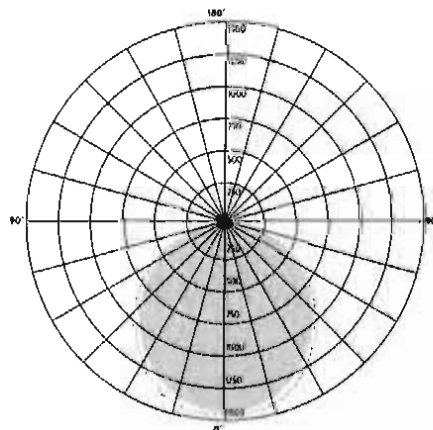
		LUMENS AND WATTAGE CHART						
		24"	36"	48"	60"	72"	84"	96"
LED1	LUMENS DELIVERED	1510	2240	3020	3740	4460	5260	5980
	SYSTEM WATTAGE	21	31	42	52	62	73	83
LED2	LUMENS DELIVERED	2020	2950	3960	4970	5980	6957	7920
	SYSTEM WATTAGE	28	41	55	69	83	97	110

STANDARD COLOR TEMPERATURE OPTIONS	CRI
2700K	80+
3000K	80+
3500K	80+
4000K	80+

This chart was created for a 35K color temp. Multiply by 0.95 for 27k color temp, 0.97 for 30k color temp, and 1.03 for 40k color temp.

PHOTOMETRY:

FIXTURE: SK1-C10A-48-GW-MWP-41-D2/35K-120-DMO
COLOR TEMP #: 3500K
OUTPUT: 3960
EFFICACY: 72 LM/W
TEST REPORT: TEST NO. 2019130



LUMEN MAINTENANCE

REPORTED: L70 AT >60,000 HRS
CALCULATED: L70 AT 180,000 HRS
REPORTED: L90 AT 52,000 HRS
CALCULATED: L90 AT 52,000 HRS

Derived from EPA TM-21 calculator. Based on typical conditions. Consult the factory for additional details.

ZONE	LUMENS	% OF LUMINAIRE
0-30	1117	28%
0-60	3200	81%
0-90	3953	100%
90-180	0	0%

For all available IES files, please visit our website at od.com.

TYPE: _____

QTY: _____

CONTROL

DMO 0-10V DIMMING DOWN TO 10%

0-10V DIMMING

10% MINIMUM DIM LEVEL

ELECTRONIC DRIVER

POWER FACTOR > 0.9

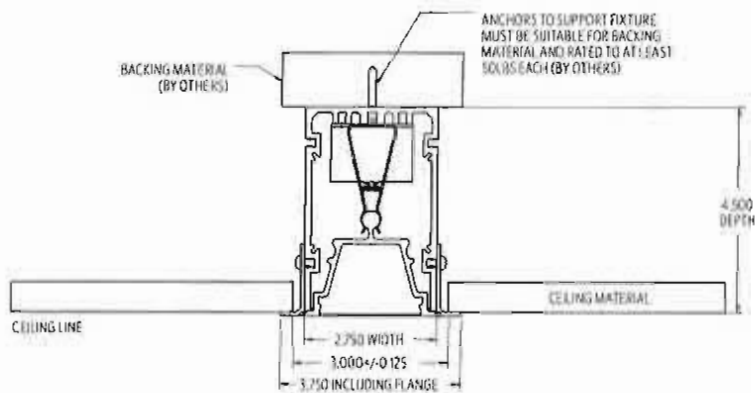
THD <20%

MIN AMBIENT OPERATING TEMPERATURE -40°F

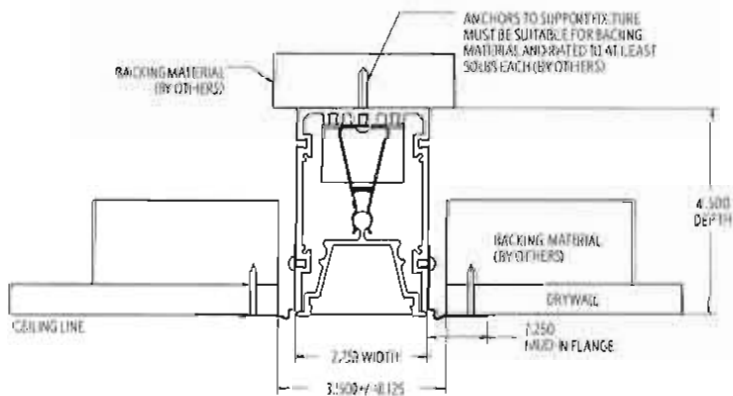
FIELD REPLACEABLE

OPTIONS

VSF VISIBLE FLANGE OPTION FOR CIOB AND OIOC MOUNTING TYPES ONLY



SPF SPACKLE FLANGE OPTION FOR CIOB AND O10C MOUNTING TYPES ONLY



PROJECT NAME: _____ TYPE: _____

QTY: _____

IJC ILLUMINATED CORNERS

One feature of the **SKYLINE** series is a linear design with illuminated corners and junctions. These fixtures can be ordered as stand-alone units or as part of a continuous run. The corners are precision miter-cut and skillfully manufactured to create a continuous line of light with minimal seams that can follow the architecture of a building.

Specifying the **IJC** option signals to the factory that the fixture is modified and contains one or more corners.

Please consult with your local rep to get a quote and drawing of a fixture modified to your needs.

There are 3 standard corner offerings —inside, outside and flat. Custom corner options are also available.

**SPECIFICATIONS****CONSTRUCTION**

- HOUSING IS EXTRUDED ALUMINUM
- REFLECTOR IS EXTRUDED ALUMINUM
- DIFFUSER IS OPAL WHITE URETHANE RUBBER WITH UV INHIBITORS
- HARDWARE IS STAINLESS STEEL

MOUNTING

- FOR SURFACE MOUNTING, ILLUMINATION CAN BE OUT, LEFT, RIGHT, DOWN ONLY
- FIXTURE IS NOT DESIGNED TO BE MOUNTED IN-GRADE

ELECTRICAL

- DIMMING ELECTRONIC DRIVER(S), COMES STANDARD WITH 0-10V DOWN TO 10%
- 0-10V DOWN TO 1% AND LUTRON (LDET) 1% ALSO AVAILABLE AS MODIFICATION (REQUIRES REMOTE DRIVERS)
- OCL PROPRIETARY LED ARRAYS USE 1W10A 757 DIODES
- LUMINAIRE CONNECTS TO BUILDING SUPPLY (120V-277V 50/60HZ) (UNLESS DRIVERS ARE REMOTE)

LISTING

- ETL LISTED TO UL 1598 FOR WET LOCATIONS: INDOOR OR OUTDOOR
- IP66 RATING

WARRANTY

- 5 YEAR: ALL ELECTRICAL COMPONENTS RETAIN THE MANUFACTURER'S WARRANTY

The drawings and specifications and ideas, designs and arrangements represented on these drawings are and shall remain the property of The Original Cast Lighting (OCL Architectural Lighting) and no part thereof shall be copied, disclosed, to others or used in conjunction with any work or project other than the specified project for which they have been prepared and developed, without written consent of OCL. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance of these restrictions. All specifications and information subject to change without notice.

PITCH SINGLE WALL SCONCE



An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.

High quality LM80-tested LEDs

for consistent long-life performance and color

Outstanding protection against the elements:

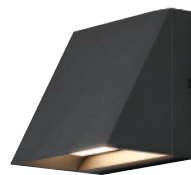
- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

Can be mounted for up lighting or down lighting

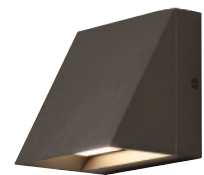
SPECIFICATIONS

DELIVERED LUMENS	823
WATTS	26.1
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight or Uplight
CCT	2700K, 3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years
WEIGHT	1.2 lbs.

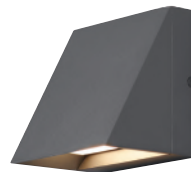
* Visit techlighting.com for specific warranty limitations and details.



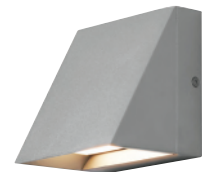
PITCH SINGLE
shown in black



PITCH SINGLE
shown in bronze



PITCH SINGLE
shown in charcoal

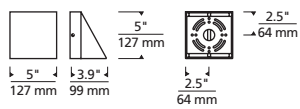


PITCH SINGLE
shown in silver

ORDERING INFORMATION

700WSPIT	SIZE	FINISH	LAMP
	S SINGLE	B BLACK	-LED827 LED 80 CRI, 2700K 120V
		Z BRONZE	-LED827277 LED 80 CRI, 2700K 277V
		H CHARCOAL	-LED830 LED 80 CRI, 3000K 120V
		I SILVER	-LED830277 LED 80 CRI, 3000K 277V

PITCH SINGLE WALL SCONCE



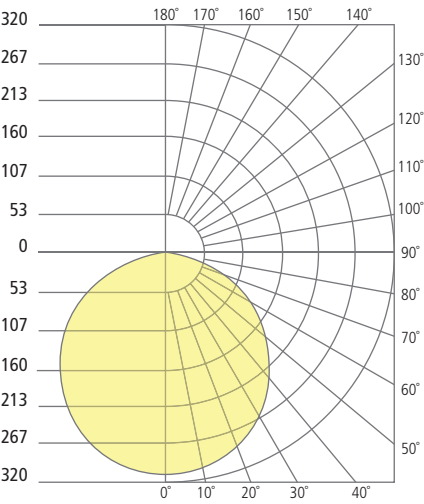
Pitch Single

PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

PITCH SINGLE

Total Lumen Output:	823
Total Power:	26.2
Luminaire Efficacy:	31.4
Color Temp:	3000K
CRI:	80+
BUG Rating:	B1-U0-G0



PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES



GENERATION BRANDS
7400 Linder Avenue, Skokie, Illinois 60077
T 847.410.4400 F 847.410.4500



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STL259 LED

615-1420

1/3



Description

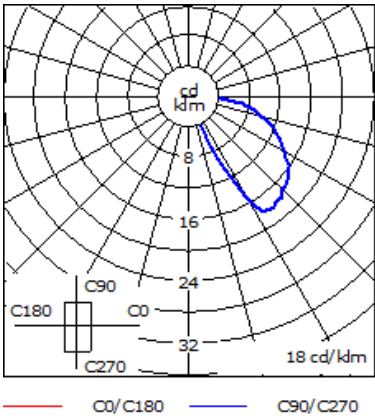
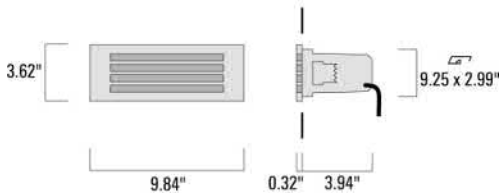
IP55. Recessed LED steplight for orientation. Shielded light source. Suitable for installation in cavity wall construction or concrete pour construction using optional installation blackout.

Beam Type	diffused distribution
Light Source	LED-6/6W / 350 mA - 4000 K
CRI	80
Gear Type	electronic gear
Nominal Luminous Flux (lm)	
LED Lumens	134.5 lm
LEDs	6
Total Lumens	807 lm
Tj	85 °C
Delivered Lumens Flux (lm)	
LED Lumens	3.7 lm
Total Lumens	22.2 lm
Ta	25 °C
Rated Input Power	7.7 W

STL259 LED

615-1420

2/3



Material Specification

Body:	Luminaire body and lens frame constructed in die cast aluminum.
Weight (lbs):	2.90
Lens:	Opal polycarbonate lens.
Colours:	RAL9004 Black RAL9007 Grey Metallic RAL9016 White RAL8019 Dark Bronze
Quick Ship	Quickship features a one week ship time for Steplights and two week ship time for the rest of our Core products. All applicable information must be included for orders to be processed and colours must be in one of our 4 standard finishes. A maximum order quantity of 30 pieces applies.
Gasket:	Silicone rubber gasket
Fasteners:	PCS polymer coated stainless steel
Ingress protection:	IP55
Impact protection:	IK10
Corrosion protection:	5CE
Mounting:	Suitable for installation in cavity wall construction or concrete pour construction using optional installation blockout.
Listings:	ETL listed. Suitable for wet locations.

Electrical Specification

Power supply:	Integral [ECG] electronic 0-10 V dimmable driver in 120 or 277 volt. Specify voltage.
Driver / Ballast:	Integral EC electronic converter
Cable:	Suitable for through wiring.

STL259 LED

615-1420

3/3

Lifetime

LED >60,000 h Ta 25°(L70/B10) Control gear >50,000 h Ta 25°

we-ef

Mounting Accessories

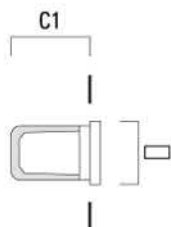
Installation blackout

Optional mounting accessories for concrete pour installations. Installation blackout. Suitable for installing recesses wall luminaire in concrete pour installations. Serve as rough-in housing prior to installation of luminaire. Includes hardware necessary for attachment to formwork.

C1

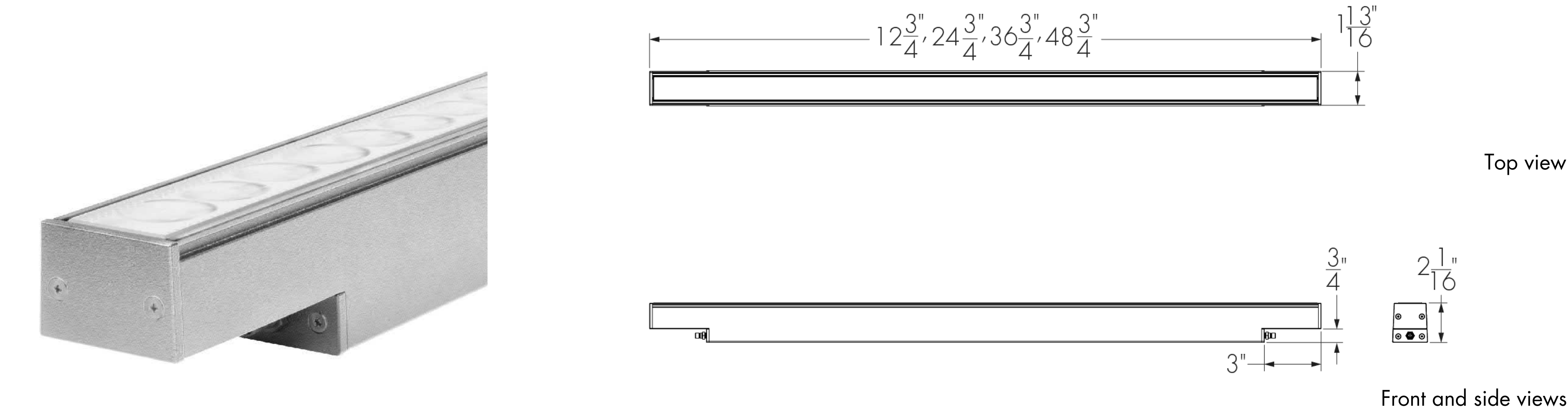
■ **615-9325** Installation blackout BST25-I

5.12



Project Name Qty

Type Catalog / Part Number



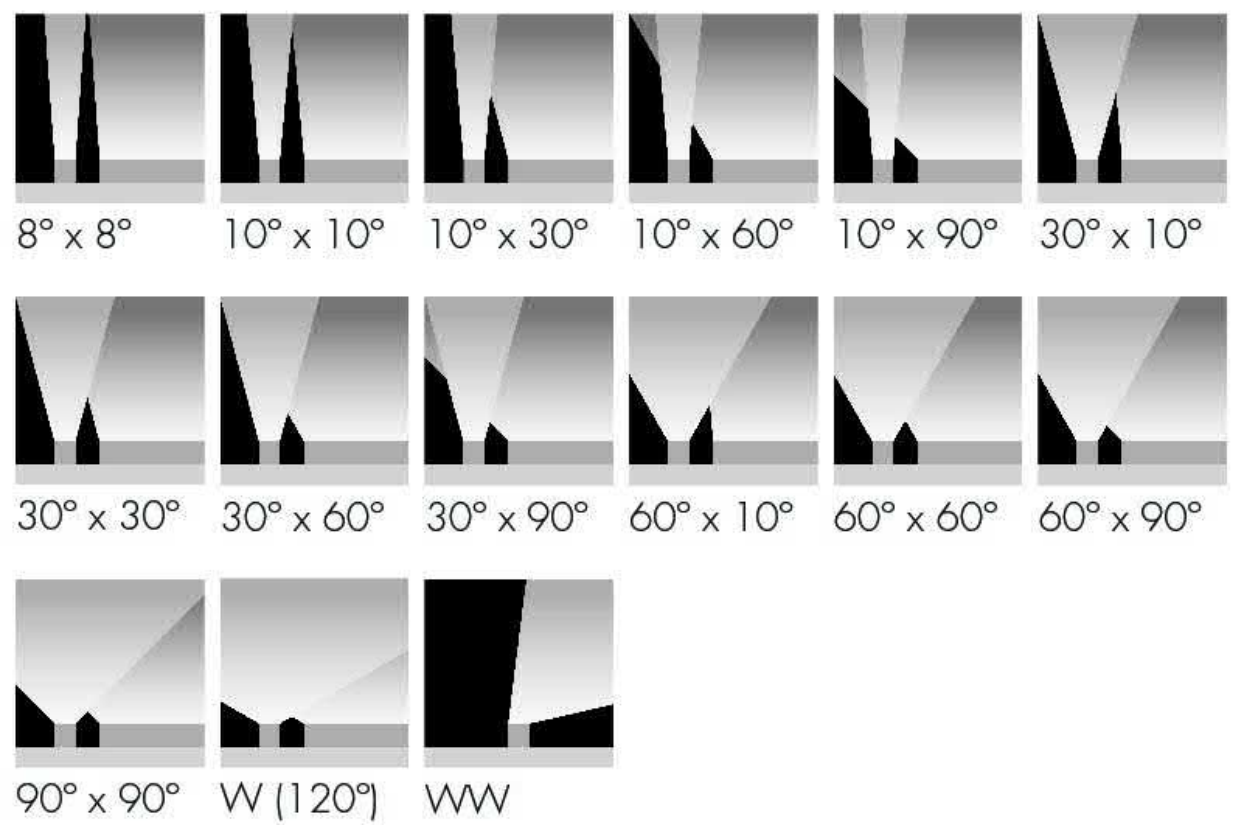
Description

The Lumenfacade Nano White and Static Colors is a high-efficiency linear LED luminaire that goes where no facade lighting has gone before. Available in 12 in, 24 in, 36 in or 48 in sections, the Lumenfacade Nano is the right fit for general urban structures, historical buildings and those hardest to reach places. The Lumenfacade Nano packs all the bells and whistles of the larger members of the Lumenfacade family and can be configured with a wide number of options, including: optics for grazing, floodlighting or wall washing; a choice of outputs; various color temperatures or static colors; various mounting options, finishes, accessories and controls. The Lumenfacade Nano is also available with a unique asymmetric distribution, providing exceptional uniformity and brightness for walls and signage.

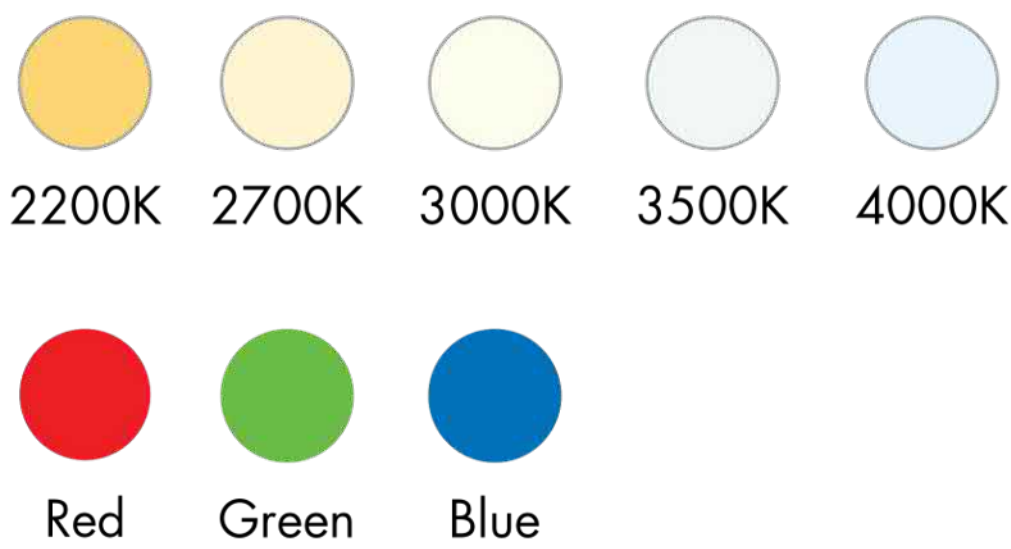
Features

Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
Length (nominal)	12 in, 24 in, 36 in, 48 in
Optics	8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 30° x 10°, 30° x 30°, 30° x 60°, 30° x 90°, 60° x 10°, 60° x 60°, 60° x 90°, 90° x 90°, Wide 120°, Asymmetric Wallwash
Options	Corrosion-resistant coating for hostile environments
Power Consumption	2 W/ft, 4 W/ft
Warranty	5-year limited warranty

Optics



Colors and Color Temperatures



Controls

ON/OFF UCTL

Ratings

IP66 IK08

Certifications



Performance

Delivered Output	884 lm (2 W/ft, 48 in fixture, 4000K, 30° x 30°, UCTL), 1,767 lm (4 W/ft, 48 in fixture, 4000K, 30° x 30°, UCTL)
Delivered Intensity	20,676 cd at nadir (2 W/ft, 48 in fixture, 4000K, 8° x 8°, UCTL), 41,352 cd at nadir (4 W/ft, 48 in fixture, 4000K, 8° x 8°, UCTL)
Illuminance at Distance	Minimum 1 fc at 144 ft (2 W/ft, 48 in fixture, 4000K, 8° x 8°, UCTL), Minimum 1 fc at 203 ft (4 W/ft, 48 in fixture, 4000K, 8° x 8°, UCTL)
Color Consistency	3 SDCM (2 SDCM for 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 30° x 10°, 60° x 10°, W and WW optics)
Color Rendering	CRI 80+
Lumen Maintenance	L70 >90,000 hrs

Physical

Housing Material	Low copper content extruded aluminum
Lens Material	Clear tempered glass
Hardware Material	Stainless steel
End Cap Material	Machined aluminum
Gasket Material	Silicone
Surface Finish	Electrostatically applied polyester powder coat
Weight	1.4 lbs (12 in), 2.9 lbs (24 in), 4.4 lbs (36 in), 6 lbs (48 in)

Electrical and control

Voltage	48 VDC
Resolution (DMX/RDM)	Per fixture, 8-bit or 16-bit
Control	On/Off control, Universal control (compatible with 0-10V, DALI or DMX/RDM systems)

Environmental

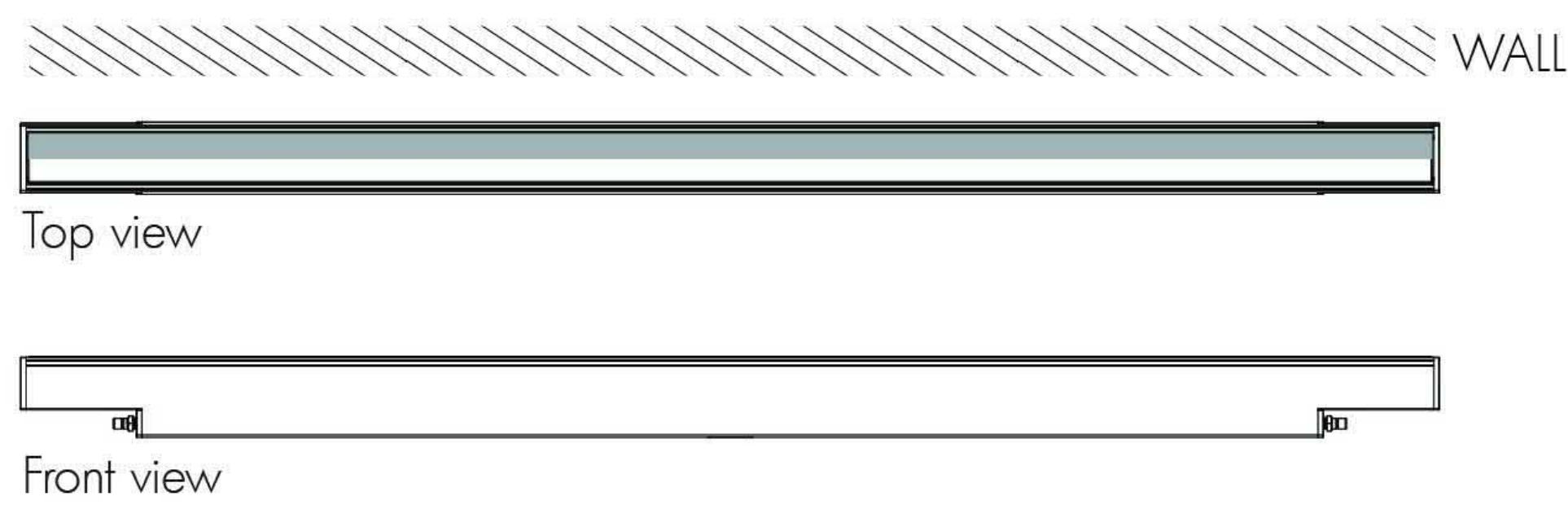
Storage Temperature	-40 °F to 185 °F (device must reach start-up temperature value before operating)
Start-up Temperature	-13 °F to 122 °F
Operating Temperature	-40 °F to 122 °F
Ingress Protection Rating	IP66
Impact Resistance Rating	IK08 (IK09 for 48 in fixtures)

Accessories (order separately)

Cables	Lumenfacade Nano Jumper Cable, Trunk Power Cable, Trunk Data Cable
Control Boxes	Low-Voltage Control Box, Low-Voltage Splitter Box
Optical Accessories	Lumenfacade Nano Radial Louver, Lumenfacade Nano Visor
Control Systems	Lumentone™ 2, Pharos® kit
Diagnostic and Addressing Tools	LumenID

Optical option installation details

HFR - Half-frosted lens



- Always position frosted side toward the wall.
- Applicable for 8° x 8°, 10° x 10° or asymmetric wallwash optics only.

WW - Asymmetric wallwash

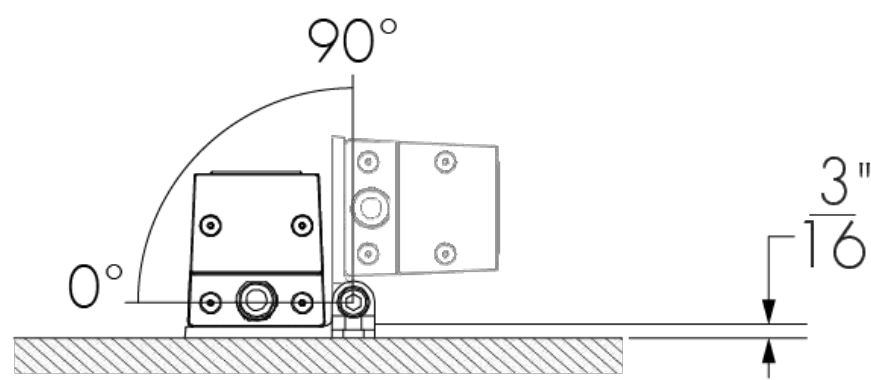
Recommended setback from wall is 1/10 of the wall height.

Example: 2 ft setback for a 20 ft wall.

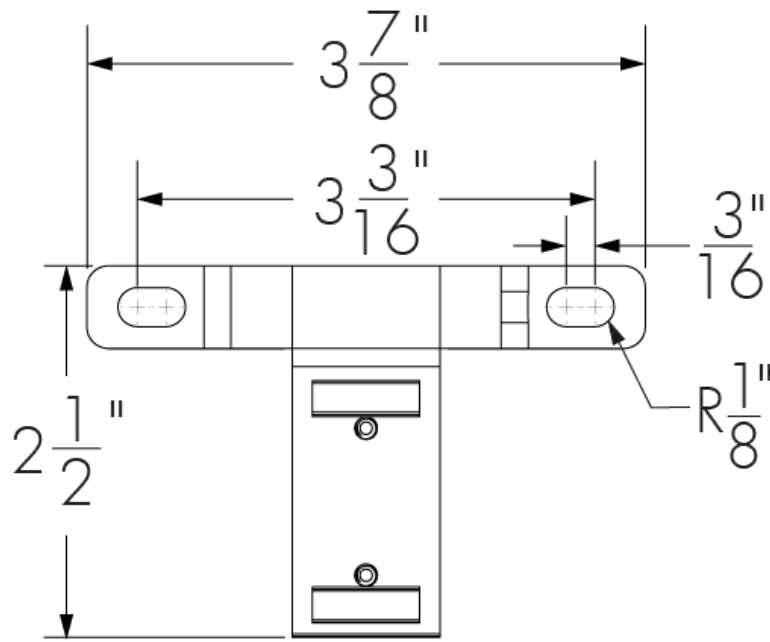
Mounting options

One mounting bracket provided for 12 in fixtures. Two mounting brackets provided for 24 in, 36 in and 48 in fixtures. See installation instructions for details.

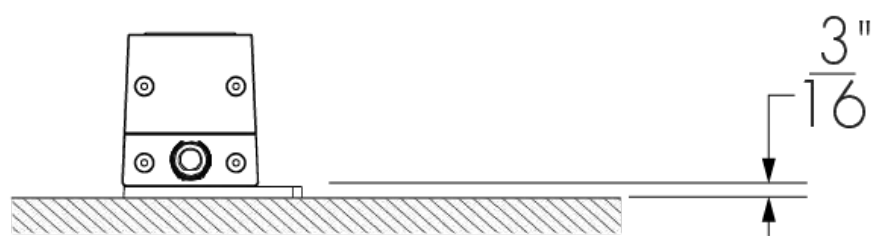
SAMN - Slim Adjustable Mounting Nano



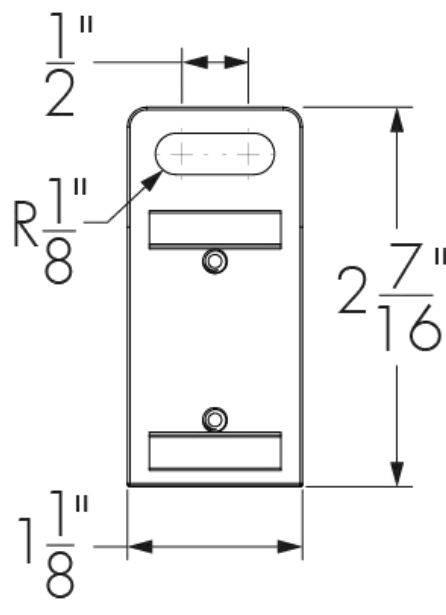
SAMN - Mounting hole pattern



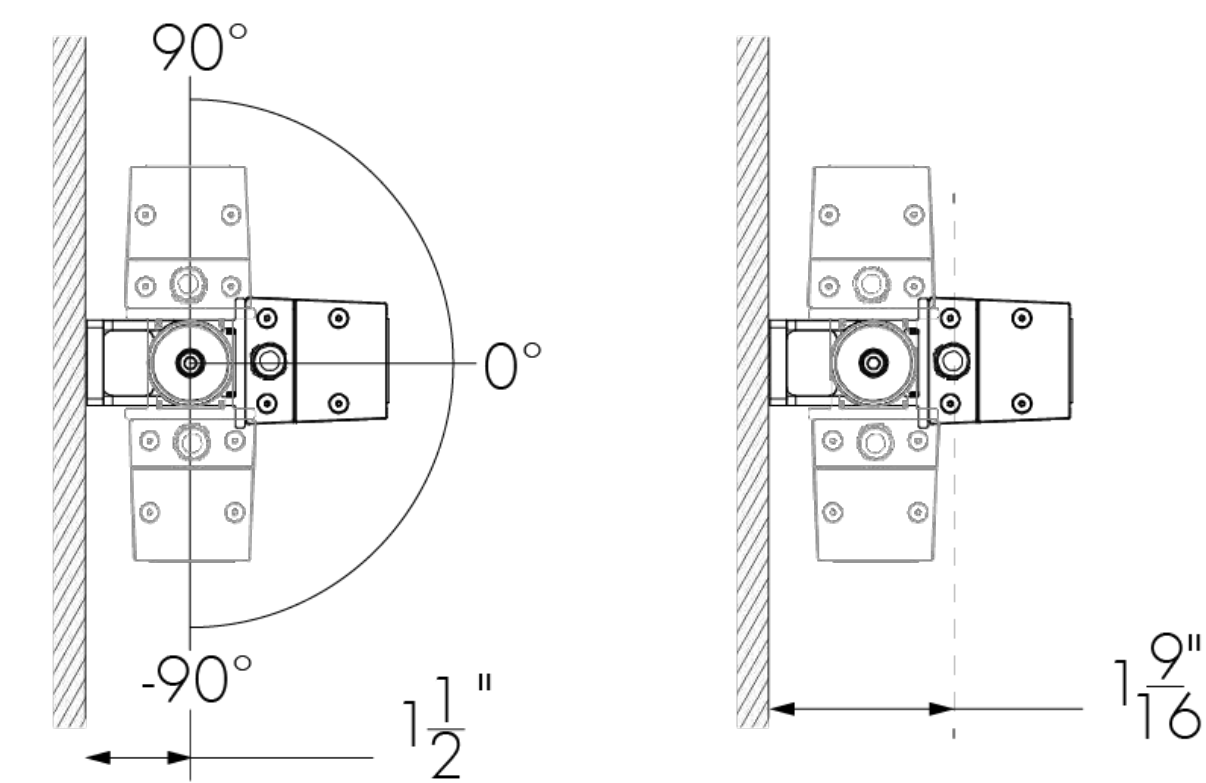
UMPN - Fixed Mounting Nano



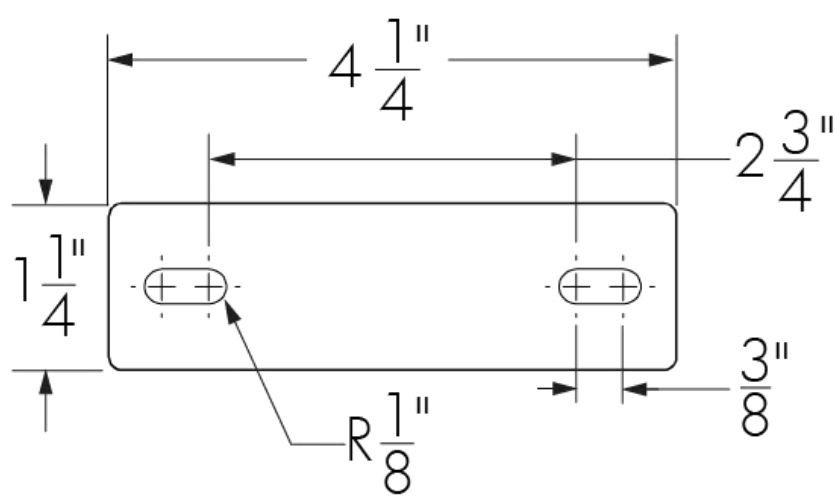
UMPN - Mounting hole pattern



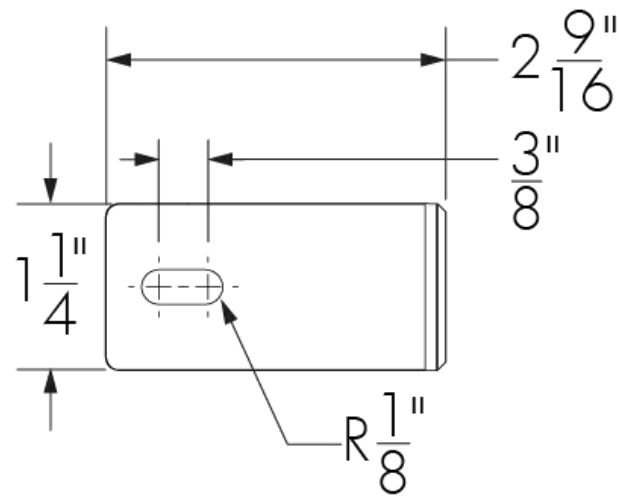
UMASN - Universal Adjustable Mounting Nano



UMASN - Mounting hole pattern

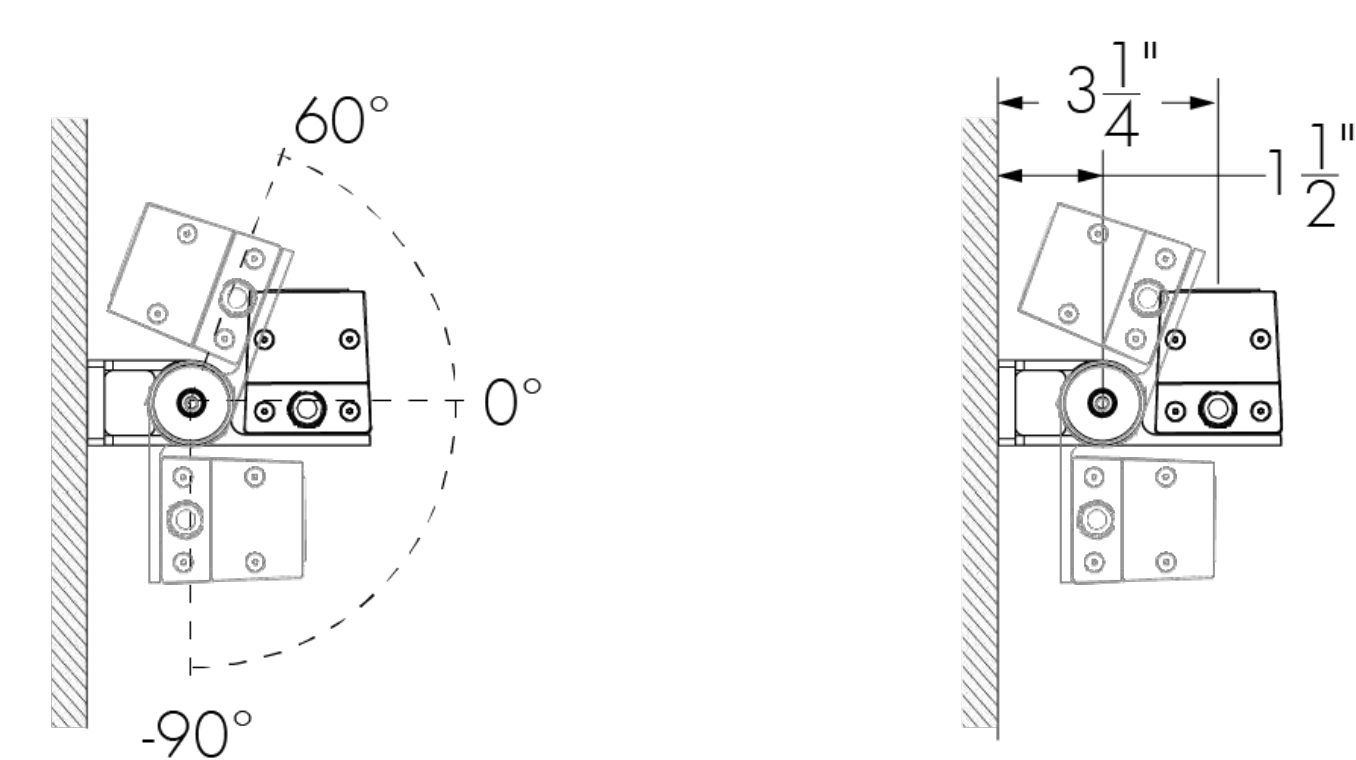


For 1 ft fixtures

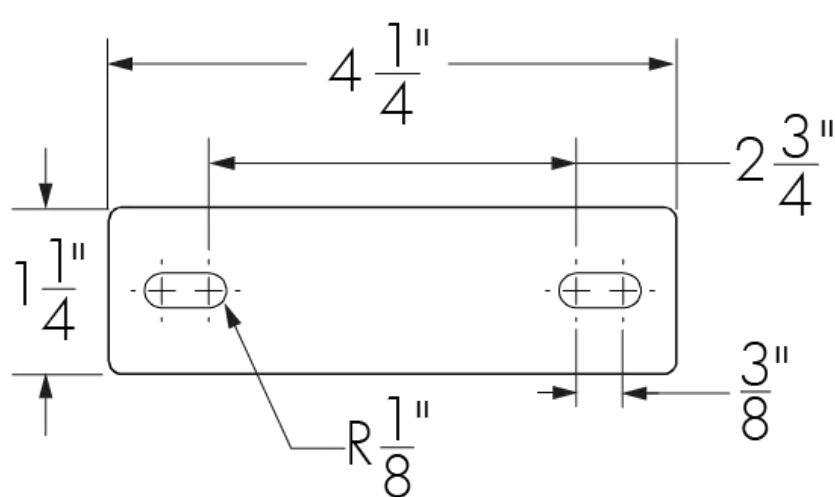


For 2 ft, 3 ft and 4 ft fixtures

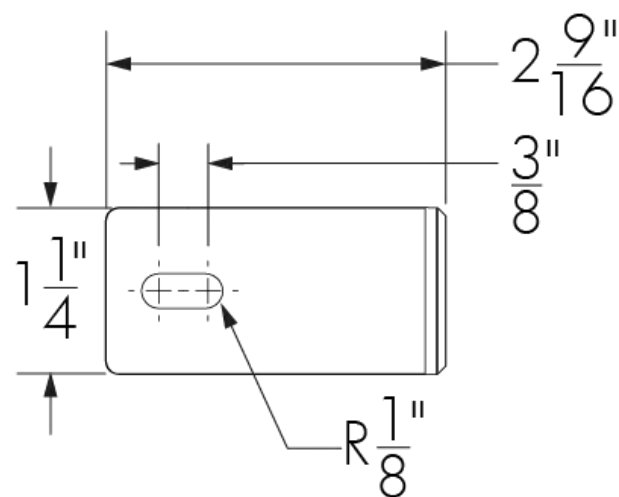
WAMN2 - Adjustable Extended Arm Mounting Nano 2 in



WAMN2 - Mounting hole pattern

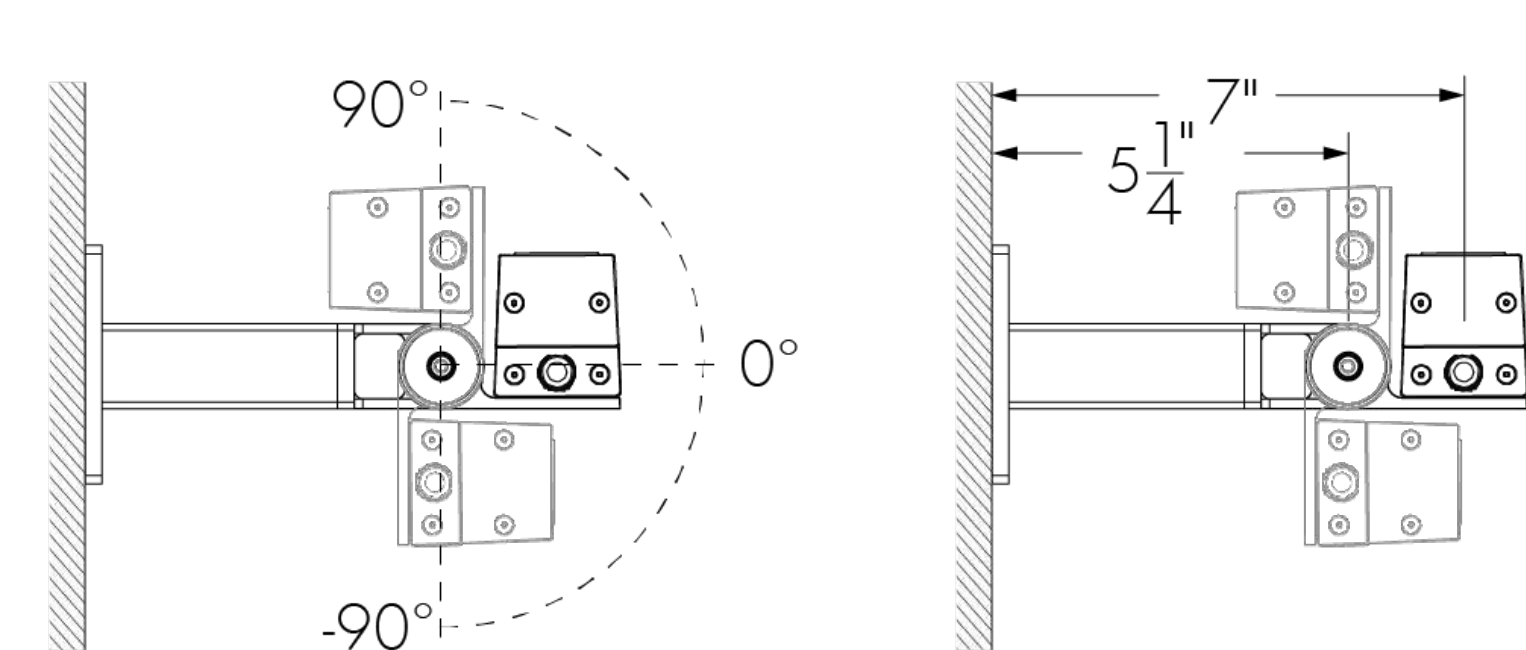


For 1 ft fixtures

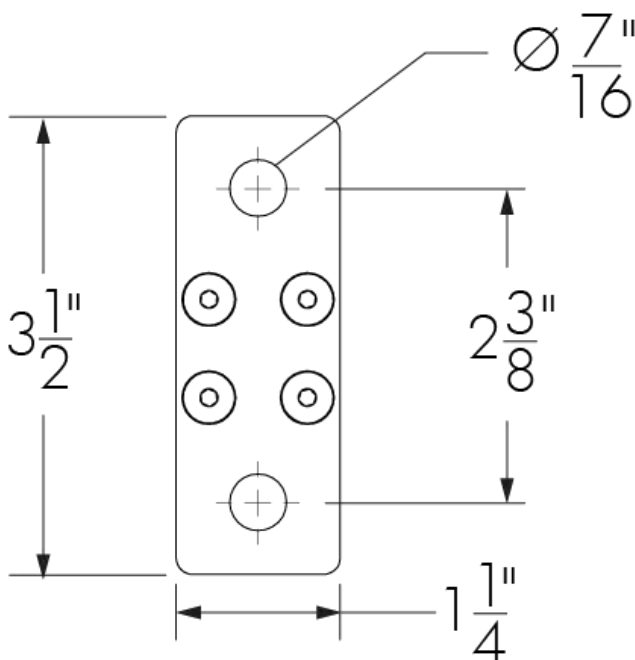


For 2 ft, 3 ft and 4 ft fixtures

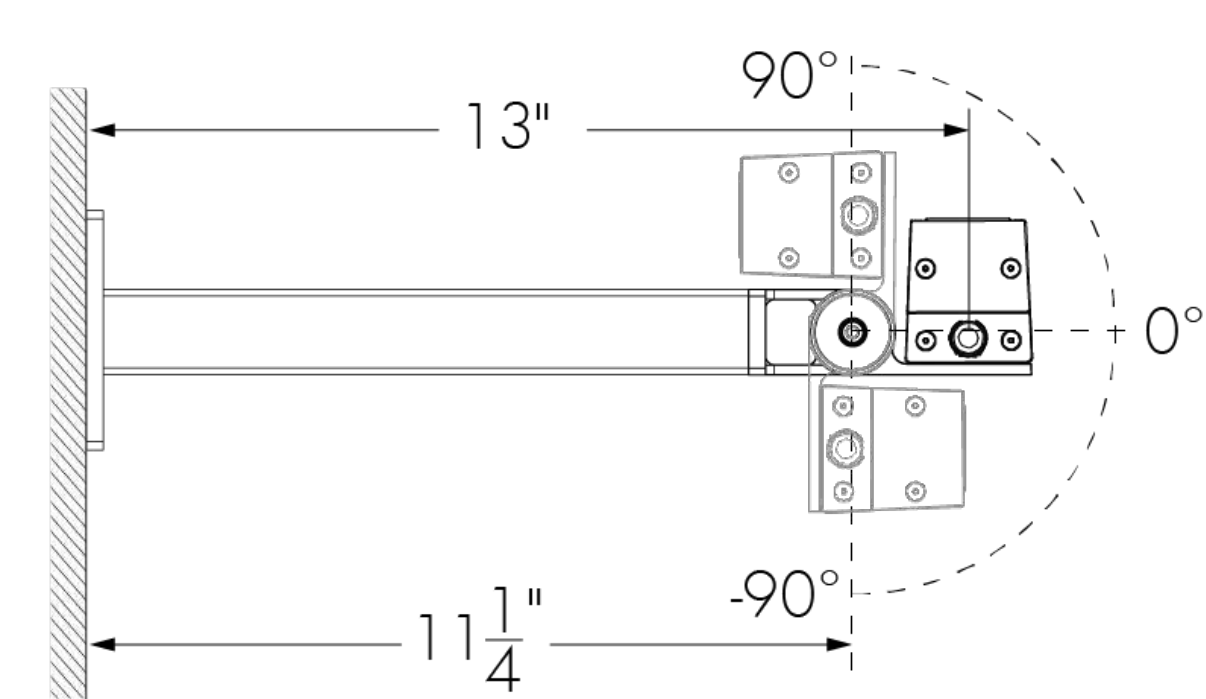
WAMN6 - Adjustable Extended Arm Mounting Nano 6 in



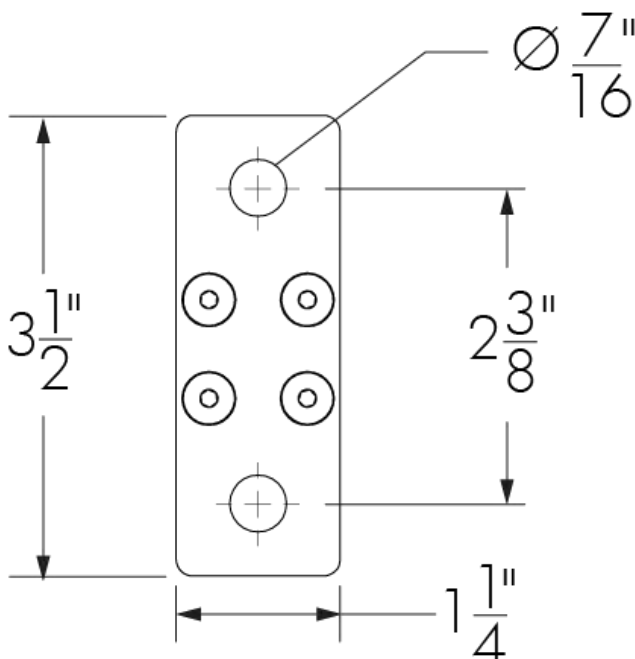
WAMN6 - Mounting hole pattern



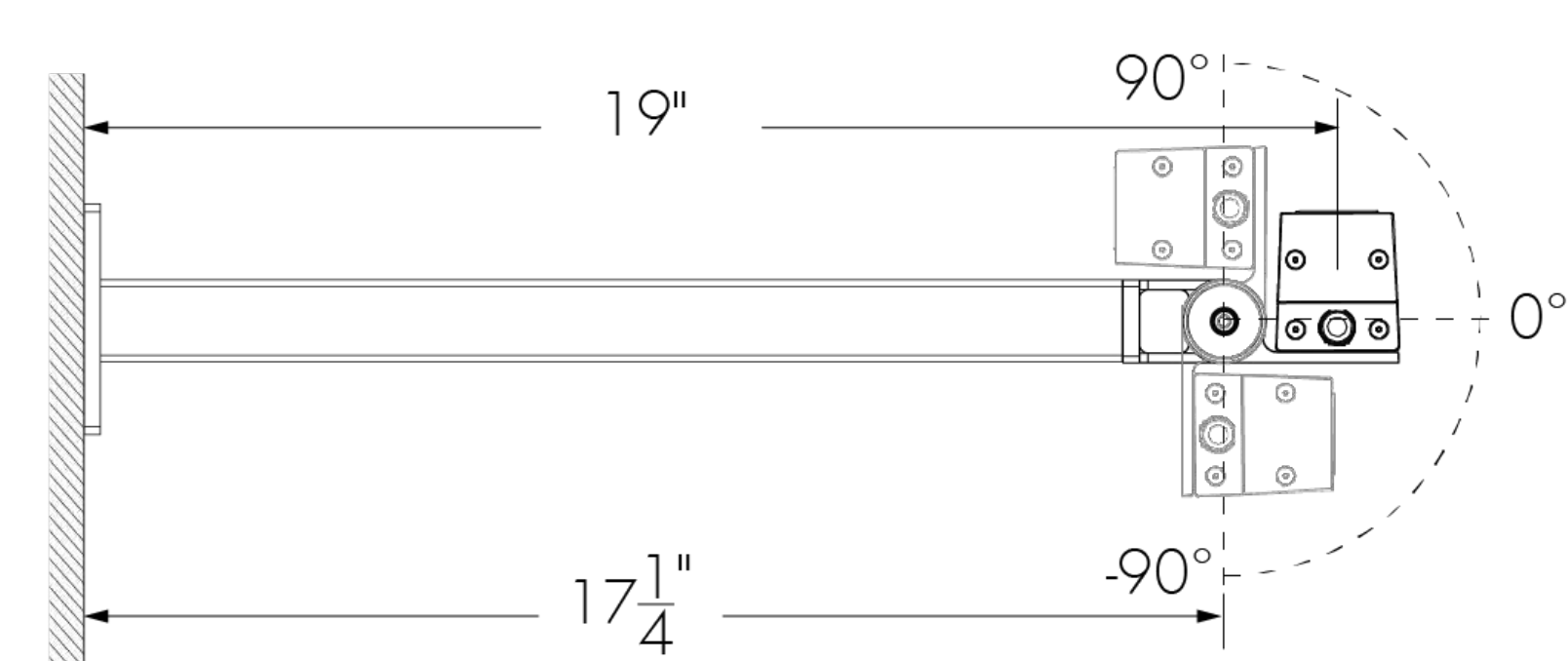
WAMN12 - Adjustable Extended Arm Mounting Nano 12 in



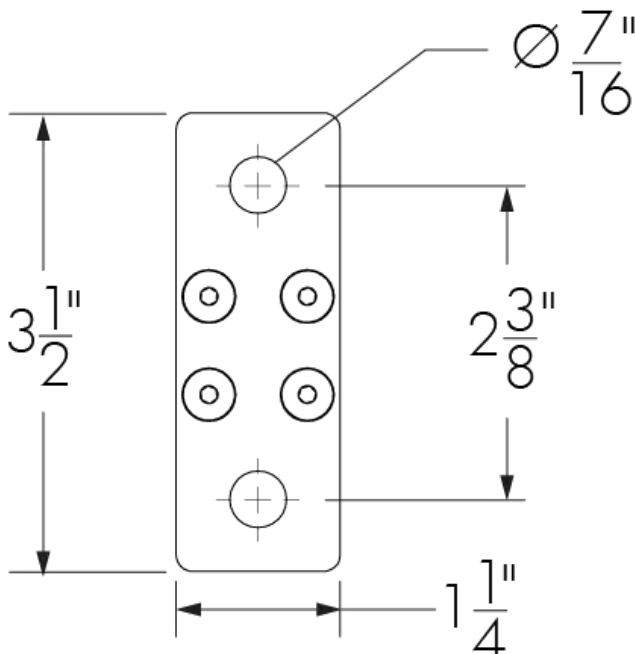
WAMN12 - Mounting hole pattern



WAMN18 - Adjustable Extended Arm Mounting Nano 18 in

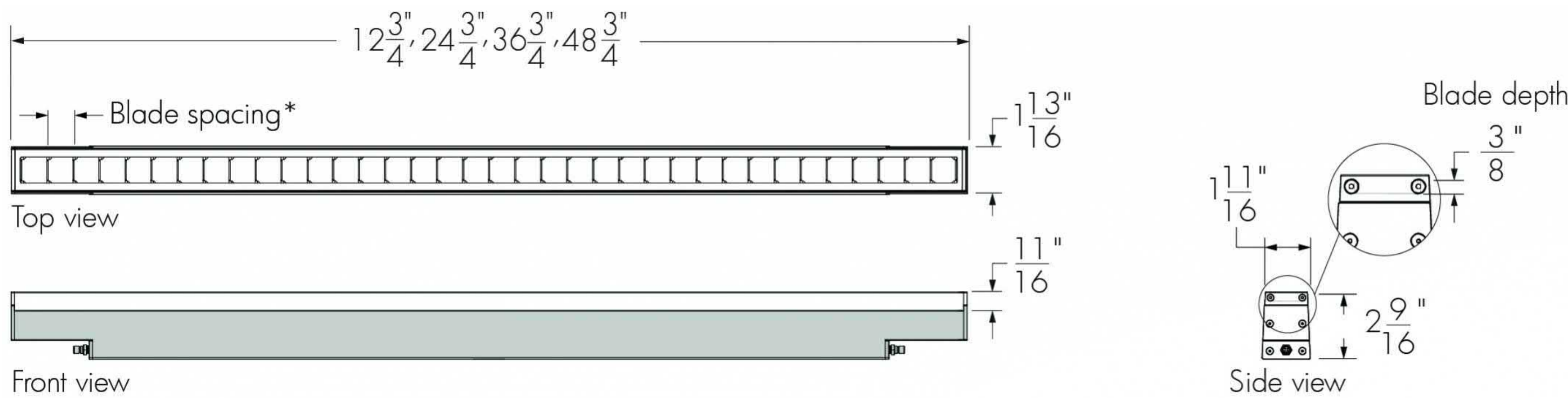


WAMN18 - Mounting hole pattern



Optical accessories (order separately)

LOGNRD - Radial louver for Lumenfacade Nano

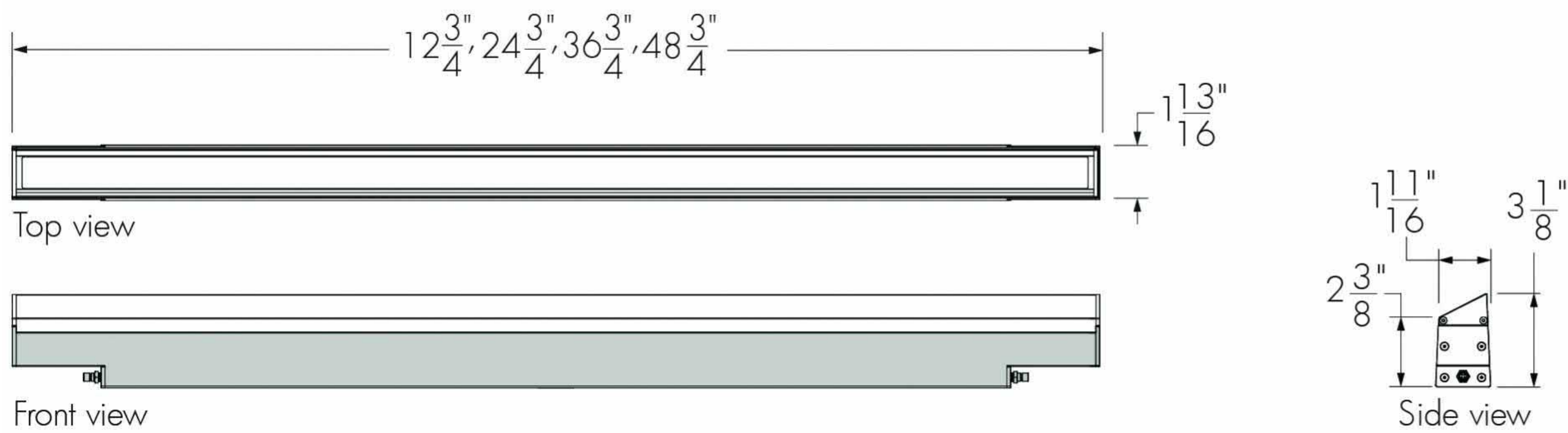


*15/16 in blade spacing for 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 30° x 10° and 60° x 10° optics.
*1 15/16 in blade spacing for 30° x 30°, 30° x 60°, 30° x 90°, 60° x 60°, 60° x 90° and 90° x 90° optics.

LOGNRD-LENGTH-FINISH-OPTIONS

- Please specify:
- LENGTH:** 12 in, 24 in, 36 in or 48 in; **FINISH:** BK - Black Sandtex®, BRZ - Bronze Sandtex®, SI - Silver Sandtex®, WH - Smooth white or CC - custom color and finish (please specify RAL color); **OPTIONS:** CRC - Corrosion-resistant coating for hostile environments
- The addition of a louver will affect beam distribution. Consult factory for application support.
 - Not suitable for wide 120° and asymmetric wallwash optics.
 - Maximum one accessory per fixture. Louvers are field installable.

LOGNVS - Visor for Lumenfacade Nano



LOGNVS-LENGTH-FINISH-OPTIONS

- Please specify:
- LENGTH:** 12 in, 24 in, 36 in or 48 in; **FINISH:** BK - Black Sandtex®, BRZ - Bronze Sandtex®, SI - Silver Sandtex®, WH - Smooth white or CC - custom color and finish (please specify RAL color); **OPTIONS:** CRC - Corrosion-resistant coating for hostile environments
- The addition of a visor will affect beam distribution. Consult factory for application support.
 - Not suitable for wide 120° optic.
 - Maximum one accessory per fixture. Visors are field installable.

Cables (order separately)

LOGNJC - Jumper cable for Lumenfacade Nano



LOGNJC-CERTIFICATION-LENGTH-CABLE COLOR-OPTION

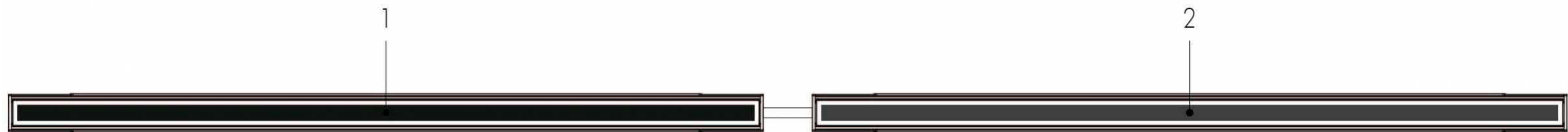
Please specify:

CERTIFICATION: UL or CE; **LENGTH:** 1 ft to 30 ft (available in 1 ft increments) or 50 ft; **CABLE COLOR:** black or white (connectors are the same color as the specified cable color); **OPTION:** Master (To identify the jumper cable connecting the LCBX or LSBX to the first Lumenfacade Nano fixture, specify the Master option when ordering master jumper cables. The Master option does not need to be specified for jumper cables connecting Lumenfacade Nano fixtures together.)

- Suitable for dimming/data and non-dimming applications.
- Consult Lumenfacade Nano jumper cable specification sheet for details.

Resolution details

DMX/RDM control, resolution per fixture: each fixture is addressed independently
DMX addresses:



UCTL control option

- 48 in fixtures shown.
- Applicable for UCTL control only. A DMX/RDM enabled LCBX or LSBX is required for DMX/RDM control

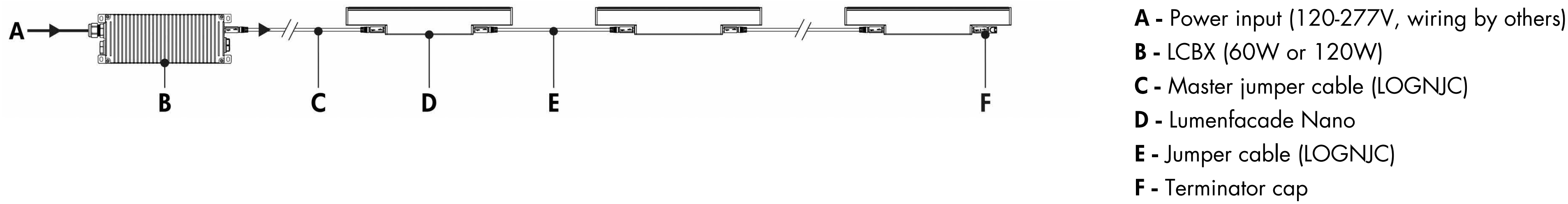
Typical wiring diagrams

On/Off control (NO)

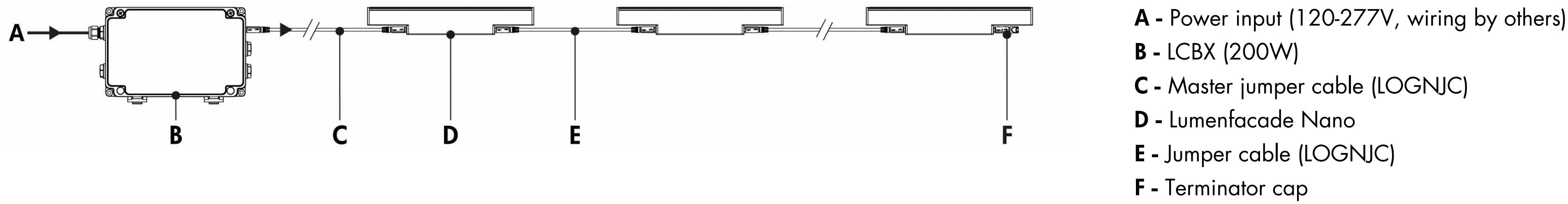
Single unit - LCBX 60W



Continuous run - LCBX 60W or 120W

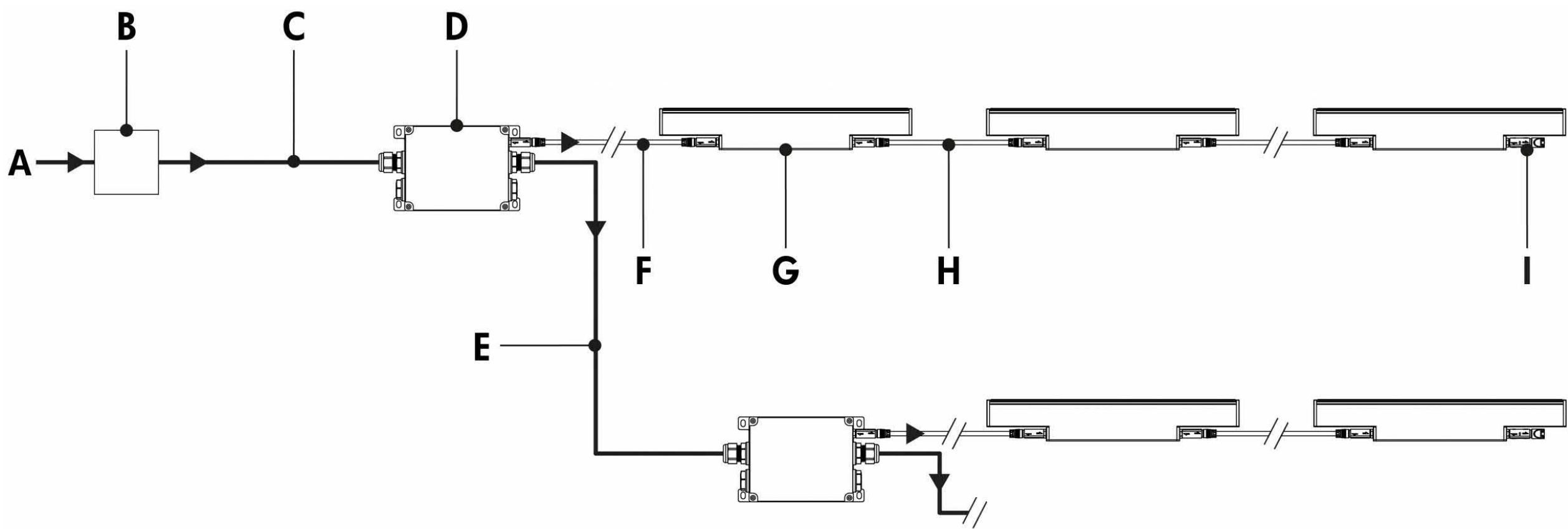


Continuous run - LCBX 200W



- Consult factory for specific applications and maximum fixture count/run length recommendations.
- For installations of 600W or more, consult factory to select the optimal system: either a daisy chain continuous run system with LCBXs or a trunk system with LSBXs.
- Maximum of 1 output to fixture, or fixture run, per LCBX.
- Consult the LCBX specification sheet for more information.
- 2W version: 2 W/ft; 4W version: 4 W/ft.

Trunk system - LSBX

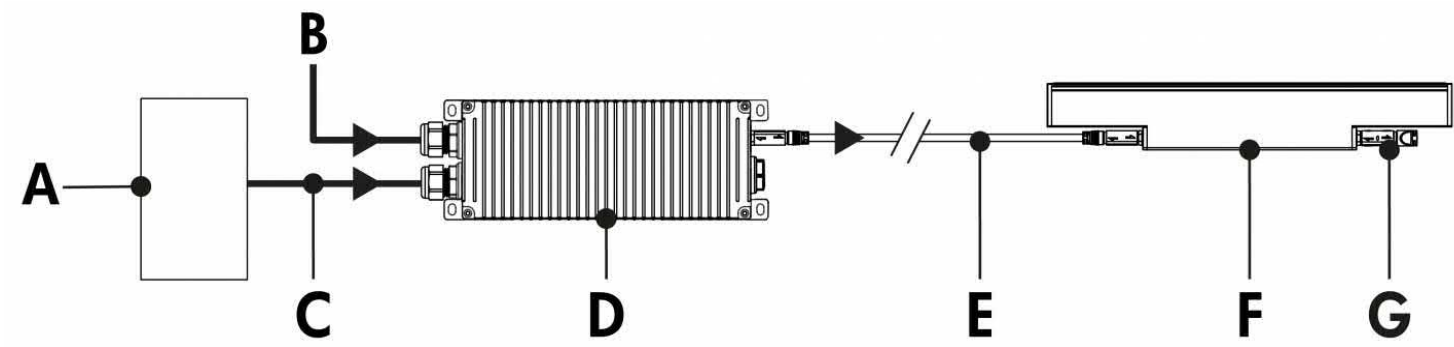


- A** - Power input (120-277V, wiring by others)
- B** - Power supply (48V, by others)
- C** - Power input (48V, order separately from Lumenpulse - Trunk Power Cable (TKPWR), or equivalent by others)
- D** - LSBX
- E** - Power output to next LSBX (48V, order separately from Lumenpulse - Trunk Power Cable (TKPWR), or equivalent by others)
- F** - Master jumper cable (LOGNJC)
- G** - Lumenfacade Nano
- H** - Jumper cable (LOGNJC)
- I** - Terminator cap

- Consult factory for specific applications and maximum fixture count/run length recommendations.
- For installations of 600W or more, consult factory to select the optimal system: either a daisy chain continuous run system with LCBXs or a trunk system with LSBXs.
- Maximum of 1 output to fixture run per LSBX.
- Consult the LSBX specification sheet for more information.
- Consult factory for power supply recommendations.
- 2W version: 2 W/ft; 4W version: 4 W/ft.

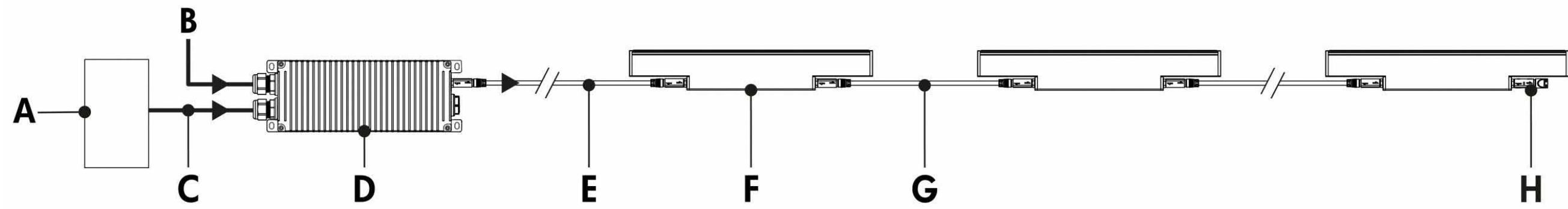
UCTL - Universal control

Single unit - LCBX 60W



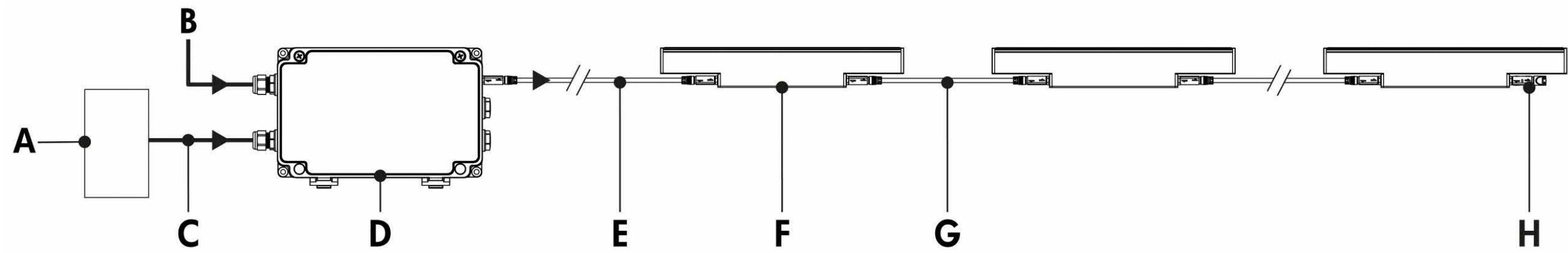
- A - Dimmer/controller (order separately from Lumenpulse, or by others)
- B - Power input (120-277V, wiring by others)
- C - Data input (wiring by others)
- D - LCBX (60W)
- E - Master jumper cable (LOGNJC)
- F - Lumenfacade Nano
- G - Terminator cap

Continuous run - LCBX 60W or 120W



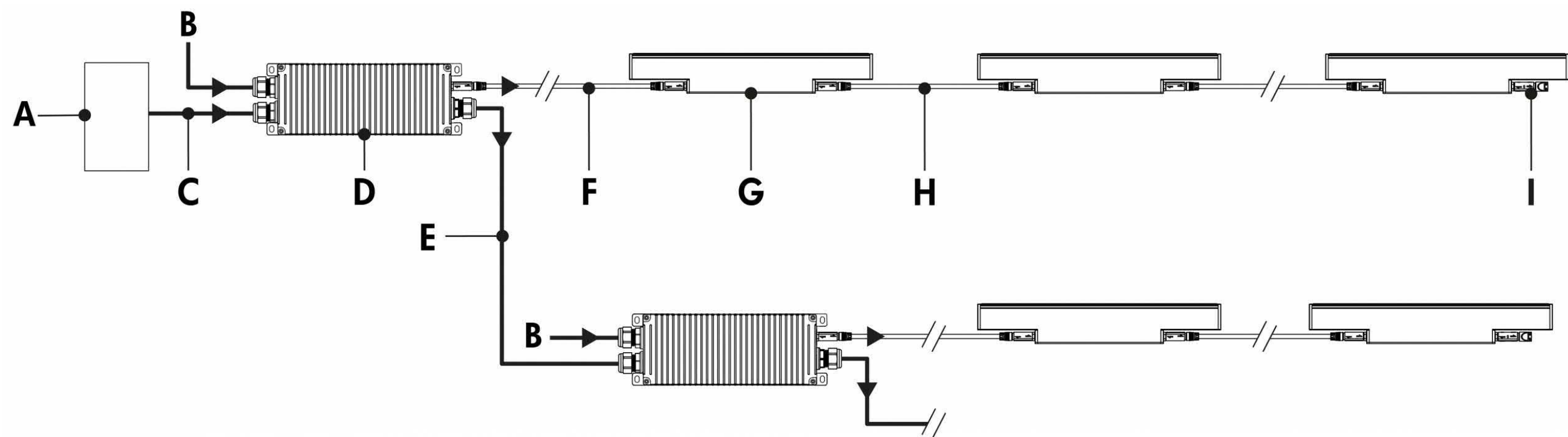
- A - Dimmer/controller (order separately from Lumenpulse, or by others)
- B - Power input (120-277V, wiring by others)
- C - Data input (wiring by others)
- D - LCBX (60W or 120W)
- E - Master jumper cable (LOGNJC)
- F - Lumenfacade Nano
- G - Jumper cable (LOGNJC)
- H - Terminator cap

Continuous run - LCBX 200W



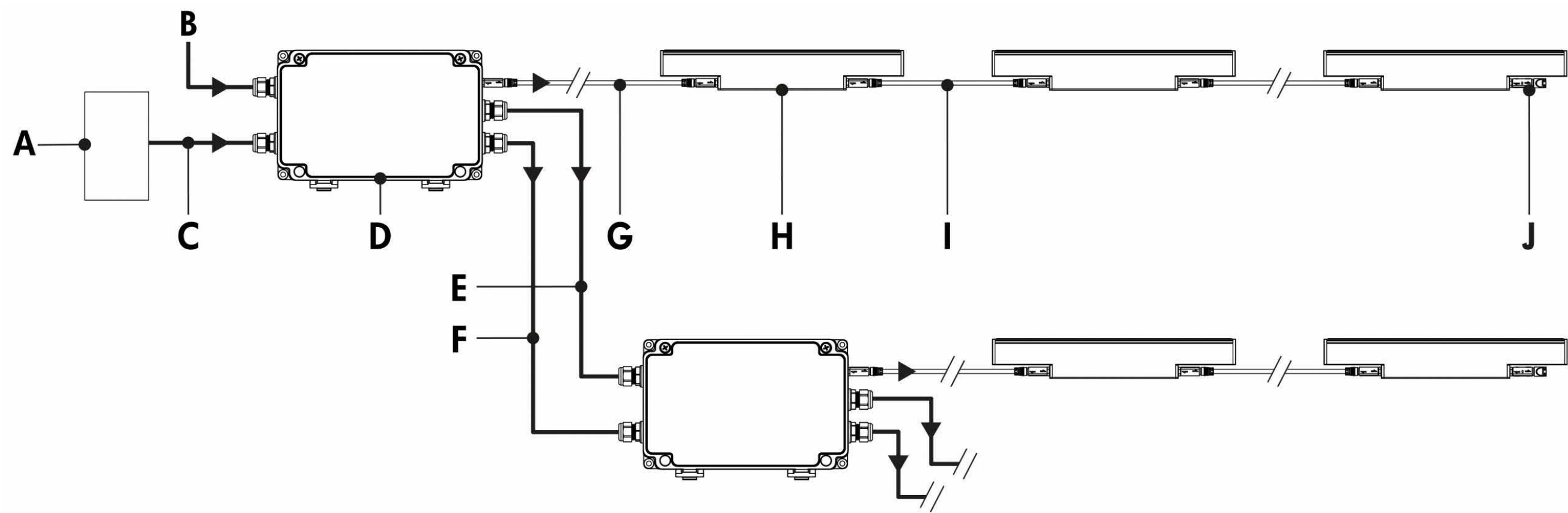
- A - Dimmer/controller (order separately from Lumenpulse, or by others)
- B - Power input (120-277V, wiring by others)
- C - Data input (wiring by others)
- D - LCBX (200W)
- E - Master jumper cable (LOGNJC)
- F - Lumenfacade Nano
- G - Jumper cable (LOGNJC)
- H - Terminator cap

Continuous run - Daisy chain
LCBX 60W or 120W



- A - Dimmer/controller (order separately from Lumenpulse, or by others)
- B - Power input (120-277V, wiring by others)
- C - Data input (wiring by others)
- D - LCBX (60W or 120W)
- E - Data output to next LCBX (wiring by others)
- F - Master jumper cable (LOGNJC)
- G - Lumenfacade Nano
- H - Jumper cable (LOGNJC)
- I - Terminator cap

Continuous run - Daisy chain
LCBX 200W

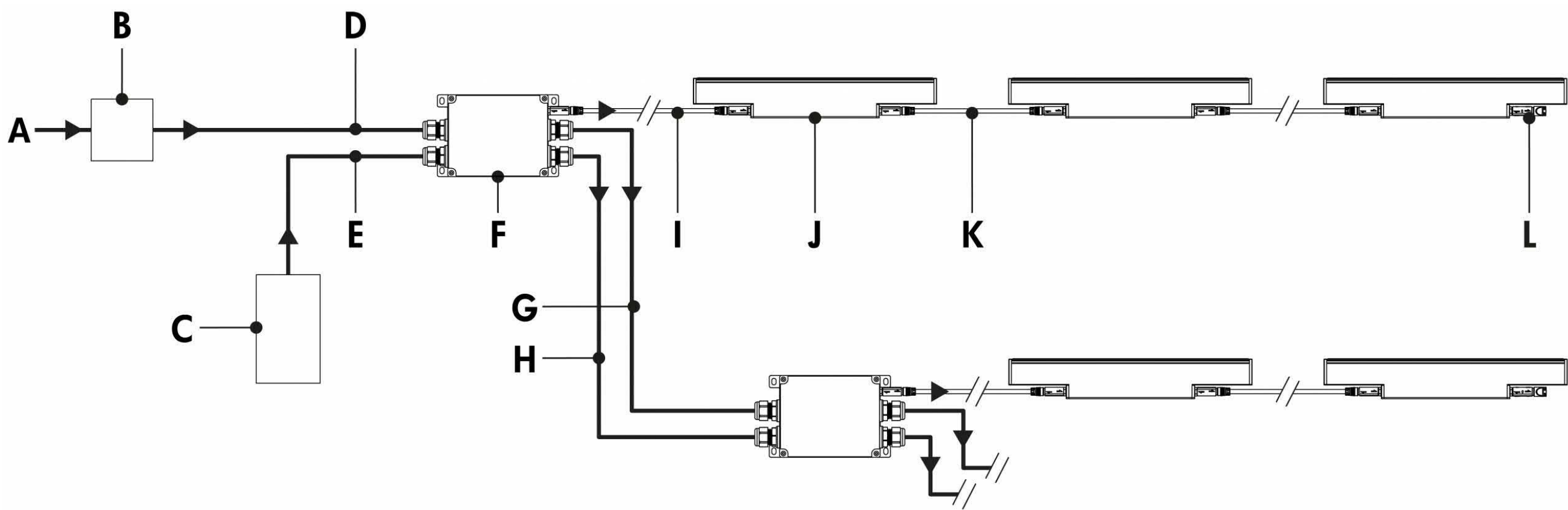


- A** - Dimmer/controller (order separately from Lumenpulse, or by others)
B - Power input (120-277V, wiring by others)
C - Data input (wiring by others)
D - LCBX (200W)
E - Power output to next LCBX (120-277V, wiring by others)
F - Data output to next LCBX (wiring by others)
G - Master jumper cable (LOGNJC)
H - Lumenfacade Nano
I - Jumper cable (LOGNJC)
J - Terminator cap

Maximum run length per LCBX (Based on a 50 ft master jumper cable)		
Configuration	2 W/ft	4 W/ft
LCBX 60W	28 ft	12 ft
LCBX 120W	52 ft	24 ft
LCBX 200W	76 ft	40 ft

- Consult factory for specific applications and maximum fixture count/run length recommendations.
- For installations of 600W or more, consult factory to select the optimal system: either a daisy chain continuous run system with LCBXs or a trunk system with LSBXs.
- Maximum of 1 output to fixture, or fixture run, per LCBX.
- Consult the LCBX specification sheet for more information.
- UCTL can be controlled via a 0-10V dimmer, DALI controller or DMX/RDM controller.
- For 0-10V dimming applications:
 - 0-10V mA ratings: Current Sink Mode: 25µA per LCBX; Current Source Mode: 2.5mA per LCBX.
- For DALI applications:
 - A maximum of 64 DALI fixtures per DALI loop.
- For DMX/RDM applications:
 - Each fixture requires 1 DMX channel.
 - A maximum of 128 UCTL devices on the output port of the LCBX.
- 1% minimum dimming value.
- 2W version: 2 W/ft; 4W version: 4 W/ft.

Trunk system - LSBX



- A** - Power input (120-277V, wiring by others)
- B** - Power supply (48V, by others)
- C** - Controller (order separately from Lumenpulse, or by others)
- D** - Power input (48V, order separately from Lumenpulse - Trunk Power Cable (TKPWR), or equivalent by others)
- E** - Data input (order separately from Lumenpulse - Trunk Data Cable (TKDMX), or equivalent by others)
- F** - LSBX
- G** - Power output to next LSBX (48V, order separately from Lumenpulse - Trunk Power Cable (TKPWR), or equivalent by others)
- H** - Data output to next LSBX (order separately from Lumenpulse - Trunk Data Cable (TKDMX), or equivalent by others)
- I** - Master jumper cable (LOGNJC)
- J** - Lumenfacade Nano
- K** - Jumper cable (LOGNJC)
- L** - Terminator cap

- Consult factory for specific applications and maximum fixture count/run length recommendations.
- For installations of 600W or more, consult factory to select the optimal system: either a daisy chain continuous run system with LCBXs or a trunk system with LSBXs.
- A maximum of 128 UCTL devices on the output port of the LSBX.
- Maximum of 1 output to fixture run per LSBX.
- Consult the LSBX specification sheet for more information.
- Consult factory for power supply recommendations.
- Each fixture requires 1 DMX channel.
- 1% minimum dimming value.
- 2W version: 2 W/ft; 4W version: 4 W/ft.

Accessories (order separately)

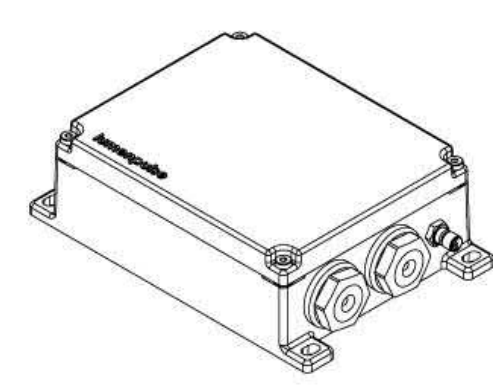
Control Boxes

LCBX-Low-Voltage Control Box



Low-voltage control and power box. One power and data output to fixture, or fixture run. Refer to LCBX specification sheet for details.

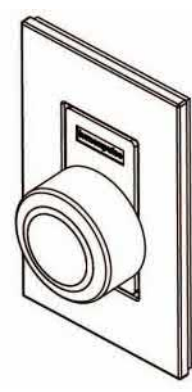
LSBX-Low-Voltage Splitter Box



Low-voltage control and power splitter box. One power and data output to fixture run. Refer to LSBX specification sheet for details.

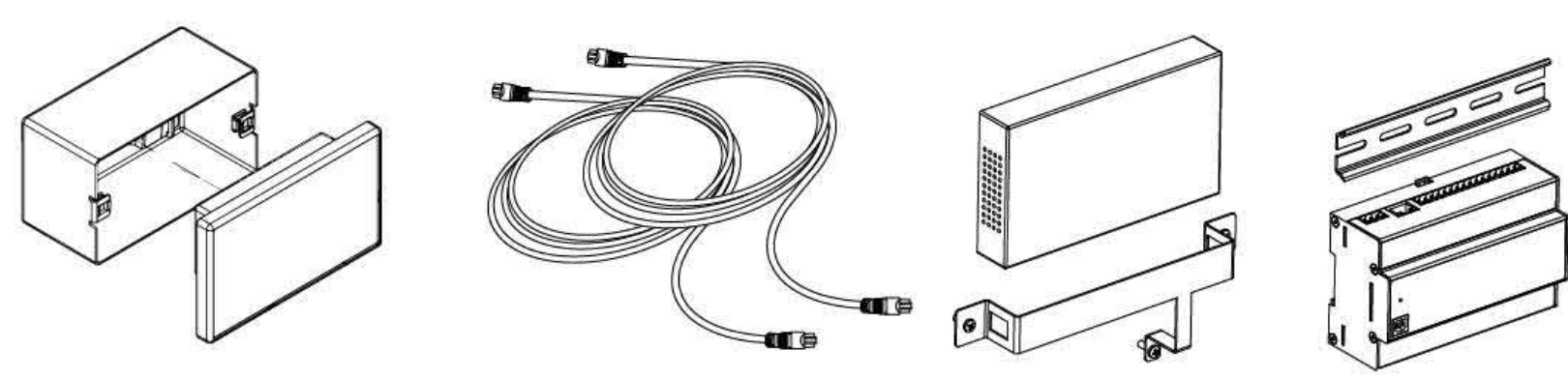
Control Systems

LTN2-Lumentone™ 2



Lumentone 2 is a simple pre-programmed DMX 512 controller with a push button rotary dial and live feedback.

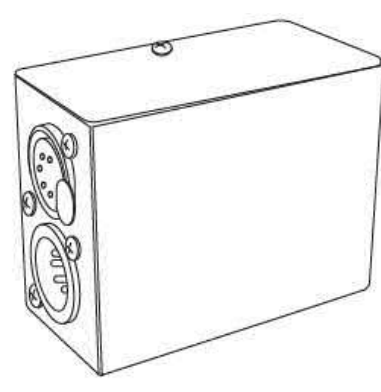
PHAROS-Pharos® kit



The Pharos kit, available for 1 or 2 DMX universes, allows for complete control of large lighting installations. 2 DMX universes kit shown.

Diagnostic and Addressing Tools

LID-LumenID



LumenID is a diagnostic and addressing DMX/RDM tool. It must be specified on all DMX applications. Refer to LID specification sheet for details.

How to order							
1	2	3	4	5	6	7	8
9	10	11	12				

1 . Housing

LOGN	Lumenfacade™ Nano
------	-------------------

3 . Voltage

48V	48 VDC
-----	--------

5 . Color and Color Temperature ⁽¹⁾

22K	2200K
27K	2700K
30K	3000K
35K	3500K
40K	4000K
RD	Red ⁽²⁾
GR	Green ⁽²⁾
BL	Blue ⁽²⁾

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

⁽²⁾ Static colors made to order 8-10 weeks.

7 . Lens

CL	Clear lens ⁽¹⁾
FR	Frosted lens ⁽²⁾
HFR	Half-frosted lens ⁽³⁾

⁽¹⁾ Not available for 8x8, 10x10, W or WW optics.

⁽²⁾ Not available for WW optic.

⁽³⁾ Available for 8x8, 10x10 or WW optics only.

2 . Wattage

2W	2 W/ft ⁽¹⁾
4W	4 W/ft

⁽¹⁾ Not available for static red, green or blue color options.

4 . Length

12	12 3/4 in (1.4 lbs)
24	24 3/4 in (2.9 lbs)
36	36 3/4 in (4.4 lbs)
48	48 3/4 in (6 lbs)

6 . Optics

8x8	8° x 8°
10x10	10° x 10°
10x30	10° x 30°
10x60	10° x 60°
10x90	10° x 90°
30x10	30° x 10°
30x30	30° x 30°
30x60	30° x 60°
30x90	30° x 90°
60x10	60° x 10°
60x60	60° x 60°
60x90	60° x 90°
90x90	90° x 90
W	Wide 120°
WW	Asymmetric Wallwash

8 . Mounting Options ⁽¹⁾

SAMN	Slim Adjustable Mounting Nano
UMPN	Fixed Mounting Nano
UMASN	Universal Adjustable Mounting Nano
WAMN2	Adjustable Wall Mounting Nano 2 in
WAMN6	Adjustable Extended Arm Mounting Nano 6 in
WAMN12	Adjustable Extended Arm Mounting Nano 12 in
WAMN18	Adjustable Extended Arm Mounting Nano 18 in

⁽¹⁾ One mounting bracket provided for 12 in fixtures. Two mounting brackets provided for 24 in, 36 in and 48 in fixtures.

9 . Finish

BK	Black Sandtex®
BRZ	Bronze Sandtex®
SI	Silver Sandtex®
WH	Smooth white
CC	Custom color and finish (please specify RAL color) ⁽¹⁾
⁽¹⁾ 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.	

12 . Certification

UL	UL compliant
CE	CE compliant

10 . Control ⁽¹⁾

NO	On/Off control
UCTL	Universal control (compatible with 0-10V, DALI or DMX/RDM systems)
⁽¹⁾ A Low-Voltage Control Box (LCBX) or Low-Voltage Splitter Box (LSBX) and LumenID (LID) must be specified.	

11 . Options

CRC	Corrosion-resistant coating for hostile environments ⁽¹⁾
⁽¹⁾ Use only when exposed to salt spray and harsh chemicals. This option is not required for normal outdoor exposure.	

Floodlight Series (Small)

The OLFLS Series Floodlight is a stylish aerodynamic luminaire designed to complement the Optec LED Lighting family of architectural outdoor products. Excellent optical performance in multiple distributions is achieved via a COB LED array and a precision-engineered reflector. LED life is assured through efficient thermal coupling and dissipation via its durable, pressure die-cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. The OLFLS floodlight comes standard with a 1/2" NPT adjustable knuckle mount, 0-10V dimming and 10kV surge suppression. Alternate mounting selections include trunnion bracket and tenon adapter. Each luminaire is also available with a number of options including multiple color temperatures and finishes, photocell, occupancy sensor, wireguard, and polycarbonate lens. All standard finishes are electrostatically applied and are available with an optional anodized base finish for use in natatorium or marine environments. The OLFLS floodlight is backed by Optec LED Lighting's 10-year warranty.



FEATURES

- Color Temperatures: 3000K, 3500K, 4000K and 5000K
- CRI: 70
- Lumen Maintenance: L70=50,000 at 25 °C
- Operating Temperature Range: -40 °C to 40 °C
- Durable All Aluminum Pressure Die Cast Housing
- Long Life Durable Powder Coat Finish (Custom colors are available upon request.)
- IP65 Rated (wet listed)
- Mounting: ½" NPT adjustable knuckle standard. Optional trunnion or tenon adapter available.

ELECTRICAL SPECIFICATIONS

- Two Universal Voltage Driver Options: 120-277V and 347-480V
- Power Factor > 0.90
- THD < 0.85
- Control Options: 0-10V Dimming Standard (Photocell Optional)

TESTS & CERTIFICATIONS

- ETL (to UL1598 standards)
- RoHS Compliant
- Design Lights Consortium (Premium)



CITIZEN®



WARRANTY

- 10-Year Warranty (Parts or Replacement)

PERFORMANCE SPECIFICATIONS

Distribution	Model / Wattage	Lumens				Max Candela			
		3000K	3500K	4000K	5000K	3000K	3500K	4000K	5000K
3 x 3	OLFLS-020	1,725	1,801	1,868	1,896	7,273	7,593	7,872	7,992
	OLFLS-030	2,589	2,703	2,802	2,092	10,913	11,393	11,813	11,992
5 x 5	OLFLS-020	2,240	2,338	2,425	2,461	3,404	3,553	3,685	3,740
	OLFLS-030	3,343	3,490	3,619	3,674	5,080	5,304	5,500	5,583
7 x 6	OLFLS-020	2,419	2,526	2,629	2,659	1,225	1,279	1,371	1,346
	OLFLS-030	3,423	3,574	3,691	3,762	1,755	1,832	1,966	1,929

Voltage (V)	Current (A)	
	20W	30W
120	0.17	0.25
208	0.10	0.14
240	0.08	0.13
277	0.07	0.11
347	0.06	0.09
480	0.04	0.06

Floodlight Series (Small)



ORDERING INFORMATION

EXAMPLE: OLFLS-020-UNVL-50-3X3-TR-BP-UV

SERIES	WATTAGE	VOLTAGE	COLOR TEMP	DISTRIBUTION	MOUNT	FINISH	CONTROL / OPTIONS
OLFLS = Optec LED Floodlight Small	020 = 20W 030 = 30W	UNVL = 120-277V UNVH = 347-480V	30 = 3000K 35 = 3500K 40 = 4000K 50 = 5000K	3 X 3 = Spot 5 X 5 = Flood 7 X 6 = Horizontal Flood	AK = Adjustable Knuckle ¹ TR = Trunnion TA = Tenon Adapter ²	BZ = Dark Bronze WH = White NA = Natural Aluminum BL = Black CC = Custom Color	BP = Button Photocell ³ UV = Upper Visor ⁴ LV = Lower Visor ⁴ PL = Polycarbonate Lens WG = Wireguard

¹ AK = 1/2" NPT Adjustable Knuckle

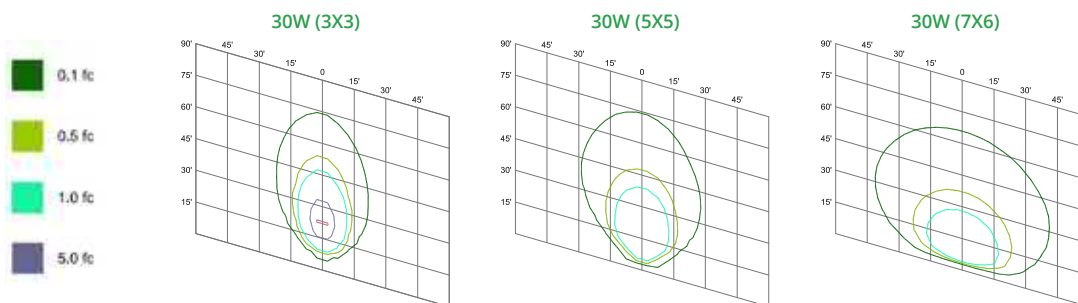
² Fits 2 3/8" Tenon. Fixture attaches via 1/2" Adjustable Knuckle.

³ Photocell Default = Fail in "ON" Mode (unless otherwise specified).

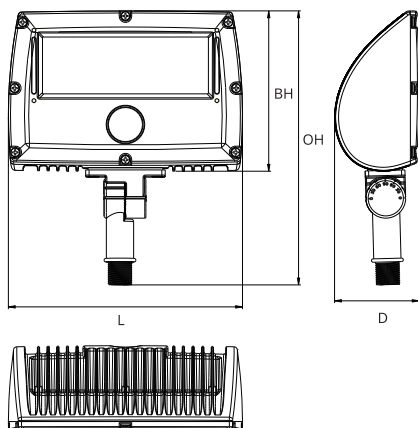
⁴ Upper Visor and Lower Visor can be specified together.

PHOTOMETRIC PERFORMANCE

Isofootcandle plots = OLFLS 30W model in 5000K CCT @ 15' setback. Distances are in units of mounting height.

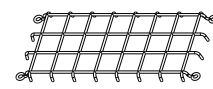
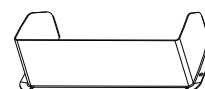
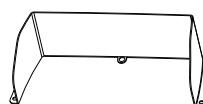
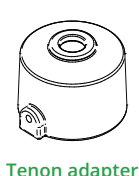
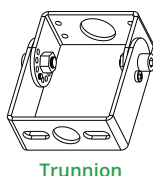


DIMENSIONS, WEIGHTS & MOUNTING



Wattage	20W	30W
L = Length (inches / mm)	8.11 / 206.0	8.11 / 206.0
D = Depth (inches / mm)	2.93 / 74.4	2.93 / 74.4
BH = Body Height (inches / mm)	5.56 / 141.1	5.56 / 141.1
OH = Overall Height (inches / mm)	9.49 / 241.1	9.49 / 241.1
Weight (lbs / kg)	5.51 / 2.5	5.73 / 2.6

Effective Projected Area (EPA) in ft ²	
Configuration	
Wattage	
20	0.870
30	0.870



FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember Moore

Vice-Chair: Councilmember Keathley

Bill No. 3287 – An ordinance setting the 2020 salary for the City Administrator
(First Reading)

The next meeting of the Finance and Administration Committee has not yet been scheduled.

If you have any questions or require additional information, please contact Finance Director Jeannette Kelly prior to Monday's meeting.

BILL NO. 3287

ORDINANCE NO. _____

**AN ORDINANCE SETTING THE 2020 SALARY FOR THE CITY
ADMINISTRATOR**

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

Section 1.

In accordance with §3(a) & (b) of the City Administrator Employment Agreement (the "Agreement"), which is attached hereto as Exhibit "A" and incorporated herein by this reference, the annual salary of the City Administrator shall be One Hundred Seventy Seven Thousand Seven Hundred Thirty Five Dollars and Zero Cents (\$177,735.00). Said salary shall commence on January 1, 2020 and represents a Two and One-Half percent (.025) increase in the salary of the City Administrator. Except as specifically modified by the terms of this Ordinance, all the terms of the Agreement are hereby ratified and confirmed, and shall remain unchanged and are in full force and effect.

Section 2.

This Ordinance shall serve as ratification of the City Council's previous approval, as required pursuant to §77.044 RSMo.

Section 3.

This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2020.

Presiding Officer

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD 2/3/2020

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember DeCampi

Vice Chair: Councilmember Hurt

The next meeting of the Parks, Recreation and Arts Committee has not yet been scheduled.

If you have any questions or require additional information, please contact Director of Parks, Recreation and Arts, Tom McCarthy or me prior to Monday's meeting.

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Monachella

Vice Chair: Michael Moore

The next meeting of the Public Health and Safety Committee has not yet been scheduled.

If you have any questions or require additional information, please contact Chief Ray Johnson or me prior Monday's meeting.

**REPORT FROM THE CITY ADMINISTRATOR & OTHER ITEMS
REQUIRING ACTION BY CITY COUNCIL**

I have no action items for Monday's meeting.

If you have any questions or require additional information, please contact me prior to Monday's meeting.

OTHER LEGISLATION

Bill No. 3283 – Chesterfield Court Cost

An ordinance amending chapter 19, titled “municipal court” of the municipal code of the City of Chesterfield, Missouri regarding municipal division court costs. **(Second Reading) City Attorney recommends approval.**

BILL NO. 3283

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 19, TITLED “MUNICIPAL COURT” OF THE MUNICIPAL CODE OF THE CITY OF CHESTERFIELD, MISSOURI REGARDING MUNICIPAL DIVISION COURT COSTS.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI AS FOLLOWS:

Section I. Chapter 19, Section 19-7, titled “Court Costs and Fees” of the Municipal Code of the City of Chesterfield is hereby repealed and replaced with the following words and phrases:

Section 19-7 Court Costs and Surcharges.

- (a) As used in this Section, the following words and phrases shall mean:

Court Costs: The total of fees, miscellaneous charges and surcharges, imposed in a particular case.

Fees: The amount charged for services to be performed by the Court.

Miscellaneous Charges: The amounts allowed by law for services provided by individuals or entities other than the Court.

Surcharges: Additional charges allowed by law which are allowed for specific purposes designated by law.

- (b) In addition to any fine that may be imposed by the Municipal Judge, or where the accused has been found guilty, but no fine assessed, there may be assessed as court costs to the extent permitted by state law the following:

(1) Costs. Costs of Court in the amount of twelve dollars (\$12.00) pursuant to Court Operating Rule 21.01(a)(5) and Sections 479.260 and 488.012 RSMo.

(2) Surcharges.

a. Police Officer Training. Pursuant to Section 488.5336 RSMo., a surcharge of three dollars (\$3.00) is hereby established and may be assessed as costs for violations of municipal ordinances as provided by and under the conditions stated in Section 488.5336 RSMo. except that no such charge shall be collected when the proceeding or defendant has been dismissed by the court or when costs are to be paid by the municipality. The Court shall distribute the surcharge as follows:

(1) Two Dollars (\$2.00) shall be transmitted monthly to the Finance Director of the City and used to pay for Police Officer training as provided in Sections 590.100 to 590.180 RSMo. The City shall not retain for training purposes more than one thousand five hundred dollars (\$1,500.00) of such funds for each certified Law

Enforcement Officer or candidate for certification employed by the City. Any excess funds shall be transmitted quarterly to the City's General Fund.

(2) One dollar (\$1.00) shall be sent to the State Treasury to the credit of the Peace Officers Standards and Training Commission Fund created by Section 590.178 RSMo.

(b) Crime Victims' Compensation Fund. Pursuant to Section 488.5339, RSMo. a surcharge of seven dollars fifty cents (\$7.50) shall be assessed and added to the basic costs in Subsection B.1 of this Section, provided that no such cost shall be collected in any proceeding when the proceeding or the defendant has been dismissed by the Court. All sums collected pursuant to this Subsection shall be paid at least monthly as follows:

(1) Ninety-five percent (95%) shall be paid to the Director of Revenue of the State of Missouri for deposit as provided in Section 595.045.5 RSMo.

(2) Five percent (5%) shall be paid to the City Treasury.

(c) Shelters for Battered Persons. Pursuant to Section 488.607 RSMo., a surcharge of two dollars (\$2.00), may be assessed for violations of the Municipal Code. The judge may waive the assessment in those cases where the defendant is found by the judge to be indigent or unable to pay the costs. Any such surcharge shall be collected and disbursed as provided in Section 488.607, RSMo. and shall only be used for the purpose of providing operating expenses for shelters for battered persons as defined in Sections 455.200 to 455.230 RSMo.

(d) Inmate Prisoner Detainee Security Fund. Pursuant to Section 488.5026 RSMo., a two dollar (\$2.00) surcharge per case shall be assessed as costs in all cases, including an infraction and violation of a municipal ordinance, to be deposited into the "Inmate Prisoner Detainee Security Fund." Notwithstanding any other provision of law, the moneys collected by the Municipal Court shall be payable to the City and deposited into the "Inmate Prisoner Detainee Security Fund." The Inmate Prisoner Detainee Security Fund shall be utilized to acquire and develop biometric verification systems and information sharing to ensure that inmates, prisoners or detainees in a holding cell facility or other detention facility or area which hold persons detained only for a shorter period of time after arrest or after being formally charged can be properly identified upon booking and tracked within the local law enforcement administration system, criminal justice administration system or the local jail system. Upon the installation of the information sharing or biometric verification system, funds in the Inmate Prisoner Detainee Security Fund may also be used for the maintenance, repair and replacement of the information sharing or biometric verification system, and also to pay for any expenses related to detention, custody, and housing and other expenses for inmates, prisoners, and detainees. If the amount of such surcharge is increased or decreased by an amendment to State law, the surcharge authorized to be collected hereunder shall automatically increase or decrease correspondingly.

(e) State Court Automation Fund. Pursuant to Section 476.056 RSMo., in all cases for violation of any municipal ordinance, a surcharge of seven dollars (\$7.00) is to

be collected by the Municipal Court and transmitted monthly to the Missouri Director of Revenue for the State Court Automation Fund. Such surcharge shall also be assessed in cases in which pleas of guilty are processed in the violations bureau. No such surcharge shall be collected when the proceeding or defendant has been dismissed by the court, when costs are waived, or when costs are paid to the state, county, or municipality.

(3) Judicial Education Fund and Appointed Counsel Fund. Pursuant to Section 479.260 RSMo., the Municipal Court may establish a Judicial Education Fund and Appointed Counsel Fund in separate accounts under the control of the Municipal Court to retain one dollar of the fees collected on each case. Fifty cents (.50) of the one-dollar fee collected shall be allocated to the Judicial Education Fund and fifty cents (.50) shall be allocated to the Appointed Counsel Fund. The Judicial Education Fund shall be used only to pay for the continuing education and certification required of the Municipal Judges by law or Supreme Court rule; and judicial education and training for the Court Administrator and Clerks of the Municipal Court. The Appointed Counsel Fund shall be used only to pay the reasonable fees approved by the Court for the appointment of an attorney to represent any defendant found by the Judge to be indigent and unable to pay for legal representation, and where the Supreme Court rules or the law prescribes such appointment. Provided, further, that the Municipal Court shall not retain more than one thousand five hundred dollars (\$1,500.00) in the Judicial Education Fund for each Judge, Administrator or Clerk of the Municipal Court and no more than five thousand dollars (\$5,000.00) in the Appointed Counsel Fund. Any funds in excess of the prescribed fund limits shall be transmitted quarterly to the City's general revenue fund.

(4) Reimbursement of Costs of Arrest. Upon a plea of guilty or a finding of guilty for an offense of violating the provisions of municipal ordinances involving alcohol or drug-related traffic offenses, the court may, in addition to imposition of any penalties provided by law, order the convicted person to reimburse the local law enforcement agency which made the arrest for the costs associated with such arrest. Such costs shall include the reasonable cost of making the arrest, including the cost of any chemical test made under chapter 577 RSMo. to determine the alcohol or drug content of the person's blood, and the costs of processing, charging, booking and holding such person in custody. The local law enforcement agency may establish a schedule of such costs; however, the court may order the costs reduced if it determines that the costs are excessive.

(5) Bad Checks. A person passing a bad check to the Court shall be prosecuted pursuant to Section 570.120 RSMo., and shall pay, in addition to all other fines, Court costs and fee, an administrative handling cost as set forth in Section 570.120.5 RSMo., and a reasonable service charge, which along with the face amount of the check, shall be turned over to the City as the person to whom the bad check was issued (see Section 570.120.6 RSMo.).

(6) All other Court costs. All other Court costs, fees, miscellaneous charges and surcharges authorized or required by statute.

- (c) None of the Court costs authorized by Subsection B above shall be collected in any proceeding involving a violation of an ordinance when the proceeding or defendant has been dismissed by the Court or when costs are waived or are to be paid by the City.

- (d) The Municipal Judge may decide not to assess Court costs against a defendant in those cases where the defendant is found by the Municipal Judge to be indigent and unable to pay the Court costs.
- (e) If the Statutory authority for any Court cost, fee, miscellaneous charge, and/or surcharge authorized by the City Council herein is repealed by the State legislature or is now or in the future found by a Court of competent jurisdiction to be an unauthorized Court cost, fee, miscellaneous charge or surcharge, then the City Council's grant of authority for such Court cost, fee, miscellaneous charge or surcharge shall be automatically repealed.

Section II. Section 19-11, titled "Collection of court costs to be used in the training of police officers.", Section 19-13, titled "Additional court costs.", Section 19-14, titled "Additional costs - Crime Victims Compensation Fund; Spinal Cord Injury Fund; Training of Law Enforcement Officers; Shelters for Battered Persons.", of the municipal code of the City of Chesterfield, Missouri are hereby repealed in their entirety.

Section III. The portions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds that the valid portions of this Ordinance are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City Council would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section IV. This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section V. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this ____day of_____, 2020.

PRESIDING OFFICER

BOB NATION, MAYOR

ATTEST:

VICKIE MCGOWND, CITY CLERK

UNFINISHED BUSINESS

There are no unfinished action items scheduled on the agenda for this meeting.

NEW BUSINESS

There are no new business action items on the agenda for this meeting.