VII. D.

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Planning Commission Staff Report

Project Type: Light Fixture Request

Meeting Date: February 27, 2017

From: Jessica Henry, AICP
Senior Planner

Location: 700 Chesterfield Parkway West

Applicant: Monsanto

Description: **Monsanto Chesterfield Campus, Light Fixture Request:** A request for a decorative light fixture for a 200.51 acre tract of land zoned "UC" Urban Core District located on the north side of Chesterfield Pkwy West, approximately 2,000 feet east of City Center Dr.

PROPOSAL SUMMARY

This project is a request for approval of a decorative light fixture for use within Monsanto's 200 acre Chesterfield Campus. This request is before the Planning Commission due to the decorative nature of the proposed fixture.

Figure 1: Monsanto Chesterfield Campus

Submittal Overview

The City's Unified Development Code requires that fully shielded light fixtures with full cut off optics be utilized within commercial developments. However, the UDC includes a provision which allows the Planning Commission to approve decorative lighting fixtures when it can be proven that there will be no off-site glare light trespass, and the proposed fixtures will improve the appearance of the site.

As identified by the applicant in the statement attached to this report, the request is for utilization of 24 decorative lighting fixtures in lieu of the approved utilitarian fixture along pedestrian pathways located in the interior of the site. These decorative light fixtures would be mounted at a height of 10 feet and would not result in light trespass given the interior location of the proposed fixture, as shown on the following page. Based on this, the proposed decorative application is appropriate for the pedestrian pathways linking the visitor parking area and surrounding buildings.

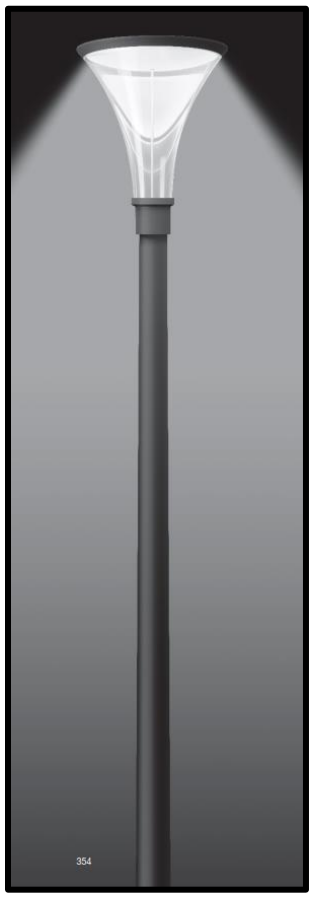


Figure 2: Proposed Decorative Light Fixture

Figure 3: Reference Photo of Requested Decorative Light Fixture

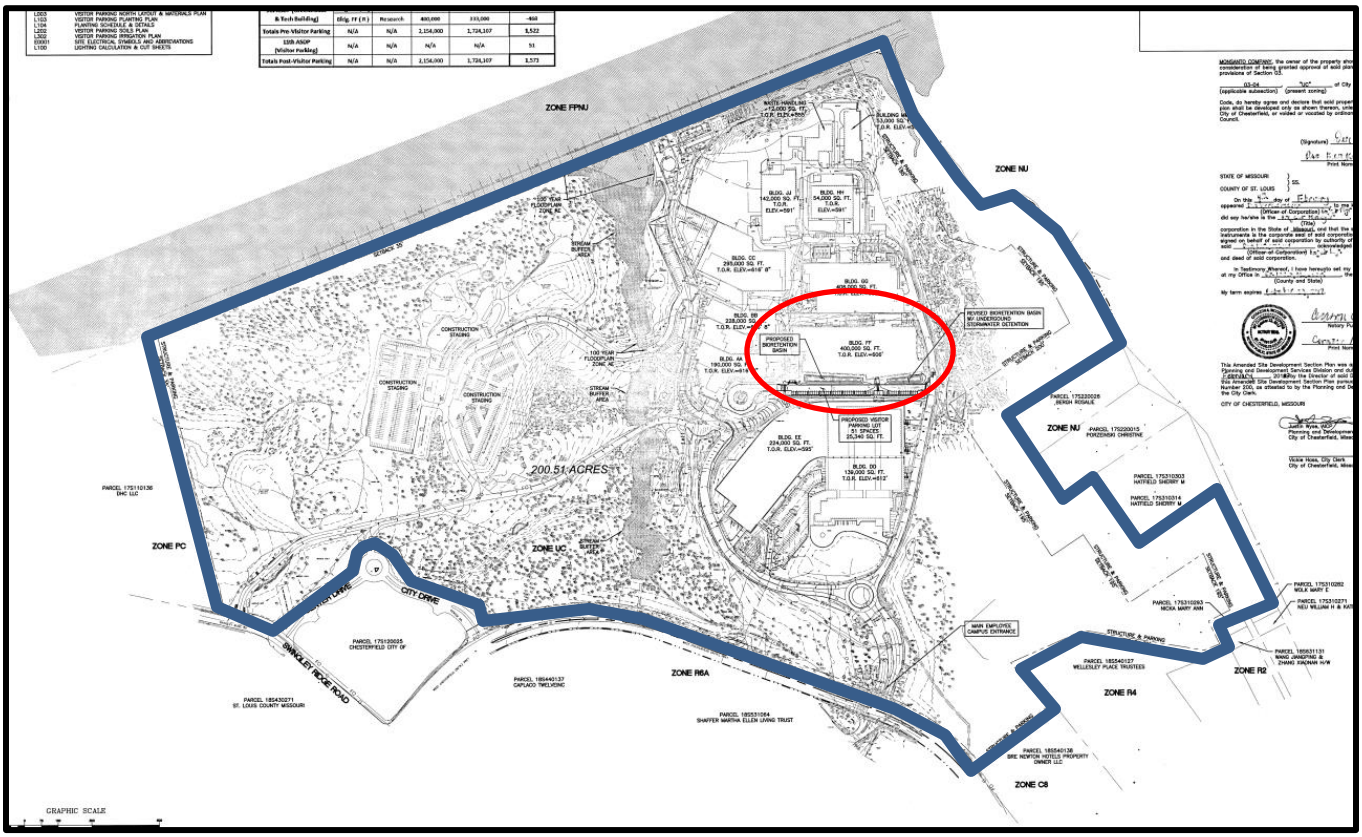


Figure 4: Location of Proposed Decorative Fixtures within Monsanto Campus

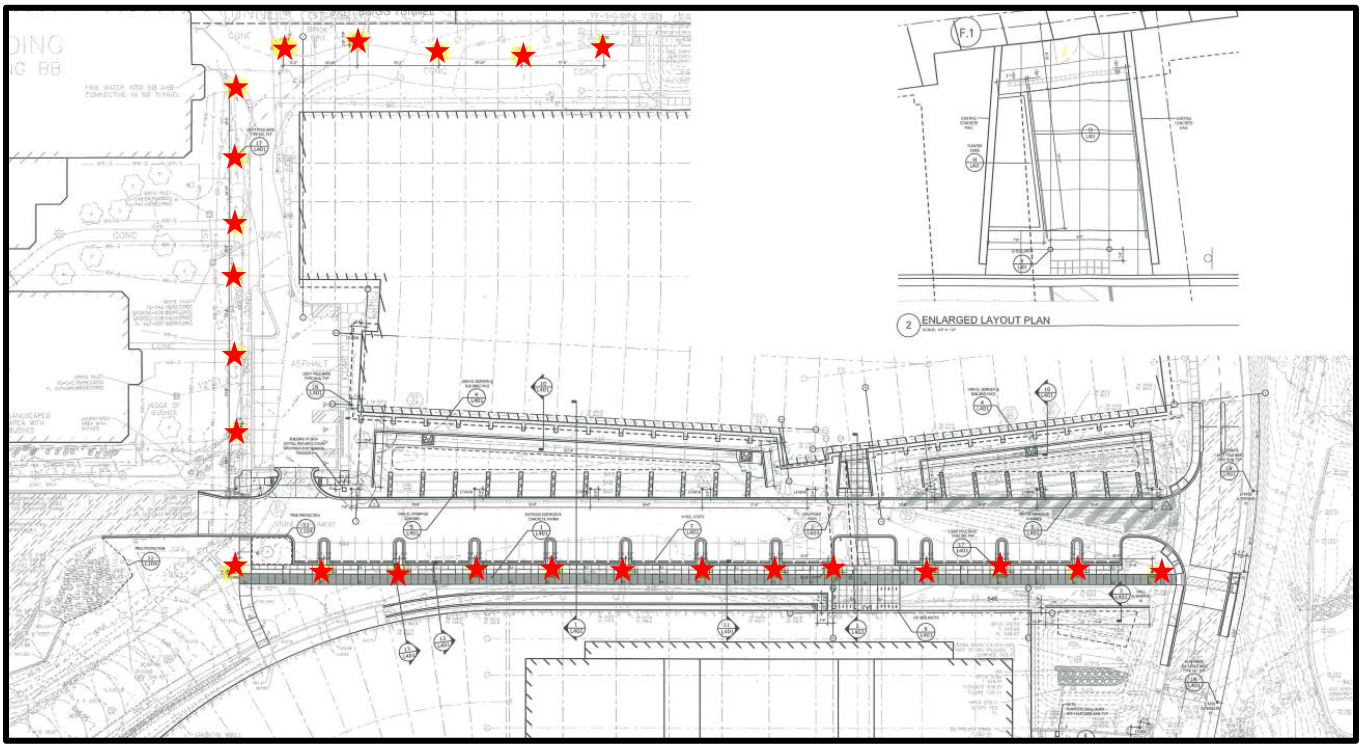


Figure 5: Detailed Location of Proposed Decorative Fixtures within Monsanto Campus

STAFF RECOMMENDATION

Staff has reviewed the light fixture request and found the proposal to be consistent with the purpose and intent of the UDC. Staff recommends approval of the proposed light fixture for use along interior pedestrian pathways within Monsanto's campus.

MOTION

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

1) "I move to approve (or deny) the light fixture request for the Monsanto Chesterfield Campus."

2) "I move to approve the light fixture request for the Monsanto Chesterfield Campus ……." (Conditions may be added, eliminated, altered or modified)

Attachments: Light Fixture Request

CC: Justin Wyse, Director of Planning and Development Services

Monsanto Chesterfield Village
Visitor Parking Lot Project
February 2017

REQUEST FOR SUBSTITUTION:
PEDESTRIAN POLE-MOUNTED LIGHT FIXTURES

Current plans call for Gullwing Roadway fixtures to be used exclusively throughout this project. However, upon further design refinement, Monsanto would like differentiate between the auto and pedestrian experiences. We believe the most effective way to do this is to change the lighting. We therefore propose to replace 24 Gullwing fixtures with 24 Bega 77 135 fixtures.

The Bega fixtures would replace the roadway lights on the south side of the Visitor Parking Lot, along the proposed sidewalk; and along sidewalks to the west and north of the new Technology Building. The Gullwings, with taller poles, would remain along the north (roadway) side of the Visitor Parking Lot to provide appropriate lighting for vehicular traffic. The Bega lights, on shorter (10 foot) poles, will provide a better scale and lighting quality more attuned to pedestrian usage. The Bega fixtures would only be placed on primary pedestrian pathways.

LT-082

LED pole-top luminaire with symmetrical light distribution

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Housing/fitter: Die-cast and extruded aluminum construction. The fixture slip fits a 3" O.D. pole top or tenon and is secured by six (6) socket head stainless steel set screws threaded into stainless steel inserts. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Clear acrylic diffuser with textured acrylic optic and pure anodized aluminum reflector held in place by die-cast aluminum frameand stainless steel rod. Fully gasketed for weather tight operation using a molded silicone rubber gasket.

Electrical: 32W LED luminaire, 37.5 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with an >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

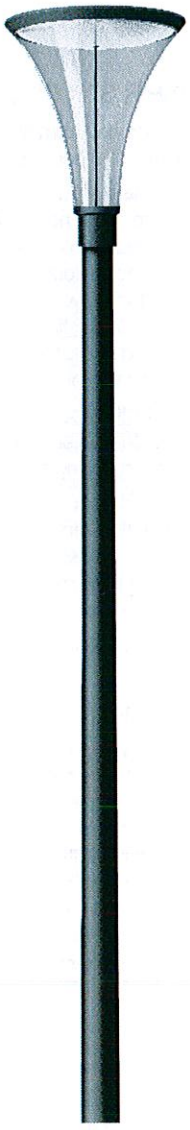
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

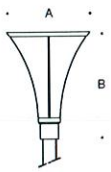
CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 22.9 lbs.

Effective Projection Area (EPA): 1.6 ft²

Luminaire Lumens: 2369





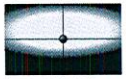
	Lamp	A	B
77 135	32W LED	20 1/8	27 3/8

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

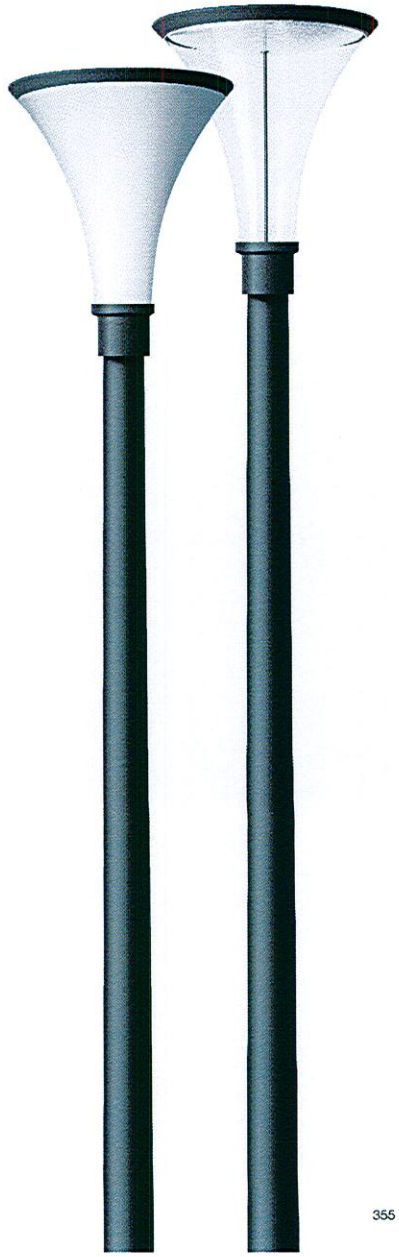
LED pole-top luminaires with unshielded, symmetrical or asymmetrical wide beam light distribution

LED pole-top luminaires with translucent white or clear acrylic diffuser. Luminaires with translucent white acrylic diffuser are characterised by a symmetrical and uniformly soft light distribution.
Luminaires with a clear acrylic diffuser are available optionally with symmetrical or asymmetrical wide beam light distribution.
Luminaires for energy-efficient illumination of urban streets, parking spaces and pedestrian areas.
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires – see page 415.
Further LED technical data, e.g. luminous flux, CRI and dimming are provided on the individual luminaire specification sheets, available at www.bega-us.com.

Symmetrical



Asymmetrical wide beam



LED pole-top luminaires with unshielded, symmetrical, or asymmetrical light distribution

Die-cast aluminum
Acrylic diffuser white or clear

Integral electronic driver - dimmable 0-10 V
Color temperature 4000 K (for 3000 K add suffix K3)

Finish: Black (BLK) White (WHT)
Silver (SLV) Bronze (BRZ)

UL or CSA listed, suitable for wet locations (see page 417)
Protection class IP65

Unshielded pole-top luminaires · **white diffuser**

	Lamp	A	B
77 121	16.8 W LED	15 ⅜	7 ¼
77 122	32.0 W LED	20 ⅛	19 ⅛

Symmetrical pole-top luminaires · **clear diffuser**

	Lamp	A	B
77 124	16.8 W LED	15 ⅜	7 ¼
77 135	32.0 W LED	20 ⅛	19 ⅛

Asymmetrical wide beam pole-top luminaires · **clear diffuser**

	Lamp	A	B
77 150	16.8 W LED	15 ⅜	7 ¼
77 151	32.0 W LED	20 ⅛	19 ⅛