

AGENDA REVIEW MEETING CHESTERFIELD CITY COUNCIL Monday, October 02, 2023 6:30 PM

- I. Appointments President Pro-Tem Mary Ann Mastorakos
 - II. Council Committee Reports
 - **A. Planning and Public Works Committee** Chairperson Merrell Hansen, Ward IV
 - 1. Proposed Bill No. 3470 Public Street Acceptance Schoettler Grove Subdivision: An ordinance pertaining to the acceptance of Schoettler Grove Court in Schoettler Grove as a public street in the City of Chesterfield. (Second Reading) Planning & Public Works Committee recommends approval.
 - 2. Proposed Bill No. 3471 P.Z. 01-2023 Long Road Lipton Parcel (Cronin Valley Real Estate, LLC): A request to amend an existing "PI" Planned Industrial District for 8.83 acres of land located north of Chesterfield Airport Rd and south of Interstate 64 (17U410115, 17U410160, 17U410126, 17U410159, 17U410137, 17U410148). (First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval. Green Sheet Amendments.
 - 3. Chesterfield Commons Six, Lot 3 (ASDSP): A Third Amended Site Development Section Plan, Amended Landscape Plan, Lighting Plan and Amended Architectural Elevations for a 1.28-acre tract of land zoned "C-8" Planned Commercial District located on the north side of Chesterfield Airport Road and west of Boone's Crossing. (Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.
 - 4. Next Meeting Thursday, October 21, 2023 (5:30pm)
 - **B. Finance and Administration Committee** Chairperson Michael Moore, Ward III
 - 1. Next Meeting Tuesday, October 03, 2023 (Committee of the Whole) (5:30pm)
 - C. Parks, Recreation and Arts Committee Chairperson Mary Monachella, Ward I

- 1. Next Meeting Wednesday, November 01, 2023 (5:30pm)
- **D. Public Health and Safety Committee** Chairperson Mary Ann Mastorakos, Ward II
 - 1. Next Meeting Not yet scheduled
- III. Report from the City Administrator & Other Items Requiring Action by City Council Mike Geisel
 - **A. Contract Authorization Audio Visual Equipment –** Authorization for the City Administrator to enter a contract with Tech Electronics in an amount not to exceed \$44,000, which corresponds to the remaining budgeted funding for audio visual equipment in City Hall Chambers (Roll Call Vote)
 - B. Liquor License Game Show Battle Room (178089 N Outer 40 Rd, #136) has requested a new liquor license for retail sale of all malt liquor (beer only) of intoxicating liquor by the drink, to be consumed on premise, retail sale of light wine by the drink for consumption on premise and Sunday sales. (Voice Vote) Application has been reviewed by the Police Department and the Planning Department. There are no known outstanding municipal violations
- IV. Other Legislation
- V. Unfinished Business
- VI. New Business
- VII. Adjournment

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

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups



AGENDA CITY COUNCIL MEETING Chesterfield City Hall 690 Chesterfield Parkway West Monday, October 02, 2023 7:00 PM

- I. CALL TO ORDER President Pro-Tem Mary Ann Mastorakos
- II. PLEDGE OF ALLEGIANCE President Pro-Tem Mary Ann Mastorakos
- III. MOMENT OF SILENT PRAYER President Pro-Tem Mary Ann Mastorakos
- IV. ROLL CALL -City Clerk Vickie McGownd
- V. APPROVAL OF MINUTES President Pro-Tem Mary Ann Mastorakos
 - **A. City Council Meeting Minutes –** September 18, 2023
- VI. INTRODUCTORY REMARKS President Pro-Tem Mary Ann Mastorakos
 - A. Tuesday, October 03, 2023 F&A Committee of the Whole (5:30pm)
 - B. Thursday, October 05, 2023 Planning & Public Works (5:30pm) CANCELLED
 - C. Monday, October 09, 2023 F&A Committee Meeting (5:30pm)
 - D. Monday, October 09, 2023 Planning Commission (7:00pm)
 - E. Tuesday, October 10, 2023 Finance and Administration Budget Workshop #1
 - F. Monday, October 16, 2023 City Council (7:00pm)
- VII. COMMUNICATIONS AND PETITIONS President Pro-Tem Mary Ann Mastorakos

VIII. APPOINTMENTS - President Pro-Tem Mary Ann Mastorakos

IX. COUNCIL COMMITTEE REPORTS

- A. Planning and Public Works Committee Chairperson Merrell Hansen, Ward IV
 - Proposed Bill No. 3470 Public Street Acceptance Schoettler Grove Subdivision: An ordinance pertaining to the acceptance of Schoettler Grove Court in Schoettler Grove as a public street in the City of Chesterfield. (Second Reading) Planning & Public Works Committee recommends approval.
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- C. Parks, Recreation and Arts Committee Chairperson Mary Monachella, Ward I
 - 1. Next Meeting Wednesday, November 01, 2023 (5:30pm)

- D. Public Health and Safety Committee Chairperson Mary Ann Mastorakos, Ward II
 - 1. Next Meeting not yet scheduled

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

- **A.** Contract Authorization Audio Visual Equipment Authorization for the City Administrator to enter a contract with Tech Electronics in an amount not to exceed \$44,000, which corresponds to the remaining budgeted funding for audio visual equipment in City Hall Chambers (Roll Call Vote)
- A. Liquor License Game Show Battle Room (178089 N Outer 40 Rd, #136) has requested a new liquor license for retail sale of all malt liquor (beer only) of intoxicating liquor by the drink, to be consumed on premise, retail sale of light wine by the drink for consumption on premise and Sunday sales. (Voice Vote) Application has been reviewed by the Police Department and the Planning Department. There are no known outstanding municipal violations
- XI. OTHER LEGISLATION
- XII. UNFINISHED BUSINESS
- XIII. NEW BUSINESS

XIV. ADJOURNMENT

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

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

AGENDA REVIEW - MONDAY, OCTOBER 02, 2023 - 6:30 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:30 PM**, **on Monday**, **October 02**, **2023**.

Please let me know, ASAP, if you will be unable to attend these meetings.

UPCOMING MEETINGS/EVENTS

- A. Tuesday, October 03, 2023 F&A Committee of the Whole (5:30pm)
- B. Thursday, October 05, 2023 Planning & Public Works (5:30pm) CANCELLED
- C. Monday, October 09, 2023 F&A Committee Meeting (5:30pm)
- D. Monday, October 09, 2023 Planning Commission (7:00pm)
- E. Tuesday, October 10, 2023 Finance and Administration Budget Workshop #1
- F. Monday, October 16, 2023 City Council (7:00pm)

COMMUNICATIONS AND PETITIONS

APPOINTMENTS

There are no appointments scheduled for Monday's meeting.



RECORD OF PROCEEDING

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

SEPTEMBER 18, 2023

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

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

A roll call was taken with the following results:

PRESENT ABSENT

Mayor Bob Nation
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Aaron Wahl
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Merrell Hansen
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the September 5, 2023 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve the September 5, 2023 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Mayor Nation presented a proclamation to Pastor T.D. Stubblefield in recognition of his service as Police Chaplain for the Chesterfield Police Department.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, October 2, at 7 p.m.

APPOINTMENTS

No appointments were scheduled on the agenda for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3466 Repeals City of Chesterfield ordinance number 3197 for a "PI"

Planned Industrial District and creates a new "PI" Planned Industrial District located east of Eatherton Rd. and north of Wings Corporate Dr (17W130064) (Second Reading) Planning Commission recommends approval. Planning & Public Works Committee

recommends approval

Councilmember Merrell Hansen, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Wahl, for the second reading of Bill No. 3466. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3466 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3466 with the following results: Ayes – Mastorakos, Hansen, Wahl, McGuinness, Monachella, Moore, Hurt and Budoor. Nays

– None. Whereupon Mayor Nation declared Bill No. 3466 approved, passed it and it became **ORDINANCE NO. 3258.**

Bill No. 3467

Amends the Unified Development Code of the City of Chesterfield by changing the ordinance of the existing "PC" Planned Commercial District to a new "PC" Planned Commercial District with Landmark Preservation Area for 0.32 acres of the Historical District, located on the south side of Old Chesterfield Road (P.Z. 11-2023 Burkhardt Place, Lot 11, 17T220036) (Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval

Councilmember Hansen made a motion, seconded by Councilmember Mastorakos, for the second reading of Bill No. 3467. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3467 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3467 with the following results: Ayes – Budoor, Hansen, Wahl, Monachella, Moore, McGuinness, Mastorakos and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3467 approved, passed it and it became **ORDINANCE NO. 3259.**

Bill No. 3468 Repeals the 2015 International Property Maintenance Code and local amendments thereto (Second Reading) Planning & Public Works Committee recommends approval

Councilmember Hansen made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3468. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3468 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3468 with the following results: Ayes – Hurt, McGuinness, Moore, Monachella, Hansen, Mastorakos, Wahl and Budoor. Nays – None. Whereupon Mayor Nation declared Bill No. 3468 approved, passed it and it became **ORDINANCE NO. 3260.**

Bill No. 3470 Pertains to the acceptance of Schoettler Grove Court in Schoettler Grove as a public street in the City of Chesterfield (**First Reading**) **Planning & Public Works Committee recommends approval**

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3470. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3470 was read for the first time.

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, September 21, at 5:30 p.m.

Finance & Administration Committee

Councilmember Michael Moore, Chairperson of the Finance & Administration Committee, announced that the next meeting of this Committee is scheduled for Tuesday, October 3, at 5:30 p.m., as a Committee of the Whole.

Parks, Recreation & Arts Committee

Councilmember Mary Monachella, Chairperson of the Parks, Recreation & Arts Committee, announced that the next meeting of this Committee is scheduled for Wednesday, November 1, at 5:30 p.m.

Public Health & Safety Committee

Councilmember Mary Ann Mastorakos, Chairperson of the Public Health & Safety Committee, indicated that there were no action items scheduled on the agenda for this meeting.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is requesting authorization for an extension of the current lease with TSG Downtown Chesterfield Redevelopment, LLC. Councilmember Hansen made a motion, seconded by Councilmember Moore, to authorize the City Administrator to execute the Community Center lease renewal. A roll call vote was taken with the following results: Ayes – McGuinness, Monachella, Hansen, Mastorakos, Wahl, Moore, Budoor and Hurt. Nays – None. Whereupon Mayor Nation declared the motion passed.

OTHER LEGISLATION

There was no other legislation scheduled for this meeting.

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:25 p.m.

	Mayor Bob Nation
ATTEST:	
Vickie McGownd, City Clerk	
APPROVED BY CITY COUNCI	L:

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Merrell Hansen Vice-Chair: Councilmember Dan Hurt

Proposed Bill No. 3470 - Public Street Acceptance - Schoettler Grove Subdivision: An ordinance pertaining to the acceptance of Schoettler Grove Court in Schoettler Grove as a public street in the City of Chesterfield. (Second Reading) Planning & Public Works Committee recommends approval.

Proposed Bill No. 3471 - P.Z. 01-2023 Long Road Lipton Parcel (Cronin Valley Real Estate, LLC): A request to amend an existing "PI" Planned Industrial District for 8.83 acres of land located north of Chesterfield Airport Rd and south of Interstate 64 (17U410115, 17U410160, 17U410126, 17U410159, 17U410137, 17U410148). (First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval. Green Sheet Amendments.

Chesterfield Commons Six, Lot 3 (ASDSP): A Third Amended Site Development Section Plan, Amended Landscape Plan, Lighting Plan and Amended Architectural Elevations for a 1.28-acre tract of land zoned "C-8" Planned Commercial District located on the north side of Chesterfield Airport Road and west of Boone's Crossing. (Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.

NEXT MEETING

The next meeting of the Planning and Public Works Committee is scheduled for Thursday, October 5^{th} , 2023, at $5:30 \, pm$.

If you have any questions or require additional information, please contact Director of Planning - Justin Wyse, Director of Public Works – Jim Eckrich, or me prior to Monday's meeting.

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Planning Director

James Eckrich, Director of Public Works/City Engineer

SUBJECT: Planning & Public Works Committee Meeting Summary

Thursday, September 21, 2023

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, September 21, 2023 in Conference Room 101.

In attendance were: Chair Merrell Hansen (Ward IV); Councilmember Mary Monachella (Ward I), Councilmember Mary Ann Mastorakos (Ward II), and Councilmember Dan Hurt (Ward III),

Also in attendance were: Justin Wyse, Planning Director, Petree Powell, Assistant City Planner served as Recording Secretary at the meeting; Alyssa Ahner, Planner; Shilpi Bharti, Planner.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the September 7, 2023 Committee Meeting Summary

<u>Councilmember Mastorakos</u> made a motion to approve the Meeting Summary. The motion was seconded by Councilmember Monachella and passed by a voice vote of 4-0.

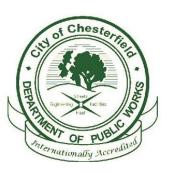
II. UNFINISHED BUSINESS

A. Chesterfield Commons Six, Lot 3 (ASDSP): A Third Amended Site Development Section Plan, Amended Landscape Plan, Lighting Plan and Amended Architectural Elevations for a 1.28-acre tract of land zoned "C 8" Planned Commercial District located on the north side of Chesterfield Airport Road and west of Boone's Crossing.

STAFF PRESENTATION

<u>Shilpi Bharti, Planner</u> explained that the project was previously reviewed by Planning and Public Works on August 24, 2023. At that time, the Committee postponed the vote on the project and the applicant was asked to work on the Site Plan to increase the parking spaces on site.

Since then, the applicant has revised the Site Plan. The updated site plan now removes 11 parking spaces instead of 14. Additionally, the applicant is now requesting parking reduction request for 40.84%, previously the request was for 45%. The addition of the landscape berm along the west side of the parking lot allowed for the increase in the number of parking spaces and maintain the open space requirement. The open space requirement is set forth in the site specific ordinance.



DISCUSSION

The initial discussion centered on the Committee's request from the previous meeting that the open space requirement be relaxed to allow more parking. Justin Wyse explained that the open space requirement (30%+) is in the governing ordinance of the entire subdivision. To reduce that requirement an entire ordinance amendment would be needed and that includes the notice and consent of the other parcel owners (54 Street Grill, the Bank, Culvers, Aminis), not just Chick-fila. Because of the age of the ordinance, it could open up the Ordinance to other changes that may not be acceptable to one or more of the parcel owners. This would also add considerably to the time frame. Moreover, the owner of Chick-fila stated that he did not think the Levee District would consent to less open space even if the City did. There was further discussion about the amount of open space per parking spot they would gain if they cut back on the landscaped berm. The Owner stated that you would have to sacrifice 180 feet of open space for one parking space. Members agreed that it was probably not worth sacrificing open space for one additional parking space.

The members were not entirely sure the addition of the extra drive-thru queue would solve the problem of patrons lining up onto Arnage Road and even Chesterfield Airport Road but this was as good as possible for now.

The members also learned that Chick-fi-la and Aminis have come to an agreement. Employees at Chick-fi-la will go over to Aminis parking lot three times a day to pick up trash. Members expressed gratitude that the parties are able to work together.

Motion

<u>Councilmember Monachella</u> made a motion to forward <u>Chesterfield Commons Six, Lot 3</u> to <u>City Council with a recommendation to approve</u>. The motion was seconded by <u>Councilmember Mastorakos</u> and <u>passed</u> by a voice vote of 4-0.

III. NEW BUSINESS

A. P.Z. 01-2023 Long Road Lipton Parcel (Cronin Valley Real Estate, LLC): A request to amend an existing "PI" Planned Industrial District for 8.83 acres of land located north of Chesterfield Airport Rd and south of Interstate 64 (17U410115, 17U410160, 17U410126, 17U410159, 17U410137, 17U410148).

STAFF PRESENTATION

Alyssa Ahner, Planner explained that the request is for an ordinance amendment to allow for the outdoor sale of automobiles. The applicant is adding the use to the 1999 ordinance that will apply only to the northern parcel. The owner of the property wants "retail use" to remain permitted so the ordinance was not completely updated.

A public hearing was held on July 10th, 2023 at which time the Planning Commission discussed the proposed amendments.

The Planning Commission on September 11th, 2023 recommended approval with one amendment. The amendment included restricting the hours of operation for use "u" from 6 a.m. to 11 p.m. for the property located north of Long Road Crossing.

DISCUSSION

Chair Hansen remarked that Kia dealership next door is a mess with cars parked on the road and in haphazard fashion. She hoped that the applicant (for a Genesis dealership) would have better control of their site. Director Wyse indicated that KIA is undergoing dealership renovation and that they are looking to develop the parcel to the south for vehicle storage and a service facility and that should help with the over abundance of cars. Chair Hansen remarked that since this road is a City road, the City could add "no parking" signs to prevent the overflow of cars along the road. Members discussed dealerships and also what people think as they are driving into Chesterfield. John Nation, counsel for the applicant, stated that Chesterfield has sought to avoid looking like I-70 in O'Fallon with nothing but car dealerships lining the highway.

Member Hurt stated that there is consensus that landscaping between the interstate and the Genesis building. Members do not want inventory in that space except for a few display cars. Inventory is to be on the sides of the building and in front. Director Wyse stated that there is requirement for a landscape buffer as well. Member Hurt stated that it will be the sign with the dealership name that will draw people from the highway, not the display.

The members agreed and proposed the following amendment:

- "U. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises:
 - i. Outdoor sales of motor vehicles are permitted north of Long Road Crossing. Areas for outdoor sales, storage, and display must be shown and approved on the Site Development Section Plan and shall be screened from I-64. Screening shall include, but not be limited to, landscaping.
 - ii. Hours of operation for use "u" shall be restricted from 6:00 a.m. to 11:00 p.m. for the property located north of Long Road Crossing.

Motion

<u>Councilmember Hurt</u> made a motion to amendment P.Z. 01-2023 Long Road Lipton Parcel (Cronin Valley Real Estate, LLC) Attachment A that was approved by the Planning Commission. The motion was seconded by <u>Councilmember Monachella</u>, and passed by a voice vote of 4-0 approved.

Then the members took up the motion to forward the entire rezone:

Motion

<u>Councilmember Mastorakos</u> made a motion to forward <u>P.Z. 01-2023 Long Road Lipton Parcel (Cronin Valley Real Estate, LLC)</u> to City Council with a recommendation to approve. The motion was seconded by <u>Councilmember Monachella</u> and <u>passed</u> by a **voice vote of 4-0 approved**.

- IV. OTHER
- V. ADJOURNMENT

The meeting adjourned at 6:40 p.m.

Memorandum Department of Public Works

TO: Michael O. Geisel, PE

City Administrator

cc: James A. Eckrich, PE

Director of Public Works / City Engineer

Justin Wyse, AICP, PTP *Director of Planning*

Zachary S. Wolff, PE Assistant City Engineer

FROM: Jeff Paskiewicz, PETT

Senior Civil Engineer

DATE: August 16, 2023

RE: Public Street Acceptance

Schoettler Grove



Public Works staff recently conducted an inspection of the Schoettler Grove subdivision. As part of the inspection, we have determined that the following street meets the City of Chesterfield's design and construction standards for acceptance as public streets:

(1) Schoettler Grove Court: Approximately 1,965 feet; from Schoettler

Road to the cul-de-sac Book 364, Pages 109-110

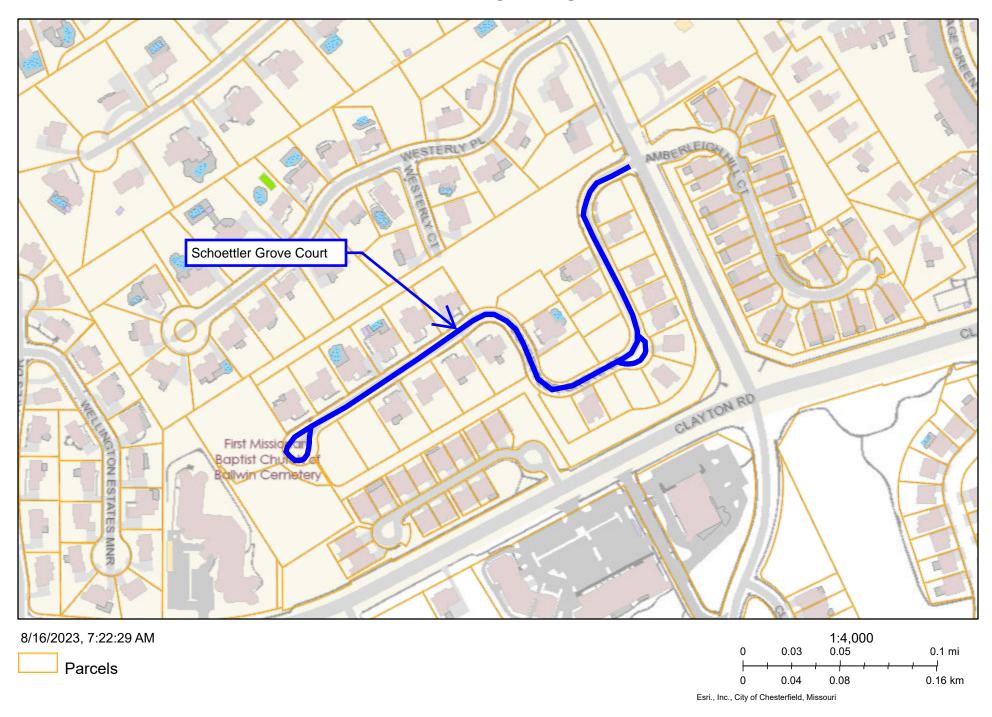
A draft ordinance and a map showing the location of the above referenced street and the associated record plat exhibit are attached.

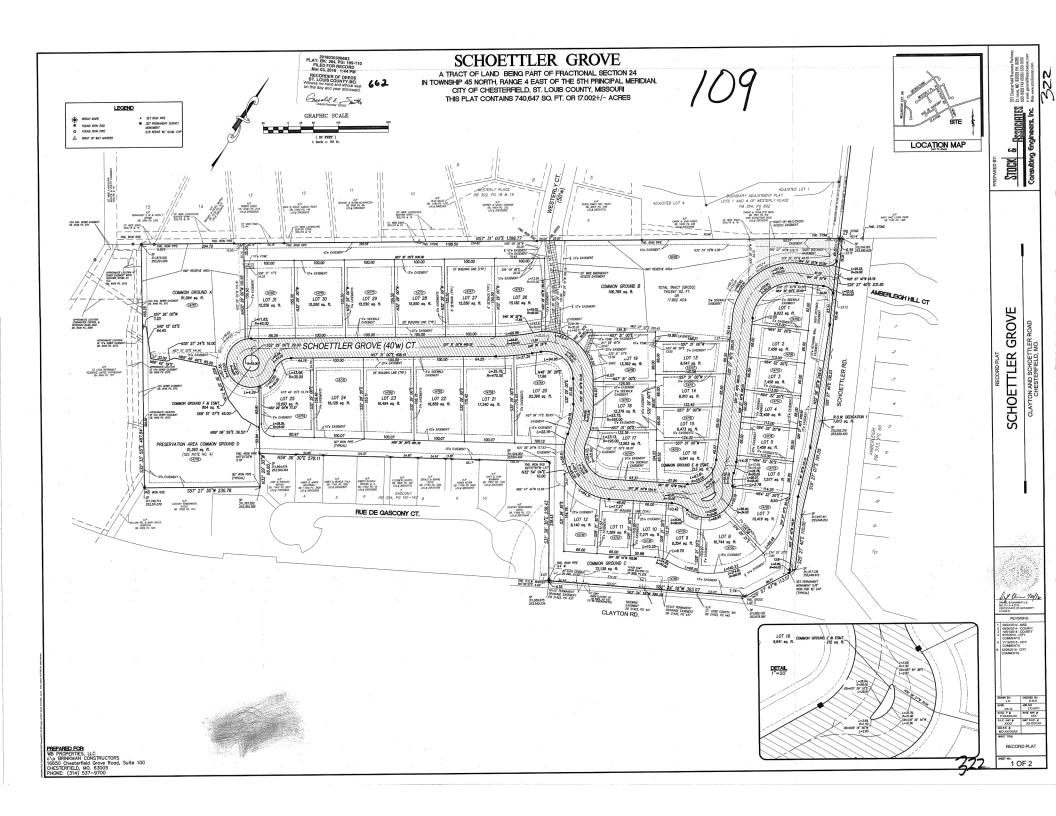
Action Recommended

I recommend forwarding the acceptance of the above-referenced street and associated sidewalks to the Planning and Public Works Committee for its consideration. If the Planning and Public Works Committee recommends approval, the matter should be forwarded to City Council for consideration.

BILL NO. 3470	ORDINANCE NO
	THE ACCEPTANCE OF SCHOETTLER GROVE AS A PUBLIC STREET IN THE CITY OF
WHEREAS, the City of Chesterfie and	eld has approved the construction of Schoettler Grove;
	er Grove was intended to be a public street and was rds of the Department of Public Works of the City of
WHEREAS, Benton Home Builder Schoettler Grove.	rs, Inc. has completed required street improvements in
NOW, THEREFORE, BE IT ORD. CHESTERFIELD, AS FOLLOWS:	AINED BY THE CITY COUNCIL OF THE CITY OF
Section 1. The following street is hereby a maintenance:	accepted by the City of Chesterfield for future care and
(1) Schoettler Grove Court:	Approximately 1,965 feet; from Schoettler Road to the cul-de-sac Book 364, Page 109-110
Section 2. This Ordinance shall be in full f	Force and effect from and after its passage and approval.
Passed and approved this	day of, 2023.
PRESIDING OFFICER	Bob Nation, MAYOR
ATTEST:	FIRST READING HELD:
Vickie McGownd, CITY CLERK	·

Schoettler Grove Court





Memorandum Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: October 2, 2023

RE: P.Z. 01-2023 Long Road Lipton Parcel (Cronin Valley Real Estate,

LLC): A request to amend an existing "PI" Planned Industrial District for 8.83 acres of land located north of Chesterfield Airport Rd and south of Interstate 64 (17U410115, 17U410160, 17U410126, 17U410159,

17U410137, 17U410148).

Summary

Cronin Valley Real Estate, LLC, has submitted a request to amend a "PI" Planned Industrial District governed under <u>Ordinance 1540</u> to allow for the outdoor sale of automobiles. The existing ordinance encompasses 18.54 acres of land; however, the proposed use amendment is only being requested for 8.83 acres of the development – or the land north of Long Road Crossing.

A public hearing was held on July 10th, 2023 at which time the Planning Commission discussed the proposed amendments. Staff noted that since the existing ordinance is from 1999, the uses and development criteria differ from today's Unified Development Code. The Planning Commission requested that the existing ordinance be updated to reflect today's terminology.

Following the public hearing, Staff worked with the applicant on translating the 1999 use terms to current use terms. A majority of the uses were easily translated – however, it was discovered that Planned Industrial Districts in 1999 allowed retail sales. Retail sales establishments are no longer permitted in Planned Industrial Districts but rather Planned Commercial Districts. The applicant is requesting that the use terms not be updated to today's terminology but rather just amend the use related to the sale of motor vehicles. Staff explained that this request could be brought forward to the Planning Commission and that the decision of approval/denial would be dependent on the Commission's judgement in addition to City Council.

The petition was then reviewed by the Planning Commission on September 11th, 2023. At that time, Commission made a motion to recommend approval with one amendment. The amendment included restricting the hours of operation for use "u" from 6 a.m. to 11 p.m. for the property located north of Long Road Crossing. The motion passed by a vote of 9-0.

The petition was reviewed by the Planning & Public Works Committee on September 21st, 2023. At that time, the Committee made a motion to recommend approval with one amendment. This amendment was as follows: "Areas for outdoor sales, storage, and



display must be shown and approved on the Site Development Section Plan and shall be screened from I-64. Screening shall include, but not be limited to, landscaping." This has been included as a green sheet amendment. The motion passed by a vote of 4-0.



Figure 1: Subject Site Aerial

Attachments:

- 1) Green Sheet Amendment
- 2) Legislation
- 3) Attachment A
- 4) Preliminary Development Plan

GREEN SHEET AMENDMENT

The Planning and Public Works Committee recommended that the following change be made to the Attachment A by a vote of 4-0:

AMENDMENT 1: (Page 2 of 10)

Section I. Specific Criteria, A

Amend permitted use "u" to include the language depicted in green:

"u. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises

- i. Outdoor sales of motor vehicles are permitted north of Long Road Crossing. Areas for outdoor sales, storage, and display must be shown and approved on the Site Development Section Plan and shall be screened from I-64. Screening shall include, but not be limited to, landscaping.
- ii. Hours of operation for use "u" shall be restricted from 6:00 a.m. to 11:00 p.m. for the property located north of Long Road Crossing."

BILL NO	ORDINANCE NO
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AN ORDINANCE AMENDING AN EXISTING "PI" PLANNED INDUSTRIAL DISTRICT FOR 18.54-ACRES OF LAND LOCATED NORTH OF CHESTERFIELD AIRPORT RD AND SOUTH OF INTERSTATE 64.

WHEREAS, the petitioner, Cronin Valley Real Estate, LLC, has requested to amend an existing "PI" Planned Industrial District to allow an additional permitted use for 8.83-acres of an 18.54-acre development; and,

WHEREAS, a Public Hearing was held before the Planning Commission on July 10, 2023; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning; and,

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by amending an existing "PI" Planned Industrial District designation to allow an additional permitted use for 8.83-acres of an 18.5-acre development located north of Chesterfield Airport Road and south of Interstate 64 and as described as follows:

A TRACT OF LAND IN U.S. SURVEY NO. 1010, TOWNSHIP 45 NORTH, RANGE 3 EAST, FIFTH PRINCIPAL MERIDIAN (DESCRIBED IN BOOK 7132 PAGE 2298, ST. LOUIS COUNTY RECORD) LOCATED IN ST. LOUIS COUNTY, MISSOURI AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF VSS PARTNERSHIP (BOOK 7811 PAGE 555, ST. LOUIS COUNTY RECORDS), SAID CORNER MARKED WITH AN EXISTING IRON PIPE; THENCE SOUTH 88 DEGREES 27 MINUTES 04 SECONDS WEST ALONG THE NORTHERLY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE (FORMERLY KNOWN AS OLD OLIVE STREET ROAD AND OLD HIGHWAY 40) 560.75 FEET TO AN EXISTING IRON PIPE MARKING A POINT OF CURVE ON THE NORTHERLY LINE OF SAID ROAD; THENCE ALONG SAID NORTHERLY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5,679.15 FEET, THROUGH A CENTRAL ANGLE OF 00

DEGREES 59 MINUTES 37 SECONDS, AN ARC DISTANCE OF 98.49 FEET (CHORD OF SOUTH 88 DEGREES 56 MINUTES 53 SECONDS WEST 98.49 FEET) TO A SET IRON PIPE; THENCE NORTH 03 DEGREES 36 MINUTES 57 SECONDS WEST 1,358.47 FEET TO A SET IRON PIPE ON THE SOUTHERLY LINE OF MISSOURI STATE ROUTE 40 TR (325 FEET WIDE); THENCE SOUTH 85 DEGREES 12 MINUTES 18 SECONDS EAST ALONG SAID SOUTHERLY LINE 665.94 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 03 DEGREES 36 MINUTES 57 SECONDS EAST ALONG THE EASTERLY LINE OF SAID VSS PARTNERSHIP LANDS (THE BASIS OF BEARINGS FOR THIS DESCRIPTION) 1,285.69 FEET (1,285.85 FEET PER PLAT E-2644 BY BOOKER ENGINEERS) TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 20,000 ACRES MORE OR LESS ACCORDING TO A LAND SURVEY BY LOOMIS DEBENPORT BOULTON DURING FEBRUARY, 1986.

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

Section 3. The City Council, pursuant to the petition filed by Cronin Valley Real Estate, LLC, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 10th day of July 2023, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this	day of, 2023
PRESIDING OFFICER	Bob Nation, MAYOR
ATTEST:	FIRST READING HELD: 10/02/2023
Vickie McGownd, CITY CLERK	

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

- 1. The uses allowed in this "PI" Planned Industrial District shall be:
 - a. Animal hospitals, veterinary clinics, and kennels
 - b. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly
 - c. Cafeterias for employees and guests only
 - d. Childcare centers, nursery schools, and day nurseries
 - e. Financial institutions
 - f. Filling stations, including emergency towing and repair services, provided that no automobile, truck, or other vehicle may be parked or stored in the open for longer than twenty-four (24) hours
 - g. Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private)
 - h. Hotels and motels
 - i. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - i. Adequately screened with landscaping, fencing or walls, or any combination thereof; or
 - ii. Placed underground; or
 - iii. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area. All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.
 - i. Medical and dental offices

- k. Offices or office buildings
- Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess or seventy-two (72) hours.
- m. Permitted signs
- n. Police, fire, and postal stations
- o. Printing and duplicating services
- p. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith
- q. Restaurant, fast food
- r. Restaurant, sit down
- s. Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture
 - i. Outdoor storage is prohibited.
- t. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
- u. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises
 - Outdoor sales of motor vehicles are permitted north of Long Road Crossing.
 - ii. Hours of operation for use "u" shall be restricted from 6:00 a.m. to 11:00 p.m. for the property located north of Long Road Crossing.
- v. Vehicle service centers for automobiles
- w. Vehicle washing facilities for automobiles

2. Hours of Operation

- a. Hours of operation for this "Pl" District shall not be restricted with exception to the hours of operation for use "u" which shall be restricted to 6:00 a.m. to 11:00 p.m. for the property located north of Long Road Crossing.
- 3. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

1. Height

a. The maximum height of any building shall not exceed three (3) floors or forty-five (45) feet.

2. Building Requirements

a. Gross floor area for the development shall not exceed 185,796 square feet. The square footage constructed shall be based on the developer's ability to comply with the parking regulations of the City of Chesterfield code.

C. SETBACK REQUIREMENTS

1. Structure Setbacks

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

- a. Ninety (90) feet from the new or existing right-of-way limits of Interstate 64/40.
- b. Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
- c. Thirty (30) feet from the right-of-way limits of Chesterfield Industrial Drive.
- d. Thirty (30) feet from the right-of-way limits of the Long Road Crossing Drive.
- e. Thirty (30) feet from the eastern boundary of this "PI" district.
- f. Thirty (30) feet from the western boundary of this "PI" district.
- g. Fifteen (15) feet from internal lot lines.

2. Parking Setbacks

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

- a. Thirty (30) feet from the right-of-way limits of Interstate 64/40.
- b. Thirty (30) feet from the right-of-way limits of Chesterfield Airport Road.
- c. Thirty (30) feet from the right-of-way limits of Chesterfield Industrial Drive.
- d. Thirty (30) feet from the right-of-way limits of Long Road Crossing Drive.

e. Fifteen (15) feet from internal lot lines.

D. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
- No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.
- Provide adequate temporary off-street parking for construction employees.
 Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL REQUIREMENTS

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Plan and

- adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.
- If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and St. Louis County Department of Transportation.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

- 1. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and St. Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
- 2. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Transportation. No gate installation will be permitted on public right-of-way.
- 3. Provide a 5-foot-wide sidewalk, conforming to ADA standards, along the Chesterfield Airport Road frontage of the site and both sides of interior roadways. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within the Chesterfield Airport Road right-of-way, if permitted by St. Louis County or on private property within a 6-foot-wide sidewalk, public access and utility easement dedicated to the City. The sidewalk shall be maintained by the property owner.
- 4. Provide sidewalk connections from the required 5-foot-wide sidewalk along Chesterfield Airport Road to internal sidewalks and/or pedestrian paths.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

L. POWER OF REVIEW

1. The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

M. STORM WATER

- The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
- Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
- 3. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
- 4. Provide stormwater management facilities as required by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch-Chesterfield Levee District. The location and types of storm water management facilities shall be identified on all Site Development Plans.

N. SANITARY SEWER

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

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

- 1. All utilities will be installed underground.
- The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

- 19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
- 20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
- 21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and St. Louis County Department of Transportation.
- 22. Compliance with Sky Exposure Plane.
- 23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

- **A.** The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the City of Chesterfield. Allowable credits for required improvements will be awarded as directed by the City of Chesterfield. This contribution shall be established by the City of Chesterfield Trust Fund Rate Schedule.
- **B.** The Traffic Generation Assessment (TGA) contribution shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.
- **C.** Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.
- D. The amount of all required contributions for storm water and primary water line improvements, if not submitted by January 1, 2024, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Transportation.

E. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$915.62 per acre for the total area as approved on the Site Development Section Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before St. Louis County approval of the Site Development Section Plan or Concept Plan unless

otherwise directed by the St. Louis County Department of Transportation. Funds shall be payable to Treasurer, St. Louis County/City of Chesterfield.

F. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,905.08 per acre for the total area as approved on the Site Development Section Plan.

The storm water contributions to the Trust Fund shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, St. Louis County/City of Chesterfield.

G. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulk Creek impact fee.

The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

IV. RECORDING

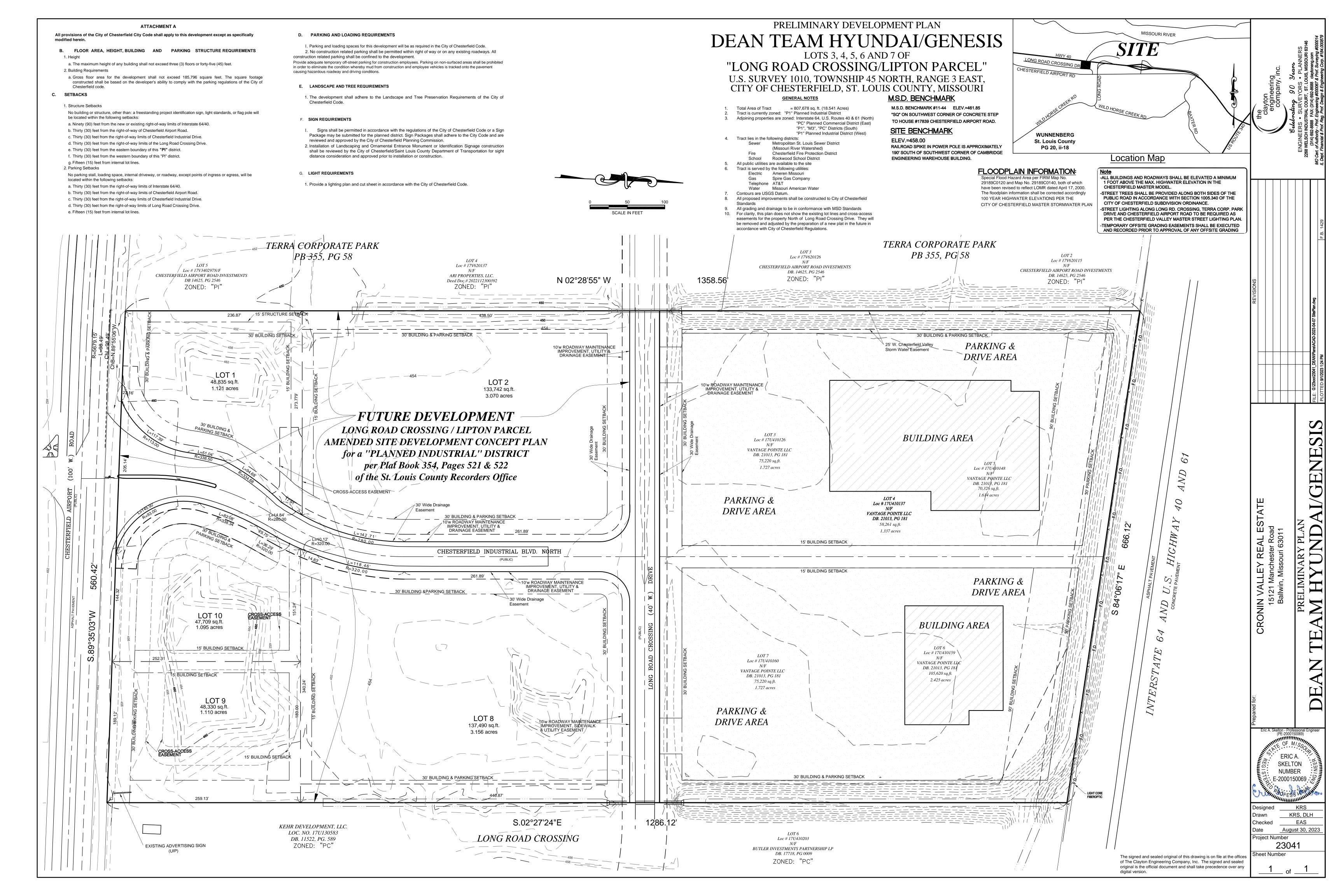
1. Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

V. ENFORCEMENT

- The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- 3. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of

Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

- 4. Waiver of Notice of Violation per the City of Chesterfield Code.
- 5. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



Memorandum Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: October 2, 2023

RE: Chesterfield Commons Six, Lot 3 (ASDSP): A Third Amended Site

Development Section Plan, Amended Landscape Plan, Lighting Plan and Amended Architectural Elevations for a 1.28-acre tract of land zoned "C-8" Planned Commercial District located on the north side of

Chesterfield Airport Road and west of Boone's Crossing.

Summary

CPH, LLC has submitted an Amended Site Development Section Plan, Amended Landscape Plan, Lighting Plan, and Amended Architectural Elevations for an existing

fast-food restaurant, Chick-fil-A, located at 17365 Chesterfield Airport Road.

Proposed Development includes:

- Expanding the drive-thru lane on the west
- Removing of some parking spaces
- Parking reduction request
- Relocating existing order canopy to west
- New canopy proposed on the east
- Amended Landscape Plan
- Lighting Plan



Figure 1: Subject Site Aerial

The petition was reviewed by the Planning Commission on August 14, 2023. At that time, the Commission recommended approval of the request as submitted by a vote of 4-2, along with a recommendation of Power of Review by City Council. The City Council has called for Power of Review under Section 405.02.200 of the City Code.

The project was reviewed by Planning and Public Works on August 24, 2023. At that time the Committee postponed to vote on the project, and the applicant was asked to work on the Site Plan to increase the parking spaces on site. Since then, the applicant has revised the Site Plan. The updated site plan now removes 11 parking spaces from

the site instead of 14 parking spaces. Based on the redesign, the applicant is requesting a 40.84% parking reduction (previously the request was for 45% reduction).

The Planning and Public Works Committee reviewed the revised submittal on September 21, 2023. At that time, the Committee made a motion to forward the revised submittal to the City Council with a recommendation to approve as revised. The motion was passed by vote 4-0.

Attachments: Revised Amended Site Development Section Plan

Revised Parking Reduction request

Landscape Plan Lighting Plan

CONSTRUCTION PLANS FOR





MAPS

VICINITY MAP

LOCATION MAP

SCALE: 1" = 500'



5200 Buffington Road Atlanta, Georgia 30349-2998

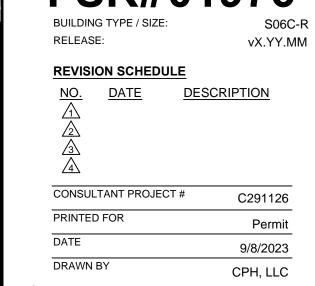


Plans Prepared By: CPH, LLC A Full Service A & E Firm

JASON L. TOOLE, P.E.

s item has been digitally signed and sealed by Jason L. Too PE, on the date adjacent to the seal. Printed copies of this

A O



Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from

erm **COVER SHEET**

> SHEET NUMBER C-1.0

17365 CHESTERFIELD AIRPORT ROAD, CHESTERFIELD, ST. LOUIS COUNTY, MO 63005 **STORE # 01976 SECTION 125 - TOWNSHIP 45 NORTH- RANGE 4 EAST**

PARCEL ID: 17U330189

OWNER

CHICK-FIL-A, INC. **5200 BUFFINGTON ROAD** ATLANTA, GEORGIA 30349 ATTN.: MICAH DOWDY (678) 764-6637 micah.dowdy@cfacorp.com

CONSULTANTS

ENGINEER

CPH, LLC. 1031-C WEST 23RD STREET PANAMA CITY, FLORIDA 32405 ATTN.: JASON L. TOOLE, P.E. (850) 563-1490 jtoole@cphcorp.com

SURVEYOR

SHERRILL ASSOCIATES INC. 316 MAIN STREET, EDWARDSVILLE, IL. 62025 ATTN.: DAVID J. SHERRILL (618) 656-9251

ARCHITECT

CPH, LLC. **500 WEST FULTON STREET** SANFORD, FLORIDA 32771 ATTN.: BROOK K. SHERRARD, AIA, NCARB, LEED AP (407) 322-6841 bsherrard@cphcorp.com

LANDSCAPE ARCHITECT

MANLEY LAND DESIGN 51 OLD CANTON ST. ALPHARETTA, GA 30009 ATTN.: AARON NEITZKE, RLA, (770) 442-8171 EXT 102

ELECTRIC AMEREN CORPORATION PO BOX 66149 ST.LOUIS, MO 63166 (314) 342-1111 myhomeamerenmissouri@ameren.com

TELEPHONE/CABLE/FIBER

UTILITY PROVIDERS

SOUTHWESTERN BELL TELEPHONE COMPANY 12851 MANCHESTER ROAD SUITE 1E **ST.LOUIS, MO 63131** (314) 505-0843

WATER & SEWER

MISSOURI-AMERICAN WATER COMPANY 727 CRAIG ROAD **ST.LOUIS. MO 63141 ATTN.: DELLA STRODER** (866) 430-0820 della.stroder@amwater.com

STORM DRAINAGE

CITY OF CHESTERFIELD PUBLIC WORKS 690 CHESTERFIELD PARKWAY W CHESTERFIELD, MO 63017 **ATTN.: JIM ECKRICH** (636) 537-4764 jeckrich@chesterfield.mo.us

APPROVAL AGENCIES

CITY OF CHESTERFIELD

PLANNING AND ZONING

CITY OF CHESTERFIELD 690 CHESTERFIELD PARKWAY W **CHESTERFIELD, MO 63017** ATTN.: CHRISTINE DOROUGH (636) 537-4741 cdorough@chesterfield.mo.us **BUILDING DEPARTMENT** CITY OF CHESTERFIELD 690 CHESTERFIELD PARKWAY W CHESTERFIELD, MO 63017 **ATTN.: JUSTIN WYSE** (636) 537-4000 pdsdirector@chesterfield.mo.us **HEALTH DEPARTMENT**

ST. LOUIS COUNTY DEPARTMENT OF PUBLIC HEALTH 6121 N. HANLEY ROAD **ATTN.: MS. CATHERINE** (314) 615-0894 mredecker@stlouiscountymo.gov

INDEX OF SHEETS

LANDSCAPE PLAN

ALTA/NSPS LAND TITLE SURVEY

SITE LIGHTING PHOTOMETRIC PLAN

PARKING EASEMENT EXHIBIT

SITE LIGHTING CUT SHEETS

COVER SHEET

SITE PLAN

C-1.0

C-2.0

C-2.1

ES-1.0

ES-2.0

L-100

SHEET 1 OF 1

Chesterfield DEPARTMENT OF PLANNING SCRIPT FOR A SITE DEVELOPMENT PLAN

See attached Legal Description

THF Chesterfield Six Development, L.L.C., the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03. ________ of City of 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 Coan

Robert J. Jakubeck, as Manager of

(Name Typed): Milan Green Management, L.L.C.

(AND EITHER INCLUDE THIS SECTION FOR A CORPORATION) On this 13th day of June _, A.D., 2023, before me personally appeared Chesterfield Six Development, L.L.C. that he/she is the Manager I miled histing Company (Title) (Name of Corporation)

corporation in the State of Missouri , and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Pirectors, and the said Cobert J Johnson limetal corporation. (Officer of acknowledged said instrument to be the free act and deed of said corporation. In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in Sh. Do's County, MISSOUR, the day and year last above written. My term expires 11 07 3036 (OR INCLUDE THIS SECTION FOR AN INDIVIDUAL) _, A.D., 20____, before me personally appeared 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 _

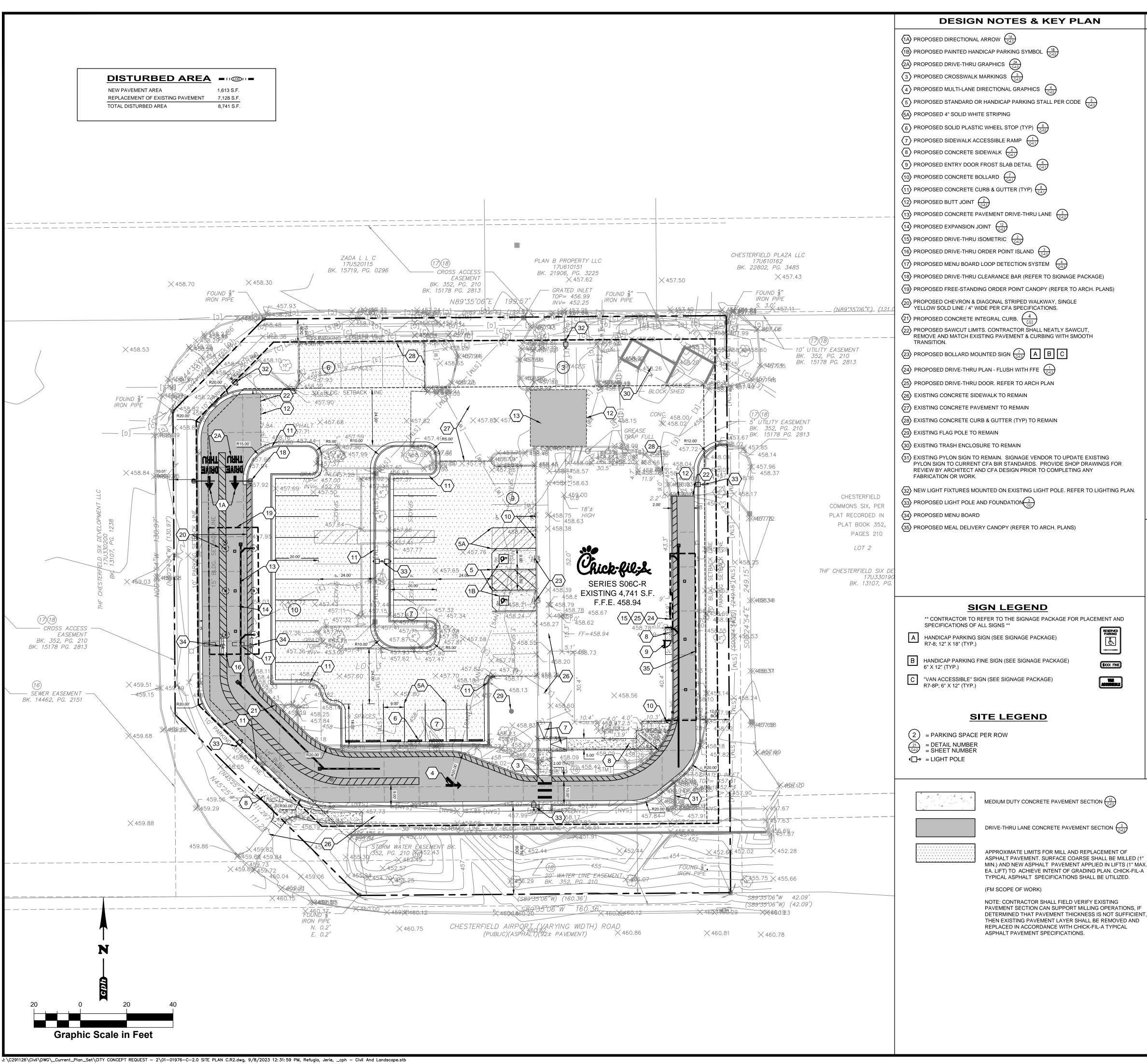
(AND INCLUDE THIS SECTION) This Site Development Plan was approved by the City of Chesterfield Planning Commission and Commission, authorizing the recording of this Site Development Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk Justin Wyse, AICP Vickie McGownd, City Clerk

Rev. 02/2020

Rev. 02/2020

J:\C291126\Civil\DWG_Current_Plan_Set\CITY CONCEPT REQUEST - 2\01-01976-C-1.0 COVER SHEET C.R2..dwg, 9/7/2023 9:43:11 AM, Refugia, Jerie, _cph - Civil And Landscape.stb

(Notary Public) Rev. 02/2020



SITE DATA

 $\overline{\text{(1B)}}$ PROPOSED PAINTED HANDICAP PARKING SYMBOL $\overline{\text{(3-4)}}$

PROPOSED DRIVE-THRU GRAPHICS (2A)

4 PROPOSED MULTI-LANE DIRECTIONAL GRAPHICS $4 \choose (2.4)$

6 PROPOSED SOLID PLASTIC WHEEL STOP (TYP) $6 \cdot (6 \cdot 1)$

7 PROPOSED SIDEWALK ACCESSIBLE RAMP (1)

(16) PROPOSED DRIVE-THRU ORDER POINT ISLAND $(\frac{3}{6.43})$

 $\langle 17 \rangle$ PROPOSED MENU BOARD LOOP DETECTION SYSTEM $\begin{pmatrix} 4 \\ C43 \end{pmatrix}$

(18) PROPOSED DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE) (19) PROPOSED FREE-STANDING ORDER POINT CANOPY (REFER TO ARCH. PLANS)

(21) PROPOSED CONCRETE INTEGRAL CURB. $(\frac{4}{0.50})$ 22) PROPOSED SAWCUT LIMITS. CONTRACTOR SHALL NEATLY SAWCUT,

23) PROPOSED BOLLARD MOUNTED SIGN $\binom{7}{C4.0}$ A B C

PROPOSED DRIVE-THRU PLAN - FLUSH WITH FFE (1)

(28) EXISTING CONCRETE CURB & GUTTER (TYP) TO REMAIN

(31) EXISTING PYLON SIGN TO REMAIN. SIGNAGE VENDOR TO UPDATE EXISTING

(32) NEW LIGHT FIXTURES MOUNTED ON EXISTING LIGHT POLE. REFER TO LIGHTING PLAN.

(33) PROPOSED LIGHT POLE AND FOUNDATION (3)

(35) PROPOSED MEAL DELIVERY CANOPY (REFER TO ARCH. PLANS)

SIGN LEGEND

** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND

A HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE)

C "VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE) R7-8P; 6" X 12" (TYP.)

SITE LEGEND

STATEMENT OF INTENT

PROPOSED PROJECT IS PART OF OWNER'S EXISTING PROPERTY REINVESTMENT PROGRAM TO IMPROVE CUSTOMER SERVICE AND RESTAURANT OPERATIONS. PROPERTY IMPROVEMENTS WILL INCLUDE DUAL LANE DRIVE THRU WITH CANOPY AND ENTRANCE DRIVE RELOCATION. EXISTING PARKING LOT WILL BE ADJUSTED TO SUPPORT ELEMENTS PROPOSED.

ADDRESS: 17365 CHESTERFIELD AIRPORT ROAD **CHESTERFIELD, MO 63005**

CHICK-FIL-A SITE AREA: 1.28 AC.± (55,757 S.F. ±)

ZONING: C8: PLANNED COMMERCIAL

PARCEL ID: 17U330189

BUILDING INFORMATION

EXISTING & PROPOSED CONDITION: EXISTING BUILDING AREA: 4,741 S.F. **EXISTING FLOOR AREA RATIO: .085** NUMBER OF STORIES: 1

LAND COVERAGE SUMMARY

EXISTING CONDITION IMPERVIOUS AREA: 39,171 S.F. (70.25%) OPEN SPACE: TOTAL:

PROPOSED CONDITION: IMPERVIOUS AREA: 39,915 S.F. (69.79%) OPEN SPACE: TOTAL:

16,842 S.F. (30.21%) 55,757 S.F. (100.00% BUILDING SETBACKS FRONT (SOUTH) SIDE (WEST) 167.44 SIDE (EAST)

REAR (NORTH) PARKING SETBACK FRONT (SOUTH) SIDE (WEST) SIDE (EAST) 11.39' REAR (NORTH)

PARKING INFORMATION

15 SPACES /1000 SF = 4,741 SF/1000 SF X 15 = 71 SPACES 8 % REDUCTION ALLOWED = 71 SPACES - 8% = 65 SPACES REQUIRED AN ADDITIONAL REDUCTION.

PARKING PROVIDED REGULAR 40 SPACES

OFF-SITE 21 SPACES

EXISTING PARKING

REGULAR 51 SPACES HANDICAP TOTAL

CFA HAS ACCESS TO CROSS PARKING EASEMENT TO SATISFY PARKING REQUIREMENT. 21 PARKING SPACES AVAILABLE.

GENERAL NOTES

. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS SHOWN (BOC) WHICH INDICATES BACK OF CURB.

2. ALL CURBED RADII ARE TO BE 10' AND 3' UNLESS OTHERWISE NOTED.

3. ALL SIGNS SHALL HAVE A 7'0" MIN. CLEARANCE FROM FINISH GRADE TO BOTTOM OF LOWEST SIGN MOUNTED ON POST. ALL SIGNAGE INCLUDING REGULATORY SIGNAGE.

SHALL MEET THE LOCAL AGENCY DESIGN GUIDELINES & MUTCD REQUIREMENTS.

4. ALL SIGNS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

5. ALL STRIPING SHALL BE IN CONFORMANCE WITH LOCAL AGENCY REQUIREMENTS.

. ADJUST ALL MANHOLE RINGS AND CLEAN OUT COVERS TO BE FLUSH WITH FINISHED GRADE. ALL PARTS TO BE TRAFFIC BEARING (AASHTO H-20 LOADING). MANHOLE COVERS SHALL MEET THE LOCAL AGENCY STANDARD.

TRANSITIONS TO BE FLUSH ALL ALONG THE ACCESSIBLE ROUTE. CONTRACTOR SHALL ENSURE THE MAXIMUM CONSTRUCTED LEVEL TRANSITION AT EVERY JOINT DOES NOT EXCEED THE MAXIMUM ALLOWABLE UNDER THE ADA AFTER SETTLEMENT, EXPANSION, CONTRACTION, ETC. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

. ALL CONCRETE POURS SHALL BE BOUND BY EXPANSION JOINTS WHEN ABUTTING ANOTHER CONCRETE POUR / SLAB OR ASPHALT PAVEMENT, INCLUDING CURBING.

. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.

10. ALL EXISTING STRIPING SHALL BE RE-STRIPED TO MATCH EXISTING CONDITIONS UNLESS NOTED OTHERWISE ON PLAN.

5200 Buffington Road

Atlanta, Georgia

30349-2998



1031-C W. 23rd Street Panama City, FL 32405 Ph: 850.563.1490

Plans Prepared By: CPH, LLC A Full Service A & E Firm

> JASON L. TOOLE, P.E. 2023009223

nis item has been digitally signed and sealed by Jason L. Toole PE. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

300

vX.YY.MM

RELEASE:

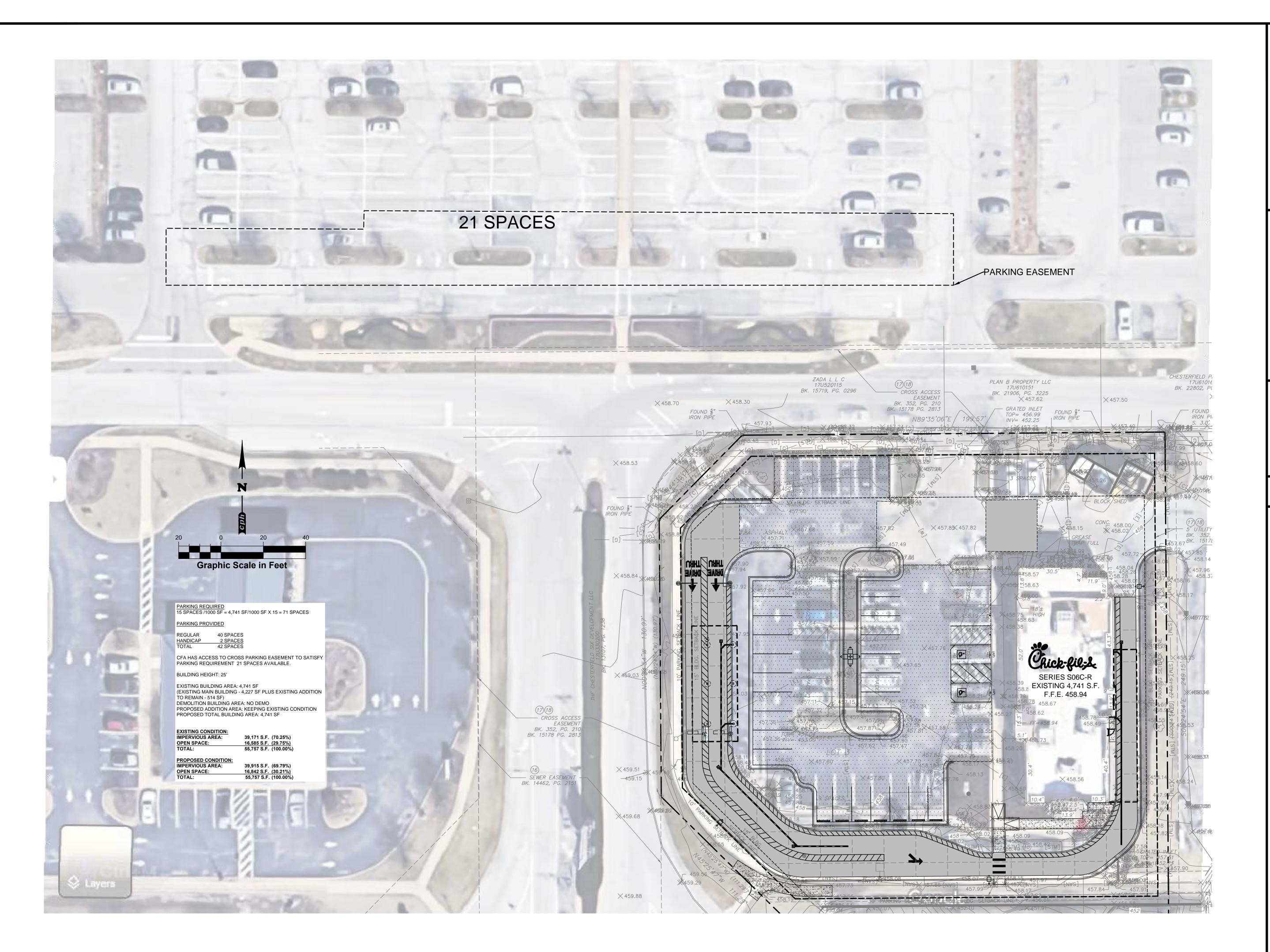
REVISION SCHEDULE DESCRIPTION

CONSULTANT PROJECT #

C291126 Permit 9/8/2023 CPH, LLC

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AMENDED SITE DEVELOPMENT SECTION PLAN SHEET NUMBER



J:\C291126\Civil\DWG_Current_Plan_Set\CITY CONCEPT REQUEST - 2\01-01976-C-2.0 SITE PLAN C.R2.dwg, 9/7/2023 11:59:11 PM, Refugia, Jerie, _cph - Civil And Landscape.stb





30349-2998

1031-C W. 23rd Street Panama City, FL 32405 Ph: 850.563.1490

Plans Prepared By: CPH, LLC A Full Service A & E Firm

JASON L. TOOLE, P.E. 2023009223

This item has been digitally signed and sealed by Jason L. Toole PE. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

63005 173 AIR CHE

BUILDING TYPE / SIZE: S06C-R RELEASE: vX.YY.MM **REVISION SCHEDULE** DESCRIPTION DATE CONSULTANT PROJECT # C291126 Permit 9/8/2023

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SHEET

PARKING EASEMENT

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SHEET NUMBER



Fax: 407.330.0639

September 8, 2023

Parking Study For:

Chick-Fil-A; Store #1976 17365 Chesterfield Airport Road Chesterfield, MO 63005-1414

Chick-fil-A is planning to remodel the interior of their existing restaurant located at 17365 Chesterfield Airport Road in the City of Chesterfield. In conjunction with interior remodeling, Chick-fil-A plans to reconfigure the parking lot and drive aisle areas to significantly lengthen the second drive-thru lane as well as relocate the drive thru lane order point canopy in order to relieve traffic congestion during peak demand. As the site exists currently, the drive-thru layout does not adequately handle the current drive-thru customer volume, due to a short dual lane drive-thru configuration. The drive-thru lane currently backs up into the parking lot which negatively impacts both the drive-thru and dine in customers as parking spots are not accessible without waiting in line.

The proposed drive-thru improvements will have a positive impact on the site by allowing additional vehicle queuing, by increasing the speed at which customers can place their orders, and by reducing the percentage of carry out and dine in customers. The change will keep drive-thru traffic from backing up into the parking lot and increase the overall efficiency of drive-thru operations.

The proposed drive thru improvements require that the existing parking lot be reconfigured and will reduce available onsite parking from 53 to 42. Chick-fil-A has a cross parking agreement with the neighboring Amini's site which allows for the use of 21 parking spaces. The City of Chesterfield recognizes the use of twenty (21) of these spaces to satisfy the Chick-fil-A parking count. Therefore, with the additional offsite parking that the City recognizes, the proposed improvements will result in a total available parking count of 63 spaces to offer its customers for use at their restaurant.

Per Section 405.04.040 of the current City of Chesterfield Ordinance, parking spaces are to be provided at 15 spaces per 1,000 square feet of building area for the "Restaurant, fast-food" category. The existing building area is 4,741 square feet, and will stay the same after the proposed site improvements. Based on the current parking code, the building square footage will require Chick-fil-A to provide 71 parking spaces, which is eight (8) more than what is proposed. Please see the proposed Site Development Plan under submission for detailed site layout information.

In previous phases of this sites development, the City of Chesterfield approved an 8% reduction of parking requirements due to the positive impacts of the Mulit-Lane Order Point (MLOP). Since a MLOP is still proposed at this time, Chick-fil-A would like to request an additional reduction for a total reduction of 11.3%. This would equate to a reduction of eight (8) parking spaces, considering the required 71 parking spaces. Not including the offsite parking spaces, the parking reduction requested is as follows:



Required 71 Spaces and Provided 42 Spaces. Therefore resulting in a parking reduction request of 40.84%.

In addition, based on typical store averages provided by Chick-fil-A, expanding an existing dual lane drive-thru has been shown on average to decrease the number of dine in customers by 13%, decrease the number of carry out customers by 7%, and increase the number of drive-thru customers by 20%. The overall reduction of 20% of the number of customers that need to occupy parking spaces, which results in a decreased parking demand. Since Chick-fil-A is required by the City code of Ordinance to provide 71 parking spaces and since previous sites have shown a reduced parking demand of up to 20%. This parking analysis reflects a required parking count of 63 spaces, which is eight (8) less than the City code typically requires with the proposed configuration. Please see the tables below which summarizes the Cities parking requirements, provided parking, and typical changes in drive-thru usage for Chick-fil-A sites that have significantly increased the length of an existing dual lane drive-thru.

City of Chesterfield Parking Requirements										
Use	Requirement	Units	Required	Rounded						
Restaurant, Fast Food	Food 15 spaces per 1,000 sq ft 4.741 71.1									
	11.3% Parking Reduction		-8							
				63						

Chick-fil-A Parking Summary											
Existing Site	Building Sq Ft	Onsite Parking	Offsite Parking	Total Parking							
Existing Site	4,741	53	21	74							
Dropood Site	Building Sq Ft	Onsite Parking	Offsite Parking	Total Parking							
Proposed Site	4,741	42	21	63							

S	Summary of Expanded	Dual-Lane Drive-Thru	Impacts		
	Percentage of	Percentage of	Percentage of		
Before	customers who use	customers who use	customers who use		
Delore	the Drive-Thru	Carry Out	Dine-In		
	55%	22%	23%		
	Percentage of	Percentage of	Percentage of		
After	customers using the	customers using	customers using		
Aiter	Drive-Thru	Carry Out	Dine-In		
	75%	15%	10%		

Based on the data provided, Chick-fil-A feels that the site provides adequate parking as proposed and respectfully requests approval of the noted (11.3%) parking reduction considering offsite and/or 40.84% without offsite parking.



Sincerely,

Jason Toole, P.E.

MIDWEST LANDSCAPE NOTES

- 1. Landscape Contractor to read and understand the Landscape Specifications prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
- 2. Contractor is responsible for locating and protecting all underground
- utilities prior to digging. 3. Contractor is responsible for protecting existing trees from damage during
- construction. 4. All tree protection devices to be installed prior to the start of land
- disturbance, and maintained until final landscaping. 5. All tree protection areas to be protected from sedimentation. 6. All tree protection fencing to be inspected daily, and repaired or replaced
- 7. No parking, storage or other construction activities are to occur within tree
- protection areas. 8. All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the
- 9. General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
- 10. In all parking lot islands, the General Contractor is responsible to remove all debris, fracture/loosen subgrade to a min. 24" depth. Add topsoil to a 6"-8" berm height above island curbing; refer to landscape specifications
- and landscape island detail. 11. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to
- the Landscape Contractor. 12. Any deviations from the approved set of plans are to be approved by the Landscape Architect.
- 13. Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.

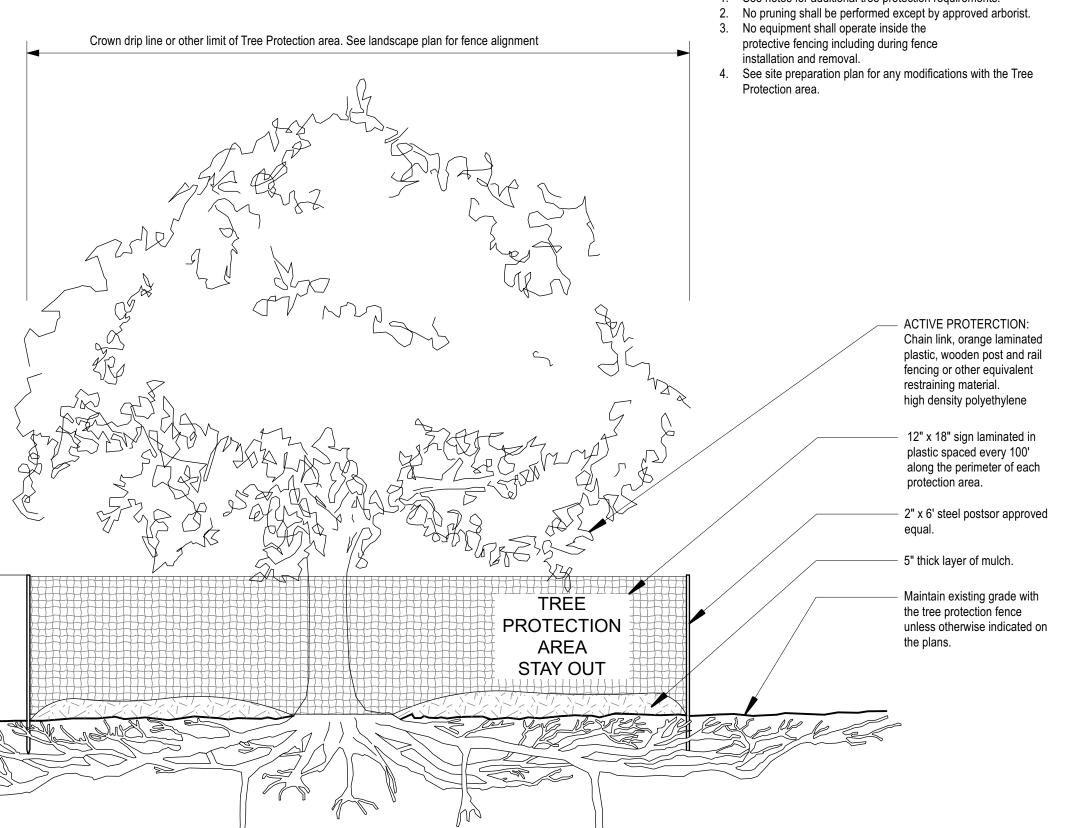
- 14. Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
- 15. Soil to be tested to determine fertilizer and lime requirements prior to
- 16. Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
- 17. All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch. Rock Mulch to be provided around the building as shown and called out on the landscape plan, all other planting beds are to be mulched with double shredded hardwood mulch.
- 18. Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill
- planting pit with topsoil and native excavated soil. 19. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
- 20. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
- 21. Water thoroughly twice in first 24 hours and apply mulch immediately. 22. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty
- requirements/expectations. 23. Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See
- Landscape Specifications for warranty requirements/expectations. 24. Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install
- 25. Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
- 26. Remove stakes and guying from all trees after one year from planting.

PLANT LIST

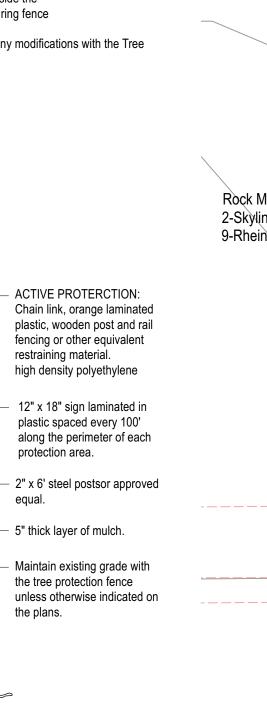
Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
7	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2.5" Cal; 12' Hgt.	B & B
4	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" Cal; 12' Hgt.	B & B
	Shrubs			
102	Buxus microphylla var. japonica 'Winter Gem'	Winter Gem Boxwood	3 Gal.	
38	Taxus x media 'Densiformis'	Dense Yew	3 Gal.	
26	Thuja occidentalis 'Rheingold'	a occidentalis 'Rheingold' Rheingold Arborvitae 3 Gal.		
	Groundcovers			
98	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 Gal.	Plant 18" O.C.
102	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 18" O.C.
1,438	Sod to match existing	Sod to match existing	SF; Sod	
	Other			
960	Rock Mulch	Rock Mulch	SF.	See Specifications

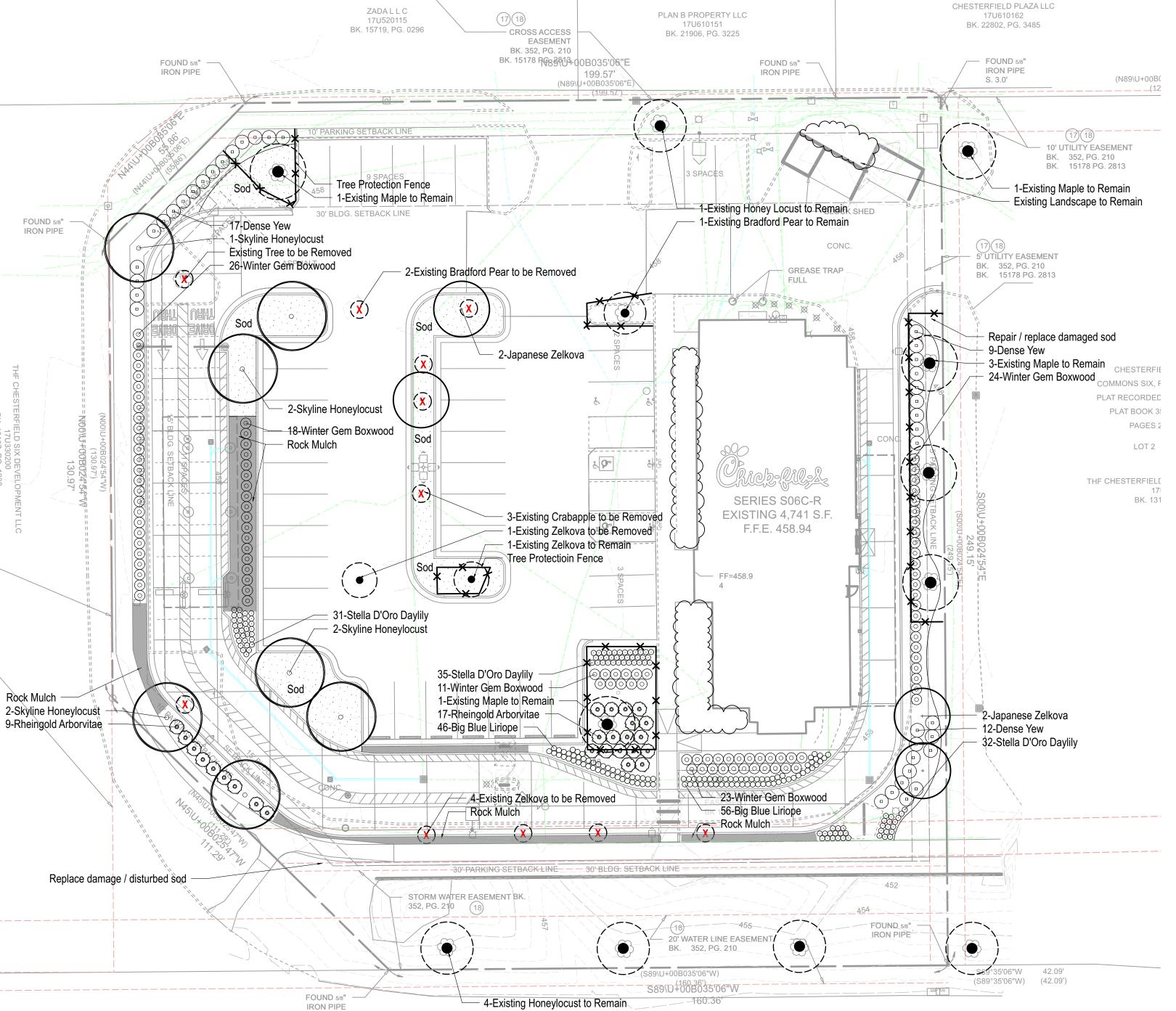
(3) crabapple, (2) bradford pear, (2) honeylocust, and (5) zelkova existing to be removed and replaced with (7)

honeylocust and (4) zelkova.



1. See notes for additional tree protection requirements.





CHESTERFIELD AIRPORT (VARYING WIDTH) ROAD

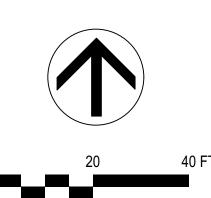
(PUBLIC)(ASPHALT)(92± PAVEMENT)

IRRIGATION SYSTEM RETROFIT 1. Existing irrigation system shall be retrofitted to include 100% cover to all newly created landscaped areas.

- 2. Sprays and rotors shall be utilized on all sod and seedded areas.
- 3. Drip irrigation shall be utilized on all planting beds, shrubs, trees, and groundcover.
- 4. The Contractor shall be responsible to ensure new and existing irrigation components, and the system as a whole, are in proper working order.

N. 0.2' E. 0.2'

- 5. Add valves, sprays, rotors, drip, and/or replace zones as needed to achieve proper coverage as required.
- 6. Only RainBird products shall be utilized 7. Mainline shall be 1.5" CLS 200 PVC
- 8. Lateral lines shall be 1" CLS 200 PVC 9. Rain / freeze sensor shall be installed
- 10. Prior to final completion, the Irrigation Contractor shall perform a walk-thru inspection with the Owner, or Owners









Atlanta, Georgia 30349-2998

Manley Land Design, Inc. 51 Old Canton Street Alpharetta, Georgia 30009 770.442.8171 tel



FSU# 01976

REVISION SCHEDULE NO. DATE BY DESCRIPTION
1 6/15/23 1 New Site Plan 2 9/7/23 2 New Site Plan

MLD PROJECT# 2023094 PERMIT PRINTED FOR 4/20/23 KCN DRAWN BY

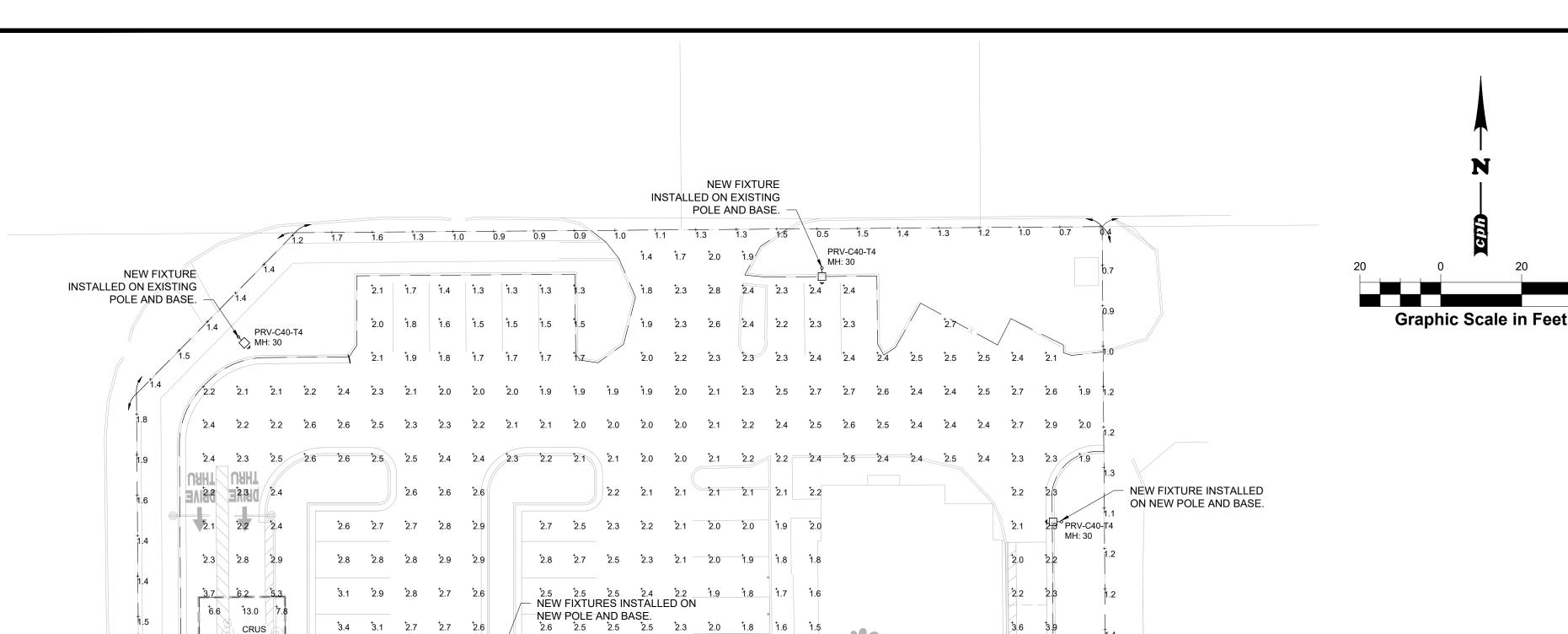
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Landscape Plan

SHEET NUMBER

L-100

TREE PROTECTION FENCING DETAIL SCALE: NTS



F.F.E. 458.94

2.9 2.7 2.5 2.2 1.9 1.7 1.5 1.4

NEW FIXTURE INSTALLED ON NEW POLE AND BASE.

14.7 26.0

1.7 // 1.9

FIXTURE TYPE "PRV" SEE SCHEDULE SQUARE STRAIGHT STEEL POLE - MATCH FIXTURE COLOR HAND HOLE BOLT COVER (WITH POLE) GROUND WIRE LUG BOLTED TO LIGHT POLE 6" IN LANDSCAPE AREA, 24" IN PAVED AREA ANCHOR BOLT (BY POLE MANUFACTURER) — FINISHED GRADE GROUND CLAMP #6 BARE COPPER **GROUND WIRE** 5/8" X 10' **GROUND ROD** PVC CONDUIT 24" BELOW CONCRETE GRADE AS REQUIRED POLE BASE REFER TO STRUCTURAL DRAWINGS FOR POLE BASE DIMENSIONS

LIGHT FIXTURE/POLE DETAIL

(PUBLIC)(ASPHALT)(92± PAVEMENT)

2.5 2.4 2.4 2.4 2.2 1.9 1.7 1.5 1.4

2.5 2.4 2.4 2.3 2.0 1.8 1.6 1.4 1.3

/ 2.1 1.9 1.7 1.6 1.5 1.3 1.2

PRV-C60-T3

0.2 0.2 0.2 0.3 0.3 0.3 0.3 0.3 0.2 0.2 0.1 0.1 0.1 0.1 0.1

CHESTERFIELD AIRPORT (VARYING WIDTH) ROAD

2.7 2.5 2.3 2.1 1.9 1.7 1.5 1.3 1.2

2.3 2.3 2.3 2.2 2.1 2.0 2.0 2.1

2.1 2.2 2.2 2.1 2.1 2.2 2.3

 $\frac{1}{2.9}$ $\frac{1}{2.8}$ $\frac{1}{2.6}$ $\frac{1}{2.6}$ $\frac{1}{2.5}$ $\frac{1}{2.4}$ $\frac{1}{2.2}$ $\frac{1}{2.1}$ $\frac{1}{1.9}$ $\frac{1}{1.8}$ $\frac{1}{1.7}$

 2.2
 2.3
 2.3
 2.2
 2.0
 2.0
 2.1
 2.2
 2.2
 2.3
 2.5

SITE LIGHTING PHOTOMETRIC PLAN SCALE: 1"=20'-0"

LUMINAIRE SCHED	ULE					
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMINAIRE	LLF	DESCRIPTION
				WATTS		
o- }	1	PRV-C60-T3	SINGLE	153	1.000	PRV-C40-D-UNV-T3-BZ
o- }	4	PRV-C40-T4	SINGLE	131	1.000	PRV-C40-D-UNV-T4-BZ-HSS
	6	CRUS	SINGLE	74	0.850	CRUS-SC-LED-LW-30
∢	1	PRV-C60-T5	BACK-BACK	153	1.000	PRV-C60-D-UNV-T5 (2@180)

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
OMD CANOPY	ILLUMINANCE	FC	14.64	27.8	5.0	2.93	5.56
ORDER POINT CANOPY	ILLUMINANCE	FC	15.18	34.2	6.6	2.30	5.18
PARKING LOT	ILLUMINANCE	FC	2.30	7.0	1.1	2.09	6.36
PROPERTY LINE_1	ILLUMINANCE	FC	1.05	2.0	0.1	N/A	N/A

GENERAL NOTES

- 1. POLE DETAIL IS SHOWN FOR PRESENTATION PURPOSES ONLY AND CONTRACTOR SHALL VERIFY THAT EPA RATING OF LIGHTING FIXTURE DOES NOT EXCEED CAPABILITY OF POLE.
- 2. PHOTOMETRIC PLAN IS PROVIDED FOR LIGHT PHOTOMETRIC DATA ONLY. CIRCUITING OF THE SITE LIGHTING SHALL BE SPECIFIED IN BUILDING ELECTRICAL DESIGN DRAWINGS.
- 3. PARKING AREA LIGHT FIXTURES ARE CLASSIFIED AS FULL CUTOFF FIXTURES PER IESNA LIGHT DISTRIBUTION GUIDELINES. ALL LIGHTING FIXTURES ARE DESIGNED, SHIELDED, AIMED AND LOCATED TO PREVENT LIGHT TRESPASS AND GLARE ONTO ADJACENT PROPERTIES OR ROADWAYS.
- 4. REFER TO BUILDING ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING





Chick-fil-A **5200 Buffington Road** Atlanta, Georgia 30349-2998

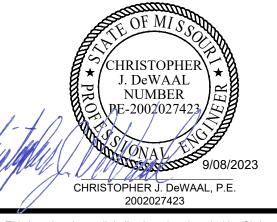


Building Better **Communities Together** 1031-C W. 23rd Street

Panama City, FL 32405

Ph: 850.563.1490

Plans Prepared By: CPH, LLC A Full Service A & E Firm



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6300

vX.YY.MM **REVISION SCHEDULE** DESCRIPTION CONSULTANT PROJECT # C291126 Permit 3/29/2023

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CPH, LLC

SITE LIGHTING PHOTOMETRIC PLAN

ES-1.0

11.7 32.9

10.1 20.4

12.2 34.2

[†]9.8 [†]19.8

32.6 11.2 CRUS

6.9 13.7 8.3 [†]4.4 [†]7.0 [†]6.0

2.9 2.5 2.5 2.8

NEW FIXTURE INSTALLED ON NEW POLE AND BASE.

24 2.3 2.3 2.6

2.3 2.4 2.2 2.3 2.4 PRV-C40-T4





Lumark **Prevail LED**

Area / Site Luminaire

Product Certifications

Connected Systems

WaveLinx



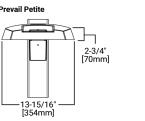
Interactive Menu

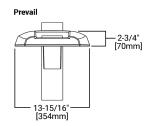
- Ordering Information page 2 Mounting Details page 3
- Optical Configurations page 3
- Product Specifications page 3 Energy and Performance Data page 4 • Control Options page 5

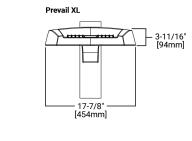
Quick Facts

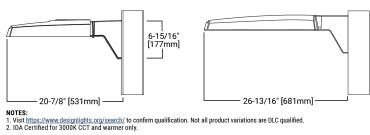
- Lumen packages range from 4,800 52,300 lumens (35W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details

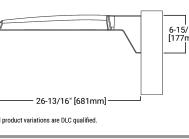


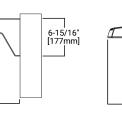
















Prevail LED

Lumark

Ordering Information

SAMPLE NUMBER: PRV-XL-C75-D-UNV-T4-SA-BZ												
Product Family ^{1, 2}	Light Engine ³	Driver	Voltage	Distribution	Mounting	Color						
PRV-P=Prevail Petite BAA-PRV-P=Prevail Petite BAA Compliant ²³ TAA-PRV-P=Prevail Petite TAA Compliant ²³	C10=(1 LED) 4,900 Nominal Lumens C15=(1 LED) 6,900 Nominal Lumens C20=(1 LED) 9,800 Nominal Lumens C25=(1 LED) 11,800 Nominal Lumens	D=Dimming (0-10V)	UNV=Universal (120-277V) 347=347V 480=480V ⁴ DV=DuraVolt (277-480V) ^{4,25}	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=Standard Versatile Arm MA=Mast Arm WM=Wall Mount Arm	BZ=Bronze AP=Grey BK=Black DP=Dark Platinum GM=Graphite Metallic						
PRV=Prevail BAA-PRV=Prevail BAA Compliant ²³ TAA-PRV=Prevail TAA Compliant ²³	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LEDs) 13,100 Nominal Lumens C40=(2 LEDs) 17,100 Nominal Lumens C60=(2 LEDs) 20,000 Nominal Lumens					WH =White						
PRV-XL=Prevail XL BAA-PRV-XL=Prevail XL BAA Compliant ²³ TAA-PRV-XL=Prevail XL TAA Compliant ²³	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(6 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens											

7030=70 CRI / 3000K CCT 7050=70 CRI / 5000K CCT HSS=House Side Shield 6 L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right 10K=10kV UL 1449 Fused Surge Protective Device 20MSP=20kV MOV Surge Protective Device 20KS-Series 20kV UL 1449 Surge Protective Device HA=50°C High Ambient Temperature 7 PER=NEMA 3-PIN Twistlock Photocontrol Recentacle 26

PER-NEMA 3-PIN Twistlock Photocontrol Receptacle ²⁶
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ²⁶
MS/DIM-L08=Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting ^{9,10}
MS/DIM-L20=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting ^{9,10}
MS/DIM-L40=Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting ^{9,10}
MSPB1=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting ^{9,11}
SPB2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting ^{9,11}
SPB4=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting ^{9,11}
ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle ⁹
ZD=SR Driver-enabled 4-PIN Twistlock Receptacle ⁹
ZW-SWPD4XX=Wavel inx, Dimmina Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{9,12,13,19} ZW-SWPD4XX=WaveLinx, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting 9,12,13,14
ZW-SWPD5XX=WaveLinx, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting 9,12,13,14
ZD-SWPD5XX=WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting 9,12,13,14
ZD-SWPD5XX=WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting 9,12,13,14
(See Table Below)=LumenSafe Integrated Network Security Camera 15,16

1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for Standard 4000K CCT and 70CRI.
 4.480V not to be used with ungrounded or impedance grounded systems.

6. Option will come factory-installed. House Side Shield not suitable with T5 distribution. Not available with PRV-C60 lumen 20. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, 7. Not available with revector fuller package. We recommend that the series are fully of the series are full to a conjunction with a scribe rating of 9 per ASTM D1654. Also achieves 7,000-hour rating per ASTM B117 with a scribe rating of 9 per ASTM D1654. Also achieves 7,000-hour rating per ASTM B117 with a scribe rating of 4 per ASTM D1654. Extended lead times may apply.

9. Controls system is not available in combination with a photocontrol receptacle (PER or PER7) or another controls system of the controls system is not available in combination with a photocontrol receptacle (PER or PER7) or another controls system (MS, ZD, ZW or LWR). Operates on 120-347V input voltages.

23. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 and the series of th 10. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order mation. Components shipped separately may be separately analyzed under domestic preference requirements. 10. Untitizes the Wattstopper sensor FSP-211. Sensor color white unless specimed otherwise via PUR. To field-configure, order FSIR-100 accessory separately, analyzed under comestic preference requirements. Excessories sold separately will be separately will be separately analyzed under domestic preference requirements. Accessories sold separately will be separately analyzed under domestic preference requirements. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

25. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Sits the was signify, com/duravolt for more information.

26. If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation.

14. Replace XX with sensor color (WH, BZ, or BK). 16. Not available with 347V, 480V, DV, or HA options. Consult LumenSafe system product pages for additional details and 17. Replace XW with paint color.

18. Not for use with PRV-XL configurations.

19. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, or 6).

WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) 22

PRYXLWM-XX=Wall Mount kit 15

MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180" Tenon Adapter for 2-3/8" O.D. Tenon
HS/VERD=House Side Shield 4:19
VGS-F/B=Vertical Glare Shield, Front/Back 19
VGS-F/B=Vertical Glare Shield, Front/Back 19
VGS-SIDE=Vertical Glare Shield, Side 19
OA/RA1013=Photocontrol Shorting Cap
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014-NEMA Photocontrol - 120V
OA/RA1014-NEMA Photocontrol - 120V
OA/RA1011-NEMA Photocontrol - Multi-Tap 105-285V
OA/RA1201-NEMA Photocontrol - 347V
OA/RA1027=NEMA Photocontrol - 480V
FSIR-100=Wireless Configuration Tool for Occupancy Sensor 20
SWP04-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7'-15' Mounting 12: 13, 14, 21
SWPD5-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15'-40' Mounting 12: 13, 14, 21

PRVSA-XX=Standard Arm Mounting Kit 1

PRVMA-XX=Mast Arm Mounting Kit 1

PRVWM-XX=Wall Mount Kit 18

PRVXLWM-XX=Wall Mount Kit 15

cutoff and more. Consult your lighting representative for more information. 21. Requires 4-PIN twistlock receptacle (ZD or ZW) option. (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more infor-

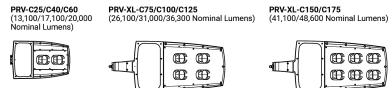
Mounting Configurations and EPAs NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications

Optical Configurations













Type: CRUS

Scottsdale® Legacy (CRUS)

LED Canopy Luminaire



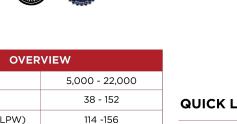
Construction

life of the fixture.

fatigue and failure.

Optical System





QUICK LINKS

Wattage Range 114 -156 Efficacy Range (LPW) Weight lbs(kg) 23 (10.4)

FEATURES & SPECIFICATIONS

weather changes without cracking or

• Luminaire assembly incorporates a pressure

Features an array of select, mid-power, high

4000K, 5000K color temperature, 80 CRI

distribution. Asymmetric provides a wider

• Diffuse lens available as an option to soften

• Six Lumen Packages: 5,000, 9,000, 10,000,

• High performance factory programmable

voltage, short-circuit and over temperature

protection that meets IEEE C62.41.2 and ANSI C82.77-5 Location Category C Low

13,000, 18,000 and 22,000 Lumens.

driver features over-voltage, under

protection with integral 6kV surge

distribution pattern. Optional symmetric

brightness, high efficiency LED; 3000K,

• Choice of Symmetric or Asymmetric

with diffused lens also available.

brightness of the luminaire.

stabilizing vent breather to prevent seal

surge protection device meets a minimum • Features a ultra-slim 11/16" profile die-Category C Low operation (per ANSI/ cast housing, with flat clear or diffused IEEE C62.41.2). Custom lumen and wattage tempered glass lens. Unit is water-resistant, packages available. sealed and IP66 rated. Integral designed heat sink does not trap dirt and grime,

• Driver components are fully encased in potting for moisture resistance. Complies ensuring cool running performance over the with IEC and FCC standards. 0-10 V dimming supplied standard with all drive • Standard color is white and is finished with LSI's DuraGrip* polyester powder coat process. DuraGrip withstands extreme

• Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and acts as the primary heatsink ensuring cool operation of internal components for longer life. Seals to optical housing via one-piece molded silicone

 Universal voltage power supply, 120-277 VAC, 50/60 HZ and 347-480 VAC, 50/60

• -40°C to 55°C (-40°F to 131°F) ambient operating temperature. (Varies based on lumen package and mounting style see performance data for specifics.) • Minimum 60,000 to 100,000 hours

depending upon the ambient temperature of the installation location (see performance data for specifics.) **Hazardous Location**

• Designed for lighter than air fuel applications. Product is suitable for Class 1 Divisions 2 only when properly installed per LSI installation instructions. See Isicorp.com for specific guidance. Not available on SLW.

standards. Additional field replaceable 10kV Installation

 One-person installation. • Installs in a 12" or 16" deck pan. Deck

penetration consists of a 4" hole. simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit.

 Retro panels are available for existing Encores as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck. Warrantv

• LSI LED fixtures carry a 5-year warranty (contact your LSI representative for extended warranty options.)

• UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety

standards. Suitable for wet locations. • DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights. org/QPL to confirm which versions are

• Meets Buy American Act requirements. • IDA compliant with 3000K or lower color



Electrical

Scottsdale® Legacy LED Canopy Luminaire (CRUS) **ORDERING GUIDE**

Accessory Ordering Information (Accessories are field installed)

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsicorp.com

ICAL ORDER EXAMPLE:	CRUS	SC LED	SS 50 UE	WHT			
Prefix	Distribution	Light Source	Drive Current	Color Temp	Input Voltage	Finish	C
CRUS - LED Canopy	SC - Symmetric	LED	SLW - 5,000 Lumens	50 - 5,000K	UE - Universal	WHT - White	HL² - Haza

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Prefix	Distribution	Light Source	Drive Current	Color Temp	Input Voltage	Finish	Options
CRUS - LED Canopy Luminaire	SC - Symmetric AC¹ - Asymmetric	LED	SLW - 5,000 Lumens VLW - 9,000 Lumens LW - 11,000 Lumens SS - 13,000 Lumens HO - 19,000 Lumens VHO - 22,000 Lumens Custom Lumen Packages ³	50 - 5,000K 40 - 4,000K 30 - 3,000K	UE - Universal Voltage (120 - 277V) HV - High Voltage 347 - 480V	WHT - White BRZ - Bronze BLK - Black	HL ² - Hazardous Location DFL - Diffuse Lens

AC distribution utilizes a reflector which alters the look from a standard SC distribution. 3. Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.

Order Number	Description	Order Numbe
525946	Retrofit RIC Cover Panel Blank (no holes)	354702
530281	Kit - Hole Plugs and Silicone (enough for 25 retrofits) ¹	1320540
357282		
	1 - Consists of (25) 7/8" hole plugs, (100) 5/16" hole plugs and (1) tube of RTV	Back to Quick L
	525946 530281	525946 Retrofit RIC Cover Panel Blank (no holes) 530281 Kit - Hole Plugs and Silicone (enough for 25 retrofits)¹ 357282

DELIVERED LUMI	ENS											
		:	3000K CCT			4000K CCT			5000K CCT			
Lumen Package	Distribution	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Wattage	
VHO	SC	21301	140	B4-U0-G2	21835	144	B4-U0-G2	22697	150	B4-U0-G2	150	
VHU	AC	17355	114	B3-U0-G3	17799	117	B3-U0-G3	18502	122	B3-U0-G3	152	
НО	SC	17889	143	B3-U0-G1	18346	146	B3-U0-G2	19071	152	B4-U0-G2	125	
по	AC	14582	116	B3-U0-G2	14955	119	B3-U0-G2	15546	124	B3-U0-G2	120	
SS	SC	13113	141	B3-U0-G1	13449	144	B3-U0-G1	13980	150	B3-U0-G1	02	
33	AC	11468	123	B3-U0-G2	11761	126	B3-U0-G2	12226	131	B3-U0-G2	93	
LW	SC	10457	144	B3-U0-G1	10724	148	B3-U0-G1	11148	154	B3-U0-G1	70	
LVV	AC	9145	126	B2-U0-G2	9379	129	B2-U0-G2	9749	134	B2-U0-G2	73	
VLW	SC	8783	146	B3-U0-G1	9008	149	B3-U0-G1	9364	155	B3-U0-G1	60	
V LVV	AC	7681	127	B2-U0-G1	7878	131	B2-U0-G1	8189	136	B2-U0-G1	00	
SLW	SC	5585	146	B2-U0-G1	5728	150	B2-U0-G1	5954	156	B2-U0-G1	38	
J OLW											38	

SLW		SC	5585	146	B2-	2-U0-G1 5728		150	B2-U0-0	G1 59	54	156	B2-U0-G1	38
SLVV	P	AC	4884	128	B1-U0-G1		5009	131	B1-U0-0	G1 52	07	136	B1-U0-G1	36
_EDs are freque	ently updat	ed therefore v	alues are no	minal.						·				
ELECTRICAL D	ATA (AMPS	3)						Recomme	ended Lum	en Maintenance	¹CRUS VHO			
Lumen	Wattana	1000	208V	240V	277V	347V	480V	Ambient	Temp C	Initial ²	25k hr ²	50k hr ²	75k hr ³	100k hr ³
Package	Wattage	120V	2007	2400	2110	347V	4000	0	C	102%	97%	92%	88%	84%
VH0	152	1.27	0.73	0.64	0.55	0.44	0.32	10	10 C		97%	92%	88%	84%
НО	124	1.03	0.6	0.52	0.45	0.36	0.26		20 C		97%	92%	88%	84%
SS	92	0.77	0.44	0.38	0.33	0.27	0.19		25 C		97%	92%	88%	84%
	72	_							30 C		97%	92%	88%	84%
LW		0.6	0.35	0.3	0.26	0.21	0.15	40	40 C		95%	90%	85%	80%
VLW	60	0.5	0.29	0.25	0.22	0.17	0.13	50	С	101%	94%	89%	83%	78%
SLW	38	0.32	0.18	0.16	0.14	0.11	0.08	Recomme	ended Lum	en Maintenance	¹ CRUS SS			
Electrical data a	at 25C (77F). Actual watta	age may dif	fer by +/-10%				Ambient	Temp C	Initial ²	25k hr ²	50k hr ²	75k hr ³	100k hr ³
OPERATING TE	FMPERATII	IRF			7			0	C	102%	97%	92%	88%	84%
								10	C	102%	97%	92%	88%	84%
LUMEN PACKA	AGE	MOUNTING		Max				20	С	102%	97%	92%	88%	84%
VH0		Metal/Wood Ca		45 C				25	С	102%	97%	92%	88%	84%
HO		Metal/Wood Ca	nopy	45 C				30	С	102%	97%	92%	88%	84%
SS		Metal/Wood Ca	nopy	55 C				40	С	102%	97%	92%	88%	84%

1 - Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ 2 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on

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NA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED).

101% 95% 91% 86% 82%

time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the

3 - In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times

LITHONIA LIGHTING® Catalog Number

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights. CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). $Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. \ Uniformly square in cross-piece with a full-length longitudinal high-frequency electric resistance weld. \ Uniformly square in cross-piece with a full-length longitudinal high-frequency electric resistance weld. \ Uniformly square in cross-piece with a full-length longitudinal high-frequency electric resistance weld. \ Uniformly square in cross-piece with a full-length longitudinal high-frequency electric resistance weld. \ Uniformly square in cross-piece with a full-length longitudinal high-frequency electric resistance weld. \ Uniformly square in cross-piece with a full-length longitudinal high-frequency electric resistance weld. \ Uniformly square in cross-piece with a full-length longitudinal high-frequency electric resistance weld. \ Uniformly square in cross-piece with a full-length longitudinal high-frequency electric resistance with a full-length longitudina$ section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6". and open top. Side drilled and open top poles include a removable top cap.

Pole Top: Options include 4" tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware.

The handhole has a nominal dimension of 2.5" x 5". **Base Cover:** A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request. **Anchor Base/Bolts:** Anchor base is fabricated from steel that meets ASTM A36 standards and can be

altered to match existing foundations; consult factory for modifications, Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel. **FINISH** — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets

5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze. White. Black. and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. **BUY AMERICAN ACT** — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design. **WARRANTY** — 1-year limited warranty. This is the only warranty provided and no other statements in this

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be

specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions **NOTE**: Actual performance may differ as a result of end-user environment and application.

SSS Square Straight Steel Poles

Specifications subject to change without notice.

SSS								
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness ²	Mounting ³		Options		Finish ¹⁴	
SSST	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) See technical information table for complete ordering information.)	4C 4" 11g (0.120") 4G 4" 7g (0.179") 5C 5" 11g (0.120") 5G 5" 7g (0.179") 6G 6" 7g (0.179") See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KSE/KSF/KVR/KVF Drill mounting⁴ DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/RSX/AERIS™/OMERO™/HLA/KAX Drill mounting⁴ DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° CM39AS 3 at 90° DM49AS 4 at 90° DM29AS 2 at 180° DM39AS 3 at 90° DM49AS 4 at 90° CM39AS 3 at 90° DM49AS 4 at 90° CM39AS 3 at 90° DM49AS 4 at 90° CM49AS 4 at 90° CM49AS 4 at 90° DM29RAD 2 at 180° DM29RAD 2 at 180° DM29RAD 3 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° CM49RAD 4 at 90° CM49RAD 4 at 90° CM5/CM5/CM5/CM5/CM5/CM5/CM5/CM5/CM5/CM5/	AERIS™ Suspend drill mounting ^{3,6} DM19AST	Shipped inst VD HAxy FDLxy CPL12/xy CPL34/xy CPL1/xy NPL12/xy NPL34/xy NPL1/xy EHHxy STLHHC FBCSTL2PC IC L/AB TP NEC UL BAA	Vibration damper ² Horizontal arm bracket (1 fixture) ^{8,9} Festoon outlet less electrical ^{8,10} 1/2" coupling ⁸ 3/4" coupling ⁸ 1" coupling ⁸ 1/2" threaded nipple ⁸ 3/4" threaded nipple ⁸ Extra handhole cover (standard is plastic, finish is smooth) 2 Piece steel base cover (standard is plastic) Interior coating ¹² Less anchor bolts (Include when anchor bolts are not needed) Tamper resistant handhole cover fasteners NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL listed with label (Includes NEC compliant cover) Buy America(n) Act Compliant ¹³	DDBXD DDBXD DBLXD DNAXD DWHXD DSSXD DGCXD DTGXD DBRXD DBRXD DDBTXD DBLBXD DNATXD DWHGXD Other finis GALV Architectu finishes Paint over	able paint colors Dark bronze Black Natural aluminum White Sandstone Charcoal gray Tennis green Bright red Steel blue Textured dark bronz Textured white aluminum Textured white thes Galvanized finish tral colors and special Galvanized, RAL Cololors and Extended Finishes available.

1. Handhole covers (HHC), full base covers (FBC) and top caps (TC) shipped separately. No need to call out in nomenclature. 2. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".

DM49ESX 4 at 90°

3. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole. 4. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.

5. All RAD drilling's require a minimum top 0.D. of 4". 6. Insert "1" or "2" to designate fixture size; e.g. DM19AST2. 7. On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's

8. Specify location and orientation when ordering option. For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-". Example: 5ft = 5 and 20ft 3in = 20-3**For "y":** Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.

Anchor Base Poles

SQUARE STRAIGHT STEEL

BAA

Example: 1/2" coupling at 5' 8", orientation C = CPL12/5-8C9. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy. Example: HA20BD. 10. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician. 11. Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.

13. Use when mill certifications are required 14. Finish must be specified. Additional colors available; see Architectural Colors brochure linked here (Form No. 794.3). Lead times may be extended up to 2 weeks due to paint procurement.

Provides enhanced corrosion resistance.

PL DT20 Plugs for ESX drillings PL DT8 Plugs for DMxxAS drillings

Example: Pole height is 25ft, A provision cannot be placed above 16ft.

TECHNICAL INFORMATION — EPA (ft²) WITH 3-SECOND GUST PER AASHTO 2013																	
Series	Mounting Height (ft)*	Shaft Base Size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight	Approximate ship weight (lbs.)
SSS	10	4C	20	500	16	400	13	325	10.5	263	8.5	213	7	175	6	150	75
SSS	12	4C	16	400	13	325	10	250	8	200	6.5	163	5	125	4	100	90
SSS	14	4C	13.5	338	10	250	7.5	188	6	150	4.5	113	3.5	88	2.5	63	100
SSS	16	4C	10.5	263	7.5	188	5.5	138	4	100	3	75	1.5	38	1	25	115
SSS	18	4C	8	200	5.5	138	4	100	2.5	63	1.5	38	0.5	13	-	-	125
SSS	18	4G	13	325	9.5	238	7	175	5	125	3.5	88	2.5	63	1.5	38	185
SSS	18	5C	13	325	9.5	238	6.5	163	4.5	113	3	75	1.5	38	.5	13	170
SSS	20	4C	6	150	4	100	2.5	63	1	25	-	-	-	-	-	-	140
SSS	20	4G	10.5	263	7.5	188	5.5	138	3.5	88	2	50	1	25			205
SSS	20	5C	10	250	7	175	4.5	113	2.5	63	1	25	-	-	-	-	185
SSS	20	5G	20	500	15	375	11.5	288	8.5	213	6	150	4.5	113	3	75	265
SSS	25	4C	2	50	0.5	13	-	-	-	-	-	-	-	1	-	-	170
SSS	25	4G	5.5	138	3	75	1.5	38	-	-	-	-	-	-	-	-	245
SSS	25	5C	4.5	113	2	50	-	-	-	-	-	-	-	-	-	-	225
SSS	25	5G	12	300	8.5	213	5.5	138	3	75	1.5	38	-	-	-	-	360
SSS	25	6G	19	475	13.5	338	9	225	5.5	138	3	75	1	25			445
SSS	30	4G	1.5	38	-	-	-	-	-	-	-	-	-	-	-	-	291
SSS	30	5C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	265
SSS	30	5G	6.5	163	3.5	88	1	25	-	-	-	-	-	-	-	-	380
SSS	30	6G	11	275	6	150	2.5	63	-	-	-	-	-	-	-	-	520
SSS	35	5G	2	50	-	-	-	-	-	-	-	-	-	-	-	-	440
SSS	35	6G	4	100	-	-	-	-	-	-	-	-	-	-	-	-	540
SSS	39	6G	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605

NOTE: AASHTO 2013 criteria is the most conservative existing EPA calculation. For poles not showing EPA values under AASHTO 2013, EPA values may exist under commercial criteria (see table above). *For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

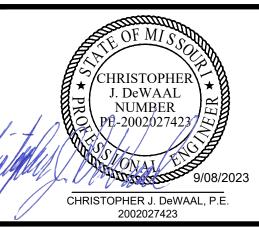






Communities Together 1031-C W. 23rd Street Panama City, FL 32405 Ph: 850.563.1490

Plans Prepared By: CPH, LLC A Full Service A & E Firm



This item has been digitally signed and sealed by Christopher J DeWaal, PE. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the

signature must be verified on any electronic copies.

A

BUILDING TYPE / SIZE: RELEASE: **REVISION SCHEDULE** DESCRIPTION

CONSULTANT PROJECT # C291126 Permit 3/29/2023

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SHEET NUMBER **ES-2.0**

J:\C291126\MEP\01_CAD\01-01763-ES-2.0 SITE LIGHTING CUT SHEETS.dwg, 9/8/2023 11:13:53 AM, Leary, Ken, _cph - Civil And Landscape.stb

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember Michael Moore Vice-Chair: Barbara McGuinness

There are no Finance and Administration Committee action items scheduled for Monday's meeting.

NEXT MEETING

A meeting of the whole is scheduled for Tuesday, October $3^{\rm rd}$, 2023 at 5:30 pm in Chambers. Among other agenda items, the agenda will include "Finance 104" and presentation of the Five-year projections.

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

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Mary Monachella Vice Chair: Councilmember Gary Budoor

There are no Parks, Recreation and Arts Committee action items scheduled for Monday's meeting.

NEXT MEETING

The next meeting of the Parks, Recreation and Arts Committee is scheduled for Wednesday, November 1^{st,} 2023 at 5:30 pm.

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

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Mary Ann Mastorakos Vice Chair: Councilmember Michael Moore

There are no Public Health and Safety Committee action items scheduled for Monday's meeting.

NEXT MEETING

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

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

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

Contract Authorization – Audio Visual Equipment – Audio Visual enhancements within City Hall are funded in the 2023 fiscal budget. The City previously contracted with Tech Electronics for the majority of the improvements, which are already in place. The remaining improvements include replacing the AV screen in Chambers, replacing the Dias microphones, and adding two microphones in the coffered ceiling within Chambers to pick up audio for tele-conference or zoom meetings. Staff requests authorization to contract with Tech Electronics in an amount not to exceed \$44,000, which corresponds to the remaining budgeted funding for this project.

Liquor License – Game Show Battle Room (178089 N Outer 40 Rd, #136) – has requested a new liquor license for retail sale of all malt liquor (beer only) of intoxicating liquor by the drink, to be consumed on premise, retail sale of light wine by the drink for consumption on premise and Sunday sales. (Voice Vote)

Application has been reviewed by the Police Department and the Planning Department. There are no known outstanding municipal violations

OTHER LEGISLATION

There are no other legislative action items scheduled for Monday's meeting.

UNFINISHED BUSINESS

There is no unfinished business scheduled for this meeting.

NEW BUSINESS

MEMORANDUM

To: Mike Geisel – City Administrator

From: Matthew Haug – Director of Information Technology

Date: 9/22/2023

Re: American Recovery Plan Act Fund Allocation Request



In the 2022 budget there was an American Recovery Plan Act (ARPA) item for \$150,000 for replacement of the City Council Chambers A/V System. The initial project was bid and a purchase order was created for \$106,000. The total initial project cost was \$80900. The additional monies were encumbered as we anticipated some additional equipment replacement that was readily apparent due to the system being 22 years old. I am requesting that an allocation of the remaining \$44,000 from the ARPA funds to be used for the following additional improvements to the Council Chambers A/V System.

- 1 Replacement of the Council Dias Microphones –
- 2 Replacement of the Projector Screens -
- 3 The addition of two microphones to be installed in the gallery area to allow for better audio quality for virtual meetings –

The remaining balance and the addition of the allocation funds will be in line with our initial request of \$150,000 from the ARPA funds.

Attached is the add-on proposal from Tech Electronics.

Respectfully.

Matthew Haug

Information Technology Director

Concurrence

Michael O Geisel – City Administrator



MEMORANDUM

DATE: September 28, 2023

TO: Mike Geisel

City Administrator

FROM: Denise Pozniak

Business Assistance Coordinator

SUBJECT: LIQUOR LICENSE REQUEST – GAME SHOW BATTLE ROOM

GAME SHOW BATTLE ROOM – 17089 N OUTER 40 RD, #136 ... has requested a new liquor license for retail sale of all malt liquor (beer only) of intoxicating liquor by the drink, to be consumed on premise, retail sale of light wine by the drink for consumption on premise and Sunday sales.

Business description – Host live game show experiences for the public.

Melissa Spears is the managing officer.

This application was reviewed and approved by both the Police Department and the Department of Planning.

With City Council approval at the Monday, October 2, 2023 City Council meeting, I will immediately issue this license.