NOTICE OF PUBLIC HEARING

BIRMINGHAM CITY COMMISSION
SPECIAL LAND USE PERMIT

Meeting Date, Time, Location:	Monday, November 24, 2014, 7:30 PM Municipal Building, 151 Martin Birmingham, MI
Location of Request:	Shell Gas Station (formerly Citgo) 33588 Woodward Ave.
Nature of Hearing:	To consider a Special Land Use Permit and Final Site Plan to allow the 24 hour operation of a Shell gasoline station with a convenience store and a Dunkin Donuts store on site.
City Staff Contact:	Jana Ecker 248.530.1841 jecker@bhamgov.org
Notice Requirements:	Mailed to all property owners and occupants within 300 feet of subject address. Publish November 2, 2014
Approved minutes may be reviewed at:	City Clerk's Office

Persons wishing to express their views may do so in person at the hearing or in writing addressed to City Clerk, City of Birmingham, 151 Martin, Birmingham, MI 48009.
Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk's Office at 248.530.1880 (voice) or 248.644.5115 (TDD) at least one day in advance to request mobility, visual, hearing or other assistance.

City of Birmingham
A Walkable Community

MEMORANDUM

Community Development Department

DATE: **November 17, 2014**

TO: **Joseph A. Valentine, City Manager**

FROM: **Jana L. Ecker, Planning Director**

SUBJECT: **Public Hearing for Final Site Plan & Special Land Use Permit at 33588 Woodward – Shell Gas Station (Former Citgo)**

On August 27, 2014, the Planning Board conducted a public hearing to discuss a request by the applicant to renovate the existing vacant gasoline station at 33588 Woodward by installing new pumps and canopy, expanding the existing convenience store and adding a Dunkin Donuts franchise inside, and reconfiguring the layout of the site. The Planning Board voted unanimously to recommend approval of the Final Site Plan and Design and the Special Land Use Permit to the City Commission with the following conditions:

1. The applicant must reduce the max/min foot candle levels in the parking/drive area to 20/1 or obtain a variance from the BZA;
2. The applicant addresses all department concerns as outlined in the report subject to administrative approval;
3. All mechanical equipment must be fully screened;
4. The Planning Board approves the use of non-cutoff fixtures to up light the facade as proposed tonight;
5. Full brick is allowed and permitted as indicated tonight.

On September 22, 2014 the City Commission set a public hearing date for October 13, 2014 to consider approval of the Final Site Plan and Design and a Special Land Use Permit Amendment to allow the operation of a Shell gasoline station with a convenience store and a Dunkin Donuts store on site.

On October 13, 2014, the City Commission opened the public hearing and continued it to October 27, 2014. Please find attached the staff report presented to the Planning Board, along with the relevant meeting minutes for your review.

On October 27, 2014, the City Commission opened the public hearing and discussed the issue. Questions arose regarding the date the former gasoline service station ceased to operate. It was determined that the gas station closed in January of 2014. The applicant applied for a Special Land Use Permit ("SLUP") within 6 months of the gas station closing, and thus at that time the application was considered a Special Land Use Permit Amendment to the existing SLUP for the former Citgo station. However, the City Commission requested that the application be

renoticed as a new Special Land Use Permit application as it had now been more than 6 months since the former gas station was in operation. The City Commission set a new public hearing date on the SLUP for November 24, 2014.

Accordingly, the City Clerk noticed the November 24, 2014 public hearing as a new SLUP request. Please see attached memo for additional information regarding the status of SLUPs when a use or business is discontinued.

SUGGESTED ACTION:

To APPROVE the Final Site Plan & Design and a Special Land Use Permit at 33588 Woodward to allow the 24 hour operation of a Shell gasoline station with a convenience store and a Dunkin Donuts store on site.

City of Birmingham
A Walkable Community

MEMORANDUM

Community Development

DATE: **August 21, 2014**

TO: **Planning Board Members**

FROM: **Matthew Baka – Senior Planner**

SUBJECT: **Special Land Use Permit and Final Site Plan Review - 33588 Woodward – Shell Gas Station (formerly Citgo)**

Executive Summary

The subject site is located at 33588 Woodward, on the northeast corner of Woodward and Chapin and was most recently a Citgo gasoline station. The parcel is zoned B-2B General Business. At this time, the applicant is applying to convert the property from Citgo to Shell/Dunkin Donuts. The proposal includes expanding the existing building, installing new gas pumps and canopy, lighting, new signage, screening and landscaping.

The existing Citgo gas station was operating under a valid Special Land Use Permit originally issued on January 12, 1987. In accordance with the terms of this approval, the gas station was permitted to operate a mini-mart, and was also required to provide a 6' screen wall adjacent to the alley. On May 24, 1999 the applicant was approved for a SLUP amendment with several conditions. The property is now under new ownership. Due to the extensive building and site plan changes the applicant will be required to bring the entire site into compliance with the current Zoning Ordinance standards with the exception of the setback for the existing building, which will be retained.

The Planning Board conducted a review of the Preliminary Site Review and SLUP Amendment on June 25, 2014. At that time, the Planning Board requested additional information from the applicant regarding the interior floor plan, hours of operation, and the nature of the Dunkin Donuts use. In addition, the Planning Board expressed concern about the choice of materials proposed for the building and the lack of design details on the new addition, and the side and rear elevations. Board members indicated that they would not support encroachment into the rear setback, and did not approve of the proposed coolers being added to the rear of the building rather than being incorporated into the building. The Planning Board postponed the matter until the July 9, 2014 meeting.

At the July 9th 2014 meeting the applicant presented a revised plan with numerous design changes to the building and the site elements proposed. The applicant still maintained the scored CMU on the lower portion of the side and rear of the building and added splitface CMU to the lower portion of the front of the building. The applicant proposed Azak composite wood paneling on the upper portion of the entire building.

The Azak composite wood paneling was also proposed to be used on the underside of the gas canopy, and on the upper portion of the proposed screenwalls on the site. The applicant added a new addition to the rear of the building to house the proposed coolers as requested by the Planning Board. The applicant added three large storefront windows on the west elevation as requested by the Planning Board, but has not added any architectural details to the north, south or east elevations of the building; however proposed to plant Boston Ivy to grow up the building and soften the blank walls. The Planning Board granted Preliminary Site plan review based on the changes that were presented. Meeting minutes from both reviews are attached for you convenience.

1.0 Land Use and Zoning

1.1 Existing Land Use - The existing site was used for a Citgo gas station up until recently. Land uses surrounding the site include residential and commercial uses.

1.2 Existing Zoning - Currently zoned B-2B General Business, the existing use and surrounding uses appear to conform to the permitted uses of each Zoning District.

1.3 Summary of Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	**South**	**East**	**West**
Existing Land Use	Woodward Avenue, Commercial use	Woodward Avenue, Commercial use	Chapin, Single family residential	Woodward Avenue, Commercial use
Existing Zoning District	B-2B General Business	B-2B General Business	R-4 Two-family residential	B-2B General Business

2.0 Proposed Use

The existing vacant gas service station is a permitted use with a Special Land Use Permit. The current use was established with a Special Land Use Permit ("SLUP") in 1987. The previous use of the property for a gasoline service station will remain the same with the addition of a Dunkin Donuts.

3.0 Setback and Height Requirements

The project meets the required bulk, height, area, and placement regulations for the B-2B, as noted on the attached Zoning Compliance Summary Sheet. The rear setback of the building has been increased 1' so that it complies with the requirement that it be 10' from the center line of the alley.

4.0 Screening and Landscaping

4.1 Dumpster Screening – The applicant is proposing to construct a 6' dumpster enclosure with gates at the south east corner of the parcel as required. The plans now show that the proposed 6' high enclosure will be constructed of splitface CMU painted in Martin-Senour Burdick's Ordinary Black, and the gates will be constructed of Azak siding to match the building, fence and screen wall proposed.

4.2 Parking Facility Screening – The applicant is proposing a 4' screen wall between the two rows of parking spaces south of the building. Based on the provisions of Article 04 Section 4.53 SC-01 screening is not required on this site. However, the Planning Division feels that the proposed screenwall is appropriate for the site and will be an enhancement. The applicant has submitted elevation drawings for the proposed screen wall. The existing wood fence is proposed to be replaced with a 6' high screen wall constructed with a 2' splitface CMU base painted in Martin-Senour Burdick's Ordinary Black, with 4' high Azak fencing installed on top of the CMU base.

4.3 Mechanical Screening - Rooftop mechanical equipment must be limited, positioned and screened to minimize views from adjacent properties and public rights-of-way in accordance with Article 5, section 4.53 of the Zoning Ordinance. Article 04, 4.53 (C)(8) of the Zoning Ordinance requires that all rooftop mechanical equipment must be obscured by a screen wall constructed of materials compatible with the materials used on the building, that provides an effective permanent visual barrier that minimizes the visual impact of the equipment from other points of observation and that:

(a) The screen walls must be less than 10 feet in height; and
(b) The screen walls shall, to the best extent possible, not extend above the top edge of an imaginary plane extending upward no more than 45 degrees from the eave line.

The plans as submitted indicate a parapet wall that is approximately 5' 9" in height. **All roof top mechanical must be screened by the parapet or additional screening will be required.**

4.4 Landscaping – The applicant is proposing to expand the lawn area in the right of way and replace the existing bushes with five (5) Cleveland Pear trees. The reconfiguration of the curb cuts onto Woodward will create two new grass areas at the north and south end of the right of way. The applicant is also proposing

to add a 6" planting pocket around the north, south and east elevations of the building, including a portion of the west elevation where no windows are proposed. Boston Ivy plants are proposed all along the building which will climb the splitface block and soften the blank walls.

5.0 Parking, Loading, Access, and Circulation

5.1 Parking – The applicant is proposing to expand the building to 2,596 square feet. Accordingly, the applicant is required to provide nine (9) parking spaces. The plan as submitted provides seventeen (17) spaces. **Accordingly, the proposal meets the parking requirement.**

5.2 Loading – Per Article 04 Section 4.24 LD-01, no loading space is required for this building. However, the applicant has indicated an area designated for 1 loading space.

5.3 Vehicular Access & Circulation – Currently, the site has four access drives, two on Woodward and two on Chapin. The applicant is proposing to maintain two curb cuts along Woodward while consolidating the two curb cuts on Chapin from two to one.

5.4 Pedestrian Circulation and Access –City sidewalks line the site along Woodward and Chapin. The applicant proposes to add a new concrete sidewalk along the east side of the parking screen wall that joins the existing walk along the front of the building. In addition, the walk along the building will be extended in front of the new building addition and the barrier free ramp to the front entrance will be reworked.

5.5 Streetscape – No streetscape improvements are proposed for this site.

6.0 Lighting

The applicant has provided specifications on all lighting and a photometric plan for the site.

Site lighting
The plan indicates compliance with the lighting standards of section 4.21 LT-01 of the Zoning Ordinance in regards to the light trespass levels, cut-off fixtures, and illuminance levels under the Canopy. However, the max/min foot-candle ratio of 48.5/1 exceeds the levels permitted in the ordinance. **The applicant must reduce the max/min foot-candle levels in the parking/drive area to 20/1 or obtain a variance from the Board of Zoning Appeals.**

Architectural lighting
In addition to the canopy and pole mounted lights, the applicant is proposing to install LED wall washing lights that will illuminate the façade of the station by allowing light through the ½" gaps designed in the AZEK synthetic decking at selected locations. The lights are proposed to be positioned so that they will be up lighting the façade and are

therefore non-cutoff fixtures. **Non-cutoff fixtures are permitted with the specific approval of the Planning Board provided that they meet any of the following condition listed on the Zoning Ordinance;**

a) The distribution of upward light is controlled by means of refractors or shielding to the effect that it be used solely for the purpose of decorative enhancement of the luminaire itself and does not expel undue ambient light into the nighttime environment.

b) The luminaire is neither obtrusive nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety, with appropriate methods used to eliminate undesirable glare and/or reflections.

c) The luminaire is consistent with the intent of the Master Plan, Urban Design Plan(s), Triangle district plan, Rail district plan and/or Downtown Birmingham 2016 Report, as applicable.

d) The scale, color, design or material of the luminaire will enhance the site on which it is located, as well as be compatible with the surrounding buildings or neighborhood.

e) Lighting designed for architectural enhancement of building features. Appropriate methods shall be used to minimize reflection and glare.

f) The site lighting meets all requirements set forth in this ordinance including, but not limited to, light trespass and nuisance violations.

The Planning Board may wish to consider eliminating the up lighting on the back of the building which faces the single-family residential zone.

7.0 Departmental Reports

7.1 Engineering Division: The Engineering Department comments on the plans for the above noted site, dated June 6, 2014, are as follows:

1. The plan proposes relocation of the drive approach on to Chapin Ave. All work relative to replacing sidewalks and curbs at the existing drive locations, as well as modifying the sidewalk for the new location, shall be required to be included in the final plans approved for construction.

2. On the Woodward Ave. side, the existing pavement in the area of the drive approaches is in poor condition. It is expected that the new approaches shown will be completely new pavement, up to and including what is needed to make a new transition with the right-of-way parking lot to the south.

3. The large existing shrubs located in the Woodward Ave. right-of-way are a sight distance hazard, and need to be removed as a part of this renovation.

7.2 Department of Public Services - No concerns were reported from the Department of Public Services.

7.3 Fire Department –

1. It appears that the "Racing Fuel Pump" may be located to close to the building and the overhang. All Pumps shall comply with section 2203 of the International Fire Code.

2. Dispensing devices shall be in clear view of the attendant at all times. Due to the location of the pumps and the check-out area at the back of the store, some pumps may be blocked from attendants view. View of pumps shall comply with section 2204 of the International Fire Code.

3. A Knox Box is required at this location. Install prior to C of 0. Comply with section 506 of the International Fire Code.

4. An Underwriters' Laboratories approved fixed-pipe dry chemical fire extinguishing system shall be installed at each pump island where self-service is utilized in accordance with Birmingham City Ordinance Article II, section 54-31.

7.4 Police Department - No concerns were reported from the Police Department.

7.5 Building Department – In addition to their standard comments the Building Department had the following comments;

1. The proposed barrier free parking space must be van accessible.
2. The proposed one exit space must comply with table 1021.2

8.0 Design Review

The applicant made design changes to the building and the site elements proposed at preliminary site plan review, and has provided color elevations and material samples. The applicant intends to construct the building of CMU clad in thin brick on the lower portions of the building and proposes to paint the thin brick in Martin_Senour Burdick's Ordinary Black. The applicant proposes to use Azak composite wood paneling on the upper portion of the entire building which will act as the mechanical screening. The AZEK paneling will be constructed with ½" gaps between boards to allow for the LED up lighting wall wash to be visible. The Azak composite wood paneling is also proposed to be used on the underside of the gas canopy, and on the upper portion of the proposed screen wall on the site. The applicant proposes seven (7) large storefront windows on the west elevation that will have an aluminum bronze sash and clear insulated glass.

The applicant is also proposing to plant Boston Ivy to grow up the building and soften the blank walls.

9.0 Sign Review

As the gas station operates under a SLUP, the Planning Board and the City Commission must review and approve all signage. In accordance with Article 1, Table B of the Sign Ordinance, properties located on Woodward Avenue are permitted to have 1.5 times the linear footage of the principal building frontage in total signage. The principal building frontage of the station on Woodward is 93' 4 ½" in length, and thus **the applicant is permitted to have 140 sq. ft. of total signage on the property.**

The signs as indicated on the plans include four signs, a ground mounted monument sign, two internally illuminated name letter signs mounted to the building and one illuminated Shell Pecten wall sign mounted to the canopy.

In accordance with the Birmingham Sign Ordinance Table B the maximum height permitted for the proposed signs are as follow;

<u>Name Letter signs</u>
Name Letter signs on Woodward are permitted to be up to 36" in height. The name letter sign reading **"Food Mart"** is proposed to be 1' 6" tall by 10' 1" wide. The total sign area for this sign is **15.125 sq. ft.** The name letter sign reading **"Dunkin Donuts"** is proposed to be 3' tall by 10' 11 ½" wide. The total sign area for this sign is **32.875 sq. ft.**

<u>Wall sign</u>
Wall signs on Woodward are permitted to be up to 48" in height. The **Shell Pecten** wall sign is proposed to be 4' tall by 4' 3 ½" wide. The total sign area for this sign is **17.166.**

<u>Ground Sign</u>
Ground signs are permitted to be 30 sq. ft. per side, 60 sq. ft. total and no more than 8' above grade. The ground sign is proposed to be 6' tall by 5' wide for a total area of 30 sq. ft. per side, **60 sq. ft. total.**

The total sign area of the four proposed signs is 125.166 sq. ft., which is within the allowable signage for the site.

10.0 Site Plan Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions:

(1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.

(2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.

(3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property and will not diminish the value thereof.

(4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.

(5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.

(6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

11.0 Approval Criteria for Special Land Use Permits

Article 07, section 7.34 of the Zoning Ordinance specifies the procedures and approval criteria for Special Land Use Permits. Use approval, site plan approval, and design review are the responsibilities of the City Commission. This section reads, in part:

> Prior to its consideration of a special land use application (SLUP) for an initial permit or an amendment to a permit, the **City Commission shall refer the site plan and the design to the Planning Board for its review and recommendation. After receiving the recommendation, the City Commission shall review the site plan and design of the buildings and uses proposed** for the site described in the application of amendment.
>
> The City Commission's approval of any special land use application or amendment pursuant to this section shall constitute approval of the site plan and design.

Thus, upon receiving a recommendation on the site plan from the Planning Board, the City Commission will conduct another public hearing and make a final decision on the proposed SLUP amendment.

12.0 Recommendation

Based on a review of the Preliminary Site Plan and Special Land Use Permit Amendment, the Planning Division recommends that the Planning Board APPROVE the Final Site Plan and SLUP Amendment for 33588 Woodward Avenue with the following conditions:

(1) The applicant must reduce the max/min foot-candle levels in the parking/drive area to 20/1 or obtain a variance from the Board of Zoning Appeals;

(2) The applicant addresses all department concerns as outlined in the report;
(3) All mechanical equipment must be fully screened;
(4) The Planning Board approves the use of non-cutoff fixtures to up light the façade.

13.0 Sample Motion Language

Motion to recommend APPROVAL of the Final Site Plan and Special Land Use Permit Amendment for 33588 Woodward with the following conditions:

(1) The applicant must reduce the max/min foot-candle levels in the parking/drive area to 20/1 or obtain a variance from the Board of Zoning Appeals;
(2) The applicant addresses all department concerns as outlined in the report;
(3) All mechanical equipment must be fully screened;
(4) The Planning Board approves the use of non-cutoff fixtures to up light the façade.

OR

Motion to recommend DENIAL the Final Site Plan and Special Land Use Permit Approval for 33588 Woodward Avenue to the City Commission with the following conditions:

_____
_____
_____
_____

OR

Motion to POSTPONE the Final Site Plan and Special Land Use Permit Amendment for 33588 Woodward Avenue.

33588 WOODWARD – SHELL GASOLINE SERVICE STATION/DUNKIN DONUTS
SPECIAL LAND USE PERMIT APPLICATION
NOVEMBER 24, 2014

WHEREAS, a Citgo gasoline station with a convenience store was previously in operation on the site until January 2014, operated under a valid Special Land Use Permit,

WHEREAS, B5 Investment LLC has now applied for a Special Land Use Permit, to operate a gasoline service station with 24 hour operation, along with a convenience store and a Dunkin Donuts store on site at 33588 Woodward,

WHEREAS, The land for which the Special Land Use Permit is sought is located at the southeast corner of Woodward Ave. and Chapin Ave.,

WHEREAS, The land is zoned B-2B General Business, which permits a gasoline service station with a convenience store with a Special Land Use Permit,

WHEREAS, Article 7, section 7.34 of Chapter 126, Zoning, requires a Special Land Use Permit to be considered and acted upon by the Birmingham City Commission, after receiving recommendations on the site plan and design from the Planning Board for the proposed Special Land Use,

WHEREAS, The applicant now requests a Special Land Use Permit to allow for the redevelopment of the site, including the construction of a new gas pump canopy with LED lighting, expansion and repair of the existing building, signage changes, as well as pedestrian improvements on the site, such application having been filed pursuant to Article 7, section 7.34 of Chapter 126, Zoning of the City Code,

WHEREAS, The Planning Board reviewed the proposed Special Land Use Permit on August 27, 2014 at which time the Planning Board voted to recommend approval of the Final Site Plan and SLUP to the City Commission with the following conditions:

1. The applicant must reduce the max/min foot candle levels in the parking/drive area to 20/1 or obtain a variance from the BZA;
2. The applicant addresses all department concerns as outlined in the report subject to administrative approval;
3. All mechanical equipment must be fully screened;
4. The Planning Board approves the use of non-cutoff fixtures to up light the facade as proposed tonight;
5. Full brick is allowed and permitted as indicated tonight.

WHEREAS, The applicant has agreed to comply with all conditions for approval as recommended by the Planning Board on August 27, 2014,

WHEREAS, The Birmingham City Commission has reviewed the B5 Investments LLC Special Land Use Permit application as well as the standards for such review as set forth in Article 7, section 7.34 of Chapter 126, Zoning of the City Code,

NOW, THEREFORE, BE IT RESOLVED, That the previous Special Land Use Permit in effect for the operation of the former Citgo gasoline station at 33588 Woodward is hereby terminated.

BE IT FURTHER RESOLVED, The Birmingham City Commission finds the standards imposed on B5 Investments LLC under the City Code have been met, subject to the conditions below and B5 Investments LLC's application for a Special Land Use Permit to operate a gasoline service station with 24 hour operation, along with a convenience store and a Dunkin Donuts store on site at 33588 Woodward, is hereby approved, subject to the attached site plan, and subject to the following conditions:

1. The applicant must reduce the max/min foot candle levels in the parking/drive area to 20/1 or obtain a variance from the BZA;
2. The applicant addresses all department concerns as outlined in the report subject to administrative approval;
3. All mechanical equipment must be fully screened;
4. The Planning Board approves the use of non-cutoff fixtures to up light the facade as proposed tonight;
5. Full brick is allowed and permitted as indicated tonight.

BE IT FURTHER RESOLVED, That failure to comply with any of the above conditions shall result in termination of the Special Land Use Permit.

BE IT FURTHER RESOLVED, Except as herein specifically provided, the B5 Investments LLC Company and its heirs, successors and assigns shall be bound by all ordinances of the City of Birmingham in effect at the time of the issuance of this permit, and as they may be subsequently amended. Failure of B5 Investments LLC to comply with all the ordinances of the City, may result in the Commission revoking this Special Land Use Permit.

I, Laura Pierce, City Clerk of the City of Birmingham, Michigan, do hereby certify that the foregoing is a true and, correct copy of the resolution adopted by the Birmingham City Commission at its regular meeting held on November 24, 2014.

_____

Laura Pierce, City Clerk

PLANNING BOARD MINUTES
JULY 9, 2014

SPECIAL LAND USE PERMIT ("SLUP")
PRELIMINARY SITE PLAN
33588 Woodward Ave.
New construction of Shell Gas Station (formerly Citgo) with Dunkin Donuts
(continued from the meeting of June 25, 2014)

Ms. Ecker recalled the Planning Board conducted a review of the Preliminary Site Plan and SLUP Amendment on June 25, 2014. At that time, the Planning Board requested additional information from the applicant regarding the interior floor plan, hours of operation, and the nature of the Dunkin Donuts use. In addition, the Planning Board expressed concern about the choice of materials proposed for the building and the lack of design details on the new addition and the side and rear elevations. Board members indicated that they would not support encroachment into the rear setback, and did not approve of the proposed coolers being added to the rear of the building rather than being incorporated into the building. The Planning Board postponed the matter until the July 9, 2014 meeting.

Ms. Ecker advised that based on the comments of the Planning Board on June 25, 2014, the applicant has now submitted a survey of the existing property, a revised site plan, a floor plan, revised elevation drawings, an aerial photo of the area, and a conceptual rendering of the site as visible from Woodward Ave. The applicant has made numerous design changes to the building and the site elements proposed, and has provided color elevations and material samples. The applicant still intends to maintain the scored CMU on the lower portion of the side and rear of the building and to add splitface CMU to the lower portion of the front of the building. The applicant proposes to use Azak composite wood paneling on the upper portion of the entire building.

The Azak composite wood paneling is also proposed to be used on the underside of the gas canopy, and on the upper portion of the proposed screenwalls on the site. The applicant has added a new addition to the rear of the building to house the proposed coolers as requested by the Planning Board. The applicant has added three large storefront windows on the west elevation as requested by the Planning Board, but has not added any architectural details to the north, south or east elevations of the building; however is proposing to plant Boston Ivy to grow up the building and soften the blank walls. The proposal meets the parking requirement.

Design Review

Design review will be performed at the time of Final Site Plan Review. The applicant will be required to provide all material and color samples proposed for the building and site at that time.

Sign Review

The principal building frontage of the station on Woodward Ave. is 93 ft. 4 ½ in. in length, and thus the applicant is permitted to have 140 sq. ft. of total signage on the property. The signs as indicated on the plans as submitted include a ground mounted monument sign, two internally illuminated name letter signs mounted to the building and one illuminated Shell Pecten mounted to the canopy.

The applicant will be required to provide details on the proposed signs prior to Final Site Plan Review in order to determine compliance with the Sign Ordinance.

Upon receiving a recommendation on the site plan from the Planning Board, the City Commission will conduct another public hearing and make a final decision on the proposed SLUP amendment.

Mr. Roman Bonislawski and Mr. Ron Rea, Ron and Roman, LLC, were present with Mr. Duane Barbat, and Mr. Scott Barbat, Barbat Properties. Mr. Bonislawski specified that everything on the project will be brand new. They propose to replace the existing tanks and rooftop units, install completely new technology and fire protection and repave the entire lot. He described the parapet screenwall that will go all the way around the building. The rooftop screenwall will have gaps so that light will show behind it. In the evening the gaps will be backlit and will provide a pleasant, gentle lighting around the entire building. They propose to take down existing fencing and incorporate a fencing detail that utilizes the two primary materials on the building.

It was confirmed for Mr. Williams that no parking places are proposed at the front entrance. Further, with regard to the M-Dot area, they want to clean it up and make it easy to maintain. Irrigation is proposed. There will be no outside storage around the building.

Chairman Boyle arrived at this time; however, Vice-Chairperson Lazar remained as chair.

Mr. DeWeese specified that the location of the air pump needs to be addressed at Final Site Plan Review.

Motion by Mr. Williams
Seconded by Mr. DeWeese to approve the Preliminary Site Plan for 33588 Woodward Ave. with the following conditions:
1) The applicant provide all required details in regards to lighting, mechanical equipment and signage for consideration at Final Site Plan Review;
2) The applicant addresses all department concerns as outlined in the report.

There were no comments from the public at 8:07 p.m.

Mr. Koseck observed this is an incredible improvement to what has been an eyesore for a long time. However, he would prefer the outside of the building to be a singular material that is not painted. He thinks there are better products that achieve the same aesthetic they are looking for. If the ivy dies, the building has to stand on its own and look good. Therefore, he will not support the proposal at Final Site Plan Review unless it is a singular material.

Mr. Rea said it is not about the material; it is about the color and what is growing on it. They will replace the small amount of brick with CMU.

Motion carried, 6-0.

ROLLCALL VOTE
Yeas: Williams, DeWeese, Clein, Koseck, Lazar, Whipple-Boyce
Nays: None
Pass: Boyle
Absent: None

SPECIAL LAND USE PERMIT ("SLUP")
PRELIMINARY SITE PLAN
33588 Woodward Ave.
New construction of Shell Gas Station (formerly Citgo) with Dunkin Donuts

Ms. Ecker advised the subject site is located at 33588 Woodward Ave., on the northeast corner of Woodward Ave. and Chapin. The parcel is zoned B-2B General Business. At this time, the applicant is applying to convert the property from Citgo to Shell/Dunkin Donuts. The proposal includes expanding the existing building, installing new gas pumps and canopy, lighting, new signage, screening and landscaping.

Ms. Ecker advised that the existing Citgo gas station was operating under a valid SLUP originally issued on January 12, 1987. In accordance with the terms of this approval, the gas station was permitted to operate a mini-mart, and was also required to provide a 6 ft. screenwall adjacent to the alley. On May 24, 1999 the applicant was approved for a SLUP amendment with several conditions. The property is now under new ownership.
Due to the extensive building and site plan changes the applicant will be required to bring the entire site into compliance with the current Zoning Ordinance standards with the exception of the setback for the existing building.

Thus, he applicant must provide a 10 ft. setback from the center line of the alley or obtain a variance from the Board of Zoning Appeals.

Upon receiving a recommendation on the site plan from the Planning Board, the City Commission will conduct another public hearing and make a final decision on the proposed SLUP amendment.

Design Review
Design review will be performed at the time of Final Site Plan Review. The applicant will be required to provide all material and color samples proposed for the building and site at that time. The applicant is proposing all new canopies, pumps, facade improvements, as well as a whole re-do of the inside of the building.

Sign Review
The principal building frontage of the station on Woodward Ave. is 93 ft. 4 ½ in. in length, and thus the applicant is permitted to have 140 sq. ft. of total signage on the property. The signs as indicated on the plans as submitted include a ground mounted monument sign, two internally illuminated name letter signs mounted to the building and one illuminated Shell Pecten mounted to the canopy.

Ms. Ecker noted the applicant is only required to have eight parking spaces on-site and they are proposing 17, including the spaces at the pumps.

Discussion brought out there are no glazing requirements in that area. The new addition is not proposed to have much glazing and the other sides are blank.

Mr. Koseck observed that 40% of the building walls are coming down and being replaced.

Mr. Duane Barbat, Barbat Properties, and Mr. Ron Roman, Architect, explained how the majority of the property will be changed with the improvements they propose. The coolers in back will be painted to match the building. They will have 11 parking spaces plus those at the pumps.

Mr. Williams had concerns for the neighborhood and wanted to see in and out traffic flow in relationship to the parking places. This is a very tight space and It will become congested in the mornings. The worst-case scenario is overflow traffic into the neighborhood.

Ms. Whipple-Boyce wanted justification on some of the material selections and asked for an expanded plan because she didn't know how close the neighbors are. Mr. Koseck requested that the proposed coolers in the rear be contained within the boundaries of the building so it would comply with the setbacks of the Ordinance. Further, he did not see that the proposed materials have lasting value or will stand the test of time.

Mr. Rea noted they are using utilitarian materials for a utilitarian service. The simpler the better, to cut down on maintenance. Mr. Clein indicated he doesn't have nearly enough information about the operation to approve a SLUP tonight. Too many use issues have not been addressed. Mr. Barbat said they will propose limited seating inside. Ms. Ecker clarified the board could deal with the SLUP component at Final Site Plan Review. Mr. Williams added the group needs to hear from the neighbors who won't be able to comment until they understand what the uses will be, how many seats, what the likely traffic pattern will be, and what the traffic flow will look like.

Mr. Koseck thought the applicant needs to come in with a business plan, defend it, and show what they are going to do. He will not support extending the coolers out into the alley. Mr. Williams suggested they come to the next meeting and flush out some of the concerns that have been heard this evening. At that time only the Preliminary Site Plan approval would be considered and the SLUP could be discussed at Final.

The vice-chairperson called for comments from the audience at 8:25 p.m.

Mr. Kevin Morrison, 1377 Chapin, said he supports the project and is speaking on behalf of his neighbors. He voiced concerns about where the parking spaces are coming from as well as the lighting. Mr. Williams assured him that his lighting concerns would be addressed by the City Commission. Ms. Ecker added the lighting standards will be assessed at Final Site Plan Review. Mr. Rea described the lighting that is proposed and noted it is cut off and not at all bright.

Kelly, the owner of Arizona Saddlery, described the existing traffic situation which includes restaurant traffic pulling in and out; and KLM deliveries coming in on semis, plus cars picking up bikes. She had a lot of questions, but wanted to see a more defined plan.

Motion by Mr. Williams
Seconded by Mr. Clein to postpone the Preliminary Site Plan Review and/or SLUP for 33588 Woodward Ave. to July 9.

Mr. Jordan Jonna spoke to say he thinks the proposal will be a great improvement with a unique design. They have the right team to put it together and do a fabulous job for the City.

Motion carried, 5-0.

ROLLCALL VOTE
Yeas: Williams, Clein, Koseck, Lazar, Whipple-Boyce
Nays: None
Absent: Boyle, DeWeese

SPECIAL LAND USE PERMIT (SLUP)
FINAL SITE PLAN REVIEW
33588 Woodward Ave.
Shell Gas Station and Dunkin Donuts
New construction of gas station with Dunkin Donuts

Mr. Baka advised the subject site is located on the northeast corner of Woodward Ave. and Chapin and was most recently a Citgo gasoline station. The parcel is zoned B-2B General Business. At this time, the applicant is applying to convert the property from Citgo to Shell/Dunkin Donuts. The proposal includes expanding the existing building, installing new gas pumps and canopy, lighting, new signage, screening and landscaping.

Due to the extensive building and site plan changes the applicant will be required to bring the entire site into compliance with the current Zoning Ordinance standards with the exception of the setback for the existing building, which will be retained.

Mr. Baka advised that the Planning Board conducted a review of the Preliminary Site Review and SLUP Amendment on June 25, 2014. At that time, the board requested additional information from the applicant regarding the interior floor plan, hours of operation, and the nature of the Dunkin Donuts use. In addition, the Planning Board expressed concern about the choice of materials proposed for the building and the lack of design details on the new addition, and the side and rear elevations. Board members indicated that they would not support encroachment into the rear setback, and did not approve of the proposed coolers being added to the rear of the building rather than being incorporated into the building. The Planning Board postponed the matter until the July 9, 2014 meeting.

At the July 9, 2014 meeting the applicant presented a revised plan with numerous design changes to the building and the site elements proposed. The applicant still maintained the scored CMU on the lower portion of the side and rear of the building and added splitface CMU to the lower portion of the front of the building. The applicant proposed Azak composite wood paneling on the upper portion of the entire building. The Azak composite wood paneling was also proposed to be used on the underside of the gas canopy, and on the upper portion of the proposed screenwalls on the site. The applicant added a new addition to the rear of the building to house the proposed coolers as requested by the Planning Board. The applicant added three large storefront windows on the west elevation as requested by the Planning Board, but has not added any architectural details to the north, south or east elevations of the building; however they proposed to plant Boston Ivy to grow up the building and soften the blank walls. The Planning Board granted Preliminary Site Plan Review based on the changes that were presented.

The City Engineer is concerned about the angle with which cars have to pull in as it might require coming to almost a complete stop. It would have to be reviewed by M-DOT and they might request changes.

The max/min foot candle ratio of 48l5/1 exceeds the levels permitted in the ordinance. **The applicant must reduce the max/min foot candle levels in the parking/drive area to 10/1 or obtain a variance from the Board of Zoning Appeals ("BZA").**

It may be best not to have uplighting on the back of the building, considering that faces single-family residential.

Design Review
The applicant made design changes to the building and the site elements proposed at Preliminary Site Plan Review, and has provided color elevations and material samples. The applicant intends to construct the building of CMU clad in thin brick on the lower portions of the building and proposes to paint the thin brick in Martin_Senour Burdick's Ordinary Black. The applicant proposes to use Azak composite wood paneling on the upper portion of the entire building which will act as the mechanical screening. The AZEK paneling will be constructed with ½ in. gaps between boards to allow the LED up lighting wall wash to be visible. The Azak composite wood paneling is also proposed to be used on the underside of the gas canopy, and on the upper portion of the proposed screenwall on the site. The applicant proposes seven (7) large storefront windows on the west elevation that will have an aluminum bronze sash and clear insulated glass.

Sign Review
The principal building frontage of the station on Woodward Ave. is 93 ft. 4 1/2 in. in length, and thus the applicant is permitted to have 140 sq. ft. of total signage on the property. All of the signs meet the ordinance requirements in regards to size and depth. The total sign area of the four proposed signs is 125.166 sq. ft., which is within the allowable signage for the site.

Upon receiving a recommendation on the site plan from the Planning Board, the City Commission will conduct another public hearing and make a final decision on the proposed SLUP amendment.

Mr. Roman Bonislawski, Ron and Roman Architects, responded to an inquiry from Ms. Lazar. The planting pocket around the alley is 12 in. and it is 6 in. around the rest of the building. He then discussed the lighting. They designed the canopy lighting system so that it is recessed into the construction of the canopy and is not overly bright. The balance of the lighting as it relates to the site and the property was then considered. Two corners of the site skew the lighting ratio. Mr. Baka advised that the ordinance allows him to take out 5 ft. from the property line provided it is lower than what the light trespass levels are. Anything below .6 can be subtracted from the photometric and recalculated.

With respect to uplighting they are proposing on the building facade that faces residential, Mr. Bonislawski described that it will be a subtle glow that comes out from between the 1/2 in. gaps in the Azak material that clads the building. The lighting is designed to become gentler as it raises towards the top of the wall. There would not be any objectionable light for a neighbor or light traveling into the night sky. They feel strongly that this lighting effect should continue all the way around the building. There are no other lights in that alleyway in the back.

They propose the use of thin brick onto the solid substrate where two different types of block currently exist. They cannot find actual brick that is dark enough. Mr. Koseck said he likes the

idea of full brick versus thin brick. He has seen issues with thin brick even with a solid substrate. Mr. Bonislawski said all the areas of new construction would then be full brick. Mr. Koseck was supportive.

Mr. Duane Barbat, the property owner, spoke to the hours of operation. They would love to be open 24 hours because of their competition. He doesn't believe the neighbors have concerns. Dunkin Donuts will only do minor baking. Ninety percent of their product is baked off-site at a central kitchen. There will be inside seating for six. Gas deliveries will occur overnight. Mr. Scott Barbat, the station manager, pointed out the circulation pattern for tanker truck deliveries.

It was considered that ingress and egress signage would help. Ms. Whipple-Boyce did not want to see ingress and egress signage or the air pump placed in the front corner - don't pollute the front of the site with clutter. Mr. Barbat thought they may be able to place the air pump behind the dumpster. Employees will park by the dumpster.

Ms. Lazar recommended that the City Commission hearing notice include that a 24-hour operation is being proposed.

There were no comments from members of the public at 8:25 p.m.

Motion by Mr. DeWeese
Seconded by Mr. Koseck to recommend approval of the Final Site Plan and SLUP for 33588 Woodward Ave., Shell Gas Station and Dunkin Donuts, with the following conditions:

1. **The applicant must reduce the max/min foot candle levels in the parking/drive area to 20/1 or obtain a variance from the BZA;**
2. **The applicant address all department concerns as outlined in the report subject to administrative approval;**
3. **All mechanical equipment must be fully screened;**
4. **The Planning Board approves the use of non-cutoff fixtures to up light the facade as proposed tonight;**
5. **Full brick is allowed and permitted as indicated tonight.**

Mr. Koseck was glad the applicant listened to the comments of the board and he thinks this will be a nice building.

There were no final comments on the proposal from the audience at 8:27 p.m.

Motion carried, 6-0.

VOICE VOTE
Yeas: DeWeese, Koseck, Boyle, Lazar, Whipple-Boyce, Williams
Nays: None
Absent: Clein

10-247-14 PUBLIC HEARING – SPECIAL LAND USE PERMIT SHELL GAS STATION, 33588 WOODWARD AVE

Mayor Moore opened the Public Hearing at 7:45 PM to consider the Final Site Plan & Design and a Special Land Use Permit (SLUP) at the Shell Gas Station, 33588 Woodward (formerly Citgo).

City Planner Ecker explained the proposal to keep the existing gas station use, which will include new pumps, canopies, paving, remodel of the existing building plus an addition, and add a small convenience store and Dunkin Donuts store inside. She explained that the existing SLUP expired more than six months ago, therefore this will be considered a new SLUP. She noted that the applicant is proposing to operate 24 hours.

Commissioner Sherman noted that the Public Hearing was noticed as an amendment to the SLUP. He questioned whether it would have to be renoticed since the existing SLUP expired.

City Attorney Currier confirmed that the Public Hearing should be renoticed.

Dorothy Conrad expressed concern with the 24-hour operation.

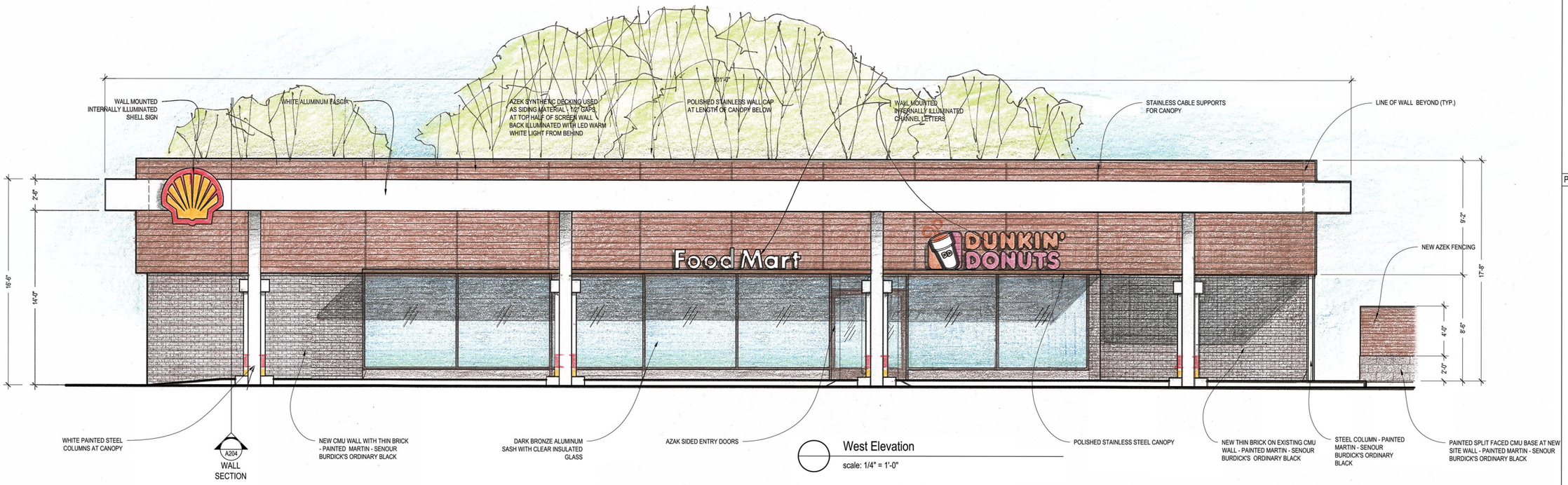
Commissioner McDaniel suggested the ordinance be modified to handle this type of situation.

Commissioner Hoff and Mayor Moore agreed.

The Mayor closed the Public Hearing at 8:12 PM.

MOTION: Motion by McDaniel, seconded by Dilgard:
To set a Public Hearing to consider the Final Site Plan & Design and a Special Land Use Permit at the Shell Gas Station, 33588 Woodward (formerly Citgo) on November 24, 2014.

VOTE: Yeas, 6
Nays, None
Absent, 1 (Rinschler)



West Elevation

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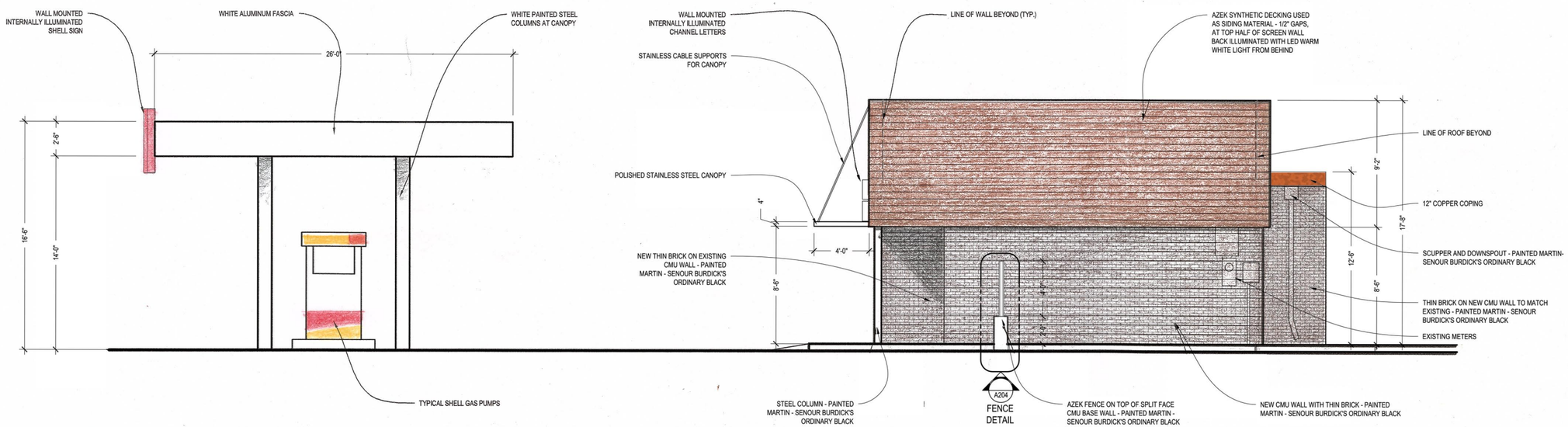

South Elevation

scale: 1/4" = 1'-0"

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architects et al.
275 E. Frank St. Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

SHELL GAS STATION & DUNKIN' DONUTS

NEW BUILDING

33588 Woodward Avenue, Birmingham, MI 48009

Seal:

Issue Date:

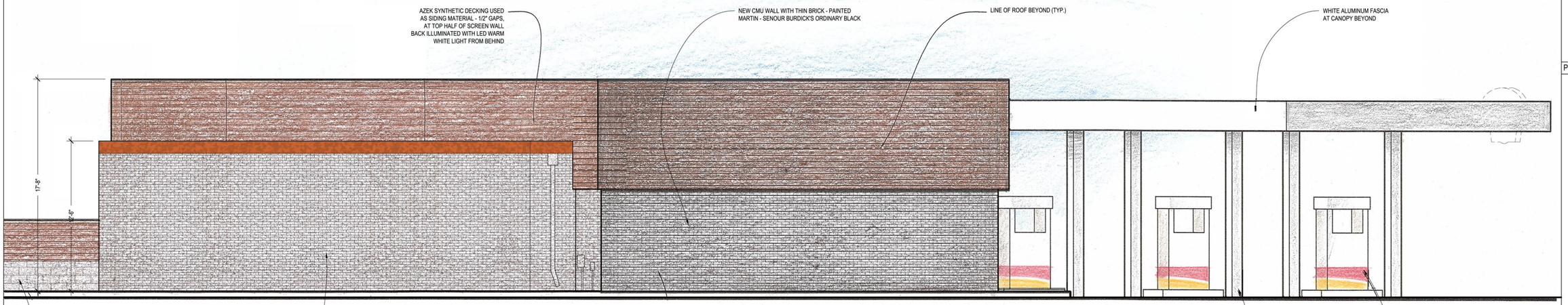
SITE PLAN REVIEW	6/6/14
REVISION	7/1/2014
REVISION	8/6/2014
FINAL SITE PLAN REVIEW	8/7/2014

Sheet Title:

EXTERIOR ELEVATIONS

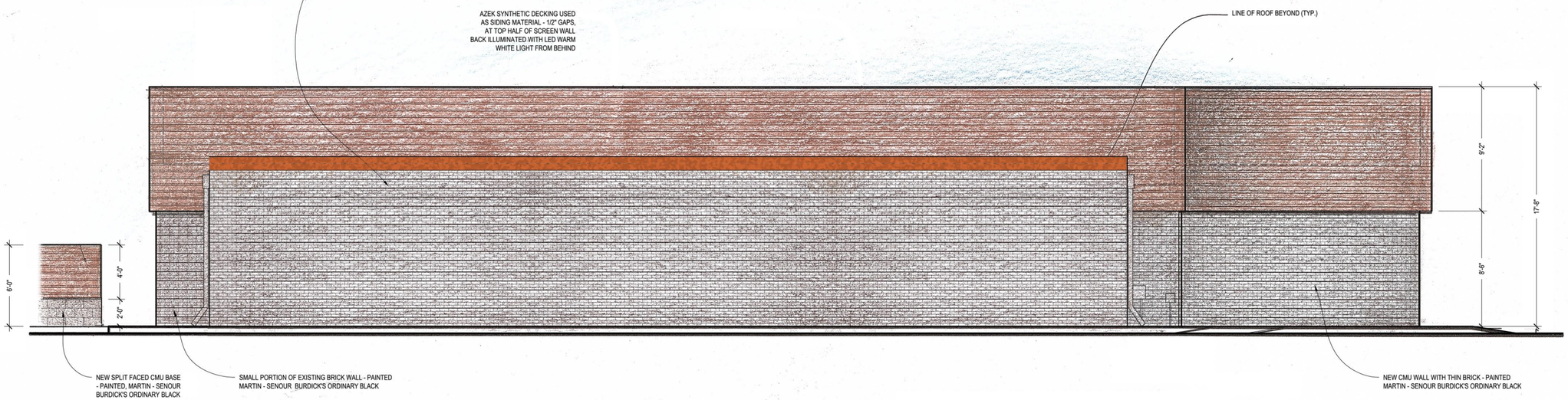
Sheet Number:

A201



North Elevation

scale: 1/4" = 1'-0"



East Elevation

scale: 1/4" = 1'-0"

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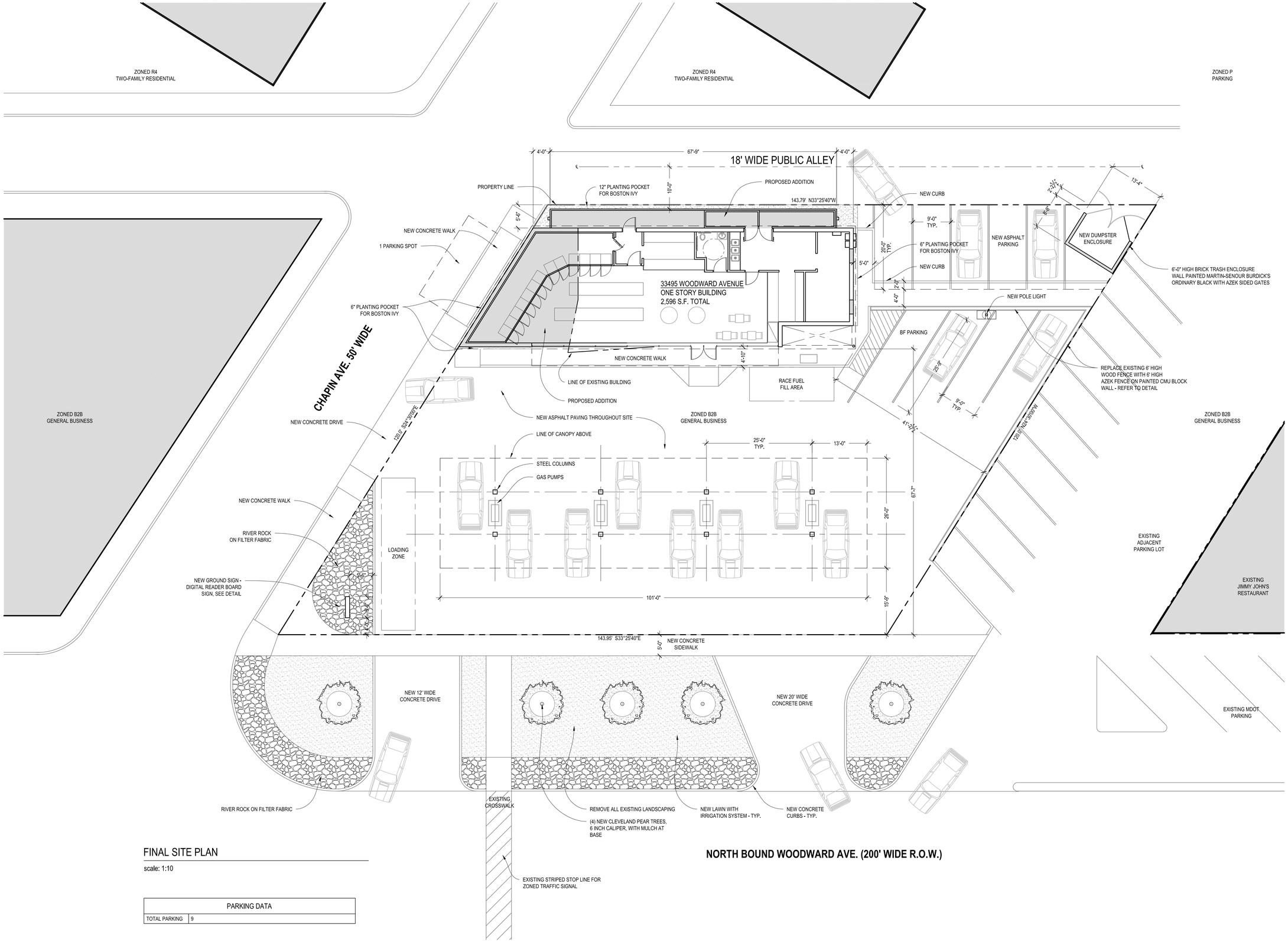
Sheet Number:

A202



FINAL SITE PLAN

scale: 1:10

PARKING DATA	
TOTAL PARKING	9

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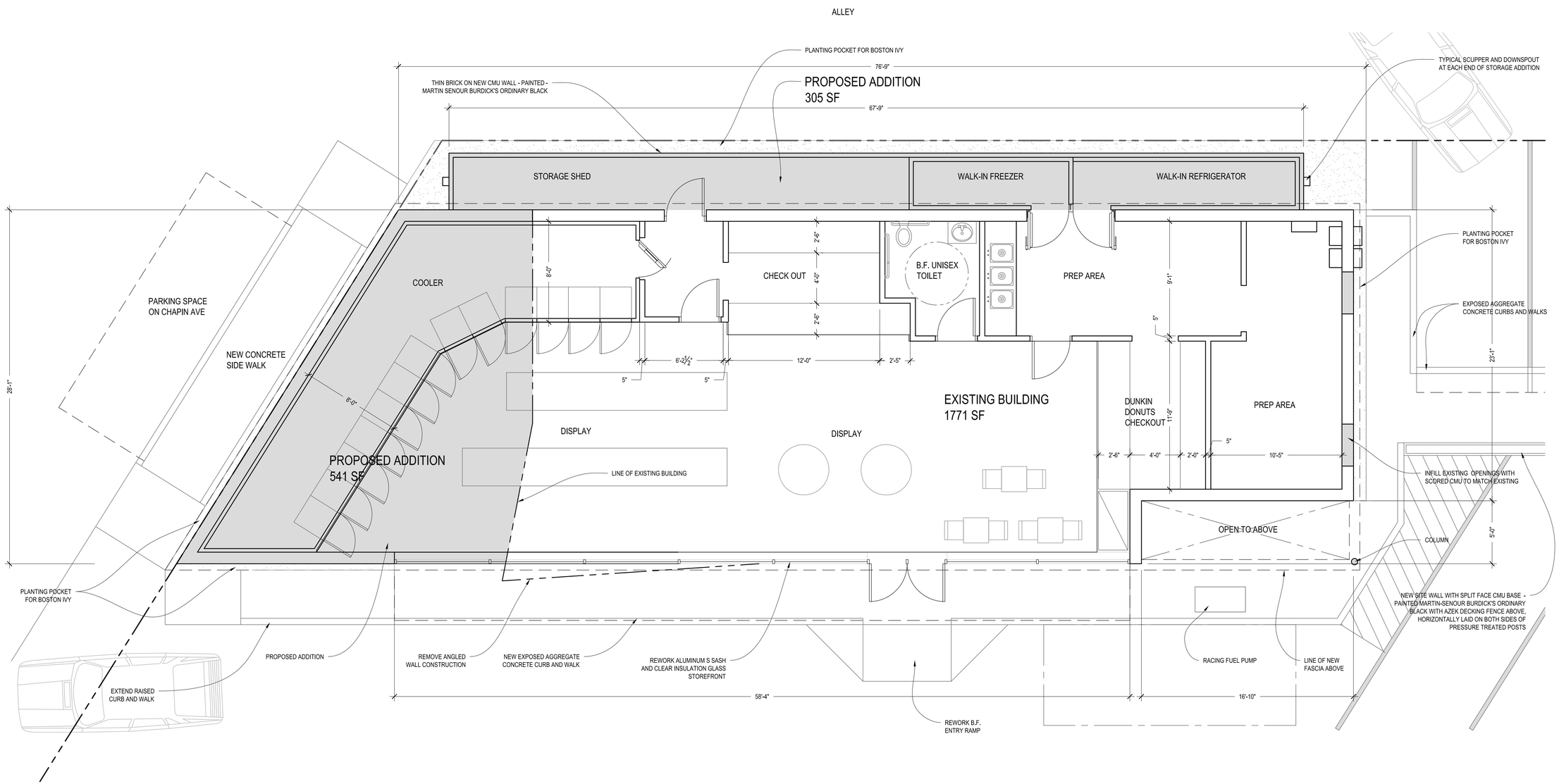
Sheet Title:

SITE PLAN

Sheet Number:

SP101



Floor Plan

scale: 1/4" = 1'-0"

NORTH

GROSS SQUARE FOOTAGE : 2291 SF

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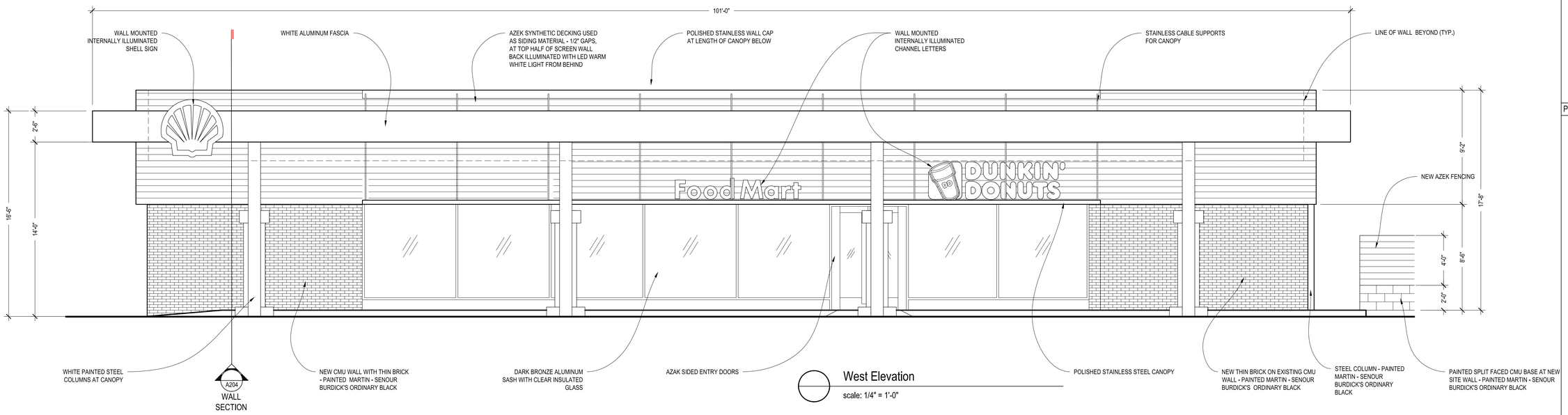
FLOOR PLAN

Sheet Number:

A101



West Elevation

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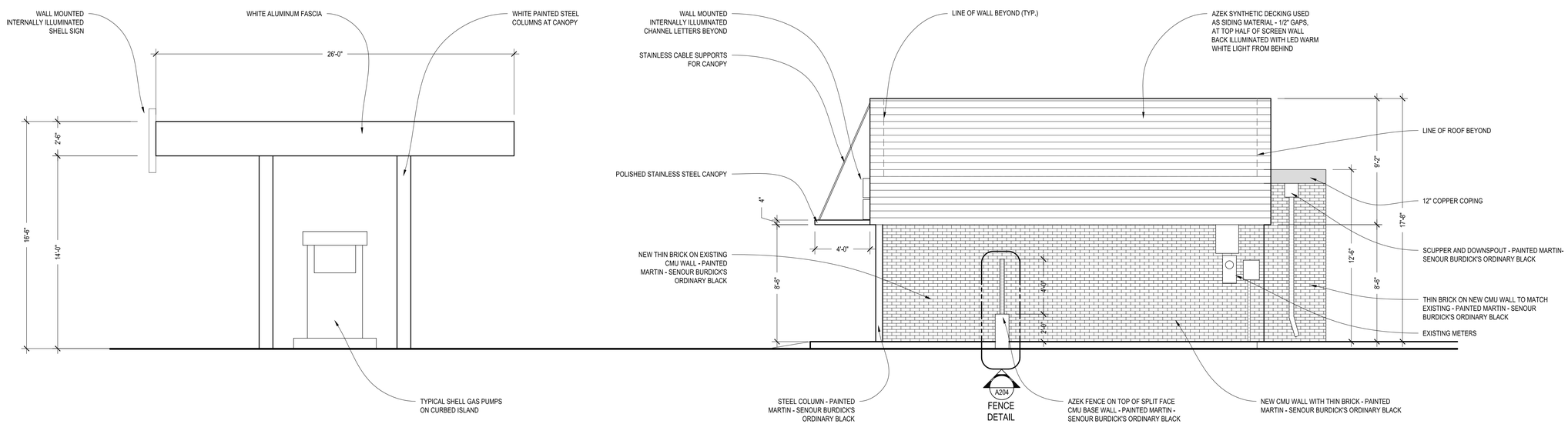

South Elevation

scale: 1/4" = 1'-0"

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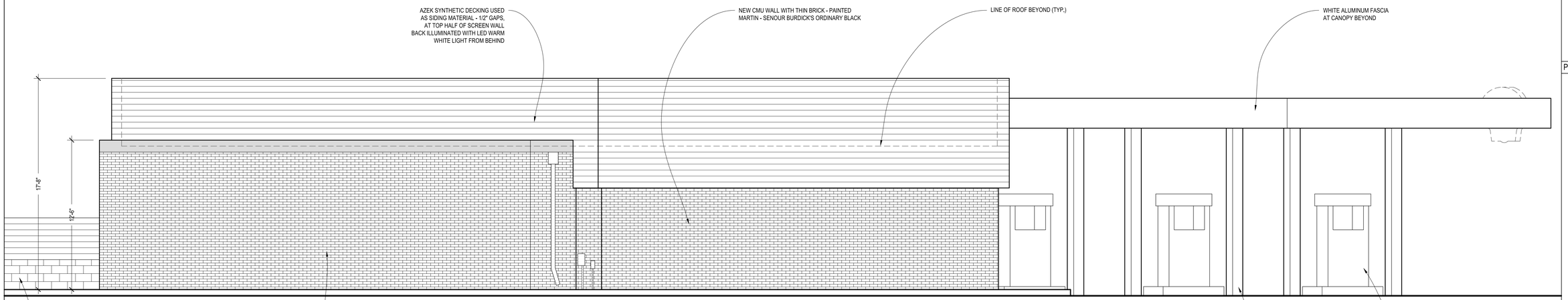
A201



North Elevation

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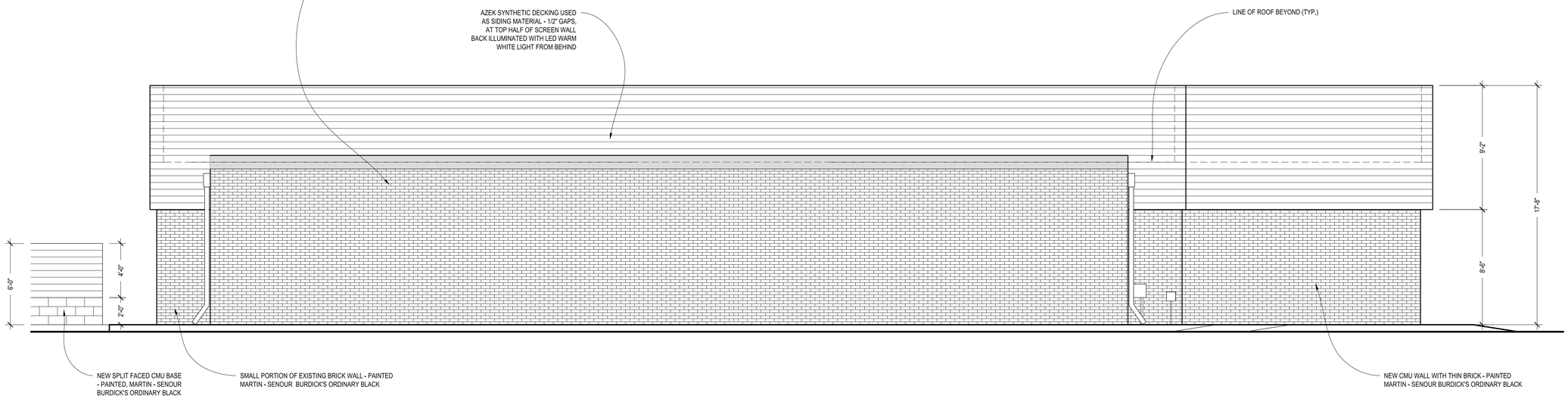

East Elevation

scale: 1/4" = 1'-0"

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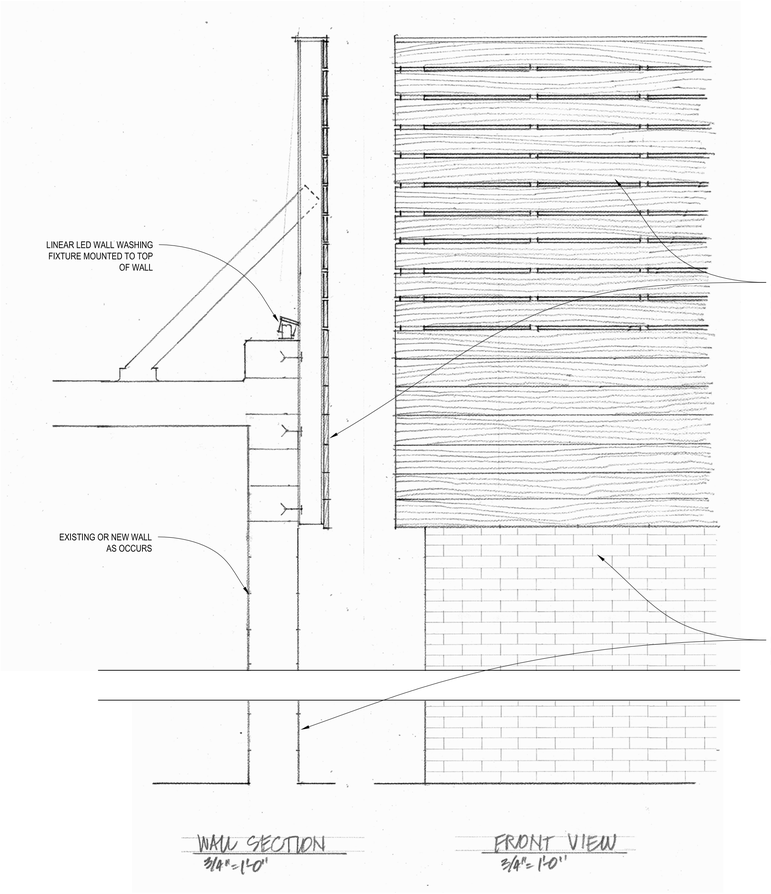
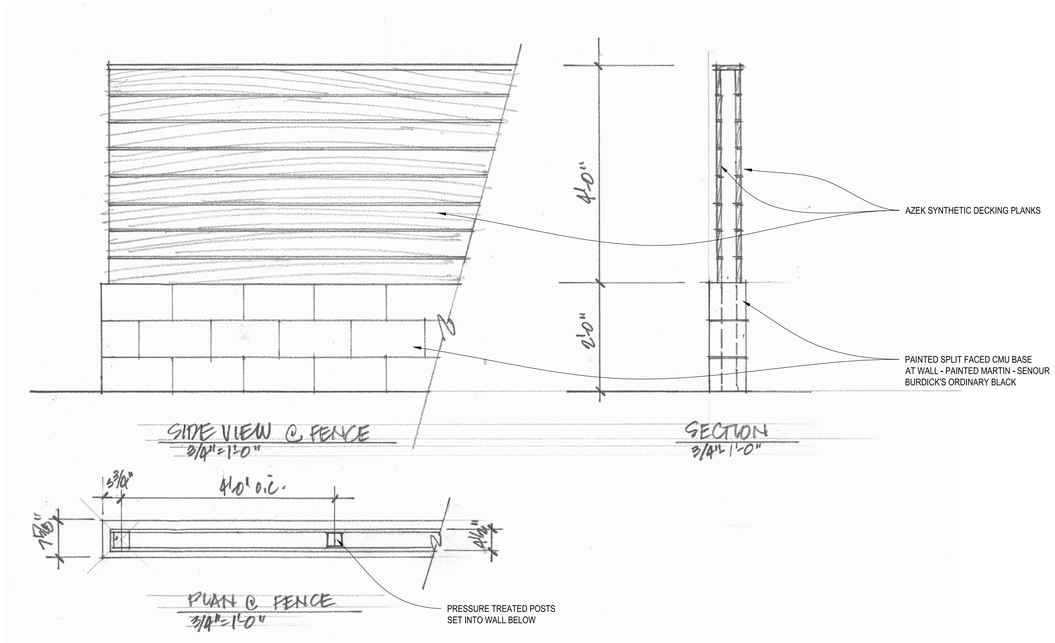
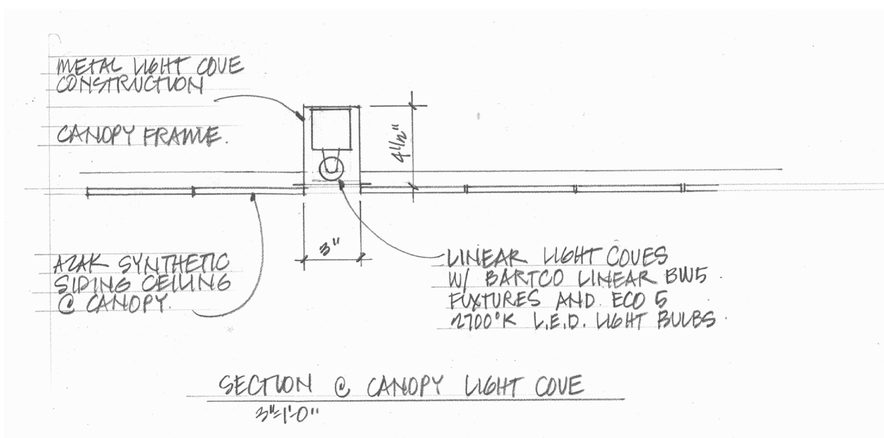
A202







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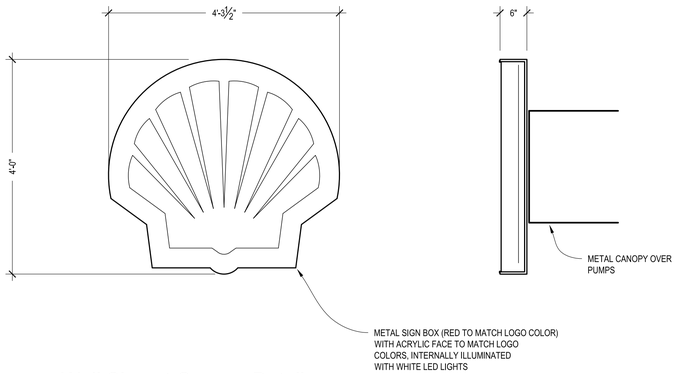
Sheet Title:

DETAILS AND SECTIONS

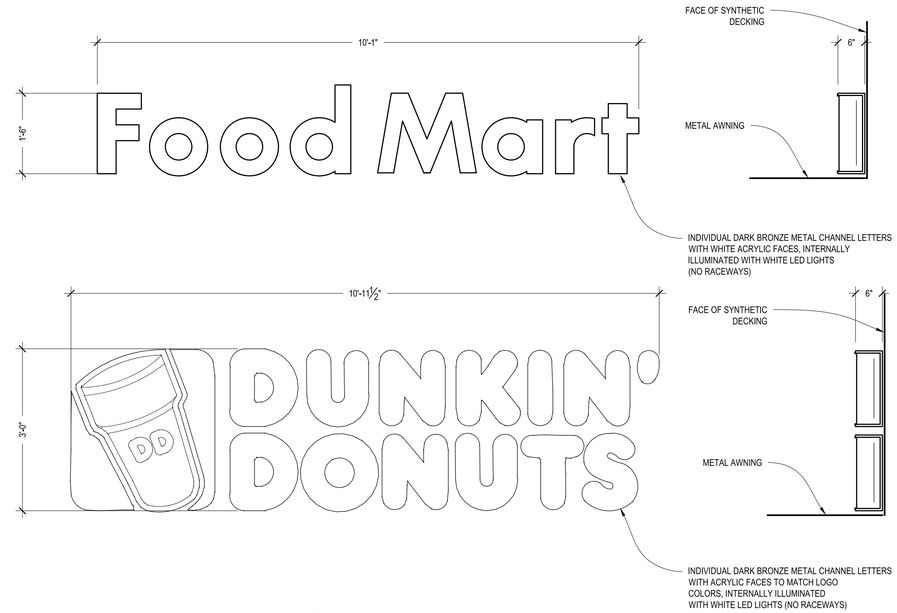
Sheet Number:

A204



Wall Sign at Canopy Details

scale: 3/4" = 1'-0"



Wall Sign at Building Details

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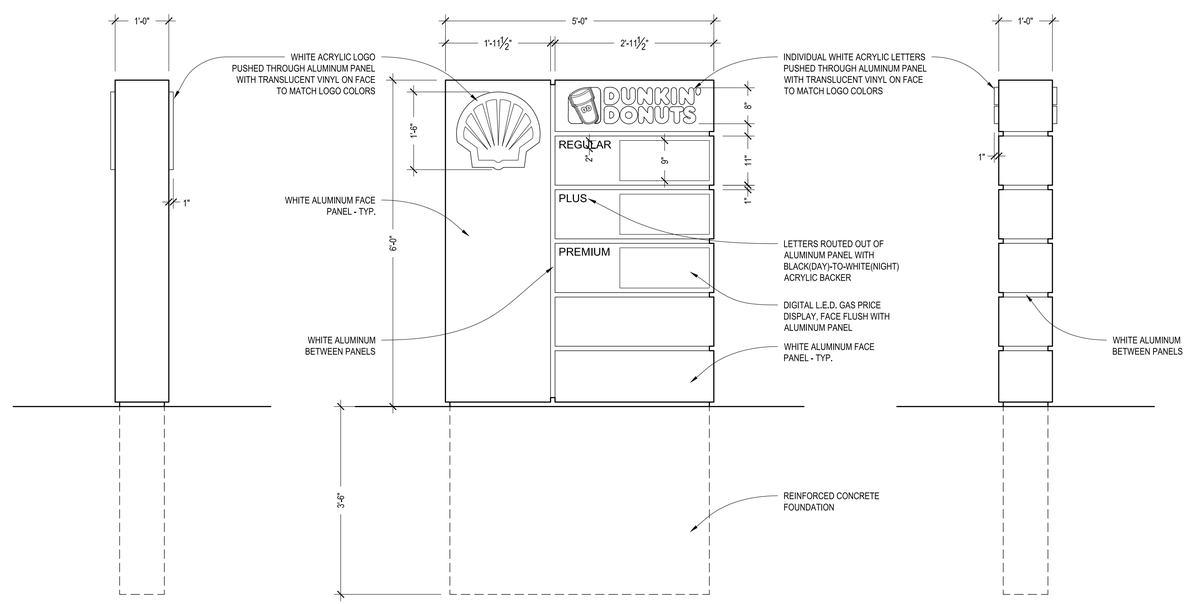

Ground Sign Details

scale: 3/4" = 1'-0"

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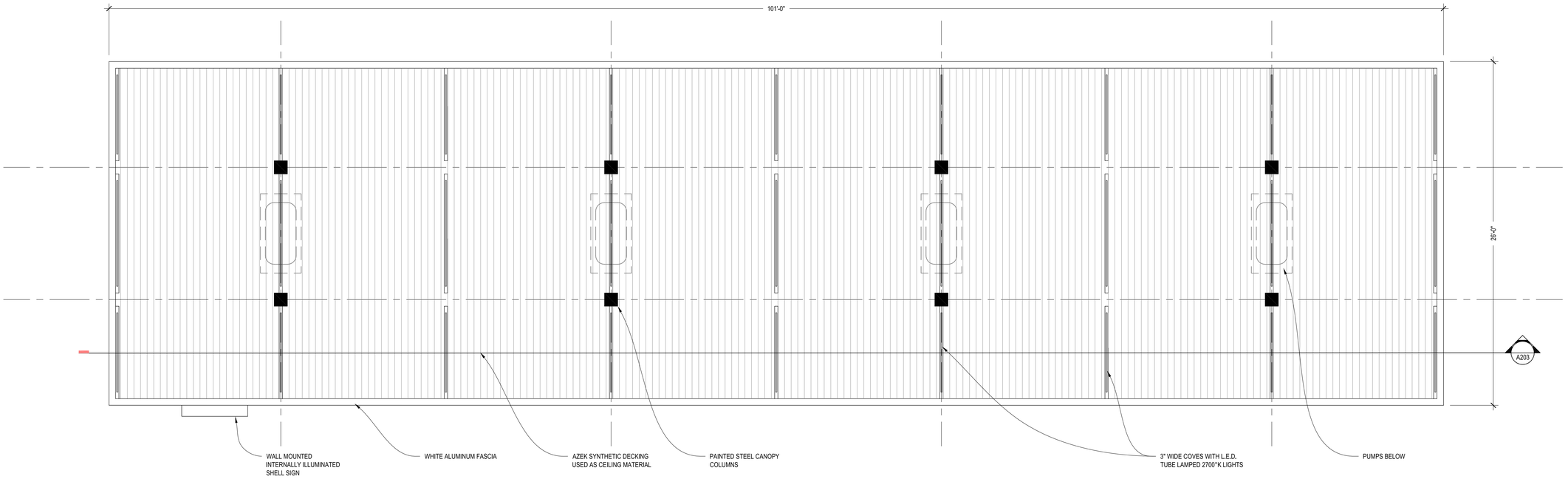
SIGN DETAILS

Sheet Number:

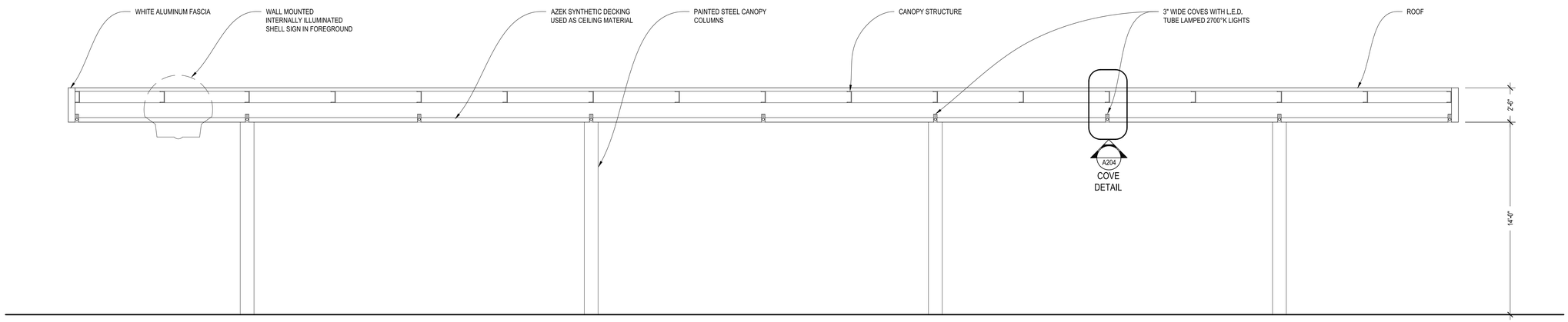
A205



Reflected Ceiling Plan at Canopy

scale: 1/4" = 1'-0"

NORTH



Canopy Section

scale: 1/4" = 1'-0"

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Sheet Title:

REFLECTED CEILING PLAN AND CANOPY SECTION

Sheet Number:

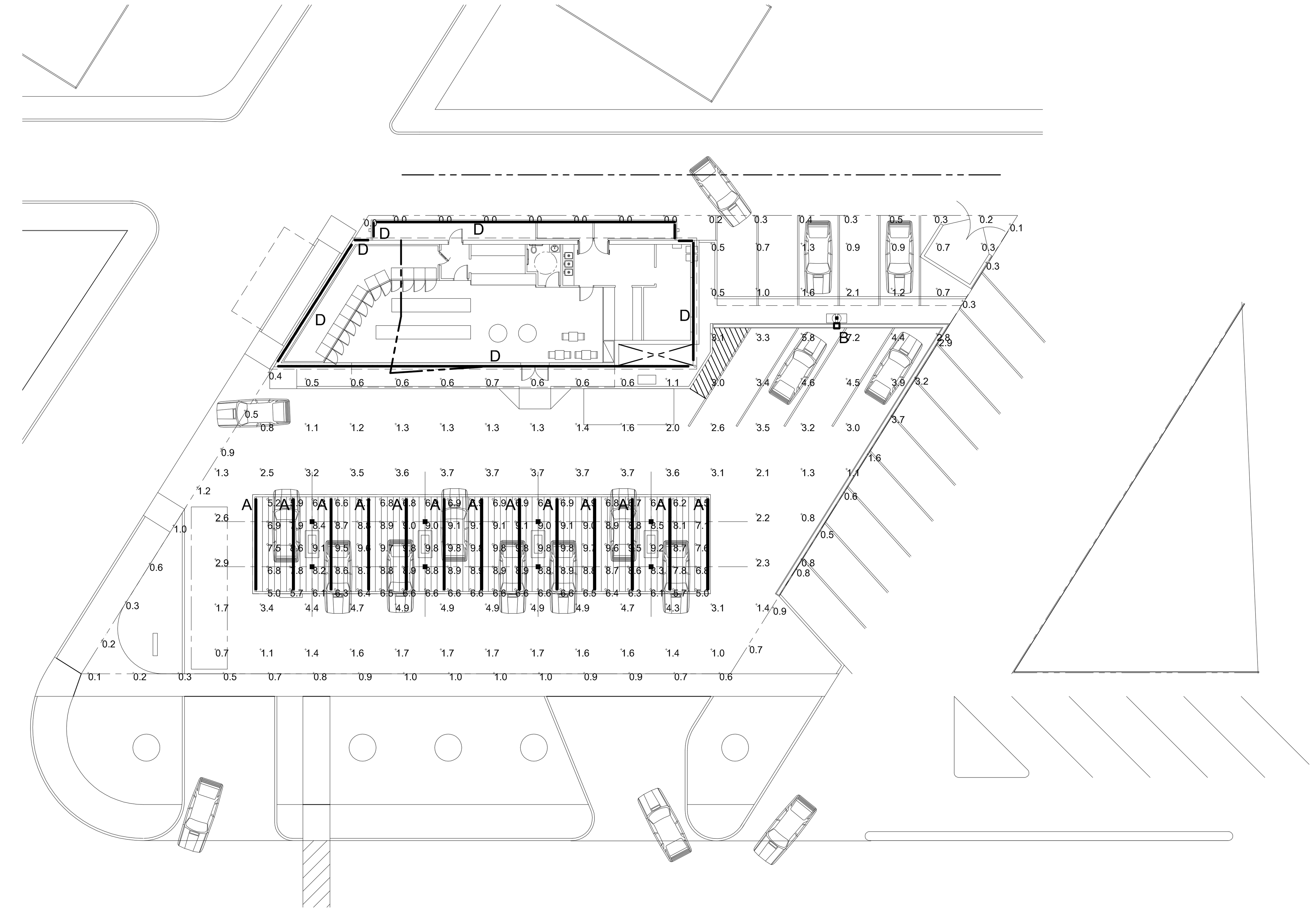
A203

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
▯	A	65	BARTCO LIGHTING	ECO5-JP-4-40F	5/8"DIA. X 45-13/16"L. T5 LED TUBE LUMINAIRE TWO LED MODULES WTIH 61 NEUTRAL WHITE LEDS IN EACH TOTAL OF 122 LEDS, FROSTED ACRYLIC LENS MOUNTED IN ARCHITECTURAL COVE WITHIN CANOPY		1	bartco_ECO5 JP_pm35f_1 7sep2012_re v060513.IES	689.0	1	7.3
□	C	1	Lithonia Lighting	DSX1 LED 60C 700 30K T3M	D-SERIES LED AREA LUMINAIRE WITH 60 3000K LEDS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC TYPE III LENS MOUNTED 13' AFG	LED	1	DSX1_LED_6 0C_700_30K _T3M.ies	14460.41	1	134
▭	D	225	PHILIPS COLOR KINETICS	eW GRAZE MX POWERCORE , 2700K, 9-DEGREES	EXTRUDED UNFINISHED METAL HEAT SINK/HOUSING WITH CAST METAL END CAPS, 12 LEDS WITH 1 CLEAR OPTIC BELOW EACH LED, EACH OPTIC IN A MOLDED BLACK FRAME, CLEAR PLASTIC LENS WITH CLEAR INTERIOR OVERLAY AND FORMED SEMI-SPECULAR METAL END CAPS. MOUNTED ON ROOF ILLUMINATING WALL	TWELVE WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP POSITION.	12	ew-graze.ies	60.99941	1	14.9

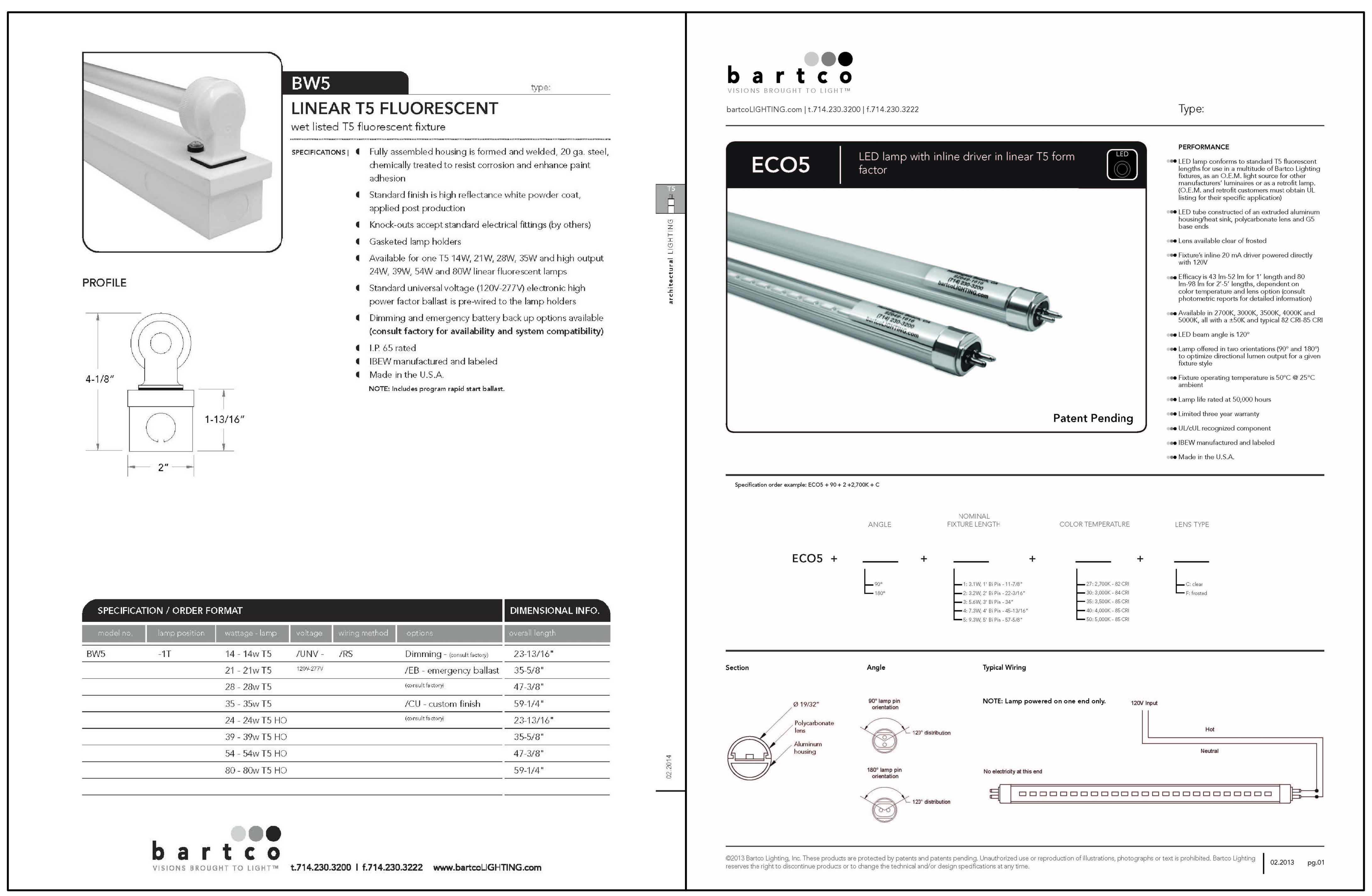
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking/drives	+	2.3 fc	7.2 fc	0.3 fc	24.0:1	7.7:1
Property Line	+	0.7 fc	3.7 fc	0.0 fc	N/A	N/A
under canopy	◇	7.8 fc	9.8 fc	5.0 fc	2.0:1	1.6:1



Plan View

Scale - 1" = 20'



BW5

type:

LINEAR T5 FLUORESCENT

wet listed T5 fluorescent fixture

SPECIFICATIONS |
- Fully assembled housing is formed and welded, 20 ga. steel, chemically treated to resist corrosion and enhance paint adhesion
- Standard finish is high reflectance white powder coat, applied post production
- Knock-outs accept standard electrical fittings (by others)
- Gasketed lamp holders
- Available for one T5 14W, 21W, 28W, 35W and high output 24W, 39W, 54W and 80W linear fluorescent lamps
- Standard universal voltage (120V-277V) electronic high power factor ballast is pre-wired to the lamp holders
- Dimming and emergency battery back up options available **(consult factory for availability and system compatibility)**
- I.P. 65 rated
- IBEW manufactured and labeled
- Made in the U.S.A.

NOTE: Includes program rapid start ballast.

PROFILE

4-1/8" 1-13/16" 2"

SPECIFICATION / ORDER FORMAT						DIMENSIONAL INFO.
model no.	lamp position	wattage - lamp	voltage	wiring method	options	overall length
BW5	-1T	14 - 14w T5	/UNV -	/RS	Dimming - (consult factory)	23-13/16"
		21 - 21w T5	120V-277V		/EB - emergency ballast	35-5/8"
		28 - 28w T5			(consult factory)	47-3/8"
		35 - 35w T5			/CU - custom finish	59-1/4"
		24 - 24w T5 HO			(consult factory)	23-13/16"
		39 - 39w T5 HO				35-5/8"
		54 - 54w T5 HO				47-3/8"
		80 - 80w T5 HO				59-1/4"

architectural LIGHTING

02.2014

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Type:

ECO5 LED lamp with inline driver in linear T5 form factor

Patent Pending

PERFORMANCE
- LED lamp conforms to standard T5 fluorescent lengths for use in a multitude of Bartco Lighting fixtures, as an O.E.M. light source for other manufacturers' luminaires or as a retrofit lamp, (O.E.M. and retrofit customers must obtain UL listing for their specific application)
- LED tube constructed of an extruded aluminum housing/heat sink, polycarbonate lens and G5 base ends
- Lens available clear of frosted
- Fixture's inline 20 mA driver powered directly with 120V
- Efficacy is 43 lm-52 lm for 1' length and 80 lm-98 lm for 2'-5' lengths, dependent on color temperature and lens option (consult photometric reports for detailed information)
- Available in 2700K, 3000K, 3500K, 4000K and 5000K, all with a ±50K and typical 82 CRI-85 CRI
- LED beam angle is 120°
- Lamp offered in two orientations (90° and 180°) to optimize directional lumen output for a given fixture style
- Fixture operating temperature is 50°C @ 25°C ambient
- Lamp life rated at 50,000 hours
- Limited three year warranty
- UL/cUL recognized component
- IBEW manufactured and labeled
- Made in the U.S.A.

Specification order example: ECO5 + 90 + 2 +2,700K + C

ECO5 + ANGLE (90°, 180°) + NOMINAL FIXTURE LENGTH (1: 3.1W, 1' Bi Pin - 11-7/8"; 2: 3.2W, 2' Bi Pin - 22-3/16"; 3: 5.6W, 3' Bi Pin - 34"; 4: 7.3W, 4' Bi Pin - 45-13/16"; 5: 9.3W, 5' Bi Pin - 57-5/8") + COLOR TEMPERATURE (27: 2,700K - 82 CRI; 30: 3,000K - 84 CRI; 35: 3,500K - 85 CRI; 40: 4,000K - 85 CRI; 50: 5,000K - 85 CRI) + LENS TYPE (C: clear; F: frosted)

Section: Ø 19/32"; Polycarbonate lens; Aluminum housing

Angle: 90° lamp pin orientation, 123° distribution; 180° lamp pin orientation, 123° distribution

Typical Wiring: NOTE: Lamp powered on one end only. 120V Input; Hot; Neutral; No electricity at this end

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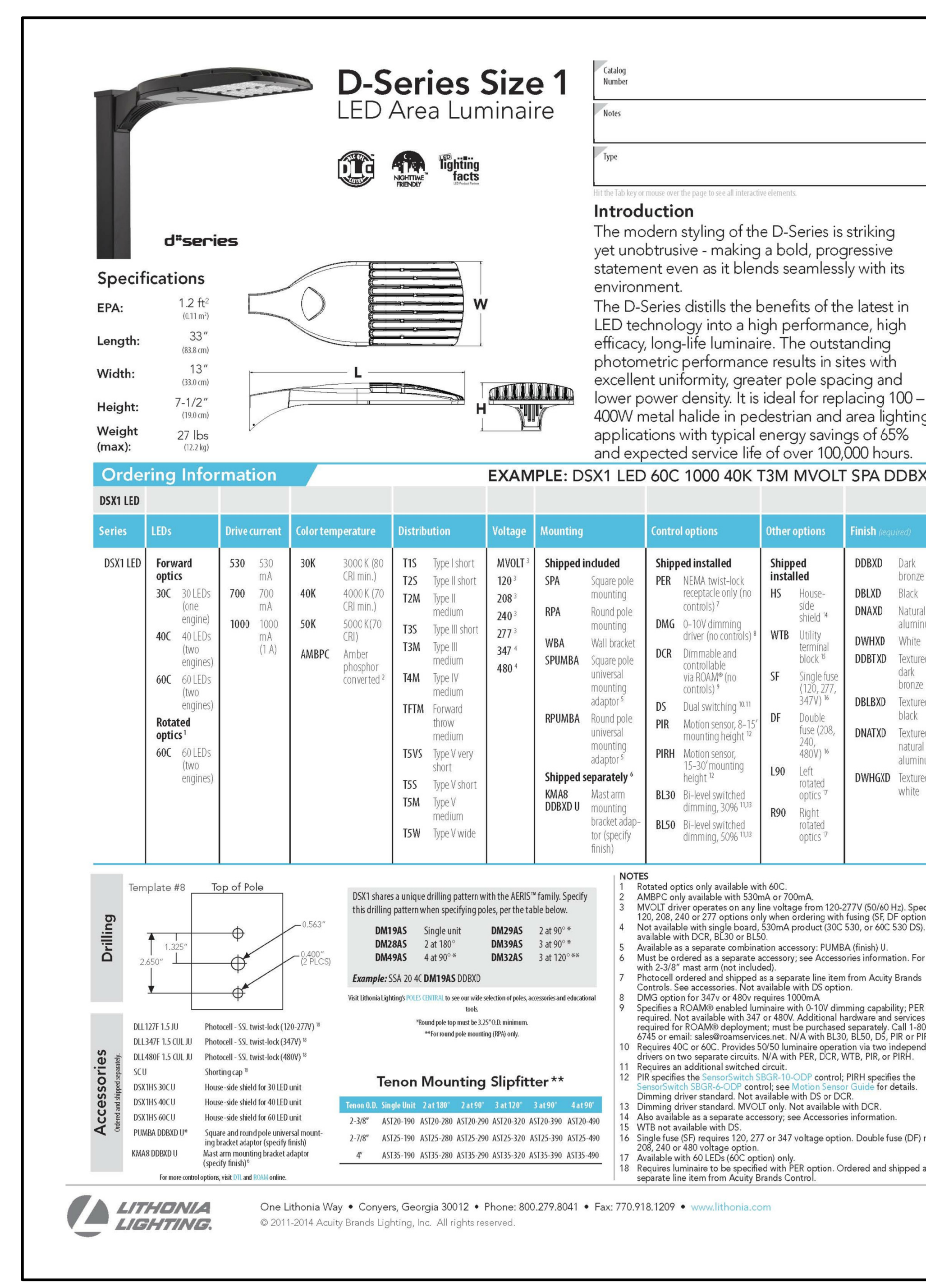
02.2013 pg.01

TYPE 'A'



D-Series Size 1

LED Area Luminaire

d"series

Catalog Number / Notes / Type

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA:	1.2 ft² (0.11 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)

Ordering Information — EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

Drilling / Accessories / Tenon Mounting Slipfitter** / NOTES

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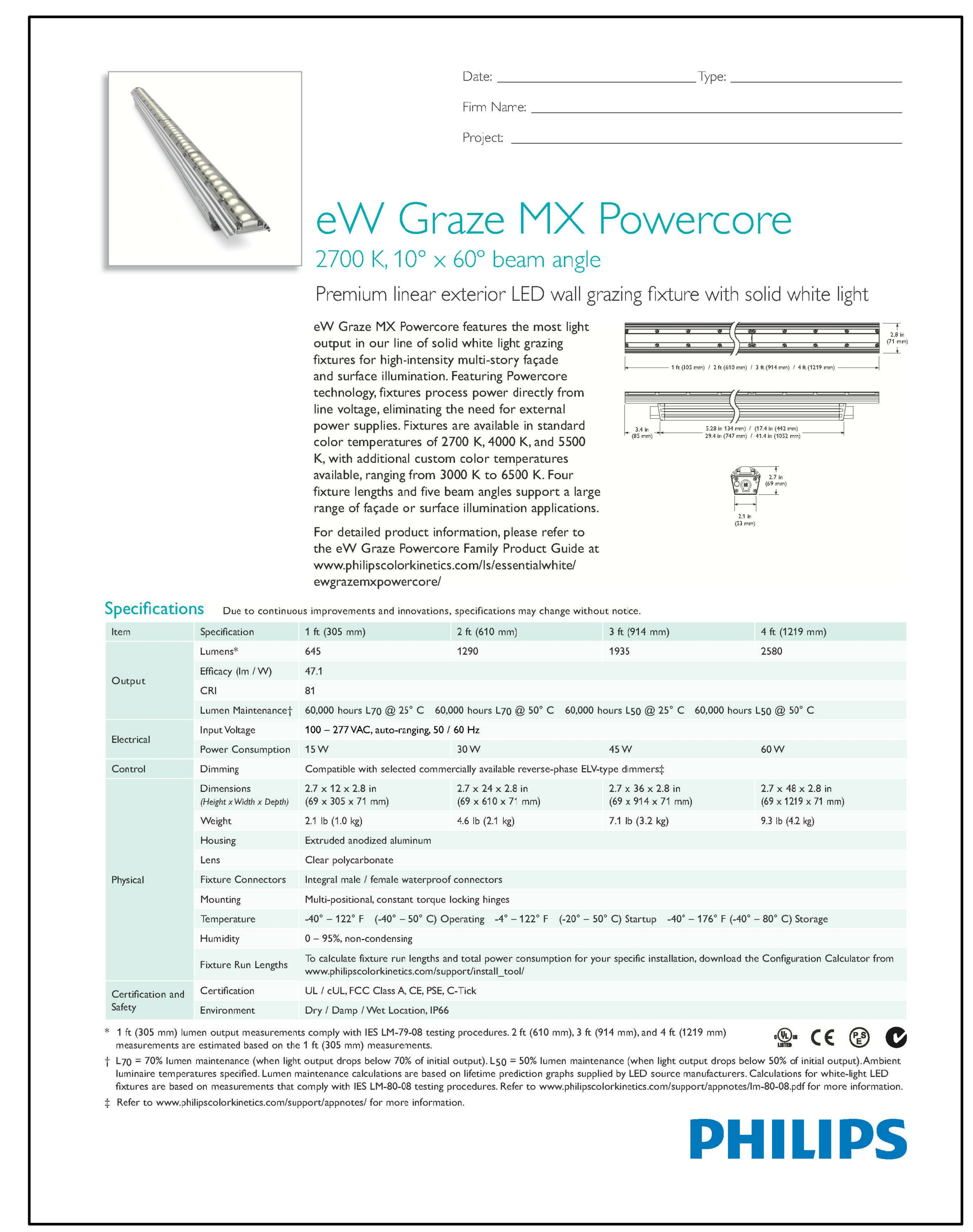
TYPE 'C'



Date: Type:

Firm Name:

Project:

eW Graze MX Powercore

2700 K, 10° x 60° beam angle

Premium linear exterior LED wall grazing fixture with solid white light

eW Graze MX Powercore features the most light output in our line of solid white light grazing fixtures for high-intensity multi-story façade and surface illumination. Featuring Powercore technology, fixtures process power directly from line voltage, eliminating the need for external power supplies. Fixtures are available in standard color temperatures of 2700 K, 4000 K, and 5500 K, with additional custom color temperatures available, ranging from 3000 K to 6500 K. Four fixture lengths and five beam angles support a large range of façade or surface illumination applications.

For detailed product information, please refer to the eW Graze Powercore Family Product Guide at www.philipscolorkinetics.com/ls/essentialwhite/ewgrazemxpowercore/

Specifications Due to continuous improvements and innovations, specifications may change without notice.

Item	Specification	1 ft (305 mm)	2 ft (610 mm)	3 ft (914 mm)	4 ft (1219 mm)
Output	Lumens*	645	1290	1935	2580
	Efficacy (lm / W)	47.1			
	CRI	81			
	Lumen Maintenance†	60,000 hours L70 @ 25° C	60,000 hours L70 @ 50° C	60,000 hours L50 @ 25° C	60,000 hours L50 @ 50° C
Electrical	Input Voltage	100 – 277 VAC, auto-ranging, 50 / 60 Hz			
	Power Consumption	15 W	30 W	45 W	60 W
Control	Dimming	Compatible with selected commercially available reverse-phase ELV-type dimmers‡			
Physical	Dimensions (Height x Width x Depth)	2.7 x 12 x 2.8 in (69 x 305 x 71 mm)	2.7 x 24 x 2.8 in (69 x 610 x 71 mm)	2.7 x 36 x 2.8 in (69 x 914 x 71 mm)	2.7 x 48 x 2.8 in (69 x 1219 x 71 mm)
	Weight	2.1 lb (1.0 kg)	4.6 lb (2.1 kg)	7.1 lb (3.2 kg)	9.3 lb (4.2 kg)
	Housing	Extruded anodized aluminum			
	Lens	Clear polycarbonate			
	Fixture Connectors	Integral male / female waterproof connectors			
	Mounting	Multi-positional, constant torque locking hinges			
	Temperature	-40° – 122° F (-40° – 50° C) Operating -4° – 122° F (-20° – 50° C) Startup -40° – 176° F (-40° – 80° C) Storage			
	Humidity	0 – 95%, non-condensing			
	Fixture Run Lengths	To calculate fixture run lengths and total power consumption for your specific installation, download the Configuration Calculator from www.philipscolorkinetics.com/support/install_tool/			
Certification and Safety	Certification	UL / cUL, FCC Class A, CE, PSE, C-Tick			
	Environment	Dry / Damp / Wet Location, IP66			

* 1 ft (305 mm) lumen output measurements comply with IES LM-79-08 testing procedures. 2 ft (610 mm), 3 ft (914 mm), and 4 ft (1219 mm) measurements are estimated based on the 1 ft (305 mm) measurements.

† L70 = 70% lumen maintenance (when light output drops below 70% of initial output). L50 = 50% lumen maintenance (when light output drops below 50% of initial output). Ambient luminaire temperatures specified. Lumen maintenance calculations are based on lifetime prediction graphs supplied by LED source manufacturers. Calculations for white-light LED fixtures are based on measurements that comply with IES LM-80-08 testing procedures. Refer to www.philipscolorkinetics.com/support/appnotes/lm-80-08.pdf for more information.

‡ Refer to www.philipscolorkinetics.com/support/appnotes/ for more information.

PHILIPS

TYPE 'D'

R O N A N D R O M A N
architects et al.
275 E. Frank St. Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

SHELL GAS STATION & DUNKIN' DONUTS
NEW BUILDING
33588 Woodward Avenue. Birmingham, MI 48009

Seal:

Issue Date:

S.P.A.	08-22-14
REVISED	11-13-14

Sheet Title:

SITE PHOTOMETRIC PLAN

Sheet Number:

PE–000

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Type:

ECO5

LED lamp with inline driver in linear T5 form factor

LED

Patent Pending

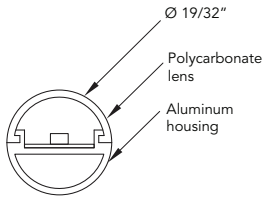
PERFORMANCE

- LED lamp conforms to standard T5 fluorescent lengths for use in a multitude of Bartco Lighting fixtures, as an O.E.M. light source for other manufacturers' luminaires or as a retrofit lamp. (O.E.M. and retrofit customers must obtain UL listing for their specific application)
- LED tube constructed of an extruded aluminum housing/heat sink, polycarbonate lens and G5 base ends
- Lens available clear of frosted
- Fixture's inline 20 mA driver powered directly with 120V
- Efficacy is 43 lm-52 lm for 1' length and 80 lm-98 lm for 2'-5' lengths, dependent on color temperature and lens option (consult photometric reports for detailed information)
- Available in 2700K, 3000K, 3500K, 4000K and 5000K, all with a ±50K and typical 82 CRI-85 CRI
- LED beam angle is 120°
- Lamp offered in two orientations (90° and 180°) to optimize directional lumen output for a given fixture style
- Fixture operating temperature is 50°C @ 25°C ambient
- Lamp life rated at 50,000 hours
- Limited three year warranty
- UL/cUL recognized component
- IBEW manufactured and labeled
- Made in the U.S.A.

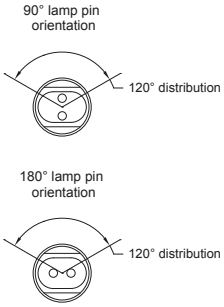
Specification order example: ECO5 + 90 + 2 +2,700K + C

	ANGLE		NOMINAL FIXTURE LENGTH		COLOR TEMPERATURE		LENS TYPE
ECO5 +	_____	+	_____	+	_____	+	_____
	90°		1: 3.1W, 1' Bi Pin - 11-7/8"		27: 2,700K - 82 CRI		C: clear
	180°		2: 3.2W, 2' Bi Pin - 22-3/16"		30: 3,000K - 84 CRI		F: frosted
			3: 5.6W, 3' Bi Pin - 34"		35: 3,500K - 85 CRI		
			4: 7.3W, 4' Bi Pin - 45-13/16"		40: 4,000K - 85 CRI		
			5: 9.3W, 5' Bi Pin - 57-5/8"		50: 5,000K - 85 CRI		

Section

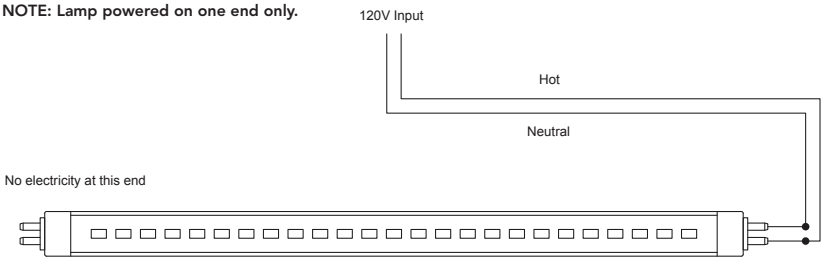


Angle



Typical Wiring

NOTE: Lamp powered on one end only.



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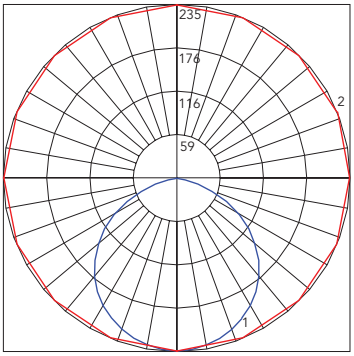
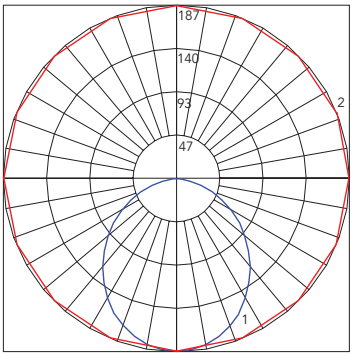
PHOTOMETRY |



ECO5-180-4-35-C Maximum Candela = 234.98 Located At Horizontal Angle = 0, Vertical Angle = 0
1 - Vertical Plane Through Horizontal Angles (0 - 180), (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (0) (Through Max. Cd.)



ECO5-180-4-35-F Maximum Candela = 186.68 Located At Horizontal Angle = 0, Vertical Angle = 0
1 - Vertical Plane Through Horizontal Angles (0 - 180), (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (0) (Through Max. Cd.)

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CSX1 LED
LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

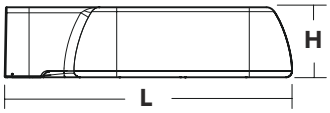
EPA: 0.7 ft² *(0.07 m²)*

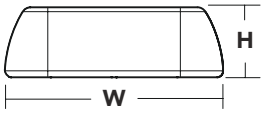
Length: 23-1/2" *(59.7 cm)*

Width: 18-1/2" *(46.9cm)*

Height: 5-7/8" *(14.9 cm)*

Weight (max): 37 lbs *(16.8 kg)*





Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications.

The CSX1 combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing traditional metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

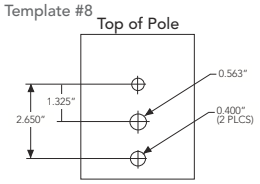
Ordering Information

EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

CSX1 LED	60C							
Series	**LEDs**	**Drive current**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**	**Options**	**Finish** *(required)*
CSX1 LED	60C 60 LEDs	700 700 mA 1000 1000 mA (1 A)	40K 4000K 50K 5000K	T2M Type II T3M Type III T4M Type IV T5M Type V TFTM Forward throw	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 480	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket **Shipped Separately** [2] SPUMBA Square pole universal mounting adaptor RPUMBA Round pole universal mounting adaptor KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [3]	**Shipped installed** PER NEMA twist-lock receptacle only (no controls) DCR Dimmable and controllable via ROAM® (no controls) [4] DMG 0-10V dimming driver (no controls) [5] HS House-side shield [2] SF Single fuse (120, 277, 347V) [6] DF Double fuse (208, 240, 480V) [6] DS Dual switching [7,8] 2ELED Emergency LED secondary source (2 modules) battery pack (-20°C min. operating temperature) BL30 Bi-level switched dimming, nominal 30% [8,9] BL50 Bi-level switched dimming, nominal 50% [8,9] **Shipped separately** [2] VG Vandal guard BS Bird-deterrant spikes	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Drilling

Template #8



CSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles.

DM19AS	Single unit	**DM29AS**	2 at 90° *
DM28AS	2 at 180°	**DM39AS**	3 at 90° *
DM49AS	4 at 90° *	**DM32AS**	3 at 120° **

Example: SSA 20 4C **DM19AS** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

**Round pole top must be 3.25" O.D. minimum.*
***For round pole mounting (RPA) only.*

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [10]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [10]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [10]
SC U	Shorting cap [10]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [3]
PUMBA DDBXD U*	Round and square pole universal mounting bracket adaptor (specify finish)
CSX1HS U	House-side shield (includes 2 shields)
CSX1VG U	Vandal guard accessory
CSX1BS U	Bird-deterrent spikes accessory

For more control options, visit DTL and ROAM online.

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	N/A	N/A	N/A	N/A
2-7/8"	AST25-190	AST25-280	N/A	AST25-320	N/A	N/A
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
2. Also available as a separate accessory; see Accessories information at left.
3. Requires "SPA" mounting option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
4. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Add'l hardware and services required for ROAM® deployment; call 1-800-442-6745.
5. Not available with 347 or 480V.
6. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
7. Provides 50% dimming capability via two independent drivers, each operating half the luminaire. Available with MVOLT and two light engines only. N/A with PER, DCR, DMG or 2ELED.
8. Requires an additional switched line.
9. Dimming driver standard. MVOLT only. Not available with DCR.
10. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

LITHONIA LIGHTING

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K (4000K, 70 CRI)					50K (5000K, 67 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60C (60 LEDs)	700 mA	60C 700 --K	134W	T2M	13,662	3	0	3	102	14,651	3	0	3	109
				T3M	14,461	3	0	3	108	15,508	3	0	3	116
				T4M	14,441	2	0	3	108	15,486	3	0	3	116
				T5M	14,494	4	0	2	108	15,543	4	0	2	116
				TFTM	14,643	2	0	3	109	15,703	2	0	3	117
	1000 mA	60C 1000 --K	209W	T2M	17,652	3	0	3	84	19,028	3	0	3	91
				T3M	18,684	3	0	3	89	20,141	3	0	4	96
				T4M	18,658	3	0	4	89	20,113	3	0	4	96
				T5M	18,726	5	0	3	90	20,187	5	0	3	97
				TFTM	18,919	3	0	3	91	20,395	3	0	4	98

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **CSX1 LED 60C** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.90	0.83

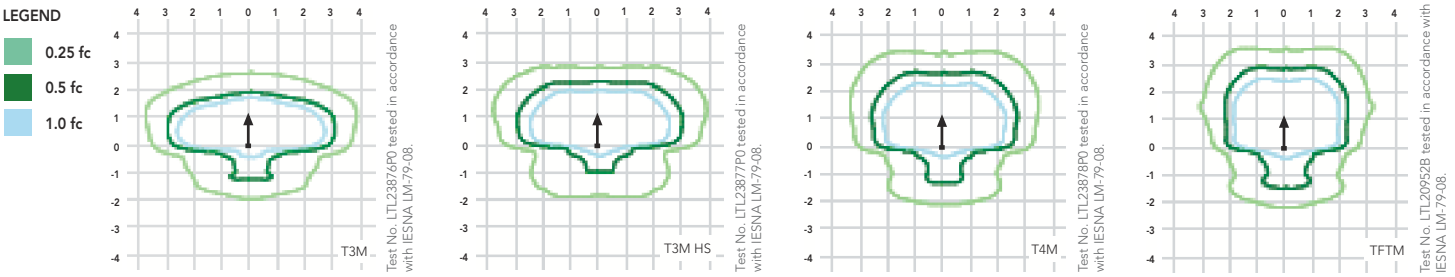
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
60C	700	134W	1.321	0.756	0.659	0.580	0.462	0.337
	1000	209W	2.068	1.198	1.056	0.943	0.764	0.605

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's CSX1 homepage.

Isofootcandle plots for the CSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The Contour Series LED area luminaire is ideal for streets, walkways, parking lots, and surrounding areas that call for high-performance LED lighting in a transitional dayform.

CONSTRUCTION

Single-piece die cast housing has a unique flow-through design that allows for optimized thermal management through convective cooling. A metallic screen covers the top of the housing, preventing debris build-up while allowing natural cleaning of the heat sinks. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver and electronics are thermally isolated from the light engine(s), ensuring long life. Housing is completely sealed against moisture and environmental contaminants.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Light engines are available in standard 4000K (70 CRI) or optional 5000K (67 CRI) configurations. The CSX1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engines consist of 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70). Class 1 electronic driver designed to have a power factor >90%, THD <20%, with an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral arm provides easy installation to a pole and assists in alignment and leveling. Secure connection withstands up to 3.0 G vibration load rating per ANSI C136.31. The CSX1 utilizes the AERIS™ series pole drilling pattern for SPA and RPA options; wall mounting bracket also available. Available mast arm adapter accessory accepts horizontal tenons up to 2-3/8" O.D.

LISTINGS

CSA Certified to U.S. and Canadian standards. Light engines and luminaire are IP66 rated.
U.S. Patent No. D632830. U.S. Patent No. D653,382 S.

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 to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

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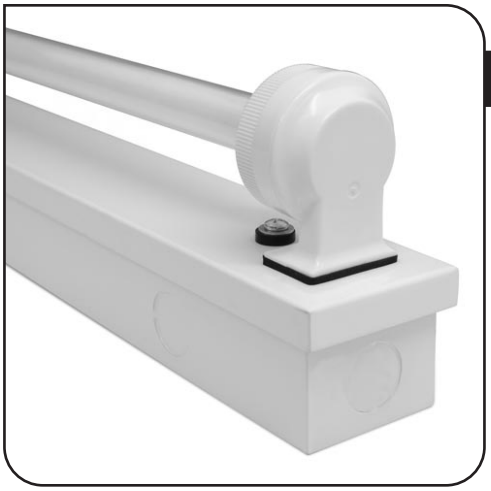


BW5

type:

LINEAR T5 FLUORESCENT

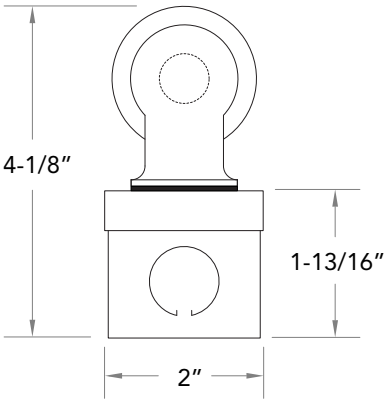
wet listed T5 fluorescent fixture

SPECIFICATIONS |

- Fully assembled housing is formed and welded, 20 ga. steel, chemically treated to resist corrosion and enhance paint adhesion
- Standard finish is high reflectance white powder coat, applied post production
- Knock-outs accept standard electrical fittings (by others)
- Gasketed lamp holders
- Available for one T5 14W, 21W, 28W, 35W and high output 24W, 39W, 54W and 80W linear fluorescent lamps
- Standard universal voltage (120V-277V) electronic high power factor ballast is pre-wired to the lamp holders
- Dimming and emergency battery back up options available **(consult factory for availability and system compatibility)**
- I.P. 65 rated
- IBEW manufactured and labeled
- Made in the U.S.A.

NOTE: Includes program rapid start ballast.

PROFILE



SPECIFICATION / ORDER FORMAT						DIMENSIONAL INFO.
model no.	lamp position	wattage - lamp	voltage	wiring method	options	overall length
BW5	-1T	14 - 14w T5	/UNV -	/RS	Dimming - (consult factory)	23-13/16"
		21 - 21w T5	120V-277V		/EB - emergency ballast	35-5/8"
		28 - 28w T5			(consult factory)	47-3/8"
		35 - 35w T5			/CU - custom finish	59-1/4"
		24 - 24w T5 HO			(consult factory)	23-13/16"
		39 - 39w T5 HO				35-5/8"
		54 - 54w T5 HO				47-3/8"
		80 - 80w T5 HO				59-1/4"

bartco
VISIONS BROUGHT TO LIGHT™
t.714.230.3200 | f.714.230.3222 www.bartcoLIGHTING.com

eW Graze Powercore Family

Linear exterior LED wall grazing fixtures with solid white light

eW Graze MX Powercore
eW Graze QLX Powercore
eW Graze QLX Powercore 5W
eW Graze EC Powercore

PHILIPS
COLOR KINETICS

eW Graze Powercore Family

Linear exterior LED wall grazing fixtures with solid white light

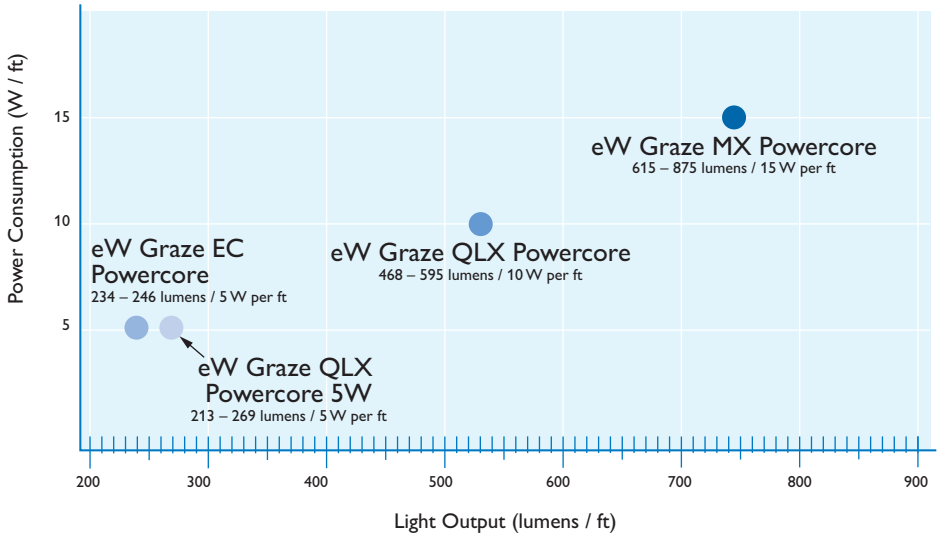
The new eW Graze Powercore family dramatically extends the range and flexibility of the popular line of solid white light LED grazing fixtures from Philips Color Kinetics. Featuring Powercore technology, eW Graze Powercore fixtures process power directly from line voltage, eliminating the need for external power supplies. Fixtures are available in standard color temperatures of 2700 K, 4000 K, and 5500 K, with additional custom color temperatures available, ranging from 3000 K to 6500 K. Multiple fixture lengths, beam angles, output levels, and power consumption levels support a large range of façade or surface illumination application. Low-profile housing, connectorized cabling, a universal power input range, and direct line-voltage operation make eW Graze Powercore fixtures easy to install and operate.

- Tailor light output to specific applications — Available in four standard lengths, with standard 9° x 9°, 10° x 60°, 15° x 30°, 30° x 60° and 60° x 30° beam angles.
- High-performance illumination and beam quality — eW Graze Powercore fixtures deliver up to 876 lumens of high-quality white light per foot. Superior beam quality offers striation-free saturation for several feet from fixture placement with no visible light scalloping between fixtures.
- Integrates Powercore technology — Powercore technology rapidly, efficiently, and accurately controls power output to fixtures directly from line voltage over a single standard cable, dramatically simplifying installation and lowering total system cost.
- Versatile installation options — Convenient push-and-click connectors let you easily and rapidly install Leader Cables and Jumper Cables. Multiple cable lengths support a variety of layouts. Constant torque locking hinges offer simple and consistent position control from various angles. The low-profile aluminum housing accommodates placement within most architectural niches.
- Superior color consistency and accuracy — Optibin, an advanced binning algorithm, sets a new standard for the color consistency and uniformity of LED sources used in manufacturing.
- Universal power input range — Fixtures accept a universal power input range of 100 – 277 VAC for consistent installation anywhere in the world.
- "Cool lighting" functionality — eW Graze Powercore fixtures do not heat illuminated surfaces, discharge infrared radiation, or emit ultraviolet light.
- Dimming capability — Patented DIMand technology offers smooth dimming capability with selected commercially available reverse-phase ELV-type dimmers.

High performance + easy installation
With flexible mounting options, multiple fixture length and beam angle options, integrated Powercore technology, and a discreet low-profile housing rated for use in outdoor locations, eW Graze Powercore offers high performance and simple installation.

Illuminate surfaces with the right level of light

The expanded range of eW Graze Powercore solid white light grazing fixtures offer four levels of performance at four levels of power consumption. A range of beam angles lets you select exactly the right light distribution and output for your application.



eW Graze MX Powercore

Features the most light output in our line of solid white light grazing fixtures — more than any previous version — for high-intensity multi-story façade and surface illumination.

eW Graze QLX Powercore

Consumes 33% less energy than eW Graze MX Powercore. Perfect for surface illumination applications calling for a balance of cost and performance.

eW Graze QLX Powercore 5W

Fixtures are factory-set to consume a maximum of 5 W per foot, to support ASHRAE standards, LEED green building certification, and other power-limited projects. Offers the same beam spread options as eW Graze MX Powercore and eW Graze QLX Powercore.

eW Graze EC Powercore

Wide beam angle (90° x 90°) produces a soft-edged, volume fill for exterior cove, niche, and architectural detail illumination.

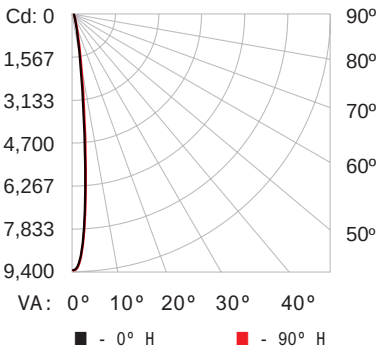
Photometrics / eW Graze QLX Powercore, 2700 K

Photometric data is based on test results from an independent NIST traceable testing lab. IES data is available at www.philipscolorkinetics.com/support/ies.

1 ft (305 mm), 9° x 9° beam angle

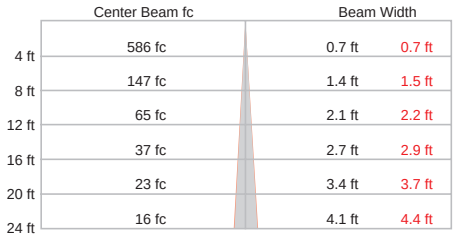
Lumens	Efficacy
468	49.8 lm / W

Polar Candela Distribution



	0.0	22.5	45.0	67.5	90.0
0	9377	9377	9377	9377	9377
5	4537	4586	4753	4922	4962
15	378	362	351	365	401
25	45	40	42	38	39
35	13	10	11	11	12
45	5	4	5	6	6
55	3	2	2	3	4
65	3	1	1	2	2
75	1	1	0	1	1
85	1	0	0	0	0
90	1	0	0	0	0

Illuminance at Distance



97 ft (29.6 m)
1 fc maximum distance

Vert. Spread: 9.8º
Horiz. Spread: 10.5º

Coefficients Of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance: 20%

RC	80				70				50				30				10				0
RW	70	50	30	10	70	50	30	10	50	30	10		50	30	10		50	30	10		0
0	119	119	119	119	116	116	116	116	111	111	111		106	106	106		102	102	102		100
1	116	114	112	111	113	112	110	109	108	107	106		104	103	103		101	100	100		98
2	113	110	107	105	111	108	106	104	105	103	102		102	101	100		100	99	98		96
3	110	107	104	101	109	105	103	101	103	101	99		101	99	98		99	97	96		95
4	108	104	101	98	107	103	100	98	101	98	97		99	97	96		97	96	95		94
5	106	101	98	96	105	101	98	95	99	97	95		98	96	94		96	95	93		92
6	104	99	96	94	103	99	96	94	97	95	93		96	94	92		95	93	92		91
7	102	97	94	92	101	97	94	92	96	93	92		95	93	91		94	92	91		90
8	101	96	93	91	100	95	93	91	95	92	90		94	92	90		93	91	90		89
9	99	94	91	89	99	94	91	89	93	91	89		93	90	89		92	90	89		88
10	98	93	90	88	97	93	90	88	92	90	88		92	89	88		91	89	88		87

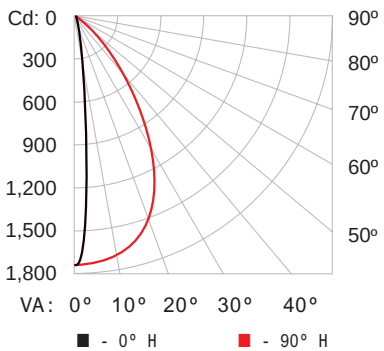
Zonal Lumen

ZONE	LUMENS	%FIXT
0- 30	452	96.5
0- 40	459	98.0
0- 60	466	99.4
0- 90	468	100.0
90-120	0	0.0
90-130	0	0.0
90-150	0	0.0
90-180	0	0.0
0-180	468	100.0

1 ft (305 mm), 10° x 60° beam angle

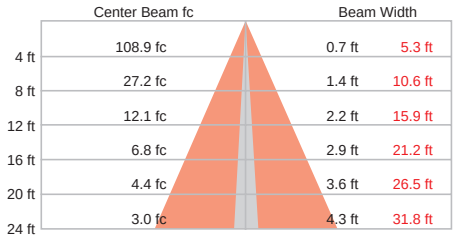
Lumens	Efficacy
475	50.4 lm / W

Polar Candela Distribution



	0.0	22.5	45.0	67.5	90.0
0	1742	1742	1742	1742	1742
5	876	960	1229	1575	1729
15	110	133	228	680	1621
25	18	23	59	241	1313
35	8	8	16	93	788
45	4	4	7	30	286
55	3	3	4	10	68
65	2	2	2	4	20
75	1	1	1	2	7
85	1	1	1	0	1
90	0	0	0	0	0

Illuminance at Distance



41 ft (12.5 m)
1 fc maximum distance

Vert. Spread: 10.3º
Horiz. Spread: 67.1º

Coefficients Of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance: 20%

RC	80				70				50				30				10				0
RW	70	50	30	10	70	50	30	10	50	30	10		50	30	10		50	30	10		0
0	119	119	119	119	116	116	116	116	111	111	111		106	106	106		102	102	102		100
1	114	111	109	106	111	109	107	105	105	103	102		101	100	99		98	97	96		94
2	108	104	100	97	106	102	98	96	99	96	93		96	93	91		93	91	90		88
3	103	97	93	89	101	96	92	88	93	90	87		91	88	85		89	86	84		82
4	99	91	86	82	97	90	86	82	88	84	81		86	83	80		84	81	79		78
5	94	86	81	77	93	85	80	77	84	79	76		82	78	75		81	77	75		73
6	90	82	76	72	89	81	76	72	80	75	71		78	74	71		77	73	71		69
7	86	78	72	68	85	77	72	68	76	71	68		75	70	67		74	70	67		66
8	83	74	68	65	82	73	68	64	72	68	64		71	67	64		70	67	64		62
9	79	71	65	61	78	70	65	61	69	64	61		68	64	61		68	64	61		60
10	76	68	62	59	75	67	62	59	66	62	58		66	61	58		65	61	58		57

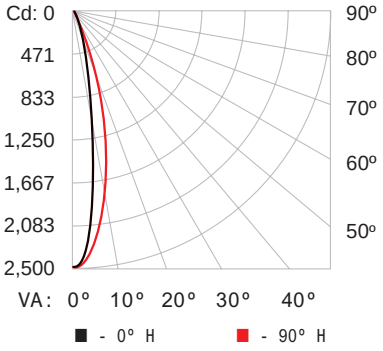
Zonal Lumen

ZONE	LUMENS	%FIXT
0- 30	351	73.8
0- 40	422	89.0
0- 60	467	98.4
0- 90	475	100.0
90-120	0	0.0
90-130	0	0.0
90-150	0	0.0
90-180	0	0.0
0-180	475	100.0

1 ft (305 mm), 15° x 30° beam angle

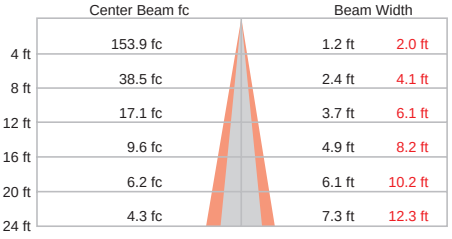
Lumens	Efficacy
470	49.4 lm / W

Polar Candela Distribution



	0.0	22.5	45.0	67.5	90.0
0	3780	3780	3780	3780	3780
5	3006	3071	3235	3405	3479
15	593	675	955	1422	1699
25	77	92	151	289	405
35	21	22	30	50	67
45	9	9	12	15	18
55	6	6	6	8	9
65	4	4	4	5	5
75	2	2	2	2	2
85	1	1	1	1	1
90	1	1	0	0	0

Illuminance at Distance



50 ft (15.2 m)
1 fc maximum distance

Vert. Spread: 17.3º
Horiz. Spread: 28.7º

Coefficients Of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance: 20%

RC	80				70				50				30				10				0
RW	70	50	30	10	70	50	30	10	50	30	10		50	30	10		50	30	10		0
0	119	119	119	119	116	116	116	116	111	111	111		106	106	106		102	102	102		100
1	115	113	111	109	112	111	109	107	105	104	103		102	101	100		99	98	97		96
2	111	107	104	102	109	106	103	100	102	100	98		100	98	96		97	95	94		93
3	107	103	99	96	105	101	98	95	99	96	94		96	94	92		94	92	91		90
4	104	98	94	91	102	97	94	91	95	92	90		94	91	89		92	90	88		87
5	101	95	91	87	99	94	90	87	92	89	86		91	88	86		89	87	85		84
6	98	91	87	84	97	91	87	84	89	86	83		88	85	83		87	84	82		81
7	95	89	84	81	94	88	84	81	87	83	81		86	83	80		85	82	80		79
8	93	86	82	79	92	85	81	79	84	81	78		84	80	78		83	80	78		77
9	90	83	79	77	89	83	79	76	82	79	76		81	78	76		81	78	76		75
10	88	81	77	74	87	81	77	74	80	77	74		79	76	74		79	76	74		73

Zonal Lumen

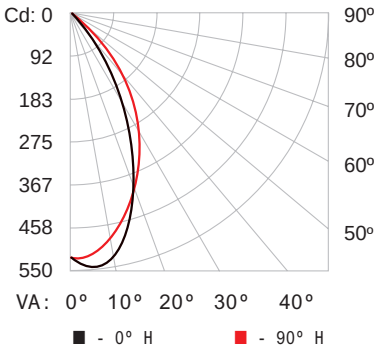
ZONE	LUMENS	%FIXT
0- 30	436	92.8
0- 40	454	96.6
0- 60	465	99.0
0- 90	470	100.0
90-120	0	0.0
90-130	0	0.0
90-150	0	0.0
90-180	0	0.0
0-180	470	100.0

For lux multiply fc by 10.7

1 ft (305 mm), 30° x 60° beam angle

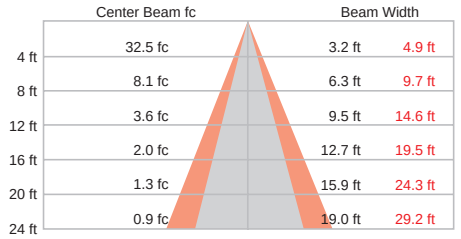
Lumens	Efficacy
470	49.7 lm / W

Polar Candela Distribution



	0.0	45.0	90.0	135.0	180.0
0	520	520	520	520	520
5	541	534	510	480	466
15	468	476	440	348	304
25	292	339	341	217	160
35	118	178	230	107	59
45	35	64	125	38	20
55	13	20	51	13	10
65	7	8	17	6	5
75	3	3	5	2	2
85	1	1	1	1	1
90	1	0	0	0	0

Illuminance at Distance



22 ft (6.7 m)
1 fc maximum distance

Vert. Spread: 43.3º
Horiz. Spread: 62.6º

Coefficients Of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance: 20%

RC	80				70				50			30			10			0
RW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
1	113	110	107	105	110	108	105	103	103	101	100	100	98	97	96	95	94	92
2	106	101	97	93	104	99	95	92	96	93	90	93	90	88	90	88	86	84
3	100	93	88	83	98	92	87	83	89	85	81	87	83	80	84	81	79	77
4	95	86	80	76	93	85	80	75	83	78	74	81	77	73	79	75	73	71
5	89	80	74	69	88	79	73	69	77	72	68	76	71	68	74	70	67	65
6	85	75	68	64	83	74	68	63	72	67	63	71	66	62	70	65	62	61
7	80	70	63	59	79	69	63	59	68	62	58	67	62	58	66	61	58	56
8	76	66	59	55	75	65	59	55	64	58	54	63	58	54	62	57	54	52
9	72	62	55	51	71	61	55	51	60	55	51	59	54	51	58	54	50	49
10	69	58	52	48	67	58	52	48	57	51	48	56	51	47	55	51	47	46

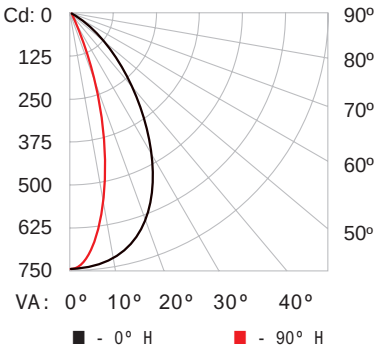
Zonal Lumen

ZONE	LUMENS	%FIXT
0- 30	290	61.6
0- 40	385	81.8
0- 60	457	97.1
0- 90	470	100.0
90-120	0	0.0
90-130	0	0.0
90-150	0	0.0
90-180	0	0.0
0-180	470	100.0

1 ft (305 mm), 60° x 30° beam angle

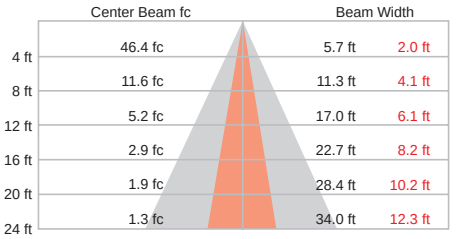
Lumens	Efficacy
480	50.4 lm / W

Polar Candela Distribution



	0.0	22.5	45.0	67.5	90.0
0	742	742	742	742	742
5	736	728	710	691	685
15	682	614	482	382	347
25	566	415	213	119	97
35	378	205	65	30	25
45	180	73	21	13	11
55	59	24	9	8	8
65	15	9	6	5	5
75	4	3	2	2	2
85	2	1	1	1	1
90	1	1	0	0	0

Illuminance at Distance



27ft (8.2 m)
1 fc maximum distance

Vert. Spread: 70.7º
Horiz. Spread: 28.7º

Coefficients Of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance: 20%

RC	80				70				50			30			10			0
RW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
1	113	110	108	105	111	108	106	104	102	100		100	99	97	97	96	95	93
2	107	102	98	94	105	100	97	93	97	94	91	94	92	89	91	89	87	86
3	102	95	90	86	100	94	89	85	91	87	84	89	85	82	86	83	81	79
4	96	89	83	79	95	88	82	78	85	81	77	83	79	76	81	78	75	74
5	92	83	77	73	90	82	76	72	80	75	72	79	74	71	77	73	70	69
6	87	78	72	67	85	77	71	67	76	71	67	74	70	66	73	69	66	64
7	83	73	67	63	81	73	67	63	71	66	62	70	66	62	69	65	62	60
8	79	69	63	59	78	69	63	59	68	62	59	67	62	58	66	61	58	57
9	75	66	60	56	74	65	59	56	64	59	55	63	59	55	62	58	55	54
10	72	62	56	53	71	62	56	53	61	56	52	60	56	52	59	55	52	51

Zonal Lumen

ZONE	LUMENS	%FIXT
0- 30	329	68.5
0- 40	410	85.4
0- 60	468	97.5
0- 90	480	99.9
90-120	0	0.1
90-130	0	0.1
90-150	0	0.1
90-180	0	0.1
0-180	480	100.0

For lux multiply fc by 10.7

Specifications / eW Graze QLX Powercore

Due to continuous improvements and innovations, specifications may change without notice.

CCT	Beam Angle	Lumens*				Efficacy (lm / W)
		1 ft (305 mm)	2 ft (610 mm)	3 ft (914 mm)	4 ft (1219 mm)	
2700 K	9° x 9°	468	936	1404	1872	49.8
	10° x 60°	475	950	1425	1900	50.4
	15° x 30°	470	940	1410	1880	49.4
	30° x 60°	470	940	1410	1880	49.7
	60° x 30°	480	960	1440	1920	50.4
4000 K	9° x 9°	595	1190	1785	2380	63.1
	10° x 60°	583	1166	1749	2332	61.8
	15° x 30°	581	1162	1743	2324	61.4
	30° x 60°	579	1158	1737	2316	61.2
	60° x 30°	580	1160	1740	2320	61.3

Item	Specification	1 ft (305 mm)	2 ft (610 mm)	3 ft (914 mm)	4 ft (1219 mm)
Output	Color Temperature†	2700 K / 4000 K / 5500 K			
	CRI	81			
	Lumen Maintenance‡	60,000 hours L_{70} @ 25° C 60,000 hours L_{70} @ 50° C 60,000 hours L_{50} @ 25° C 60,000 hours L_{50} @ 50° C			
Electrical	Input Voltage	100 – 277 VAC, auto-ranging, 50 / 60 Hz			
	Power Consumption	10 W max. at full output, steady state	20 W max. at full output, steady state	30 W max. at full output, steady state	40 W max. at full output, steady state
Control	Dimming	Compatible with selected commercially available reverse-phase ELV-type dimmers§			
Physical	Dimensions *(Height x Width x Depth)*	2.7 x 12 x 2.8 in (69 x 305 x 71 mm)	2.7 x 24 x 2.8 in (69 x 610 x 71 mm)	2.7 x 36 x 2.8 in (69 x 914 x 71 mm)	2.7 x 48 x 2.8 in (69 x 1219 x 71 mm)
	Weight	2.1 lb (1.0 kg)	4.6 lb (2.1 kg)	7.1 lb (3.2 kg)	9.3 lb (4.2 kg)
	Housing	Extruded anodized aluminum			
	Lens	Clear polycarbonate			
	Fixture Connectors	Integral male / female waterproof connectors			
	Mounting	Multi-positional, constant torque locking hinges			
	Temperature	-40° – 122° F (-40° – 50° C) Operating -4° – 122° F (-20° – 50° C) Startup -40° – 176° F (-40° – 80° C) Storage			
	Humidity	0 – 95%, non-condensing			
	Fixture Run Lengths	To calculate fixture run lengths and total power consumption for your specific installation, download the Configuration Calculator from www.philipscolorkinetics.com/support/install_tool/			
Certification and Safety	Certification	UL / cUL, FCC Class A, CE, PSE, C-Tick			
	Environment	Dry / Damp / Wet Location, IP66			

* 1 ft (305 mm) lumen output measurements comply with IES LM-79-08 testing procedures. 2 ft (610 mm), 3 ft (914 mm), and 4 ft (1219 mm) measurements are estimated based on the 1 ft (305 mm) measurements.

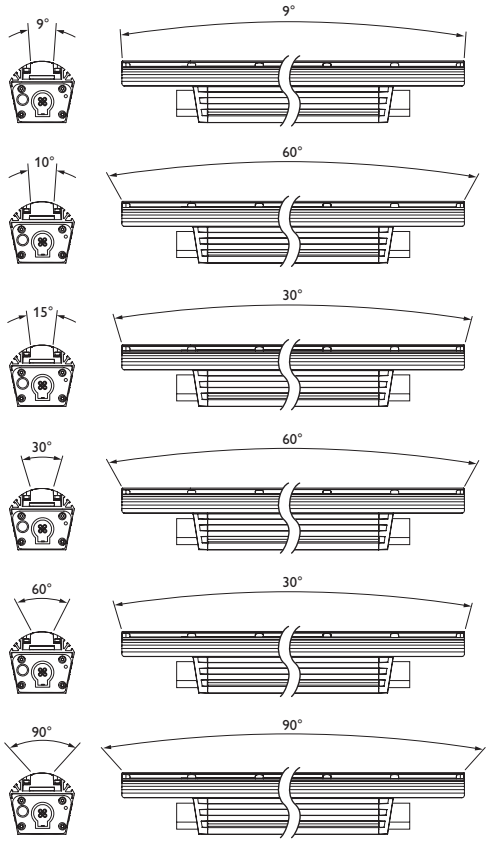
† Color temperatures conform to nominal CCTs as defined in ANSI Chromaticity Standard C78.377A. LED sources used in 5500 K fixtures conform to ANSI CCT 5700 K.

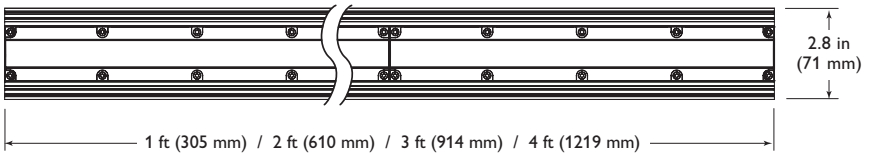
‡ L_{70} = 70% lumen maintenance (when light output drops below 70% of initial output). L_{50} = 50% lumen maintenance (when light output drops below 50% of initial output). Ambient luminaire temperatures specified. Lumen maintenance calculations are based on lifetime prediction graphs supplied by LED source manufacturers. Calculations for white-light LED fixtures are based on measurements that comply with IES LM-80-08 testing procedures. Refer to www.philipscolorkinetics.com/support/appnotes/lm-80-08.pdf for more information.

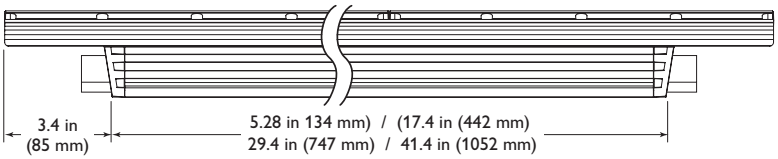
§ Refer to www.philipscolorkinetics.com/support/appnotes/ for more information.

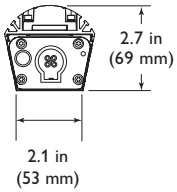
DIMAND CK TECHNOLOGY | OPTIBIN CK TECHNOLOGY | POWERCORE CK TECHNOLOGY

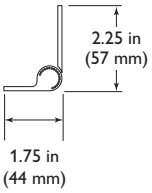
Dimensions

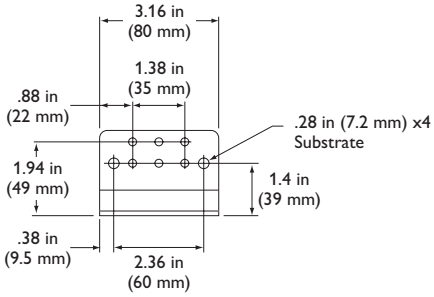

9°
9°
10°
60°
15°
30°
30°
60°
60°
30°
90°
90°

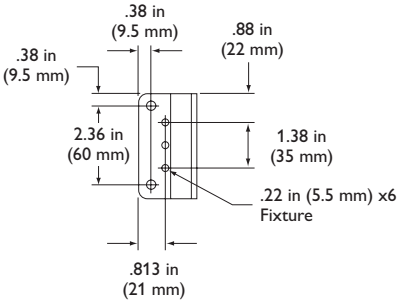

2.8 in
(71 mm)
1 ft (305 mm) / 2 ft (610 mm) / 3 ft (914 mm) / 4 ft (1219 mm)

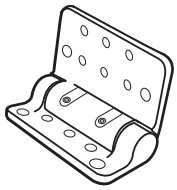

3.4 in
(85 mm)
5.28 in 134 mm) / (17.4 in (442 mm)
29.4 in (747 mm) / 41.4 in (1052 mm)


2.7 in
(69 mm)
2.1 in
(53 mm)


2.25 in
(57 mm)
1.75 in
(44 mm)


3.16 in
(80 mm)
1.38 in
(35 mm)
.88 in
(22 mm)
.28 in (7.2 mm) x4
Substrate
1.94 in
(49 mm)
1.4 in
(39 mm)
.38 in
(9.5 mm)
2.36 in
(60 mm)


.38 in
(9.5 mm)
.88 in
(22 mm)
.38 in
(9.5 mm)
2.36 in
(60 mm)
1.38 in
(35 mm)
.22 in (5.5 mm) x6
Fixture
.813 in
(21 mm)



MEMORANDUM

Community Development Department

DATE: **November 17, 2014**

TO: **Joseph A. Valentine, City Manager**

FROM: **Jana L. Ecker, Planning Director**

SUBJECT: **Termination of Special Land Use Permits**

On October 27, 2014, the City Commission opened the public hearing and discussed the issue. Questions arose regarding the date the former gasoline service station ceased to operate. It was determined that the gas station closed in January of 2014. The applicant applied for a Special Land Use Permit ("SLUP") within 6 months of the gas station closing, and thus at that time the application was considered a Special Land Use Permit Amendment to the existing SLUP for the former Citgo station. However, the City Commission requested that the application be renoticed as a new Special Land Use Permit application as it had now been more than 6 months since the former gas station was in operation. The City Commission set a new public hearing date on the SLUP for November 24, 2014.

On October 27, 2014, the City Commission also requested staff to consider any ordinance changes that may be necessary to clarify when existing SLUPs expire after a previous business ceases to operate so that similar situations may be prevented from coming up in the future. At the City Commission meeting, there was discussion that implied that SLUPs expire 6 months after the discontinuance of a former business or use. However, that does not appear to be the case. The closure of a business for more than 6 months is only relevant for legal, nonconforming uses. Article 6, section 6.02 Continuance of Nonconformity, states:

Limitations: Any nonconforming building or use existing at the time of enactment or amendment of this Zoning Ordinance may be continued if maintained in good condition, but:

1. The use shall not be changed to another nonconforming use except as permitted by the Board of Zoning Appeals.
2. The use shall not be reestablished after discontinuance from 6 months.

Accordingly, the fact that a business has been closed or a use has been discontinued for more than 6 months only applies when the use was nonconforming already. The former Citgo gas station that operated at 33588 Woodward was a legal and conforming use as it operated with the City's specific permission under the terms of a valid Special Land Use Permit. Thus, Section 6.02 of the Zoning Ordinance is not applicable to the gas station use that was permitted

through a SLUP at 33588 Woodward, and this provision does not render the SLUP terminated even though the former Citgo gas station has been closed for more than 6 months.

A thorough review of all relevant ordinance language contained in the Zoning Ordinance with regards to Special Land Use Permits did not reveal any provisions that provide for the termination of SLUPs upon the discontinuance of a former business or use, change of ownership or for any other reason.

However, Article 7, section 7.37 Approval, states:

C. **The decision on a special land use request shall be incorporated in a statement of conclusion relative to the special land use under consideration. The decision shall specify the basis for the decision and any conditions imposed.** The conditions imposed with respect to the approval of a land use shall be recorded in the City Commission minutes and shall remain unchanged except upon the mutual consent of the City Commission and the landowner. The City Commission shall maintain a record of changes granted in conditions.

Thus, in accordance with Section 7.37, the City Commission is required to provide a statement of conclusion for each SLUP approval that outlines the basis for the decision and all conditions imposed. Upon approval of each SLUP request, the City Commission adopts and records a SLUP Resolution that outlines the basis for the decision, and clearly outlines all conditions imposed on the SLUP under the terms of the approval granted. Such conditions may include specific provisions for the termination of the SLUP.

As there are no provisions in the Zoning Ordinance that provide for the termination of SLUPs, it is necessary to review the SLUP Resolution adopted at the time the SLUP was approved to determine if any conditions were attached to the SLUP that relate to the termination of the SLUP.

A copy of the entire SLUP Resolution that was adopted when the original SLUP was granted for 33588 Woodward is attached for your review. The only provision that relates to the termination or continuation of the SLUP is as follows:

> BE IT FURTHER RESOLVED, that the Barrick Enterprises Inc. **and its heirs, successors, and assigns shall be bound by the terms of this Special Land Use Permit and by all ordinances of the City of Birmingham in effect at the time of the issuance of this permit, and as they may subsequently be amended**. Failure of the Barrick Enterprises Inc. to comply with all the ordinances of the city, may result in the Commission revoking this Special Land Use Permit.

This clause does not provide for the termination of the SLUP upon the discontinuance of a original business or use, change of ownership or for any other reason, but rather states that the terms of the SLUP will be binding on all future owners or operators.

After reviewing the above, I consulted with the City Attorney regarding the nature of SLUPs in Michigan law. Mr. Currier advised that the City's approach is consistent with a review of the

relevant legal research provides that a SLUP runs with the land, and thus future purchasers would acquire title to the land, and rights to operate under the terms and conditions of any SLUPs in place for the property.

In light of the research findings following discussion at the October 27, 2014 City Commission meeting, it does not appear that an ordinance amendment is required to automatically provide for the termination of SLUPs when a business or use is discontinued, as the SLUP would not expire until specifically terminated.