



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

Planning Commission Staff Report

Project Type: Amended Lighting Plan

Meeting Date: March 24, 2014

From: Jessica Henry
Project Planner

Location: 333 East Chesterfield Center

Applicant: Drury Development Corporation

Description: **Drury Plaza Hotel (Hyatt Place):** An Amended Lighting Plan for a 4.85 acre tract of land zoned "PC" Planned Commercial District located adjacent to Chesterfield Mall at the intersection of Clarkson Road and U.S. Highway 40/Interstate 64.

PROPOSAL SUMMARY

The Drury Development Corporation has submitted an Amended Lighting Plan for the Hyatt Place Hotel that was recently constructed on the Drury Plaza Hotel site. The reason for the request is to seek approval of a modification to the pole mounted parking lot fixtures that was made during the construction of the hotel.

HISTORY OF SUBJECT SITE

The subject tract was originally a series of four parcels of land. Three of the lots faced Chesterfield Center East and were zoned "C8" Planned Commercial District by St. Louis County in the 1970's prior to the City's incorporation. The fourth parcel was zoned "NU" Non-Urban District and was created from right-of-way when Highway 40 and Clarkson Road were relocated in the 1980's. In 2002, a request was made to rezone the properties to a "PC" Planned Commercial District which became Ordinance 1899. A Site Development Plan was then approved in 2003 for the first phase of the project with an 11 story hotel.

In 2005, Ordinance 1899 was repealed and replaced with a new Ordinance 2173. That request made changes to the number of seats allowed in the restaurant, decreased one of the structure setbacks and changed the amount of the approved parking reduction. Following the Ordinance Amendment, an Amended Site Development Plan was approved for the second phase of the project for the restaurant on the site.

In 2006, Ordinance 2173 was amended by Ordinance 2281 to allow for the placement of disguised communications antennae. In 2011, Ordinances 2281 and 2173 were repealed and Ordinance 2663 was approved which amended the requirements for the number of hotel rooms and the landscape requirements.

In 2012, a Site Development Plan was approved by City Council and construction on the eight story 145 room Hyatt Place Hotel began later that year.

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	Drury Plaza Hotel	"PC" Planned Commercial District
South	Chesterfield Village Mall	"C8" Planned Commercial District
East	Mercy Health Systems	"UC" Urban Core District
West	Chesterfield Village Mall	"C8" Planned Commercial District



STAFF ANALYSIS

Zoning

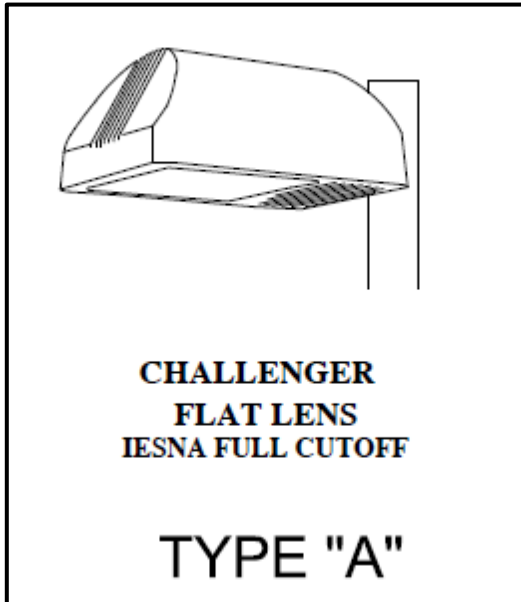
The subject site is currently zoned "PC" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2663. The submittal was reviewed against the requirements of Ordinance Number 2663, the Lighting Ordinance and all other applicable sections of the City Code.

Lighting

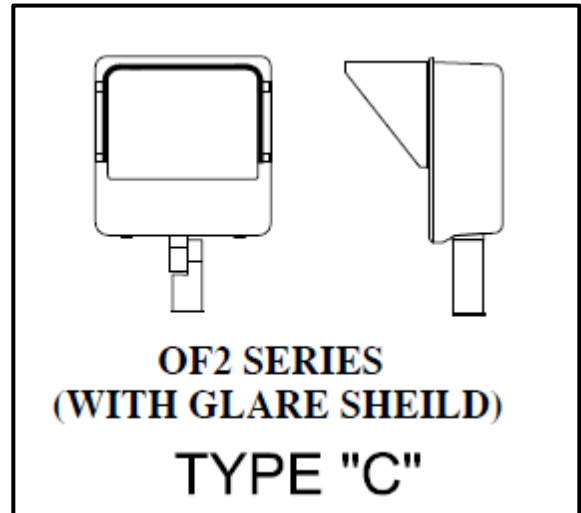
A Lighting Plan was approved with the Site Development Section Plan in January of 2012. The Lighting Plan showed seven single head pole mounted light fixtures to be installed in the parking area. However, during a routine construction inspection, Staff noted that five of the fixtures included a second directional light fixture intended to up light the three primary building elevations, as shown in the 3D/Isometric Lighting Plan included in the Applicant's submittal. The City of Chesterfield Lighting Ordinance states that "parking lot lighting shall be full shielded flat-lens enclosed luminaires."

As the installed light fixtures do not meet these criteria, the Applicant is seeking an exemption as permitted by the City of Chesterfield Lighting Ordinance which states:

“The Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no off-site glare light trespass in excess of .5 foot candle and the proposed fixtures will improve the appearance of the site.”



Light fixture approved in 2012



Directional light fixture head added during construction

It is important to note that there is no change in light levels from the Lighting Plan previously approved by City Council in 2012. As stated in the Applicant’s narrative, the intent of the lighting design is to provide uniformity and continuity between the adjacent Drury Plaza Hotel and the newly constructed Hyatt Place Hotel. The directional up lights provide illumination of the façade of the building without excessive sky glow or light spill over, as demonstrated by the 3D/Isometric Lighting Plan.



Hyatt Place Hotel as seen from Clarkson Road



East Façade of Hyatt Place Hotel

DEPARTMENT INPUT

After reviewing the Amended Lighting Plan, Staff does not have any outstanding comments on the request. Staff would support a recommendation for approval of the request if the Planning Commission finds that the request conforms to the City of Chesterfield Lighting Ordinance requirement that the fixture design *“will improve the appearance of the site”* as discussed on page three of this report.

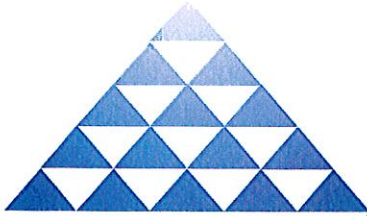
MOTION

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

- 1) “I move to approve (or deny) the Amended Lighting Plan for the Drury Plaza Hotel, Hyatt Place.
- 2) “I move to approve the Amended Lighting Plan for the Drury Plaza Hotel, Hyatt place, with the following conditions...” (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: Applicant’s Narrative
Amended Lighting Plan
3D/Isometric Light Plan



DRURY DEVELOPMENT CORPORATION

Design & Construction Division

721 Emerson Road, Suite 200 • St. Louis, MO 63141
Phone 314-423-6698 • Fax 314-429-5902

City of Chesterfield Planning Commission
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

Date: 7 March 2014

Re: Hyatt Place Chesterfield –
333 Chesterfield Center East
Chesterfield, MO 63017
Amended Lighting Plan



Commissioners –

This letter is in regards to the Amended Lighting Plan for Hyatt Place Chesterfield submitted by Drury Development Corporation (DDC). Our request to amend the lighting plan pertains specifically to the addition of fixtures which provide accent uplighting on the building's façades. The additional fixtures are pole mounted on the approved parking lighting and are tilted upward to wash the building exterior.

The attachments to this letter include a photo and a cut sheet of the fixture in question as well as an amended Lighting Plan showing these additional fixtures. DDC has also submitted an additional axonometric lighting study that shows the light trespass at the property line three dimensionally to address any City concerns that these fixtures would create light trespass beyond the building façade or upward towards the night sky. Furthermore, due to the mounting height and directionality of these fixtures there should be no concern of glare at grade. Finally, the parking lighting does have some areas exceed the 8.0 footcandle maximum. These isolated areas do go as high as 9.5 footcandles, however this is consistent with the previously approved Lighting Plan and the adjacent lots in the area.

DDC would ask that the lighting in question be considered in conjunction with the exterior lighting design of the adjacent Drury Plaza Hotel which has these same fixtures utilized in a similar method to highlight the building façades and parking lot/garage. It is DDC's position that the entire hotel complex should maintain a similar look and feel with respect to the exterior lighting of both buildings. Since the axonometric shows lighting levels approach zero at a height of 75'-0", DDC would contend that since the building facades exceed this height there would be little to no light trespass beyond the property line or into the night sky.

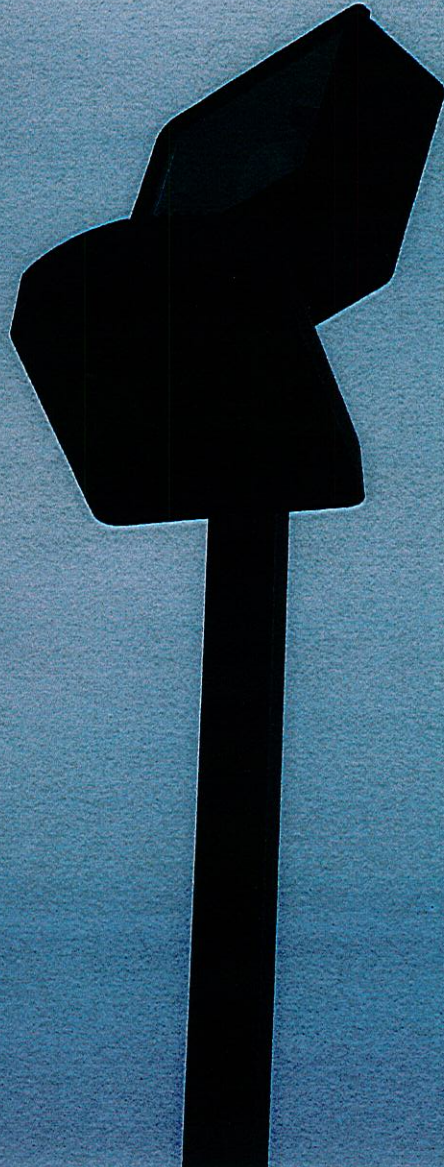
DDC respectfully submits this Amended Lighting Plan to the Planning Commission for its review, consideration, and approval. I am happy to address any and all concerns or provide additional documentation if it is needed in order to approve this change. Thank you for your time and consideration.

Sincerely,

Sean T. Twomey, AIA, DBIA

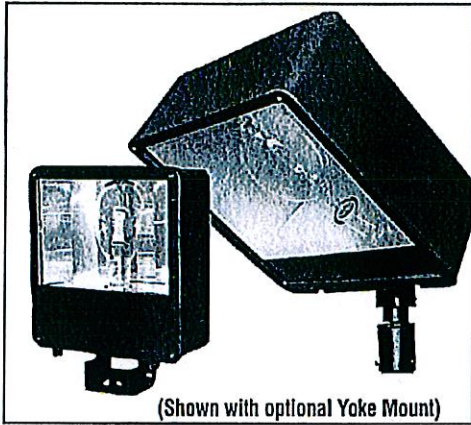
Managing Director - Architecture + Engineering
Drury Development Corporation
721 Emerson Road, Suite 200
St. Louis, MO 63141

d: (314) 587.2508
m: (314) 456.6638
e: sean.twomey@ddcmail.com

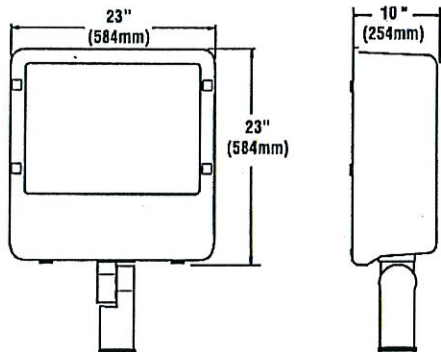


OF II

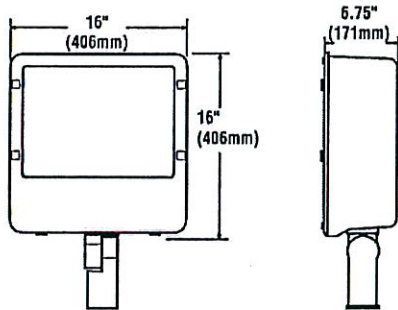
V2



DIMENSIONS



OFL2 - E.P.A. - 3.8



OFM2 - E.P.A. - 1.9

HOUSING - OFII housing is one-piece, die-cast aluminum ensuring weather-tight construction.

DOOR FRAMES - The one-piece die-cast aluminum lens frame is hinged and secured to the housing with four captive screws.

LENS/GASKET - OFII has one-piece, high impact, flat clear tempered glass lens. The lens frame features a continuous silicone gasket for maximum sealing to the housing.

SOCKETS - Porcelain mogul-base sockets feature nickel-plated lamp grip screw shell.

LIGHT SOURCES - Pulse-Start Metal Halide, Metal Halide or High Pressure Sodium. Clear lamp is supplied as standard.

BALLASTS - CWA high-power factor type ballast. All ballast types are designed for -20° operation.

REFLECTORS/DISTRIBUTION PATTERNS - All OFII fixtures are available with a precision-formed anodized aluminum wide beam reflector for optimum photometric performance. Photometric data is tested in accordance with IESNA guidelines.

MOUNTING - Mounting arm accepts 2-3/8" O.D. x 4-3/4" minimum tenon. Optional yoke mount is available.

FINISH - Each OFII fixture features a powder coated baked-on bronze, black, platinum plus, or white enamel finish.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.



OFL2-WB-1000-MH-F

SHIPPING WEIGHTS - OF2				
Catalog #	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
OFM2	15/34	610/24	464/18.25	241/9.5
OFL2	32/70	635/25	635/25	305/12



Project Name _____ | Fixture Type _____
 Catalog # _____

12/06/11
 © 2012
 LSI INDUSTRIES INC.

OF II

LUMINAIRE ORDERING INFORMATION



TYPICAL ORDER EXAMPLE: **OFM2 WB 400 PSMU F 480 BRZ PCRPC**

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
OFM2 - Medium	WB - Wide Beam	150 175 250 320 400	PSMU - Pulse-Start Metal Halide Universal 175, 250, 320, 400 Watt HPS - High Pressure Sodium 150, 250, 400 Watt	F - Flat Clear Tempered Glass	480 MT - Multi Tap TT - Tri-Tap	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White	PCRPC - Photoelectric Control with Twist Lock Receptacle ¹ YK - Yoke Mount
OFL2 - Large		1000	MH - Metal Halide 1000 Watt				

MT - Multi Tap consists of 120V, 208V, 240V and 277V and is prepared for highest voltage. Alternate voltages will require field adjustment.

TT - Tri-Tap consists of 120V, 277V and 347V and is shipped standard for Canadian applications and is prepared for highest voltage. Alternate voltages will require field adjustment.

Consult Factory for International Voltages and Light Sources

FOOTNOTES:

1 - Specify line voltage.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
OFM2-GS Glare Shield	159227 (BRZ)	DFK208, 240 - Double Fusing	DFK208, 240
OFM2-GS Glare Shield	179146 (BLK)	DFK480 - Double Fusing	DFK480
OFM2-VS Vandal Shield	159229	FK347 - Single Fusing	FK347
OFL2-GS Glare Shield	1737110		
FK120 - Single Fusing	FK120		
FK277 - Single Fusing	FK277		

Glare Shield

Vandal Shield



Project Name _____ Fixture Type _____

Catalog # _____

12/06/11

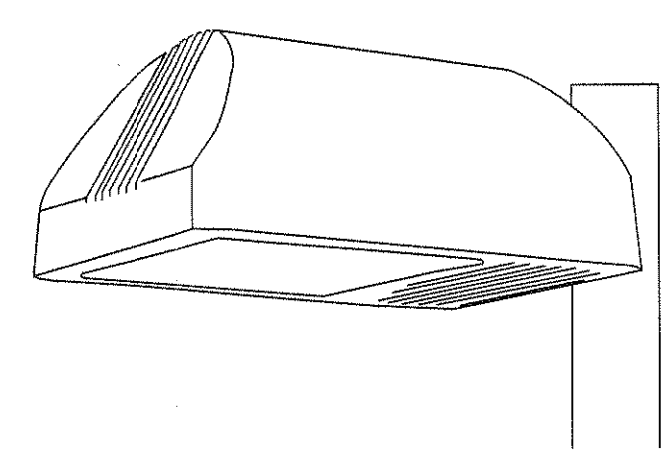
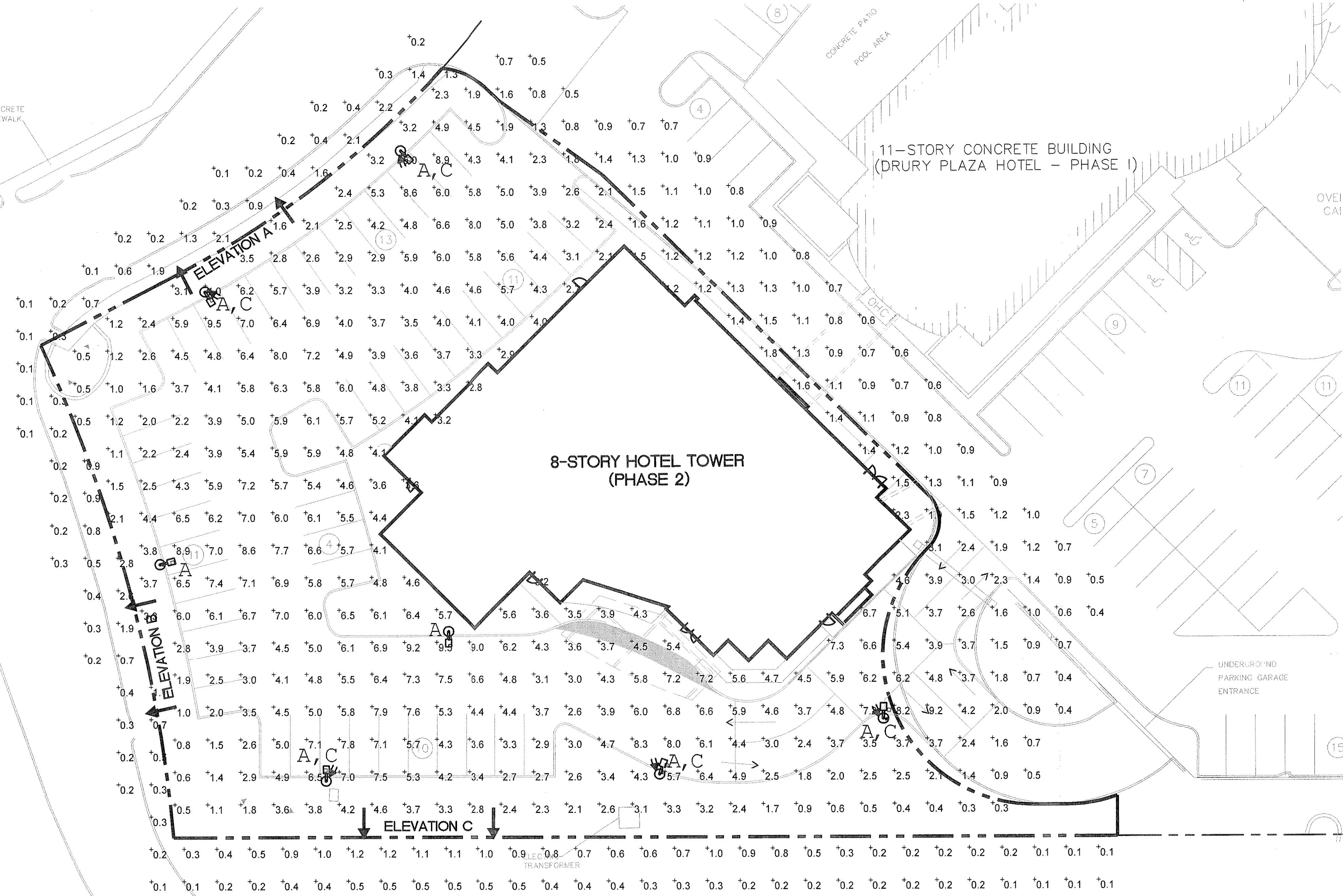
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AMENDED LIGHTING PLAN

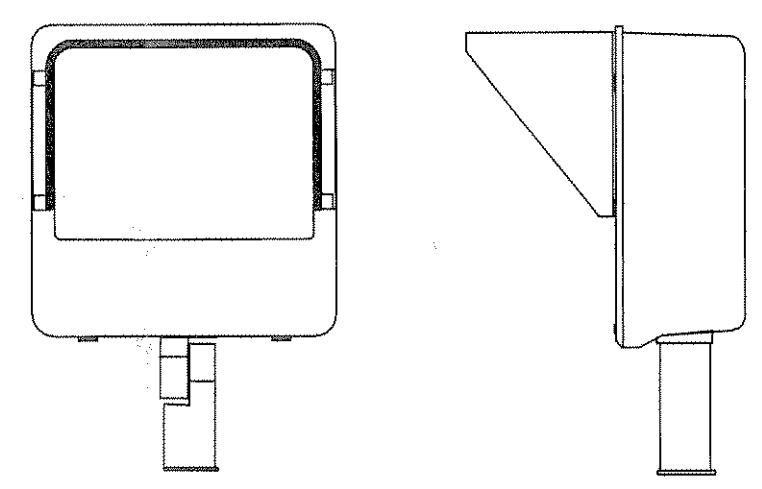
Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.



**CHALLENGER
FLAT LENS
IESNA FULL CUTOFF**

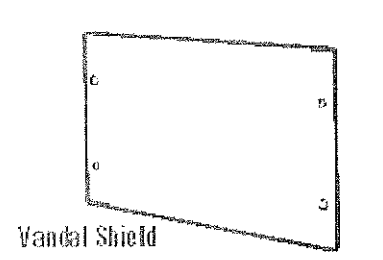
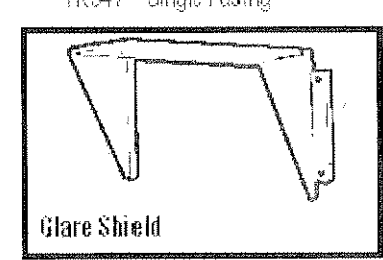
TYPE "A"



**OF2 SERIES
(WITH GLARE SHIELD)
TYPE "C"**

OF2 ACCESSORIES

ACCESSORY ORDERING INFORMATION		(Accessories are field installed)	
Description	Order Number	Description	Order Number
OF2-4S Glare Shield	13272 (BEP)	OF2-2S 24" - Double Fusing	DFK209, 240
OF2-4S Glare Shield	179346 (BPK)	OF2-4S - Double Fusing	DFK400
OF2-4S Vandal Shield	158226	FK347 - Single Fusing	FK347
OF2-4S Glare Shield	173710		
FK120 - Single Fusing	FK120		
FK277 - Single Fusing	FK277		



RECEIVED
City of Chesterfield
MAR 11 2014
Department of Public Services

Maintained Footcandle levels.

Calculation Summary	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Label							
LOT SUMMARY	Illuminance	Fc	3.7	9.5	0.3	12.3:1	31.7:1
SPILL SUMMARY	Illuminance	Fc	0.5	2.8	0.1	28.0:1	5.0:1

PHOTOMETRIC PLAN

SCALE: 1" = 20'



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	7	A	SINGLE	CHH-FT-400-PSMH-F 24' POLE	0.72	40000	26479	452
	5	C	SINGLE	OFL2-WB-1000-MH-F (WITH GLARE SHIELDS)	0.72	107800	75209	1080

ELECTRICAL ENGINEERS:
Stahl & Ponder, Inc.
3207 SUTTON BLVD
MAPLEWOOD, MO 63143
TEL: (314) 644-5680
MO. Certificate of Authority
001370

SHEET ISSUED
FOR: FOR: DATE: 3/7/14
FIELD PHOTOMETRICS

PROPERTY OWNER:
DRURY DEVELOPMENT CORPORATION
721 EMERSON ROAD, SUITE 200 - ST. LOUIS, MISSOURI 63141
(314) 423-9898 FAX: (314) 423-0310

PHOTOMETRIC PLAN
HYATT PLACE #21
333 Chesterfield Center East, Chesterfield, MO. 63017.

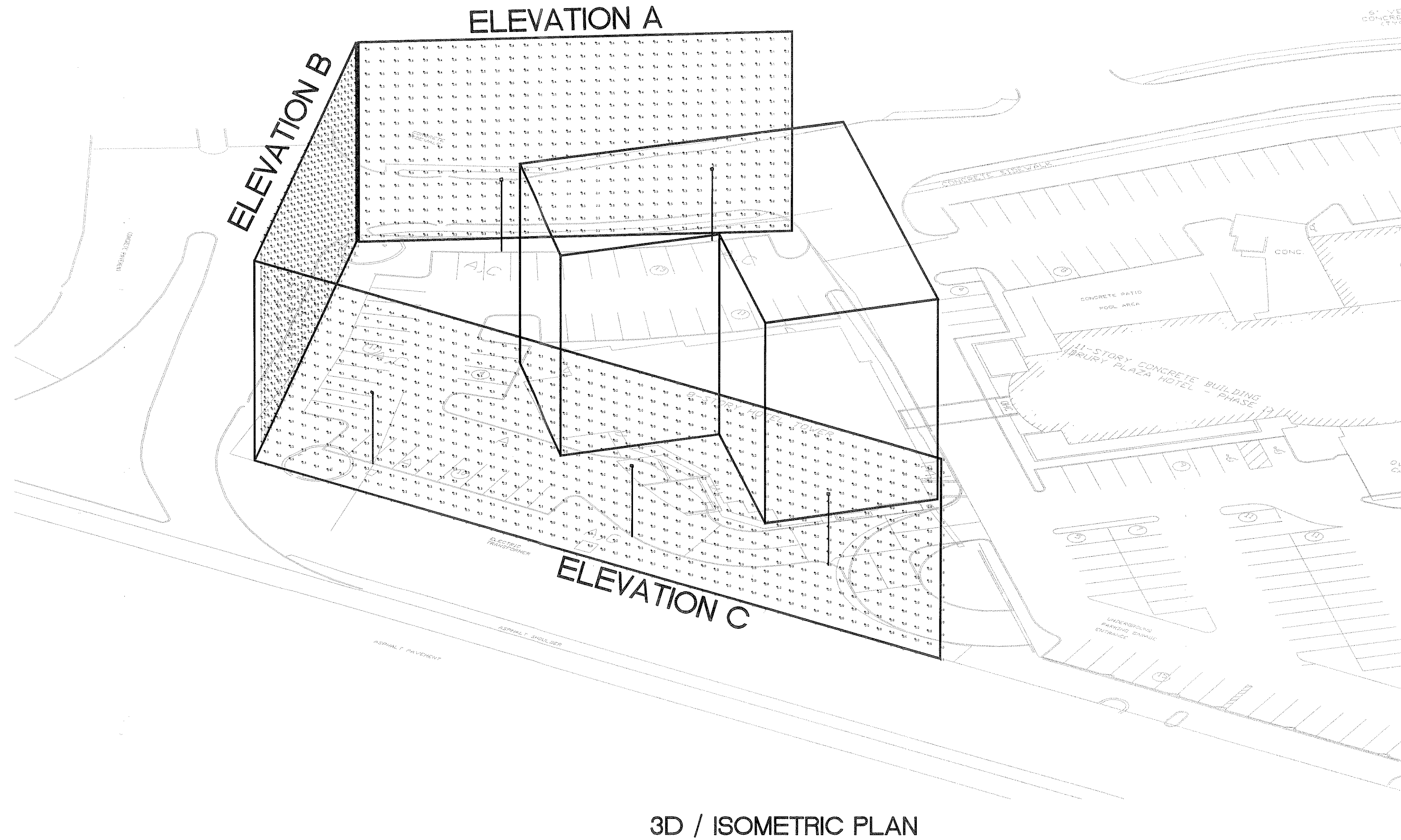
VINCENT J. KUNDERMAN
Professional Engineer
E-19120
MO# E-19120

This photometric plan was prepared by the engineer and/or architect and is intended to be used only in connection with the project for which it was prepared. It is not to be used for any other purpose without the written consent of the engineer and/or architect. The engineer and/or architect assumes no responsibility for any errors or omissions in this plan or for any consequences arising therefrom.

DRAWN BY:
MRJ

SHEET NO.
E9.1

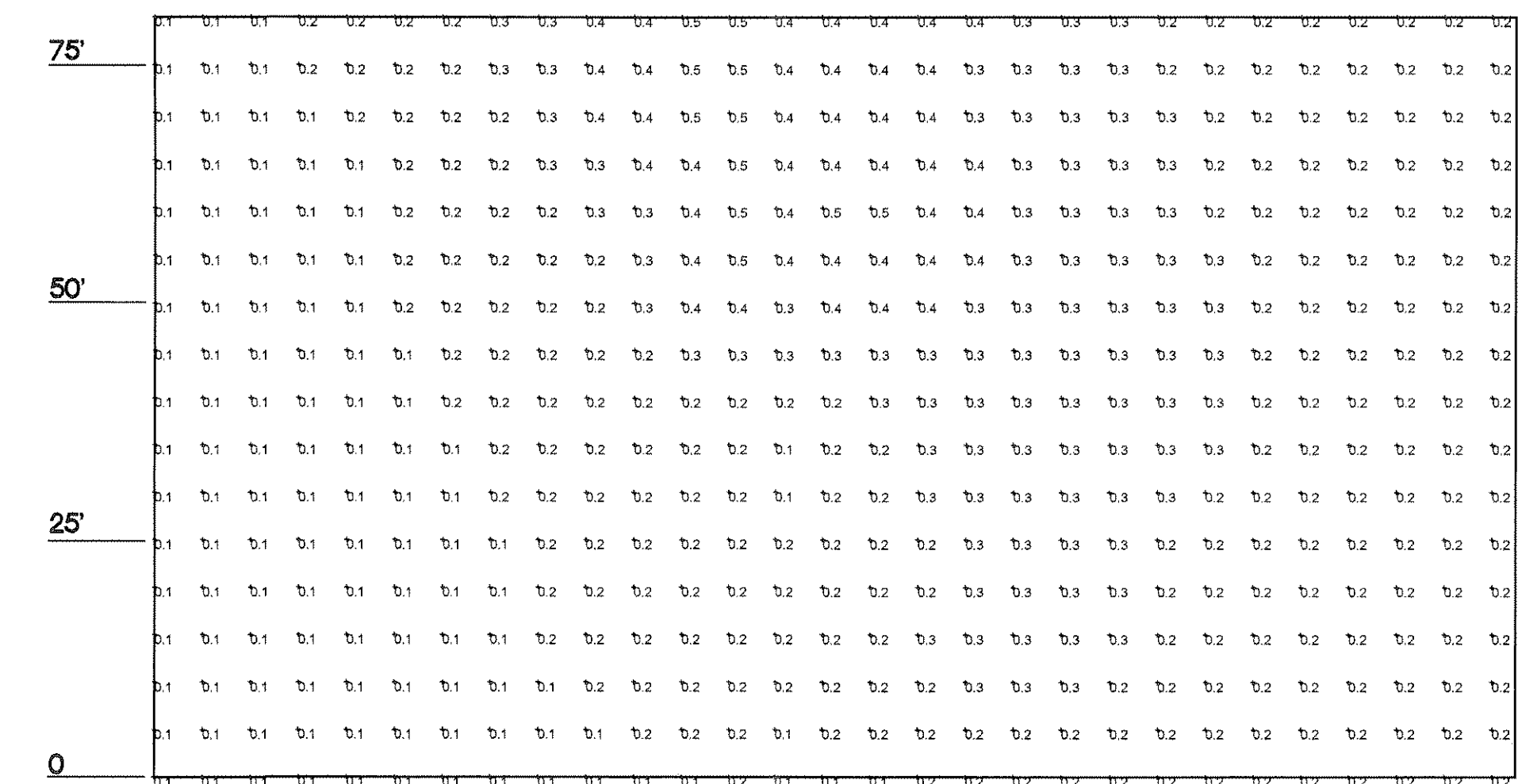
3D/ISOMETRIC PLAN



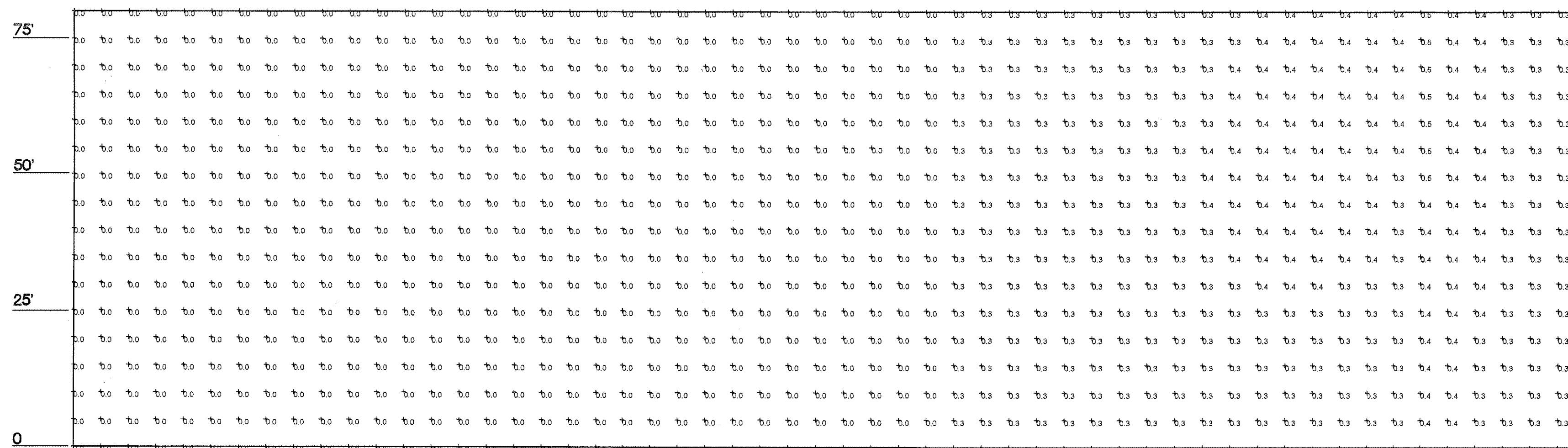
3D / ISOMETRIC PLAN



ELEVATION A (WEST PROPERTY LINE)



ELEVATION B (SOUTH PROPERTY LINE)



ELEVATION C (EAST PROPERTY LINE)

NOTES:

1. THE ELEVATIONS SHOWN ARE VERTICAL PROJECTIONS ALONG THE PROPERTY LINES.
2. VALUES ARE IN FOOT CANDLES.
3. VALUES:

EAST PROPERTY LINE	
AVERAGE	0.1 FC
MAX	0.5 FC
SOUTH PROPERTY LINE	
AVERAGE	0.2 FC
MAX	0.5 FC
WEST PROPERTY LINE	
AVERAGE	0.2 FC
MAX	0.5 FC

ELECTRICAL ENGINEERS:

Stahl & Ponder, Inc.
3207 SUTTON BLVD
MAPLEWOOD, MO 63143
TEL: (314) 644-6660
MO. Certificate of Authority
001370

SHEET ISSUED

FOR: DATE:
REVISIONS: 3/7/14

PROPERTY OWNER:
DRURY DEVELOPMENT CORPORATION
721 EMERSON ROAD, SUITE 200 - ST. LOUIS, MISSOURI, 63141
(314) 423-6699 FAX: (314) 923-0310

PROPERTY LINE PHOTOMETRIC
HAYTT PLACE #121
339 Chesterfield Center East, Chesterfield, MO. 63077

VINCENT J. KUNDERMAN
REGISTERED PROFESSIONAL ENGINEER
E-19120
MO# E-19120

DRAWN BY:
MRJ

SHEET NO.

E9.2