



**CITY OF CHESTERFIELD
PLANNING AND PUBLIC WORKS COMMITTEE MEETING**

**THURSDAY, JUNE 18, 2026
5:30 P.M.**

CONFERENCE ROOM 101

I. APPROVAL OF MEETING SUMMARY

- A. Approval of the June 4, 2026 Planning and Public Works Committee Meeting Summary**

II. UNFINISHED BUSINESS

III. NEW BUSINESS

- A. Architectural Review Board Nominee Interview**

- B. Chesterfield Commons Seven, Lot 3 (Automatic Power of Review):** A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for an automobile dealership building located on a 4.69-acre tract of land located north of Arnage Road and south of I-64, zoned "PC"- Planned Commercial. (Ward 4)

- C. P.Z. 03-2026 Residential Lots:** An Amendment to the City of Chesterfield Unified Development Code to establish a procedure for residential properties under four acres.

- D. Waterfront at Wildhorse Village Snow Removal Services** (Ward 4)

- E. Ordinance 378 Temporary Enforcement Moratorium (Councilmember Moll)**

IV. OTHER

V. ADJOURNMENT

Note: The Planning and Public Works Committee 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.

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



RECORD OF PROCEEDING

MEETING OF THE PLANNING AND PUBLIC WORKS COMMITTEE CHESTERFIELD CITY HALL 690 CHESTERFIELD PARKWAY WEST COUNCIL CHAMBERS

June 4, 2026

Vice-Chairperson Hansen called the meeting to order at 5:30 p.m.

PRESENT

Chair Lane Koch, Ward III
Council Committee Member A.J. Moll, Ward I
Council Committee Member Mary Ann Mastorakos, Ward II
Council Committee Member Merrell Hansen, Ward IV
Councilmember Michael Moore, Ward III
Councilmember Pat Tocco, Ward II
Justin Wyse, Director of Planning
Alyssa Ahner, Senior Planner
Theresa Barnicle, Recording Secretary

ABSENT

APPROVAL OF MINUTES

Councilmember Moll made a motion, seconded by Councilmember Mastorakos, to approve the May 7, 2026 Planning and Public Works Committee Meeting Minutes. A vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed.

NEW BUSINESS

III. PUBLIC HEARING – Vice-Chair Hansen read the “Opening Comments” for the Public Hearing.

A. P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)

STAFF PRESENTATION:

Alyssa Ahner, Senior Planner with the City, provided a presentation regarding P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow) — which appeals the Planning Commission's decision on an ordinance amendment for a landmark and preservation area in the historic district. She explained that current ordinances allow retail to operate from 7 a.m. to 6 p.m. and restaurant use from 7 a.m. to 4 p.m., seven days a week, with all uses confined to the primary structure.

She went on to detail that the petitioner requested two changes, which were extending both restaurant and retail hours to 7 p.m., and allowing use of the outdoor deck and patio for dining and seating. A Public Hearing was held on March 9, followed by a Planning Commission vote on March 23, where a motion to approve the extension with a condition prohibiting outdoor activity, music, or sound failed 4 to 2 (a majority of five out of nine members was required). The petitioner appealed, and the City Council referred the appeal to the Planning and Public Works Committee.

Ms. Ahner noted that the petitioner has since withdrawn the request for outdoor music but still seeks the hour extension and outdoor dining approval. She clarified that the Committee may recommend affirming, reversing, or modifying the Commission's determination, and that a two-thirds vote of the full City Council is needed to overrule the Commission's disapproval.

PETITIONER'S PRESENTATION:

Lynn Strauser, 14701 Whitebrook Dr, Chesterfield, MO

Lynn Strauser, filling in for the general manager of Old House at Hog Hollow, Angie White, argued that extending the business's hours would boost income generation for county property taxes. She noted that the Spyglass subdivision behind the property benefits from the business, as it adds home value and increases price per square foot. Since outdoor use is seasonal and the parking lot only has 30 spaces, the current 4 p.m. close limits potential. By extending hours, it would draw more customers to the area, generating additional sales tax for the City, and employees would also benefit. Mrs. Strauser pointed out that other local attractions like concerts in Faust Park, high school football games, and the amphitheater, already generate activity, and questioned whether noise complaints arise from those events.

PUBLIC COMMENT:

The following speakers spoke in **favor** of **P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)**:

Rob Kilo, 16734 Benton Taylor Dr, Chesterfield, MO

Mr. Kilo, cautioned that if the business closes due to lack of business, future owners would face even greater challenges operating it, raising the question of what would happen to the historic house itself—built in 1866 and now 167 years old. He also noted that most social media comments about expanding hours have been positive.

Cynthia Lyons, 939 Chestnut Ridge, Manchester, MO

Ms. Lyons, a resident of neighboring community Manchester, shared that she recently visited the venue for the first time last month. She described it as exquisite and beautiful, praising the warm and welcoming service, the superb quality, and the immaculate landscaping. She noted the venue was not loud or overcrowded, parking was adequate, and she couldn't understand why extending hours by 3 hours would be an issue. She called the venue a "jewel box" that she would be proud to have in Manchester, Missouri, and expressed her clear intention to return.

Sally Becker, 1661 Lochcrest Dr, Chesterfield, MO

Mrs. Becker said she came to the meeting unexpectedly after just hearing about it, but felt compelled to speak. She described Old House as a literal gem of historic nature in the heart of Chesterfield that brings visitors to the St. Louis area looking for something quaint, different, and not a chain—an experience and a feeling. She noted the venue has a 4.5 out of 5 rating on TripAdvisor and excellent ratings on Yelp, which she and her husband use when traveling to find similar venues.

She argued that Old House attracts both current St. Louis residents and younger families for showers, family celebrations, and memory-making events. The class, feel, and charm come from the service and reputation. She contrasted Chesterfield's expansion of chain restaurants and businesses with the need for someone who has a "vested heart" in the community. Finally, she said she comes from a large Irish family and that their Sunday barbecues are sometimes louder than anything coming from this establishment, suggesting noise concerns are overblown.

Michael Kane, 1292 Still House Creek Rd, Chesterfield, MO

Mr. Kane stated he attended every meeting about the Old House. He ran through a brief timeline:

- 2022: Scott and Shelly Ririe purchased the property and began renovations: including adding a flagstone patio, wooden fence, repainting shutters (to Department of Interior standards), and adding a mural. Because the Ririe's did these renovations before obtaining a certificate of appropriateness, the former Chesterfield Historic and Landmark Preservation Committee (now dissolved) was tasked with a hearing on four "transgressions." This committee voted against only the mural, so they voted in favor of the Ririe's.

- February – July 2023: A retroactive certificate of appropriateness was pursued. The Chesterfield Historic and Landmark Preservation Committee was dissolved.
- March 2024 City Council meeting: Scott Ririe provided an update, saying the current zoning made the business "very difficult" and "not financially sustainable."
- A recent 2026 Planning Commission meeting: The commission voted in favor of an amendment, but it needed five votes. Three members did not show up; the vote was 4-2 in favor, so it lost.

Mr. Kane concluded that the Ririe's have spent tremendous time, effort, and expense preserving the historic property, calling it a wonderful place and urging that it must be saved.

Charles (Chuck) Williams, 123 Kendall Bluff Ct, Chesterfield, MO

Mr. Williams opened by noting St. Louis's declining national population rank—from 4th largest, to 10th, to 12th, to now outside the top 20. He attributed much of this to the large number of municipalities in St. Louis County, which he said make doing business difficult and unwelcome.

He cited the example of the former CEO of Southwestern Bell, who felt unappreciated in St. Louis and moved the company to San Antonio, taking not only those jobs but also harming related industries like PR, accounting, and legal firms.

Mr. Williams stated he owns property and represents insurance companies and pension funds that have found doing business in St. Louis difficult. He said he has been a developer since 1979 and would not invest another dollar in St. Louis County, with only one property left that he has tried to sell. He criticized planning and zoning officials and Councilmembers for rejecting projects not based on zoning rules but on personal preferences, costing him \$20,000 in one case.

He argued that St. Louis is hurting, with population declining, especially among 18–25-year-olds who do not see job opportunities or growth and do not find the city "cool" or "fun." He contrasted this with St. Charles County communities like O'Fallon, Dardenne Prairie, and Wentzville, which welcome business.

Turning to the winery specifically, Mr. Williams said he visits and likes it. He accused the City of taking advantage of the owner: they approved a building permit despite residential zoning, allowed him to spend money on renovations and inspections without warning him, and are now threatening his business by limiting him to a restaurant closing at 4 p.m. Mr. Williams suggested Chesterfield should buy the property back as a fair resolution.

He concluded by urging the Council to look in the mirror and decide whether they want a thriving County that creates opportunity or one that drives people and businesses away.

Jacquelin Windhorst, 13418 Forestlac Dr, Chesterfield MO

Ms. Windhorst began by explaining she was retired and got a part-time job at Old House two years ago. She described it as a wonderful experience that helped her pay off debts and spend money in her own community. She emphasized that the venue keeps customers local instead of driving to wineries farther out, and that she values both her job and the welcoming atmosphere they've created.

Jacqueline acknowledged they (Old House) could manage with a 5pm closing if they were allowed to use the patio. However, without the patio or a later closing time, she fears the business cannot survive. She also noted that people often tell her the limited hours (11am to 4pm) make it hard to visit, and she simply directs them to come on weekends.

In closing, she defended Old House's record, stating the police have never been called for any actual misconduct by the venue; in her view, the only calls have come from Spyglass community for frivolous complaints.

The following persons did not speak, but were in **favor** of **P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)**:

Deborah A. Trachsel, 42 Soenker Circle, St. Peters, MO

Joe Ellegood, 933 Forestlac Ct, Chesterfield, MO

Diane Oakes, 933 Forestlac Ct, Chesterfield, MO

The following speakers spoke in **opposition** of **P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)**:

Ruth Frederickson, 69 Spyglass Summit Dr, Chesterfield, MO

Mrs. Ruth Frederickson, representing the Spyglass neighborhood, opposed the ordinance amendment requested by the owners of Old House at Hog Hollow. She said she and her husband purchased their home in Spyglass in July 2018 after researching the zoning, which clearly showed residential with historic overlay. The previous owner operated with limited hours (restaurant 7 a.m. to 4 p.m., retail 7 a.m. to 6 p.m.) and no outdoor services, which the neighborhood supported.

She stated that the new owners, Scott and Shelley Ririe, petitioned to rezone to plan commercial in 2022. During review, violations were noted for modifications made without City approval. The owners developed a retroactive site plan, but the rezoning petition was denied twice in 2023 (0-8 vote) and again in 2026. The Planning Commission denied the current amendment request in March, and the owners are appealing.

Mrs. Frederickson emphasized that residents bought homes in Spyglass for its serenity, landscaping, location, and safety. She raised concerns about patrons parking on neighborhood streets, with three people personally ringing her doorbell to ask about parking. She noted that the HOA president was instructed by City officials to call the non-emergency police line to create a paper trail of violations.

She pointed out that the owners claim they need more hours to be profitable, but the restaurant could already be open from 7 a.m. to 4 p.m., offering four more hours than their current 10 a.m. to 4 p.m. She urged the Council to remember why the property has remained residential with historic overlay: to maintain the character and peace of the surrounding homes. She asked for help to preserve the neighborhood's quality of life and property values.

Lynn Mitchell, 650 Spyglass Summit Dr, Chesterfield, MO

Mrs. Mitchell detailed how her and her husband moved to the Spyglass neighborhood 15 years ago when the previous business at the Old House had no liquor license and no outdoor patio service. She noted that the property sits directly behind neighbors who have invested heavily in their homes.

She posed a rhetorical question to the council: if given \$650,000 to \$700,000, would any of them buy a property next to a "party house"? She argued that property values are maintained only because residents work hard to keep the neighborhood attractive and calm.

Mrs. Mitchell emphasized that she moved to Spyglass to downsize and find a peaceful, low-drama environment. The House's owner's financial struggles, she said, are not the neighborhood's problem or fault, and may stem from a flawed business plan. She rejected the idea that residents should be held responsible for broader issues like business losses or population decline in Chesterfield.

Herman Mitchell, 650 Spyglass Summit Dr, Chesterfield, MO

Mr. Mitchell, a 15-year resident of Spyglass in Chesterfield, echoed his wife's comments that the issues at Old House are a business planning problem, not a problem created by the neighbors. He noted that all relevant City records such as zoning, historic overlay, and residential designation, were publicly available and evident to any purchaser.

He raised a specific concern about capacity: the building is 2,004 square feet with a maximum occupancy of 45 people. The new owners added a large patio that never existed, with tables that the owners claim seat 5–6 people but could likely hold 10. He pointed out that 30 parking spaces, each typically holding two people, could bring 60 people to the site, potentially exceeding the facility's fire code occupancy limit if the patio is considered an expansion of the business.

Mr. Mitchell concluded that he and his neighbors are not trying to interfere with area businesses; they simply want to live in a peaceful place, consistent with the residential zoning and historic overlay that have been in place for years.

Gary Vickers, 14352 Spyglass Ridge, Chesterfield, MO

Mr. Vickers emphasized that he and his neighbors have nothing against the business or its owners. Nobody in the neighborhood has said anything negative about Old House at Hog Hollow existing as a business. They value community, family, and success just as much as anyone.

The real issue, he said, is noise. Based on his professional experience, he noted that alcohol makes people louder, even in small amounts. Extending operating hours would extend the time people are drinking and socializing, which would increase volume and disturbance. He is not opposed to the business succeeding, as he has heard wonderful things about it, but he believes the neighbors' right to quiet should be respected after a reasonable hour.

He also raised a safety concern: later hours mean people will be drinking and then driving home, which carries known risks.

His closing plea was to let the business be successful and happy, but also let the residents—many of whom are downsizing and seeking peace—have their quiet moments.

Dave Clay, 680 Spyglass Summit Dr, Chesterfield, MO

Mr. Clay disputed that approving the time extension sets a dangerous precedent. He detailed that if the Council allows an exception here, other residential-adjacent properties could demand similar treatment, undermining the master plan and zoning protections that residents relied on when buying their homes.

Mark Gershenson, 14336 Spyglass Ridge, Chesterfield, MO

Mr. Mark Gershenson lives with his wife and their 29-year-old son Corey, who has an intellectual disability, at Spyglass Summit directly below Old House at Hog Hollow. He detailed they moved there five years ago from a nearby home in Chesterfield, carefully choosing a quiet, safe, gated residential neighborhood. When they bought, Old House was a quiet antique store and tea room. They did not buy next to an entertainment venue or event destination.

He stated his son Corey values his independence and finds joy in walking around the neighborhood, which he experiences as safe and predictable. For families like theirs, that stability is essential.

The proposed changes would bring more non-resident traffic and alcohol consumption immediately adjacent to homes, changing the character of the neighborhood they relied on. He stated this is not hypothetical: the business already renovated without proper permits, violated existing restrictions with outdoor events, and was summoned to court. That history undermines confidence that expanded rules would be followed conservatively.

Mr. Gershenson acknowledged the applicant's argument that current limits make business difficult, but noted that zoning exists to protect neighborhood character and expectations—not to guarantee a business's profitability. He also pointed out public information that the owners have substantial resources, including a private aircraft valued over \$4 million, so this is not a case of financial hardship. The real question is whether residents should bear the consequences of the owner's business decisions.

His family is not asking for special treatment—only that the residential character and existing protections be preserved. He respectfully requested the Council deny the requested changes.

Donna Baber, 14364 Spyglass Ridge, Chesterfield, MO

Mrs. Baber and her husband purchased their home in November 2023. Before buying, she carefully reviewed the city's zoning and the comprehensive plan adopted on September 30, 2020, which was approved by the city and voters. She felt confident the City would respect the suburban neighborhood designation—the area around Spyglass and even the Hog Hollow property itself fall under that category in the comprehensive plan. She relied on that designation when making her purchase.

She believes the Planning Commission has a duty to uphold what the voters and the City have already decided. She pushed back on the claim that property values in Spyglass have risen because of Hog Hollow. In her view, rising values are due to a strong real estate market and the significant money homeowners have invested in their properties—she noted her previous home in Frontenac sold for four times what they paid, with no such business nearby.

On noise, she pointed out that Olive is already noisy, and adding music on top of that would create a cumulative problem. She concluded by saying that living next to a restaurant is fundamentally different from living next to a tea room, and as one of the closest neighbors, she feels this change affects their property values.

William Baber, 14364 Spyglass Ridge, Chesterfield, MO

Mr. Baber stressed the density of the neighborhood surrounding Hog Hollow. The condominiums in the Spyglass subdivision, which are

duplexes and fourplexes, are on zero-lot-line lots, meaning homes are very close together and extremely close to the property line. If a band played at Hog Hollow, it would be within 10 feet of several neighboring condominiums. Having a "party house" directly behind a densely packed condominium complex is a major problem.

He elaborated on the property's history: the tea room was approved in the early 1980s when it was "in the middle of nowhere." Over the following decades, the condominiums were built around it. When the previous owner sought expanded hours and restrictions, the City denied that request. The current owner purchased the property in 2022, well after the 2019 zoning was in place—so he knew exactly what the restrictions were when he bought. He noted the zoning permits low-volume businesses like a lawyer's office or salon, not a busy restaurant and bar with a heavy emphasis on alcohol.

He also cited a *West News Magazine* article where the owner was quoted saying he wanted to make Old House an "event venue with outdoor seating and music," with a 15-table patio and proposed hours of 11am to 9pm Thursday through Sunday. He argued this shows the owner has sought outdoor seating and music from the very beginning.

Mr. Baber expressed frustration that this is the fifth or sixth time the owner has come before the Committee pushing for expanded hours and approvals, essentially waiting for residents to get tired and for the committee to give in, calling it disrespectful to keep asking for the same thing or a variation of it.

Janet Baldwin, 187 River Valley Dr, Chesterfield, MO

Mrs. Janet Baldwin lives in Chesterfield's Riverbend Estates. She is president of the Riverbend Association but spoke only for herself. She made two points, first of which was sound. She lives on the ridge, where sound carries significantly. Even from a mile and a half away, she can hear concerts and fireworks from the County park. She noted that when residents fought a railroad issue, they hired a sound engineer who confirmed how far sound carries with no mitigation on the ridge. She is concerned about adding outdoor activities at Old House at Hog Hollow.

The second concern was parking. She reads Old House's Facebook ads, which consistently promote larger and more frequent events. She worries that 30 parking spaces will quickly lead to overflow parking on Olive Street Road. She noted employees already park across the street and run across traffic to get to work. She moved to Chesterfield 26–27 years ago partly because the City was committed to keeping Olive from becoming a dangerous road like Manchester Road, and she asked the Council to uphold that commitment.

Mary Monachella, 14167 Trailtop Dr, Chesterfield, MO

Mrs. Monachella expressed that she had hoped the Old House in Hog Hollow would become a low-impact bed-and-breakfast, but that didn't happen. She emphasized that nearly everyone in Ward 1 is committed to keeping Olive Boulevard from becoming congested like Manchester Road.

Currently, commercial retail is concentrated at three intersections along Olive—at Old Woods Mill, Chesterfield Parkway, and the small historic section near Hog Hollow Road. The subject property is in a purely residential stretch of Olive, where two other old houses that became commercial businesses (an accounting office and a retail office) generate virtually no traffic. The area remains uncongested, which is why a nearby tract is under consideration for residential development.

She then argued against the winery's appeal for expanded hours, noting the venue sells wine by the bottle or glass, plus a small lunch menu of appetizers, and offers rental for private parties. When Mrs. Monachella asked the owner of the business why he didn't install a commercial kitchen, the owner replied that the intent was not full meal service—renters could hire caterers. Without a commercial kitchen, the request for later dinner hours is misleading; the menu will remain limited. This is a winery serving lunch, not a restaurant serving wine with lunch.

She also researched wineries along Highway 94 in St. Charles and found their hours are predominantly 11am to 5pm, with only one winery open one night a week until 8pm for special dinners. She concluded that she believed the current hours for this in-town winery are appropriate and should not be changed.

Andrew T Smith, 14380 Spyglass Ridge, Chesterfield, MO

Mr. Smith questioned why someone would buy and renovate the property knowing the zoning is not permitted. He then questioned why then would they keep coming back even after they get rejected.

Mary Louise Smith, 14380 Spyglass Ridge, Chesterfield, MO

Mrs. Smith began by noting that a recent ad for Old House in Hog Hollow reminded her of several concerns. The ad promotes an expanded venue offering wine, bourbon, and other spirits, even though wine was originally the only thing they said they would serve. She questioned whether they have a full kitchen, recalling that the plan was only to keep things cold and reheat, not to prepare meals from scratch. She also noted that live music and special events were initially approved only for inside, yet police have been called multiple times, and the venue now appears to be doing catering for off-premises events. She expressed frustration that the owner, who she detailed as a retired CEO and co-founder of a company who certainly knows about rules and regulations, keeps pushing for expansions despite repeated denials. Mrs.

Smith also pointed out that the owner and his wife are listed as living in Town and Country, their property itself physically located in Town and Country, not Chesterfield, as some ads suggest. She doubted someone living on an acre of land in Town and Country would be bothered by noisy neighbors.

Finally, she expressed disappointment that a newly elected Councilmember, who once spoke in favor of the venue at a meeting, had actually held their campaign announcement party at the Old House—raising the question of how many Councilmembers need to be indebted to the venue before "no" becomes "yes."

Elena Kratz, 651 Spyglass Summit, Chesterfield, MO

Elena Kratz, a six-year resident of Spyglass, began by pushing back on the idea that Chesterfield has no place with live music, pointing out that Bishop's Post exists nearby—but crucially, has no homes around it. She emphasized that Spyglass is a quiet community with strict rules: even the pool requires headphones for music, and food trucks are not allowed.

She questioned why a winery or wine bar should be located in a residential area when wineries in places like Augusta have no nearby homes. Traffic is a major concern, especially the bottleneck at the entrance; she shared that she was nearly rear-ended trying to turn into Spyglass. Living three doors from Old House, she fears she will hear everything from the backyard. She criticized the business for constantly changing its scope—starting with food and wine, then adding an open bar, then seeking longer hours and an outdoor patio.

She warned that if the property is sold, a future owner could push hours to 11 p.m. or later. She also noted that small businesses are thriving on Olive Boulevard without being in residential areas, and countered claims that nobody wants to move into Spyglass, stating as a realtor, she knows homes sell quickly and property values are rising. Her core concern is that allowing a wine bar behind her home would ultimately drive property values down.

The following persons did not speak, but were in **opposition** of **P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)**:

Marge Merjavy, 633 Spyglass Summit Dr, Chesterfield, MO

John Merjavy, 633 Spyglass Summit Dr, Chesterfield, MO

Michael Domico/Linda Mees, 647 Spyglass Summit Dr, Chesterfield, MO

Keith Maddox, 659 Spyglass Summit Dr, Chesterfield, MO

Judith Schlesinger, 667 Spyglass Summit Dr, Chesterfield, MO

Susan O'Neill, 664 Spyglass Summit Dr, Chesterfield, MO

Clair & Betty Allyn, 668 Spyglass Summit Dr, Chesterfield, MO

Sue Hempstead, 14384 Spyglass Ridge, Chesterfield, MO

Anne Agovino, 14360 Spyglass Ridge, Chesterfield, MO

Frank Agovino, 14360 Spyglass Ridge, Chesterfield, MO

The following speaker represented the Petitioner for closing remarks:

Phil Strasser, 14701 Whitebrook Dr, Chesterfield, MO

The petitioner was allowed time for rebuttal. Mr. Phill Strasser, an employee of Old House, began by addressing the "party house" label, inviting critics to visit and see for themselves that it's far from that. He confirmed they have already compromised by withdrawing their request for outdoor music as part of this appeal. He compared the venue to concerts in Faust Park, which feature music until 9 p.m. and can be heard from his own porch, and noted that Olive Street will never become another Manchester Road because it's lined with established residential neighborhoods.

He clarified that if extended hours are granted, they only intend to serve appetizers, not a full dinner menu. Mr. Strasser then presented a letter from prosecuting attorney Tim Engelmeyer showing that of several citations issued, two were paid and closed, and a third was refused for lack of evidence—the reporting officer found no illegally parked cars on Olive, Spyglass, or the grass, only a small number of allowable cars in the lot. He detailed what he referred to as the "infamous wedding" incident which was one of their three citations referenced: a 20-minute outdoor ceremony for an elderly Jewish couple with a chuppah and 25 folding chairs, not a band setting up.

Of the 14 police calls made to Old House since it reopened, only two resulted in citations; the other 12 were unsubstantiated. Mr. Strasser suggested that neighbors with Ring cameras focused on the property's parking lot may explain the high volume of calls. He assured the Council that no customer has ever been served food or drink outside the building, though some may briefly step out with a cigarette or drink, which they are asked to bring back inside.

DISCUSSION:

Councilmember Mastorakos began by thanking everyone for attending and noting that she's familiar with the historical issues, having been part of that group for a long time. She pointed out that the property was zoned to operate from 7 a.m. to 4 p.m. back in the 1990s, and that there is also a historical overlay on the property dating to the early 2000s. She referenced a letter from the business's manager, Ms. White, written in March 2026, which she felt demonstrated they did not fully understand the historical overlay requirements.

She then described an incident shortly after the property was purchased in 2022, where while driving by, saw extensive construction activity, pulled in, and later called the Planning department — only to learn no permits had been issued for the work. This led her to believe the owners operated with an "ask forgiveness rather than permission" approach, which was concerning. She

emphasized that ordinances are laws that must be respected, and that the Council campaigned on putting residents first.

She identified two primary concerns: first, that this request is just the beginning and the owners will return every few months seeking additional hours, outdoor dining, private events, and more; and second, the risk of commercial creep along Olive, using Creve Coeur's Olive corridor east of 270 as a cautionary example where historic homes gave way to strip malls and commercial uses. She argued the Council's responsibility is to prevent Olive from becoming another Manchester Road, a goal she and others have worked hard to uphold. She concluded that she is comfortable with the current hours and that the business may need to adjust its plan accordingly.

Councilmember Moll, addressed speculation made by various residents as he disclosed for a second time that he held a fundraiser at Old House, which was his second visit ever. His first visit came after hearing residents describe it as a "party house," but when he went to see for himself, he found that was not what it was being made out to be. He noted that Old House provided a \$400 in-kind contribution including cookies and wine for his fundraiser, from which he raised a total of \$350. He testified at the Planning Commission hearing as a neutral party, and he remains neutral stating that he was and is not in the pockets of the Old House at Hog Hollow.

He has spoken with residents in Ward 1, including those in Spyglass, and heard their concerns. He stated that based on the petition before him, he is not in favor of it. However, he supports the compromise as discussed with the Planning Commission, which was no outdoor dining at this point, given the quiet nature of the community, but indoor operation until 7 p.m. is acceptable because the building's structure is sturdy, preventing noise from escaping. As a final note, he observed that if customers are coming from outside the City, that's good for Chesterfield — they contribute sales tax dollars without drawing on City services.

Councilmember Hansen discussed how she wanted the business to succeed, but the Council's job isn't about the business plan. She respects the historical work at Old House, but agrees with other Councilmembers. She stressed the comprehensive plan's importance, having been involved since 2013 and chairing the Planning Commission. She originally considered the Planning Commission's expanded options (7 p.m. or 7 a.m., nothing outside), but now believes the Council will keep revisiting this issue. She acknowledged the owners' right to return, urging residents to stay involved. Ultimately, she opposes any outdoor use and is now hesitant to extend hours at all, stating that perhaps they should remain as they currently are.

Councilmember Tocco addressed two main issues — noise and parking — and then raised a concern about police resources.

On noise, she noted the house is a 167-year-old fortress; noise doesn't escape unless music is played outside. In her opinion, as long as there's no outdoor music, there's no noise issue.

On parking, the restaurant has 30 spots, which caps the number of diners at any one time. Extending hours to 7 p.m. wouldn't increase peak traffic — it would spread customers across lunch and dinner instead.

She also expressed concern about a 24/7 Ring camera surveilling the property from a nearby building, which she believes has led to frivolous calls to the police. She said responding to calls with no evidence diverts officers from protecting the community.

Overall, she supports a compromise: extending indoor hours to 7 p.m. for dinner. She noted the Planning Commission voted 4–2 in favor of this and hopes the Council can approve something fair to both sides, then monitor the situation so the issue may be able to be mitigated.

Councilmember Moore explained that, while not on this Committee, he is not in favor of extending the hours. He is concerned about business plan creep and commercial creep along Olive Boulevard and believes if the operation can't make money between 7 a.m. and 4 p.m., they have a business plan issue.

Chair Koch acknowledged how difficult these decisions are, especially when Councilmembers get to know the people involved and empathize with their situations. She explained that she took a zoning and planning course, which taught her that the Council's job is to answer the specific land use question before them — not to decide based on personal opinions about the business or whether they'd patronize it.

She personally would enjoy living in Spyglass and having the business nearby, comparing it to a former wine bar, “The Naked Vine”, that was a beloved community spot before it closed. But she said the issue isn't about how anyone feels. It's about the existing restrictions on the books. Residents of Spyglass bought their homes with a clear understanding of what was allowed on the commercial property next door. Changing those conditions now, she argued, undermines their property rights and weakens established zoning protections. She described zoning conditions as a contract between the City, business owners, and residents.

She connected this to a national conversation about rezoning for heavy industrial use, such as AI data centers, and said looking at extreme cases helps clarify the principle at the local level. For that reason, she is not in favor of changing the hours.

She echoed Councilmember Hansen's point about personal responsibility, that business owners must operate within existing laws, though they have every right to lobby for change. She noted that with Council turnover, Spyglass residents should expect this issue might come up again. She suggested the business could thrive with a different model, like opening at 7 a.m. for mimosas and coffee, which she would welcome.

Councilmember Moll made a motion echoing what was discussed by the Planning Commission, recommending to City Council for approval of the conditions that ultimately did not pass out of the Planning Commission's recommendation, which was extending the hours until 7 p.m. but would not allow outdoor activity, sound, or music. The motion died for a lack of a second.

Councilmember Hansen made a motion seconded by Councilmember Mastorakos, to recommend to City Council maintaining the existing regulations on the hours of operation and the limits on outdoor use on the property. A vote was taken with an affirmative result (3–1), with Councilmember Moll voting

nay, and the motion was declared passed. This will move forward to the full City Council.

ADJOURNMENT

The meeting was adjourned at 7:56 p.m.

Respectfully submitted:

Justin Wyse
Director of Planning

Theresa Barnicle
Executive Assistant

Date Approved: _____

Memorandum Department of Planning

To: Planning and Public Works Committee

From: Shilpi Bharti, Planner

Date: June 09, 2026

RE: **Chesterfield Commons Seven, Lot 3:** A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for an automobile dealership building located on a 4.69-acre tract of land located north of Arnage Road and south of I-64, zoned "PC" Planned Commercial.



Summary

DSS Building Group, on behalf of Rivian, has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for an automobile sales and service building to be known as Rivian, located at 23 Arnage Road, in the Chesterfield Commons Seven subdivision.

The proposed building will be a single story (25'-4" high) and 42,915 square feet in area. The four sides of the building façade consist of painted concrete panel, painted EFIS, Composite Fiber Board, wood siding, and glass windows.



Figure 1: Subject Site

There will be one hundred eighty-five (185) parking spaces. This includes eighty (80) required parking for service vehicle, and employees located around the building on east, west, and south, and 105 Inventory and loner/fleet spaces. These spaces are designated on the site plan that is included with this memo.

The project was reviewed by the Architectural Review Board on April 16, 2026. There was considerable discussion associated with the general building design. At that time the applicant requested to hold. Since then, the applicant revised their submittal, and the project was reviewed by the Architectural Review Board on May 14, 2026. At that time, the Board made a motion to forward the Site Development Section Plan,

Landscape Plan, Lighting Plan, and Architectural Elevations to the Planning Commission with a recommendation to approve as presented.

The petition was reviewed by the Planning Commission on June 08, 2026. At that time the Commission recommended approval as presented. The motion passed by a vote of 6-0.

Governing ordinance 2501 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.

Attachments: June 08, 2026 Planning Commission Staff Report
Site Development Section Plan
Landscape Plan
Lighting Plan
Architect's Statement of Design
Architectural Elevations

Planning Commission Staff Report

Meeting Date: June 08, 2026

From: Shilpi Bharti, Planner *SB*

Location: 23 Arnage Road

Description: **Chesterfield Commons Seven, Lot 3:** A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for an automobile dealership building located on a 4.69-acre tract of land located north of Arnage Road and south of I-64, zoned “PC” Planned Commercial.

PROPOSAL SUMMARY

DSS Building Group, on behalf of Rivian, has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for an automobile sales and service building to be known as Rivian, located at 23 Arnage Road, in the Chesterfield Commons Seven subdivision.

Proposed Development includes:

- 42,915 square feet of building
- 80 required parking spaces
- 105 Inventory and other spaces
- Landscape Plan
- Lighting Plan



Figure 1: Subject Location

HISTORY OF SUBJECT SITE

The site is situated within the Chesterfield Commons Seven subdivision in the City of Chesterfield. Originally, the subdivision was zoned “NU” Non-Urban District prior to the City’s incorporation. In 2008, the site was rezoned to “PC” Planned Commercial, resulting in the creation of Ordinance 2501. The record plat of the subdivision was approved in 2011, establishing three (3) lots.

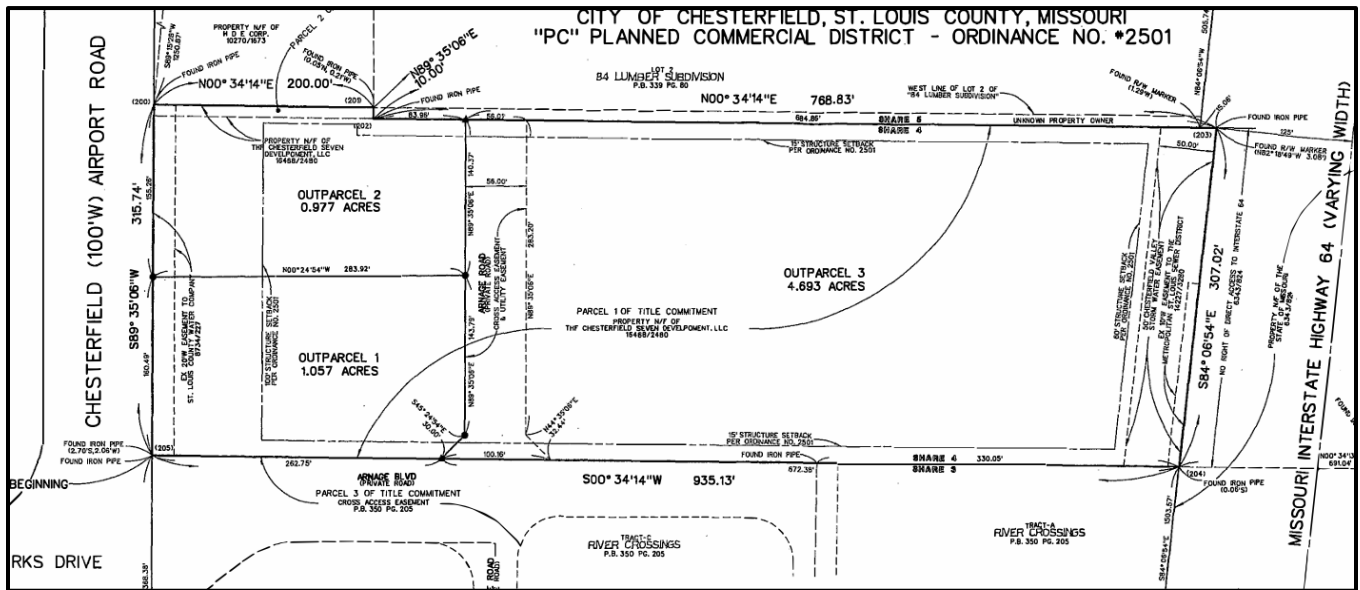


Figure 2: Record Plat

STAFF ANALYSIS

The Site Development Section Plan for Lot 3 proposes a 42,915 square-foot automobile dealership and service facility. The governing ordinance for the site permits automobile dealerships and associated repairs on the site and specifically permits Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles except that trucks (except pick-up trucks and SUV's), trailers, construction equipment, agricultural equipment and boats shall be stored indoors only. The proposal includes outdoor storage for passenger vehicle storage onsite and conforms to the requirements of the governing ordinance. The site will be accessed from Arnage Road to the south, with a secondary access point from Arnage Boulevard to the east.

The building is located on the north side of the site, with its front façade oriented towards I-64. Display spaces are situated along the north and east sides of the site. Customer, employee and Service vehicle parking is around the building. Additionally, inventory/loaner and fleet vehicle parking are proposed on the south side of the site.

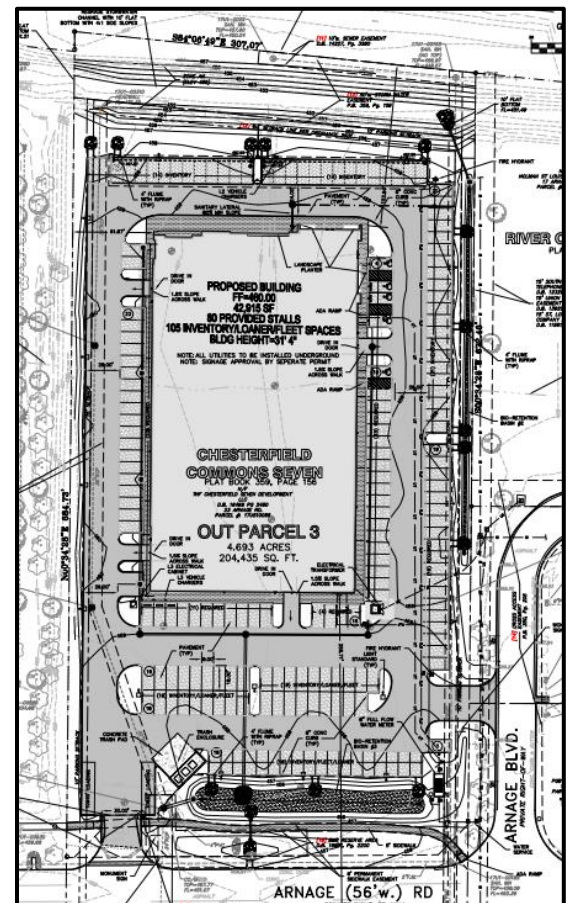


Figure 1: Site Plan

Site Relationships, access, and parking

The proposed building is located on a 4.63-acre parcel. The single-story building has a height of 25 feet, 4 inches, with rooftop screening measuring 6 feet in height, bringing the total building height to 31 feet, 4 inches. The site is bordered by Arnage Road to the south, I-64 to the north, single story car dealership to the west, and Arnage Boulevard to the east. Access to the site is provided from Arnage Road to the south, while the building's main entrance faces I-64 to the north. The proposed access location is consistent with the Site Development Concept Plan for the subdivision. A secondary access point is located on the east, connecting to Arnage Boulevard.

There are a total of 80 required parking spaces and 105 inventory/loner fleet spaces. Of the 105 inventory spaces, 28 are proposed along I-64 on the proposed pavers and will be partially screened by trees and shrubs within a 30-foot landscape buffer.

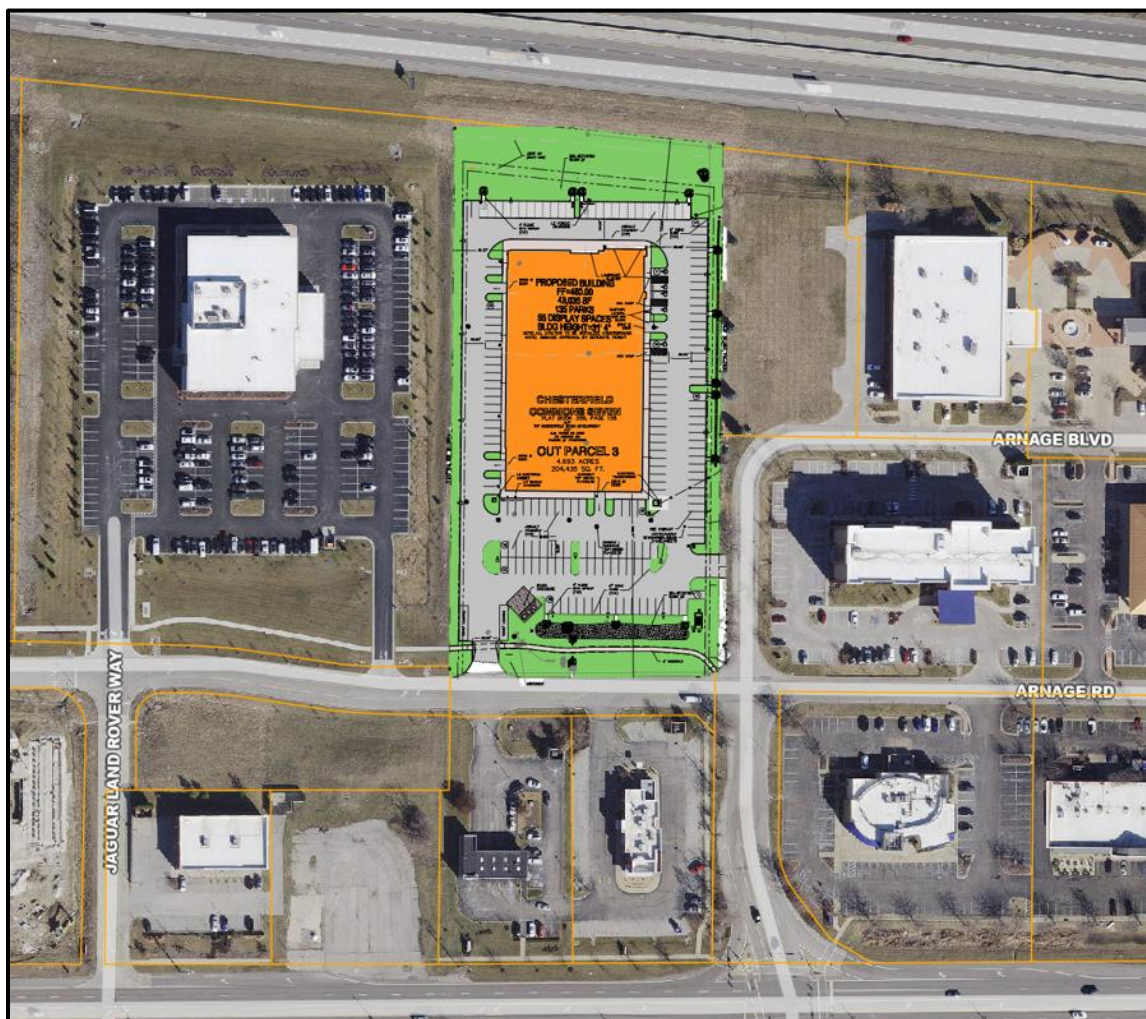


Figure 4: Neighboring development

Elevation

All four sides of the building will consist of painted concrete panels and EIFS. The front elevation, which faces I-64, includes Black Forest composite fiberboard and a black aluminum curtain wall system. The east and west elevations incorporate portions of the black composite fiberboard, complemented by Accoya light ivory wood siding and wooden planters.

To reduce the linear appearance of the building, the long façade has been articulated with aluminum storefront elements and sections of composite fiberboard at regular intervals, breaking up expanses of concrete panels and EIFS. A total of four (4) overhead doors are proposed. One (1) glass overhead door is located on the east side, two (2) overhead doors are located on the west side, and one (1) overhead door is proposed on the south side facing Arnage Drive. No overhead doors are proposed on the north elevation facing I-64.

Additionally, the building plane introduces variation in depth, creating a more dynamic, three-dimensional massing along the north elevation facing I-64. The façade steps vary by approximately 2, 4, and 6 feet from the base plane. The trash enclosure is located on the south side of the site and is constructed of painted concrete panels to match the proposed building colors. Rooftop mechanical equipment is proposed on the north side of the building and will be screened on all four sides with black composite fiberboard.



Figure 5: Front Elevation (North Side)



Figure 6: South Elevation

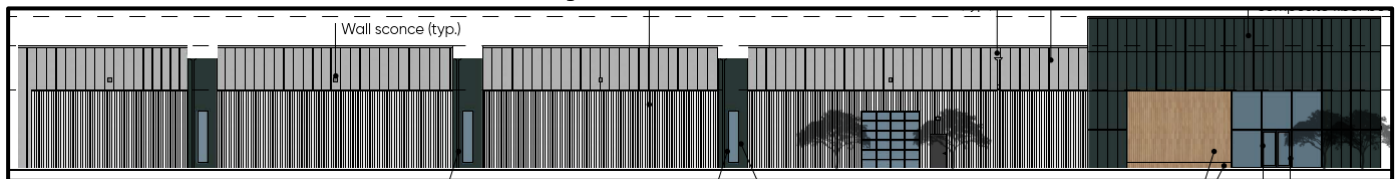


Figure 7: East Elevation

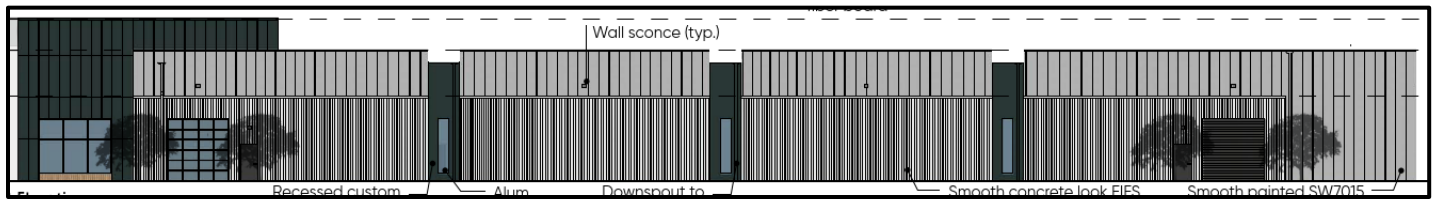


Figure 8: West Elevation

Lighting

A total of 29 light fixtures are proposed for the development, including parking lot lights and wall pack lights. All proposed light fixtures comply with City Code. The lighting plan is included in the packet.

Additionally, two types of charging stations are proposed on the site. One Level 2 (L2) charger, approximately 5–6 feet in height, is proposed along I-64, while a Level 3 (L3) charger, with a maximum height of 7 feet, is proposed on the south side near the building.

Landscaping

The proposed landscape plan includes a mix of shade trees, ornamental trees, evergreen trees, shrubs, and ground cover. One (1) bio-retention basin is proposed on the south side of the site. Additionally, landscape planters are proposed against the building.

The development includes 105 inventory/loner fleet spaces, 28 of the inventory spaces which are located along I-64 and will be partially screened with trees and shrubs. The remaining spaces are located on the east side facing the vacant lot and will be screened with a combination of shade and evergreen trees.

In addition, landscape buffers are proposed along Arnage Road. The development is required to provide a minimum of 30% open space and the site is designed to provide approximately 33% open space.

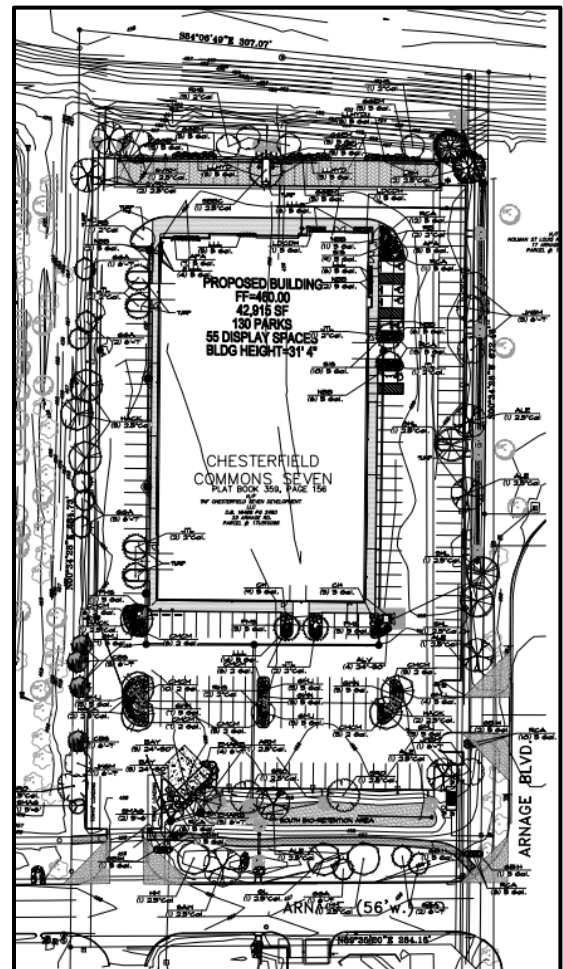


Figure 9: Landscape Plan

Rendering



Figure 10: Rendering (view from I-64)



Figure 10: Rendering (view from I-64)



Figure 11: Night Rendering (view from I-64)

ARB MEETING REPORT

The project was reviewed by the Architectural Review Board on April 16, 2026, at which time the applicant requested that the item be held. The applicant submitted the revised plans, and the project was reviewed again by the Architectural Review Board on May 14, 2026. At that meeting, the Board made a motion to forward the Amended Architectural Elevations to the Planning Commission with a recommendation to approve as presented.

DEPARTMENTAL INPUT

Staff has reviewed this proposed development and found it to be in compliance with the City's Unified Development Code and site-specific ordinances. All outstanding comments have been addressed at this time, and Staff has no further comments.

The Planning Commission may vote on this tonight. The project has automatic Power of Review; therefore, following Planning Commission approval, the project will be presented at the Planning and Public Works Committee and then at the City Council meeting.

MOTION

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

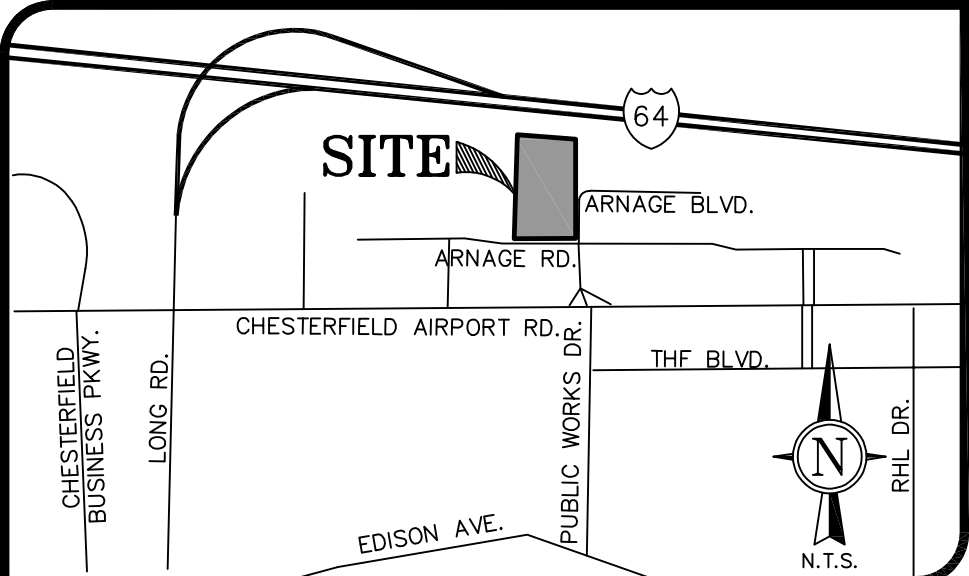
- 1) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Chesterfield Commons Seven, Lot 3, as presented."
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Chesterfield Commons Seven, Lot 3, with the following conditions..."

Attachments

1. Planning Commission Packet Submittal

RIVIAN SERVICE CENTER CHESTERFIELD, MO

CONCEPT DESIGN
APRIL 01, 2026



OPEN SPACE PERCENTAGE

SITE AREA	4.963 ACRES (204,435 SF)
OPEN SPACE	1.561 ACRES (67,992 SF)
OPEN SPACE PERCENTAGE	1.561 AC./4.963 AC x 100=33%
BUILDING	0.985 ACRES (42,915 SF)
PAVED AREA	1.971 ACRES (85,865 SF)
SIDEWALK AREA	0.176 ACRES (7,663 SF)

PERTINENT DATA

CURRENT ZONING	"PC" PLANNED COMMERCIAL DISTRICT
SITE AREA	4.963 ACRES
WATER SHED	MISSOURI RIVER
WATER DISTRICT	MISSOURI AMERICAN WATER
FIRE DISTRICT	MONARCH FIRE DISTRICT
SCHOOL DISTRICT	ROCKWOOD R-6
SEWER DISTRICT	METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)
FEMA MAP NUMBER	29189C0145 K
DATE: FEB. 4, 2015	

OWNERSHIP INFO

OWNER	NET PROP HOLD CO LLC 3167 FEE FEE RD BRIDGETON, MO 63044
PREVIOUS OWNER	THF CHESTERFIELD SEVEN DEVELOPMENT L L C 211 N STADIUM BLVD SUITE 201 COLUMBIA, MO 65203

N/E
GREENBAY PROPERTIES CHESTERFIELD LLC
1 JAGUAR LAND ROVER WAY
PARCEL # 17U51016

TSG CHESTERFIELD AIRPORT ROAD

PLAT BOOK 368, PAGE 313

UTILITY CONTACTS:

WATER: MO. AMERICAN WATER CO. 727 CRAIG ROAD ST. LOUIS, MO. 63141 TEL. (314) 996-2466	ELECTRIC POWER: AMEREN MISSOURI ELLISVILLE DISTRICT 280 OLD STATE ROAD ELLISVILLE, MO 63021 TEL. (866) 992-6619
SEWER: METROPOLITAN SEWER DISTRICT 2350 MARKET STREET ST. LOUIS, MO. 63103 TEL. (314) 768-6200	NATURAL GAS: SPIRE 720 OLIVE STREET, RM. 1413 ST. LOUIS, MO. 63101 TEL. (314) 342-0678

TELEPHONE COMPANY:
AT&T TELEPHONE CO.
OVERLAND ENGINEERING UNIT
12950 OLIVE ST. ROAD
CREVE COEUR, MO 63141
TEL. (314) 275-0075

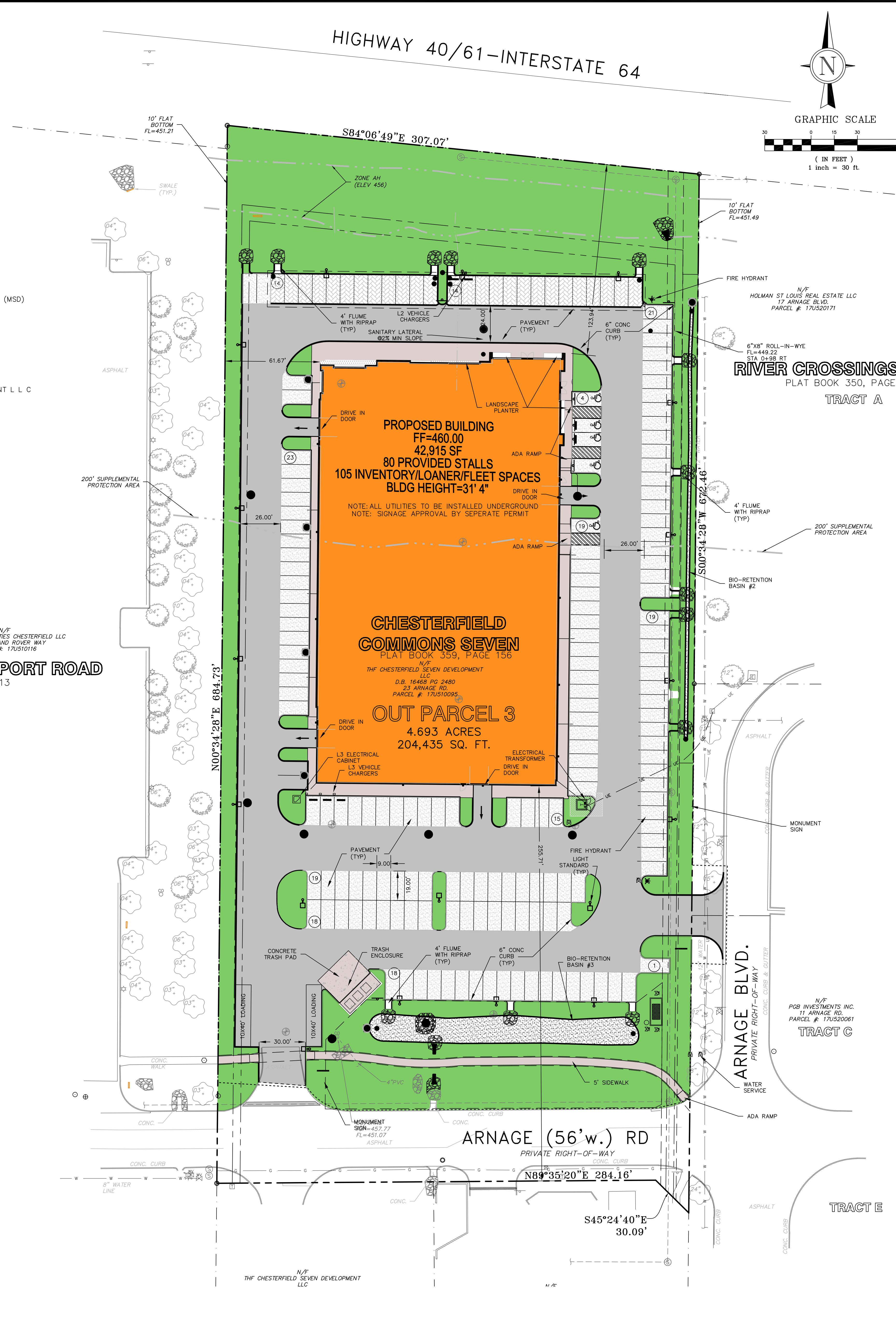
CHARTER COMMUNICATIONS
6818 WEST FLORISSANT
ST. LOUIS, MO 63136
TEL. (314) 389-8900

BENCHMARK:
STL CO. #12-171: 459.91 FUS NAV088
— Standard DNR aluminum disk stamped SL-38 situated in a grassy area northwest of the intersection of Chesterfield Airport Road and Caprice Drive, south of the parking for a retail strip center approximately 0.1 miles east of Long Road; roughly 58 feet west of the centerline of Caprice Drive, 42 feet north of the centerline of Chesterfield Airport Road, and 69 feet east of a fire hydrant.

SITE BENCHMARK:
458.88 FUS NAV088 —
A 1/2" iron pipe situated at the Northeast intersection of Arnage Road and Arnage Boulevard. Roughly 2'± East of the East curb line of Arnage Boulevard and 34'± North of the North curb line of Arnage Road.

PREPARED FOR:
DDS BUILDING GROUP
CONTACT: MATT GARVAGIA
3167 FEE FEE RD
BRIDGETON, MO 63044
PH: (314) 578-3031

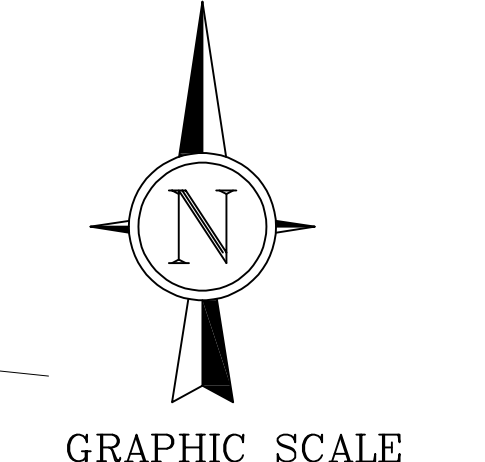
J:\433\433\Drawings\Engineering\Construction\Plan\433_Site\433_Site.dwg 11:00 AM 02/22/2016



A SITE DEVELOPMENT SECTION PLAN

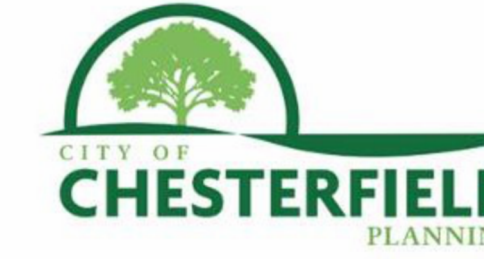
RIVIAN

OUTPARCEL 3 OF CHESTERFIELD COMMONS SEVEN
PLAT BOOK 359, PAGE 156
CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



LEGEND	
PROPOSED CONCRETE BARRIER CURB	—————
PROPOSED BUILDING	—————
EXISTING FEATURES	—————
PROPOSED FEATURES	—————
PROPERTY LINES	—————
PROPOSED SITE RETAINING WALL	—————
CONCRETE SIDEWALK	—————
CONCRETE PAVEMENT	—————
HEAVY DUTY ASPHALT	—————
LIGHT DUTY ASPHALT	—————
PERVIOUS PAVERS	—————

NOTES:
1. HEAVY DUTY ASPHALT TO BE IN DRIVE AISLES. LIGHT DUTY ASPHALT TO BE IN PARKING STALLS UNLESS OTHERWISE NOTED.



DEPARTMENT OF PLANNING
SCRIPT FOR A SITE DEVELOPMENT PLAN

LEGAL DESCRIPTION

--- OUTPARCEL 3, CHESTERFIELD COMMONS SEVEN, P.B. 359, PAGE 156 ---
A TRACT OF LAND SITUATED IN THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, LYING IN PART OF U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST, AND BEING OUTPARCEL 3 OF CHESTERFIELD COMMONS SEVEN, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 359, PAGE 156 OF THE LAND RECORDS OF SAID ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERNMOST CORNER OF TRACT A OF RIVER CROSSINGS RESUBDIVISION, A SUBDIVISION FILED FOR RECORD AS PLAT BOOK 350, PAGE 205 OF SAID LAND RECORDS, SAID NORTHERNMOST CORNER ALSO BEING ON THE SOUTHERN RIGHT-OF-WAY LINE OF MISSOURI INTERSTATE 64, VARIABLE WIDTH; THENCE ALONG THE WESTERN LINE OF SAID TRACT A, SOUTH 0 DEGREES 34 MINUTES 28 SECONDS WEST, A DISTANCE OF 672.32 FEET TO THE NORTHEAST CORNER OF OUTPARCEL 1 OF SAID CHESTERFIELD COMMONS SEVEN PLAT; THENCE LEAVING SAID WESTERN LINE OF TRACT A, AND ALONG THE NORTHERN LINE OF SAID OUTPARCEL 1, NORTH 45 DEGREES 24 MINUTES 40 SECONDS WEST, A DISTANCE OF 30.09 FEET; THENCE ALONG SAID NORTHERN LINE OF OUTPARCEL 1, AND ALONG THE NORTHERN LINE OF OUTPARCEL 2 OF SAID CHESTERFIELD COMMONS SEVEN PLAT, SOUTH 89 DEGREES 35 MINUTES 20 SECONDS WEST, A DISTANCE OF 284.16 FEET TO THE NORTHWEST CORNER OF SAID OUTPARCEL 2, SAID NORTHWEST CORNER BEING ON THE EASTERN LINE OF LOT A OF TSG CHESTERFIELD AIRPORT ROAD, A SUBDIVISION FILED FOR RECORD AS PLAT BOOK 368, PAGE 313 OF SAID LAND RECORDS; THENCE LEAVING SAID NORTHERN LINE OF OUTPARCEL 2 AND ALONG THE EASTERN LINE OF SAID LOT A, NORTH 0 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 684.73 FEET TO SAID SOUTHERN RIGHT-OF-WAY LINE OF MISSOURI INTERSTATE 64, VARIABLE WIDTH; THENCE LEAVING SAID EASTERN LINE OF LOT A AND ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF MISSOURI INTERSTATE 64, SOUTH 84 DEGREES 06 MINUTES 49 SECONDS EAST, A DISTANCE OF 307.07 FEET TO THE POINT OF BEGINNING.
CONTAINING 4.693 ACRES (204,435 SQUARE FEET), BY GRIMES CONSULTING, INC., LS-343-D, DATED FEBRUARY 2026.

THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN
[NAME OF OWNER(S)]
CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE
PROVISIONS OF SECTION 03.040, PC-PLANNED COMMERCIAL DISTRICT OF CITY OF
(subsection) (present zoning)
CHESTERFIELD UNIFIED DEVELOPMENT CODE, 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 CITY OF CHESTERFIELD, OR VOIDED OR VACATED BY ORDER OF
ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

(SIGNATURE): _____
(PRINT NAME): _____
STATE OF MISSOURI)
COUNTY OF ST. LOUIS)
ON THIS _____ DAY OF _____, A.D., 2026, BEFORE ME PERSONALLY APPEARED
_____, AND _____, TO BE KNOWN
(INDIVIDUAL) (INDIVIDUAL)
TO BE THE PERSON(S) DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED
THAT HE, SHE OR THEY EXECUTED THE SAME AS HIS, HER, OR THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN
_____, THE DAY AND YEAR LAST ABOVE WRITTEN.
(COUNTY AND STATE)
MY TERM EXPIRES _____
(NOTARY PUBLIC)

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION
AND DULY VERIFIED ON THE _____ DAY OF _____, 20____, BY THE CHAIRPERSON OF
SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE DEVELOPMENT PLAN PURSUANT TO
CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE DIRECTOR OF PLANNING AND THE CITY CLERK.

JUSTIN WYSE, AICP
DIRECTOR OF PLANNING
CITY OF CHESTERFIELD, MISSOURI

VICKIE MCGOWN, CITY CLERK
CITY OF CHESTERFIELD

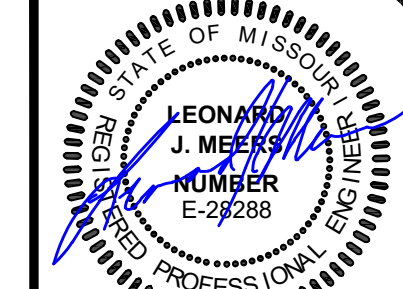
PROPERTY PLANS

LOCATION: 23 ARNAGE RD
CHESTERFIELD, MO 63005
DEVELOPMENT PLAN (v1)
01/22/26

SITE DATA	CITY OF CHESTERFIELD
JURISDICTION	"PC" PLANNED COMMERCIAL
ZONING DISTRICT	"PC" PLANNED COMMERCIAL
PERMITTED USE(S)	SALES, RENTAL, AND LEASING OF NEW AND USED VEHICLES, INCLUDING AUTOMOBILES, TRUCKS, TRAILERS, CONSTRUCTION EQUIPMENT, AGRICULTURAL EQUIPMENT, AND BOATS, AS WELL AS ASSOCIATED REPAIRS AND NECESSARY OUTDOOR STORAGE OF SAID VEHICLES EXCEPT THAT TRUCKS (EXCEPT PICK UP TRUCKS AND SUVS), TRAILERS, CONSTRUCTION EQUIPMENT, AGRICULTURAL EQUIPMENT AND BOATS SHALL BE STORED INDOORS ONLY

LOT AREA	204,392 SF (+/-4.69 ACRES)
BUILDING AREA	42,915 SF
F.A.R.	CODE 0.55 PLAN 0.21
SETBACKS	
BUILDING SETBACKS	CODE PLAN
-FRONT YARD	60' 123.94'
-SIDE YARD	15' 64'
-REAR YARD	0' 255.71'
PARKING SETBACKS	CODE PLAN
-FRONT YARD	50' 70'
-SIDE YARD	10' 13' 8"(E) 10' 6"(W)
-REAR YARD	0' 115'

OFF STREET PARKING REQUIREMENTS	
CAR PARKING	73 min 80 max 80
OUTDOOR STORAGE	105
ADA STALLS	5 5
PARKING STALL SIZE	9'X19' 9'X19'
DRIVE AISLE WIDTH	22' 24'26'
ADDITIONAL NOTES	MINIMUM-3.0% GFA MAXIMUM-120% OF MINIMUM PARKING REQUIRED
BUILDING HEIGHT	45' 31' 4'
OPEN SPACE	30% 33% (ORD. 2501)



DATE	
REV. NO.	
REMARKS	

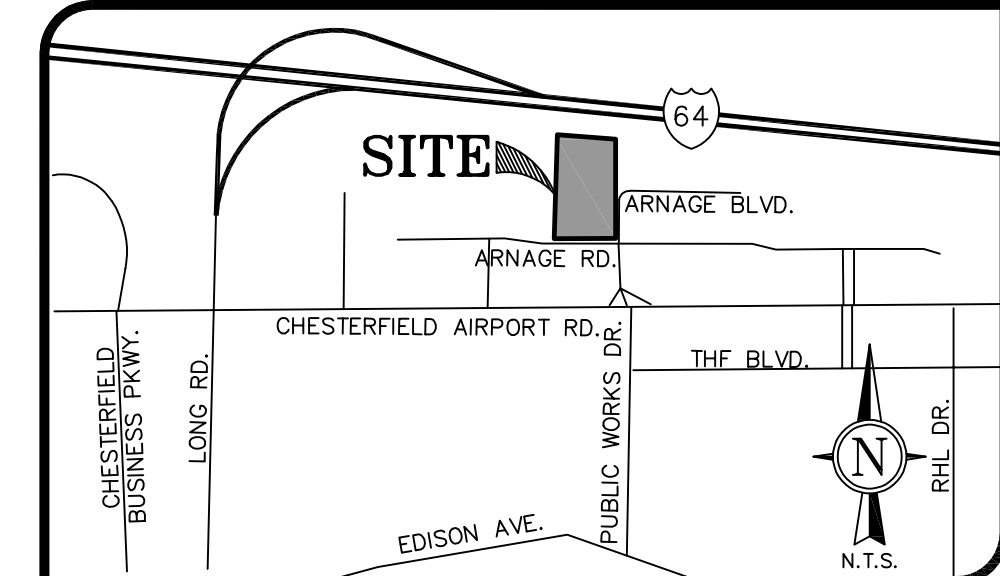
SITE DEVELOPMENT SECTION PLAN FOR
RIVIAN
23 ARNAGE RD, CHESTERFIELD, MO 63005

COLOR SITE PLAN
SHEET TITLE

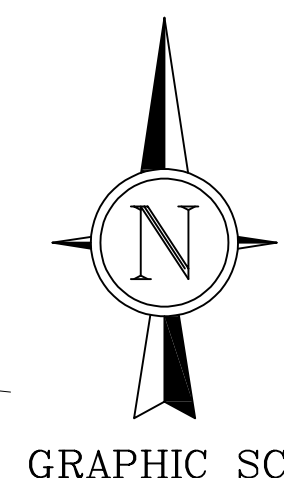
JOB NUMBER:	4434
DRAWN BY:	JLW
DATE:	02/12/26
CHECKED BY:	LJM
DATE:	02/12/26
SHEET:	

C2.0

M.S.D. BASE MAP 17U
LOC. NO. 17U510095
ZIP CODE 63005



HIGHWAY 40/61-INTERSTATE 64



A SITE DEVELOPMENT SECTION PLAN RIVIAN

OUTPARCEL 3 OF CHESTERFIELD COMMONS SEVEN
PLAT BOOK 359, PAGE 156
CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



GRIMES CONSULTING, INC.
12300 OLD TESSON RD.
SUITE 300
ST. LOUIS, MO 63128
PH: (314) 848-4000
FAX: (314) 848-4001
www.grimesconsulting.com
PE: COAF E-1470-D
P.E. COAF LS-345-D

REV.	NO.	DATE	REMARKS

SITE DEVELOPMENT SECTION PLAN FOR
RIVIAN
23 ARNAGE RD, CHESTERFIELD, MO 63005

SHEET TITLE
PHOTOMETRICS PLAN

JOB NUMBER:	4434
DRAWN BY:	JLW
DATE:	02/12/26
CHECKED BY:	LJM
DATE:	02/12/26
SHEET:	

L1.0

TSG CHESTERFIELD AIRPORT ROAD
PLAT BOOK 368, PAGE 313

N/F
GREENBAY PROPERTIES CHESTERFIELD LLC
1 JAGUAR LAND ROVER WAY
PARCEL # 17U51016

PROPOSED BUILDING
FF=460.00
42,915 SF
80 PROVIDED STALLS
105 INVENTORY/LOANER/FLEET SPACES
BLDG HEIGHT=31' 4"

CHESTERFIELD
COMMONS SEVEN
PLAT BOOK 359, PAGE 156
THE CHESTERFIELD SEVEN DEVELOPMENT
LLC
D.B. 16468 PG 2480
23 ARNAGE RD.
PARCEL # 17U510095
OUT PARCEL 3
4.693 ACRES
204,435 SQ. FT.

N/F
HOLMAN ST LOUIS REAL ESTATE LLC
17 ARNAGE BLVD.
PARCEL # 17U520171

RIVER CROSSINGS RESUB.
PLAT BOOK 350, PAGE 205
TRACT A

Luminaire Schedule	Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
		12	C	Single	HC405D010-HM40525840-41WDC	1.000	782	6	72
		1	T4-12L	Single	SAS-12L-U-40-T4	1.000	13175	82.2	82.2
		14	T3-12L (HSS)	Single	SAS-12L-U-40-T3-HSS	1.000	9111	82.2	1150.8
		3	T5S	Single	SAS-15L-U-40-T5S	1.000	16916	108.1	324.3
		15	WP	Single	SWM-3L-U-40-T4	1.000	3131	20.7	310.5

Calculation Summary	Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
	BOUNDARY	Illuminance	Fc	0.10	0.5	0.0	N.A.	N.A.
	SITE	Illuminance	Fc	2.31	6.7	0.1	23.10	67.00

MOUNTING HEIGHT NEXT TO EACH FIXTURE
CALCS EVERY 10' ON GROUND

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

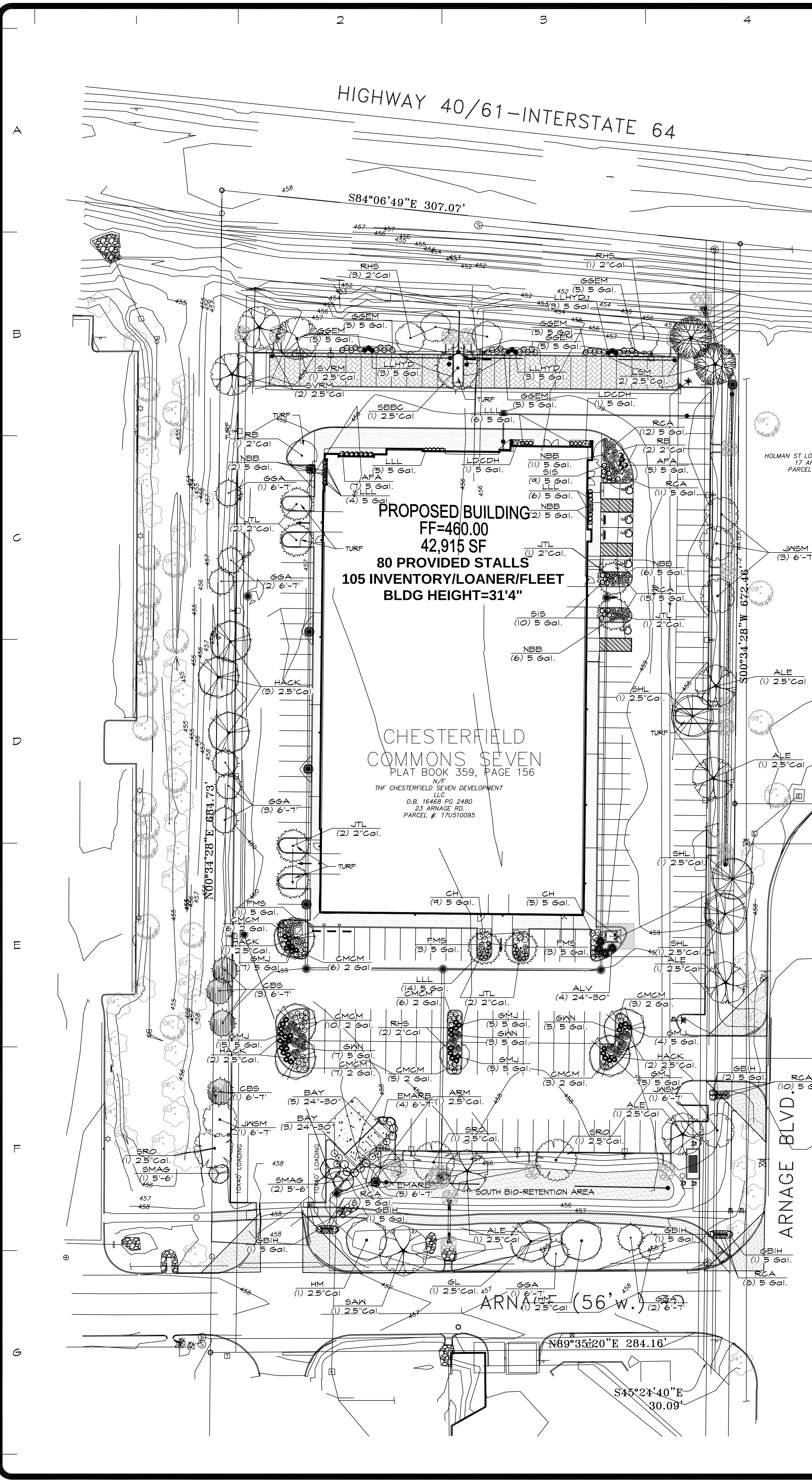


DEPICTION OF L2 AND L3 CHARGING STATIONS

NOTES:
1. L2 AND L3 CHARGING STATIONS HEIGHT IS BETWEEN 70'-90" TALL.

PREPARED FOR:
DDS BUILDING GROUP
CONTACT: MATT GARVAGLIA
3167 FEE FEE RD
BRIDGETON, MO 63044
PH: (314) 578-3031

PREPARED BY: LIGHTING ASSOCIATES
M.S.D. BASE MAP 17U
LOC. NO. 17U510095
ZIP CODE 63005



PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE HEIGHT	GROWTH RATE
TREES					
ARM	1	ARMSTRONG RED MAPLE / ACER RUBRUM 'ARMSTRONG'	2.5" CAL.	40 - 65 FT. HT.	FAST
ALE	5	ATHENA LACEBARK ELM / ULMUS PARVIFOLIA 'EMER I'	2.5" CAL.	25 - 40 FT. HT.	MODERATE
HACK	8	COMMON HACKBERRY / CELTIS OCCIDENTALIS	2.5" CAL.	40 - 65 FT. HT.	MODERATE
GL	1	GREENSPIRE LITTLE LEAF LINDEN / TILIA CORDATA 'GREENSPIRE'	2.5" CAL.	40 - 65 FT. HT.	SLOW
HM	2	HEDGE MAPLE / ACER CAMPESTRE	2.5" CAL.	25 - 40 FT. HT.	MODERATE
LSM	2	LEGACY SUGAR MAPLE / ACER SACCHARUM 'LEGACY'	2.5" CAL.	40 - 65 FT. HT.	SLOW
SAJN	1	SAINTJOOTH OAK / QUERCUS ACUTISSIMA	2.5" CAL.	40 - 65 FT. HT.	MODERATE
SBBC	1	SHANNON BRACE BALD CYPRESS / TAXODIUM DISTICHUM 'MICKELSON'	2.5" CAL.	40 - 65 FT. HT.	MODERATE
SRO	3	SHUMARD RED OAK / QUERCUS SHUMARDII	2.5" CAL.	40 - 65 FT. HT.	FAST
SVRM	3	SUN VALLEY RED MAPLE / ACER RUBRUM 'SUN VALLEY'	2.5" CAL.	40 - 65 FT. HT.	FAST
SHL	3	'SKYLINE' LOCUST / GLEDITSIA TRIACANTHOS 'SKYLINE'	2.5" CAL.	25 - FT. HT.	FAST
EVERGREEN TREES					
CBS	4	COLORADO BLUE SPRUCE / PICEA PUNGENS 'GLAUGA'	6"-7"	40 - 65 FT. HT.	SLOW - MODERATE
EMARB	4	EMERALD ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD'	6"-7"	15 - 25 FT. HT.	SLOW - MODERATE
GSA	4	GREEN GIANT ARBORVITAE / THUJA PLICATA 'GREEN GIANT'	6"-7"	25 - 40 FT. HT.	SLOW
JNSM	5	SWEETBAY MAGNOLIA / MAGNOLIA VIRGINIANA 'JIM NELSON'	6"-7"	10 - 20 FT. HT.	MODERATE
FLOWERING TREES					
JTL	8	IVORY SILK JAPANESE TREE LILAC / SYRINGA RETICULATA 'IVORY SILK'	2" CAL.	15 - 25 FT. HT.	SLOW - MODERATE
RB	3	RED BUD / CERCIS CANADENSIS	2" CAL.	15 - 25 FT. HT.	FAST
RHS	5	ROBIN HILL SERVICEBERRY / AMELANCHIER X GRANDIFLORA 'ROBIN HILL'	2" CAL.	25 - 30 FT. HT.	MODERATE
SMAS	3	SAUCER MAGNOLIA / MAGNOLIA X SOULANGIANA	5'-6'	15 - 25 FT. HT.	SLOW
SHRUBS					
ALV	4	ALLEGHANY LEATHERLEAF VIBURNUM / VIBURNUM RHYTIDOPHYLLUM 'ALLEGHANY'	24"-30"		
AFA	12	AUTUMN FIRE AZALEA / AZALEA X ROBLEZ'	5 GAL.		
CH	14	CHINA BOY/GIRL HOLLY / ILEX MESERVEAE 'CHINA BOY/GIRL' TM	5 GAL.		
FMS	17	FIZZY MIZZY SWEETSPIRE / ITEA VIRGINICA 'SMNVM'	5 GAL.		
GBH	6	GEM BOX INK BERRY HOLLY / ILEX GLABRA 'GEM BOX'	5 GAL.		
GMN	15	GINGER WINE NINEBARK / RHYNOCARPUS ORULIFOLIUS 'SMNFOBL'	5 GAL.		
GEM	30	GREEN GEM BOXWOOD / BUXUS X 'GREEN GEM'	5 GAL.		
GMJ	41	GREEN MOUND JUNIPER / JUNIPERUS PROCUMBENS 'GREEN MOUND'	5 GAL.		
LPDCH	2	LET'S DANCE CAN DO HYDRANGEA / HYDRANGEA MACROPHYLLA X SERRATA 'LET'S DANCE CAN DO'	5 GAL.		
LLL	35	LITTLE LADY LILAC / SYRINGA X 'JEFLADY' 'FFB30351'	5 GAL.		
LYD	4	LITTLE LIME HYDRANGEA / HYDRANGEA PANICULATA 'LITTLE LIME'	5 GAL.		
NBB	27	NEATBALL BOXWOOD / BUXUS MICROPHYLLA 'NSBBL'	5 GAL.		
BAY	8	NORTHERN BAYBERRY / MYRTICA PENNSYLVANICA	24"-30"		
RCA	64	ROSE CREEK ABELIA / ABELIA X GRANDIFLORA 'ROSE CREEK'	5 GAL.		
SIS	19	SCENTLANDIA SWEETSPIRE / ITEA VIRGINICA 'SMNVDG' TM	5 GAL.		
ANNUALS/PERENNIALS					
CMCM	51	CAT'S MEOW CATMINT / NEPETA X FAASSENII 'CAT'S MEOW'	2 GAL.		
FORBS					
GAX	425	GOLDEN ALEXANDER / ZIZIA AUREA	2 QT. @ 18" OC		
OBS	102	OZARK BLUE STAR / AMSONIA ILLUSTRIS	2 QT. @ 30" OC		
ROSEM	144	ROSE MALLOW / HIBISCUS LAEVIS	1 GAL. @ 30" OC		
SMN	51	SWAMP MILKWEED / ASCLEPIAS INCARNATA	2 QT. @ 24" OC		
NATIVE GRASSES					
67		BROWN FOX SEDGE / CAREX VULPINOIDEA	PLUG AT 18" OC		
279		GREAT GREEN BULRUSH / SCIRPUS ATROVIRENS	PLUG AT 18" OC		
12		MORNING STAR SEDGE / CAREX GRAYI	PLUG AT 18" OC		
45		PALM SEDGE / CAREX MUSKINGUMENSIS	PLUG AT 18" OC		

- PLEASE NOTE:
- ALL LANDSCAPE AREAS & ISLANDS SHALL BE PROVIDED WITH A MECHANICAL IN-GROUND IRRIGATION SYSTEM (BY OTHERS). COORDINATE LANDSCAPING WITH IRRIGATION CONTRACTOR.
 - ALL PLANTING BEDS TO BE EDGED W/ SPADE-CUT EDGE.
 - ADJUST TREE LOCATIONS FOR LIGHT STANDARDS AND UNDERGROUND UTILITIES.
 - NO TREES OR OTHER OBSTRUCTIONS CAN BE LOCATED WITHIN 6 FEET OF FIRE HYDRANTS.
 - ALL PLANT MATERIAL WITHIN SIGHT TRIANGLE ZONES TO BE MAINTAINED AT A MAXIMUM HEIGHT OF TWENTY FOUR INCHES (2 FEET).
 - ALL STREET TREES SHALL BE MIN. 2.5" CALIPER WITH A MAXIMUM OF 20% OF TREES OF ONE SPECIES THROUGHOUT.
 - LANDSCAPE AREA CALCULATIONS:
Net Acreage: 4.963 acres (204,435 s.f.)
Total Building Coverage Area = 42,915 s.f. (21%)
Paved Surface Area = 89,865 s.f. (42%)
Open Space = 61,992 s.f. (33%)
Sidewalk Area = 7,663 s.f. (4%)
 - STREET TREES ARE LOCATED SUCH THAT CONFLICT BETWEEN TREES AND OVERHEAD POWER LINES IS AVOIDED WHERE POSSIBLE.

LANDSCAPE REQUIREMENTS:

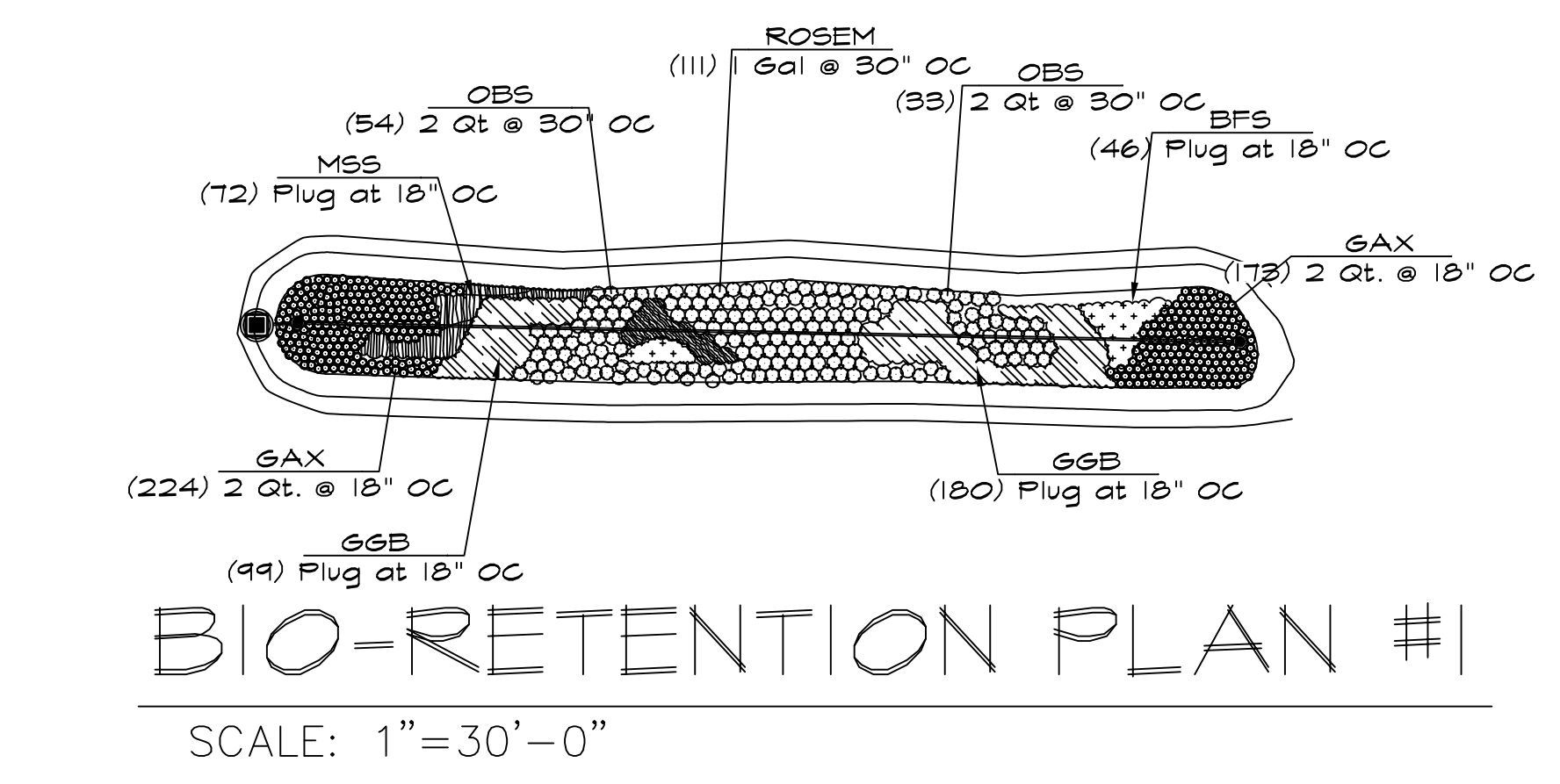
STREET TREES: 1 per 50 LF FRONTAGE

634.24 LF FRONTAGE @ ARNAGE ROAD
THEREFORE, SEVEN (7) STREET TREES ARE REQUIRED AND SEVEN (7) ARE PROPOSED (3 Evergreen/4 Deciduous)

OVERALL TREE GROUPINGS:

TYPE	QTY	PERCENTAGE
DECIDUOUS:	30	30.5%
ORNAMENTAL:	27	34.6%
EVERGREEN:	21	26.9%

12 FAST GROWTH (16%) AND 64 SLOW/MEDIUM GROWTH (84%)

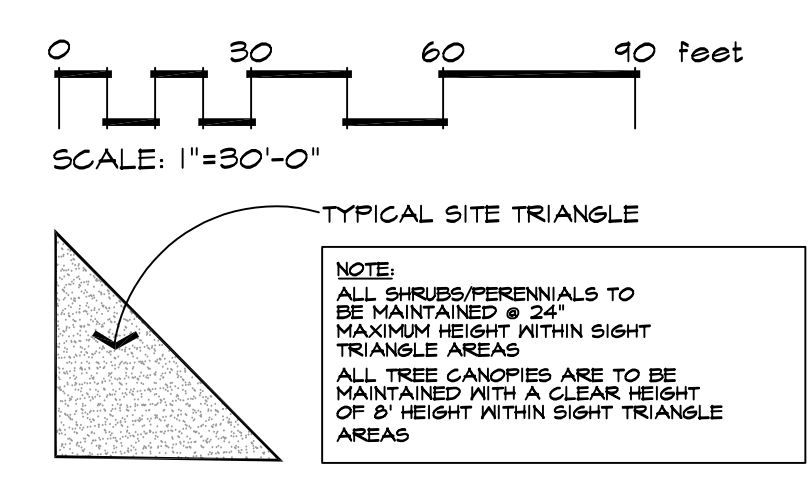
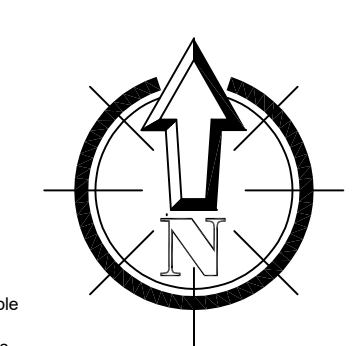
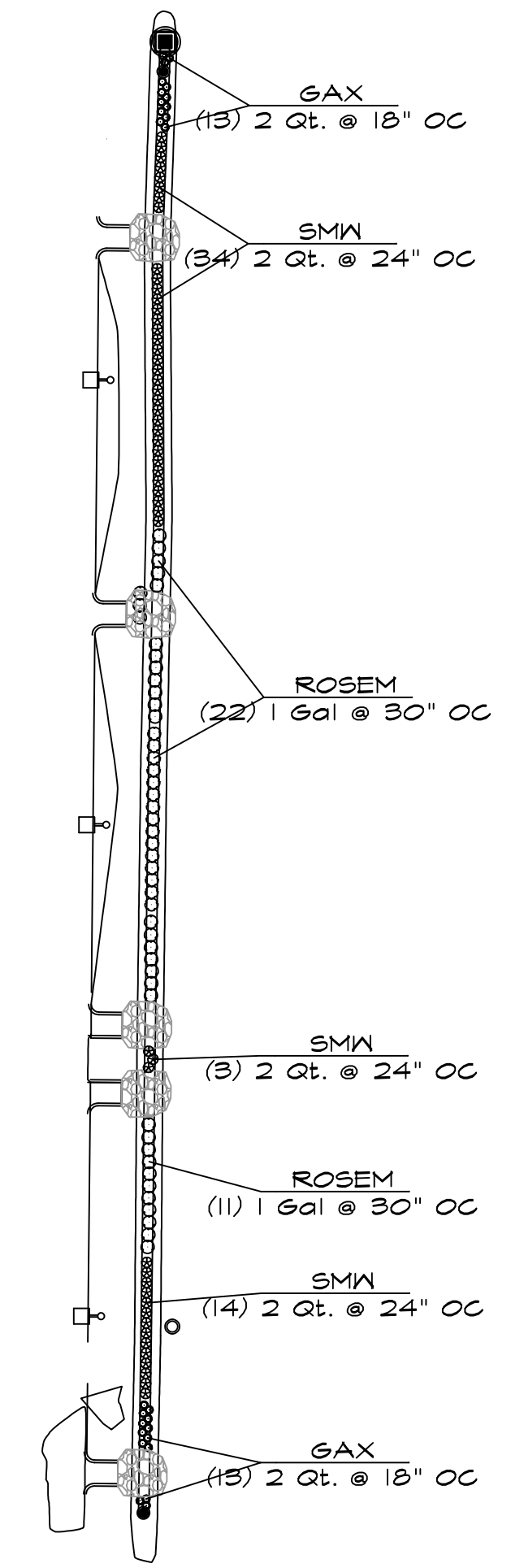


BIO-RETENTION PLAN #1

SCALE: 1" = 30'-0"

BIO-RETENTION PLAN #2

SCALE: 1" = 30'-0"



REVISIONS	BY
3/16/2026	RMM
4/16/2026	RMM
4/24/2026	RMM
5/15/2026	RMM

landscape
TECHNOLOGIES
MISSOURI

RANDALL M. MARDIS
617 Jacobs Creek Drive
Chesterfield, Missouri 63017
NO CONFLICT WITH EXISTING UTILITIES
DATE: 5/15/2026

MISSOURI LANDSCAPE ARCHITECT #000019
REGISTERED LANDSCAPE ARCHITECT

PLANTING PLAN FOR THE PROPOSED
Chesterfield Rivian
CHESTERFIELD, MISSOURI

DRAWN
R. MARDIS
CHECKED
RMM/GB
DATE
3/16/2026
SCALE
1"=30'-0"
JOB NO.
2026-106
SHEET
L-1
OF TWO SHEETS

OF TWO SHEETS

2/12/2026

City of Chesterfield

690 Chesterfield Pkwy W
Chesterfield, MO 63017

Rivian Sales and Service Center - 23 Arnage Blvd

Architect's Statement of Design

The proposed Rivian Service Center is designed to meet the City of Chesterfield's General Requirements for Building Design by emphasizing contextual scale, durable materials, and articulated masses.

Scale

The building massing is compatible with surrounding development along Arnage Road and its frontage of Interstate 64 consisting of low-rise commercial structures. Variation in parapet heights and articulated building volumes reduces the perceived scale and responds to similar businesses along the I-64 corridor. We reinforced the human scale through façade articulation, textural changes, and material transitions. Wood wall panels that integrate into planters near the building entry provide warmth and interest at the pedestrian level. This helps ground the building and provide a welcoming entrance for visitors.

Design

The design reinforces Rivian's commitment to sustainability and expression through materiality. Tilt-up concrete panels provide a robust foundation for the building design. The large glass storefront provides visual interest and identifies the primary entrance. The composite fiber board provides a strong contrast to the building while the wood paneling provides finer granularity and elevated accent materials. These features respond and compliment to the established rhythm of adjacent building.

Materials and Color

The durable concrete provides a naturally lighter backdrop for the main entry. This construction type also lends itself to unique reveals and textural changes across the building. The wood screen provides warmth with subtle accented colors when compared to the more neutral concrete and composite fiber board. These materials were selected with their durability in mind while visually responding to the building context.



Screening

A simple CMU trash enclosure responds nicely to the material expressions found within the building while being a typical screening material to help minimize visual impact and tie the building's site together.

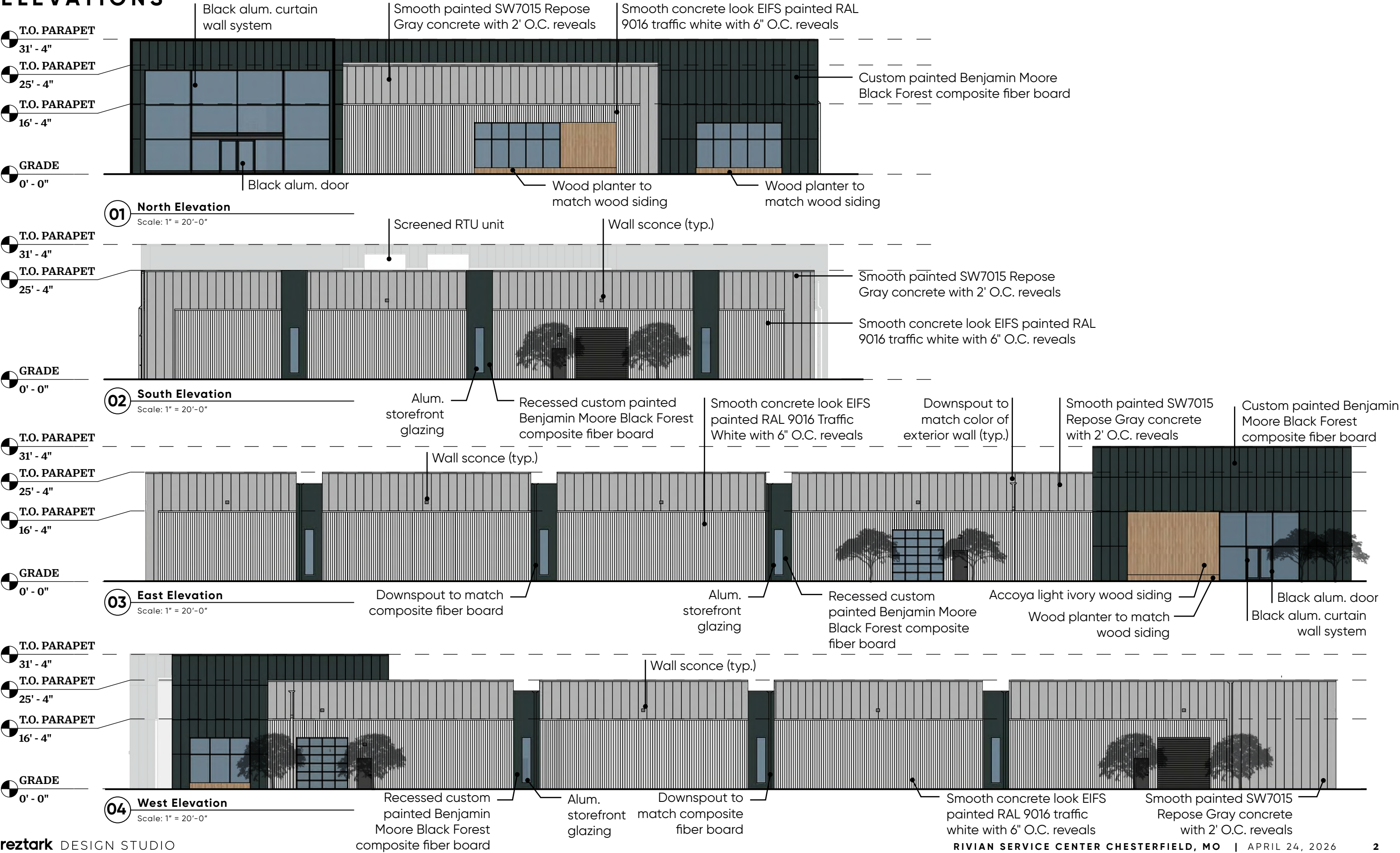
Kind Regards

A handwritten signature in black ink, appearing to read 'Mark Specker', with a long, sweeping horizontal line extending to the right.

Mark Specker
Senior Architect



ELEVATIONS



NORTHEAST CORNER



NORTHWEST CORNER



SOUTHEAST CORNER



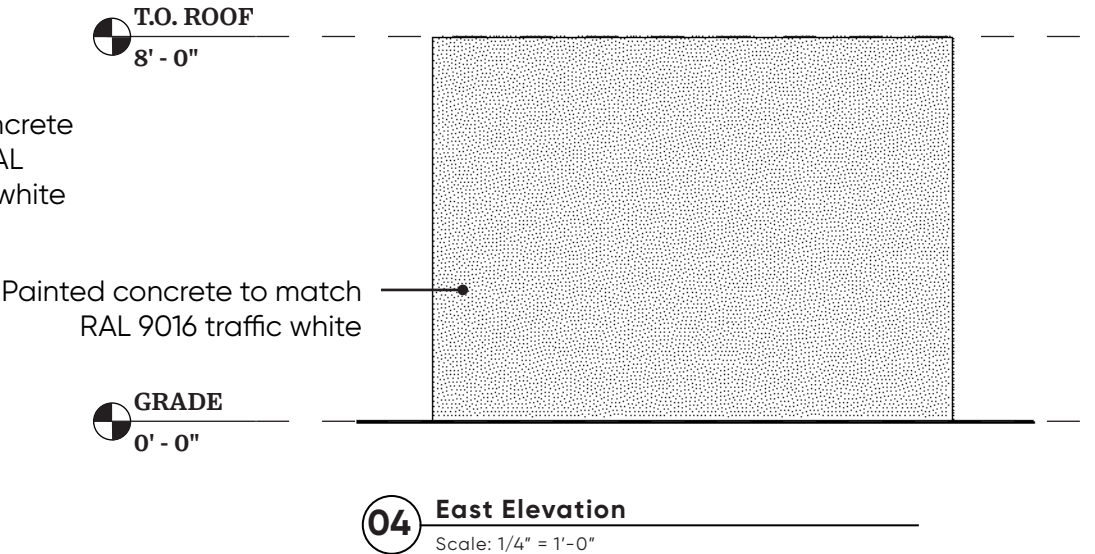
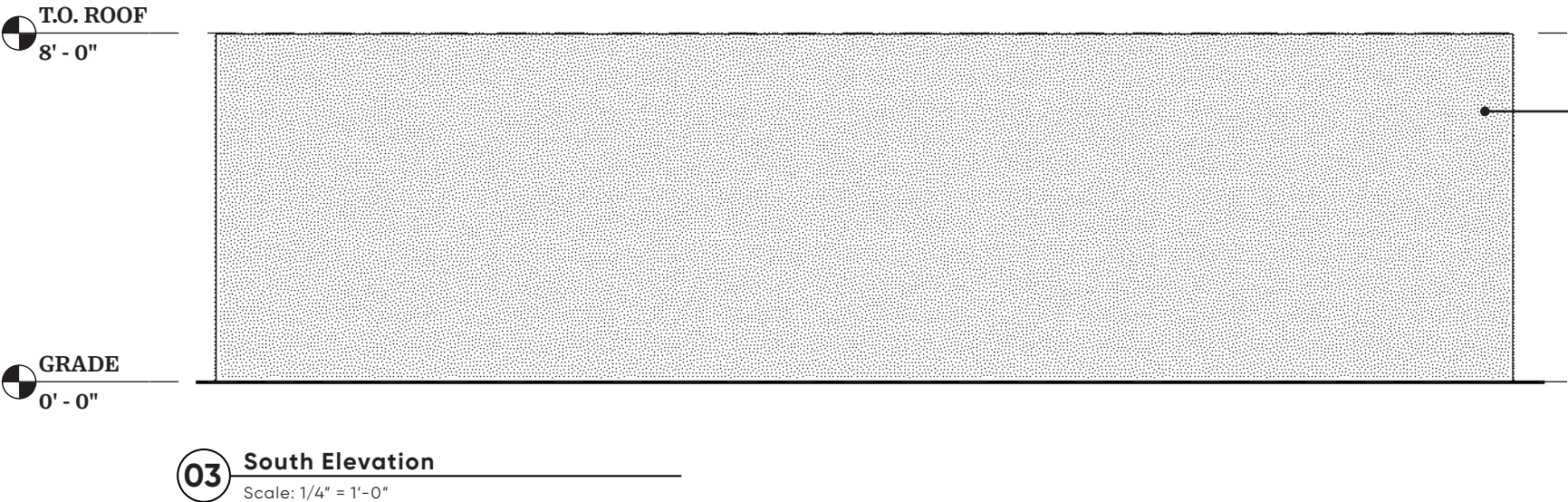
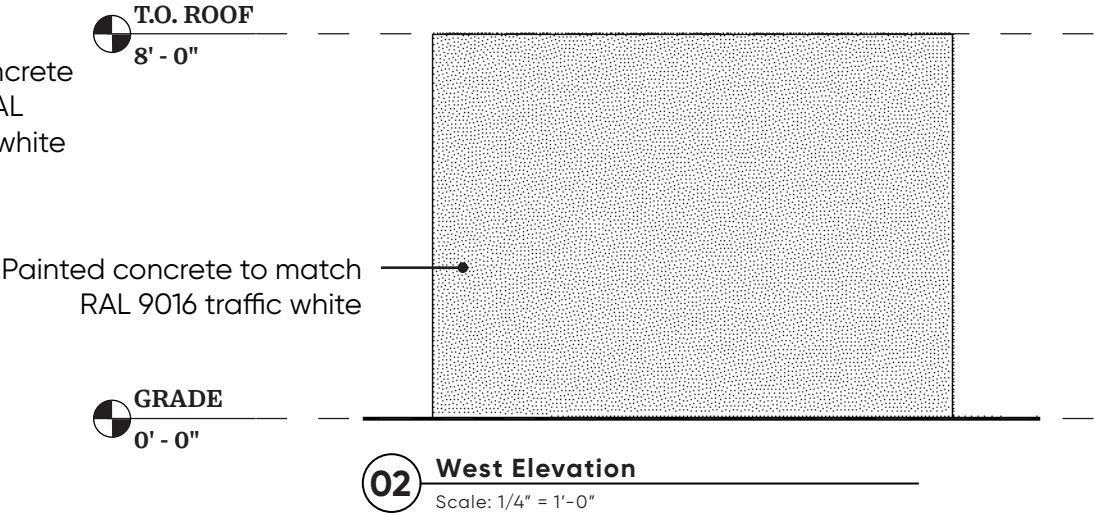
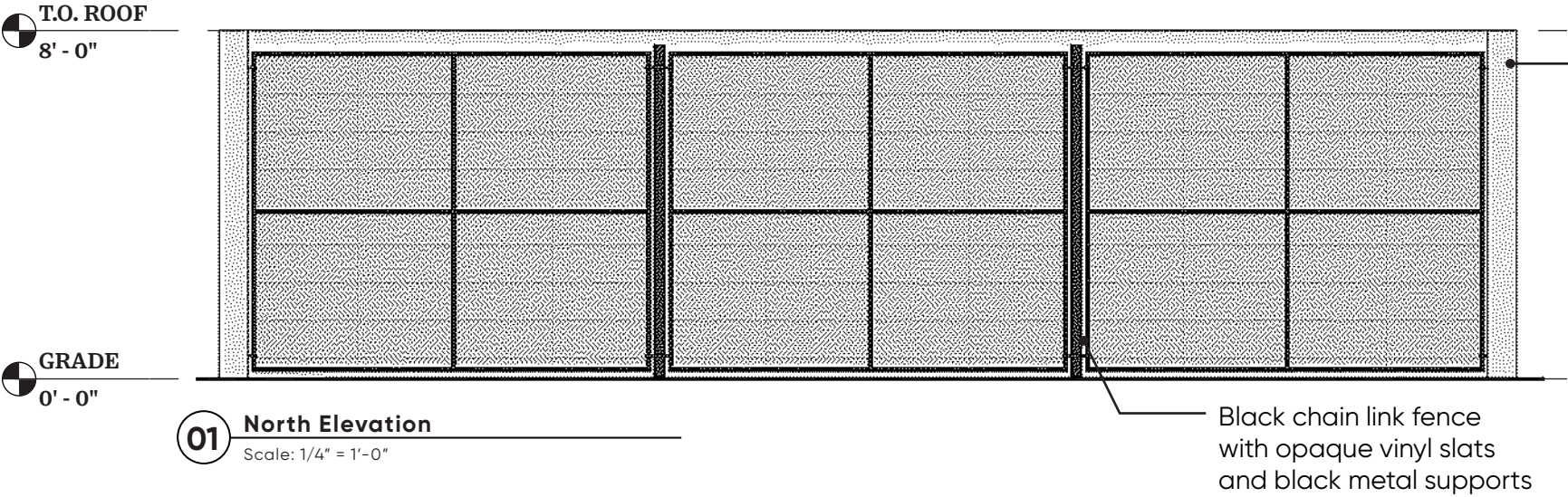
AERIAL VIEW



NIGHT VIEW



TRASH ENCLOSURE ELEVATIONS



Thank You
FOR YOUR TIME

reztark

DESIGN STUDIO

X



RIVIAN

X





SKYLINE AREA LIGHT SERIES

PRODUCT
OVERVIEW



SCAN OR
CLICK HERE

FEATURES

- Delivers uniform and precise lighting with five factory-rotatable optical distributions for maximum coverage.
- Simplifies installation with a no-drilling quick pole mount, enabling one-person setup on existing poles.
- Ensures long-lasting performance with an IP66-rated die-cast aluminum housing and UV-stabilized optics.
- Offers advanced control options with wireless integration, PIR occupancy sensors, and bi-level dimming capabilities.
- Adapts to diverse applications with nine mounting methods, including tilt-adjustable and fixed configurations.
- Reduce light spill with optional integrated house-side shields for improved site control.

DIGITAL NAVIGATION

Explore the spec sheet through the links below

ORDERING GUIDE

[TILT DEGREE
CONTROLS](#)

LED SYSTEMS TABLE

[ELECTRICAL DATA AMPS](#)
[BACKLIGHT CONTROL OPTIONS](#)
[PHOTOMETRIC DATA](#)

EPA RATINGS VIBRATION CHART

[FIELD ADJUSTABLE OUTPUT DATA](#)
[LINE DRAWINGS](#)



* Shown with UMB Mounting

SUITABLE APPLICATIONS

- Parking Lots
- Parking Structure
- Parks
- Education
- Hospitals
- Car Dealerships
- Roadways
- Shopping Centers

CERTIFICATIONS



*Specific Models Only



SPECIFICATIONS

CONSTRUCTION

The Skyline series features a slim profile die-cast aluminum housing available in 2 different sizes for a fully scalable solution. The versatile 9 optional mounting methods allow for easy installation while the hinged door allows for quick drop-down driver access for maintenance. The fully gasketed housing is IP66 rated for whole luminaire ingress protection against moisture and environmental contaminants. The Skyline's low-profile design results in a low EPA, allowing pole optimization to thinner or smaller size pole shafts. Vibration rated per ANSI C136.31 on all mountings (see table Above). The Skyline Series is protected with a durable bronze polyester powder coat finish to withstand extreme weather changes without cracking or peeling.

OPTICS

The IP66 silicone gasket sealed optical chamber utilizes proprietary refractive optics to provide exceptional coverage and uniformity in factory rotatable IES Types 2, 3, 4, 5S (Square) or FTA (Forward Throw Automotive). Polycarbonate optics are impact resistant and UV stabilized for maximum longevity. Available in 5000K, 4000K, and 3000K, color temperatures per ANSI C78.377. Minimum CRI of 70. The optical integrated House side shield (HSS) option allows for improved backlight control without any large shields taking away from the site. The Skyline series produces Zero uplight and is DarkSky approved in 3000K color temperature. Optional field installed 3-sided glare shield accessory is available for on-site external house side protection.

ELECTRICAL

Class 1 High-performance drivers features over-voltage, under-voltage, short circuit and over temperature protection. 0-10V dimming (10% - 100%) standard. Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (277-480 Vac). L80 >100,000 hrs. in accordance with IESNA TM-21-19 projected values at 25°C Ambient temperature. Total harmonic distortion: <20%. Power factor: >0.90. Input power stays constant over life. Minimum 6kV surge rating meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2). Additional protection is available in 10kV and 20kV options.

THERMAL

The Skyline Series features an array of High-efficiency LED's mounted on a metal core circuit board. The LED boards are mounted directly to the cast aluminum housing with heat dissipating fins to provide excellent thermal performance extending the life of electronic components. Operating Ambient Temperature: -40°C to +50°C (-40°F to 122°F) 50L Lumen -Package: -40°C to +45°C (-40°F to 113°F).

INSTALLATION

The Skyline series offers nine versatile mounting options. The standard universal mounting bracket (UMB) allows for a quick, no-drill, one-person installation on existing pole drillings. The UMB quick mount fits 4-6" square poles, while the UMB/R adapts to 3-6" round poles. The universal adjustable bracket (UAB) adds full tilt capability. Wall mounting options include the fixed (WFM) and adjustable (WAM) mounts. The horizontal mast arm (HMA) fits 2" (2-3/8" OD) mast arms. The slip fitter (SLPF), rated 1.5G, supports vertical or horizontal tenons with full tilting, while all other arms are 3G-rated. The trunnion/yoke bracket (TRN) enables flood applications. All mounts include a 3-wire, 3' outdoor-rated cord, with a 5-wire option available for external dimming. See charts for vibration, weight, and EPA details. Skyline is DarkSky approved for fixed mounting options only.

CONTROLS

Factory installed 3-Pin & 7-Pin ANSI C136.41 Control Receptacle Options available. Dusk to Dawn twist lock photocells sold separately (See accessories). Optional PIR sensors available installed in housing hinged door. See controls section for detailed information on standalone and wireless control options.

CERTIFICATIONS

ETL Listed for wet locations per UL 1598 standards.. Tested in accordance with IESNA LM-79 and LM-80 standards. BAA compliant. RoHS Compliant. Title 24 Compliant; see local ordinance for qualification information. IP66 rated Luminaire per IEC 60598. IP66 rated optical chamber. Finish salt-spray tested to 500 hours per ASTM B117.

DLC Premium Listed Product, Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5 Year Warranty Standard; 10 Year Warranty Optional ([Terms and Conditions apply](#)).

CONTINUE TO NEXT PAGE



ORDERING GUIDE

PART # Example: SAM-24L-U-50-T4-UMB-BRZ-HSS-NURO

SERIES	LUMENS	DRIVER	CCT	DISTRIBUTION	ORIENTATION	MOUNTING
SAS Skyline Small	6L 6,000 lm 9L 9,000 lm 12L 12,000 lm 15L 15,000 lm 18L 18,000 lm	U 120-277V HV 277-480V	30 3000K 40 4000K 50 5000K	T2 T2 - Type 2 T3 T3 - Type 3 T4 T4 - Type 4 T5S Type 5 Square FTA Forward Throw Automotive	BLANK Standard L Optics Rotated Left R Optics Rotated Right	SLPF Adjustable Slip Fitter UMB Universal Fixed UMB/R Universal Mount Sqr/Rnd pole 3"-6" UAB Universal Adjustable UAB/R Universal Adjustable Sqr/Rnd pole 3"-6" WFM Wall Fixed Mount WAM Wall Adjustable Mount TRN Trunnion Mount HTM Horizontal Tenon Mount
SAM Skyline Medium	24L 24,000 lm 30L 30,000 lm 36L 36,000 lm 42L 42,000 lm 50L 50,000 lm					

FINISH	HSS	SML	CONTROLS OPTIONS	
BRZ Bronze BLK Black WHT White SLV Silver NAT Natural RALxxxx ⁸ Custom (xxxx= Custom RAL#)	BLANK None HSS ² Rotatable House Side Shield	BLANK None SMLxxxx Specified Lumen Output (xxxx= Lumen Output, Nearest Hundred)	BASIC BLANK None FAO Field Adjustable Output CR3P 3-Pin NEMA Control receptacle CR7P ⁶ 7-Pin NEMA Control receptacle FSP311/LX ^{1,3} Legrand FSP-311 120/277V Sensor (X = Mounting Height, 3=10-20', 7=20-40') FSP321/LX ³ Legrand FSP-321 120-480V Sensor (X = Mounting Height 3=10-20';7=20-40') CR3P/FAO Universal 3-Pin control receptacle (See acc. for photocells) with Field Adjustable Output - 7 level selection connected to 0-10V dimming wires CR7P/FSP/Lx Universal 7-Pin control receptacle with FSP Sensor (X= Mounting Height, 3=20', 7=40') (Controls provided by others)	ADVANCED BLANK None NURO ^{1,3} NUROAir Plug n Play Bluetooth Groupable Sensor SYN ⁵ Synapse Control System SYNS/LX ⁵ Synapse Control System w/ Sensor (X = Mounting Height 3=10-20'; 7=20-40')

PROTECTION	WARRANTY	SHIP WITH ACCESSORIES
BLANK None SP1 ¹ 10kA Surge Protection Device SP2 ¹ 20kA Surge Protection Device SP1HV 10kA Max 480V Surge Protector SP2HV 20kA Max 480V Surge Protector FUSE/SXXX FUSE 120V, 277V, 347V (x= voltage) FUSE/DXXX FUSE 208V, 240V, 480V (x= voltage)	BLANK 5 Year 10YR ⁷ 10 Year	BLANK None SAX/BIRD/yyy Bird Spikes (x= fixture size) (yyy=finish) SAX/GS/yyy ² Rotatable Glare Shield (x= fixture size) (yyy=finish) ILP PAINT CHIP PACK ^{yyy} ILP Standard Color Paint Chips (yyy=finish) TLSC ⁴ Twist Lock Shorting cap for use with CRxP Option (120V-480V) TL7/HVG ^{5,7} Synapse Twist Lock Mesh Network 120-480V TLPC/HV ⁴ 277-480V Twist Lock Photocell TLPC/UNV ^{1,4} 120-277V Twist Lock Photocell

FOOTNOTES

¹ Not available with HV option

² Option Not DLC qualified

³ Requires Bluetooth Enabled device for programming (provided by others)

⁴ Only Compatible with CR3P and CR7P

⁵ Contact Factory for Site Layout, For HV models contact Factory for pricing.

⁶ Dimming Leads will be wired to receptacle unless otherwise specified

⁷ CR7P Required

⁸ Contact factory for pricing and availability

⁹ Requires additional Surge Protection (SP1, SP2, SP480V2); For additional details see General Terms and Conditions. Consult Factory for pricing



DARKSKY APPROVED ORDERING GUIDE

PART #

Example: SAM-24L-U-30-T4-UMB-BRZ-HSS-NURO

SERIES	LUMENS	DRIVER	CCT	DISTRIBUTION	ORIENTATION	MOUNTING
SAS Skyline Small	6L 6,000 lm 9L 9,000 lm 12L 12,000 lm 15L 15,000 lm 18L 18,000 lm	U 120-277V HV 277-480V	30 3000K	T2 T2 - Type 2 T3 T3 - Type 3 T4 T4 - Type 4 T5S Type 5 Square FTA Forward Throw Automotive	BLANK Standard L Optics Rotated Left R Optics Rotated Right	UMB Universal Fixed UMB/R Universal Mount Sqr/Rnd pole 3"-6" WFM Wall Fixed Mount HTM Horizontal Tenon Mount
SAM Skyline Medium	24L 24,000 lm 30L 30,000 lm 36L 36,000 lm 42L 42,000 lm					

FINISH	HSS	SML	CONTROLS OPTIONS	
BRZ Bronze BLK Black WHT White SLV Silver NAT Natural Aluminum RALxxxx ⁸ Custom (xxxx= Custom RAL#)	BLANK None HSS ² Rotatable House Side Shield	BLANK None SMLxxxx Specified Lumen Output (xxxx= Lumen Output, Nearest Hundred)	BASIC	ADVANCED
			BLANK None CR3P 3-Pin NEMA Control receptacle CR7P ⁶ 7-Pin NEMA Control receptacle FSP311/LX ^{1,3} Legrand FSP-311 120/277V Sensor (X = Mounting Height, 3=10-20', 7=20-40') FSP321/LX ³ Legrand FSP-321 120-480V Sensor (X = Mounting Height 3=10-20', 7=20-40') CR3P/FAO Universal 3-Pin control receptacle (See acc. for photocells) with Field Adjustable Output - 7 level selection connected to 0-10V dimming wires CR7P/FSP/Lx Universal 7-Pin control receptacle with FSP Sensor (X= Mounting Height, 3=20', 7=40') (Controls provided by others)	BLANK None NURO ^{1,3} NUROAir Plug n Play Bluetooth Groupable Sensor SYN ⁵ Synapse Control System SYNS/LX ⁵ Synapse Control System w/ Sensor (X = Mounting Height 3=10-20', 7=20-40')

PROTECTION	WARRANTY	SHIP WITH ACCESSORIES
BLANK None SP1 ¹ 10kA Surge Protection Device SP2 ¹ 20kA Surge Protection Device SP1HV 10kA Max 480V Surge Protector SP2HV 20kA Max 480V Surge Protector FUSE/SXXX FUSE 120V, 277V, 347V (x= voltage) FUSE/DXXX FUSE 208V, 240V, 480V (x= voltage)	BLANK 5 Year 10YR ⁹ 10 Year	BLANK None SAX/BIRD/yyy Bird Spikes (x= fixture size) (yyy=finish) SAX/GS/yyy ² Rotatable Glare Shield (x= fixture size) (yyy=finish) ILP PAINT CHIP PACK yy ILP Standard Color Paint Chips (yyy=finish) TLSC ⁴ Twist Lock Shorting cap for use with CRxP Option (120V-480V) TL7/HVG ^{5,7} Synapse Twist Lock Mesh Network 120-480V TLPC/HV ⁴ 277-480V Twist Lock Photocell TLPC/UNV ^{1,4} 120-277V Twist Lock Photocell

FOOTNOTES

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⁶ Dimming Leads will be wired to receptacle unless otherwise specified

⁷ CR7P Required

⁸ Contact factory for pricing and availability

⁹ Requires additional Surge Protection (SP1, SP2, SP480V2); For additional details see General Terms and Conditions. Consult Factory for pricing



LED SYSTEMS INFO

LED SYSTEMS INFO		3000K		4000K		5000K		BUG Rating	Watts ²	Replaces
Part Numbers	Distribution	Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy			
SAS-6L	2	6322	138.0	6655	145.3	6788	148.2	B1-U0-G1	46 W	175W MH
	3	6301	137.6	6633	144.8	6766	147.7	B1-U0-G2		
	4	6234	136.1	6562	143.3	6693	146.1	B1-U0-G1		
	5S	6345	138.5	6679	145.8	6813	148.7	B3-U0-G2		
	FTA	6824	149.0	7183	156.8	7327	160.0	B1-U0-G1		
SAS-9L	2	8941	127.9	9412	134.6	9600	137.3	B1-U0-G2	70 W	250W MH
	3	8912	127.5	9381	134.2	9569	136.9	B2-U0-G2		
	4	8817	126.1	9281	132.8	9467	135.4	B2-U0-G2		
	5S	8973	128.4	9445	135.1	9634	137.8	B4-U0-G2		
	FTA	9650	138.1	10158	145.3	10361	148.2	B1-U0-G1		
SAS-12L	2	12693	154.4	13361	162.5	13628	165.8	B2-U0-G2	82 W	320W MH
	3	12652	153.9	13318	162.0	13584	165.3	B2-U0-G2		
	4	12516	152.3	13175	160.3	13439	163.5	B2-U0-G2		
	5S	12739	155.0	13409	163.1	13677	166.4	B4-U0-G2		
	FTA	13700	166.7	14421	175.4	14709	178.9	B2-U0-G1		
SAS-15L	2	16013	148.1	16856	155.9	17193	159.0	B2-U0-G2	108 W	400W MH
	3	15962	147.7	16802	155.4	17138	158.5	B2-U0-G2		
	4	15791	146.1	16622	153.8	16954	156.8	B2-U0-G2		
	5S	16070	148.7	16916	156.5	17254	159.6	B4-U0-G2		
	FTA	17283	159.9	18193	168.3	18557	171.7	B2-U0-G1		
SAS-18L	2	18245	138.5	19205	145.8	19589	148.7	B3-U0-G2	132 W	400W MH
	3	18186	138.1	19143	145.4	19526	148.3	B3-U0-G3		
	4	17984	136.6	18931	143.7	19310	146.6	B3-U0-G3		
	5S	18310	139.0	19274	146.3	19659	149.3	B5-U0-G3		
	FTA	19692	149.5	20728	157.4	21143	160.5	B2-U0-G1		
SAM-24L	2	23494	142.4	24730	149.9	25225	152.9	B3-U0-G3	165 W	400W MH
	3	23373	141.7	24603	149.1	25095	152.1	B3-U0-G4		
	4	23203	140.6	24424	148.0	24912	151.0	B3-U0-G4		
	5S	23911	144.9	25169	152.5	25672	155.6	B5-U0-G3		
	FTA	23559	142.8	24799	150.3	25295	153.3	B2-U0-G2		
SAM-30L	2	30061	135.0	31643	142.1	32276	144.9	B3-U0-G3	222 W	750W MH
	3	29906	134.3	31480	141.4	32110	144.2	B3-U0-G4		
	4	29688	133.3	31251	140.3	31876	143.1	B3-U0-G4		
	5S	30594	137.4	32204	144.6	32848	147.5	B5-U0-G4		
	FTA	30144	135.4	31730	142.5	32365	145.3	B3-U0-G2		
SAM-36L	2	36547	153.6	38470	161.7	39239	164.9	B3-U0-G3	237 W	750W MH
	3	36357	152.8	38271	160.9	39036	164.1	B3-U0-G5		
	4	34913	146.8	36750	154.5	37485	157.6	B3-U0-G5		
	5S	35977	151.2	37871	159.2	38628	162.4	B5-U0-G4		
	FTA	35448	149.0	37314	156.8	38060	160.0	B3-U0-G2		
SAM-42L	2	39231	141.6	41296	149.0	42122	152.0	B4-U0-G3	277 W	1000W MH
	3	39099	141.1	41157	148.5	41980	151.5	B3-U0-G5		
	4	38885	140.3	40932	147.7	41751	150.7	B3-U0-G5		
	5S	39927	144.1	42028	151.7	42869	154.7	B5-U0-G4		
	FTA	39340	142.0	41410	149.4	42238	152.4	B3-U0-G2		
SAM-50L	2	48196	142.3	50732	149.8	51747	152.8	B4-U0-G4	338.6	1000W MH
	3	48033	141.9	50561	149.3	51573	152.3	B4-U0-G5		
	4	47771	141.1	50285	148.5	51291	151.5	B4-U0-G5		
	5S	49050	144.9	51631	152.5	52664	155.5	B5-U0-G5		
	FTA	48329	142.7	50872	150.2	51890	153.2	B3-U0-G3		

¹Values are nominal, see IES file for more detail

²Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

*Please refer to the DLC Qualified Products List at www.Designlights.org/QPL to confirm specific product qualifications.

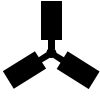


EPA RATINGS AND VIBRATION CHART

	SLPF		UMB		UAB		WFM		WAM		TRN		HTM		WEIGHT
SAS	0.53	1.5g	0.47	3g	0.53	3g	0.47	3g	0.53	3g	0.47	1.5g	0.47	3g	11 lbs
SAM	0.71	1.5g	0.64	3g	0.71	3g	0.64	3g	0.71	3g	0.64	1.5g	0.64	3g	22 lbs
WEIGHT	4.5 lbs		2.5 lbs		5.5 lbs		3.0 lbs		6.0 lbs		2.5 lbs		3.5 lbs		

* EPA Ratings listed assume fixture is mounted horizontally. For adjustable mounting options, EPA will vary with selected angle.

TILT DEGREE

TILT DEGREE		0°	30°	45°	TILT DEGREE		0°	30°	45°
 Single	SAS	0.47	1.32	1.72	 T90°	SAS	1.13	1.83	2.39
	SAM	0.64	2.49	3.32		SAM	1.54	3.46	4.61
 D180°	SAS	1.03	1.32	1.72	 TN120°	SAS	1.22	2.77	3.58
	SAM	1.41	2.49	3.32		SAM	1.66	5.23	6.91
 D90°	SAS	0.85	1.58	1.72	 Q90°	SAS	1.13	1.83	2.39
	SAM	1.15	2.99	3.32		SAM	1.54	3.46	4.61

*EPA for UMB, WFM, TRN, and HTM mounts

ELECTRICAL DATA (AMPS)

Lumen Package	120V	208V	240V	277V	347V	480V
6L	0.38 A	0.22 A	0.19 A	0.17 A	0.13 A	0.10 A
9L	0.58 A	0.34 A	0.29 A	0.25 A	0.20 A	0.15 A
12L	0.73 A	0.42 A	0.37 A	0.32 A	0.25 A	0.18 A
15L	0.92 A	0.53 A	0.46 A	0.40 A	0.32 A	0.23 A
18L	1.14 A	0.66 A	0.57 A	0.49 A	0.39 A	0.29 A
24L	1.39 A	0.80 A	0.70 A	0.60 A	0.48 A	0.35 A
30L	1.83 A	1.06 A	0.92 A	0.79 A	0.63 A	0.46 A
36L	1.96 A	1.13 A	0.98 A	0.85 A	0.68 A	0.49 A
42L	2.27 A	1.31 A	1.13 A	0.98 A	0.78 A	0.57 A
50L	2.82 A	1.63 A	1.41 A	1.22 A	0.98 A	0.71 A

¹Electrical data at 25C (77F). Actual wattage may differ by +/-10%.



FIELD ADJUSTABLE OUTPUT DATA (FAO)

Part Number	FAO Position	0	1	2	3	4	5	6	7
SAS-6L-U-40-T4	Input Power (W)	46	40	35	29	24	19	13	8
	Approx Lumens @3000K	6234	5421	4743	3930	3253	2575	1762	1084
	Approx Lumens @4000K	6562	5706	4993	4137	3424	2710	1854	1141
	Approx Lumens @5000K	6693	5820	5093	4220	3492	2765	1892	1164
SAS-9L-U-40-T4	Input Power (W)	70	61	52	44	35	27	19	10
	Approx Lumens @3000K	8817	7683	6550	5542	4409	3401	2393	1260
	Approx Lumens @4000K	9281	8088	6894	5834	4641	3580	2519	1326
	Approx Lumens @5000K	9467	8250	7033	5951	4734	3652	2570	1352
SAS-12L-U-40-T4	Input Power (W)	82	72	61	52	43	33	23	14
	Approx Lumens @3000K	12516	10990	9311	7937	6563	5037	3511	2137
	Approx Lumens @4000K	13175	11568	9801	8355	6909	5302	3695	2249
	Approx Lumens @5000K	13439	11800	9997	8522	7047	5408	3769	2294
SAS-15L-U-40-T4	Input Power (W)	108	95	82	70	57	44	31	18
	Approx Lumens @3000K	15791	13890	11989	10235	8334	6433	4533	2632
	Approx Lumens @4000K	16622	14621	12620	10774	8773	6772	4771	2770
	Approx Lumens @5000K	16954	14913	12872	10989	8948	6907	4866	2826
SAS-18L-U-40-T4	Input Power (W)	132	117	100	85	68	53	37	21
	Approx Lumens @3000K	17984	15940	13624	11581	9264	7221	5041	2861
	Approx Lumens @4000K	18931	16780	14342	12190	9752	7601	5306	3012
	Approx Lumens @5000K	19310	17116	14629	12434	9948	7753	5413	3072
SAM-24L-U-40-T4	Input Power (W)	165	142	123	104	84	64	44	25
	Approx Lumens @3000K	23203	19969	17297	14625	11812	9000	6187	3516
	Approx Lumens @4000K	24424	21019	18207	15395	12434	9474	6513	3701
	Approx Lumens @5000K	24912	21439	18571	15702	12682	9663	6643	3775
SAM-30L-U-40-T4	Input Power (W)	222	196	169	142	115	88	62	34
	Approx Lumens @3000K	29688	26211	22600	18990	15379	11768	8291	4547
	Approx Lumens @4000K	31251	27591	23790	19989	16189	12388	8728	4786
	Approx Lumens @5000K	31876	28143	24266	20389	16512	12636	8902	4882
SAM-36L-U-40-T4	Input Power (W)	237	210	182	154	126	99	71	42
	Approx Lumens @3000K	34913	30936	26811	22686	18561	14584	10459	6187
	Approx Lumens @4000K	36750	32563	28222	23880	19538	15351	11009	6513
	Approx Lumens @5000K	37485	33215	28786	24357	19929	15658	11230	6643
SAM-42L-U-40-T4	Input Power (W)	277	239	207	174	142	109	76	43
	Approx Lumens @3000K	38885	33551	29058	24426	19934	15301	10669	6036
	Approx Lumens @4000K	40932	35317	30588	25712	20983	16107	11230	6354
	Approx Lumens @5000K	41751	36023	31200	26226	21403	16429	11455	6481
SAM-50L-U-40-T4	Input Power (W)	339	292	253	213	174	133	93	53
	Approx Lumens @3000K	47771	41148	35652	30015	24520	18742	13105	7469
	Approx Lumens @4000K	50285	43313	37528	31595	25810	19728	13795	7862
	Approx Lumens @5000K	51291	44180	38279	32227	26326	20123	14071	8019

¹LED Chips are frequently updated therefore values are nominal ²Electrical data at 25°C (77°F) 277V. Actual wattage may differ by +/-10%.



CONTROLS OPTIONS

BASIC

FSP311/Lx - FSP321/Lx

Optional Bluetooth Programmable PIR sensor allows for Continuous Dimming, Motion and/ or daylight harvesting, Fully adjustable high/low dimmed light levels, and Adjustable time delay/ cutoff delay. The sensor is programmed via a free iOS® or Android® Sensor Configuration App (compatible device provided by others). Available in 10'-20' or 20'-40' mounting lenses. See coverage patterns below, L7=20'-40', L3=10'-20'.

Default Settings:

- High Mode: 100% Output
- Low Mode: 10% Output
- Time Delay: 5 mins
- Cutoff: 1 hr
- Sensitivity: High
- Photocell: Disabled
- Continuous Dimming: Disabled

FAO

Internal bi-level switch offers adjustable light levels for greater flexibility within one product. Utilizes 0-10V dimming wires and cannot be combined with other sensor or control options.

CRxP

3-Pin or 7-pin ANSI C136.41-2013 control receptacle option available for NEMA twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring). x = Number of pins (3 or 7).

ADVANCED

NUROAir by ILLUMUS

NURO

NUROAir Plug n Play Bluetooth Sensor is the optimal groupable controls lighting solution. With main features such as Plug and Play, PIR Motion Sensing, Occupancy/Vacancy and Photocell (BLK) - this flexibility makes the NUROAir Plug n Play Sensor ideal for tailoring lighting to specific space needs, optimizing both ambiance and efficiency. The NUROAir App, available for download on iOS and Google Play Store, offers a user-friendly interface for automatic or manual customization of your space. Through the app, users can configure sensor settings such as the Light Output, CCT, Hold Time, Standby Time/Level, High/Low End Trim, Background Light Level, Set Schedules, and Control Lighting Groups or Zones, all from a mobile or tablet device. Manual control is also available with a range of compatible wireless & wired wall switch options.



[Click Here or Scan Code
to Learn More About](#)

NUROAir Bluetooth Controls

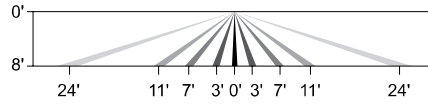
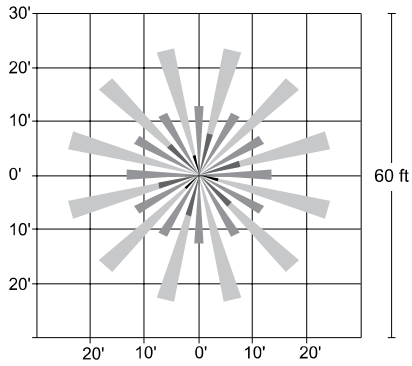
Synapse (SYN or TL7)

Utilizing a robust 2.4 GHz Self-Healing Mesh Network, Synapse provides flexibility and scalability making it a perfect outdoor solution for both new construction and retrofit projects. The easy-to-use web application is accessible on any device with an internet connection and allows for complete customization of the system and its features. Integral radio (SYN) includes (2) 24V inputs for a Wattstopper sensor or twist lock photocell into the wireless lighting system. External radio (TL7) includes (1) low voltage input for a Wattstopper sensor, available in 120-480V. Sensors available in 20' or 40' mounting lenses. See coverage patterns below. Sensor mounted on hinged driver cover. Antenna exits side of luminaire for maximum connectivity.

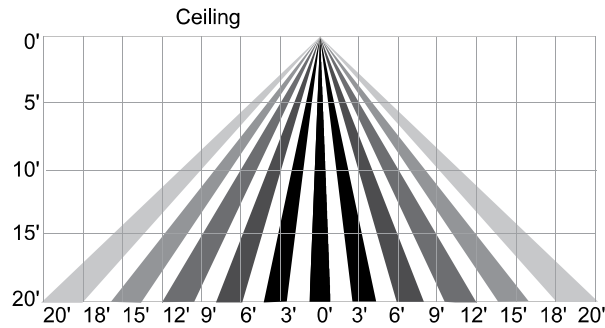
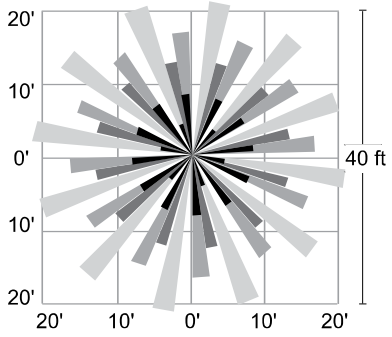


COVERAGE PATTERNS

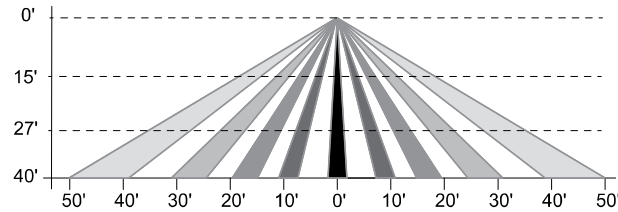
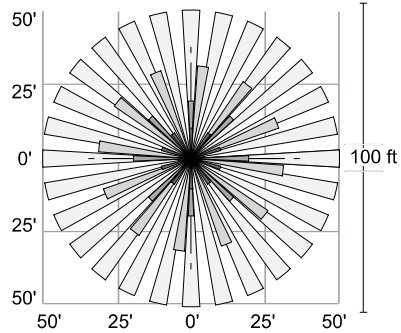
FSP-L2 Top and Side Coverage Patterns



FSP-L3 Top and Side Coverage Patterns



FSP-L7 Top and Side Coverage Patterns



BACK LIGHT CONTROL OPTIONS



HSS

Integral House Side Shield

Delivers backlight control that significantly reduces light spill behind the pole for applications with pole locations close to adjacent properties. Shown with Medium housing. HSS rotates with optic distribution.



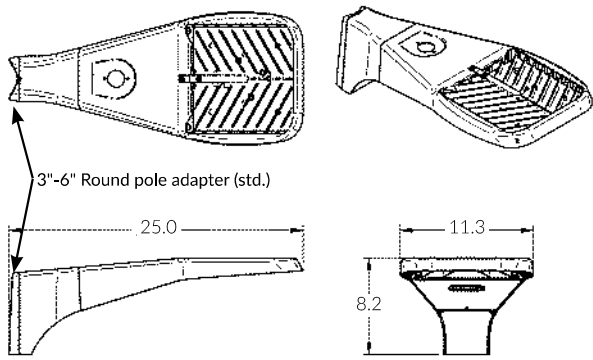
GS

External Glare Shield

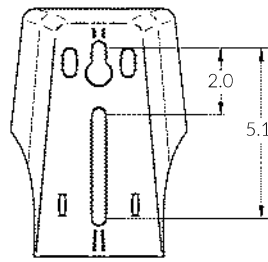
Rotatable 3-sided field installable external glare shield. Shown with Medium housing

LINE DRAWINGS

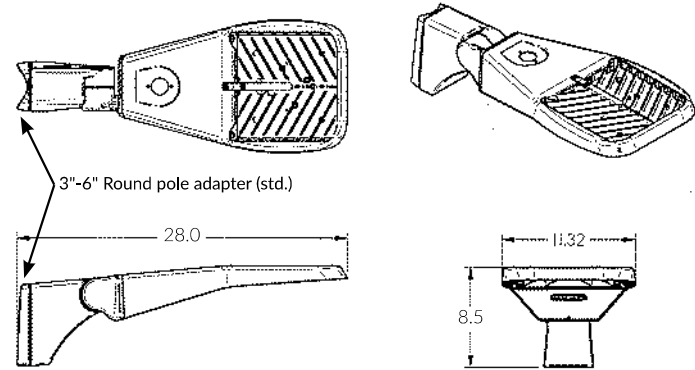
SAS Universal Mounting Bracket (UMB/R)



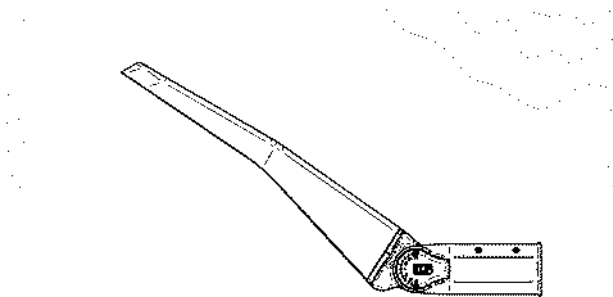
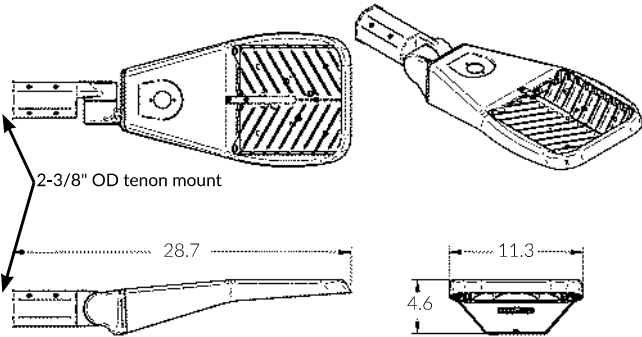
UMB/R, UAB/R Mounting Detail



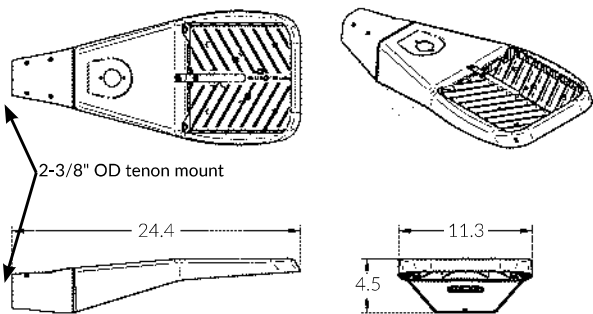
SAS Universal Adjustable Mount Bracket (UAB/R)



SAS Adjustable Slip Fitter (SLPF)

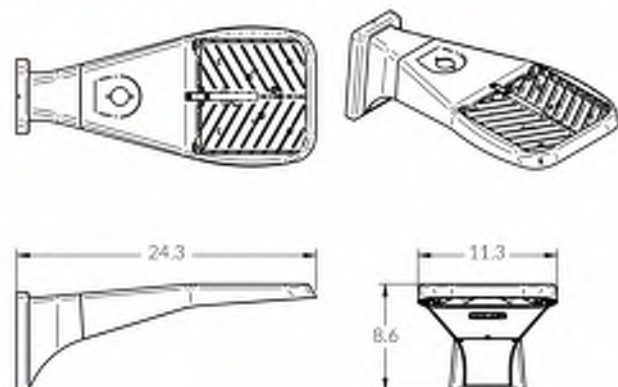


SAS Horizontal Tenon Mount (HTM)

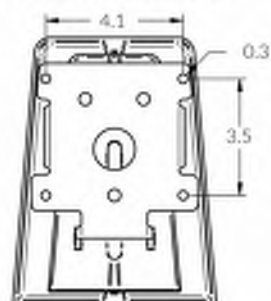


LINE DRAWINGS (Continued)

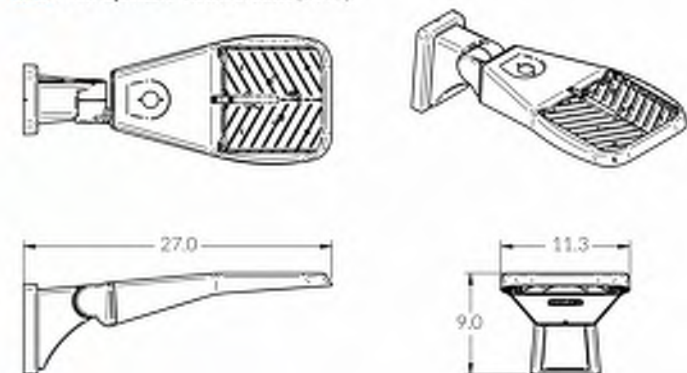
SAS Wall Fixed Mount (WFM)



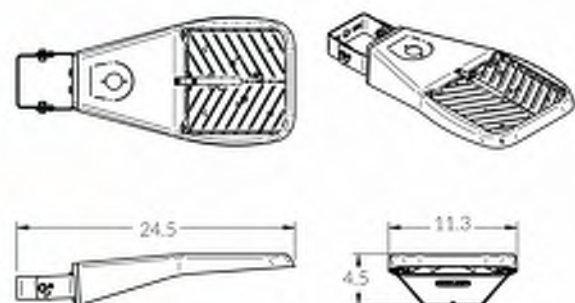
WFM/WAM Mounting Detail



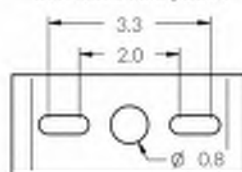
SAS Wall Adjustable Mount Bracket (WAM)



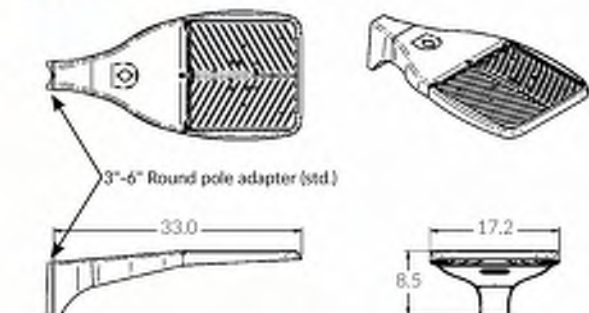
SAS Trunnion Mount (TRN)



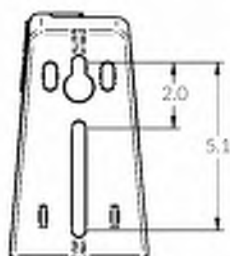
Trunnion Mounting Detail



SAM Universal Mounting Bracket (UMB/R)



UMB/R, UAB/R Mounting Detail



LINE DRAWINGS (Continued)

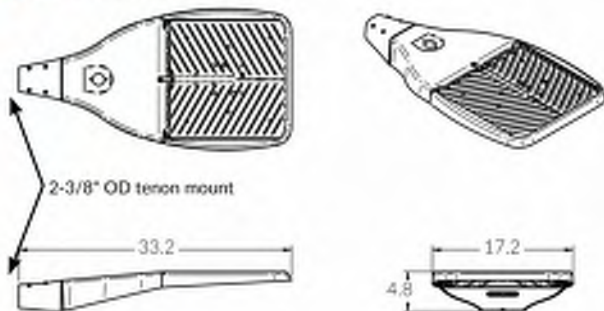
SAM Universal Adjustable Mount Bracket (UAB/R)



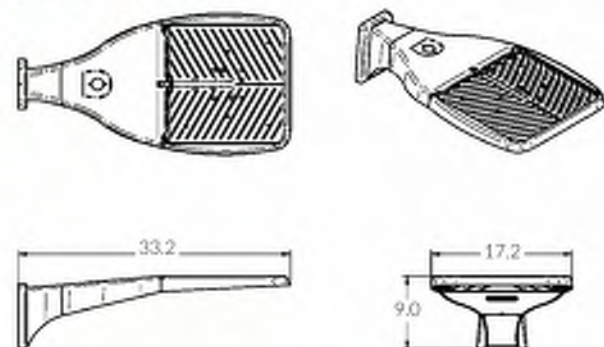
SAM Adjustable Slip Fitter (SLPF)



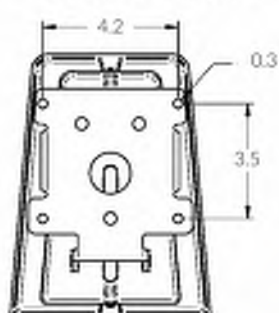
SAM Horizontal Tenon Mount (HTM)



SAM Wall Fixed Mount (WFM)

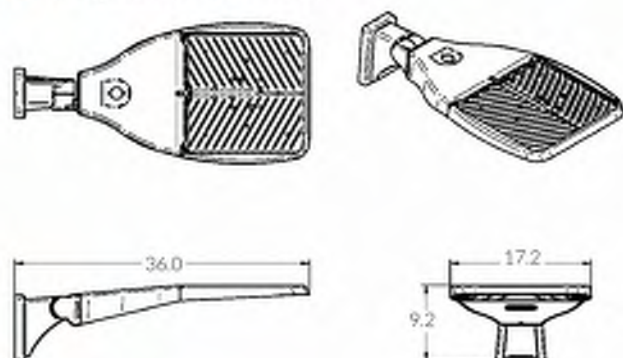


WFM/WAM Mounting Detail



LINE DRAWINGS (Continued)

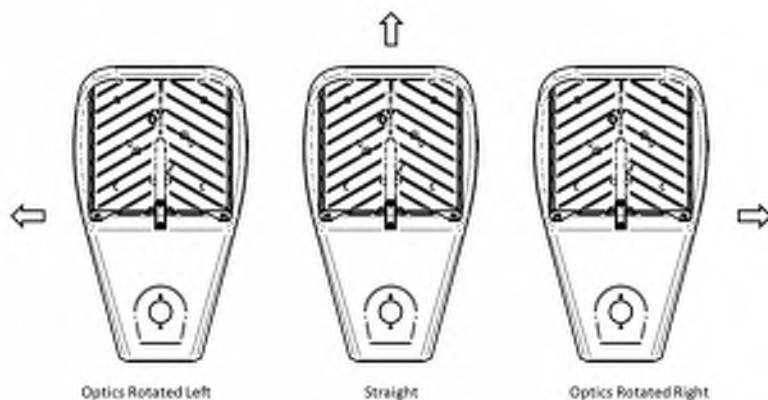
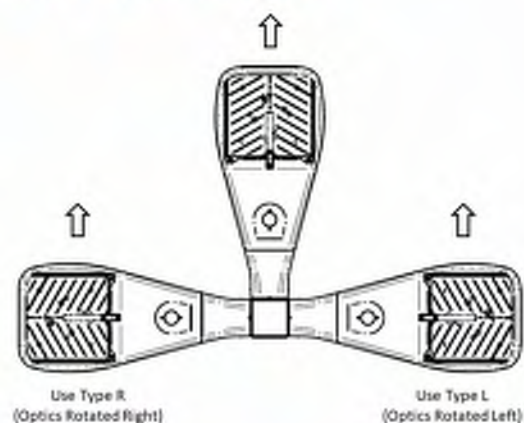
SAM Wall Adjustable Mount Bracket WAM



SAM Trunnion Mount (TRN)



OPTICS ORIENTATION



FACTORY SELECT FINISH GUIDE



COLOR NAME AND DESCRIPTION		PRICING
WHT	- ILP White	Standard
SLV	- ILP Silver	Standard
NAT	- ILP Natural Aluminum	Standard
BRZ	- ILP Bronze	Standard
BLK	- ILP Black	Standard

COLORS SHOWN ABOVE ARE TO BE USED AS REFERENCE, NOT EXACT MATCH.
PLEASE REQUEST PAINT CHIPS FOR EXACT MATCH.

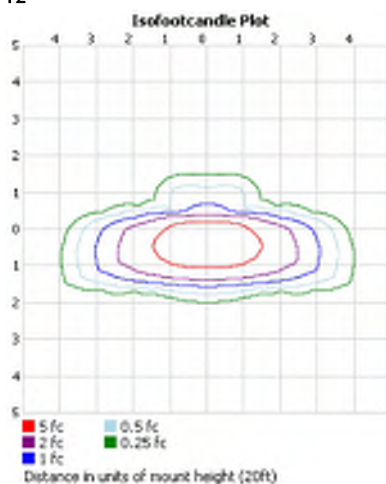
PHOTOMETRICS

Photometric values based upon tests performed in compliance with LM-79. IES files can be downloaded at www.ilp-inc.com

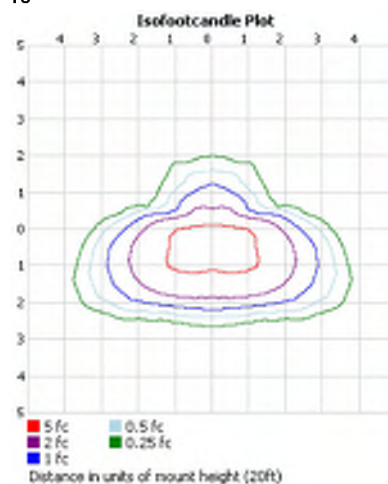
FTA



T2



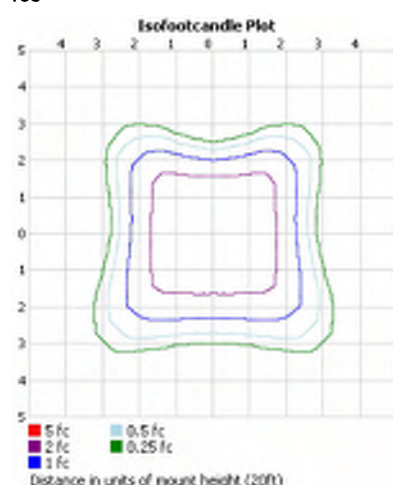
T3



T4



T5S




**PRODUCT
OVERVIEW**

**SCAN OR
CLICK HERE**

FEATURES

- Delivers uniform and precise lighting with five optical distributions for maximum coverage with optional diffuse lens for maximum visual comfort
- Available in three sizes, delivering 1,000 to 24,000 lumens at up to 160 LPW for a scalable lighting solution that fits any application.
- Pairs with the matching Skyline Area Light for a cohesive site lighting solution, ensuring a uniform look across any project.
- Patent-pending quick-mount bracket enables hands-free wiring and simplifies installation on standard junction boxes or vertical surfaces.
- Ensures long-lasting performance with an IP66-rated die-cast aluminum housing and UV-stabilized optics.
- Offers advanced control options with wireless integration, PIR occupancy sensors, and bi-level dimming capabilities.
- Integrated EM in all fixture sizes for emergency Egress.

DIGITAL NAVIGATION

Explore the spec sheet through the links below

[ORDERING GUIDE](#)
[LED SYSTEMS TABLE](#)
[CONTROLS](#)
[LINE DRAWINGS](#)


SUITABLE APPLICATIONS

- Exterior Wall Lighting
- Industrial Facilities
- Multi-Family
- Building Entrances
- Parking Lots
- Retail
- Pedestrian Walkways
- Storage Facilities
- Office
- Multi-use Facilities
- Education

CERTIFICATIONS



*3000K Only



SPECIFICATIONS

CONSTRUCTION

The Skyline Wall Pack series features an architectural rectilinear wedge shape with die-cast aluminum construction. Available in 3 different sizes for a fully scalable solution, the fully gasketed housings are IP66 rated for whole luminaire ingress protection against moisture and environmental contaminants. The Skyline is protected with a durable Bronze polyester powder coat finish to withstand extreme weather changes without cracking or peeling with optional wet paint Black, White, Natural Aluminum and Silver finishes (Consult factory for availability of alternate finishes). Finish is Salt Spray tested for 500 hrs.

OPTICS

The IP66 silicone gasket sealed optical chamber utilizes proprietary polycarbonate refractive optics to provide exceptional coverage and uniformity in IES Types 2, 3, 4, or 4FT. Polycarbonate optics are impact resistant and UV stabilized for maximum longevity. Available in 5000K, 4000K, and 3000K, color temperatures per ANSI C78.377. Minimum CRI of 80. The Skyline series produces Zero uplight and is DarkSky approved in 3000K color temperature. The optional Visual Comfort Acrylic (AD) lens enhances the building's entryways by creating a welcoming and visually comfortable environment. Its recessed optics, paired with a surface-mounted diffusing lens, minimize surface brightness while maintaining effective optical control.

ELECTRICAL

High-performance driver features over-voltage, under-voltage, short circuit and over temperature protection. 0-10V dimming (10% - 100%) standard. Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac). L85 >100,000 hrs. in accordance of IESNA TM-21-19 Projected values at 25°C Ambient temperature. Total harmonic distortion: <20%. Power factor: >0.90. Surge Protection 10kA: 1L; 6kV: 2L-24L. Additional protection is available in 10kV and 20kV options. Optional 120-277V battery backup & cold weather battery options provide 90 minutes of constant power to the LED system, ensuring code compliance. Select models CEC title 20 Compliant, see ordering guide.

THERMAL

The Skyline Wall Pack Series features an array of High-efficiency LED's mounted on a metal core circuit board. The LED boards are mounted directly to the cast aluminum housing with internal heat dissipating fins to provide excellent thermal performance extending the life of electronic components. Base Operating Ambient Temperature: -40°C to +50°C (-40°F to +122°F). SWM, SWL: -40°C to +40°C (-40°F to +104°F). Reduced fixture maximum ambient on emergency battery backups and HV options, consult factory.

INSTALLATION

The Skyline Wall Pack is designed for effortless installation, featuring a patent-pending universal quick-mount bracket that enables hands-free wiring. This innovative bracket securely holds the fixture in place while wiring connections are made, streamlining the installation process. It is compatible with standard 3-1/2" to 4" round/octagonal, 4" square, and single-gang masonry junction boxes, as well as vertical surface mounting using lag bolts (supplied by others). The SBB option allows for 1/2" NPT conduit entry points for surface conduit or through-branch wiring. The back box is an authorized electrical wiring compartment. The Architectural Wall Spacer (AWS) enhances the fixture's aesthetic by creating a subtle floating effect while also helping to compensate for minor wall surface irregularities.

CONTROLS

Optional integrated passive infrared Bluetooth™ motion sensors are available on SWM & SWL fixtures for standalone controls and can be configured using an intuitive iOS or Android app.

For advanced wireless control, the Skyline Wall Pack (SWM/SWL) offers Bluetooth & 2.4Ghz wireless mesh network options via NuroAir, Synapse, & Enlighted. See controls section for detailed information on standalone and wireless control options.

CERTIFICATIONS

ETL Listed for wet locations to UL 1598 and UL 8750 standards. IP66 Rated Optical Chamber per IEC 60598. Tested in accordance with IESNA LM-79 and LM-80 standards. BAA compliant. RoHS Compliant. Title 24 Compliant; see local ordinance for qualification information. Finish salt-spray tested to 500 hours per ASTM B117. DLC Premium Listed Product, Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5 Year Warranty Standard; 10 Year Warranty Optional ([Terms and Conditions apply](#)).

ORDERING GUIDE

PART #

Example: SWM-5L-U-50-T4-BRZ-EM16-NURO-SP1-10YR

SERIES	LUMENS	DRIVER	CCT	OPTIC	LENS	FINISH
SWS² Skyline Wall Pack Small	1L² 1,000 lm 2L² 2,000 lm 3L² 3,000 lm	U 120-277V HV 347-480V	30 3000K 40 4000K 50 5000K	T2⁸ T2 - Type 2 T3⁸ T3 - Type 3 T4 T4 - Type 4 T4FT⁸ Forward Throw	BLANK None AD⁷ Visual Comfort Diffuser	BRZ Bronze BLK Black NAT Natural Aluminum SLV Silver WHT White RALxxxx¹ Custom (xxxx = Custom RAL#)
SWM Skyline Wall Pack Medium	3L² 3,000 lm 4L 4,000 lm 6L 6,000 lm 9L 9,000 lm 12L^{2,5} 12,000 lm					
SWL Skyline Wall Pack Large	12L 12,000 lm 15L 15,000 lm 18L⁵ 18,000 lm 21L^{2,5} 21,000 lm 24L^{2,5} 24,000 lm					

SML	
BLANK	None
SMLxxxx ¹	Specified Lumen Output (xxxx= Lumen Output, Nearest Hundred)

EMERGENCY	
BLANK	None
EM5 ⁷	10°C 5W Self Diagnostic CEC Title 20 Battery Backup
EM16 ^{8,15}	16W Self Diagnostic CEC Title 20 Battery Backup
EMCT6 ^{7,8}	6W Self Diagnostic Cold Temp Battery Backup -40°F (-40°C) - CEC Title 20 Compliant
EMCT8 ^{7,8}	8W Self Diagnostic Cold Temp Battery Backup -22°F (-30°C) - CEC Title 20 Compliant
EMCT14 ^{7,8}	-20°C CEC Title 20 14W Self Diagnostic Cold Temp Battery Backup

CONTROLS OPTIONS			
BASIC		ADVANCED	
BLANK	None	BLANK	None
FSP311/LX ^{2,3,8,11}	Legrand FSP-311 120/277V Sensor (X = Mounting Height 2=<10', 3=10-20', 7=20-40')	NURO ^{2,3,8}	NUROAir Plug n Play Bluetooth Groupable Sensor
FSP321/LX ^{3,8,12}	Legrand FSP-321 120-480V Sensor (X = Mounting Height 2=<10', 3=10-20', 7=20-40')	SYN ^{2,5,8,14}	Synapse Control System
PCU ²	Electronic UNIV Photocell (120-277V)	SYNS/LX ^{2,5,8,11,14}	Synapse Control System w/ Sensor (X = Mounting Height 3=10-20', 7=20-40')

PROTECTION	WARRANTY	SHIP WITH ACCESSORIES
BLANK None SP1² 10kA Surge Protection Device SP2² 20kA Surge Protection Device SP1HV 10kA Max 480V Surge Protector SP2HV 20kA Max 480V Surge Protector FUSE/SXXX FUSE 120V, 277V, 347V (x= voltage) FUSE/DXXX FUSE 208V, 240V, 480V (x= voltage)	BLANK 5 Year 10YR⁹ 10 Year	BLANK None +SWx-SBB-yyy-KIT Surface Back Box (x=fixture size; yyy = Finish; BRZ, BLK, SLV, WHT, NAT) +SWx-AWS-yyy-KIT⁶ Architectural Wall Spacer (x=fixture size; yyy = Finish; BRZ, BLK, SLV, WHT, NAT)

FOOTNOTES

¹ Contact Factory for pricing and availability

² Not available with HV option

³ Requires Bluetooth Enabled device for programming (provided by others)

⁴ Only available with SWL-12L

⁵ Not available with EM

⁶ Not compatible with SBB

⁷ Not available with SWL

⁸ Not available with SWS

⁹ Requires additional Surge Protection; For additional details see General Terms and Conditions, consult factory for pricing

¹⁰ Not compatible with any control options

¹¹ L7 only available with SWL

¹² Only available with SWL

¹³ Not available with SWM

¹⁴ Requires additional system components; Contact Factory for Site Layout

¹⁵ When used with SWM: 10°C; SWL: 0°C

CONTINUE TO NEXT PAGE

DARKSKY APPROVED ORDERING GUIDE

PART # Example: SWM-5L-U-50-T4-BRZ-EM16-NURO-SP1-10YR

SERIES	LUMENS	DRIVER	CCT	OPTIC	LENS	FINISH
SWS² Skyline Wall Pack Small	1L² 1,000 lm 2L² 2,000 lm 3L² 3,000 lm	U 120-277V HV 347-480V	30 3000K	T2⁸ T2 - Type 2 T3⁸ T3 - Type 3 T4 T4 - Type 4 T4FT⁸ Forward Throw	BLANK None AD⁷ Visual Comfort Diffuser	BRZ Bronze BLK Black NAT Natural Aluminum SLV Silver WHT White RALxxxx¹ Custom (xxxx = Custom RAL#)
SWM Skyline Wall Pack Medium	3L² 3,000 lm 4L 4,000 lm 6L 6,000 lm 9L 9,000 lm 12L^{2,5,15} 12,000 lm					
SWL Skyline Wall Pack Large	12L¹⁵ 12,000 lm 15L¹⁵ 15,000 lm 18L^{5,15} 18,000 lm 21L^{2,5,15} 21,000 lm 24L^{2,5,15} 24,000 lm					

SML	EMERGENCY	CONTROLS OPTIONS	
BLANK None SMLxxxx Specified Lumen Output (xxxx= Lumen Output, Nearest Hundred)	BLANK None EM5^{7,13} 5°C 5W CEC Title 20 Battery Backup EM16⁸ 5°C 16W CEC Title 20 Battery Backup EMCT6^{7,8} 6W Cold Temp Battery Backup -40°F (-40°C) - CEC Title 20 Compliant EMCT8^{7,8} 8W Cold Temp Battery Backup -22°F (-30°C) - CEC Title 20 Compliant EMCT14^{7,8} -20°C CEC Title 20 14W Cold Temp Battery Backup	BASIC BLANK None FSP311/LX^{2,3,8,11} Legrand FSP-311 120/277V Sensor (X = Mounting Height 2=<10', 3=10-20', 7=20-40') FSP321/LX^{3,8,12} Legrand FSP-321 120-480V Sensor (X = Mounting Height 2=<10', 3=10-20', 7=20-40') PCU² Electronic UNIV Photocell (120-277V)	ADVANCED BLANK None NURO^{2,3,8} NUROAir Plug n Play Bluetooth Groupable Sensor SYN^{2,5,8,14} Synapse Control System SYNS/LX^{2,5,8,14} Synapse Control System w/ Sensor (X = Mounting Height 3=10-20', 7=20-40')

PROTECTION	WARRANTY	SHIP WITH ACCESSORIES
BLANK None SP1² 10kA Surge Protection Device SP2² 20kA Surge Protection Device SP1HV 10kA Max 480V Surge Protector SP2HV 20kA Max 480V Surge Protector FUSE/SXXX FUSE 120V, 277V, 347V (x= voltage) FUSE/DXXX FUSE 208V, 240V, 480V (x= voltage)	BLANK 5 Year 10YR⁹ 10 Year	BLANK None +SWx-SBB-yyy-KIT Surface Back Box (x=fixture size; yyy = Finish; BRZ, BLK, SLV, WHT, NAT) +SWx-AWS-yyy-KIT⁶ Architectural Wall Spacer (x=fixture size; yyy = Finish; BRZ, BLK, SLV, WHT, NAT)

FOOTNOTES

¹ Contact Factory for pricing and availability

² Not available with HV option

³ Requires Bluetooth Enabled device for programming (provided by others)

⁴ Only available with SWL-12L

⁵ Not available with EM

⁶ Not compatible with SBB

⁷ Not available with SWL

⁸ Not available with SWS

⁹ Requires additional Surge Protection; For additional details see General Terms and Conditions, consult factory for pricing

¹⁰ Not compatible with any control options

¹¹ L7 only available with SWL

¹² Only available with SWL

¹³ Not available with SWM

¹⁴ Requires additional system components; Contact Factory for Site Layout

¹⁵ Not available with pedestrian comfort luminaire

LED SYSTEMS INFO

LED SYSTEMS INFO¹		3000K		4000K		5000K		Watts²	BUG Rating	DLC
Part Numbers	Lens	Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy			
SWS-1L	T4	932	136.5	993	145.4	1007	148.5	7	B0-U0-G0	Premium
SWS-2L	T4	2092	136.5	2180	140.3	2254	144.4	16	B1-U0-G1	Premium
SWS-3L	T4	2757	129.6	2873	133.2	2934	139.2	21	B1-U0-G1	Premium
SWM-3L	T2	3051	148.5	3110	150.0	3270	156.9	21	B1-U0-G1	Premium
	T3	3108	151.2	3168	152.8	3331	159.8			Premium
	T4	3071	149.5	3131	151.0	3292	158.0			Premium
	T4FT	3037	147.8	3096	149.4	3256	156.2			Premium
SWM-4L	T2	3981	145.6	4059	147.1	4268	153.9	28	B2-U0-G2	Premium
	T3	4056	148.3	4134	149.9	4348	156.7			Premium
	T4	4008	146.6	4086	148.1	4297	154.9			Premium
	T4FT	3964	145.0	4041	146.5	4249	153.2			Premium
SWM-6L	T2	5940	140.7	6055	142.2	6367	148.7	43	B2-U0-G2	Premium
	T3	6051	143.3	6168	144.8	6486	151.5			Premium
	T4	5980	141.7	6096	143.1	6410	149.7			Premium
	T4FT	5914	140.1	6029	141.6	6339	148.1			Premium
SWM-9L	T2	8386	133.7	8549	135.1	8989	141.3	63	B2-U0-G2	Premium
	T3	8542	136.2	8708	137.6	9157	143.9			Premium
	T4	8443	134.6	8607	136.0	9050	142.2			Premium
	T4FT	8349	133.1	8512	134.5	8950	140.7			Premium
SWM-12L	T2	10759	125.9	10967	127.2	11533	133.1	86	B2-U0-G2	Premium
	T3	10960	128.2	11168	129.6	11749	135.5			Premium
	T4	10832	126.8	11043	128.1	11612	134.0			Premium
	T4FT	10700	125.4	10908	126.7	11470	132.5			Premium
SWL-12L	T2	12294	148.5	12533	150.1	13178	157.0	83	B2-U0-G2	Premium
	T3	12523	151.3	12767	152.9	13425	159.9			Premium
	T4	12377	149.6	12618	151.1	13268	158.1			Premium
	T4FT	12240	147.9	12478	149.4	13121	156.3			Premium
SWL-15L	T2	15165	141.9	15460	143.4	16256	150.0	108	B3-U0-G4	Premium
	T3	15448	144.6	15749	146.1	16560	152.8			Premium
	T4	15268	142.9	15565	144.4	16367	151.0			Premium
	T4FT	15099	141.3	15393	142.8	16186	149.4			Premium
SWL-18L	T2	17838	135.3	18185	136.8	19121	143.0	133	B3-U0-G4	Premium
	T3	18171	137.9	18524	139.3	19479	145.7			Premium
	T4	17959	136.3	18308	137.7	19252	144.0			Premium
	T4FT	17760	134.8	18106	136.2	19038	142.4			Premium
SWL-21L	T2	20259	128.7	20653	130.1	21717	136.1	159	B3-U0-G4	Premium
	T3	20638	131.2	21039	132.5	22123	138.6			Premium
	T4	20397	129.6	20794	131.0	21865	137.0			Premium
	T4FT	20171	128.2	20563	129.5	21623	135.5			Premium
SWL-24L	T2	23037	122.1	23485	123.4	24695	129.1	190	B3-U0-G4	Premium
	T3	23467	124.4	23924	125.7	25156	131.5			Premium
	T4	23194	123.0	23436	124.3	24863	130.0			Premium
	T4FT	22937	121.6	23383	122.9	24588	128.5			Premium
¹Values are nominal, see IES file for more detail ²Electrical data at 25C (77F). Actual wattage may differ by +/-10%.										

CONTROLS OPTIONS

BASIC

FSP311/Lx - FSP321/Lx

Optional Bluetooth Programmable PIR sensor allows for Continuous Dimming, Motion and/ or daylight harvesting, Fully adjustable high/low dimmed light levels, and Adjustable time delay/ cutoff delay. The sensor is programmed via a free iOS® or Android® Sensor Configuration App (compatible device provided by others). Available in up to 40' mounting lenses. See coverage patterns below, L7=20'-40', L3=10'-20', L2=<10'.

Default Settings:

- High Mode: 100% Output
- Low Mode: 10% Output
- Time Delay: 5 mins
- Cutoff: 1 hr
- Sensitivity: High
- Photocell: Disabled
- Continuous Dimming: Disabled

ADVANCED

NUROAir by ILLUMUS

NURO

NUROAir Plug n Play Bluetooth Sensor is the optimal groupable controls lighting solution. With main features such as Plug and Play, PIR Motion Sensing, Occupancy/Vacancy and Photocell (BLK) - this flexibility makes the NUROAir Plug n Play Sensor ideal for tailoring lighting to specific space needs, optimizing both ambiance and efficiency. The NUROAir App, available for download on iOS and Google Play Store, offers a user-friendly interface for automatic or manual customization of your space. Through the app, users can configure sensor settings such as the Hold Time, Standby Time/ Level, High/Low End Trim, Background Light Level, Set Schedules, and Control Lighting Groups or Zones, all from a mobile or tablet device. Manual control is also available with a range of compatible wireless & wired wall switch options.



[Click Here or Scan Code to Learn More About](#)

NUROAir Bluetooth Controls

Enlighted

Enlighted's over-the-air upgradeable wireless control platforms provide out-of-the-box compliance with energy use regulations. The comprehensive capabilities of the sensor include vacancy detection, daylight harvesting, demand response, and energy savings reporting. Enlighted's enterprise system allows for easy integration of indoor and outdoor lighting with building management systems for site-wide IOT management. Enlighted ruggedized sensor mounted on hinged driver cover.

• Enlighted Connected (SU/5S/LR/CL)

-Fixtures are controlled based on occupancy & ambient light. Includes individual lighting control plus connection to Enlighted Energy Manager. The Energy Manager provides data analysis for all data collected by the Enlighted Smart Sensors for energy, occupancy & environment.

• Enlighted IOT (SU/5S/LR/IOT)

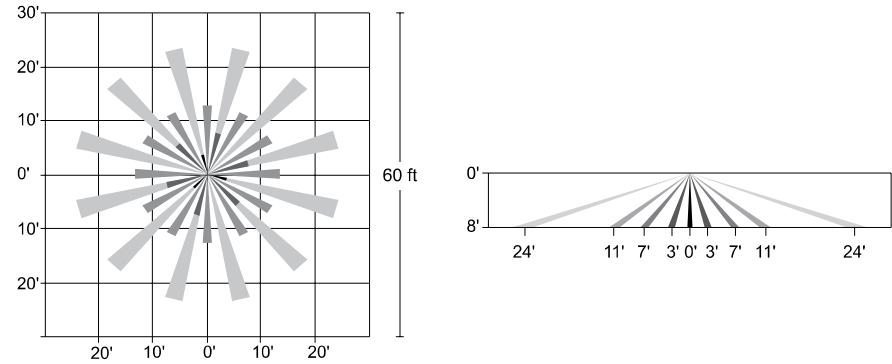
-Fixtures are controlled based on occupancy and ambient light. Includes individual lighting control plus connection to Enlighted Energy Manager. The Energy Manager provides data analysis for all data collected by Enlighted Smart Sensors for energy, occupancy & environment. Additionally, the IOT functionality takes the data access and function beyond just lighting to a wide range of applications beyond the standard connected lighting controls.

Synapse (SYN)

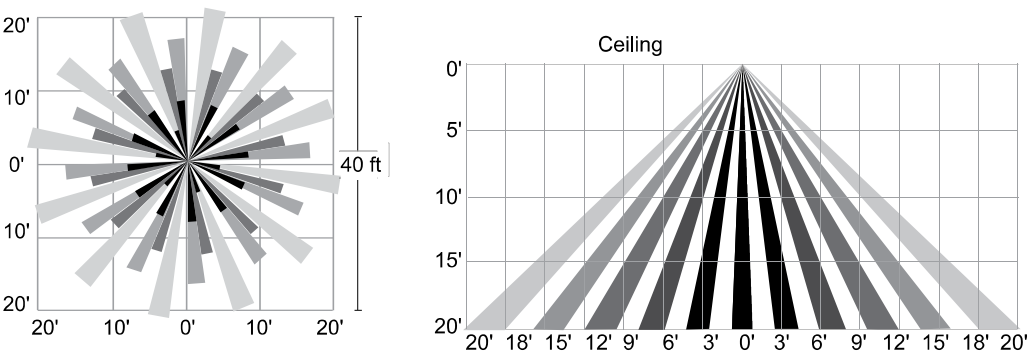
Utilizing a robust 2.4 GHz Self-Healing Mesh Network, Synapse provides flexibility and scalability making it a perfect outdoor solution for both new construction and retrofit projects. The easy-to-use web application is accessible on any device with an internet connection and allows for complete customization of the system and its features. Integral radio (SYN) includes (2) 24V inputs for a Wattstopper sensor. Sensors available in 10' or 40' mounting lenses. See coverage patterns below. Sensor mounted on hinged driver cover. Antenna exits side of luminaire for maximum connectivity.

COVERAGE PATTERNS

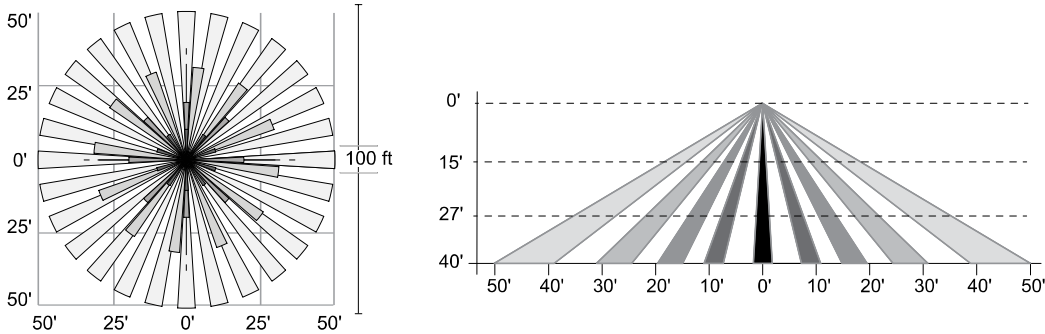
SYNS/L2, FSP311/L2, or FSP321/L2



SYNS/L3, FSP311/L3, or FSP321/L3



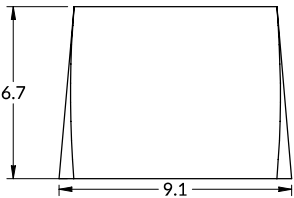
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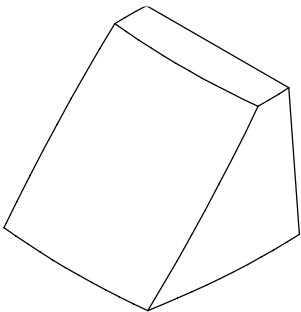
LINE DRAWINGS (All dimensions shown in inches)

SWS

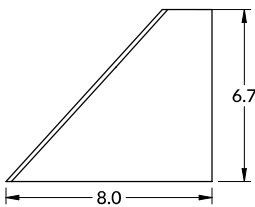
Front



Isometric



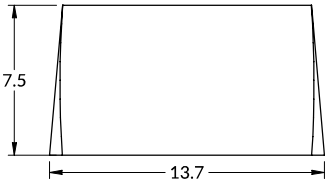
Side



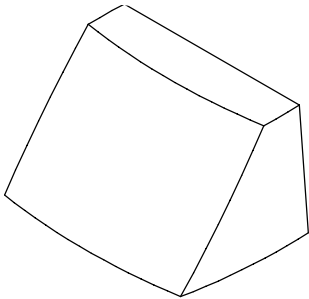
LINE DRAWINGS
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SWM

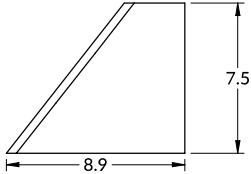
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Isometric

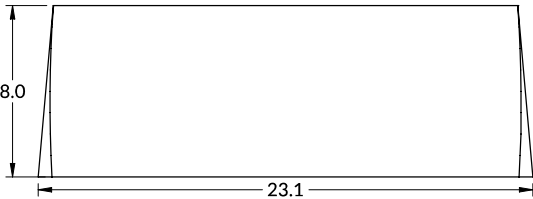


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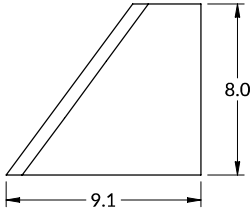


SWL

Front

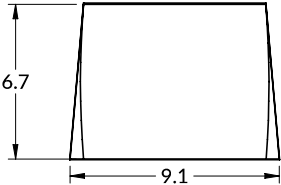


Side

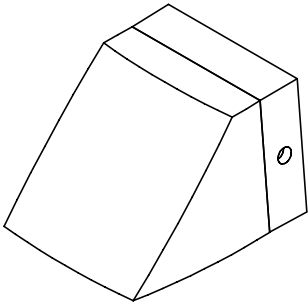


SWS SBB

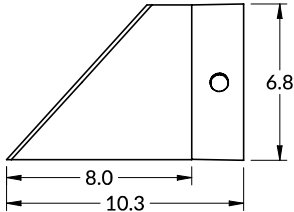
Front



Isometric



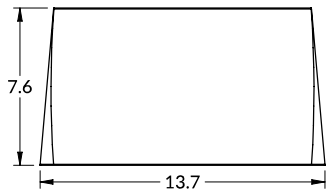
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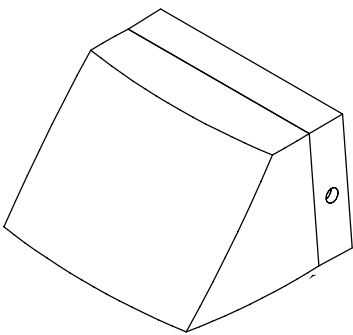
LINE DRAWINGS
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SWM SBB

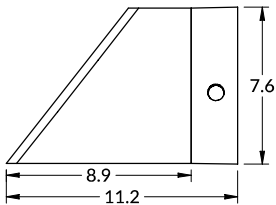
Front



Isometric

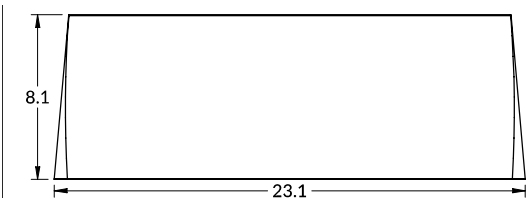


Side

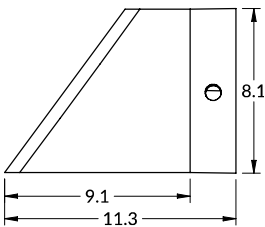


SWL SBB

Front

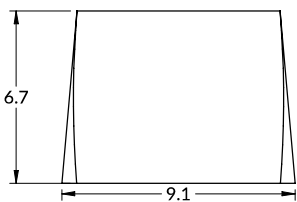


Side

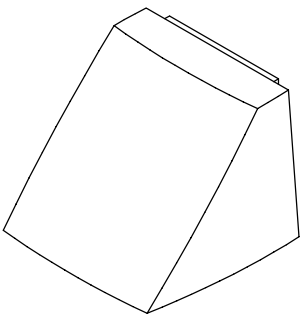


SWS AWS

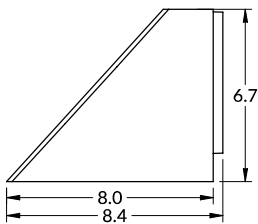
Front



Isometric



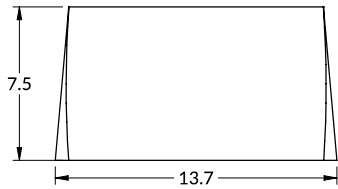
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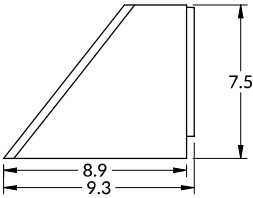
LINE DRAWINGS (Continued)

SWM AWS

Front

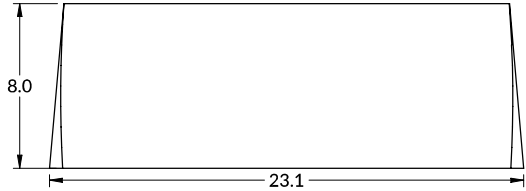


Side

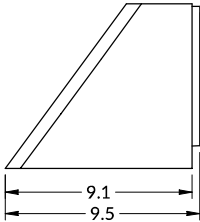


SWLAWS

Front

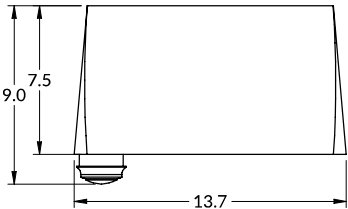


Side

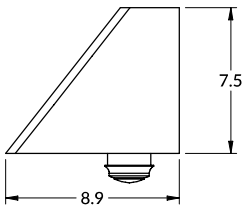


SWM NURO

Front

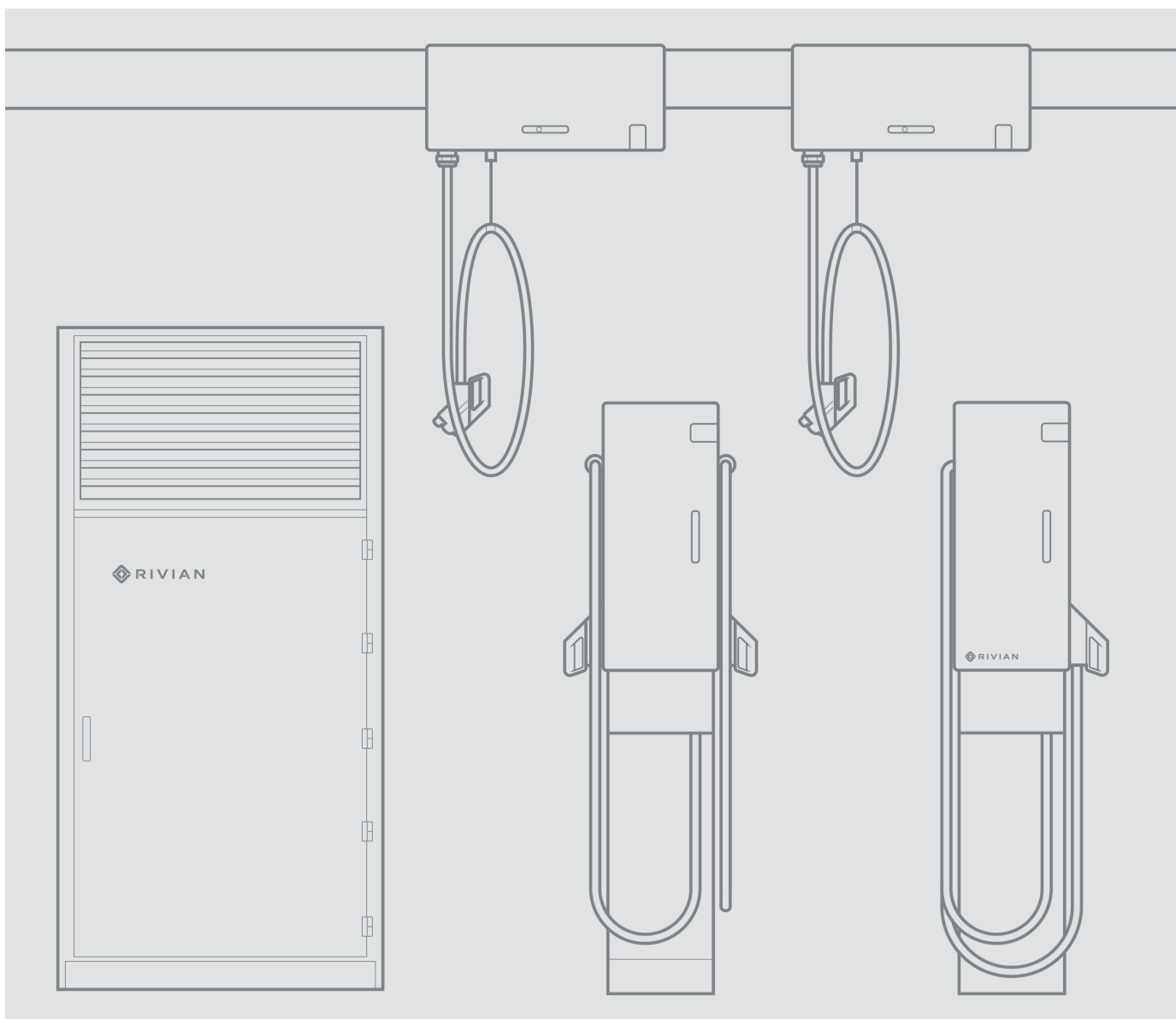


Side



FLEET DC

Installation Guide





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IMPORTANT SAFETY INSTRUCTIONS

SAVE THESE INSTRUCTIONS



DANGER

- Read all instructions in this document before installing the Rivian DC charging equipment.
- Follow all safety instructions and warnings in this guide.
- Installation procedures as outlined in this guide, and all commissioning requirements, must be performed before operating the charging equipment.
- Failure to follow any of the above requirements may result in fire, electrical shock, serious injury, or death.

PRECAUTIONS

The following safety symbols are used in this document.



DANGER

Risk of electric shock



DANGER

Risk of personal injury



CAUTION

Risk of damage to equipment

Risk of electrical shock



DANGER

- Connect the DC charging equipment to a grounded, metal, permanent wiring system or to an equipment-grounding conductor (with circuit conductors connected to an equipment-grounding terminal or to a lead on a battery charger).
- To reduce the risk of fire in branch circuits that use overcurrent protective devices, connect only to circuits with a minimum 600 amperes of overcurrent branch circuit protection in accordance with the National Electrical Code, ANSI/NFPA 70.
- Any connection to a battery charger shall comply with all local codes and ordinances.
- No user-serviceable parts inside. Refer servicing to qualified service personnel.
- Do not install the DC charging equipment in a commercial garage (repair facility) or closer than 20 ft (6.1 m) from an outdoor motor fuel dispensing device.
- Do not tamper with any devices in the DC charging equipment intended to reduce the risk of fire, electric shock, or injury to persons.
- Exposed conductor wires ("shiners") above or below terminal lugs can cause shorts or other electrical hazards that may result in damage to equipment or electric shock or injury to persons.

Risk of personal injury



DANGER

- The power cabinet weighs in excess of 2600 lb (1179 kg). Failure to conform with precautions before and during use of lift equipment to lift and place the power cabinet on the site box may result in injury to persons.
- Before using the DC charging equipment, properly assemble it in accordance with the assembly instructions in this document. Not doing so can cause injury.

Risk of damage to equipment



CAUTION

- Take care when unpacking and moving equipment as damage may occur if not performed carefully. Follow instructions in this guide.
- Do not drop the power cabinet or dispensers. Avoid high shock loads.

SAFETY SYMBOLS ON HARDWARE LABELS

The following safety symbols may appear on labels located on hardware used in this installation.

Icon	Description
	Risk of Electric Shock
	Danger
	Phase
	Equipment Ground
	Intertek ETL Logo
	Instruction Manual

FCC STATEMENT

This equipment has been tested and found to comply with the limits for a Class A digital device, pursuant to part 15 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference when the equipment is operated in a commercial environment. This equipment generates, uses, and can radiate radio frequency energy and, if not installed and used in accordance with the instruction manual, may cause harmful interference to radio communications. Operation of this equipment in a residential area is likely to cause harmful interference in which case the user will be required to correct the interference at his own expense.

Introduction

This installation guide provides product specifications and installation procedures for the Rivian Fleet DC charging equipment. Before performing the installation, review this document in its entirety to ensure a safe installation in accordance with Rivian requirements.

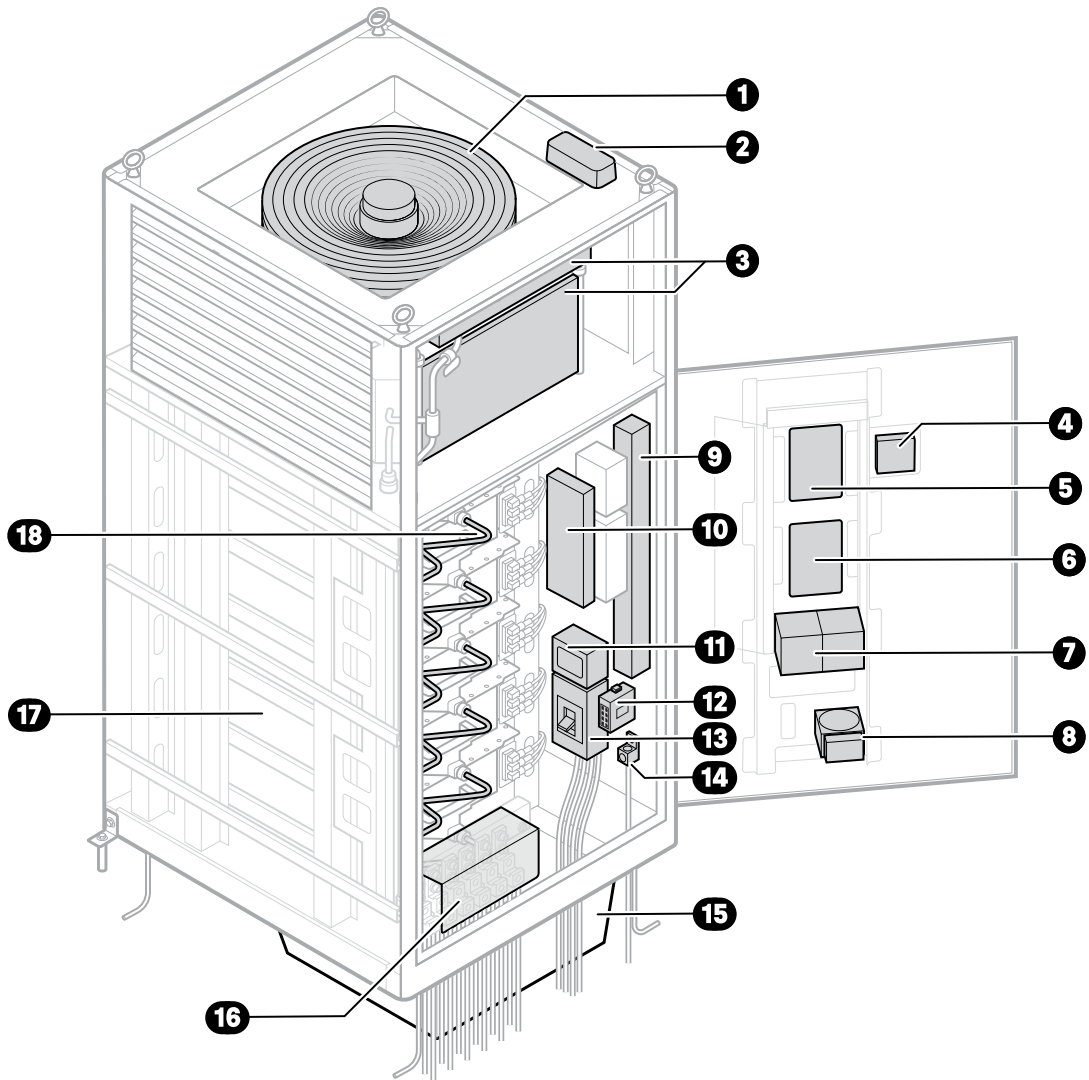
System Overview

The Rivian DC charging equipment consists of:

- **Power cabinets** that contain up to six power electronic modules (PEMs), a cooling system, a controller for interfacing between the PEMs and dispensers, and all required electrical safety devices to protect AC grid connections and DC battery connections. Site boxes protect the routing of cables beneath the cabinets.
- **Dispensers** that receive DC power, high-level communication, and auxiliary power from power cabinets, and output DC power and PLC communication to customer EVs.

Power cabinets can support multiple dispensers in a daisy-chain, installed on a gantry or on pedestals. See [Network Interconnection Diagrams](#) (page 14) for configuration options.

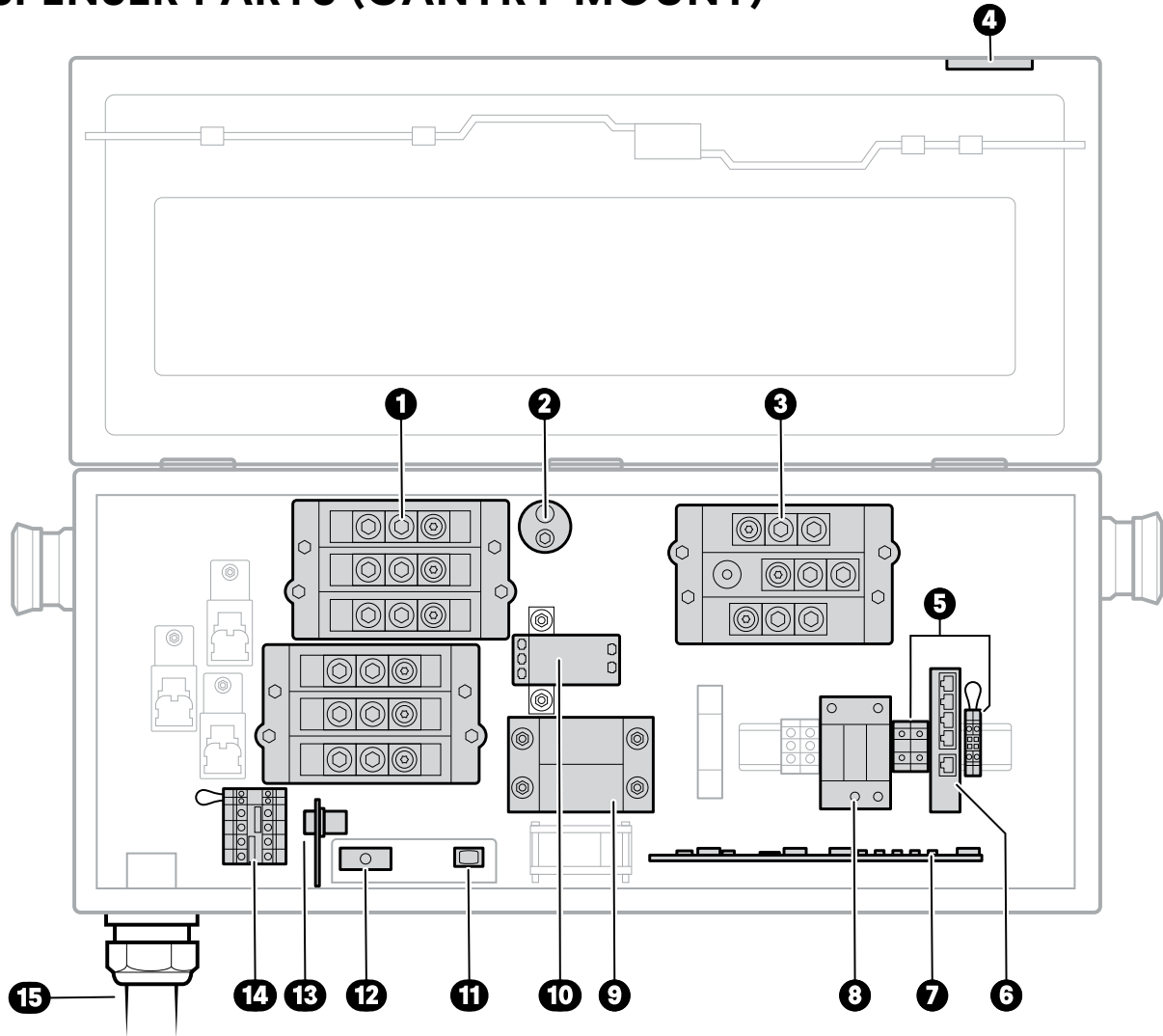
POWER CABINET PARTS



SYSTEM OVERVIEW

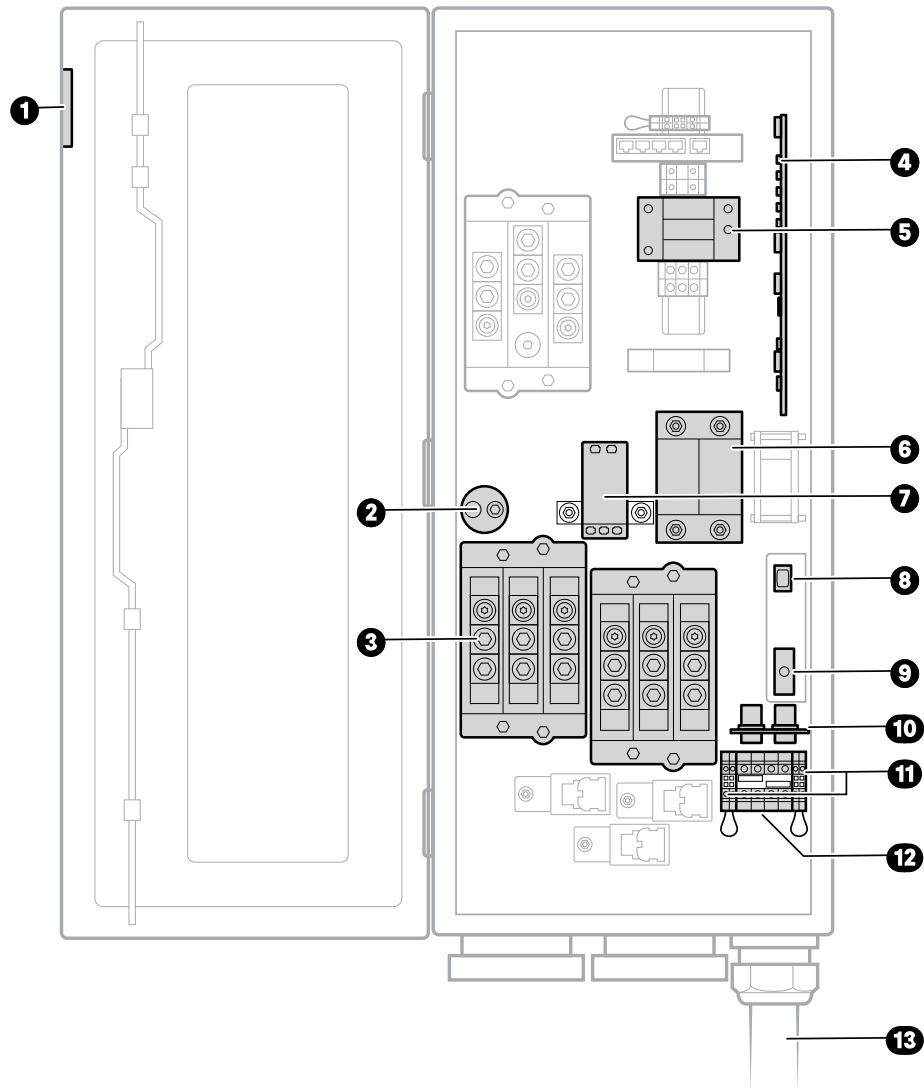
Item	Description	Item	Description
1	Radiator fan	10	Electromagnetic interference (EMI) filter (under cover)
2	4G antenna	11	Earth leakage monitor
3	Radiators (4)	12	Ethernet switches
4	Modem	13	High-voltage input AC connections and main breaker
5	Power cabinet control unit (PCU)	14	Equipment Grounding Conductor (EGC) connecting lug
6	24VDC power distribution board	15	Site box
7	24VDC power supplies (2)	16	High-voltage output DC connections
8	Cabinet heater	17	Power modules (up to 6)
9	DIN rail for 24VDC, HVIL, and ground output to dispensers	18	Coolant hoses

DISPENSER PARTS (GANTRY MOUNT)



Item	Description	Item	Description
1	High-voltage DC and EGC	9	DC fuse
2	DC output contactors (2)	10	Current shunt (1% tolerance energy meter)
3	High-voltage DC and EGC	11	Incoming 24VDC on/off switch
4	LED status light	12	HVIL switch/interlock
5	HVIL and 24 VDC positive/negative	13	Ethernet
6	Ethernet	14	HVIL and 24 VDC positive/negative
7	Dispenser control unit (DCU)	15	Charging cable and gland
8	DC surge protector		

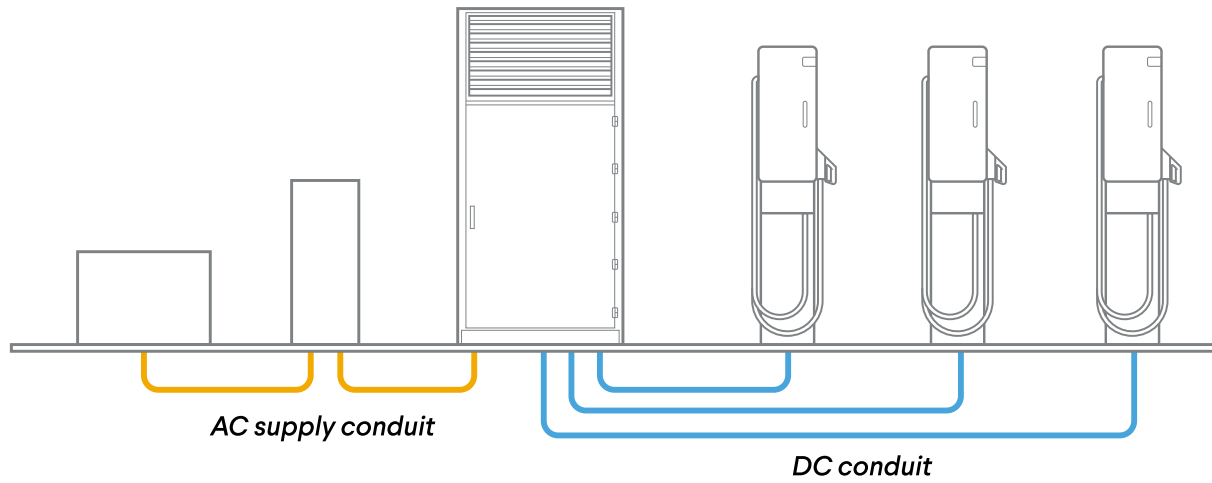
DISPENSER PARTS (PEDESTAL MOUNT)



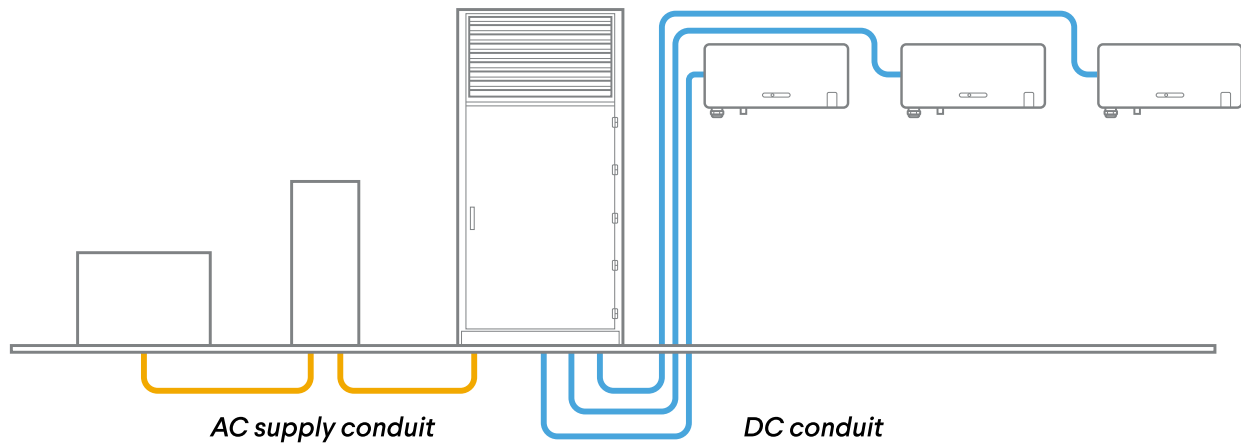
Item	Description	Item	Description
1	LED status light	8	Incoming 24VDC on/off switch
2	DC output contactors (2)	9	HVIL switch/interlock
3	High-voltage DC and EGC	10	Ethernet
4	Dispenser control unit (DCU)	11	HVIL
5	DC surge protector	12	24 VDC positive/negative
6	DC fuse	13	Charging cable and gland
7	Current shunt (1% tolerance energy meter)		

NETWORK INTERCONNECTION DIAGRAMS

Cabinet with Three Pedestal-Mounted Dispensers



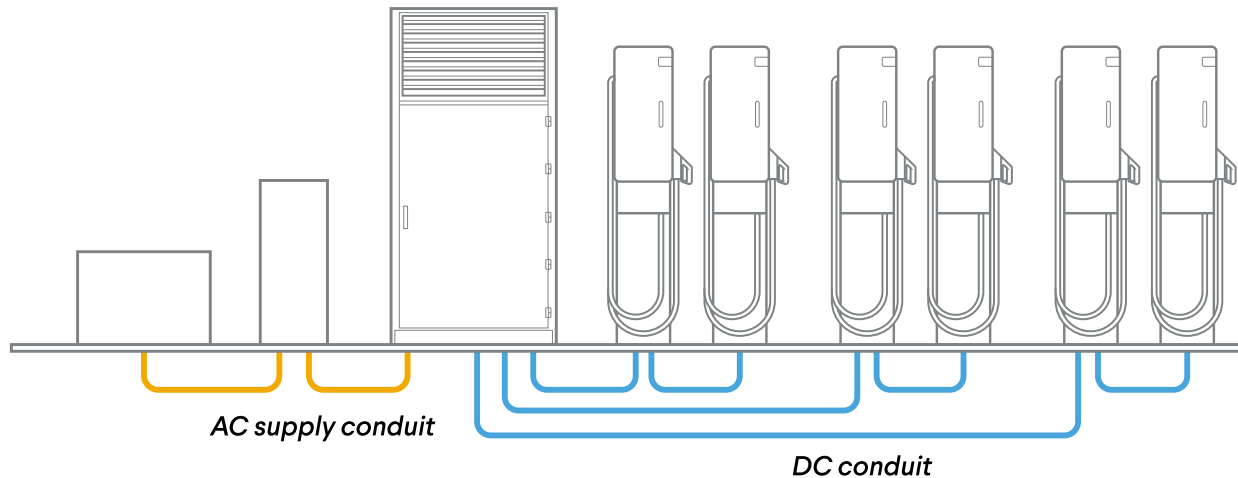
Cabinet with Three Gantry-Mounted Dispensers



Cabinet with Three Chains of Pedestal-Mounted Dispensers

NOTE

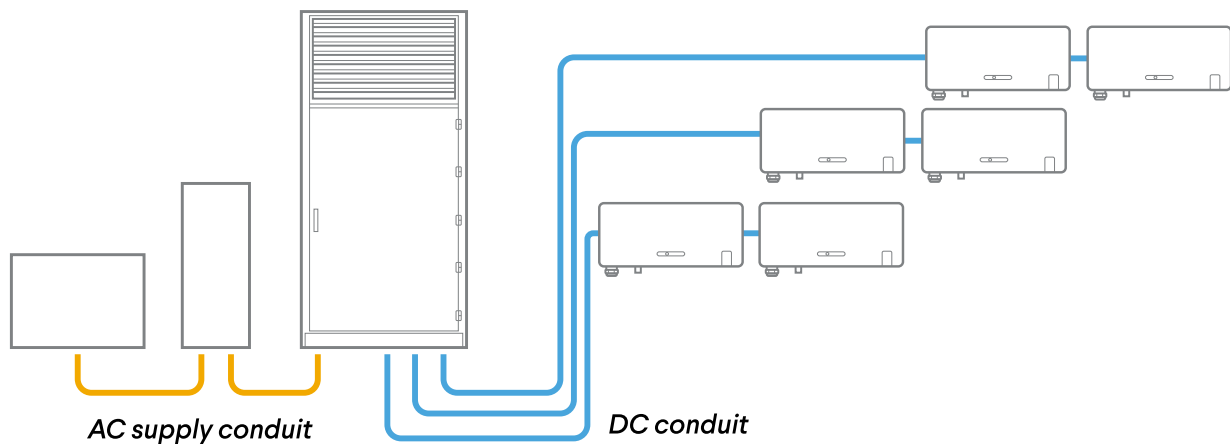
A chain can include up to six dispensers. A chain of two is shown below.



Cabinet with Three Chains of Gantry-Mounted Dispensers

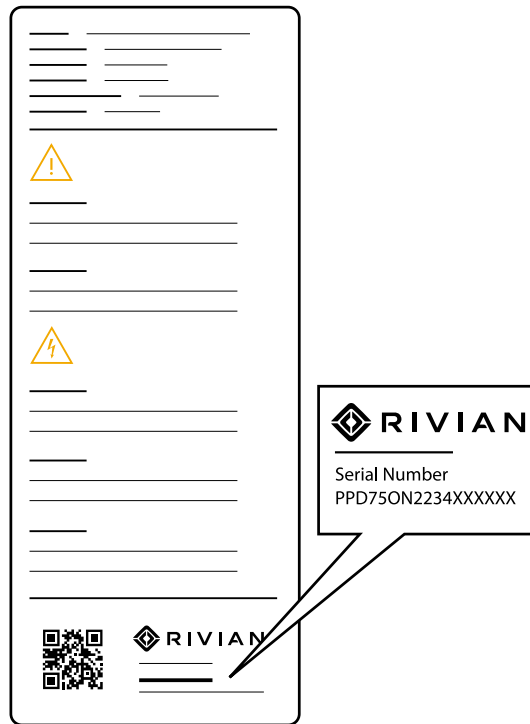
NOTE

A chain can include up to six dispensers. A chain of two is shown below.



SERIAL NUMBERS

You can find the serial number for each power cabinet and dispenser on the bottom of the equipment label located on the exterior of the equipment.



Specifications

- Flexible, modular power cabinet architecture can provide between 50-300kW of power
- Power cabinet connects up to 18 individual dispensers
- Energy-efficient design via silicon carbide power electronics
- Cloud-connected automated diagnostics
- Over-the-air firmware updates
- ETL certification pending
- Dispensers can be overhead gantry-mounted or ground-mounted to support operational needs

GENERAL

Feature	Specification
Operational altitude	7000 ft (2133.60 m)
Operating temperature	-4° to 104° F (-20° to 40° C)
Storage temperature	-31° to 158° F (-35° to 70° C)
Operating humidity	0-100%

POWER CABINET

Feature	Specification
Dimensions	93 H x 48 D x 44 W in (236.2 H x 121.9 D x 111.8 W cm)
Footprint	48 D x 43.25 W in (121.92 D x 109.86 W cm)
Weight	2597 lb (1178 kg)
AC input voltage	480Y/277 VAC (60 Hz)
AC input connection	3-phase: L1, L2, L3, GND (no neutral)
Full load amps	448 A
Short circuit current rating	65 kA
Max output power	300 kW
Output voltage range	100 - 920 V
Max output current	750 A (simultaneous across 3 channels)
Number of DC dispensers served	Up to 18
Power modules per cabinet	6

DISPENSER

Feature	Specification
Dimensions	31.9 H x 9.45 W x 13.8 L in (81 H x 24 W x 35 L cm)
Footprint	13.8 W x 12 D in (35 W x 30.48 D cm)
Weight	110 lb (49.90 kg) with cable
Max output power	200 kW
Max output current	200 A
Output voltage range	200 - 920 V
Connector type	CCS1
Cable length	18 ft (5.5 m)
Enclosure rating	NEMA 3R

CONNECTIVITY

Feature	Specification
Local Area Network (LAN)	100BASE-T Ethernet
Wide Area Network (WAN)	4G LTE
Supported communications protocols	OCPP
Authentications	RFID and in app

SAFETY AND OPERATION RATINGS

Feature	Specification
Vehicle safety communications	OCPP
NRTL certification	ETL
Surge protection	ETL
EMC compliance	ETL, FCC Part 15

Personnel, Equipment, and Tools Needed

PERSONNEL

Four personnel are needed for this installation—one of each of the following:

- Crane operator/forklift operator
- Electrician (certified)
- Electrical apprentice
- General laborer

PROVIDED BY RIVIAN

To complete this installation, Rivian may supply the following.

- Power cabinet(s)
- Power cabinet site box(es) with anchors
- Dispenser(s) with cable/charge handle
- Gantry bracket (for dispenser mount on a gantry)
- Pedestal and pedestal bracket (for dispenser mount on a pedestal)
- Pre-keyed locks for PCs and dispensers
- Dispenser template

YOU WILL NEED TO PROVIDE

EQUIPMENT

For installation of a site box:

- Concrete/asphalt wet saw
- Excavation and grading equipment (skid steer with backhoe, forklift, and auger attachments)
- Conduit heater
- Walk-behind vibratory compactor and/or skid steer attachment

PERSONNEL, EQUIPMENT, AND TOOLS NEEDED

To lift/transport the equipment:

- Over 2600 lb (1179 kg) load capacity fork lift with 6 ft (1.8 m) forks (if using a fork lift to transport and place the power cabinet)
- Hoist/crane with spreader cross beam (such as the Harrington 2-Ton Four Point Sack Lifter, HFPSL-2-48SK) to lift the power cabinet (if a fork lift is not used)
- Ladder for power cabinet eye hook removal

NOTE

Ensure all lift equipment—such as fork truck, telehandler (skytrak), or other lifting device—has a lift capacity over 2600 lb (1179 kg). If proper lift equipment is not available onsite at the time of DC charger equipment delivery, delivery will be refused.

TOOLS

- Screwdrivers (flathead and Phillips)
- Calibrated torque wrench (for Rivian equipment)
- Other torque tools (for non-Rivian equipment)
- Bits and sockets
- Trade-size 2.5-in punch
- Drill
- Wire brush for aluminum conductors
- Wire cutter and stripper
- Labelmaker
- Multimeter (for polarity test of wire)
- Megohmmeter (for insulation resistance testing between phases and ground)
- Level

HARDWARE AND MISCELLANEOUS

- Conduit
- Bell ends (required on all underground conduits)
- Duct seal for conduits
- All site wire
- Anti-oxidant compound for aluminum conductors
- Lock for switchgear (Master Lock, 4-digit combination, PN M175XDLF)
- Electrical tape (brown, orange, yellow, black, red, and blue)
- Black torque paint marker/pen
- Sealant for base of power cabinets

- Ferrule crimping tool kit (for smaller AC communications wire)
- 48 x 48 x 24 in (122 x 122 x 61 cm) steel metal plate (to cover site box opening)
- Anchor bolts and clips
- Labels for cables
- Bubble wrap or cloth/plastic/cardboard to wrap dispenser
- Vacuum and/or air spray can to clear out debris after installation

Prior to Installation

IMPORTANT

!!! Coordinate with the local utility to de-energize the site prior to work start.

Install a Site Box

Each power cabinet installs on top of a site box set into an equipment pad.

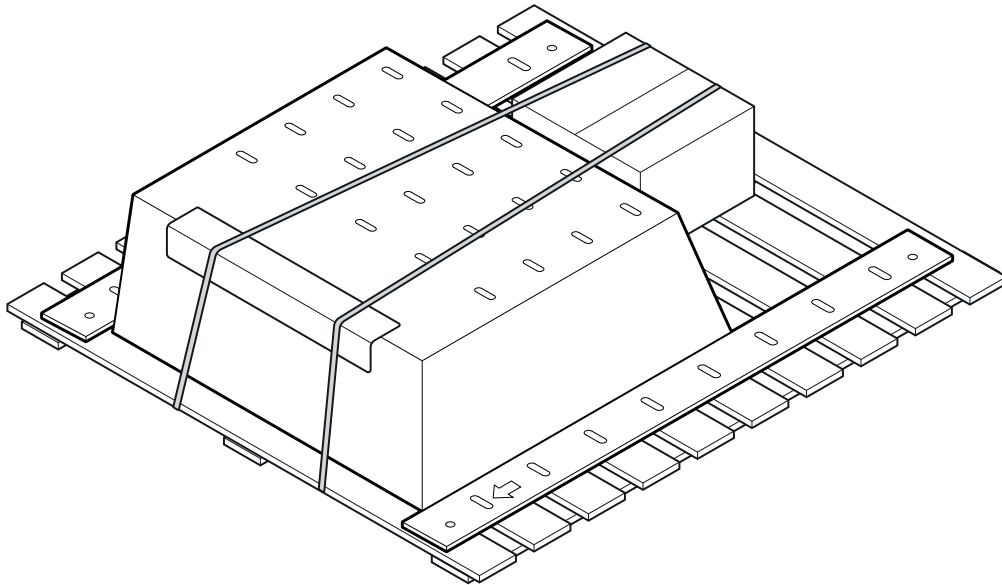
UNPACK THE SITE BOX

The site box shipment should include:

- Site box (one or more depending on site installation)
- Anchors
- Plastic caps (to block concrete from filling the holes of the anchor bolts)

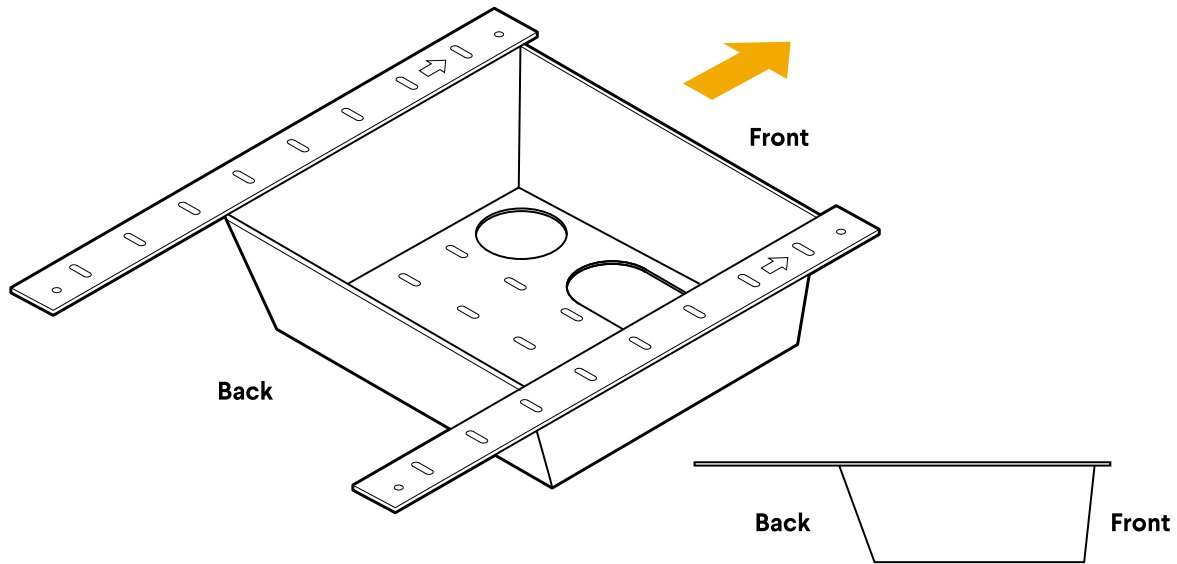
NOTE

To avoid damage prior to installation, store the site box(es) and equipment in a safe location.



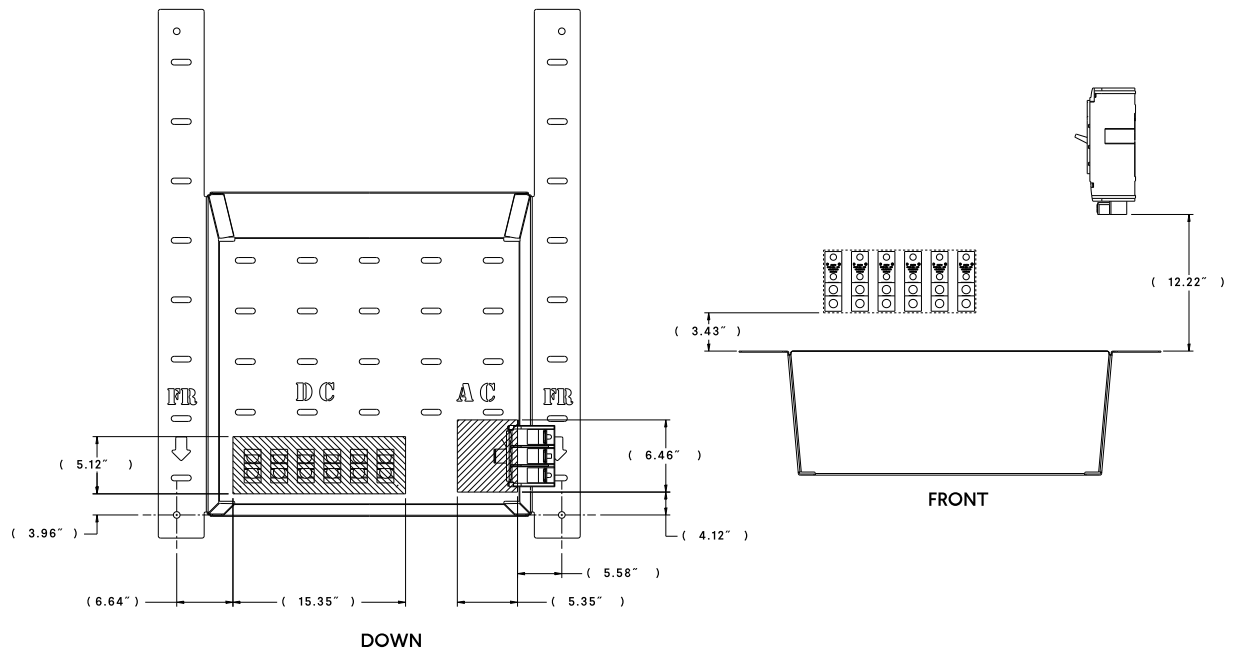
IDENTIFY FRONT AND BACK

Identify the front and back ends of the site box as shown below.



REMOVE THE KNOCK OUTS

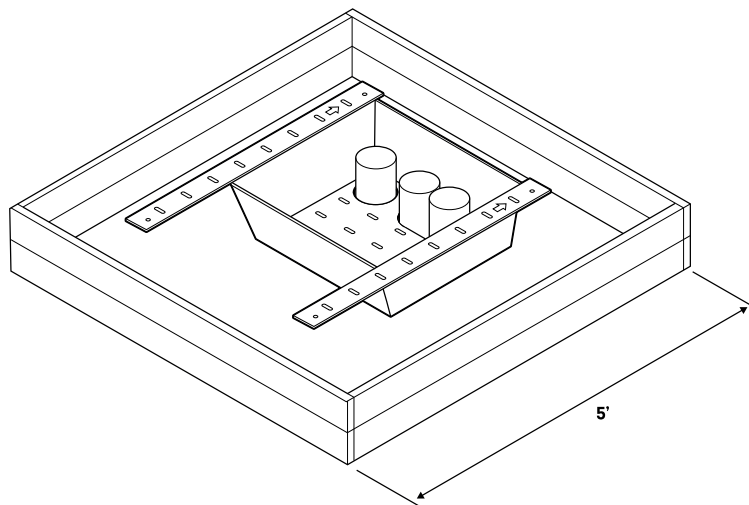
1. Locate the roughed-in knockouts in the site box.
2. Refer to the image below for location of AC/DC lugs relative to the site box.



3. Knock out the metal as required.

INSTALL IN A CONCRETE FOUNDATION

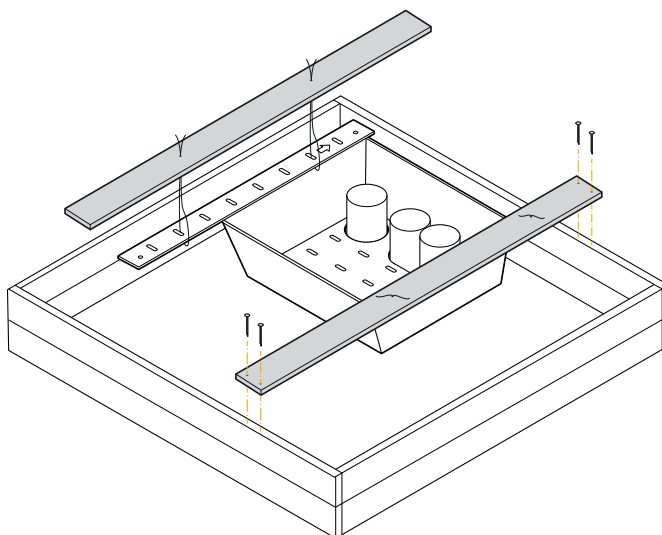
1. Set the site box down into the equipment pad frame, oriented in the correct position (check site design plans for position and correct sizing of concrete pad).
2. Slide the site box over the incoming AC and outgoing DC conduits for the power cabinet. Verify correct orientation of the site box—the "arms" that stick out designate the back side of the box and back of the power cabinet. This should result in the site box sitting flush with what will be the top of the equipment pad once concrete is poured.



3. Lay the flat, 4-in side of a 2 x 4 on top of one of the two "arms" of the site box. Lay another 2 x 4 along the top of the other arm. The 2 x 4s should be long enough to extend over the edges of the 5 ft (1.5 m) wide equipment pad frame.
4. Secure the 2 x 4s to the site box arms with wire and nail them to the edges of the equipment pad frame.

NOTE

The 2 x 4s are temporary, ensuring the site box remains in position when the concrete is poured.



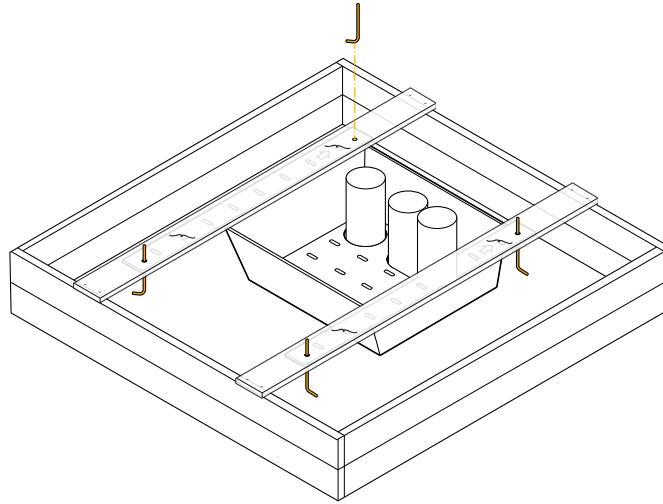
INSTALL A SITE BOX

5. Check to ensure each of the four anchors includes a coupler. Screw the couplers all the way down onto the anchors.

NOTE

If a coupler is missing from an anchor, check the shipping box (the coupler may have shaken loose during transport).

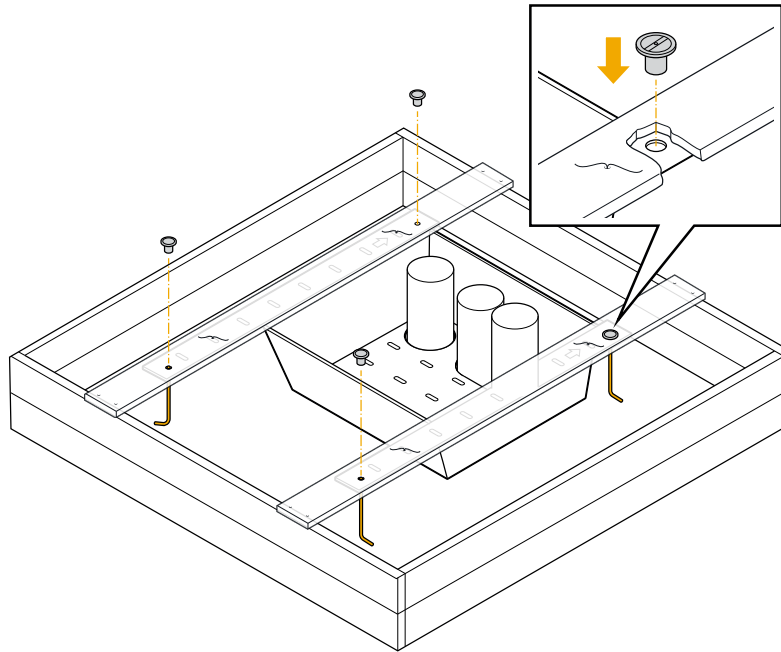
6. Install an anchor through each corner of the site box, at a diagonal as much as possible (with the "L" facing away from the site box) to provide the maximum amount of structural integrity. Wedge out or drill through the 2 x 4s as necessary.



7. Plug each of the four anchor holes with a plastic cap.

NOTES

- Rivian ships four (4) plastic caps for each site box. Use these caps to prevent concrete from getting into the anchor holes.
- The plastic caps can easily break during installation. If a cap breaks, have some extra scrap material on site to plug the hole.



8. Verify that the site box is level and in line with the top elevation of the equipment pad frame.
9. Pour concrete into the equipment pad frame, taking care not to pour any into the site box.

NOTES

- Rivian recommends using a broom finish on the concrete.
- It is okay if small amounts of concrete come up through the bottom of the site box conduit windows and/or perforations.

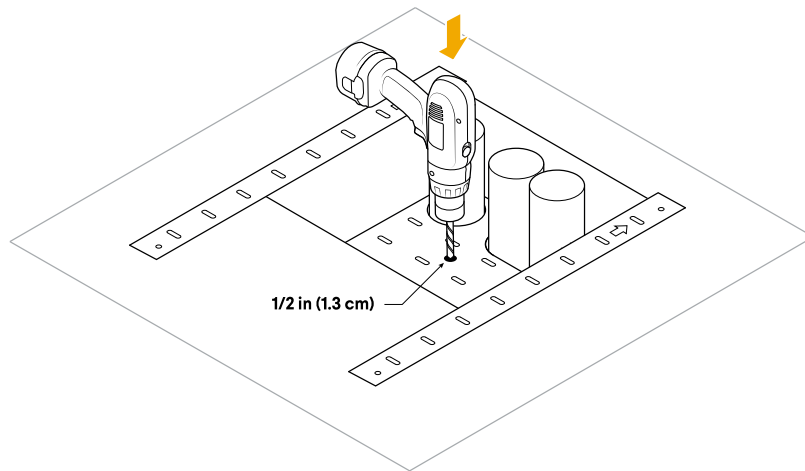
INSTALL A SITE BOX

10. After the concrete sets, drill a 1/2 in (1.3 cm) weep hole in the bottom of the site box all the way through the concrete foundation to the underlying substrate. This will allow for drainage and prevent potential pooling of water.



CAUTION

Take care not to drill through any below-grade conduits.



INSTALL IN AN ABOVE-GRADE METAL FOUNDATION

If applicable, refer to the manufacturer's instructions for installation.

Guideline for Stripped Conductor Wire Length



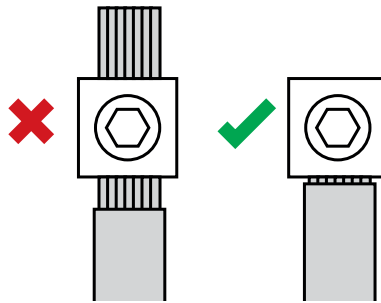
DANGER

Exposed conductor wires ("shiners") above or below terminal lugs can cause shorts or other electrical hazards that may result in damage to equipment or electric shock to persons.

Before terminating conductor wires, follow these guidelines to determine length of exposed wire:

1. Insert conductor wires into the terminal lug until the stripped edge of the conductor coating snugs up against the edge of the lug.
2. Trim any remaining exposed wire at the opposite end of the lug.

The images below represent incorrect (X) and correct (✓) conductor wire lengths.



Torque Reference

POWER CABINET

Terminal	Tool	Torque
DC lugs to DC busbars	5/16-in hex	17.70 ft-lb (24 N•m)
Cables on DC lugs	3/8-in hex	30.97 ft-lb (42 N•m)
AC lugs	5/16-in hex	30.97 ft-lb (42 N•m)
AC EGC connecting lug	5/16-in hex	22.86 ft-lb (31 N•m)
HVIL	Flathead screwdriver	4.4–5.3 in-lb (0.5–0.6 N•m)
24 VDC	Flathead screwdriver	1.2–1.9 in-lb (10.6–16.8 N•m)
Ground-to-dispenser	4-mm hex	44.25 ft-lb (5 N•m)

DISPENSER

Terminal	Tool	Torque
EGC input	8-mm hex driver	22.8 ft-lb (31 N•m)
DC input	8-mm hex driver	22.8 ft-lb (31 N•m)
24 VDC	Flathead screwdriver	13.3–16.0 in-lb (1.5–1.8 N•m)
HVIL	Flathead screwdriver	4.4–5.3.0 in-lb (0.5–0.6 N•m)

Install a Power Cabinet

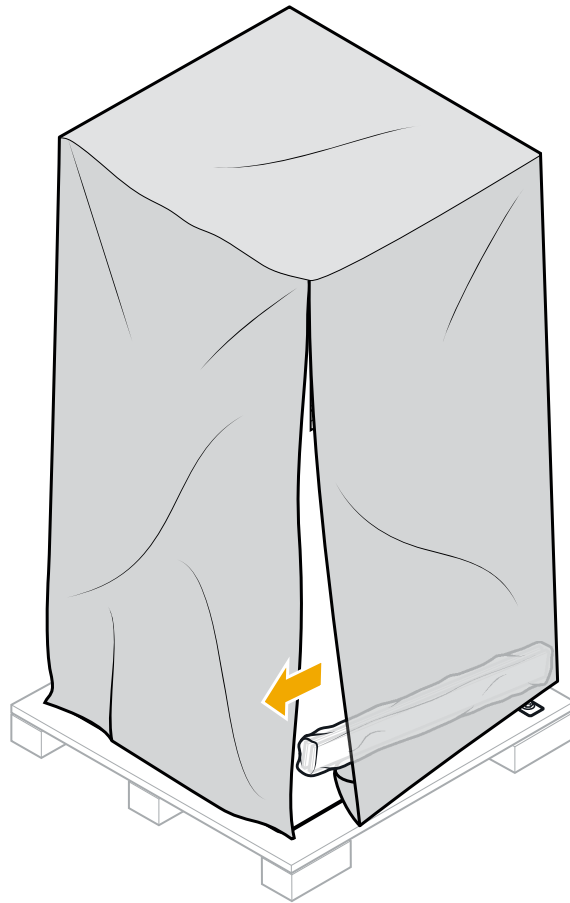
NOTE

- Perform all installation and service of the power cabinet through the front door only. Access to the rear panel is not necessary. It is okay to install the power cabinet with the rear panel against a wall.
- When either a UL listed circuit breaker is marked showing "Line" and "Load", or the earth leakage module is marked as unsuitable for reverse-feed, you **MUST** connect the power supply conductors to the "Line" end of the circuit breaker. These devices cannot be reverse-fed.
- If "Line" and "Load" are not marked on the UL listed circuit breaker, and the earth leakage module is marked as suitable for reverse-feed, you can connect the power supply conductors to either end. These devices are suitable for reverse-feed applications.

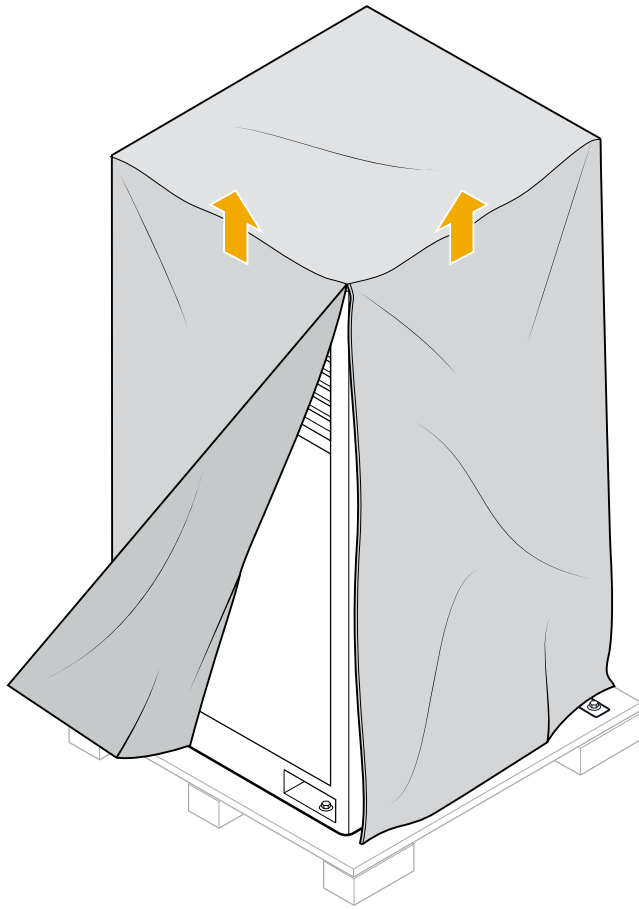
UNPACK THE POWER CABINET

1. Confirm all components listed on the packing list are included in the shipment.
2. Unzip the cover on the power cabinet.
3. Find the interior pocket on the lower interior side of the cover. This pocket hold bubble-wrapped metal plates for installation over the fork lift openings in the base of the cabinet.

4. Remove these metal plates and set them aside.



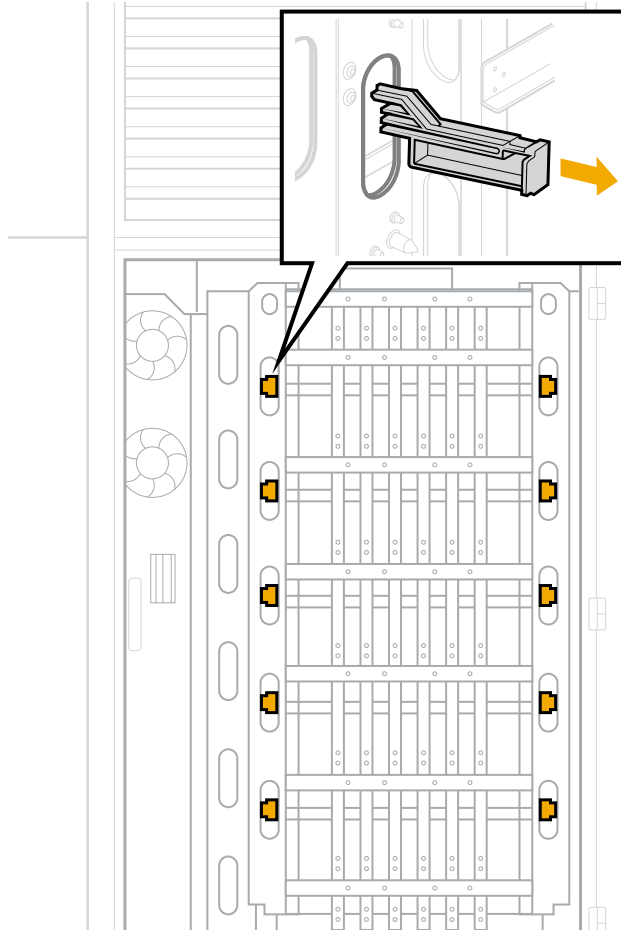
5. Remove the cover from the power cabinet.



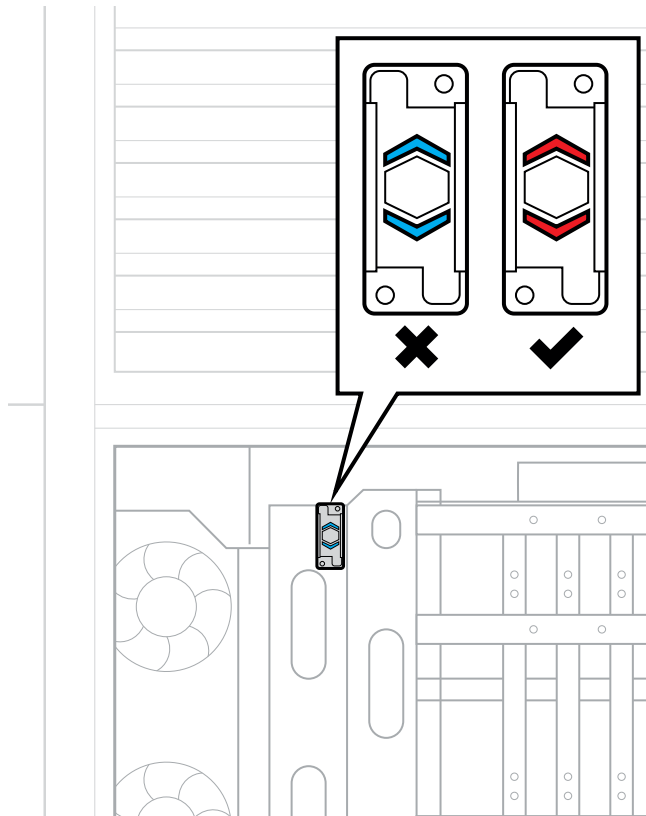
6. Open the power cabinet rear access panel and remove the 10 shipping wedges. Retain the wedges and return to Rivian for use in another unit.

NOTE

If this step is not possible, it is OK to leave the wedges in the unit.



7. Check the shock indicator in the upper left interior of the rear of the power cabinet. If the arrows around the sticker are colored blue, the shock indicator was tripped. Please inspect all parts for damage before performing the installation.



8. Check the components for damage. If there are broken parts, cracks, or dents on any part of the cabinet or its components, do not complete the installation. [Contact Rivian](#) to report damage and to schedule replacement.
9. Close the rear access panel.

LIFT AND SET ON SITE BOX

IMPORTANT

If conduit is not cut and bell end bushings are not installed, cut the conduit and install the bushings before placing the power cabinet on the site box.

Follow these precautions prior to lifting the power cabinet. Not doing so can cause damage to equipment or injury to persons.



DANGER

- Wear proper personal protective equipment (PPE)—hard hat, safety glasses, safety vest, and safety shoes.
- Train all workers at the worksite on hazards present.
- Ensure all workers operating vehicles or lifts are certified.
- Inspect all lift equipment, slings, hooks, and machine components for deformities or damage prior to use. Do not use equipment in a way other than how it was designed or intended. Verify sling load capacity on label.
- **If using a fork lift with sling, do not place slings over fork lift tines. A fork attachment tool with a restraining safety chain is required to prevent the attachment from slipping off.**
- Provide a spotter/observer for traffic control and communication.
- When setting the power cabinet, ensure body parts are clear of the load. Avoid pinch and crush points.
- Minimize the time working under the suspended load.
- Do not carry loads above people. Don't raise the load more than necessary. Equipment can fail unexpectedly, and operator errors can have serious consequences.
- Always check for load balance and clear a pathway prior to movement.
- Take weather conditions into consideration before operating a vehicle or moving a load.



CAUTION

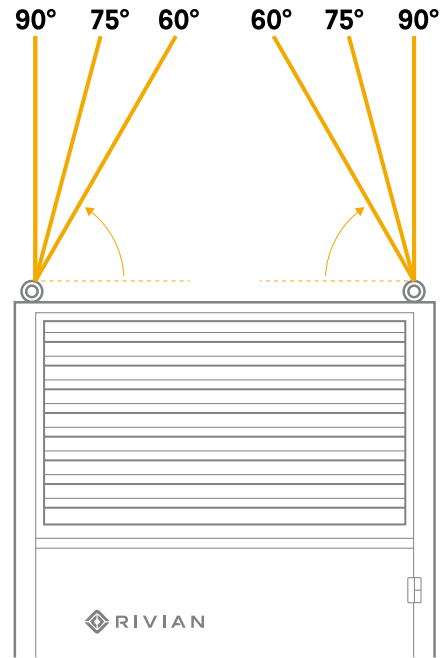
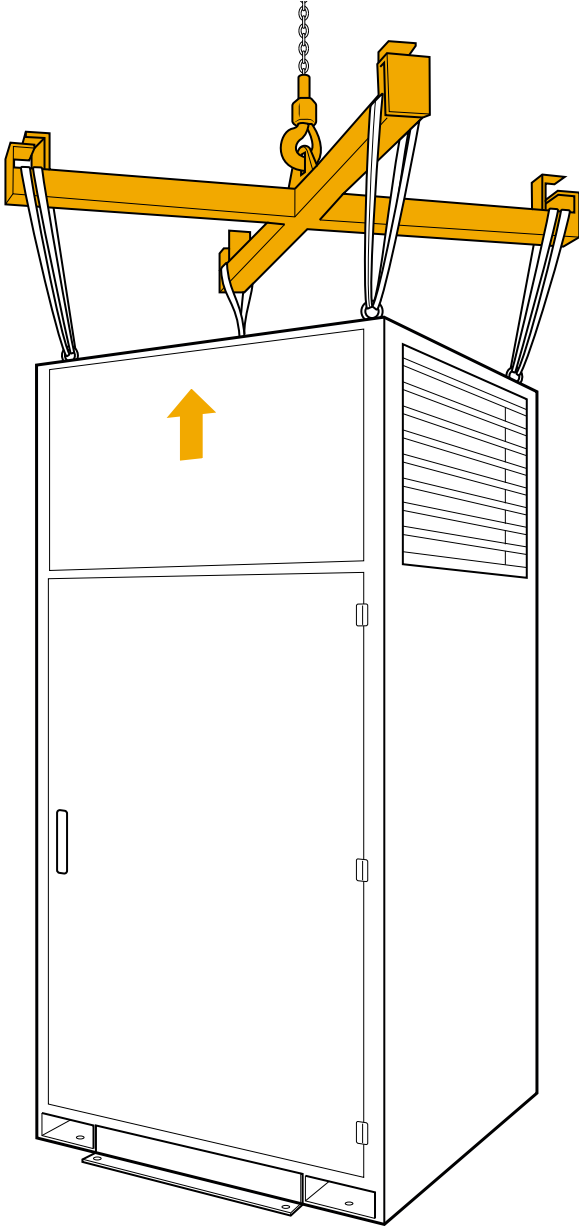
- The power cabinet weighs 2597 lb (1178 kg). Use an over 2600 lb (1179 kg) load capacity fork lift with 6 ft (1.8 m) forks or hoist/crane with spreader bar to lift it.
- Ensure all supplemental lift equipment—such as fork truck, telehandler (skytrak), or other lifting device—has a lift capacity over 2600 lb (1179 kg).
- When using a hoist or crane with spreader bar, check and tighten the eye hooks on the top of cabinet before attaching the rigging.
- If the power cabinet door is open, close it before transport.
- When using a hoist or crane with spreader bar to lift the power cabinet, restrict the angle to 60–90 degrees. A lower or higher angle can cause damage to the bolts or internal structure of the power cabinet.
- Threads on the eye hooks at the top of the cabinet are not powder-coated and can rust. After moving the power cabinet, remove the eye hooks and replace with bolts, as instructed below.

1. Use an over 2600 lb (1179 kg) load capacity fork lift with 6 ft (1.8 m) forks or hoist/crane with spreader bar to lift the power cabinet.
 - If using a forklift, insert the forks of the lift into the openings at the bottom of the cabinet, and go to step 4 to set the cabinet on the site box.
 - If using a hoist/crane with spreader bar, go to step 2.
2. Check the four eye hooks at the top of the cabinet, and tighten if loose.

3. Attach rigging to each of the eye hooks.

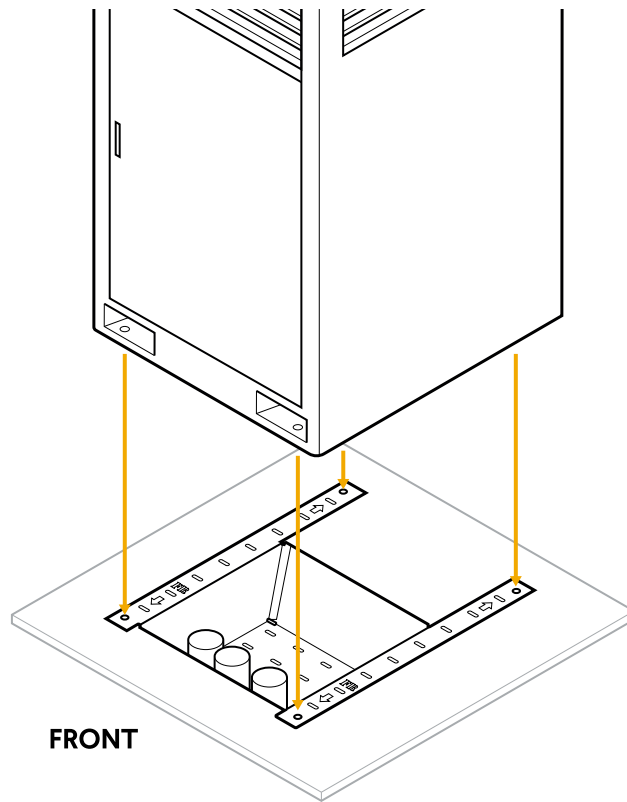
NOTE

Rivian recommends using a standard 4 x 4 ft (1.2 x 1.2 m) 2-beam spreader bar (such as the Harrington HFPSL-2-48SK) with lift straps. This type of spreader bar provides an almost perfect 90-degree angle.



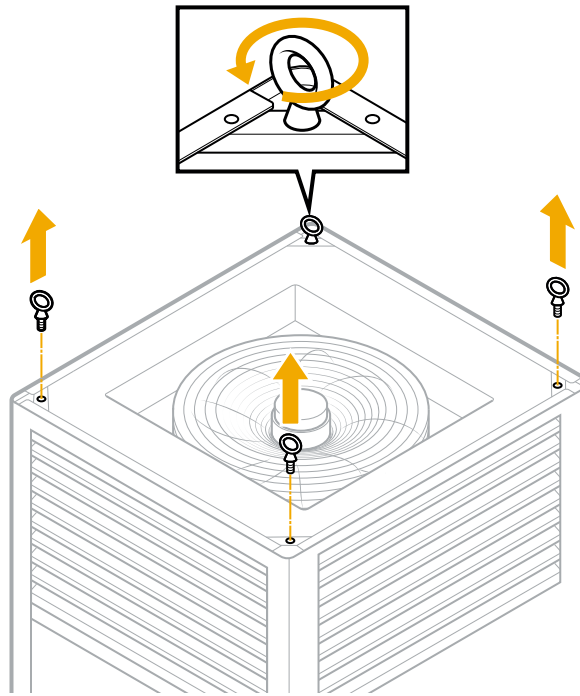
4. Set the cabinet on the site box, ensuring the following:

- The **front** of the power cabinet aligns with the **front** of the site box platform.
- Mount holes in the base of the cabinet align with the mount holes in the site box platform.



INSTALL A POWER CABINET

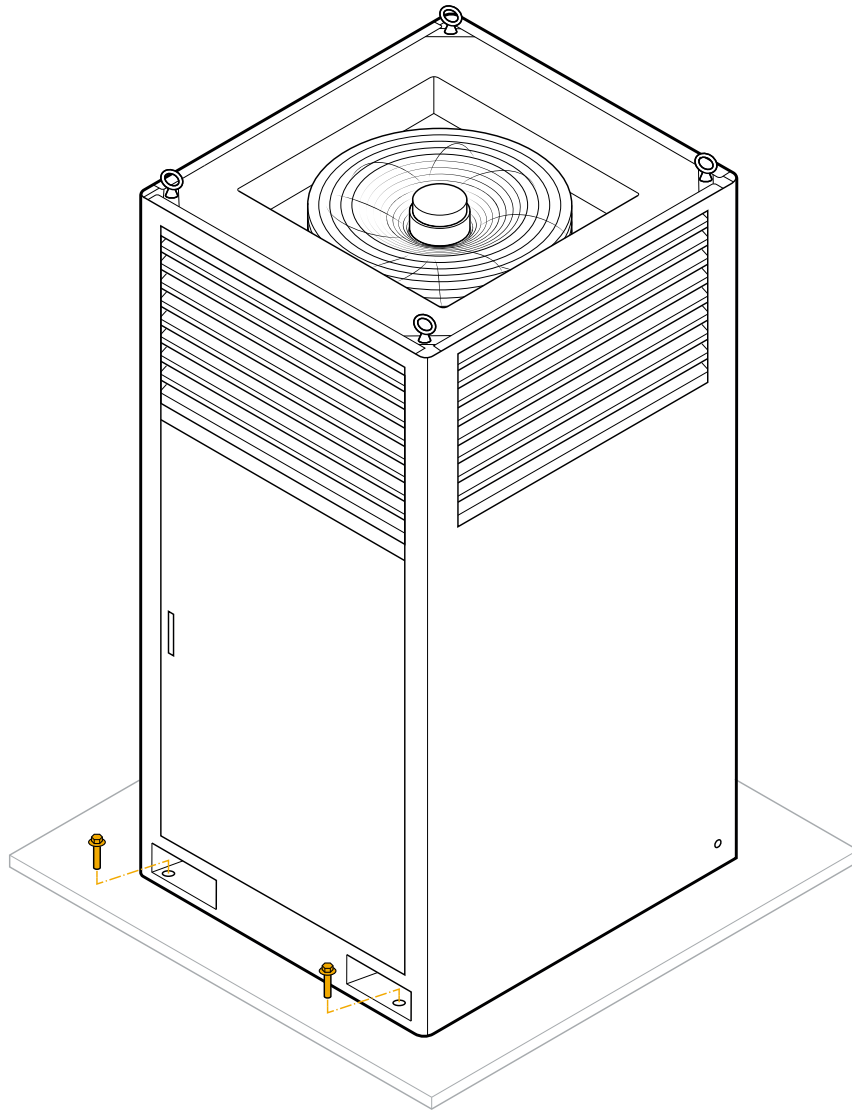
5. Use a ladder to access the top of the power cabinet. Unscrew and remove the four eye hooks.



6. Install a zinc-plated 3/4-10 x 1 x 1-1/8 in hex head screw (included in the shipment) in each of the four eyehook holes.

ATTACH THE CABINET TO THE SITE BOX

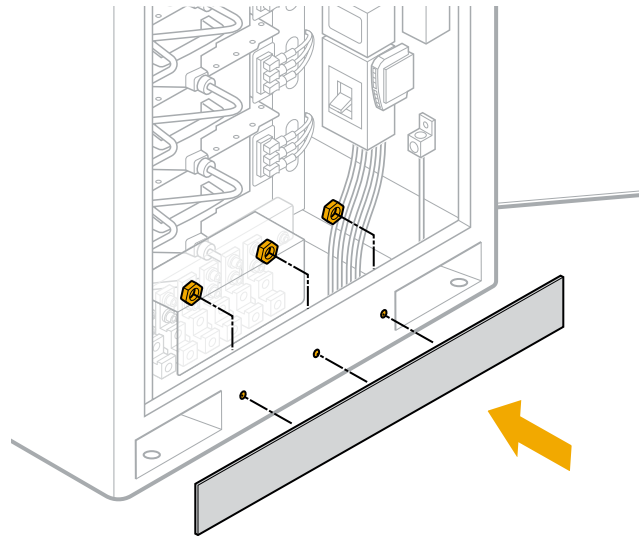
1. Use a 3/4-in socket to install one 1/2 in-13 hex head mounting bolt into each of the four mount holes at the base of the power cabinet.



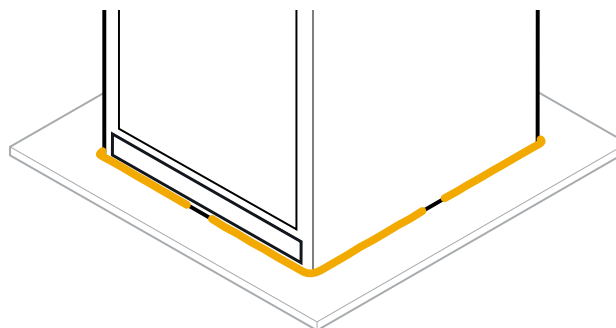
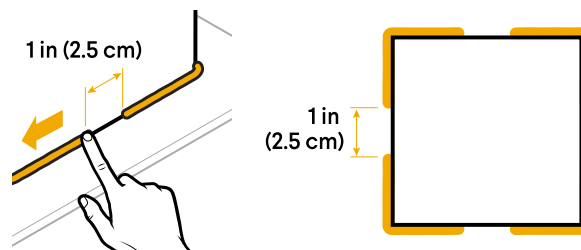
2. Use a calibrated torque wrench to torque each bolt to 14.7 ft-lb (20 N•m). Refer to site structural drawings for torque values.
3. Remove the FRONT and REAR stickers from the lower front and rear exterior of the power cabinet and discard them.
4. Retrieve the two metal plates that you removed from the power cabinet cover.
5. Open the front door of the power cabinet.

INSTALL A POWER CABINET

6. Install one of the plates over the two fork lift tube openings on the front of the power cabinet.
 - a. From the exterior of the cabinet, align the three posts in the plate with the post holes in the cabinet and press the plate onto the cabinet.
 - b. Install a nut on each post.



7. Install the second plate over the fork lift tube openings on the rear of the cabinet.
8. Run a line of silicone caulk around the base of the power cabinet, keeping a 1 in (2.5 cm) gap in the center of each side.
9. Run your finger (or other tool) along the caulk to create a water-tight seal. Even out the caulk by smoothing over and removing any globs.



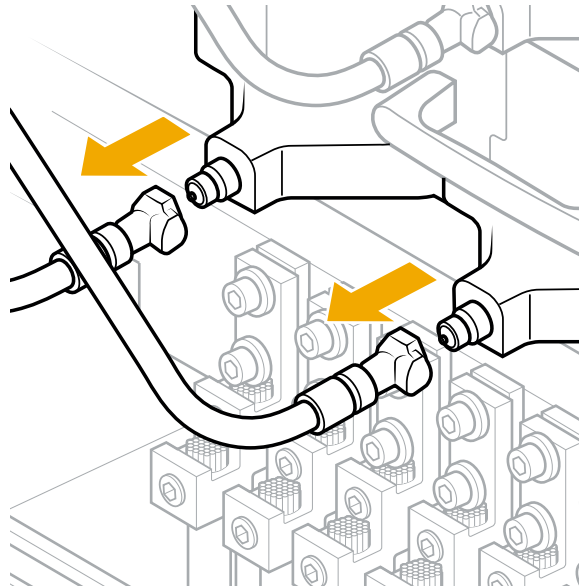
CONNECT DC CABLES

1. Open the front power cabinet door.

IMPORTANT

Ensure conduit is cut and bell end bushings are installed before pulling wire.

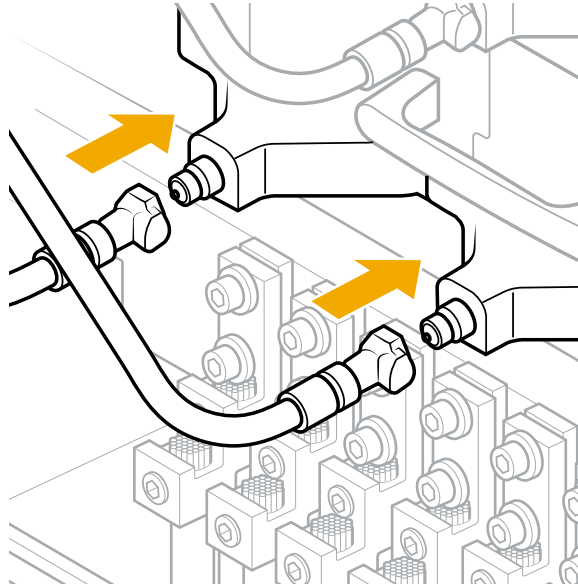
2. Remove the DC terminal lugs cover and lugs.
3. To ensure there is enough room to pull the DC cables, place a towel or rag underneath the two coolant hoses on the lowest power electronics module, and disconnect the two hoses. (Use the towel or rag to catch any drips.)



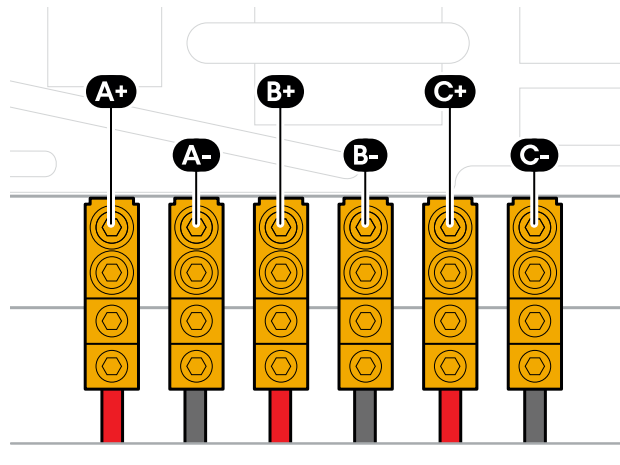
4. Pull DC cables into each conduit, with 3–5 ft (1–1.5 m) of cable length remaining outside of the conduit to provide enough slack to move cables into place.
5. Create a service loop for the DC power conductors within the site box/under the power cabinet.
6. Install the cable seal under the DC terminals.
 - Push interior cables toward the rear of the cabinet, and move all other cables toward the front.
 - Peel layers from rubber spacers to fit the cables.
 - Insert rubber spacers into the gaps—working from the interior rear of the cabinet forward, move cables and insert spacers.
 - Clamp off the seal.
 - Use a calibrated torque wrench to torque as specified by Rivian personnel. Mark the clamp with torque paint.

7. Reconnect the two coolant hoses.

- Insert straight-on, not at an angle.
- Monitor for leaks for 5–10 minutes. If you notice a leak from one of the hose connections, remove the hose, install a new O-ring, and reinstall the hose.
- Remove the towel or rag from under the hoses.



8. Identify the positive and negative channels for the DC lugs, from left to right (when facing the lugs), A+, A-, B+, B-, C+, C-.



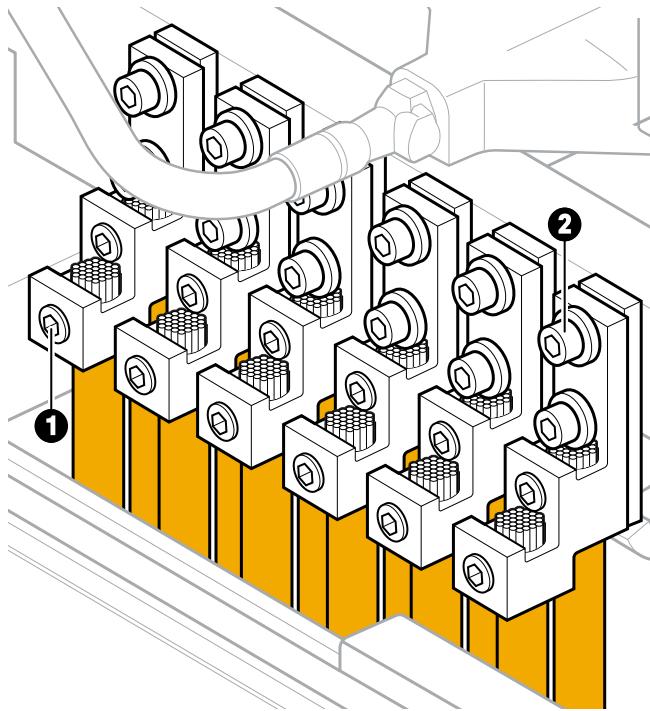
9. Install the input DC conductors.



CAUTION

When trimming/stripping, take care not to damage the conductors.

- Trim/strip the ends of the DC cables about 2 in (5 cm).
- Install in the terminals.
- Perform an insulation resistance test on all DC power conductors prior to terminating. Record all megger test results in the Rivian pre-commissioning checklist.
- Use a 5/16-in hex to install each of the 12 socket head cap screws in the DC lugs to vertical bus bars. Torque to 17.70 ft-lb (24 N•m). Mark the screws with torque paint.
- Use a 3/8-in hex to install each of the set screws on the DC cable lugs. Torque the set screws to 30.97 ft-lb (42 N•m). Mark the heads with torque paint.



Item	Description
1	Set screws (12)
2	Socket head cap screw (12)

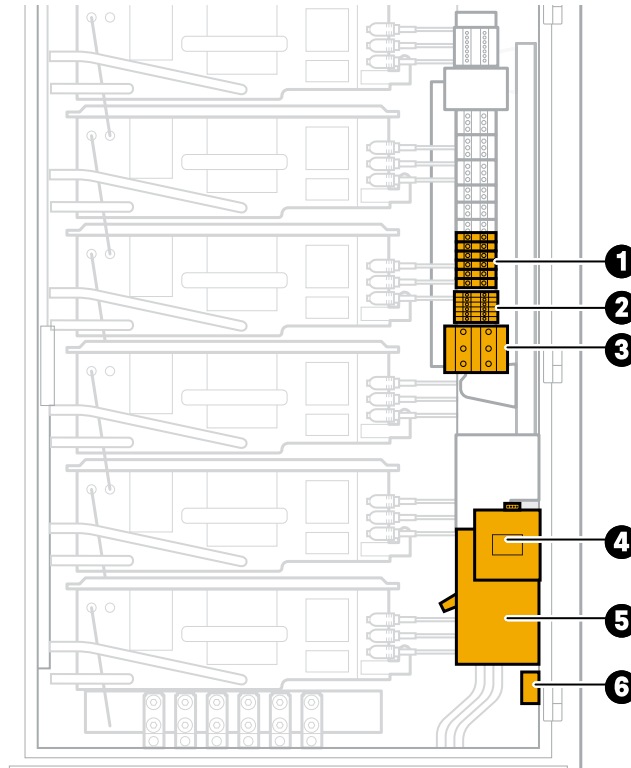
10. Verify correct polarity on all conductors between power cabinet and dispenser.

CONNECT AC AND OTHER CABLES AND WIRES



CAUTION

When trimming/stripping cables, take care not to damage conductors.



Item	Description	Item	Description
1	24VDC output to dispensers	4	Ethernet outputs to dispensers
2	HVIL output to dispensers	5	480VAC 3-phase input from grid
3	Grounds to dispensers	6	Equipment Grounding Conductor (EGC) connecting lug

IMPORTANT

Ensure conduit is cut and bell end bushings are installed before pulling wire.

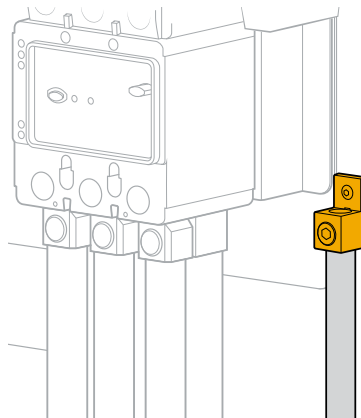
To connect cables and wires, follow these steps:

1. Remove the AC terminal cover.
2. Remove the AC seal.
3. Pull AC cables into conduit.
 - Two 500 MCM AI XHHW-2 (90°C) for L1
 - Two 500 MCM AI XHHW-2 (90°C) for L2
 - Two 500 MCM AI XHHW-2 (90°C) for L3
 - One EGC cable
 - Additional conduit:
 - One Ethernet cable
 - One antenna cable
 - One 2-wire cable for the high-voltage interlock loop (HVIL)

NOTE

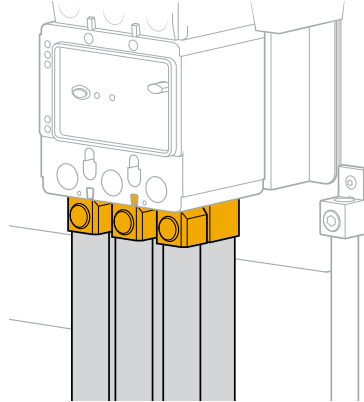
It is up to the installer to determine appropriate sizing to meet local codes for the particular installation.

4. Install the EGC.
 - Trim/strip the end of the cable.
 - Install in the terminal block and use a 5/16-in hex to torque to 22.86 ft-lb (31 N•m).



5. Install the six AC cables.

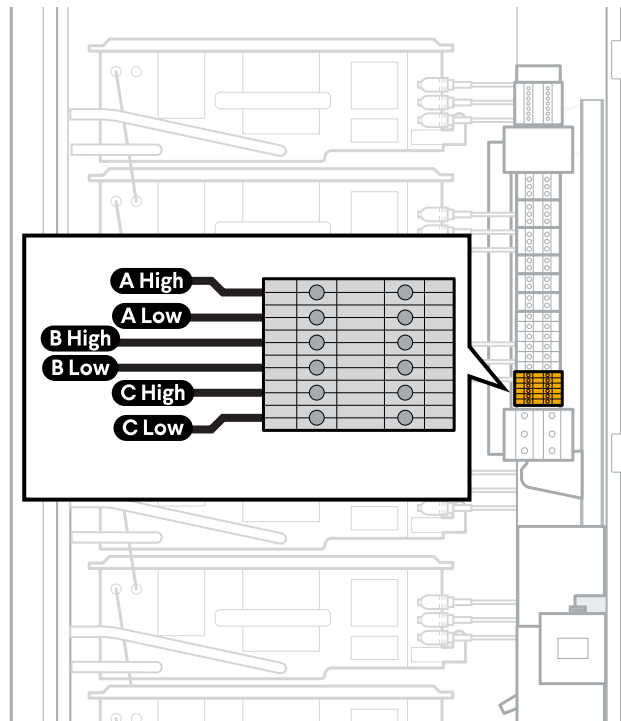
- Trim/strip the ends of the cables.
- Perform an insulation resistance test on all AC power conductors. Record all test results in the Rivian pre-commissioning checklist.
- Install in the AC terminal block and use an 5/16-in hex to tighten the lugs. Torque to 30.97 ft-lb (42 N•m).
- Verify clockwise phase rotation.



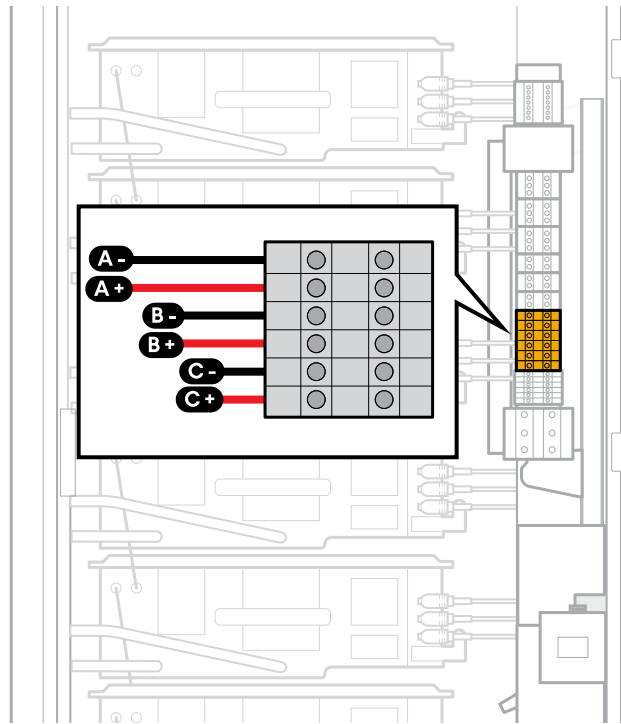
6. Install the AC terminal cover using the screws taped to the side of the AC box.

7. Install the HVIL distribution.

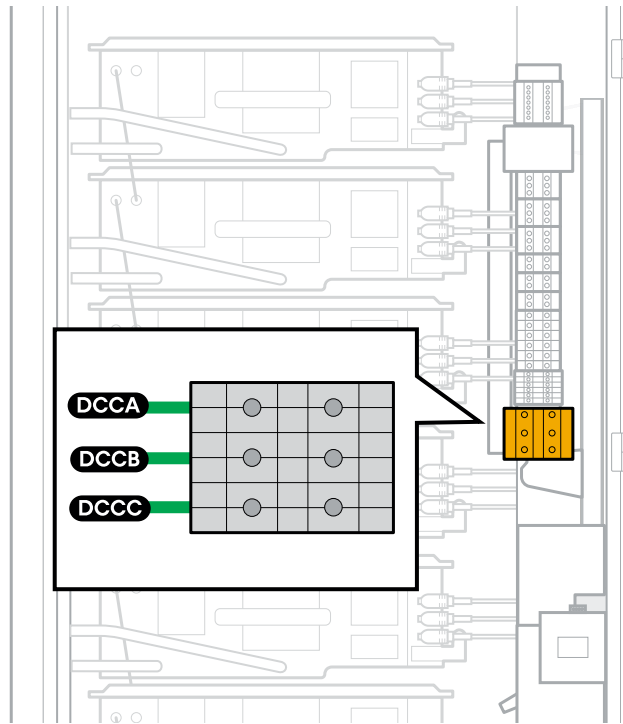
- Trim/strip the ends of the cables.
- Install in the terminal block and use a flathead screwdriver to tighten the terminals. Torque to 4.43–5.31 ft-lb (0.5–0.6 N•m).



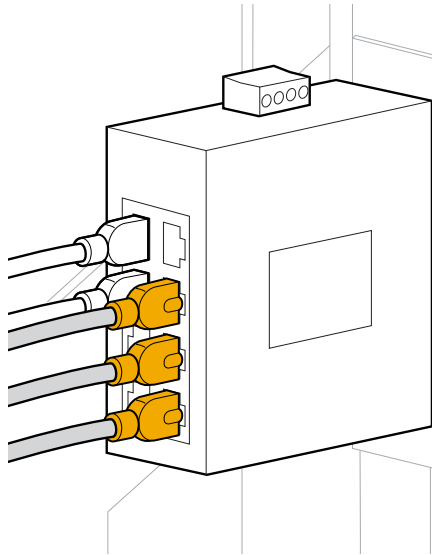
8. Install the 24VDC wires in the terminal blocks and use a flathead screwdriver to tighten the terminals. Torque to 10.0–16.8 ft-lb (1.2–1.9 N•m).



9. Install the three ground-to-dispenser cables and use a 4-mm hex to tighten the terminals. Torque to 44.25 in-lb (5 N•m).

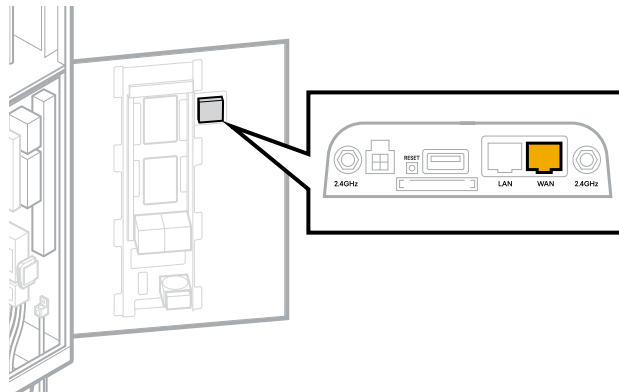


10. Plug Ethernet cables into the three ports on the lower outer edge of the switch .



NOTE

- Ethernet cables should be wired in accordance with the T568B standard. Confirm all Ethernet connections with a network cable tester before plugging into the provided terminal block.
- When hard-wiring a network drop in lieu of relying on an LTE/cellular SIM card, terminate the CAT6 on the WAN port on the interior of the power cabinet door.



Install a Dispenser

UNPACK THE DISPENSER

1. Open the packing container.
2. Confirm all components listed on the packing list are included in the shipment.
3. Check the components for any damage. Ensure retention clips are attached to the side panels.
4. If there are broken parts, cracks, or dents on any part of the dispenser or its components, or any issues with the hardware, do not complete the installation. [Contact Rivian](#) to report damage and to schedule replacement.

To install the dispenser on a gantry, see [Install the Dispenser on a Gantry](#) (page 53)

To install the dispenser on a pedestal, see [Install the Dispenser on a Pedestal](#) (page 63)

INSTALL THE DISPENSER ON A GANTRY

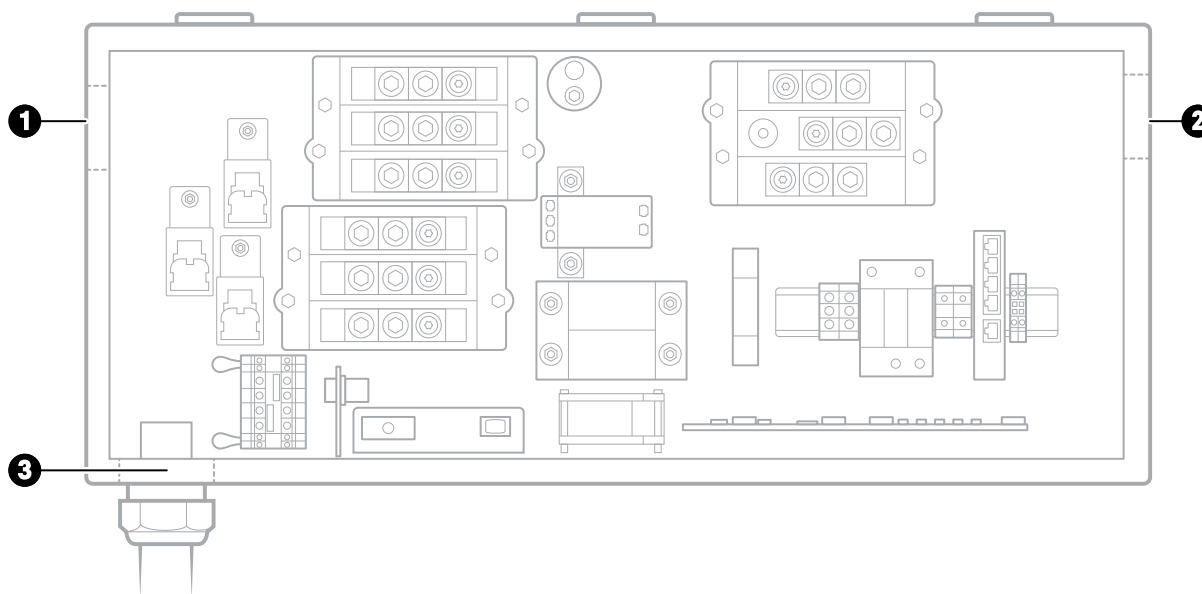


DANGER

- Depending on cable length, the dispenser with cable weighs approximately 110 lb (50 kg) and requires two people to lift it. Do not lift with elbows above shoulder height or attempt a solo lift as it can cause personal injury.
- Use specified or provided fastening hardware only. Use of other hardware may cause equipment failure resulting in equipment damage or personal injury.
- Install on specified gantry beams only. Unapproved installations may cause equipment failure resulting in equipment damage or personal injury.

Drill Holes for Conduit

1. Use a trade-size 2.5-in punch and drill to punch/drill a hole in the incoming conductor/wire end of the dispenser (1 or 2 in the image below).
2. If the dispenser is daisy-chained to another dispenser, punch/drill a hole in the opposite end of the dispenser for outgoing conductors/wires (1 or 2 in the image below).
3. Use a vacuum and/or canned air spray to remove any debris from the interior of the dispenser.

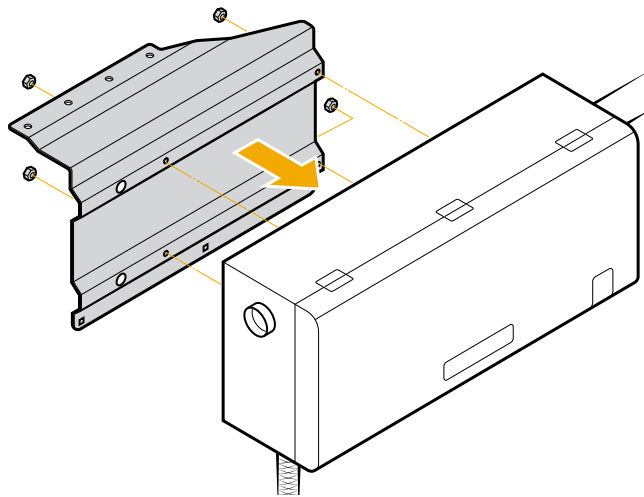


Item	Description
1	Incoming or outgoing conductor/wire hole location
2	Incoming or outgoing conductor/wire hole location
3	Charging cable

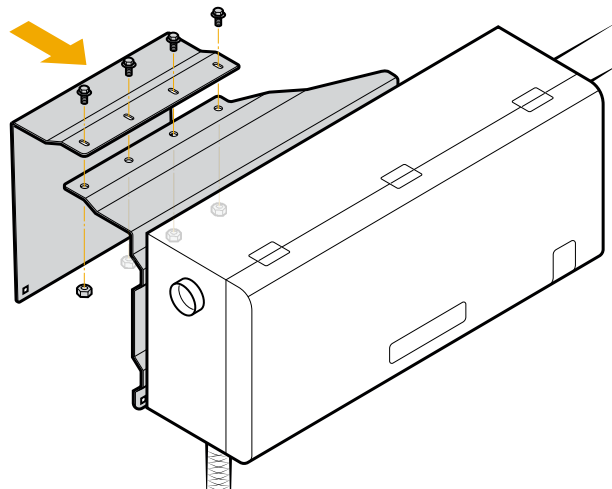
Attach the Bracket Panels to the Dispenser

Tools and Equipment	Parts
Wrench with 13-mm socket	Gantry mount brackets
Adjustable torque wrench	M8 x 1.25 mm lock nuts (8)
	M8 x 1.25 x 20 mm square-neck carriage bolts (4)

1. With the ridges in the front panel of the gantry mount bracket toward the rear of the dispenser, align the four screw holes in the panel with the four (4) M8 studs on the rear of the dispenser, and slide the holes over the studs.



2. Install a M8 x 1.25 mm lock nut on each of the four studs.
3. Torque the lock nuts to 18.75 ft-lb (25 N•m).
4. Align the four screw holes in the upper panel of the gantry mount bracket with the screw holes in the rear panel.



5. Install four M8 x 1.25 x 20 mm carriage bolts with M8 x 1.25 mm lock nuts.
6. Torque the lock nuts to 25.0 N·m (18.75 ft-lb).

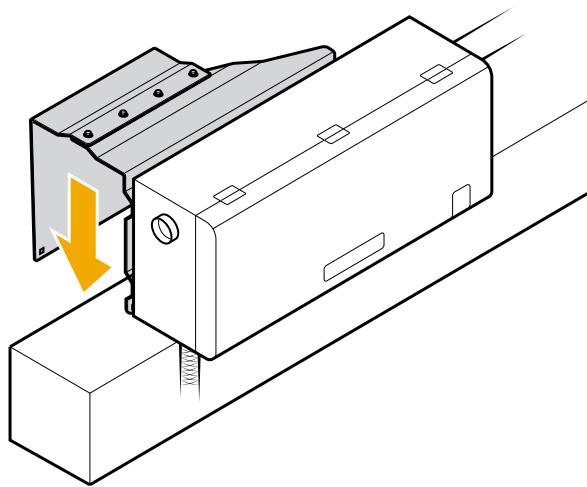
Mount the Dispenser on the Gantry Beam

NOTE

Mounting hardware is designed to work with 10 x 10 in (25 x 25 cm) or 10 x 12 in (25 x 31 cm) HSS or Wide Flange beams.

Tools and Equipment	Parts
Scissor or boom lift	M8 x 1.25 mm lock nuts (4)
Wrench with 13 mm socket	M8 x 1.25 x 20 mm square-neck carriage bolts (4)
Adjustable torque wrench	

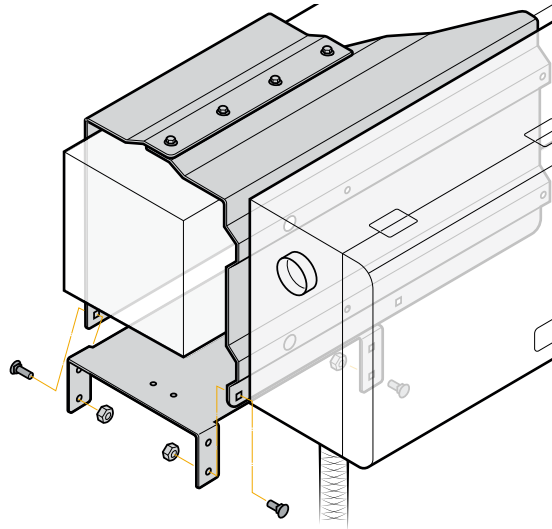
1. Position a scissor or boom lift below the gantry beam, and move the dispenser-bracket assembly with cable onto the lift with enough room to accommodate it and two people. Also load the lower panel of the mount bracket with fasteners and cable retractor onto the lift.
2. Access the gantry beam with the lift.
3. Hang the dispenser with mount bracket assembly over the gantry beam, making sure to hang it in the correct direction (refer to the site plans).



4. Position the flat side of the lower panel of the gantry mount bracket flush against the bottom of the beam, aligning the four screw holes in the "legs" of the lower panel with the screw holes in the rear and upper panels.

NOTE

The lower panel has two bolt holes on each "leg" to accommodate each of the two beam options—10 x 10 in (25 x 25 cm) or 10 x 12 in (25 x 31 cm). Position the panel flush against the beam and use the upper holes for a 10 in (25 cm) depth beam and lower holes for a 12 in (31 cm).

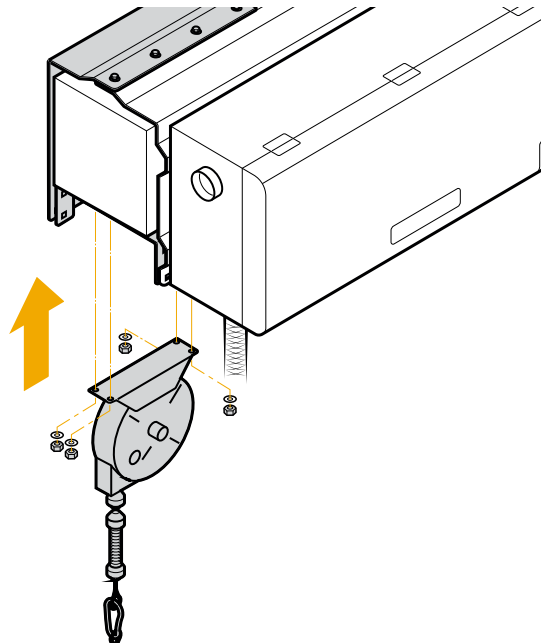


5. Install four M8 x 1.25 x 20 mm carriage bolts with M8 x 1.25 mm lock nuts.
6. Torque to 18.75 ft-lb (25 N•m).

Install the Cable Retractor and Attach the Cable

Tools and Equipment	Parts
Scissor or boom lift	Cable retraction system
Wrench with 13-mm socket	M8 x 1.25 mm lock nuts (8)
Adjustable torque wrench	M8 washers (8)

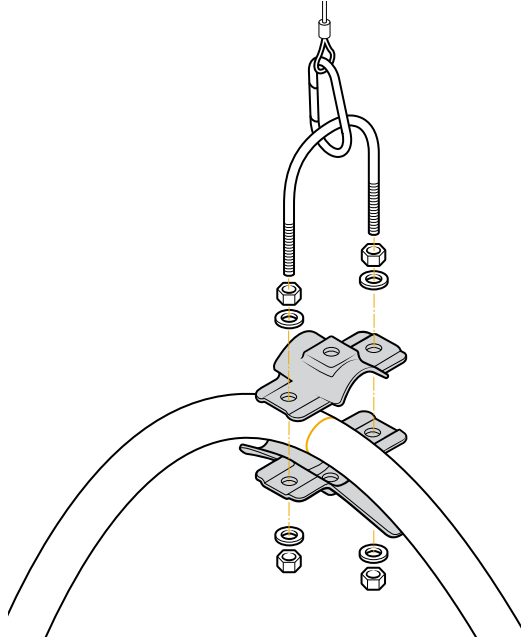
1. While on the scissor/boom lift, position the flat end of the cable retractor against the lower panel of the mount bracket, sliding the screw holes in the retractor over the four (4) M8 studs in the lower panel.



2. Install a M8 x 1.25 mm lock nut with M8 washer on each of the four studs.
3. Torque to 18.75 ft-lb (25 N•m).
4. Install a M8 x 1.25 mm lock nut on each end of the clamp loop, twisting each nut until it is close to but not beyond the top threads of the loop.
5. Position the cable clamp around the cable at the mark. To determine appropriate placement of the cable in the clamp, the charge handle should hang around 80 in (2 m) above ground.
6. Install a washer onto each end of the clamp loop, and insert the clamp loop ends through the side holes in the clamp.
7. Install a M8 x 1.25 mm lock nut with washer to secure the clamp to the cable.
8. Hand-tighten the bolts in a zigzag pattern—top bolt, opposite bottom bolt, remaining top bolt, remaining bottom bolt.

INSTALL A DISPENSER

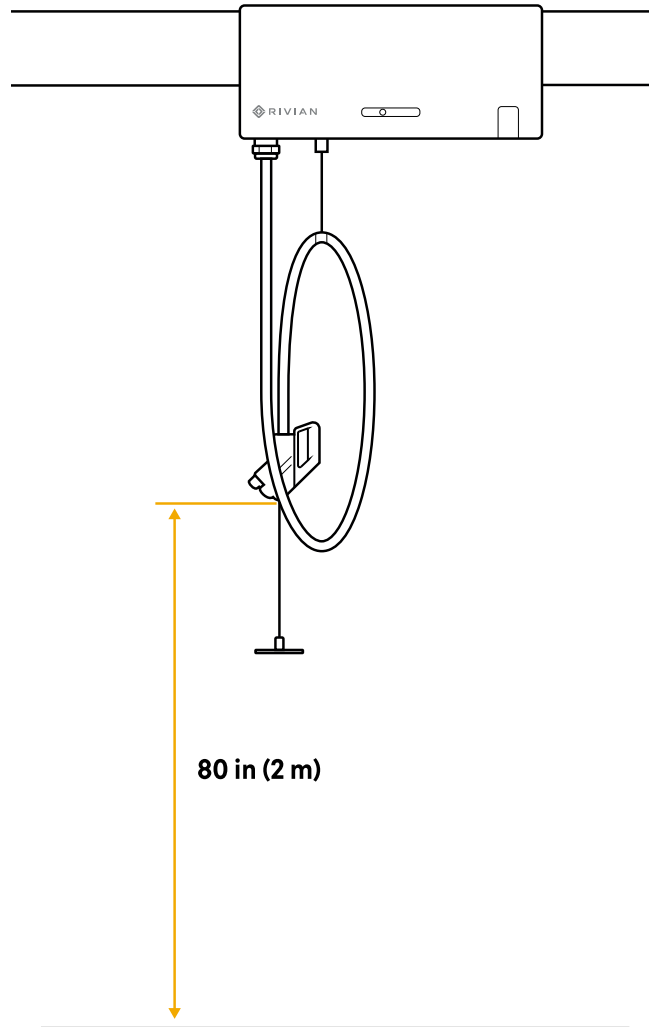
9. Use a carabiner to attach the clamp/cable assembly to the loop at the end of the cable retractor cord.



INSTALL A DISPENSER

10. Have someone on the ground check and confirm the following:

- When the cable is fully retracted, the charge handle should hang around 80 in (2 m) above ground to provide adequate head clearance. See the image below.
- When the cable is fully extended, the charge handle should not touch the ground.



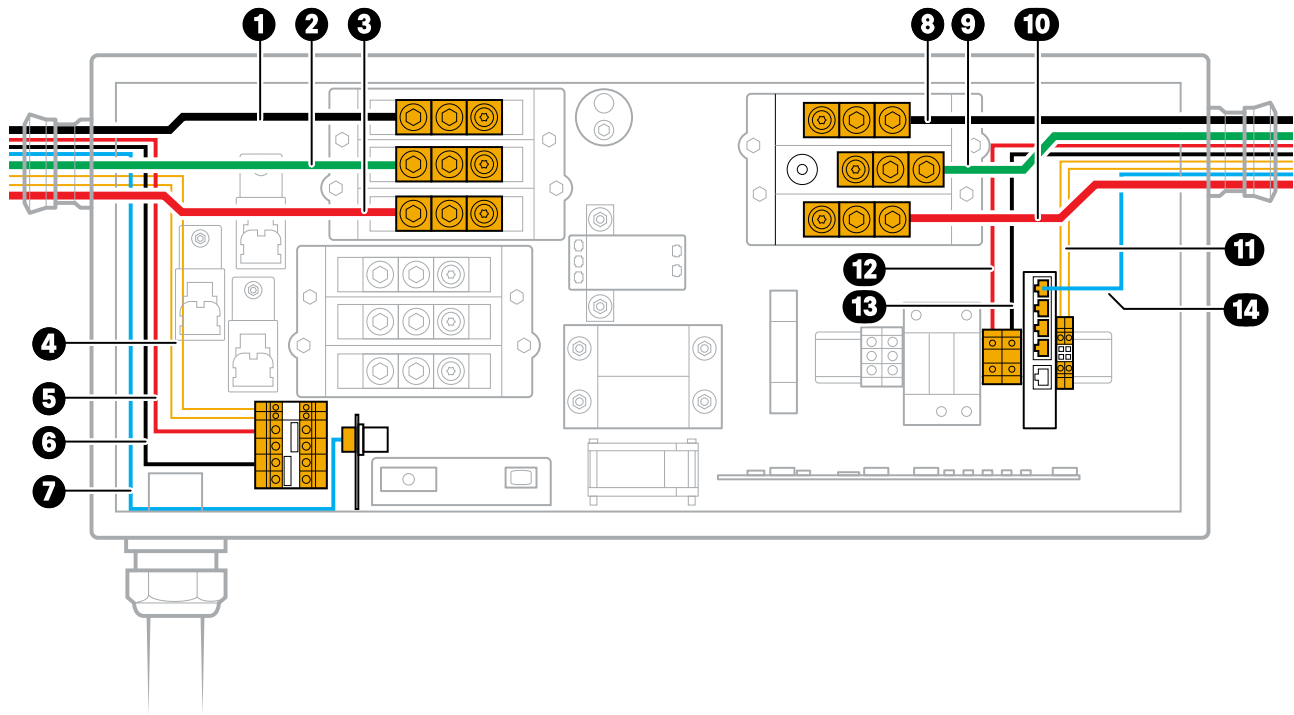
11. Return to the ground and exit the scissor/boom lift.

Cable and Wire Connections

For horizontal, gantry installations:

- Input cables/wires from the power cabinet or a previous dispenser enter through the opening on one end.
- Output cables/wires to the next dispenser exit through the opening on the opposite end. (If the dispenser is the last in the chain, the output is not relevant.)

Install a grommet in each of the openings.



Item	Description	Item	Description
1	High-voltage DC negative	8	High voltage DC negative
2	EGC	9	EGC
3	High-voltage DC positive	10	High-voltage DC positive
4	HVIL wires	11	HVIL wires
5	24V DC positive	12	24V DC positive
6	24V DC negative	13	24V DC negative
7	Ethernet	14	Ethernet

See [Connect Dispenser Cables and Wires](#) (page 66) for instructions on how to connect the dispenser cables and wires.

Connect Dispenser Cables and Wires

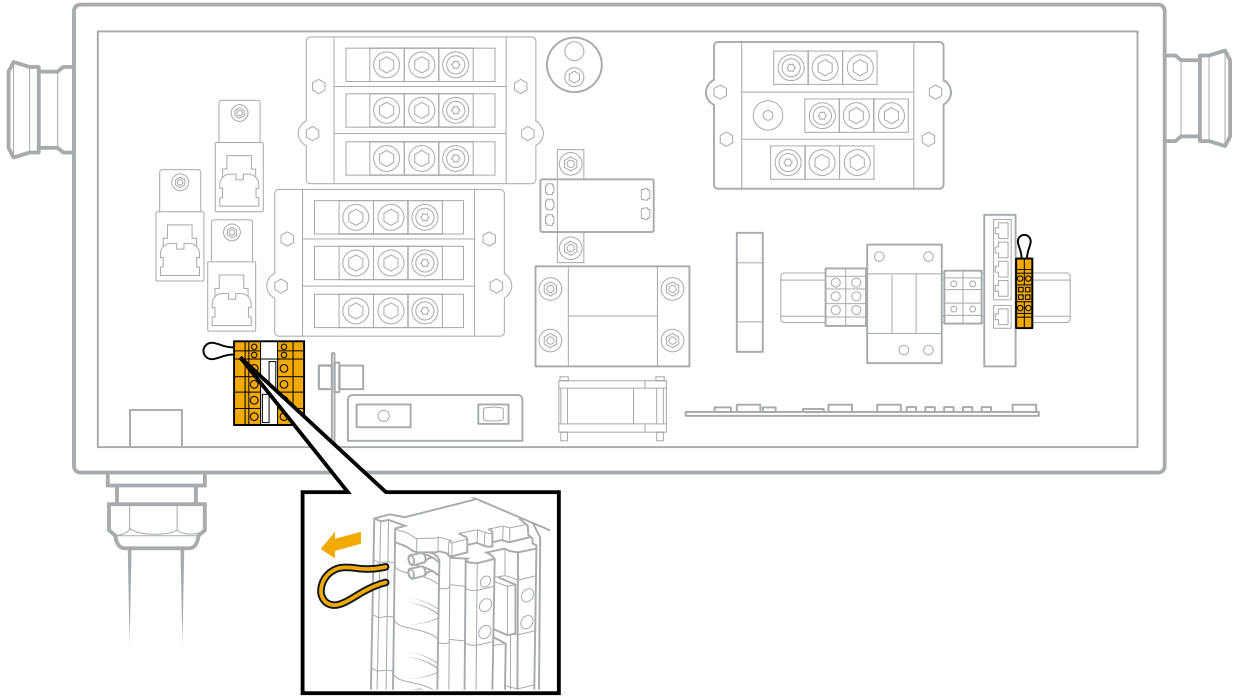
1. Install the ground from the power cabinet.
 - a. Trim/strip the end of the cable.
 - b. Install in the DC terminal block and use an 8-mm hex driver to tighten the terminal.
 - c. Torque to 22.8 ft-lb (31 N•m).
2. Install the positive and negative DC cables.
 - a. Trim/strip the ends of the cables.
 - b. Install in the DC terminal block and use an 8-mm hex driver to tighten the terminals.
 - c. Torque to 22.8 ft-lb (31 N•m).
3. Install the 24VDC cables (6–20 AWG).
 - a. Trim/strip the ends of the cables.
 - b. Install in the terminal block and use a flathead screwdriver to tighten the terminals.
 - c. Torque to 13.3–15.9 in-lb (1.5–1.8 N•m).

INSTALL A DISPENSER

4. For gantry installations, remove the jumper cable from the HVIL connector closest to the HVIL wire entry point.

NOTE

If daisy-chaining to another dispenser, also remove the jumper from the other HVIL connector closest to the wire exit point.



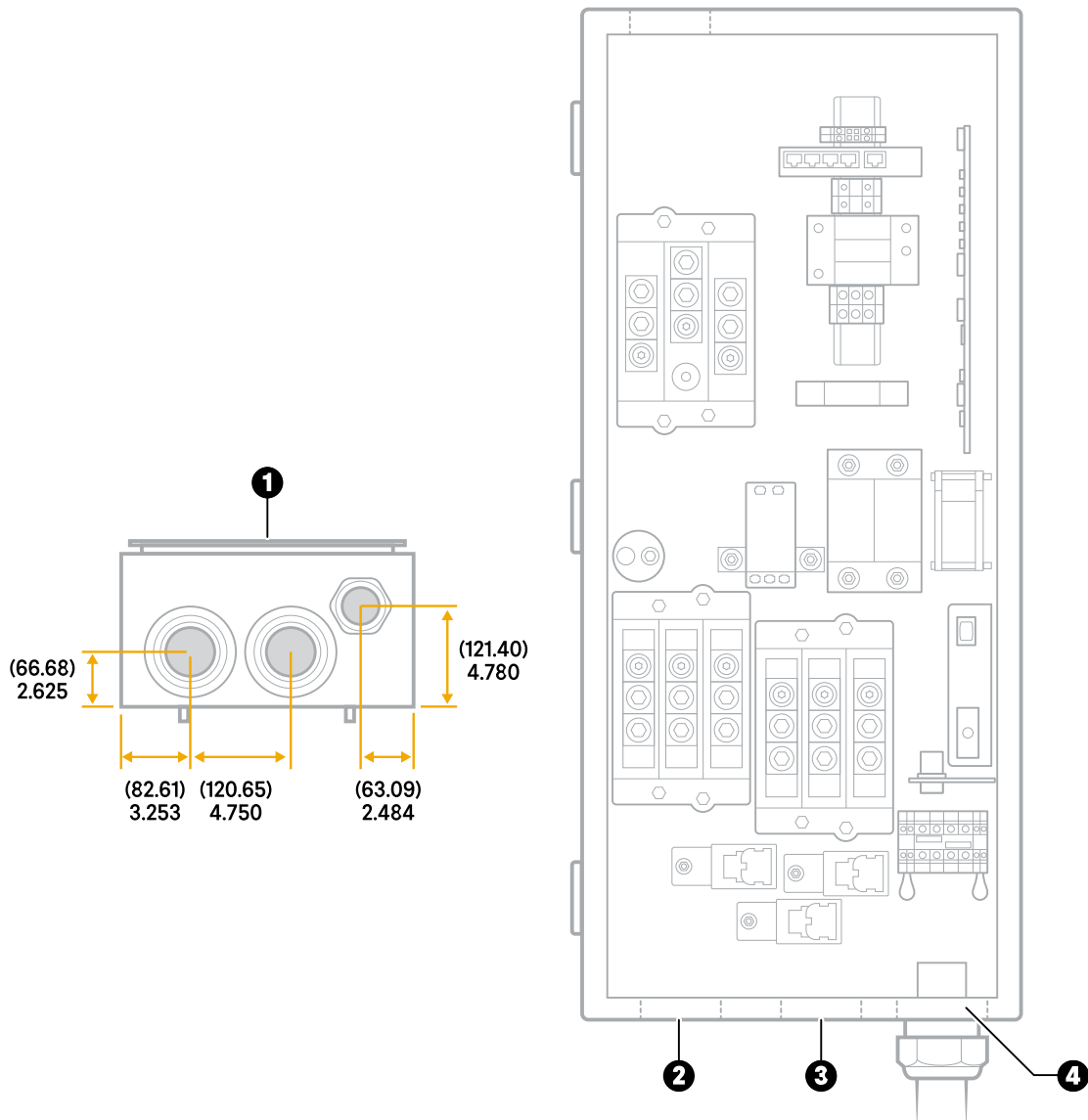
5. Install the two HVIL wires (12–26 AWG).
 - a. Trim/strip the ends of the wires.
 - b. Install in the terminal block and use a flathead screwdriver to tighten the terminals.
 - c. Torque to 4.4–5.3 in-lb (0.5–0.6 N•m).
6. Plug the Ethernet cable into the Ethernet port.

If daisy-chaining the dispenser, install the output connections, and follow the same tool and torque values as for the inputs.

INSTALL THE DISPENSER ON A PEDESTAL

Drill Holes for Conduit

1. Using the images below as a guide, use a trade-size 2.5-in punch and drill to punch/drill a hole in the bottom of the dispenser (2 or 3 in the image below) for incoming cables/wires.
2. If daisy-chaining the dispenser to another one, punch/drill a second hole in the bottom of the dispenser (2 or 3 in the image below) for outgoing cables/wires.
3. Use a vacuum and/or canned air spray to remove any debris from the interior of the dispenser.



Item	Description
1	Front of dispenser
2	Incoming or outgoing cable/wire hole location
3	Incoming or outgoing cable/wire hole location
4	Charging cable

Install the Pedestal and Attach the Dispenser

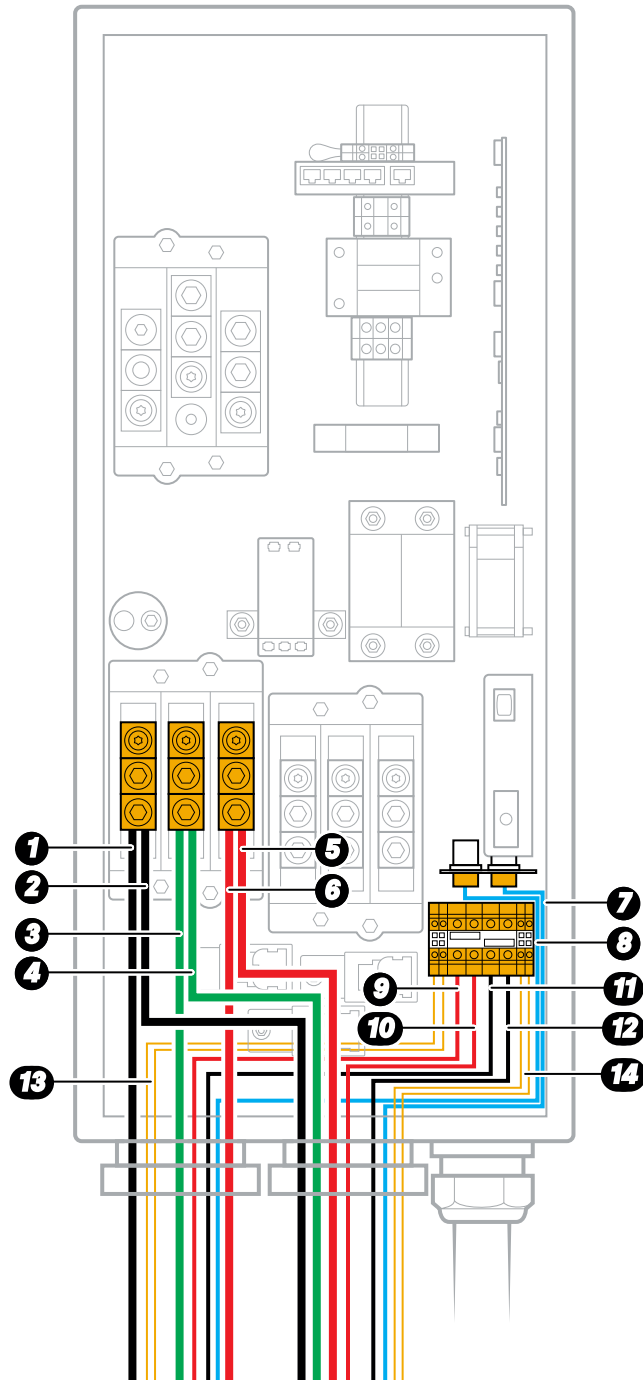
Follow the instructions in the pedestal installation guide (provided with your equipment) to install the pedestal and attach the dispenser to the pedestal.

Cable and Wire Connections

For vertical, pedestal installations:

- Input cables/wires from the power cabinet or a previous dispenser enter through one of the openings in the bottom of the dispenser.
- Output cables/wires to the next dispenser exit through the other opening. (If the dispenser is the last in the chain, the output is not relevant.)

Install a grommet in each of the openings.



Item	Description	Item	Description
1	High voltage DC negative	8	Ethernet
2	High voltage DC negative	9	24V DC positive
3	EGC	10	24V DC positive
4	EGC	11	24V DC negative
5	High voltage DC positive	12	24V DC negative
6	High voltage DC positive	13	HVIL wires (2)
7	Ethernet	14	HVIL wires (2)

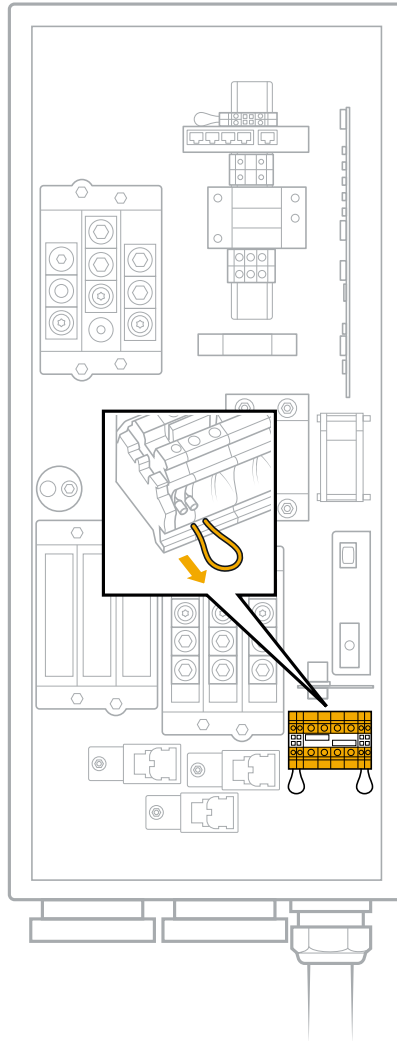
Connect Dispenser Cables and Wires

1. Install the ground from the power cabinet.
 - a. Trim/strip the end of the cable.
 - b. Install in the DC terminal block and use an 8-mm hex driver to tighten the terminal.
 - c. Torque to 22.8 ft-lb (31 N•m).
2. Install the positive and negative DC cables.
 - a. Trim/strip the ends of the cables.
 - b. Install in the DC terminal block and use an 8-mm hex driver to tighten the terminals.
 - c. Torque 22.8 ft-lb (31 N•m).
3. Install the 24VDC cables (6–20 AWG).
 - a. Trim/strip the ends of the cables.
 - b. Install in the terminal block and use a flathead screwdriver to tighten the terminals.
 - c. Torque to 13.3–15.9 in-lb (1.5–1.8 N•m).

4. Remove one of the jumper cables from one of the HVIL connectors.

NOTE

If daisy-chaining to another dispenser, remove both jumpers.



5. Install the two HVIL wires (12–26 AWG).
 - a. Trim/strip the ends of the wires.
 - b. Install in the terminal block and use a flathead screwdriver to tighten the terminals.
 - c. Torque to 4.4–5.3 in-lb (0.5–0.6 N•m).
6. Plug the Ethernet cable into the Ethernet port.

If daisy-chaining the dispenser, install the output connections, and follow the same tool and torque values as for the inputs.

Return to the pedestal installation guide for instructions on how to mount the dispenser cable on the pedestal and install the pedestal top and front panels.

Complete the Installation

1. Attach labels to cables to indicate cable function.
2. Remove all larger debris from inside and around each power cabinet and dispenser, and use a vacuum (not a leaf blower) to clear out any remaining debris.
3. Check for any damage to equipment during installation and report damage to Rivian.
4. Close each dispenser door and lock it.
5. Close each power cabinet door and lock it.



CAUTION

Ensure the door stopper at the bottom inner corner is unlatched before attempting to close the door. Improper closing can cause permanent damage to the door.

6. If commissioning of the equipment is occurring at a later date, securely wrap each dispenser (with stowed cable/handle) with cardboard, bubble wrap, plastic, cloth, or similar protective covering.
7. Remove/recycle any packing material.

Operating Instructions



DANGER

- Installation procedures as outlined in this guide, and all commissioning requirements, must be performed before operating the charging equipment.
- Before using the DC charging equipment, properly assemble it in accordance with the assembly instructions in this document. Not doing so can cause injury.
- Do not tamper with any devices in the DC charging equipment intended to reduce the risk of fire, electric shock, or injury to persons.
- No user-serviceable parts inside. Refer servicing to qualified service personnel.

After installation and commissioning are complete, the charger is ready for use.

CHARGE A VEHICLE

1. Align the charge plug with the vehicle's charge port. Fully insert the plug into the port.
2. When the vehicle finishes charging, remove the plug from the port.
3. Return the charge plug to the dispenser dock.

DISPENSER INDICATOR LIGHTS

The color of the light bar on the dispenser indicates charge status as shown in the table below. If the light is solid red, [contact Rivian](#) (page 80).

Indicator Light Color	Dispenser Status
Blue (breathing)	Actively installing an over-the-air (OTA) software update
Blue (solid)	Scheduled charge
White (breathing)	Initializing/booting up
White (solid)	Available
Green (breathing)	Actively charging (when plugged into a vehicle)
Green (solid)	Charging complete
Red (solid)	Charger fault

Appendix A: Reference

WIRE TERMINATION TEMPERATURE RATING REQUIREMENTS

- Use AWG 60°C, 75°C, or 90°C copper, aluminum, or copper-clad conductors as specified in the temperature rating for connection of the equipment.
- 60°C conductor size is not required to be included in the marking; however, it should be based on the ampacity listed in Table 310-16 of the National Electrical Code, ANSI/NFPA 70, and the derating factor described in UL 2202, 11.1.1.3.
- 75°C conductor size should be no smaller than the larger of the following:
 - Conductor size used for the temperature test
 - 75°C wire size based on the ampacities given in Table 310-16 of the National Electrical Code, ANSI/NFPA 70, and the derating factor described in UL 2202, 11.1.1.3.

INSULATION RESISTANCE TEST RESULTS

Site Name:_____

Date:_____

Tester Name:_____

Tester Company:_____

[illegible]

Tester Signature:_____

Date:_____

Rivian Signature:_____

Date:_____

Site Name:_____ Date:_____

[illegible]

Tester Signature:_____ Date:_____

HANDOFF TO COMMISSIONING CHECKLIST

This document details the steps necessary to turn ownership of electrical switchgear over to the Field Service Team at Rivian.

NOTE

- This is not a replacement for lockout training.
- Only authorized personnel may perform procedures listed below.
- This is not a complete representation of best practices as promulgated by OSHA 1910.147.

IMPORTANT

All authorized Rivian personnel performing a handoff acknowledge they have read and understand the entirety of this document. By choosing to take part in this handoff, all authorized Rivian personnel acknowledge they have received the required lockout training from Rivian.

Requirements

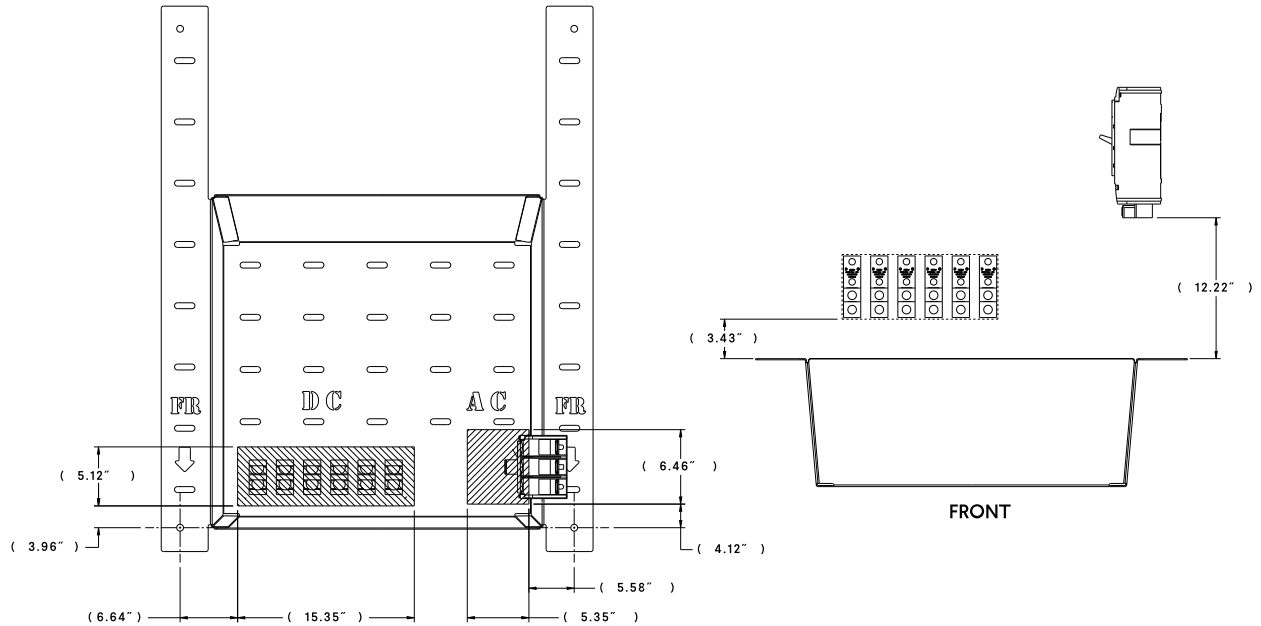
- Contractor and Authorized Rivian employee must both be present to perform handoff.
- No Rivian employee is authorized to perform work on equipment while deadfront covers are removed.
- All employees and contractors performing lockout must be authorized to do so.
- Rivian's Control of Hazardous Energy Standard must always be followed.

Handoff Procedure

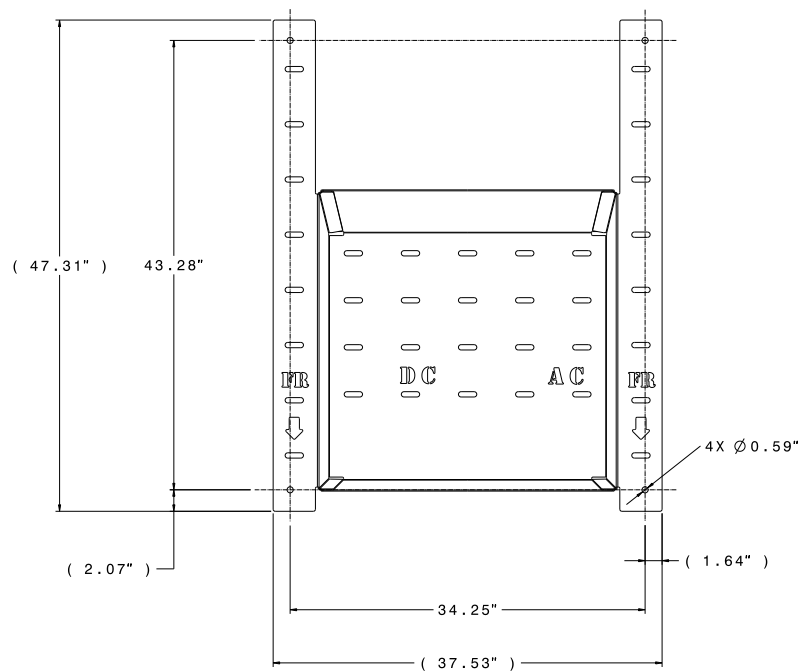
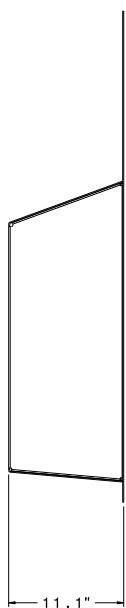
1. Authorized Rivian employee(s) to review hand-off plan and safety protocol with contractor, authorized persons, and affected personnel.
2. Contractor(s) to perform their verification procedures. (All Rivian personnel are to refrain from working on equipment while deadfront covers are off).
 - a. Contractor and all Rivian employees present lockout main disconnect on switchgear.
 - b. Contractor removes dead front covers. All Rivian personnel are not authorized to work on equipment during this time.
 - c. Contractor tests for voltage using multimeter and live, dead, live procedure. Verify zero energy state.
 - d. Rivian employees can now verify torque marks present on breakers.
 - e. Contractor replaces dead front covers.
 - f. All Rivian employees performing work on equipment to lockout each downstream branch breaker.
 - g. All personnel remove locks from main disconnect.
 - h. Contractor energizes switch gear at main disconnect.
3. Authorized Rivian employees to have closeout meeting with contractor.
4. All authorized Rivian Employee(s) to apply personal safety locks to both branch breakers. Handoff is complete.
5. Authorized Rivian Employee(s) to perform equipment checks following commissioning checklist and Control of Hazardous Energy Standard.

Appendix B: Dimensions

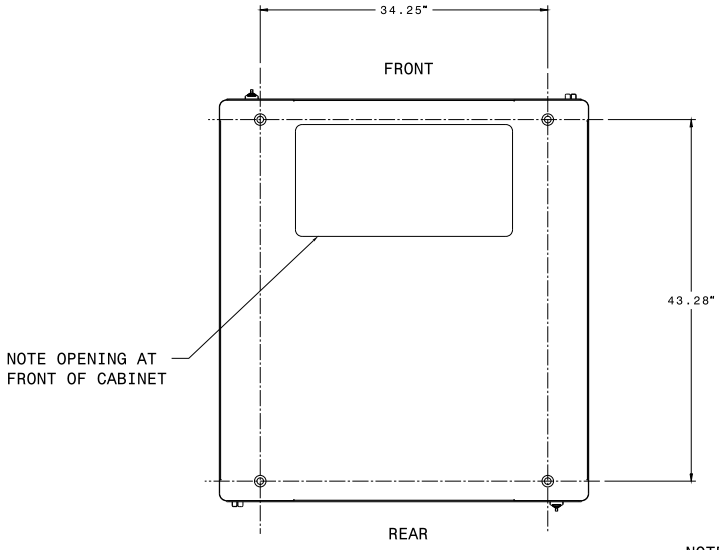
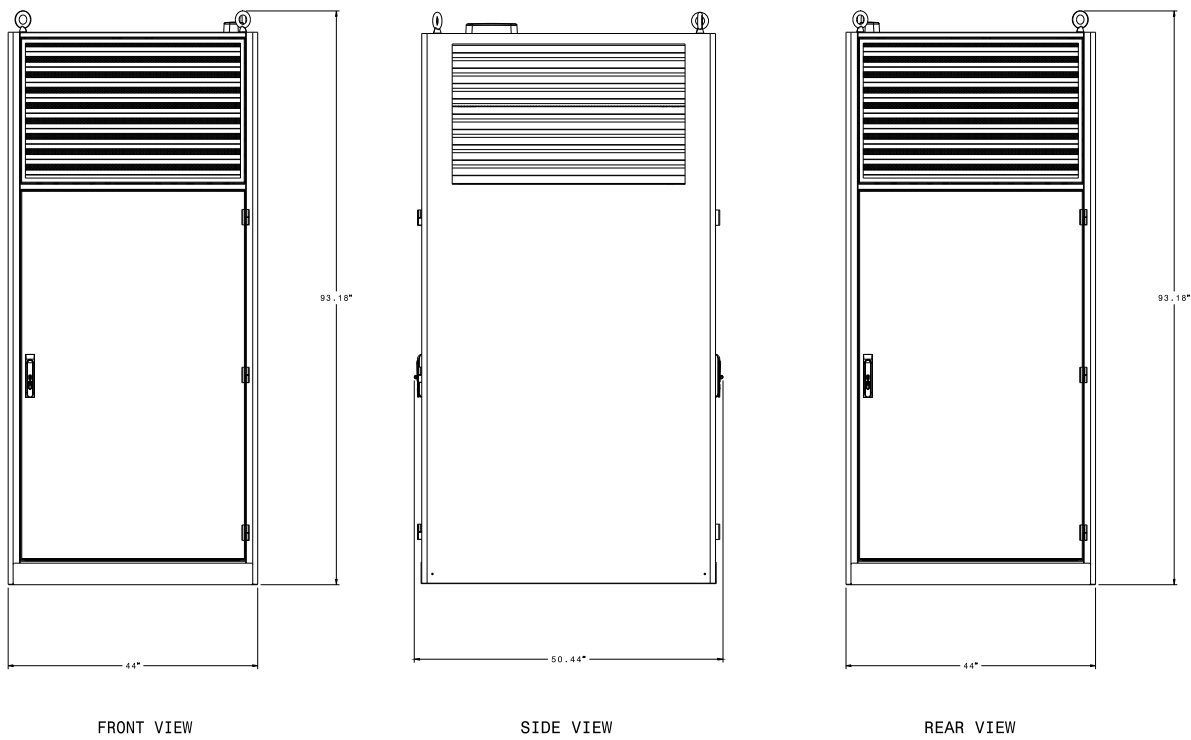
SITE BOX



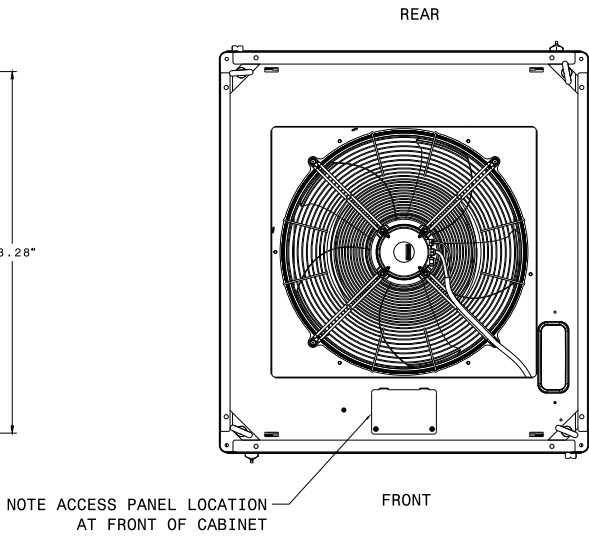
DOWN



POWER CABINET

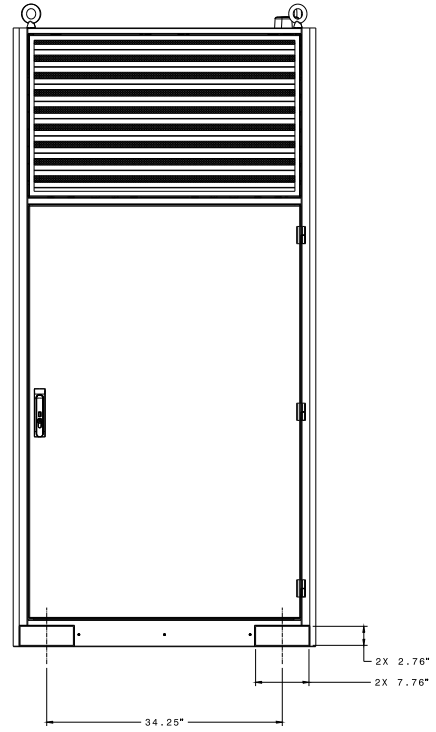
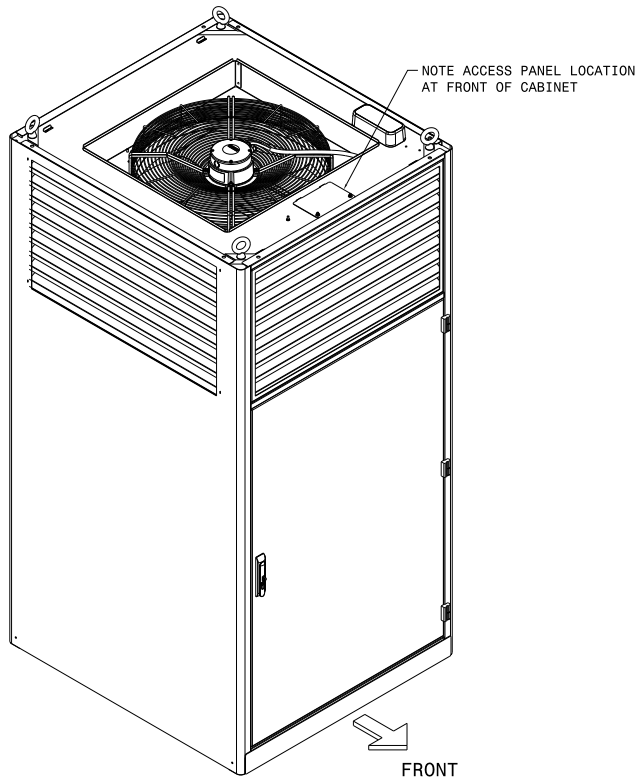


AUXILIARY A
(BOTTOM OF CABINET)

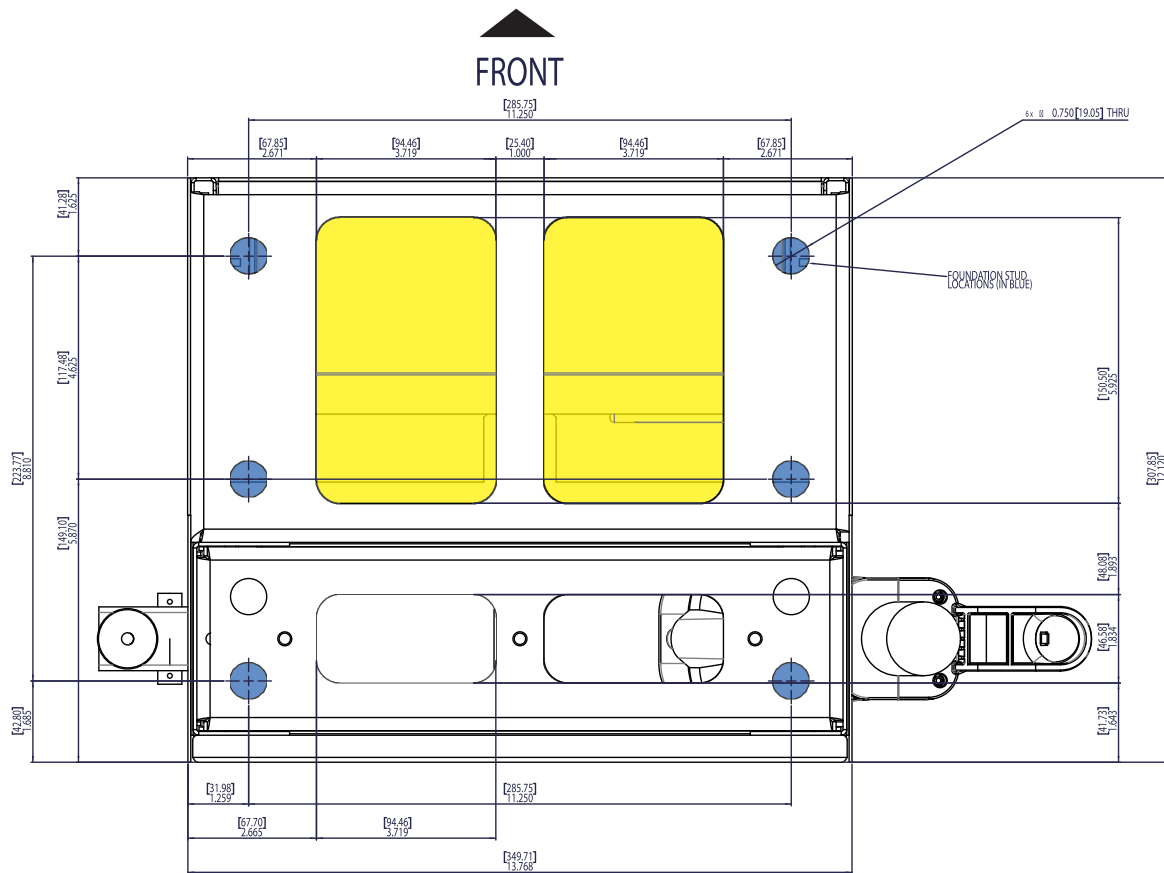


AUXILIARY B
(TOP OF CABINET)

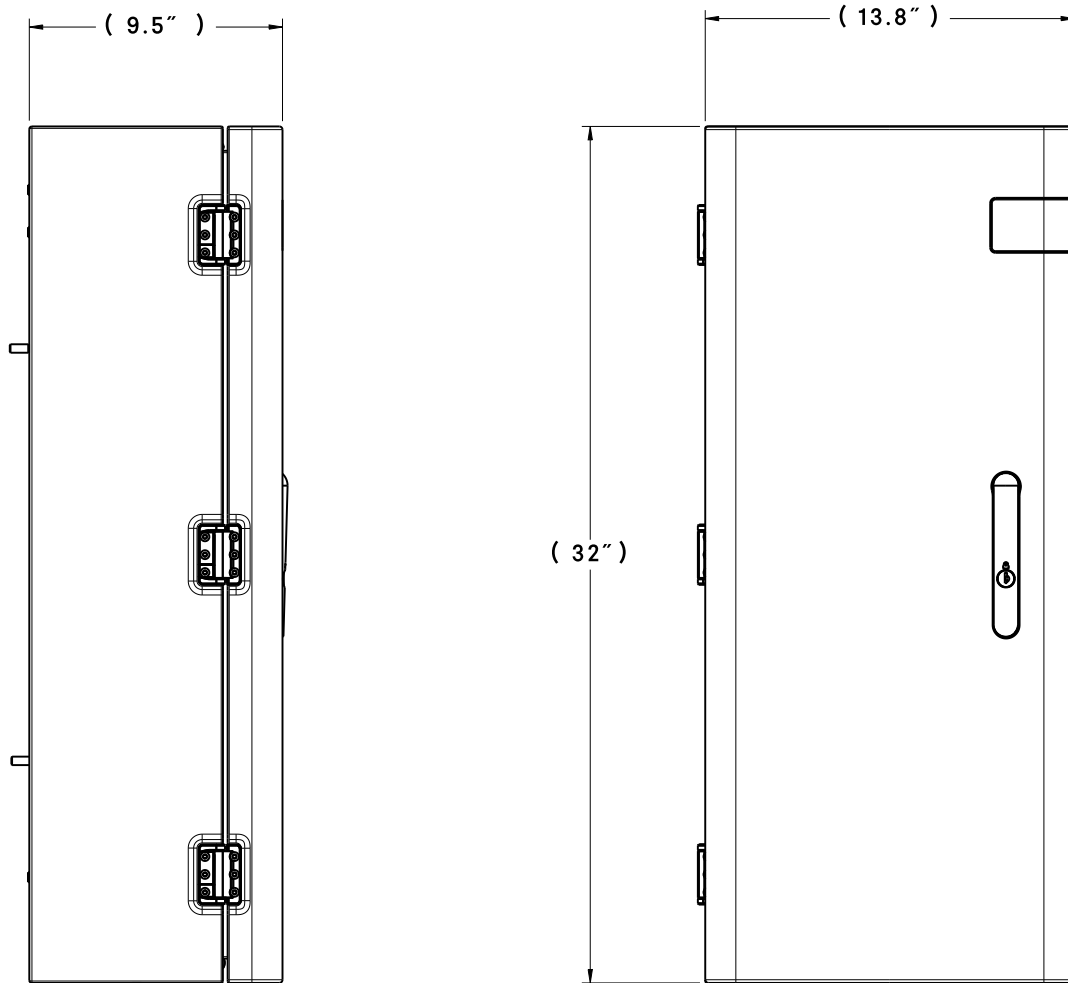
APPENDIX B: DIMENSIONS



PEDESTAL



DISPENSER





Still need help? Connect with us.

Customer Service

Call (888) RIVIAN1 / (888) 748-4261

customerservice@rivian.com

rivian.com Support Center and Chat

RIVIAN WAYPOINTS CHARGER: KEY FEATURES

Max charge speed of 11.5kW ¹ , compared to common 6.8 or 7.2kW varieties
Aesthetic exterior design and SAE J1772 plug provides maximum compatibility
Plug and Charge (ISO 15118) compatible
Enables for over-the-air firmware updates via ethernet, cellular, or Wi-Fi
Remotely view and control settings via a Rivian-developed online portal, Rivian Energy Cloud
Time of sale information communicated via user-friendly display screen (\$/kWh)
Provides charger location, real-time charging updates, and payment details to drivers

¹ When plugged into a vehicle with sufficiently sized on-board charger and at 240V AC
² Pending



Wall-Mount Waypoints Charger



Single Pedestal Waypoints Charger

RIVIAN WAYPOINTS CHARGER: TECHNICAL SPECIFICATIONS

ELECTRICAL	
Input	2-Pole, Single Phase, Nominal Voltage: 208 / 240V AC, 60Hz
Max. Continuous Current	48A
DIP Switch Adjustable Max. Current Values	40A, 32A, 24A, 20A, 16A, 12A, 6A
Vehicle Connector Type	SAE J1772 (IEC 62196 Type 1)
Output Cable Length	18 ft [5.49m]
Recommended Installation Type	Hardwired with non-GFCI type Service Panel Breaker
Wiring	L1, L2, Ground (no neutral)
MECHANICAL, ENVIRONMENTAL, AND CERTIFICATIONS	
Operating Ambient Temperature	-35°C to +50°C
Ventilation	Not Required
Dimensions (Ind. Mount Plate) HxWxD	16.27 x 7.32 x 5.75in [413.23 x 185.79 x 146.02mm]
Enclosure Rating	NEMA 3R, Outdoor Use
Certifications	UL and cUL Listed to UL2594, UL2231, UL1998
Codes & Standards	FCC Part 15 Class B, NEC 265 compliant, ENERGY STAR ²
Mounting Configurations	Wall Mount, Rivian Pedestal Mounted
CONNECTIVITY	
Card Reader (NFC)	ISO 14443 A/B, ISO 151693, and FeliCa
Bluetooth	Version 5.0
Local Area Network (LAN)	Wi-Fi – 2.4GHz (802.11 b/g/n), Ethernet – 10/100BASE-T
Wide Area Network (WAN)	Cellular – LTE Cat M1 / LTE Cat NB1
Vehicle Communication	ISO 15118



Wall-Mount Waypoints Charger



Single Pedestal Waypoints Charger

RIVIAN WAYPOINTS CHARGER: KEY FEATURES

Max charge speed of 11.5kW¹, compared to common 6.8 or 7.2 kW varieties

Aesthetic exterior design and SAE J1772 plug provides maximum compatibility

Plug and Charge (ISO 15118) compatible

Enabled for over-the-air firmware updates via ethernet, cellular, or Wi-Fi

Remotely view and control settings via a Rivian-developed online portal, Rivian Energy Cloud

Time of sale information communicated via user-friendly display screen (\$/kWh)

Mobile app provides charger location, real-time charging updates, and payment details to drivers

Rivian Waypoints Network is open and available to all EV drivers



Rivian Pedestal Mounted, Front View

Rivian Pedestal Mounted, Side View

RIVIAN WAYPOINTS CHARGER: TECHNICAL SPECIFICATIONS

ELECTRICAL

Input	2-Pole, Single Phase, Nominal Voltage: 208 / 240V AC, 60Hz
Max. Continuous Current	48A
DIP Switch Adjustable Max. Current Values	40A, 32A, 24A, 20A, 16A, 12A, 6A
Vehicle Connector Type	SAE J1772 (IEC 62196 Type 1)
Output Cable Length	18 ft [5.49m]
Recommended Installation Type	Hardwired with non-GFCI type Service Panel Breaker
Wiring	L1, L2, Ground (no neutral)

MECHANICAL, ENVIRONMENTAL, AND CERTIFICATIONS

Operating Ambient Temperature	-35°C to +50°C
Ventilation	Not Required
Dimensions (Ind. Mount Plate) HxWxD	16.27 x 7.32 x 5.75in [413.23 x 185.79 x 146.02mm]
Enclosure Rating	NEMA 3R, Outdoor Use
Certifications	UL and cUL Listed to UL2594, UL2231, UL1998
Codes & Standards	FCC Part 15 Class B, NEC 265 compliant, ENERGY STAR ²
Mounting Configurations	Wall Mount, Rivian Pedestal Mounted

CONNECTIVITY

Card Reader (NFC)	ISO 14443 A/B, ISO 151693, and FeliCa
Bluetooth	Version 5.0
Local Area Network (LAN)	Wi-Fi – 2.4GHz (802.11 b/g/n), Ethernet – 10/100BASE-T
Wide Area Network (WAN)	Cellular – LTE Cat M1 / LTE Cat NB1
Vehicle Communication	ISO 15118

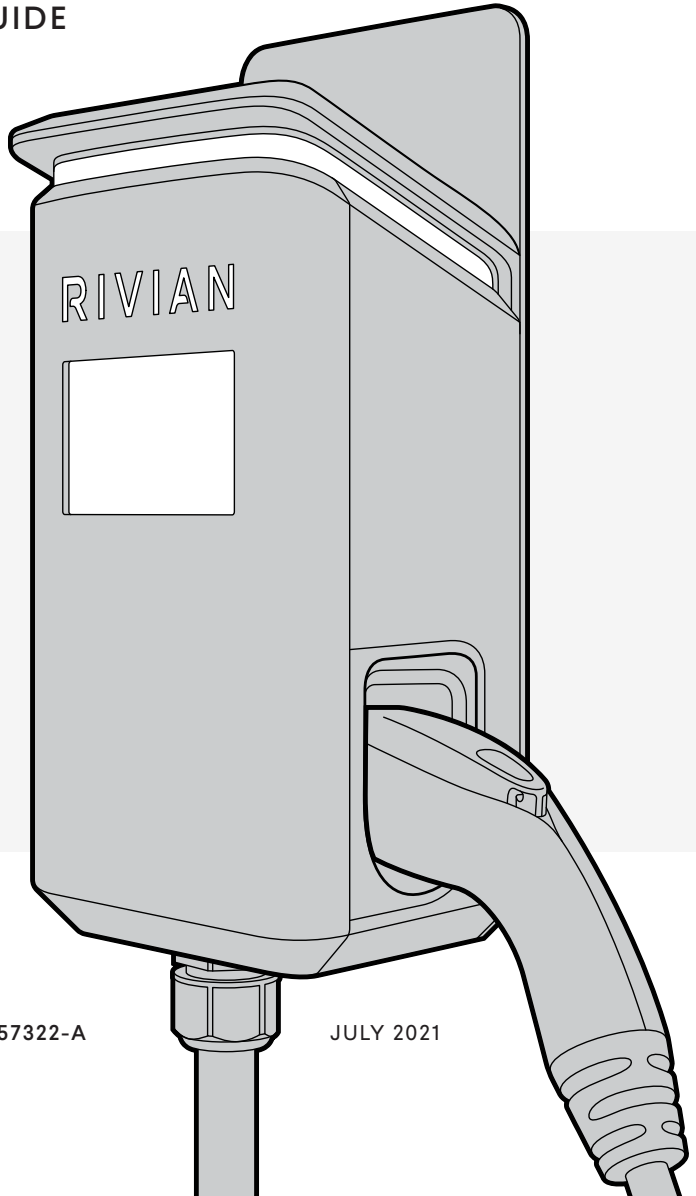
¹ When plugged into a vehicle with sufficiently sized on-board charger and at 240V AC

² Pending



WAYPOINT CHARGER

INSTALLATION GUIDE



PRODUCT NUMBER: PT00057322-A

JULY 2021

WAYPOINT CHARGER INSTALLATION GUIDE

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Important Safety Instructions

SAVE THESE INSTRUCTIONS



Read all the instructions before using the Rivian Waypoint Charger. Follow the safety instructions and warnings in this guide when using the Waypoint Charger. Failure to do so may result in fire, electrical shock, serious injury, or death.

Precautions

The following safety symbols are used in this document.



DANGER

RISK OF
ELECTRIC
SHOCK



DANGER

RISK OF
PERSONAL
INJURY



CAUTION

RISK OF
DAMAGE TO
EQUIPMENT



DANGER

- Improper connection of the equipment grounding conductor can result in a risk of electric shock. Check with a qualified electrician or service person if you are in doubt as to whether the product is properly grounded.
- Do not touch live electrical parts. Incorrect connections may cause electric shock.
- No user serviceable parts inside. Refer servicing to qualified service personnel.
- Do not put fingers into the coupler.
- Do not use this equipment if the flexible power cord or cable is frayed, has broken insulation, or any other signs of damage.
- Do not use this equipment if the enclosure or the coupler is broken, cracked, open, or shows any other indication of damage.
- Do not allow unsupervised children in the area during installation of the Waypoint Charger.
- Before connecting the Waypoint Charger to a power supply, check that the power supply voltage and current rating corresponds with the power supply details shown on the product rating label.
- Use appropriate protection when connecting to a main switchboard.
- Ground the Waypoint Charger through a permanent wiring system using the equipment grounding conductor.
- To reduce the risk of fire, connect only to a circuit provided with no more than 60 amperes maximum branch circuit over-current protection in accordance with the National Electrical Code, ANSI/NFPA 70, and the Canadian Electrical Code, Part I, C22.2.
- When a breaker smaller than 60 amperes is used, ensure that the wire sizes used comply with the minimum sizes prescribed by national and local codes. Also ensure that the corresponding maximum current setting is applied using the DIP switches.



DANGER

- Disconnect the power supply before installing or repairing the Waypoint Charger. Failure to do so may result in physical injury or damage to the power supply system and the Waypoint Charger.
- Keep any packing materials away from children. These materials are a potential source of danger, and can cause suffocation.
- Only a licensed electrician should perform this installation in accordance with the provisions of national and local electrical codes and standards.



CAUTION

- Do not operate this equipment in temperatures outside its operating range of -30°C to +50°C (-22°F to +122°F).
- Store this equipment in a clean dry location between -40°C and +80°C (-40°F to +176°F).
- Do not use extender cables to increase the length of the charging cable.
- Avoid touching or pressing the interface screen at all times, as this may result in damage to the screen.
- If this unit is installed outdoors, the components and fittings must be rated for outdoor installation. The outlet must be installed properly to maintain the proper NEMA rating of the enclosure.

Safety Symbols on Hardware Labels

The following safety symbols may appear on labels located on hardware used in this installation.



RISK OF ELECTRIC
SHOCK



DANGER



PHASE



EQUIPMENT GROUND
CONDUCTOR



INSTRUCTION MANUAL



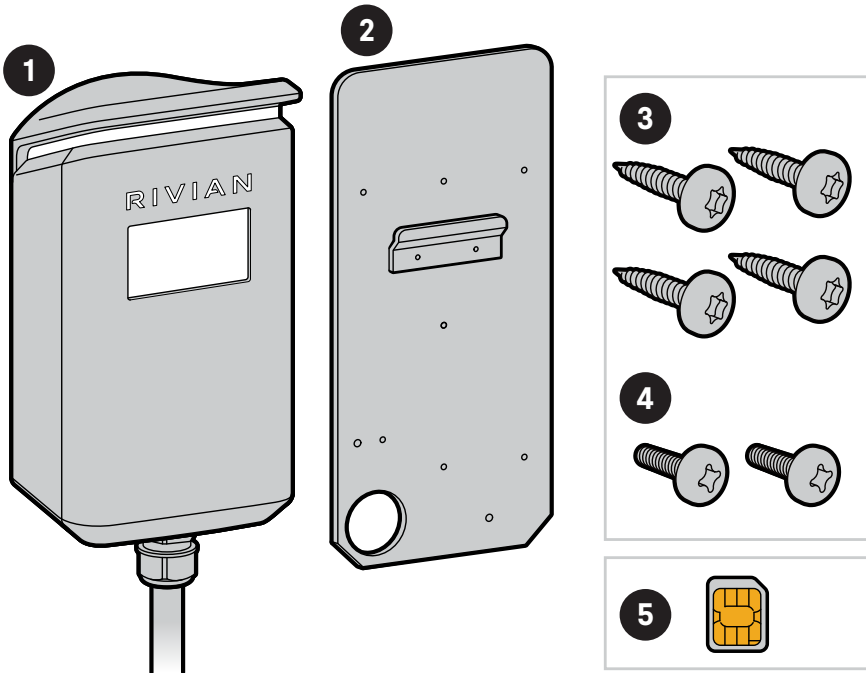
LISTED

UL LOGO

Introduction

This document provides installation instructions
for the Rivian Waypoint Charger

Identifying Parts



1. Waypoint Charger
2. Mounting plate
3. Four T20 anchor screws (to attach the mounting plate to a wall)
4. Two #2 Phillips screws (to attach the charger to the mounting plate)
5. Micro SIM (3FF) card

Tools

The following tools are *required* for installation:

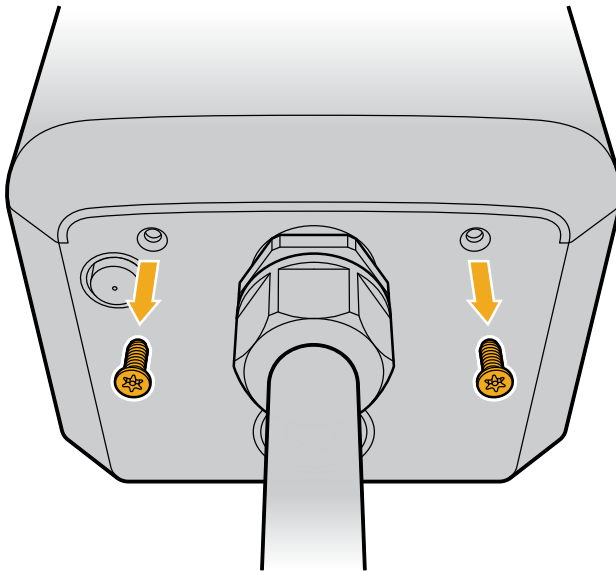
- #2 Phillips screwdriver
- Security T20 Torx screwdriver
- Flathead screwdriver, 7/32 inches width
- Adjustable torque screwdriver, 10 in-lb to 40 in-lb
- Multimeter

The following tools are *optional* but may be helpful for installation:

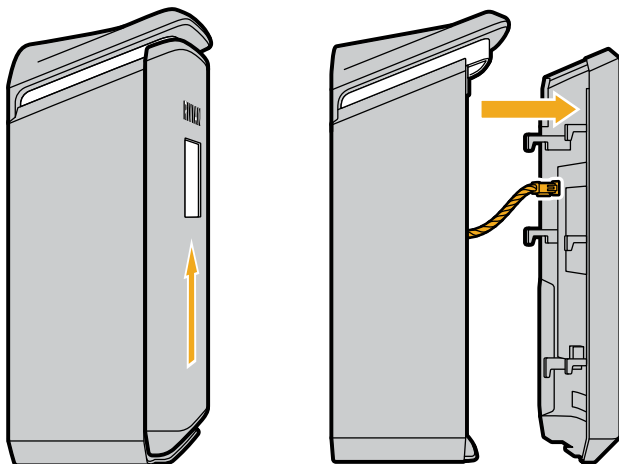
- Hole saw
- Stud finder
- Level

Removing the Faceplate

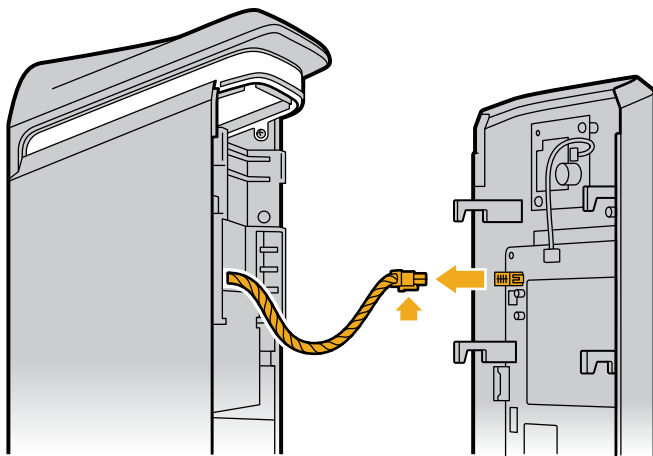
1. Remove the two Security T20 Torx screws on the bottom of the Waypoint Charger.



2. Push the faceplate up, and then carefully pull it partially off of the charger. The cable attaches between the interior of the faceplate and the Waypoint Charger housing.
3. Depress the locking tab to release the cable from the network board on the interior of the faceplate.

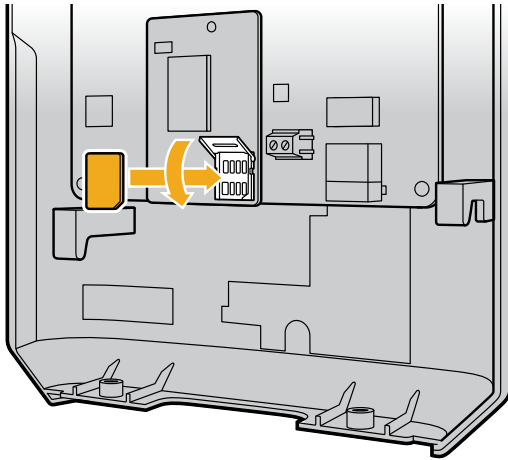


4. Remove the faceplate.



Installing the SIM Card

1. With the faceplate removed, locate the SIM card socket.
2. Slide the SIM card socket cover upward and outward to open it.
3. Insert the Micro SIM (3FF) card into the socket.
4. Close the socket down to lock it.



Pedestal Installation

The Rivian Waypoint Charger is also compatible for installation with Rivian-approved pedestals. Please reference the pedestal installation guide for instructions.

Wall Installation

Selecting an installation location

- For an indoor site, select a location that is between 18 in (45 cm) and 4 ft (1.2 m) from the ground.
- For an outdoor site, select a location that is between 24 in (60 cm) and 4 ft (1.2 m) from the ground.
- Select a location that ensures the charger cable can easily reach the vehicle charge port.

Attaching the mounting plate to the wall

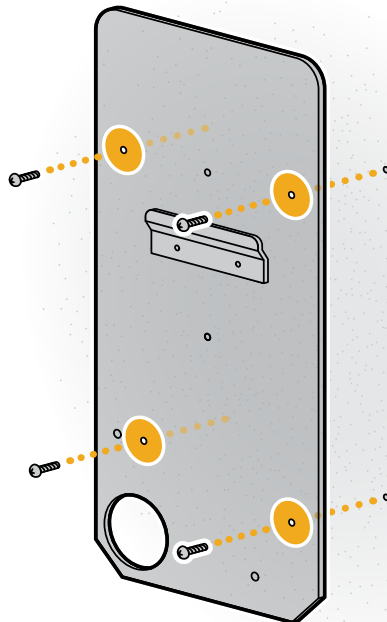


Feed conduit **only from the bottom** when mounting the Waypoint Charger at an outdoor site.

When installing to a concrete wall, select a fastener suitable for installation on concrete or stucco. **Do not use the T20 fasteners provided with the product.**

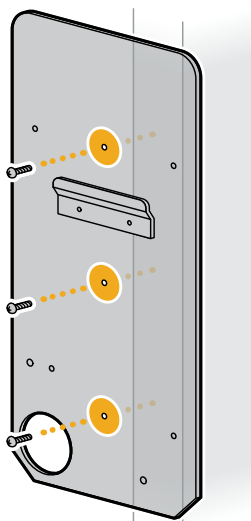
To attach the mounting plate to a concrete wall:

1. With the flat side of the mounting plate against the wall, and the large hole positioned in the lower-left, install a fastener in each of the four locations shown.
2. Use a level to confirm the plate is level.
3. Tighten the screws in order to affix the mounting plate to the wall. Ensure that both the screw and the wall are not damaged during installation.

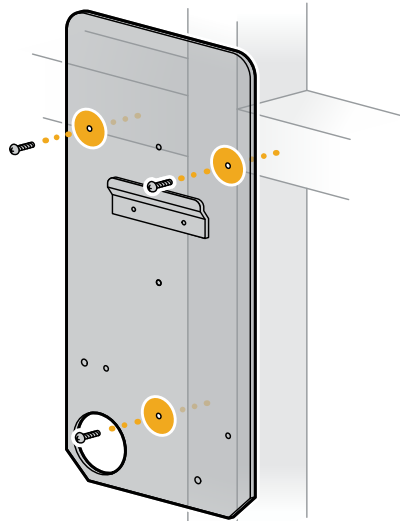


To attach the mounting plate to a finished wall supported by wooden studs:

1. Use a stud finder to locate the stud(s).
2. With the flat side of the mounting plate against the stud, and the large hole positioned in the lower-left, install the T20 screws in the locations shown.
 - For a vertical stud, install a screw in each of the three center holes.
 - For a horizontal stud:
 - a. Select a location where the horizontal and vertical studs meet.
 - b. Place the three holes in the upper third of the mounting plate against the horizontal stud and the three holes down the center of the mounting plate against the vertical stud.
 - c. Install a screw in each of the two outer holes in the upper third of the mounting plate.
 - d. Install a third screw in the lower center location of the mounting plate.



Vertical Stud Installation

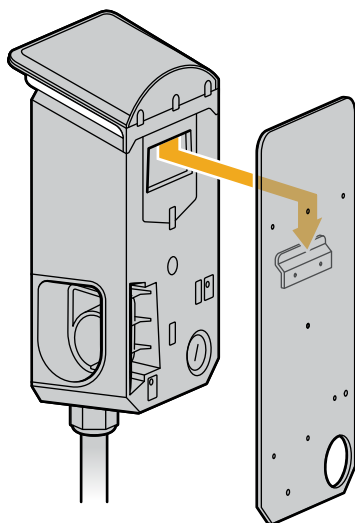


Horizontal Stud Installation

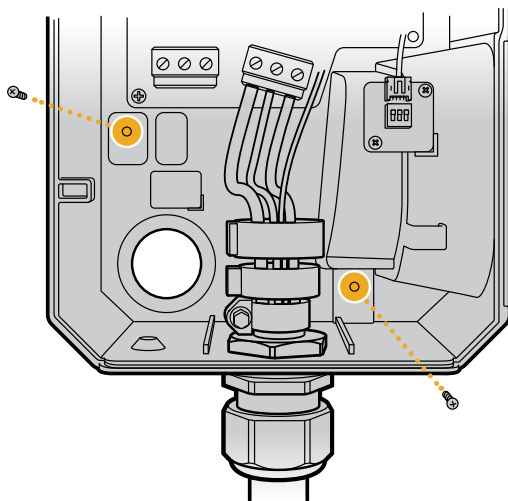
3. Tighten the screws in order to affix the mounting plate to the wall. Ensure that both the screw and the wall are not damaged during installation.

Installing the Waypoint Charger on the Mounting Plate

1. Hang the Waypoint Charger on the installed mounting plate.



2. Locate, install, and tighten the two #2 Phillips screws.



3. Torque each screw to 12 in-lb (1.36 Nm).

Setting the Operating Current

Configure the dip switches to set the operating current as follows:

Current	Circuit Breaker Specification	Typical Wire Specification*	Dip Switch			Figure
			Switch 1	Switch 2	Switch 3	
6 A	7.5 A	12-14 AWG	OFF	OFF	OFF	
12 A	15 A	12-14 AWG	OFF	OFF	ON	
16 A	20 A	12-10 AWG	OFF	ON	OFF	
20 A	25 A	10 AWG	OFF	ON	ON	
24 A	30 A	10 AWG	ON	OFF	OFF	
32 A	40 A	8 AWG	ON	OFF	ON	
40 A	50 A	8 AWG	ON	ON	OFF	
48 A (Default)	60 A	6 AWG	ON	ON	ON	

* These typical wire sizes are based on the 90°C column in the National Electrical Code.

Connecting Conduit and Wires

For conduit and wire:

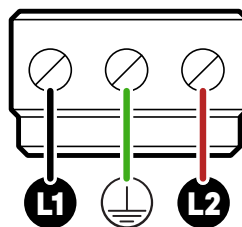
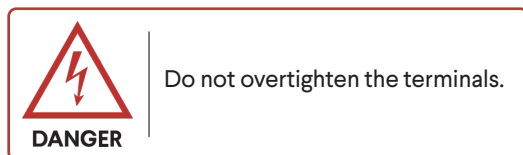
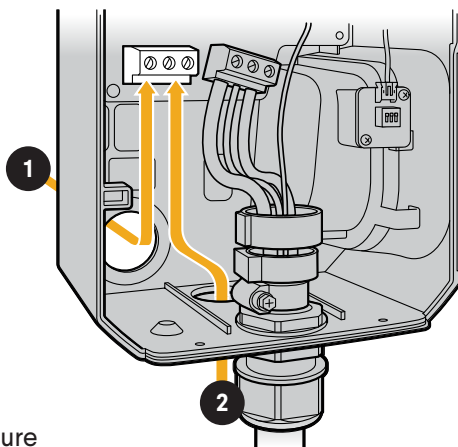
Consult a licensed electrician to select a wire size appropriate to the breaker size and to the maximum current set.

To connect to the Waypoint Charger:

1. Select an appropriate wire entry point based on the table and image below.

Indoor Installations	Outdoor Installations
Through rear (1) or through bottom (2)	Through bottom (2) only

2. Install appropriate conduit or wire securement fittings into an appropriate wire entry point. Ensure that the fittings are rated for the type and size of wire used.
3. Trim the ends of the wires to an appropriate length to allow for future servicing.
4. Strip the ends of the conductors 7/16 inches.
5. Fully insert the wires into the corresponding terminals. Ensure that the appropriate conductors (L1, Ground, L2) are installed in the correct conductor locations.



6. Torque each terminal to 10.6 in-lb (1.2 Nm) using a torque screwdriver.
7. After energizing the charger, use a multimeter to test the voltages on the input terminal.

Installing the Faceplate

1. Position the faceplate near the front of the Waypoint Charger.
2. Reconnect the cable from the Waypoint Charger to the network board on the interior of the faceplate.
3. Slide the faceplate down onto the Waypoint Charger.
4. Install the two Security T20 Torx screws.
5. Torque each Security T20 Torx screw to 12 in-lb (1.36 Nm).

Completing the Installation

Access the *Rivian Waypoint Charger Connection Guide* at the QR code below for more details on how to get the most out of your Rivian Waypoint Charger.



Light Bar States

Light State	Description
White - Pulsing	Initializing
White center light - Pulsing	Ready
Green - Pulsing	Charging
Green - Solid	Charging complete
Blue - Solid	Charging scheduled
Red - Pulsing	Error (see Troubleshooting)
Red - Solid	Error (contact Rivian)

Troubleshooting

If the Waypoint Charger light is pulsing red:

1. Unplug the charger from the vehicle, if needed.
2. Switch power off at the circuit breaker.
3. Switch power on at the circuit breaker.

If the Waypoint Charger light is **SOLID RED**, contact Rivian.

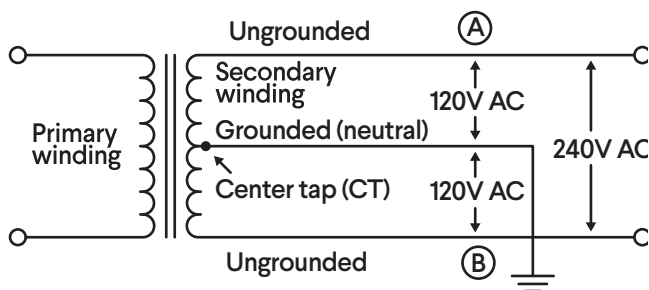
Specifications

Specifications	Description
Voltage	208/240 VAC (-20% ~ +15%), Single-phase
Frequency	60 Hz
Maximum current	48 A
Charging connectors	SAE J1772
Charging cable length	18 ft (5.5 m)

Specifications	Description
WiFi	IEEE 802.11 b/g/n
Real-time clock	Yes (7 days)
Ethernet	Yes
Cellular	LTE CAT.M1 / CAT.NB IoT
RFID	ISO 14443 A/B, ISO 15693, Felica
Display	5 in TFT Panel, 800x480 SVGA, IPS Pro screen
Bluetooth	Supports Bluetooth 5.0
Data protocol	OCPP 1.6 / ISO 15118
Metering accuracy	Embedded $\pm 1\%$
Operating temperature	-30°C to +50°C (-22°F to +122°F)
Storage temperature	-40°C to +80°C (-40°F to +176°F)
Wiring type	Hard-wired
Wiring sizes	#14 to #6 AWG (#6 AWG required for full 48 A continuous current)
Operating current	6 A, 12 A, 16 A, 20 A, 24 A, 32 A 40 A, 48 A (default)
IP performance	NEMA Type 3R
Impact resistance	IK8
Dimension (H x W x D)	Height: 41.6 cm (16.4 in) Width: 19.63 cm (7.7 in) Depth: 14.45 cm (5.8 in)
Certification	UL 1998/2231/2594 FCC Part 15B
UL File Number	E520745
Product number	PT00057322-A

Supplemental Information for Electrical Service Wiring

240V split-phase system (residential)



208V three-phase Wye-connected

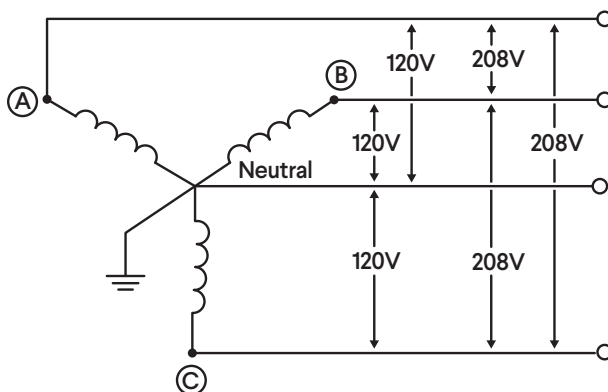


DANGER

The center point of the three phases (used as neutral) must be single-point grounded.

In a Wye-connected secondary installation, use two of the legs to provide 208V to the charger. For example, L1 and L2, or L1 and L3, or L2 and L3. The two phases utilized must each measure 120V ground.

Note that a current-carrying neutral is not required for charger installation.



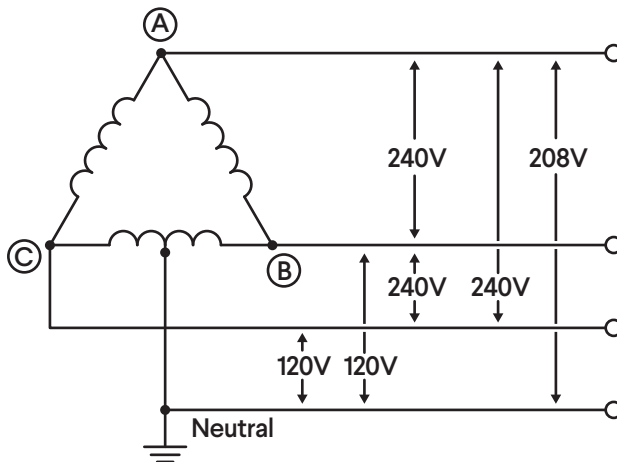
240V three-phase delta-connected



- The third leg (A in the illustration) of the delta transformer is 208V to neutral and is sometimes referred to as a “high leg”. Do not use this third leg.
- Do not use a three-phase delta-connected secondary without a center tap on one leg. No neutral point is available for the required earth-ground connection.

In a delta-connected installation, one leg must be center-tapped, and only the two phases on either side of that center tap can be safely utilized. The two used phases must each measure 120V to ground.

Note that the charger’s contactor closes only if it detects the presence of an earth ground wire connected to a neutral point on the transformer secondary.





Federal Communication Commission Interference Statement

This equipment complies with part 15 of the FCC rules. Operation is subject to the following two conditions: (1) This equipment may not cause harmful interference, and (2) this equipment must accept any interference received, including interference that may cause undesired operation.

This equipment has been tested and found to comply with the limits for a Class B digital device, pursuant to Part 15 of the FCC rules. These limits are designed to provide reasonable protection against harmful interference in a residential installation.

Equipment generates, uses, and can radiate radio frequency energy and, if not installed and used in accordance with the instructions, may cause harmful interference to radio communications. However, there is no guarantee that interference will not occur in a particular installation. If this equipment does cause harmful interference to radio or television reception, which can be determined by turning the equipment off and on, the user is encouraged to try to correct the interference by one or more of the following measures:

- Reorient or relocate the receiving antenna.
- Increase the separation between the equipment and receiver.
- Connect the equipment into an outlet on a circuit different from that to which the receiver is connected.
- Consult the dealer or an experienced radio/TV technician for help.

Changes or modifications not covered in this Guide must be approved in writing by the manufacturer's Regulatory Engineering Department. Changes or modifications made without written approval may void the user's authority to operate this equipment.

Industry Canada Statement

This equipment complies with ISED's license-exempt RSSs. Operation is subject to the following two conditions: (1) This device may not cause harmful interference, and (2) this equipment must accept any interference received, including interference that may cause undesired operation.

Le présent appareil est conforme aux CNR d'ISED applicables aux appareils radio exempts de licence. L'exploitation est autorisée aux deux conditions suivantes: (1) le dispositif ne doit pas produire de brouillage préjudiciable, et (2) ce dispositif doit accepter tout brouillage reçu, y compris un brouillage susceptible de provoquer un fonctionnement indésirable.

Radiation Exposure Statement

This equipment complies with ISED radiation exposure limits set forth for an uncontrolled environment. This equipment should be installed and operated with greater than 20 cm between the radiator & your body.

Déclaration d'exposition aux radiations:

Cet équipement est conforme aux limites d'exposition aux rayonnements ISED établies pour un environnement non contrôlé. Cet équipement doit être installé et utilisé à plus de 20 cm entre le radiateur et votre corps.

Notes

Notes



Contacting Rivian

Connect with us 8AM–8PM (CT) Mon–Fri

Call (888) RIVIAN1 / (888) 748-4261

customerservice@rivian.com

Chat or find answers at rivian.com

Memorandum

Department of Planning



To: Planning & Public Works Committee

From: Shilpi Bharti, Planner

Date: June 18, 2026

RE: **P.Z. 03-2026 Residential Lots:** An Amendment to the City of Chesterfield Unified Development Code to establish a procedure for residential properties under four acres.

Summary

Last year, the City of Chesterfield Planning Commission reviewed the remaining undeveloped parcels designated for single-family residential development. The discussion centered on the limited availability of land for larger-lot residential development within the City. As large areas for new single-family residential development continue to decline, increased development interest has been directed toward the remaining smaller vacant parcels. Many of these parcels have remained undeveloped due to ownership circumstances, physical constraints, or other challenges in developing these areas.

Most of the remaining undeveloped parcels are located within or adjacent to neighborhoods developed under Residential Density Development (RDD) procedure, Planned Unit Development (PUD), or Planned Environmental Unit (PEU) zoning regulations. These developments were approved with flexibility in lot sizes, setbacks, and other development standards that differ from the requirements of the underlying zoning districts. Therefore, if property owners of vacant parcels that abuts these properties try to develop the land in a manner compatible with surrounding neighborhoods, they often find that the existing zoning regulations do not allow for comparable development patterns without rezoning to a higher-density residential district, such as R-5 or above.

Staff presented these concerns to the Planning and Public Works Committee, outlining the challenges associated with infill development, the desire to maintain consistency with adjacent neighborhoods, and concerns regarding potential increases in residential density. At that time, the Committee directed staff to prepare draft regulations to address the development of these infill residential parcels, and noted that the proposed regulations should not allow residential density to exceed that permitted under the underlying zoning district.

A public hearing on this petition was held on April 13, 2026, during which the City of Chesterfield Planning Commission asked staff to consider the following points while drafting the new procedure:

- If new standards are established, they should be clearly defined. The amendment would not change the underlying zoning of a property, but would introduce a new procedure that would allow for a variation of specifically defined requirements (e.g. setbacks). All other requirements must comply with the regulations within the UDC.
- Properties with older St. Louis County zoning may require modification but would likely be rezoned to be compatible with adjacent properties.
- The Commission supported the implementation process, whereby the Planning Commission would review proposals and make recommendations. If the City Council does not exercise its Power of Review, the project would proceed to the Planning Department for implementation. However, staff is now proposing to follow an approval process consistent with that required for all Special Procedures. Under this process, a new ordinance would be adopted for each site developed under the Infill Residential Development Procedure.

Based on the Planning Commission's feedback, staff prepared regulations for a new "Infill Residential Development" procedure to be included as a special procedure within Article 3 of the Unified Development Code, and approval process defined in Article 2. The petition was discussed at the June 8, 2026 Planning Commission meeting. Planning Commission voted to approve this petition with a condition that staff will coordinate with legal counsel to develop appropriate expiration language for the new special procedure, and an update from staff will be provided at the Planning & Public Works committee meeting. The motion passed by a vote of 6-0.

Since then staff worked with City legal counsel to draft a language for expiration of the new procedure to be included in the draft regulation. The draft language is included in the attached draft regulation for Infill Residential Development Procedure.

Attached to this report, please find the June 8, 2026 Staff Report and draft regulations.



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Planning Commission Staff Report

Meeting Date: June 8, 2026

From: Shilpi Bharti, Planner

Location: City of Chesterfield Unified Development Code

Description: **P.Z. 03-2026 Residential Lots:** An Amendment to the City of Chesterfield Unified Development Code to establish a procedure for residential properties under four acres.

SUMMARY

In 2025, the City of Chesterfield Planning Commission reviewed the remaining undeveloped land designated for single-family residential development. The discussion focused on larger-lot development opportunities, which are increasingly limited in the City. As new areas for single-family residential development are limited, increased pressure is placed on remaining, often smaller parcels. These parcels are generally undeveloped because (1) owners were not interested in selling, or (2) significant challenges exist for the development of the parcels.

Staff presented the topic to the Planning and Public Works Committee, highlighting consistency with adjacent developments, concerns about increasing density, and challenges in developing these areas.

OVERVIEW OF CHALLENGES

The following sections provide a high-level overview of the key challenges associated with these infill opportunity parcels. Together, these considerations form the basis for the proposed changes detailed in this report.

Consistency with Adjacent Development

While larger development opportunities are limited, pressure is strong on smaller parcels as potential opportunities for residential development. For example, 15000 Olive Blvd. was recently advertised for sale. The parcel is approximately 3 acres and is surrounded by Nooning Tree on three sides. Faust Park is across Olive. The surrounding area is zoned R-2 with a PEU that allows for a mixture of single-family attached and detached units.

Since the property was placed on the market, several interested development parties and neighboring residents have inquired about the parcel and potential development. Many of the developers have inquired about the process of mimicking the design of the attached units within Nooning Tree; however, attached units are not permitted in the R-2 Residence District. The lowest density residential district that permits attached units is the R-5. To create a consistent development pattern, applicants are required to request more intense zoning. This has resulted in discussions regarding whether this proposal would fall through after the change in zoning and if so, what else could be developed on the parcel.

Predictability

The City's current development process is linear. Zoning, site plan, and improvement plan submittals are all required, and each must be approved before the next plan is submitted. While this process has several advantages, Staff is of the opinion that a new Special Procedure would address the challenges of these parcels. Utilizing a Special Procedure would allow the review and approval of the plans to include the Special Procedure approval in conjunction with a site plan.

Density

Members of the Planning and Public Works Committee expressed a strong desire for any potential changes to allow for flexibility, while not permitting an increase in the area's density. The proposed methodology included in the proposed procedure allows flexibility in design features (e.g. setbacks, lot size, frontage) while not increasing density in a similar manner as the Planned Unit District (PUD).

Process

Staff has been reviewing the procedures (see Article 2 of the Unified Development Code) to determine a recommended approach to the integration of a new Special Procedure into the code.

PUBLIC HEARING

A public hearing on this petition was held on April 13, 2026. At that meeting, staff presented the current City of Chesterfield Code structure and identified where the new procedure could best be incorporated. Staff also discussed the proposed inclusion of this procedure in the Code.

During the meeting, staff noted that while reviewing Article 2 and Article 3 of the Unified Development Code, several updates were needed to improve clarity, ensure consistency, and eliminate duplicative sections by consolidating them. The Planning Commission supported efforts to streamline Articles 2 and 3 and provided direction and feedback on the proposed new procedure for residential lots under four acres.

The Planning Commission asked staff to consider the following points while drafting the new procedure:

- If new standards are established, they should be clearly defined. The amendment would not change the underlying zoning of a property but would introduce a new procedure that would allow for variation of specifically defined requirements (e.g. setbacks) but all other requirements must comply with the regulations within the UDC.

- Properties with older St. Louis County zoning may require modification but would likely be rezoned to be compatible with adjacent properties.
- The Commission supported the implementation process, whereby the Planning Commission would review proposals and make recommendations. If the City Council does not exercise its Power of Review, the project would proceed to the Planning Department for implementation. However, staff is now proposing to follow an approval process consistent with that required for all Special Procedures. Under this process, a new ordinance would be adopted for each site developed under the Infill Residential Development Procedure.

Based on the Commission's feedback, staff prepared regulations for a new "Infill Residential Development" procedure to be included as a special procedure within Article 3 of the Unified Development Code, and approval process defined in Article 2.

Staff previously recommended more significant structural changes to Article 2 to address organization, plan submittal requirements, and several minor changes. After review, these changes are significant in both time and potential impact and staff is now recommending these areas of changes not be included in this process, but be considered separately (following all statutory requirements). This will allow staff the time necessary to ensure all impacts are appropriately identified and addressed before presenting to Planning Commission for consideration of any changes.

Detailed draft regulations for the Infill Residential Development procedure, along with a summary of the proposed modifications to Article 2, are provided below.

ARTICLE 3 ZONING DISTRICT AND USES – PROPOSED CHANGES

Article 3 of the Unified Development Code includes eight sections. During its review, staff observed that the "Light Industrial" district, which is a conventional zoning district, was included under "Planned Districts." As part of this petition, staff has relocated the Light Industrial regulations from the Planned Districts section to the Zoning Districts regulations. In addition, the new procedure has been proposed to be incorporated into Section 405.03.050, which currently contains regulations for Overlay Districts and Zoning Procedures." The proposed modifications include the creation of a new Special Procedure to be included in this section as point "H", "Infill Residential Development Procedure." Below is a summary of the proposed regulations:

H. Infill Residential Development Procedure

1. Purpose: The Infill Residential Development Procedure is hereby established to provide criteria that address the unique characteristics of infill development and its potential impacts on surrounding properties and the community. This procedure is intended to provide flexibility in site planning and to allow reasonable modifications of uses where appropriate, while promoting the most suitable use of land. It is further intended to ensure consistency with the public health, safety, and general welfare of the City of Chesterfield, support sound planning practices, and preserve the natural and scenic features of each site, where possible. The Infill Residential Development Procedure provides an alternate zoning procedure by permitting variations in

zoning district requirements while maintaining maximum density limitations for parcels under four acres in size, as approved by ordinance.

2. Scope of Provisions: This Section contains the regulations of the Infill Residential Development Procedure. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC.
3. General Requirements:
 - a. The property applying for the Infill Residential Development Procedure must have a non-planned district zoning designation that permits residential dwellings.
 - b. All properties that are under four acres shall be eligible for the Infill Residential Development Procedure.
 - c. All property within the Infill Residential Development Procedure shall be under single ownership, or if under multiple ownership, must have written consent from all owners agreeing to be bound by the Infill Residential Development Procedure.
4. General Considerations: The following is a list of general considerations to be reviewed by the City of Chesterfield when analyzing for Infill Residential Development Procedure:
 - a. The applicant's narrative statement describing the character of, compatibility with adjacent land uses, and rationale for the proposed development.
 - b. Proposed residential densities as they compare to current City of Chesterfield Comprehensive Plan designation, zoning Map delineation, infrastructure capacity and the effect upon public services.
5. Design requirements: The following list include design features to be utilized when applying for Infill Residential Development Procedure.
 - a. Density: Maximum residential densities shall be determined by utilizing the following hierarchical order:
 - i. Existing zoning district maximum permitted density; or
 - ii. Properties proposed for Infill Residential Development Procedure that are found to be currently zoned NU Non-Urban District shall be required to submit a petition for a change of zoning from the NU Non-Urban District to a residential zoning district. This petition shall be filed prior or concurrently with the petition requesting Infill Residential Development Procedure.
 - b. Minimum Lot Size: The Infill Residential Development Procedure may authorize utilization of minimum lot sizes as approved by the City Council.

- c. Setbacks: The Infill Residential Development Procedure may authorize flexible setbacks, subject to approval as part of the Preliminary Development Plan.
- d. Lot Frontage: The Infill Residential Development Procedure may authorize the utilization of flexible Lot Frontage to be approved on the Preliminary Development Plan.
- e. Uses: The Infill Residential Development Procedure can authorize any single-family residential use. Request for multi-family dwellings are not permitted under the Infill Residential Development Procedure.
- f. Height: Height requirements for any development utilizing the Infill Residential Development Procedure must conform to the applicable height limitations within the zoning district for the site.
- g. Buffer: A perimeter buffer shall be provided in accordance with the landscape buffer requirements described in the UDC. Any proposed modifications to the buffer requirements shall be included on the Preliminary Development Plan and require the review and approval by the Planning Commission in accordance with Article 04 of this UDC.

ARTICLE 2 DEVELOPMENT REVIEW AND APPEALS PROCESS – PROPOSED CHANGES

Article 2 of the Unified Development Code governs the development review and appeals process. As part of this petition, staff is proposing a new special procedure “Infill Residential Development” to be added to the Special Procedure table in Article 2. The proposed procedure would follow the review process established for other special procedures.

Below are the changes proposed to Article 2 as part of this petition.

Section 405.02.040 Procedure for Establishing Planned Districts and Special Procedures.

A.

2. Special Procedures are as follows:

Adult Entertainment Area	“AEA”
Conditional Use Permit	“CUP”
Residence Business Use Procedure	“RBU”
Museum and Arts Area	“MAA”
Wild Horse Overlay	“WH”
Infill Residential Development	“IRD”

The revised Article 2 is included in the Planning Commission packet.

REQUEST

The project is scheduled for a formal recommendation by the Planning Commission. Following the Commission's recommendation, the petition will be forwarded to the Planning and Public Works Committee. Final action will occur at a City Council meeting following second reading.

Attachments:

1. Amended Article 2
2. Draft Article 3

(changes are marked in red)

ARTICLE 03. ZONING DISTRICTS AND USES

Section 405.03.030 Zoning Districts And Regulations.

Q. LI Light Industrial District.

1. Purpose. The purpose of the LI Light Industrial District is to provide for a variety of light industrial services that may be developed compatible with abutting commercial and/or industrial uses.

2. In addition to the development standards and district requirements in Article 04 and elsewhere of this UDC, the following performance standards are applicable to the LI District:

a. Uses. Permitted and conditional uses for the LI District are found in Section **405.03.070** of this Article. In addition the following use restrictions shall apply to this district:

(1) No drive-through windows shall be allowed in conjunction with any of the permitted, accessory, or conditional uses.

(2) Businesses shall only be open to the public between the hours of 7:00 A.M. and 8:00 P.M.

(3) Loading or unloading of deliveries shall be permitted only between the hours of 7:00 A.M. and 7:00 P.M.

(4) All principal uses shall be conducted within a fully enclosed building.

(5) Outdoor storage or display of merchandise, materials, or equipment must be fully screened as approved by the City of Chesterfield on the site plan.

b. Design standards.

(1) Minimum lot area: forty-five thousand (45,000) square feet.

(2) Minimum lot width: minimum road frontage of one hundred (100) feet or direct access by one-hundred-foot road easement, right-of-way or cross easement.

(3) Height: thirty-five (35) feet from grade, exclusive of mechanical equipment.

(4) Open space: thirty-five percent (35%).

(5) Density: maximum forty hundredths (0.40) FAR

(6) Utilities: installed underground.

(7) Recycling: opportunity for recycling shall be provided.

c. Minimum yard setbacks.

(1) No building or structure, other than a freestanding project identification sign six (6) feet in height or less, light standards, flagpoles, or fences six (6) feet in height or less will be located within the following setbacks:

(a) The minimum front, side, and rear yard building setback shall be thirty (30) feet.

(b) The minimum building setback shall be fifty (50) feet from any property adjoining property designated on the Comprehensive Land Use Map as being a residential district or PS District.

(2) No parking area, internal drive, or loading space shall be permitted within the following setbacks:

(a) The minimum front, side, and rear yard parking setback shall be twenty-five (25) feet.

(b) The minimum parking setback shall be thirty (30) feet from any property adjoining property designated on the Comprehensive Land Use Map as being a residential district or PS District.

3. The procedure for zoning to the LI District and site development plan approval is established in Article 02 of this UDC.

Section 405.03.040 Planned Zoning Districts And Regulations.

~~Remove Section on LI District. F. LI Light Industrial District.~~

Section 405.03.050 Overlay Districts and Zoning Procedures

H. Infill Residential Development Procedure

- 1.** Purpose: The Infill Residential Development Procedure is hereby established to provide criteria that address the unique characteristics of infill development and its potential impacts on surrounding properties and the community. This procedure is intended to provide flexibility in site planning and to allow reasonable modifications of uses where appropriate, while promoting the most suitable use of land. It is further intended to ensure consistency with the public health, safety, and general welfare of the City of Chesterfield, support sound planning practices, and preserve the natural and scenic features of each site, where possible. The Infill Residential Development Procedure provides an alternate

zoning procedure by permitting variations in zoning district requirements while maintaining maximum density limitations for parcels under four acres in size, as approved by ordinance.

2. **Scope of Provisions:** This Section contains the regulations of the Infill Residential Development Procedure. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC.
3. **General Requirements:**
 - a. The property applying for the Infill Residential Development Procedure must have a non-planned district zoning designation that permits residential dwellings.
 - b. All properties that are under four acres shall be eligible for the Infill Residential Development Procedure.
 - c. All property within the Infill Residential Development Procedure shall be under single ownership, or if under multiple ownership, must have written consent from all owners agreeing to be bound by the Infill Residential Development Procedure.
4. **General Considerations:** The following is a list of general considerations to be reviewed by the City of Chesterfield when analyzing for Infill Residential Development Procedure:
 - a. The applicant's narrative statement describing the character of, compatibility with adjacent land uses, and rationale for the proposed development.
 - b. Proposed residential densities as they compare to current City of Chesterfield Comprehensive Plan designation, zoning Map delineation, infrastructure capacity and the effect upon public services.
5. **Design requirements:** The following list include design features to be utilized when applying for Infill Residential Development Procedure.
 - a. **Density:** Maximum residential densities shall be determined by utilizing the following hierarchical order:
 - i. Existing zoning district maximum permitted density; or
 - ii. Properties proposed for Infill Residential Development Procedure that are found to be currently zoned NU Non-Urban District shall be required to submit a petition for a change of zoning from the NU Non-Urban District to a residential zoning district. This petition shall be filed prior or concurrently with the petition requesting Infill Residential Development Procedure.
 - b. **Minimum Lot Size:** The Infill Residential Development Procedure may authorize utilization of minimum lot sizes as approved by the City Council.
 - c. **Setbacks:** The Infill Residential Development Procedure may authorize flexible setbacks, subject to approval as part of the Preliminary Development Plan.
 - d. **Lot Frontage:** The Infill Residential Development Procedure may authorize the utilization of flexible Lot Frontage to be approved on the Preliminary Development Plan.
 - e. **Uses:** The Infill Residential Development Procedure can authorize any single-family residential use. Request for multi-family dwellings are not permitted under the Infill Residential Development Procedure.

- f. Height: Height requirements for any development utilizing the Infill Residential Development Procedure must conform to the applicable height limitations within the zoning district for the site.
- g. Buffer: A perimeter buffer shall be provided in accordance with the landscape buffer requirements described in the UDC. Any proposed modifications to the buffer requirements shall be included on the Preliminary Development Plan and require the review and approval by the Planning Commission in accordance with Article 04 of this UDC.

6. Approval; Duration; Expiration

- a. Duration of Approval – Approval of an Infill Residential Development (IRD) Procedure shall remain valid for a period of three (3) years from the date of approval by the City Council, unless otherwise specified as a condition of approval.

- b. **Commencement of Construction Required**

The IRD shall automatically expire and become null and void unless substantial construction has commenced on the approved project within the two-year approval period.

- i. For the purposes of this section, “substantial construction” shall mean the issuance of a building permit and the initiation of physical improvements on the site that are consistent with the approved plans.
 - ii. Site clearing, grading, or land disturbance activities alone shall not constitute substantial construction.

- c. **Effect of Expiration**

Upon expiration, the IRD and all associated modifications, deviations, or flexible standards shall be of no further force or effect. Any subsequent development of the property shall comply with all zoning and development regulations then in effect.

- d. **Extensions**

- i. Any requests for an extension shall require a resubmission to the Planning Commission and follow the procedures of a new submittal under the IRC Procedure.
 - ii. The request must be submitted in writing to the Director of Planning, stating the reasons for the delay and demonstrating good cause.
 - iii. Extensions shall require updates to bonds and other such documents as may be required by the Director of Planning.
 - iv. The Planning Commission is authorized to grant the extension.
 - v. No extension may be granted after the IRD has expired.

- e. **Health, Safety, and Welfare Clause**

Nothing in this section shall limit the City’s authority to revoke or modify an approval if the project presents a threat to public health, safety, or welfare, or if conditions of approval are violated.

ARTICLE 02. DEVELOPMENT REVIEW & APPEALS PROCESS

SECTION 405.02.040 PROCEDURE FOR ESTABLISHING PLANNED DISTRICTS AND SPECIAL PROCEDURES

A. Applicability.

The requirements of this Section shall apply to all proposed developments attempting to establish a planned district or to utilize a special procedure. Further, this Section shall also apply to any proposed amendment to an existing Planned District or Special Procedure.

Planned Districts are as follows:

Planned Commercial District	"PC"
Planned Commercial District	"C8"
Planned Industrial District	"PI"
Planned Industrial District	"M3"
Urban Core District	"UC"
Medical Use District	"MU"
Neighborhood Business District	"NB"
Mixed Use District	"MXD"
Planned Commercial & Residence District	"PC&R"
Planned Unit Development	"PUD"

Special Procedures are as follows:

Adult Entertainment Area	"AEA"
Conditional Use Permit	"CUP"
Residence Business Use Procedure	"RBU"
Museum and Arts Area	"MAA"
Wild Horse Overlay	"WH"
Infill Residential Development	"IRD"

B. Procedures.

The procedures for the establishment of or amendment to any Planned District or Special Procedure are outlined in this Section.

1. Application. The owner or owners of record, or owners under contract of a lot or tract of land, or their authorized representatives, shall petition the City Council on forms prescribed for this purpose by the Planning Commission. These forms are to be submitted to the Department and accompanied by the following:
 - a.) Filing fee per the requirements of Article 09 of this UDC.
 - b.) Narrative, including the following:

1. A document, which may include architectural renderings, pictures, mock plans, etc., describing the character of, and rationale for the proposed development;
 2. Proposed land uses and development standards, density and height limitation, yard requirements all of which shall be compatible with other nearby uses and developments and ensuring consistency with the Comprehensive Plan;
 3. A listing of all land uses per tract of land within the proposed development, if applicable;
 4. Exceptions, variances, or waivers from the UDC, if being requested;
 5. A statement regarding tree preservation and proposed landscaping;
 6. A description of any proposed amenities or recreational facilities;
 7. A description of lands to be dedicated for public facilities;
 8. Proposed phasing and time schedule if the development is to be done in phases; and
 9. Proposed phasing and time schedule for land to be dedicated for public facilities.
- c.) Legal description of the property.
- d.) Outboundary survey of the property.
- e.) Preliminary Development Plan.
1. A key map showing the tract and its relation to the surrounding area.
 2. A north arrow and scale. The scale shall be no larger than one (1) inch equals 100 feet.
 3. Names of the owners of all property adjoining the tract as disclosed by the most recent St. Louis County Assessors record.
 4. Depict existing and proposed improvements within 150 feet of the site as directed by the City. Improvements include, but are not limited to, roadways, driveways, and walkways adjacent to and across the street from the site, and

significant natural features, such as wooded areas and rock formations, that are to remain or be removed.

5. Proposed preliminary location of land uses, in single lot developments approximate location of buildings and other structures as well as parking areas, shall be indicated. In multiple-lot developments, preliminary location and configuration of buildings, including locations of common ground areas, major utility easements, and stormwater retention areas shall be indicated. Where applicable, preliminary location and number of residential density units.
6. Proposed structure and parking setbacks.
7. Perimeter buffers.
8. Proposed maximum structure heights.
9. Proposed area to be dedicated for open space.
10. Approximate location of all tree masses, and a concept landscape plan indicating location, general type, size and quantities of trees. Shall meet all requirements of the City's Tree Preservation and Landscape Requirements in Article 04 of this UDC.
11. Approximate location of any historical artifacts, buildings, or historically significant buildings as identified by the Chesterfield Historic and Landmark Preservation Committee (CHLPC) or St. Louis County within the boundaries of the property.
12. Proposed ingress and egress to the site, including adjacent streets, and approximate alignments of internal roadway systems.
13. Preliminary plans for sanitation and drainage facilities.
14. Existing and proposed contours at vertical intervals of not more than five (5) feet referred to sea level datum. Floodplain areas shall be delineated.
15. Two (2) section profiles through the site showing preliminary building form, existing natural grade, and proposed final grade.
16. Any other information as requested by the City of Chesterfield.

2. Public Hearing. A Public Hearing on the petition shall be held by the Planning Commission in accordance with Section 02-02 of this Article.
3. Planning Commission Review and Recommendation. No action shall be taken by the City Council with respect to the petition until it has received the recommendation of the Planning Commission. The recommendation shall address the proposed development and its relation to all applicable Sections of this UDC, the City of Chesterfield Comprehensive Plan, and compatibility with adjoining permitted developments and uses. A recommendation of approval or approval as amended shall include recommended conditions to be included in the ordinance, preliminary development plan, or permit authorizing the establishment of the Planned District or Special Procedure. Such conditions shall include, but not be limited to, the following:
 - a.) Permitted uses, including maximum floor area.
 - b.) Performance standards.
 - c.) Height limitations.
 - d.) Minimum yard requirements.
 - e.) Off-street parking and loading requirements.
 - f.) Sign regulations.
 - g.) Minimum requirements for site development plans.
 - h.) Time limitations for commencement of construction.
 - i.) Trust funds, impact fees, surcharges and connection fees. Applicants shall make contributions to and/or pay all applicable trust funds, impact fees, surcharge fees, and connection fees as defined by all governmental units, utility companies or other jurisdictional entities.
 - j.) Architectural and landscape review. Applicants shall submit appropriate plans to the Architectural Review Board.
 - k.) Right-of-way dedication and road improvements. Applicants shall dedicate rights-of-way as necessary for future roadways, and shall construct reasonable road improvements based on the size and impact of their proposed development.
4. Conditional Use Permit (CUP) Performance Standards. All uses established by a CUP shall operate in accord with the appropriate performance standards contained in Article 04-13 "Zoning Performance Standard Regulations" of this UDC. These performance standards are minimum

requirements and may be made more restrictive in the conditions governing the particular development or use authorized by the CUP.

5. Residential Business Use (RBU) Recommendations Subject to Conditions. When approval has been recommended subject to conditions and the conditions would cause substantial change in the site plan presented at Public Hearing, the Planning Commission shall withhold forwarding a recommendation to the City Council pending receipt of a revised plan from the petitioner reflecting compliance with the conditions.

- a.) The petitioner shall be allowed a maximum of 45 days to submit the revised plan to the Department.
- b.) Said plan shall be reviewed by the Planning Commission at its next meeting. If the petitioner fails to submit the revised plan, the Planning Commission shall forward its recommendation to the City Council.
- c.) Designation of the residential business use area qualifies property for certain uses as granted by the residential business use area in the residential zoning district in which the property is located. Permitted land uses and developments shall be established in the conditions of the ordinance governing the particular planned district as described in Section 02-04 of this Article.
- d.) The Planning Commission shall also consider the architectural, landscape, and other relationships, which may exist in the proposed development and the character of the surrounding neighborhood, and shall prescribe and require such physical treatments or other limitations as will, in its opinion, enhance the neighborhood character.
- e.) The recommendation, along with preliminary plans and conditions where approval has been recommended, shall be forwarded to the City Council for its consideration.
- f.) Conditions may relate to, but need not be limited to:
 - 1. The type and extent of improvements and landscaping.
 - 2. The governing development and improvements.
 - 3. The maximum or minimum gross floor area per residential business use.
 - 4. Sign regulations.

5. Performance standards.
6. City Council Action. Upon receipt of the Planning Commission's recommendation, the City Council shall approve, approve as amended or deny the request for a Planned District or Special Procedure by approving an ordinance or approval authorizing the development or deny the application. If the application is approved, the matter shall be returned to the Planning Commission for consideration of a site development plan, site development concept plan, or site development section plan.
7. City Council Action for a Conditional Use Permit (CUP).
 - a.) Permit effective, when. Unless the City Council exercises its Power of Review as described in Section 02-20 of this Article or a duly filed protest is received by the City Clerk, a conditional use permit or an amendment thereto shall become effective after 15 days of the City Council's receipt of the Planning Commission's report granting the application. In the event that a conditional use permit is filed in conjunction with a required change of zoning, the permit shall not become effective until the date of enactment of the ordinance authorizing the zoning change.
 - b.) Effect of denial. Upon denial by the Planning Commission of an application for a conditional use permit, the Planning Commission shall notify the applicant of the denial. If no appeal is filed from the denial and if the City Council does not exercise its Power of Review, no subsequent application for a permit with reference to the same property or part thereof shall be filed by any applicant until the expiration of 12 months after the denial. No provision herein shall be construed to prevent the Planning Commission or the City Council from initiating the procedure provided in this Section by a resolution of intention at any time.
 - c.) Appeal, protest or City Council review of Planning Commission decision for CUP.
 1. Appeal by petitioner from decision of denial. The petitioner may file an appeal to the City Council of a Planning Commission denial of an application for a conditional use permit or an amendment thereto in accord with the provisions of Section 02-19 of this Article.
 2. Protest by specified nearby property owners to decision of approval. Specified nearby property owners may file a protest with the City Council against the Planning Commission's approval of an application for a conditional use permit or an amendment thereto in accord with the provisions of Section 02-19 of this Article.

3. City Council may exercise Power of Review on the decision of the Planning Commission in accord with the provision of Section 02-20 of this Article.
- d.) Development of conditional uses and permitted land uses on same tract of land. Nothing shall prevent the establishment of land uses for developments authorized by conditional use permit on the same tract of land with one or more permitted land uses and developments specified in the regulations of the governing zoning district. However, the development or use authorized by a conditional use permit shall abide by the conditions of the permit and the permitted land use and development shall adhere to the regulations of the governing zoning district. A permitted land use or development existing at the time of submittal of a site development plan for a development or use authorized by conditional use permit shall be shown on the plan. No permitted use or development shall at any time cause the violation of any condition imposed by a conditional use permit.
- e.) Recording. Prior to the issuance of any building permit or permit authorizing the use of the property in question, the property owner shall record a copy of the approved conditional use permit, including attached conditions, and any subsequent amendments thereto and the legal description of the tract with the St. Louis County Recorder of Deeds, with a copy to be filed with the City of Chesterfield.
- f.) Time limit of conditional use permits. Conditional use permits shall be valid for an unlimited period unless a lesser period shall be provided in a particular permit. Upon the expiration of the time limit specified in a particular permit, the property owner may request that the conditional use permit be reviewed by the Planning Commission, which may extend it for an unlimited period or for a specified additional period of years.
8. Appeal or Protest of a Planned District or Special Procedure.
 - a.) Appeal by petitioner to recommendation of denial. The petitioner may file an appeal to the City Council of a Planning Commission recommendation of denial of an application for a Planned District or Special Procedure or an amendment thereto in accord with the provisions of Section 02-19 of this Article.
 - b.) Protest by specified nearby property owners to recommendation of approval. Specified nearby property owners may file a protest with the City Council against the Planning Commission's recommendation of approval of an application for a Planned District or Special Procedure or an amendment thereto in accord with the provisions of Section 02-19 of this Article.

- C. Procedure for Amendment of Conditions of a Planned District or Special Procedure.
 - 1. In order to amend the provisions of any planned district ordinance or special procedure approval; including the permitted uses, the procedure shall be as follows:
 - a.) The process to amend a planned district ordinance or a special procedure approval shall be the same as the establishment of the same.
 - b.) Where the Planning and Development Services Director has determined that the request for amendment is minor in nature, the requirement to submit a new Preliminary Plan shall be waived.
 - 2. To amend any recorded site development (section or concept) plan approved for a planned district, see Section 02-10 of this Article.

Memorandum

Department of Public Works



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

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

DATE: June 5, 2026

RE: Waterfront at Wildhorse Village Snow Removal Services

As you know, for some time the Director of Planning and I have been attempting to find a solution to how to handle snow removal services for the Waterfront at Wildhorse Village (Waterfront) development. The Waterfront development has been substantially occupied for some time, but the streets have yet to be accepted due to their overlap with the overall Wildhorse Village development. This has left the residents in “no man’s land” regarding snow removal services. Waterfront has hired a property management company (CMA) to contract for snow removal services, which to date have been provided by Mitchell Lawn and Landscape. Over the previous two snow seasons Waterfront has incurred a total of \$15,365 in snow removal services exclusively related to streets. As the Director of Public Works I have reviewed these invoices and found them reasonable.

Because the Waterfront development is configured differently than the City’s conventional single-family developments, it would be beneficial to the City if Waterfront continued to provide contractual snow removal service. Given the tight parameters of the street configuration, the use of the City’s 2.5-ton trucks is impractical. It would be in the best interest of both the City and the subdivision for the subdivision to continue to contract for snow removal services.

On June 2, 2026 the Director of Planning and I met with representatives from Waterfront. Both parties agreed that if the City is willing to reimburse Waterfront for expenses incurred from January 1, 2025 to now, and the City will agree to reimburse Waterfront for future expenditures through the SBD, that Waterfront is willing to continue to contract for snow removal services. I have drafted the attached Memorandum of Understanding (MOU) which would define this arrangement.

The MOU contains two components. **The first component is that the City will reimburse Waterfront for previously incurred expenditures (\$15,365) through the Private Street Snow Removal Reimbursement Program.** This Program has

2026 funds available for this purpose and no supplemental funding is necessary. **Second, in the future the City will reimburse Waterfront for street related snow removal expenditures, documented with invoices and evidence of payment, up to a maximum of \$12,000 per year solely through the Special Business District (SBD).** Expenditures over \$12,000 per year can be authorized by the Director of Public Works if there were unused funds over the previous two years. Otherwise, expenditures over \$12,000 can be authorized by the City of Chesterfield City Council. Note that the maximum reimbursement will be adjusted by the CPI-U biennially in the same manner as the Private Street Snow Removal Reimbursement Program.

It is my recommendation that the City of Chesterfield enter into a Memorandum of Understanding with Waterfront for snow removal services. **This arrangement is beneficial to both the City of Chesterfield and the residents who live in the Waterfront development.** Should you have questions or require additional information, please contact me.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee of City Council. Should PPW support the recommendation of the Director of Public Works, it should recommend approval of the MOU to the full City Council. Should City Council concur with Staff's recommendation, it should authorize the City Administrator to execute the MOU between the City of Chesterfield and Waterfront.

Concurrence:


Justin Wyse, Director of Planning

Please forward to the PPW for their review and recommendation. This is an excellent example of creatively and constructively working to achieve a positive means of addressing services.

Thank you!

 2026-6-5

**MEMORANDUM OF UNDERSTANDING
BETWEEN WATERFRONT AT WILDHORSE VILLAGE HOMEOWNERS'
ASSOCIATION
AND THE CITY OF CHESTERFIELD, MISSOURI**

This Memorandum of Understanding (the “MOU”) entered into this ____ day of July, 2026 by and between the City of Chesterfield, Missouri, a political subdivision of the State of Missouri (the “City”), and Waterfront at Wildhorse Village Homeowners’ Association, a Missouri nonprofit corporation with a registered agent address located at 662 Office Pkwy, Creve Coeur, MO 63141-7103 (the “HOA”).

WHEREAS, the HOA is currently responsible for the maintenance, landscaping, and repair of certain areas located in, along, and over roadways known as Waterfront Avenue, Alley Street, and Edgewater Avenue (the “Three Streets”). The developer is working toward a request to publicly dedicate the Three streets, which is expected to occur in 2026; and,

WHEREAS, the Three Streets are all located within the municipal boundaries of the City and within the Wildhorse Special Business District (the “SBD”) located generally north and east of Burkhardt Place and West of Chesterfield Parkway; and,

WHEREAS, the Three Streets were built by Wildhorse Village, LP but are now being maintained by the HOA until they are accepted as public streets; and,

WHEREAS, one of the purposes of the SBD is to help pay for the maintenance of certain public improvements, including the Three Streets; and,

WHEREAS, the City desires to use some of the SBD funds to reimburse the HOA for some of the ongoing future maintenance costs of the Three Streets on the terms and conditions set forth herein; and,

WHEREAS, the City finds there is a public purpose in keeping the Three Streets maintained during both the period until application and acceptance of the Three Streets by the City and the period after acceptance.

NOW, THEREFORE, the City and the HOA enter into this MOU:

1. Reimbursable Area

For purposes of this MOU, the areas depicted in Exhibit A attached hereto and incorporated herein by reference shall be referred to as the “Reimbursable Area.” As shown on Exhibit A, the Reimbursable Area shall be those areas in, along, and over the Three Streets.

2. Reimbursable Activities

On the terms and conditions set forth herein, the HOA may seek reimbursement from the City for costs incurred for snow removal from the Three Streets (“Reimbursable Activities”).

City and HOA agree that it is in the best interest of all parties that the HOA continues to contract for snow removal services and to submit for reimbursement of eligible expenses, as delineated in the Reimbursement Process in Section 3 below. HOA shall manage contractual snow removal services through the life of this Agreement.

City and HOA agree that HOA has incurred snow removal expenses for the Three Streets from January 1, 2025 through the date of execution of this MOU in the amount of \$15,365. In return for HOA agreeing to manage contractual snow removal services for the Three Streets through the life of this MOU, City will reimburse HOA \$15,365 from the Private Street Snow Removal Reimbursement Program for these prior snow removal expenditures. All future requests for reimbursement are subject to the Reimbursement Process in Section 3 below and will be paid by the City / SBD as set forth in Section 3.

3. Reimbursement Process

The following process (the “Reimbursement Process”) will be followed in the City’s consideration of any future request to reimburse the HOA for any of the Reimbursable Activities:

- a. First, the HOA must submit documentation to the City, in the manner and form prescribed by the Director of Public Works, showing the actual costs incurred by the HOA in carrying out the Reimbursable Activities (the “Request”).
- b. Second, the Director of Public Works and Director of Planning will review the Request and may request such additional information and documentation as they deem necessary to evaluate the Request. The City shall have thirty (30) days to request additional documentation and notify HOA of its decision.
- c. Third, the City shall grant the Request if: (i) the costs incurred by the HOA in carrying out the Reimbursable Activities were reasonable, as determined by the Director of Public Works and Director of Planning, in their sole discretion and (ii) there are sufficient SBD funds available as determined by the Director of Public Works and Director of Planning, in their sole discretion.
- d. Fourth, reimbursement payment shall be made to the HOA within thirty (30) days of the Request being approved.
- a. HOA may make a request through the Reimbursement Process a maximum of once every ninety (90) days. The Reimbursement Process will take place at the end of every third month so long as this MOU is in effect. All Requests shall be submitted to the City at the same time with the proper documentation.

4. Reimbursement Terms

The following additional terms shall apply to the Reimbursement Process:

- a. Nothing contained in this MOU shall require or otherwise obligate the City in any way to provide reimbursement to the HOA for any costs incurred by the HOA other

than costs incurred for the Reimbursable Activities, or otherwise take on or accept any maintenance obligation or responsibility for the Reimbursable Area.

- b. The City will maintain complete discretion in granting a Request, but will use reasonable efforts to reimburse the HOA for Requests that are proper under the terms of this MOU and which follow the Reimbursement Process.
- c. The maximum amount that the City will reimburse under the terms of this MOU is Twelve Thousand Dollars (\$12,000.00) per calendar year (the “Yearly Limit”). The Yearly Limit shall be adjusted biennially based upon the Consumer Price Index for All Urban Consumers (CPI-U). Any request(s) exceeding Yearly Limit may be approved by the Direct of Public Works if excess funds are available from requests over the prior two years. Otherwise, any request(s) exceeding the Yearly Limit may be approved by the City of Chesterfield City Council.

5. Term and Termination

- a. This MOU shall commence on the execution date and shall remain in effect until terminated as set forth herein.
- b. Either party may terminate this MOU upon thirty (30) days written notice to the other party.

6. Insurance and Liability

The HOA shall maintain appropriate insurance coverage for all Reimbursable Activities and shall provide proof of such insurance to the City when seeking reimbursement for said Reimbursable Activity. The HOA shall indemnify, defend and hold harmless the City, the City’s elected officials, appointed officials, attorneys, employees, agents and representatives from and against any and all claims, suits, liabilities, judgements, and costs, including attorney’s fees, arising from or related to this MOU and/or the Reimbursable Activities.

7. No Joint Venture

The HOA agrees that City shall not be deemed to be a partner nor a joint venturer nor a member of a joint enterprise with HOA in carrying out the Reimbursable Services or in furthering the purposes of this MOU. HOA shall not be an employee nor an independent contractor of the City. The HOA shall not act as an agent for the City and has no authority to bind the City.

8. Non-Acceptance of Public Improvements

The Parties acknowledge that nothing in this MOU shall be construed or deemed as the City agreeing to accept or accepting any public improvements.

9. Applicable Law

This MOU shall be governed in accordance with the law of the State of Missouri.

[SIGNATURE PAGE TO FOLLOW]

CITY OF CHESTERFIELD, MISSOURI

By: _____

Name: _____

Title: _____

WATERFRONT AT WILDHORSE VILLAGE HOMEOWNERS' ASSOCIATION

By: _____

Name: _____

Title: _____

III.E

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE TEMPORARILY SUSPENDING ENFORCEMENT OF SECTION 10.G. OF CITY OF CHESTERFIELD ORDINANCE 378 TO PERMIT A TEMPORARY FOOD STAND ON THE PROPERTY UNTIL SEPTEMBER 30, 2026.

WHEREAS, certain areas as described in Section 1 of City of Chesterfield Ordinance 378 are governed by ordinance requirements dating back to at least 1969; and

WHEREAS, Sub-section 10.g. of Ordinance 378 requires all sales on the property to be conducted indoors; and

WHEREAS, residents in the area have expressed support for allowing limited operations of a temporary, mobile food stand on the property to provide services for residents in the neighborhood; and

WHEREAS, the City Council finds that a temporary suspension of enforcement, subject to reasonable limitations and a defined expiration date, is in the best interest of the City; and

WHEREAS, the City desires to allow a reasonable, temporary situation that allows a temporary use while the property owner pursues a zoning amendment.

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

Section 1. The Director of Planning, or their designee, are granted the authority to suspend the enforcement and application of Section 10.g of City of Chesterfield Ordinance 378 to permit the sale of food only on a temporary basis.

The requirements or processes related to the items identified below may be suspended, extended, or waived as may be necessary to protect the public health, safety, and general welfare and to assist residents, visitors, and businesses as deemed appropriate.

1. Temporary suspension of the enforcement of specific development criteria:
 - a. Temporary structures for the sale of food only;
 - b. Temporary structure regulations, including the placement of any trailer or similar temporary structure on a non-improved surface;
 - c. This temporary suspension shall not apply to the sale of tires, automobiles, or trailers, and other similar type equipment or

vehicles.

2. Other development criteria in the Unified Development Code and/or site specific ordinances pertaining to the temporary use of a food facility only.
3. No business license shall be required for operation of a temporary food stand that is accessory to a business license that is in good standing with the City.
4. It shall be the responsibility of the property owner to obtain all State, County, and other required permits including, but not limited to, health and safety permits.

Section 2. The City Council retains the legislative discretion to review and withdraw approval for any action authorized under this ordinance by vote of a majority of City Council members.

Section 3. Any applicant requesting temporary relief under this ordinance may appeal the decision of the Director of Planning to the City Council who may affirm, reverse, or modify the decision.

Section 4. This Ordinance is a temporary ordinance in order to advance the public health, safety, and general welfare to residents, visitors, and businesses within the City of Chesterfield, Missouri.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval and shall remain in full force and effect until September 30, 2026 unless repealed or otherwise extended by the City Council of the City of Chesterfield.

Passed and approved this _____ day of _____, 2026.

PRESIDING OFFICER

Dan Hurt, MAYOR

ATTEST:

FIRST READING HELD: 07/20/2026

Vickie McGownd, CITY CLERK