

## Planning Commission Staff Report

<b>Project Type:</b>	Lighting Plan
<b>Meeting Date:</b>	October 11, 2021
<b>From:</b>	Natalie Nye, Planner
<b>Location:</b>	17300 Chesterfield Airport Road
<b>Description:</b>	<b><u>Chesterfield Commons, Outlot 4 (Sonic Drive-In) Amended Lighting Plan:</u></b> A Lighting Plan for a 1.22-acre tract of land known as Outlot 4 of the Chesterfield Commons development, zoned "C8" Planned Commercial District, located on the south side of Chesterfield Airport Rd. and east of Chesterfield Commons Crossing.

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### **PROPOSAL SUMMARY**

Sonic Drive-In has requested an Amended Lighting Plan to accommodate a new lighting fixture along the existing canopies at 17300 Chesterfield Airport Road. The proposed lighting fixture requires a fixture design exemption per the Unified Development Code (UDC), thus requiring Planning Commission approval.

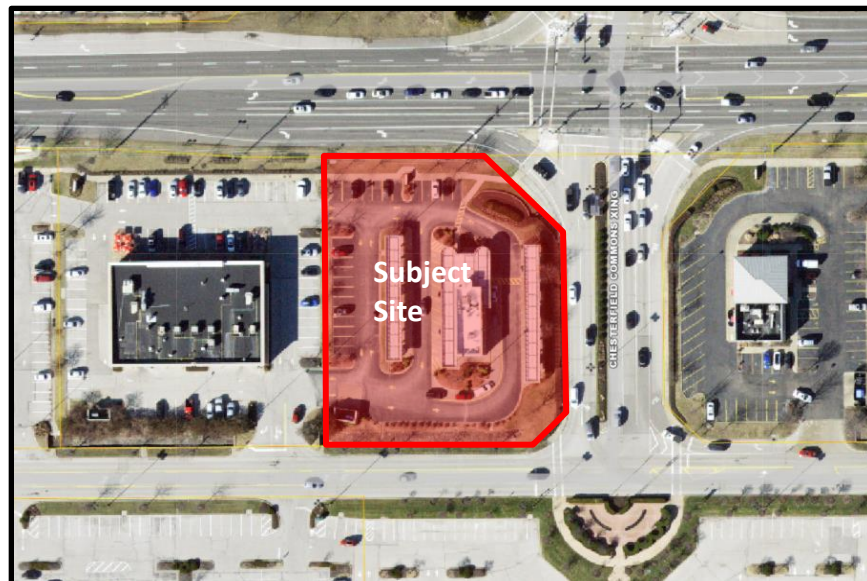


Figure 1: Subject Site

## **HISTORY OF SUBJECT SITE**

The subject property is located within the Chesterfield Commons subdivision. It is zoned “C8” Planned Commercial District and designated as “Regional Commercial” per the Comprehensive Plan. A Site Development Section Plan for the existing fast food restaurant, Sonic Drive-In, was approved in 2002. In 2021 new site lighting was approved for the site via a Municipal Zoning Approval (MZA). The new lighting approved under the MZA included new building lighting and under canopy lighting, which complied with the lighting regulations found in the UDC. An Amended Lighting Plan was also submitted in 2021 specifically for a rope lighting fixture proposed around the existing canopies.

## **REQUEST OVERVIEW**

An Amended Lighting Plan has been submitted to allow for a new rope light fixture along the existing canopies at 17300 Chesterfield Airport Road. The rope lighting will be a white, LED light that will be installed in a “U” channel that faces downward from the canopy. Detailed specifications on the installation of the fixture can be found in the Lighting Plan Submittal Packet. The installation of the lighting will ensure that no light will trespass beyond the canopy.



*Figure 2: Photo of Proposed Lighting (example)*

## **STAFF ANALYSIS**

The Unified Development Code (UDC) requires that site lighting shall be fully-shielded, cut-off optics, flat-lens enclosed luminaires. The proposed LED rope lighting does not meet these qualifications. However, accent lighting, including LED lighting is permitted when approved by the Planning Commission. Accent lighting should complement the building design and be white or neutral colored lighting. The lighting should not change the character of the building. The proposed lighting is white in color and accents the fast food restaurant's canopies. Additionally, all other site lighting standards on the site meet UDC regulations. Staff finds that the proposed lighting conforms with the intent of the Code and is requesting action on the Chesterfield Commons, Outlot 4 (Sonic Drive-In) Amended Lighting Plan.

## **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 Chesterfield Commons, Outlot 4 (Sonic Drive-In) as presented."
- 2) "I move to approve the Amended Lighting Plan for Chesterfield Commons, Outlot 4 (Sonic Drive-In) with the following conditions..." (Conditions may be added, eliminated, altered, or modified)

### Attachments

1. Amended Lighting Plan Submittal



SONIC Drive-In  
300 Johnny Bench Dr.  
Oklahoma City, OK 73104

Re: Sonic Site Lighting and Products  
for Chesterfield, MO

Date: 08.17.21

To whom it may concern,

Sonic considers lighting paramount for the safety and security of our guests and team members.

Unlike other QSR restaurants at Sonic, our guest orders, pays, receives, and consumes our great Sonic food and drinks from their car or Patio via our Car Hops.

Its critical with cash transactions and food delivery as Carhops crossing drives that this done in a secure safe well lighted environment.

At Sonic we strive for lighting that is:

- LED and energy efficient
- Down Cast fixtures (full Cut off)
- Under Canopy at 16 average F.C.
- Lots are average 5-6 F.C.

Optec, Sonic approved Lighting Contractor, to share specific specification sheets.

Please let me know if you have any additional questions

Sincerely,

**DOUG HAILEY**

SR. DIRECTOR OF CONCEPT DESIGN SONIC

Mobile: (405) 209 3800

Email: [DHailey@inspirebrands.com](mailto:DHailey@inspirebrands.com)

**INSPIRE BRANDS, INC.**

Visit: [InspireBrands.com](http://InspireBrands.com)

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SONIC Drive-In  
300 Johnny Bench Dr.  
Oklahoma City, OK 73104

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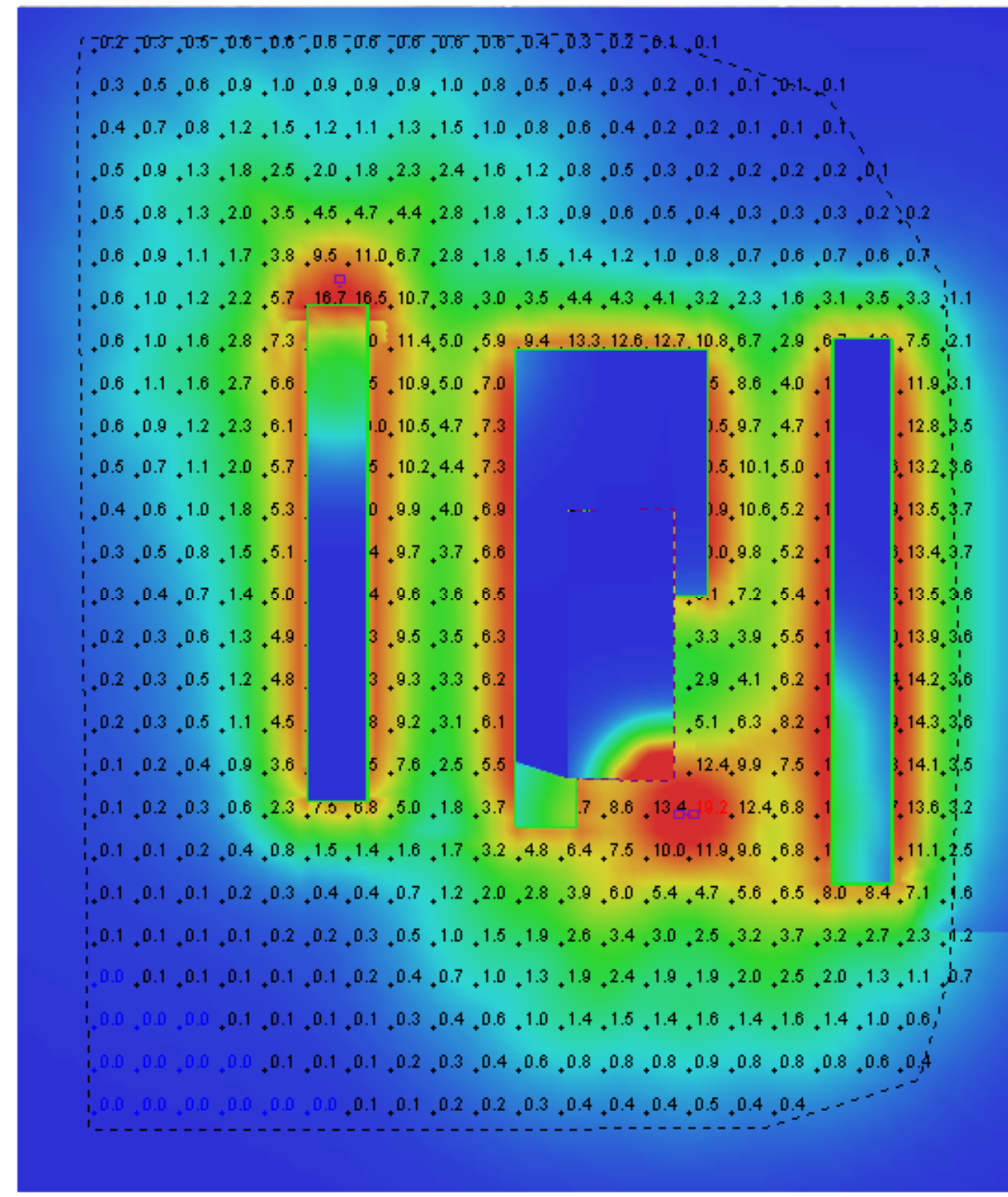


Symbol	Manufacturer	Catalog Number	Description	Lumens	LLF	Wattage
—	GM LIGHTING	12" SO TAPE LIGHT	SIMULATED OUTPUT FOR 1'-0" GM LIGHTING FLEXIBLE 120V WET LOCATION STANDARD OUTPUT TAPE LIGHT	160	1	2
⏏	LUMAX	CCS43248	4' ALUMINUM STRIP - 2 LED T8 LAMPS	2552	0.72	55
□	Spaulding	RCL-A-P40-H5	OUTDOOR ARCHITECTURAL ROADWAY REFL: SPECULAR ALUMINUM ENCL: CLEAR, FLAT, GLASS	40000	0.65	456
□	Spaulding	RCL-A-P40-H5	OUTDOOR ARCHITECTURAL ROADWAY REFL: SPECULAR ALUMINUM ENCL: CLEAR, FLAT, GLASS	40000	0.65	912

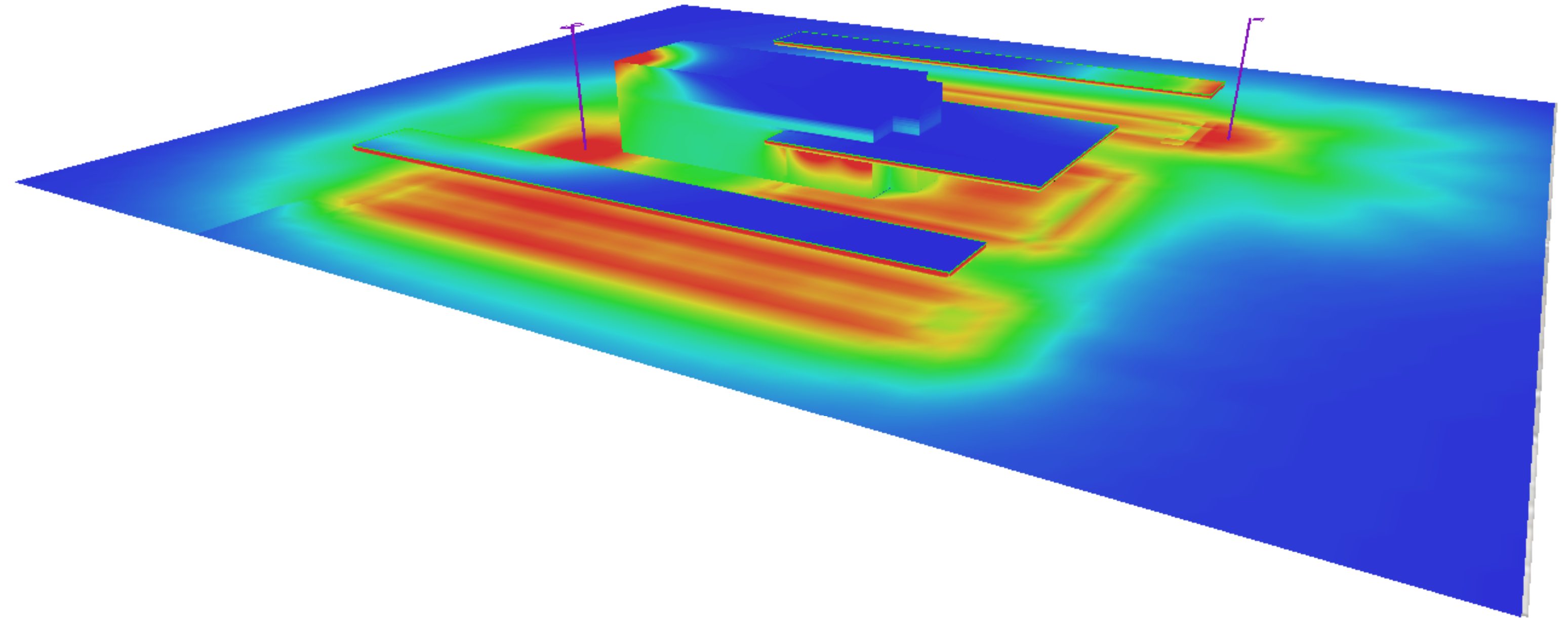
Statistics				
Description	Symbol	Avg	Max	Min
SITE ALL	+	4.2 fc	19.2 fc	0.0 fc

**Plan View**  
Scale - 1" = 12ft

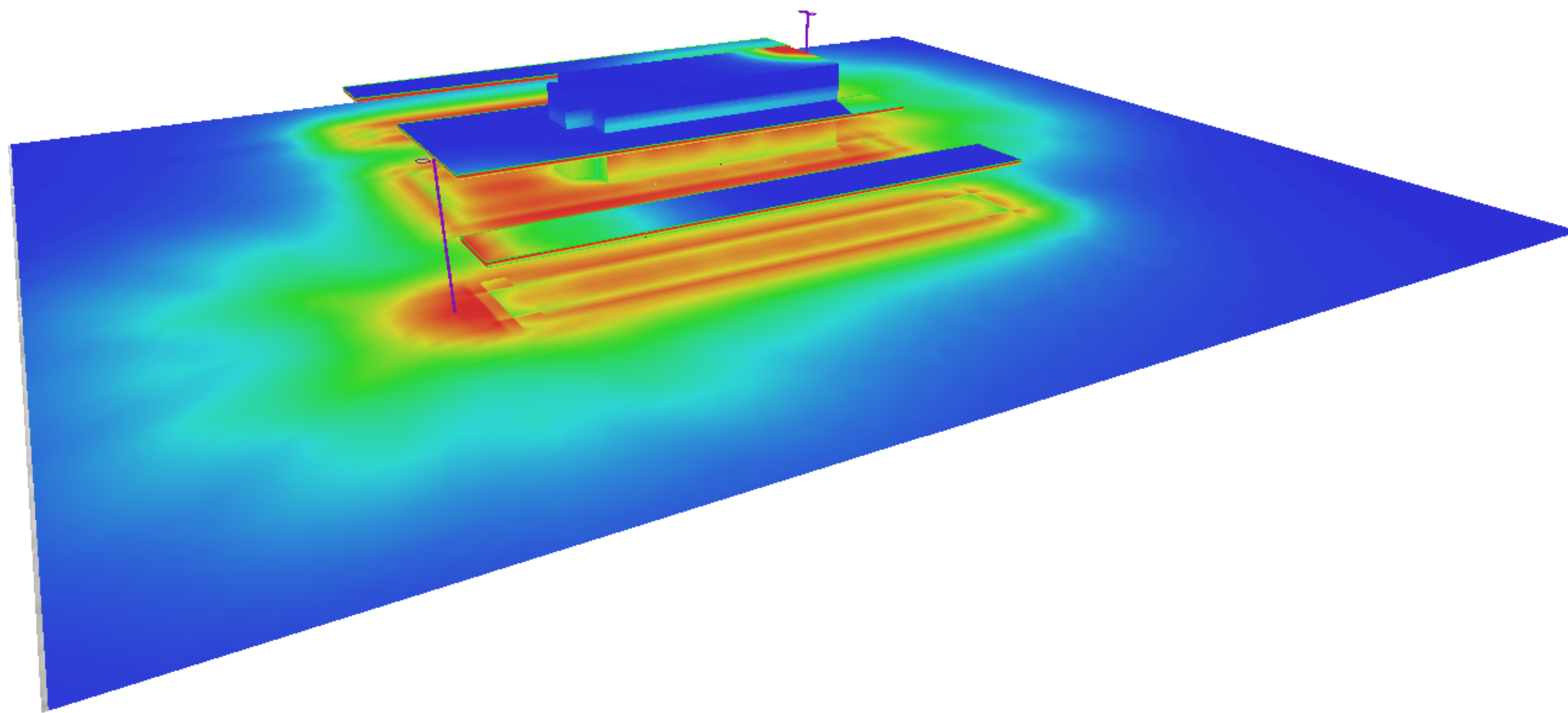




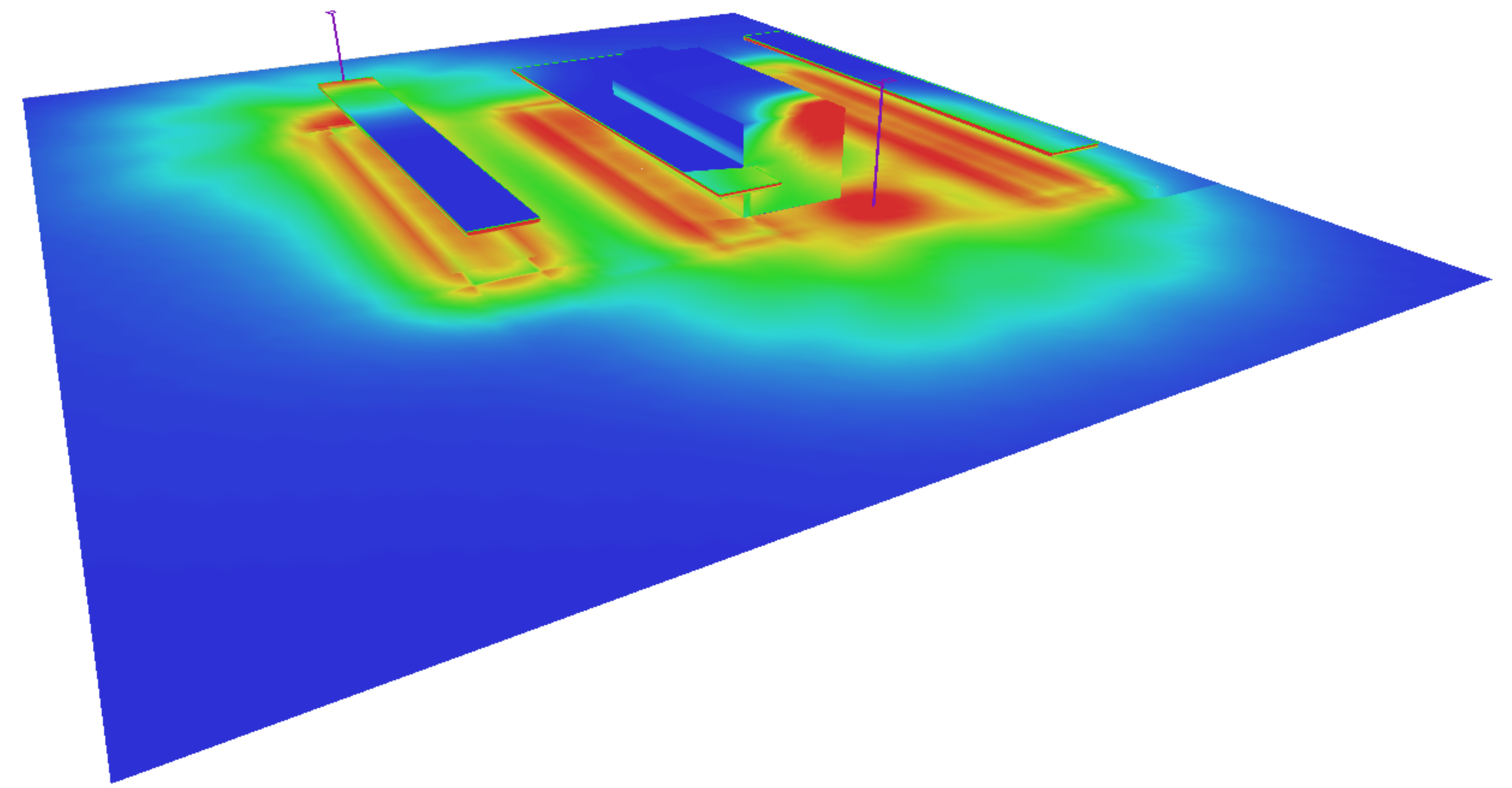
View #1



View #2



View #3



View #4

### PRODUCT OVERVIEW

A standard output, wet location flexible 120V plug-in or hardwire LED linear tape for architectural coves, indoor steps, bannisters, exterior recesses and other constructs where even, energy saving LED illumination is specified. 5 year warranty. Do not submerge.

**Factory cut only - cutting in field will void ETL label and warranty.**

**NOTE: Each run requires power connector (see Connectors and Accessories below).**

### KEY FEATURES

- 120V operation (no power supply required)
- Wet location - IP67
- 90+ CRI
- Cord and plug or hardwire power connector
- Tape encased in UV inhibiting water resistant clear poly flexible sheath
- Dimmable (ELV/Triac - Lutron - Skylark - Selv-300P)
- 2700K, 3000K, 4000K, Red, Green, Blue, Amber
- 120° viewing angle
- Not field cuttable. Cuttable by factory in 12 inch increments
- Maximum run: 150 feet
- Uses mounting clips or PVC or aluminum channel
- frosted lens available (see below)

### ELECTRICAL

- 120V

### LABEL

- ETL
- IP67

### WARRANTY

- 5 year warranty



Standard Output  
2W per foot

Ordering Example:

**V120-SO-30-XX**

COLOR TEMP FEET

### HOW TO SPECIFY VISION120 AND CREATE A CATALOG NUMBER

#### Standard Output (150' Max.)

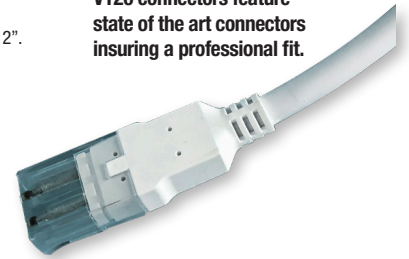
Specify by the foot and inches (in multiples of four - minimum cut is 12"). Vision120 is available by the foot + 4" or 8".

**Example: To order an 8' length of 2700K tape, specify: V120-SO-27-8**

**Example: To order a 24' length of 3000K tape, specify: V120-SO-30-24**

**Example: To order a 58' length of 4000K tape, specify: V120-SO-40-58**

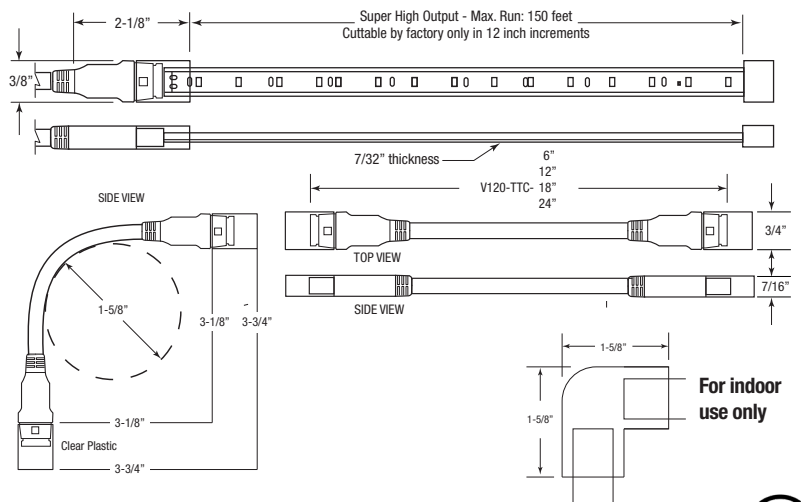
V120 connectors feature state of the art connectors insuring a professional fit.



### PRODUCT ORDERING

Catalog Number	Length	Wattage	Lumens	Color Temp.
V120-SO-27-XX-X	Custom to 150'	2W / FT.	140 / FT.	2700K
V120-SO-30-XX-X	Custom to 150'	2W / FT.	150 / FT.	3000K
V120-SO-40-XX-X	Custom to 150'	2W / FT.	160 / FT.	4000K
V120-SO-RD-XX-X	Custom to 150'	2W / FT.	N/A	RED
V120-SO-GR-XX-X	Custom to 150'	2W / FT.	N/A	GREEN
V120-SO-BL-XX-X	Custom to 150'	2W / FT.	N/A	BLUE
V120-SO-AM-XX-X	Custom to 150'	2W / FT.	N/A	AMBER

### PRODUCT DIAGRAM



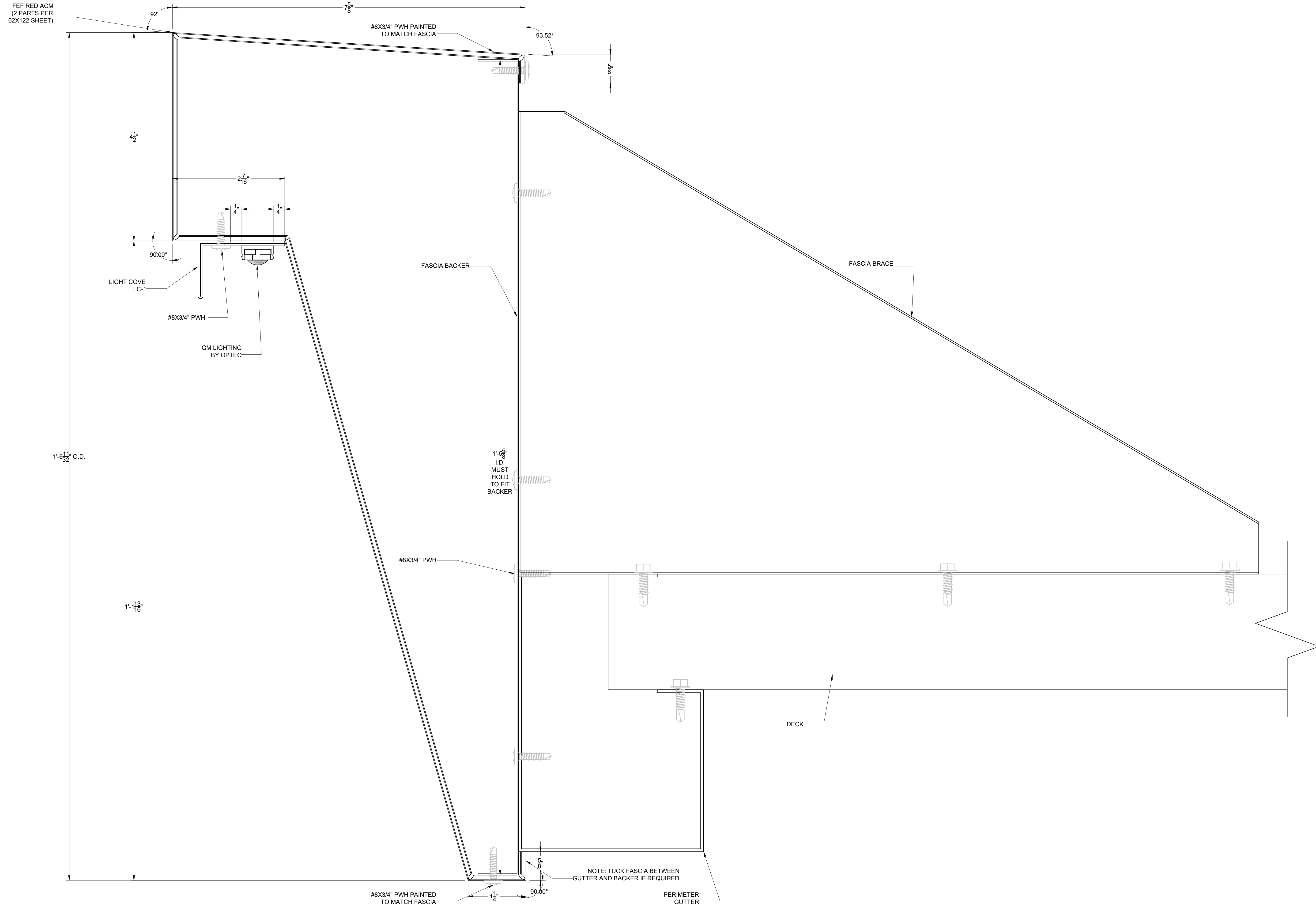
### CONNECTORS AND ACCESSORIES

Catalog No.	Description
V120-PC-4	4' POWER CONNECTOR - CORD AND PLUG
V120-PC-8	8' POWER CONNECTOR - CORD AND PLUG
V120-PCHW-8	8' POWER CONNECTOR - HARDWIRE
V120-TTC-6	6" TAPE TO TAPE FLEXIBLE CONNECTOR
V120-TTC-12	12" TAPE TO TAPE FLEXIBLE CONNECTOR
V120-TTC-18	18" TAPE TO TAPE FLEXIBLE CONNECTOR
V120-TTC-24	24" TAPE TO TAPE FLEXIBLE CONNECTOR
V120-3M-VHB-15	15" LONG X 1/2" WIDTH DOUBLE-SIDED MTG. TAPE
V120-CHL-4	4' ALUMINUM MOUNTING CHANNEL - LENS SOLD SEPARATELY
V120-CHL-4-LENS	FROSTED LENS FOR 4' ALUMINUM CHANNEL
V120-CHL-8	8' ALUMINUM MOUNTING CHANNEL - LENS SOLD SEPARATELY
V120-CHL-8-LENS	FROSTED LENS FOR 8' ALUMINUM CHANNEL
V120-CHL-P-4	VISION120 4' PVC MOUNTING CHANNEL (LENS NOT AVAILABLE)
V120-CHL-P-8	VISION120 8' PVC MOUNTING CHANNEL (LENS NOT AVAILABLE)
V120-MC	VISION120 MOUNTING CLIPS - USE 1 PER FOOT MIN. (BAG OF 10)
V120-ECC	END CAP COVERS (2) FOR ALUMINUM CHANNEL WITH LENS. WHITE
V120-90C	VISION120 90° CONNECTOR





INSTALL TO WHERE WATER WILL DRAIN BACK TOWARD DECK



RETROFIT ANGLED FASCIA SIDE PROFILE

SCALE	AS NOTED	REV	DESCRIPTION	DATE	BY
DATE	4/20/21				
DRAWN BY	J.MATTINGLY				
CHECKED BY					
ARJING #					

This is the seal of the professional engineer who prepared this drawing. It is the property of the engineer who prepared this drawing and shall not be used for any other purpose without the written permission of the engineer who prepared this drawing.

**ARNING**  
 P. O. BOX F, CASSVILLE, MO 65625  
 THESE DIMENSIONS ARE APPROXIMATE. THE CUSTOMER SHALL VERIFY THE EXISTING CONDITIONS OF THE PROJECT AND REMAIN RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS. THE COMPANY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS. THE COMPANY IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE DRAWINGS.

**ARNING**  
 AFFILIATE COMPANY

PROJECT DESCRIPTION: SONIC RETRO FIT ANGLED DESIGN  
 CANOPY LOCATION: SONIC DRIVE-IN ANYTOWN, ANYSTATE

PRINTED BY: JON MATTINGLY

**S1.1**



