

Louisville Metro Planning Commission

May 21, 2015

(Continued from April 23, 2015 LD&T)

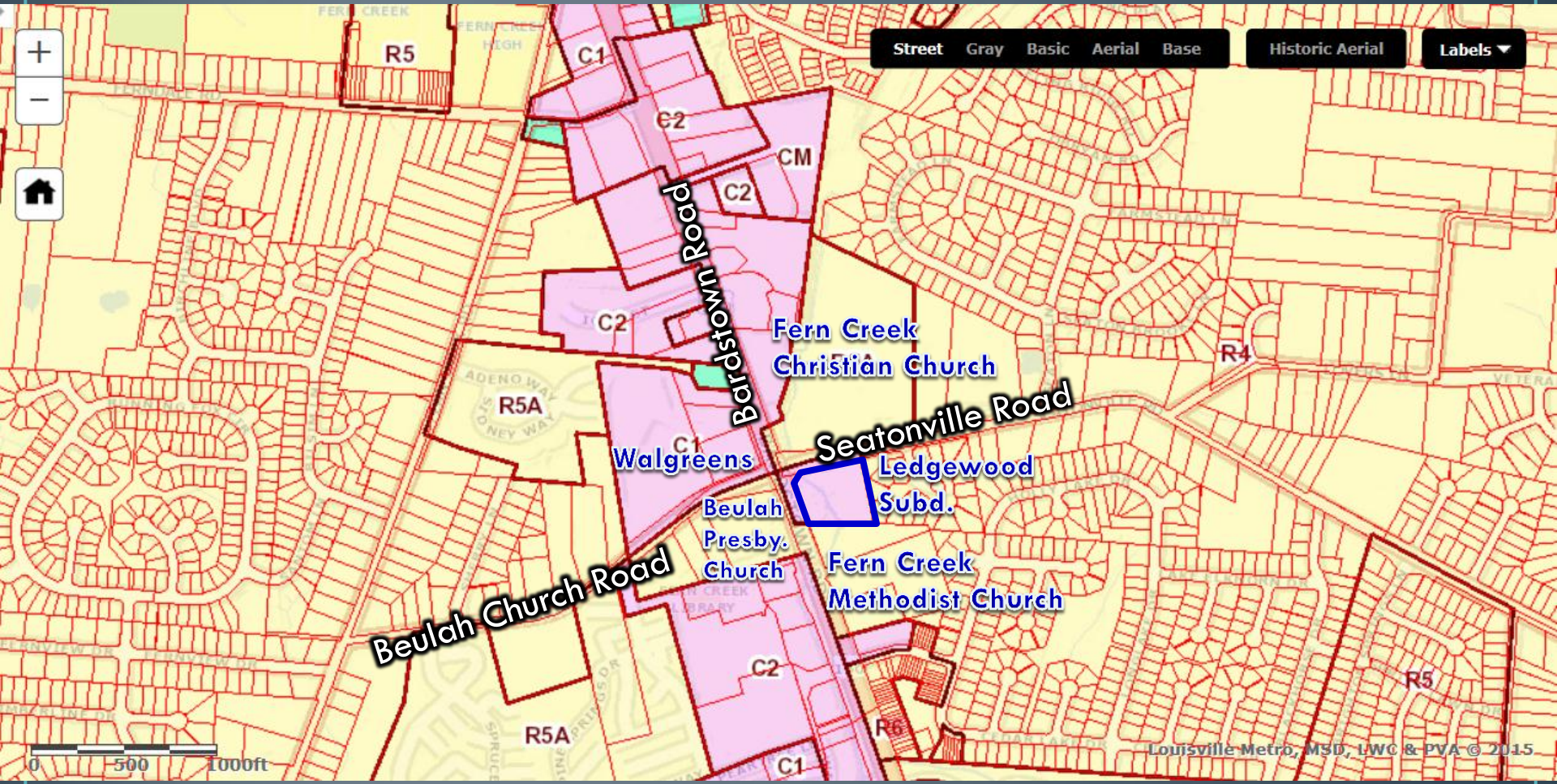
Board of Zoning Adjustment

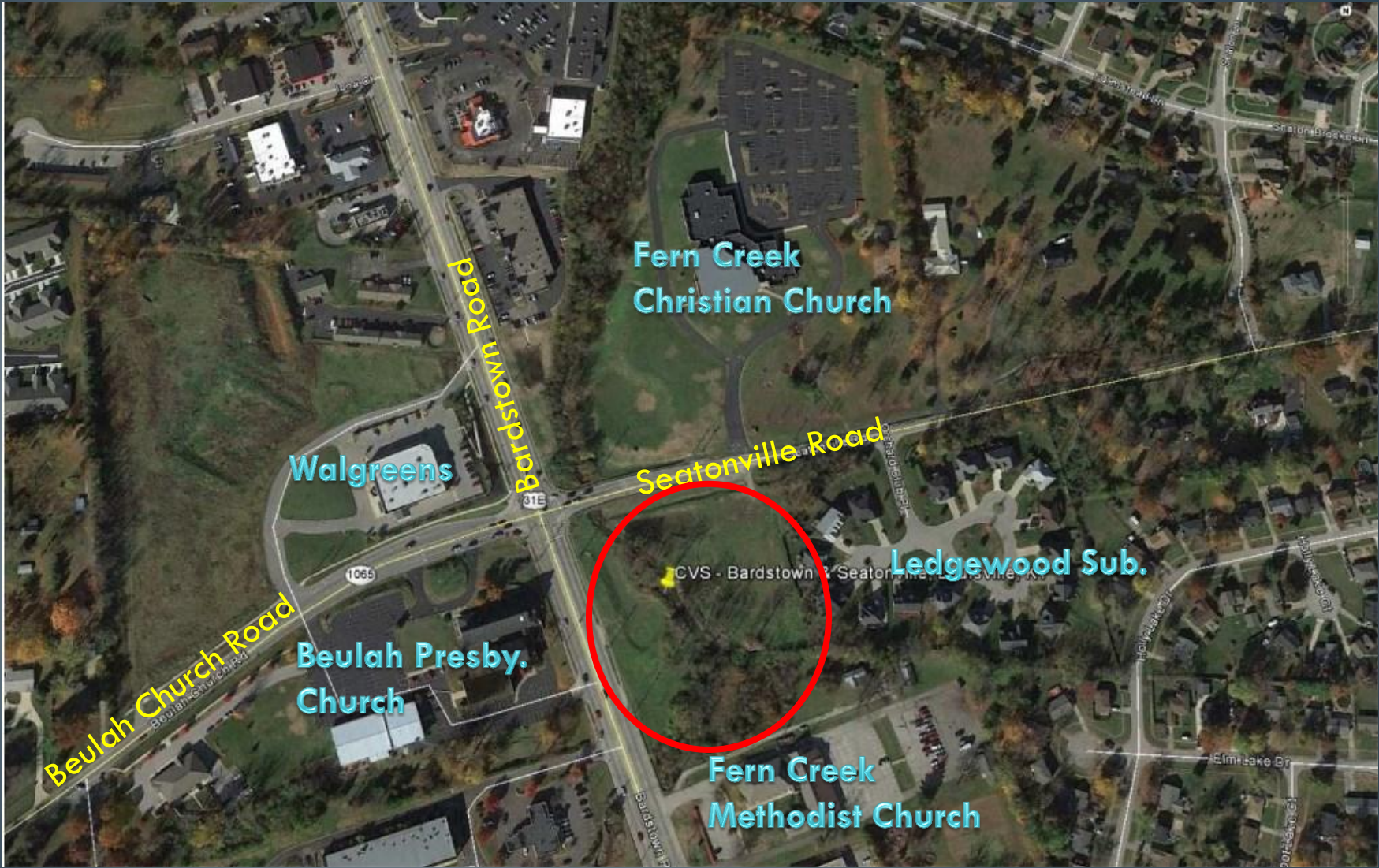
June 1, 2015

DOCKET NO. 13DEVPLAN1003

REVISED DETAILED DISTRICT DEVELOPMENT PLAN WITH  
AMENDMENTS TO BINDING ELEMENTS AND WAIVERS (FOR  
PLANNING COMMISSION REVIEW AND DECISION) AND WITH  
VARIANCES (FOR BOZA REVIEW AND DECISION) TO ALLOW A CVS  
PHARMACY (IN PLACE OF PREVIOUSLY APPROVED WALGREEN'S  
PHARMACY AND FIRST FEDERAL SAVINGS BANK BUILDINGS) ON  
PROPERTY LOCATED AT 9420 SEATONVILLE ROAD

Attorney for Property Owner, First Federal Savings Bank: Bardenwerper Talbott & Roberts, PLLC  
Land Planner, Landscape Architect and Engineers: Miller Wihry MWG, LLC







Looking north from new Raising Cane's restaurant toward subject property.



Looking north from AT&T facility (one building north of the new Raising Cane's restaurant) toward subject property.



Looking at AT&T facility (to south) and Fern Creek United Methodist Church (to north) one door removed from subject property.



Existing access to Fern Creek United Methodist Church to be shared with proposed CVS Pharmacy as part of expanded church facilities contingent on approval of the proposed CVS plan on the subject property.



View of proposed shared entrance from Bardstown Road to neighboring Fern Creek United Methodist Church.





Wise house adjoining subject property to the south that will be combined with the Fern Creek United Methodist Church property for future church expansion contingent on approval of the proposed CVS plan.

View of stream and culvert along  
Bardstown Road and Beulah  
Church Road in front of Beulah  
Presbyterian Church and  
Walgreens store

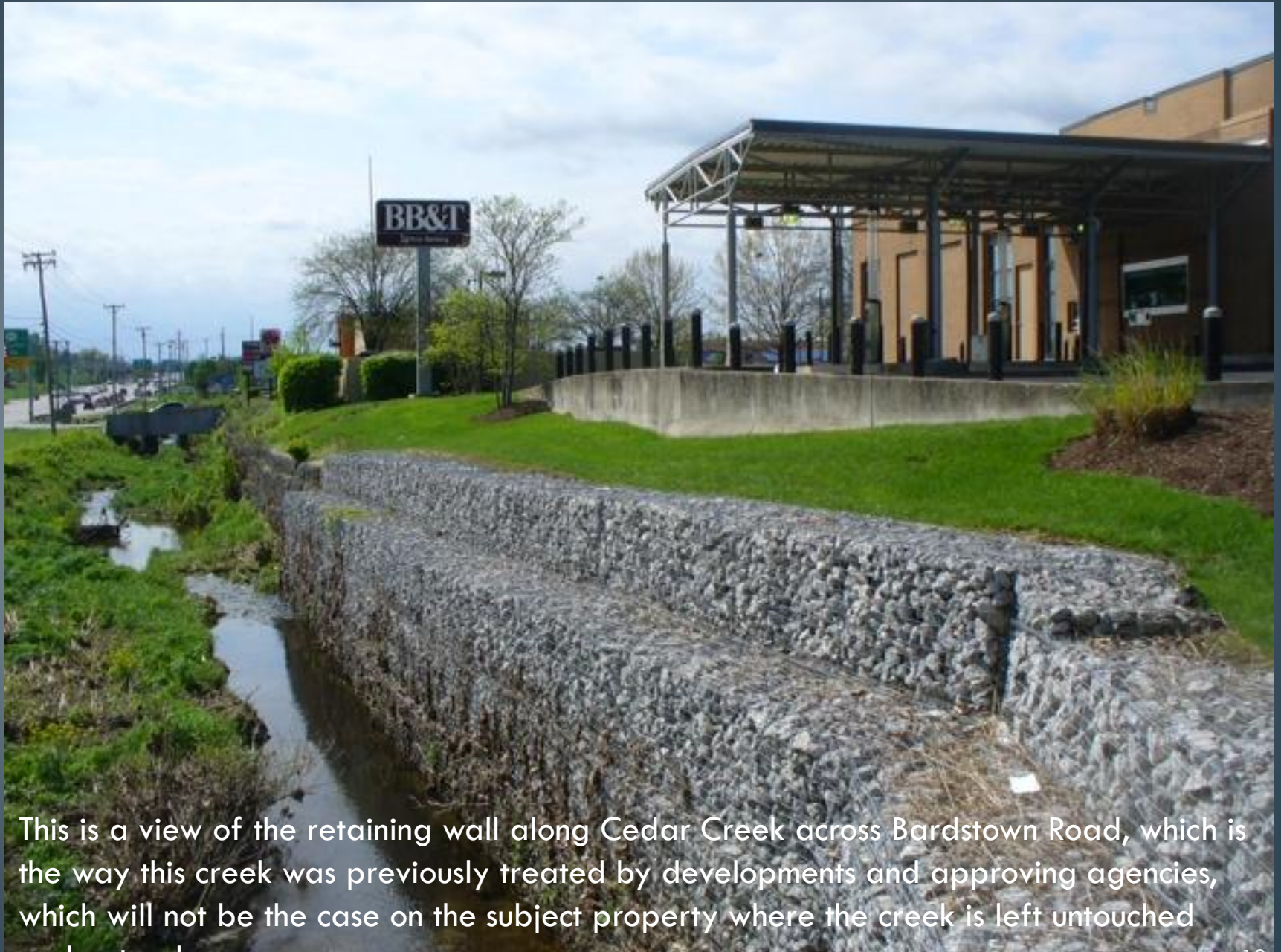




Undisturbed area of the site looking south towards Fern Creek Methodist Church.



Undisturbed Cedar Creek on the Wise property to the south looking south. This then leads to and under Bardstown Road.



This is a view of the retaining wall along Cedar Creek across Bardstown Road, which is the way this creek was previously treated by developments and approving agencies, which will not be the case on the subject property where the creek is left untouched and natural.

## Litigation history following Planning Commission approval of a Walgreen's on this site

- Following a 12/18/97 Public Hearing, PC recommended approval to Fiscal Court of the Walgreen's rezoning and approved its DDDP.
- On 3/10/98, Fiscal Court overturned the PC.
- On 3/2/99, Jefferson Circuit Court reversed Fiscal Court and ordered the rezoning with DDDP, because Fiscal Courts reversal was not based on substantial evidence.
- On 7/21/00, the Court of Appeals reversed and remanded Circuit Court, stating that the standard of review was "compelling need".
- On 7/4/03, Circuit Court upheld its earlier opinion, this time reversing Fiscal Court based on both its arbitrary action and on a "compelling need" for rezoning and development of this site.
- Thereafter case settled, and following Metro Council rezoning Ordinance was adopted.

## Ordinance rezoning the property following the Circuit Court case approving the Walgreen's rezoning plan

ORDINANCE NO. 140, SERIES 2006

**AN ORDINANCE CHANGING THE ZONING FROM R-4 SINGLE FAMILY RESIDENTIAL TO C-1 COMMERCIAL ON PROPERTY LOCATED AT 9420 SEATONVILLE ROAD, CONTAINING 2.89 ACRES AND BEING IN LOUISVILLE METRO (DOCKET NO. 9-75-97W).**

SPONSORED BY: COUNCILWOMAN MADONNA FLOOD

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission and the recommendations of the Commission and its staff as set out in the minutes and records of the Planning Commission in Docket No. 9-75-97W; and

WHEREAS, in 1997, the Planning Commission recommended approval for the rezoning of this property to the Jefferson County Fiscal Court, but Fiscal Court voted to override the Planning Commission's recommendation in Resolution No. 29, Series 1998 because the proposed development plan for the property did not comply with the Comprehensive Plan due primarily to the incompatibility of the intensity of the proposed use with the environmental sensitivities and constraints of the subject site; and

WHEREAS, Fiscal Court's resolution overriding the Planning Commission's recommendation was then appealed to Jefferson Circuit Court commencing a significant period of litigation concerning the subject property's rezoning, and now the matter currently is before the Kentucky Court of Appeals; and

WHEREAS, during this matter's pendency before the Kentucky Court of Appeals, a revised development plan has been submitted for the subject property which proposes a use less intensive than the previously submitted development plan, and the revised development plan is considerably more sensitive to the environmental constraints existing on the site; and

WHEREAS; the remaining parties to the pending litigation have reached an agreement to submit the revised development plan, in conjunction with the request to rezone the subject site, for reconsideration in hopes that if said requests are approved then all pending litigation concerning the subject property's rezoning will be dismissed; and

WHEREAS, on May 25, 2006, the revised development plan received unanimous approval from the Land Development and Transportation Committee of the Planning Commission ("LD&T"); and

WHEREAS, based on revised development plan approved by LD&T on May 25, 2006, the Council now concurs in and adopts the findings of the Planning Commission for the zoning change in Docket No. 9-75-97W, the Council approves and accepts the recommendations of the Planning Commission in Docket No. 9-75-97as set out in said minutes and records;

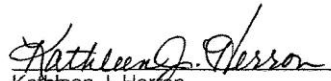
**NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:**

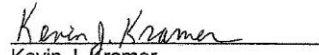
**Section I:** That the zoning of the property located at 9420 Seatonville Road, containing 2.89 acres and being in Louisville Metro, more particularly described in the minutes and records of the Planning Commission in Docket No. 9-75-97W, is hereby changed from R-4 Single Family Residential to C-1 Commercial, based on the revised




development plan approved by LD&T on May 25, 2006, provided said property shall be subject to the binding elements as set forth in the May 25, 2006 minutes of LD&T in Docket No. 9-75-97W.

**Section II:** This Ordinance shall take effect upon passage and approval.

  
Kathleen J. Heron  
Metro Council Clerk

  
Kevin J. Kramer  
President of the Council

  
Jerry Abramson  
Mayor

Approved: 8-23-06  
Date

APPROVED AS TO FORM AND LEGALITY:

Irv Maze  
Jefferson County Attorney

**LOUISVILLE METRO COUNCIL  
READ AND PASSED**  
*August 17, 2006*

By:  



Approved Walgreen's rezoning plan.

Original Approved  
Walgreen's Pharmacy Plan



Proposed Your Community Bank/CVS Plan  
for sale to CVS



The proposed developable (colored gray) area on the proposed CVS plan to the right is clearly less than the approved developable area on the originally approved Walgreen's plan to the left.

## Approved First Fed. Savings Bank (nka Your Community Bank) Plan

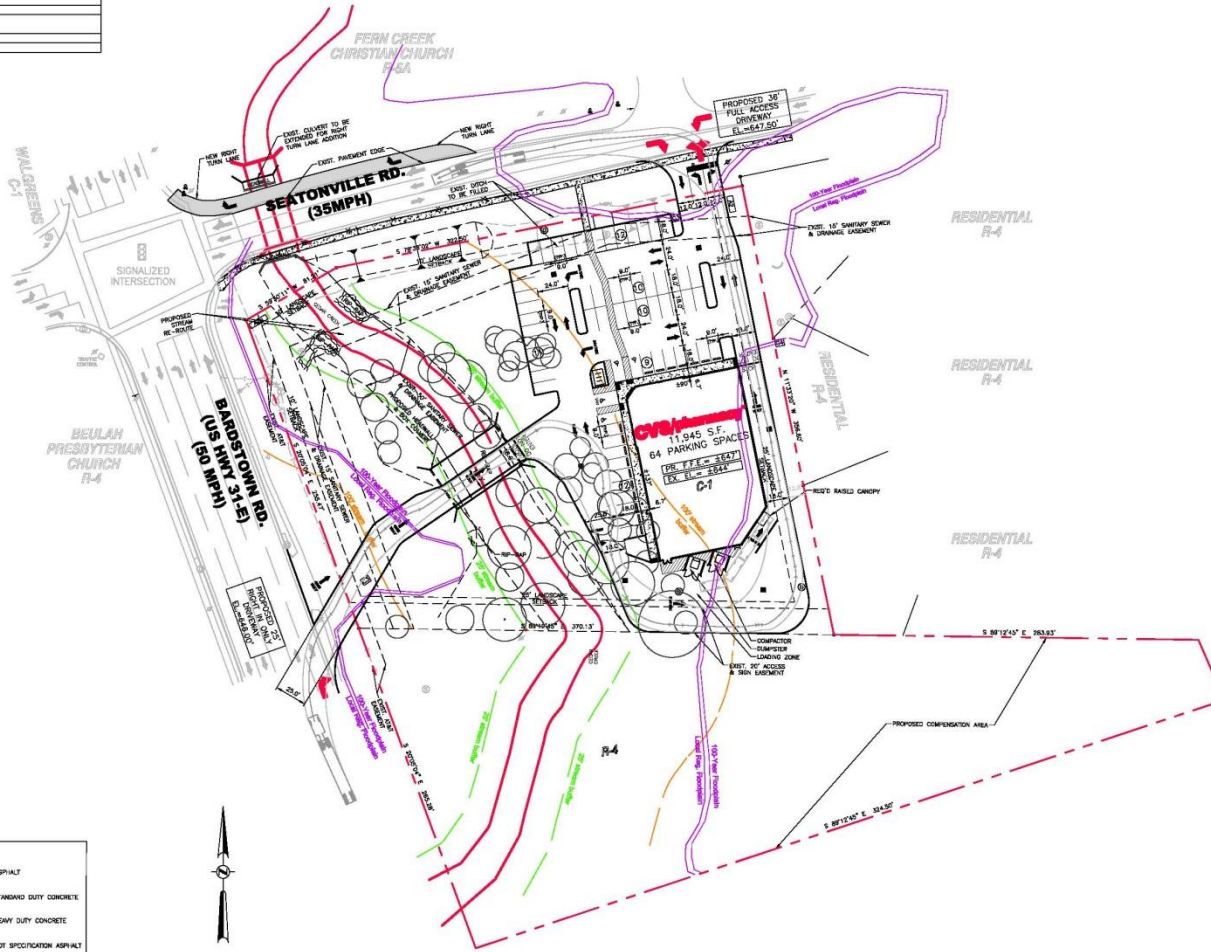


## Proposed Your Community Bank/CVS Plan for sale to CVS



The proposed expanded developable area (colored gray) on the plan to the right is the only increase over the approved developable area on the Branch Bank plan (to the left and in white on the right side plan). This Branch Bank plan was a plan substituted for the original approved Walgreen's plan because Walgreen's moved across Bardstown Road from this site when the original Walgreen's approval ended in litigation, ultimately decided at Circuit Court in the Walgreen's property owner's favor.

SITE DATA	
PROJECT DATA	
SITE AREA	14.87 ACRES
PERMITTED AREA	13.81 ACRES (12.6%)
WORKSHEET AREA	67.38 ACRES (27.4%)
MAXIMUM WORKSHEET AREA	92.28
BUILDING AREA	11,945 S.F.
BUILDING DENSITY	11.846 S.F./AC
MAXIMUM BUILDING DENSITY	216,307 S.F. = 5.5X
TRACK TYPE	MS-87



SITE PLAN LEGEND	
	TRANSFORMER BOX ON PAD
	EXISTING TRAFFIC SIGNAL
	NUMBER OF PARKING SPACES
	ACCESSIBLE PARKING SPACES
	MS-87 DELIVERY TRUCK (70' TRUCK)
	ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	DOT SPECIFICATION ASPHALT

11"x17" SCALE: N.T.S.  
8.5"x11" SCALE: N.T.S.

**CVS pharmacy**  
SOUTHERN 11,945 SQ FT CHAMBER DRIVE-THRU  
STORE NUMBER: 06216  
SEC BARDSTOWN RD. (US HWY. 150) & SEATONVILLE RD., LOUISVILLE, KY  
PROJECT TYPE  
DEAL TYPE  
CS PROJECT NUMBER: 077209

LINFIELD, HUNTER & JUNIUS, INC.  
PROFESSIONAL ENGINEERS, ARCHITECTS AND SURVEYORS  
3408 17th Street, Suite 200  
Louisville, Kentucky 40203  
©2011 by Linfield, Hunter & Junius, Inc.

CONSULTANT:

DEVELOPER:  
FIVE STAR DEVELOPMENT, LLC  
361 SUMMIT BLVD., SUITE 110  
BIRMINGHAM, AL 35243  
TEL: (205) 968-9284

SEAL:  
PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

REVISIONS:  
1) 11/6/13 GENERAL REVISIONS  
2) 3/10/14 GENERAL REVISIONS

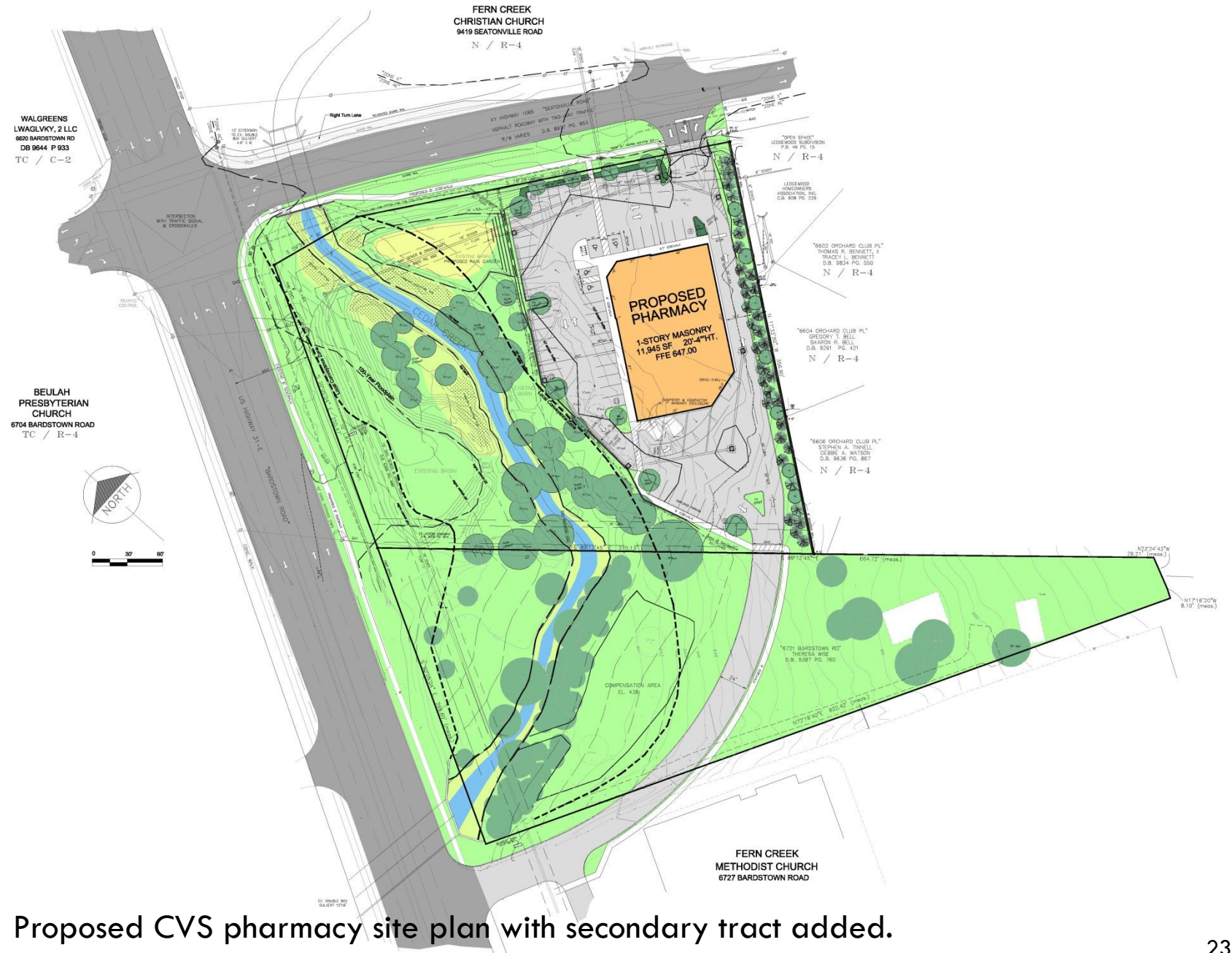
DRAWING BY: LHJ  
DATE: 12/23/13  
JOB NUMBER: 11-385E  
TITLE:

MSD SITE PLAN  
SHEET NUMBER:  
SHEET 1 OF 1  
COMMENTS:  
NOT RELEASED FOR CONSTRUCTION

Previous proposed CVS plan with its own Cedar Creek crossing, which was denied a Floodplain Variance by MSD



Current proposed CVS plan in darker gray color superimposed on previous approved Branch Bank plan in lighter gray color. Previous proposed Cedar Creek crossing removed, now proposing to utilize existing Fern Creek Methodist Church



Proposed CVS pharmacy site plan with secondary tract added.

# MSD Design Manual



- **“Local Regulatory Flood”** means the flood having a one-percent (1%) probability of being equaled or exceeded in any given year based on a fully developed watershed.
- **“Local Regulatory Floodplain”** means any stream course or normally dry land area susceptible to being partially or completely inundated by the overflow of water from sources of public water or by the unusual and rapid accumulation or runoff of public surface waters and subject to a local regulatory flood.
- **“The Local Regulatory Conveyance Zone”** is the channel of a river or a solid blue line stream and the land adjacent to that river or stream which, if unobstructed, will discharge a local regulatory flood without cumulatively increasing the water surface elevation more than one tenth of one foot. The conveyance zone is determined by an equal loss of conveyance (at higher elevation) occurring on each side of the channel.
- **“Floodplain Storage Compensation”** means an artificially excavated, hydraulically equivalent volume of floodplain storage sufficient to offset a reduction in floodplain storage resulting from filling or construction within the local regulatory floodplain.



## LOJIC map Local Regulatory Conveyance Zone and Floodplain



## MSD-accepted Local Regulatory Conveyance Zone with floodplain compensation



Nothing could be built on this site without encroaching into the floodplain, which is permitted by MSD regulation.

FERN CREEK  
CHRISTIAN CHURCH  
9419 SEATONVILLE ROAD

N / R-4

WALGREENS  
LWAGLVKY, 2 LLC  
6620 BARDSTOWN RD  
DB 9644 P 933  
TC / C-2

BEULAH  
PRESBYTERIAN  
CHURCH  
6704 BARDSTOWN ROAD  
TC / R-4

**PROPOSED  
PHARMACY**  
1-STORY MASONRY  
11,945 SF 20'-4" HT.  
FFE 647.00

"OPEN SPACE"  
LEDGEWOOD SUBDIVISION  
P.B. 49 PG. 15  
N / R-4

LEDGEWOOD  
HOMEOWNERS  
ASSOCIATION, INC.  
C.B. 608 PG. 223

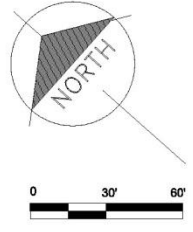
"6602 ORCHARD CLUB PL"  
THOMAS R. BENNETT, II  
TRACEY L. BENNETT  
D.B. 9834 PG. 550  
N / R-4

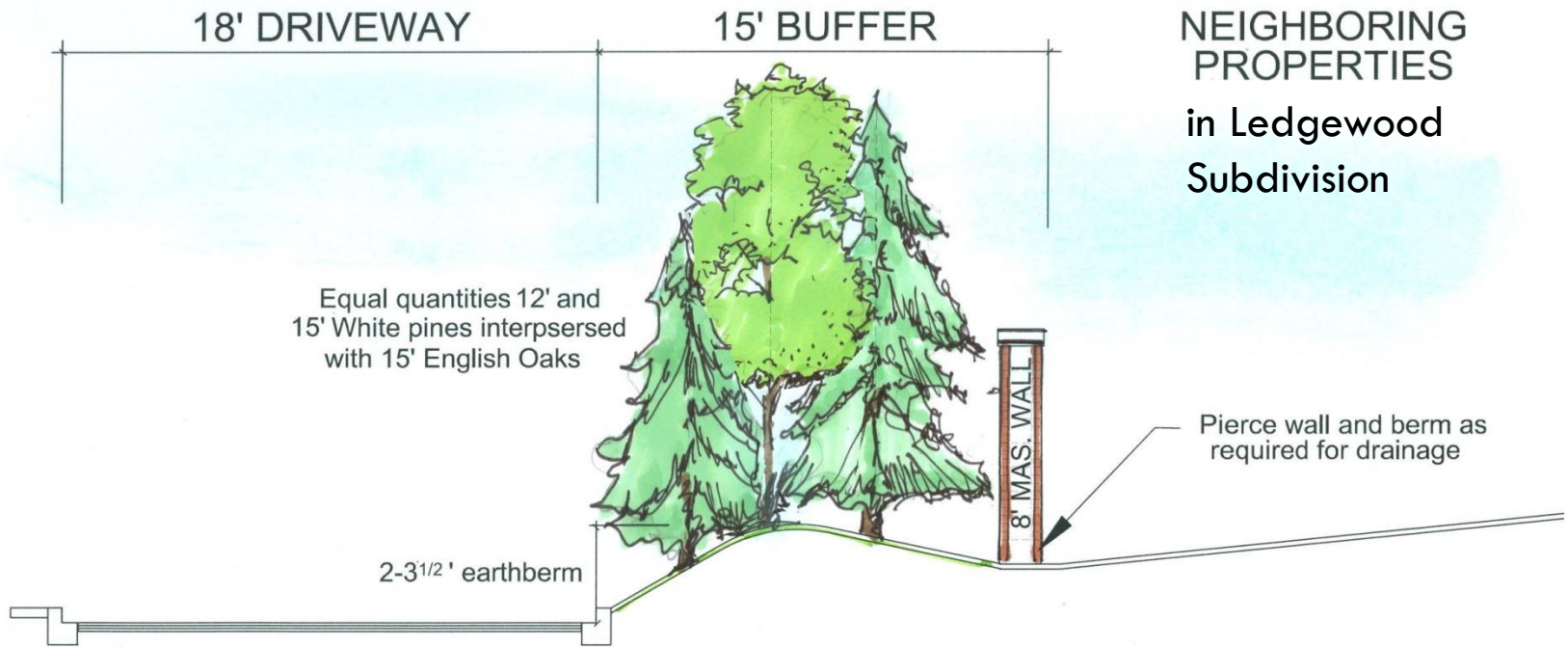
"6604 ORCHARD CLUB PL"  
GREGORY T. BELL  
SHARON R. BELL  
D.B. 9261 PG. 421  
N / R-4

"6606 ORCHARD CLUB PL"  
STEPHEN A. TINNELL  
DEBBIE A. WATSON  
D.B. 9636 PG. 867  
N / R-4

"6721 BARDSTOWN RD"  
THERESA WISE  
D.B. 5387 PG. 760  
TC / R-4

Proposed CVS pharmacy with added right turn lane





# CVS - Proposed East property line buffer



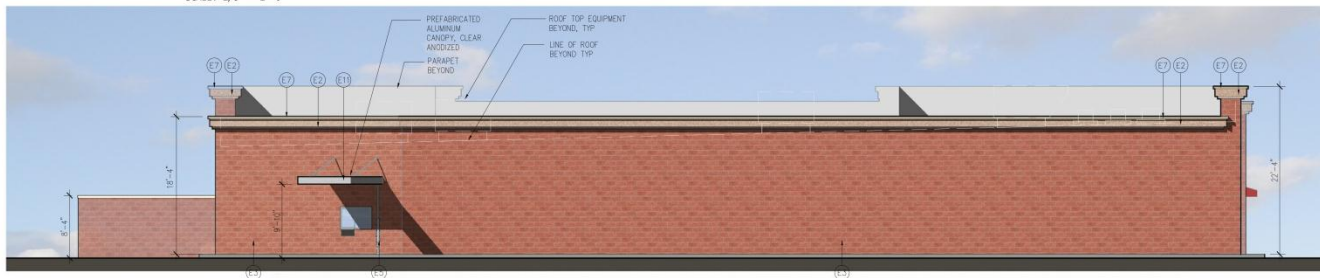
**WEST ELEVATION - BARDSTOWN RD.**

SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



**NORTH ELEVATION - SEATONVILLE RD.**

SCALE: 1/8" = 1'-0"

# Waivers

- To permit parking in front of principal structure (routinely granted, as in recent Walmart case, in Traditional Form Districts where obstacles exist or mitigation is offered, as in this case in the form of significant landscape and 55% of former Branch Bank site left green)
- To permit traffic circulation in front of principal structure (routinely granted, as in recent Walmart case, in Traditional Form Districts where obstacles exist or mitigation is offered, as in this case in the form of significant landscape and 55% of former Branch Bank site left green)
- To not to provide a pedestrian connection to building from Bardstown Road (mitigated by sidewalks along Seatonville Road and along shared access with the church)
- To reduce amount of required parking lot ILA from 2,495 sf to 1,345 sf (mitigated by overall 55% of the former approved Branch Bank left green)
- To permit encroachment of parking into LBA along the south property line (mitigated by plan to share new parking area with expanded church)
- To reduce the VUA LBA along Seatonville Road from 15 ft to 7.5 ft (mitigated by wide 33 ft public verge)
- To eliminate 8 ft brick wall only along the open space, not adjoining the residential properties (mitigated by the 8 ft wall and enhanced landscaping)

# Variations

- To permit building to exceed maximum from Bardstown Road (*mitigated by preservation of Cedar Creek*)
- To permit encroachment of drive lane into required 25 ft along shared residential property line (*mitigated by 8 ft brick wall and enhanced landscaping*)
- To permit encroachment of building and parking into the 50 ft Middle and 25 ft Outer Zone of buffers along Cedar Creek (*mitigated by overall 55% of approved former Branch Bank site left green and by the protection of 635 linear feet of Cedar Creek*)

<b>A2b</b>	12' CVS pharmacy Drive-Thru Pharmacy
Type:	Monument Sign
Illumination:	Internally Illuminated LED
Square Footage:	69.64 (21.33 + 48.31)

**Specifications:**

- 3/16" white Lexan faces
- First surface applied vinyl copy to match;  
 230-53 Red Vinyl copy with  
 230-22 Black Outline stroke
- Aluminum cabinet with mitred corners painted to match;  
 STO NA 06-0027 "Peachy Beige"
- 2" aluminum retainers painted to match  
 Colonial White
- Aluminum top cap/base with dryvit finish to match;  
 Benjamin Moore #HC-47, "Brookline Beige"

**Electrical:**

- (2) 60w Transformer
- Total Amps: 1.42
- (1) 20 amp 120V Circuit Req.

**Electrical: EMB**

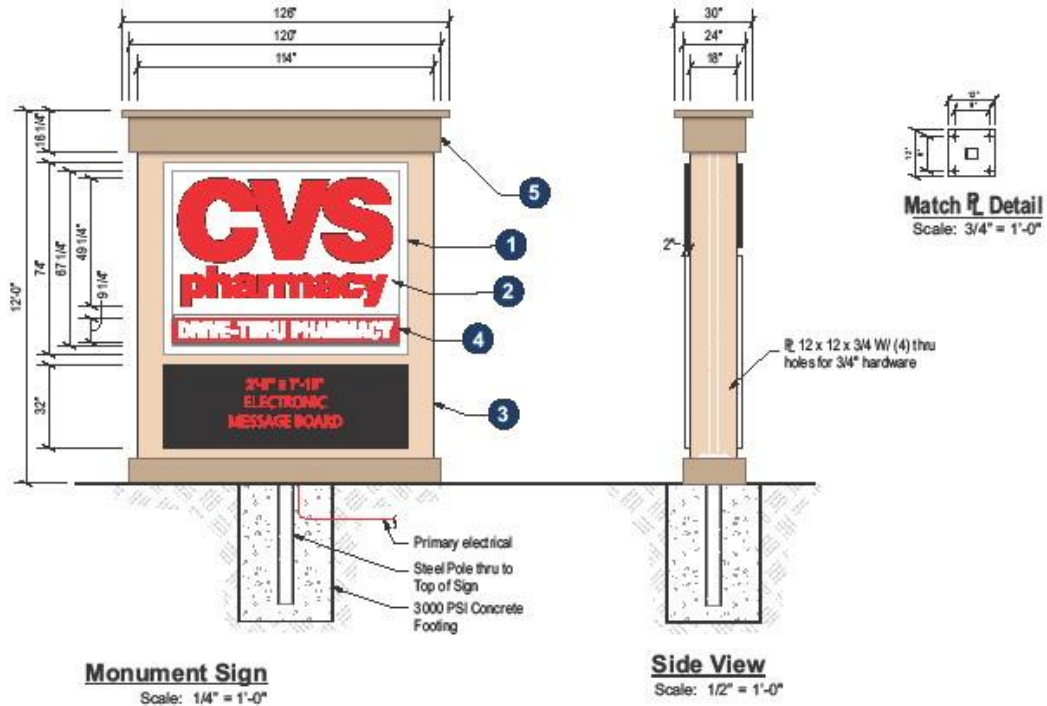
- Total Amps: 9.30
- (1) 20 amp 120V Circuit Req.

**General Notes:**

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer\*

\*For multiple signs, a disconnect is permitted but not required for each section.



**Monument Sign**

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

**Side View**

Scale: 1/2" = 1'-0"



Client:	CVS
Site #:	CV-06216 New Location
Address:	SEC Bardstown Road & Gestonville Road Louisville, KY

04/24/2013	Original Rendering	BJ
02/18/2015	Update site plan	KB
02/25/2015	Update A2b and on of the C3 signs on site plan	KB
03/31/2015	Update Signs A2b & A3c	JH

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Sign proposed at Bardstown Road entrance.

<b>A2c</b>	14' CVS Shared Sign
Type:	Monument Sign
Illumination:	Internally Illuminated LED
Square Footage:	65.27 (22.19 + 22.19 + 20.89)

**Specifications:**

- 3/16" white Lexan faces
- First surface applied vinyl copy to match;
  - 230-53 Red Vinyl copy with
  - 230-22 Black Outline stroke
- Aluminum cabinet with mitred corners painted to match;
  - STO NA 06-0027 "Peachy Beige"
- 2" aluminum retainers painted to match
  - Colonial White
- Aluminum top cap/base with dryvit finish to match;
  - Benjamin Moore #HC-47, "Brookline Beige"

**Electrical:**

- (2) 60w Transformer
- Total Amps: 1.42
- (1) 20 amp 120V Circuit Req.

**Electrical: EMB**

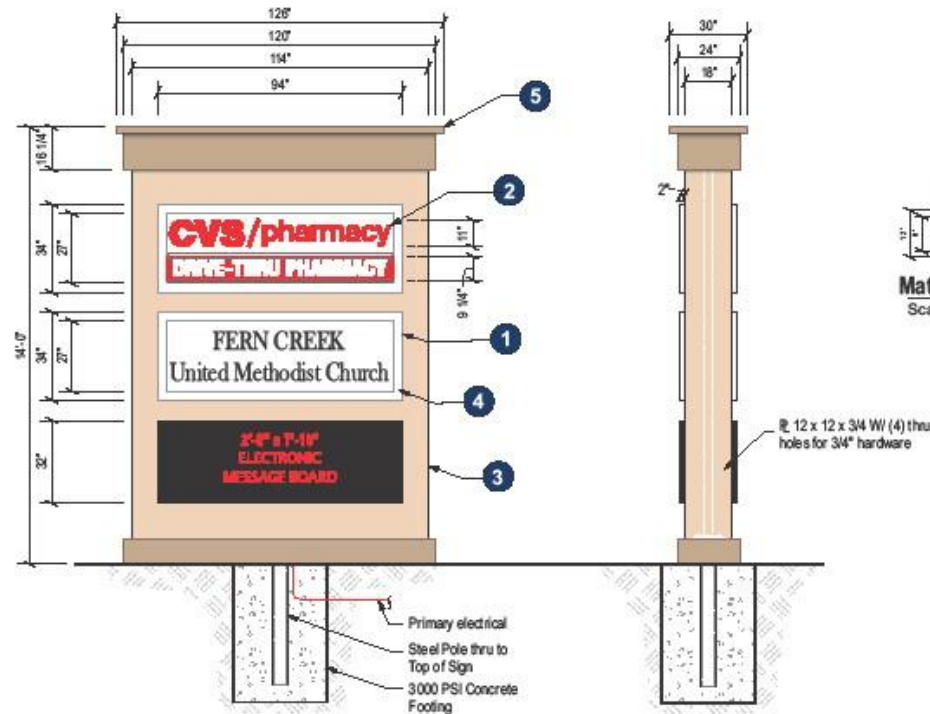
- Total Amps: 9.30
- (1) 20 amp 120V Circuit Req.

**General Notes:**

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer\*

\*For multiple signs, a disconnect is permitted but not required for each section.



**Monument Sign**

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

**Side View**

Scale: 1/2" = 1'-0"



Client: CVS  
 Site #: CV-06216 New Location  
 Address: SEC Bardstown Road & Seatonville Road  
 Louisville, KY

04/24/2013	Original Rendering	BJ
02/18/2015	Update site plan	KB
02/25/2015	Update A2b and on of the C3 signs on site plan	KB
03/31/2015	Update Signs A2b & A2c	JH

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Sign proposed at shared church entrance.



<b>A2a</b>	6' CVS pharmacy Drive-Thru Pharmacy
Type:	Monument Sign
Illumination:	Internally Illuminated LED
Square Footage:	18.33

**Specifications:**

- 3/16" white Lexan faces
- First surface applied vinyl copy to match;  
█ 230-53 Red Vinyl copy with  
█ 230-22 Black Outline stroke
- Aluminum cabinet with mitred corners painted to match;  
█ STON A6-0027 "Peachy Beige"
- 2" aluminum retainers painted to match  
█ Colonial White
- Aluminum top cap/base with dryvit finish to match;  
█ Benjamin Moore #HC-47, "Brookline Beige"

**Electrical:**

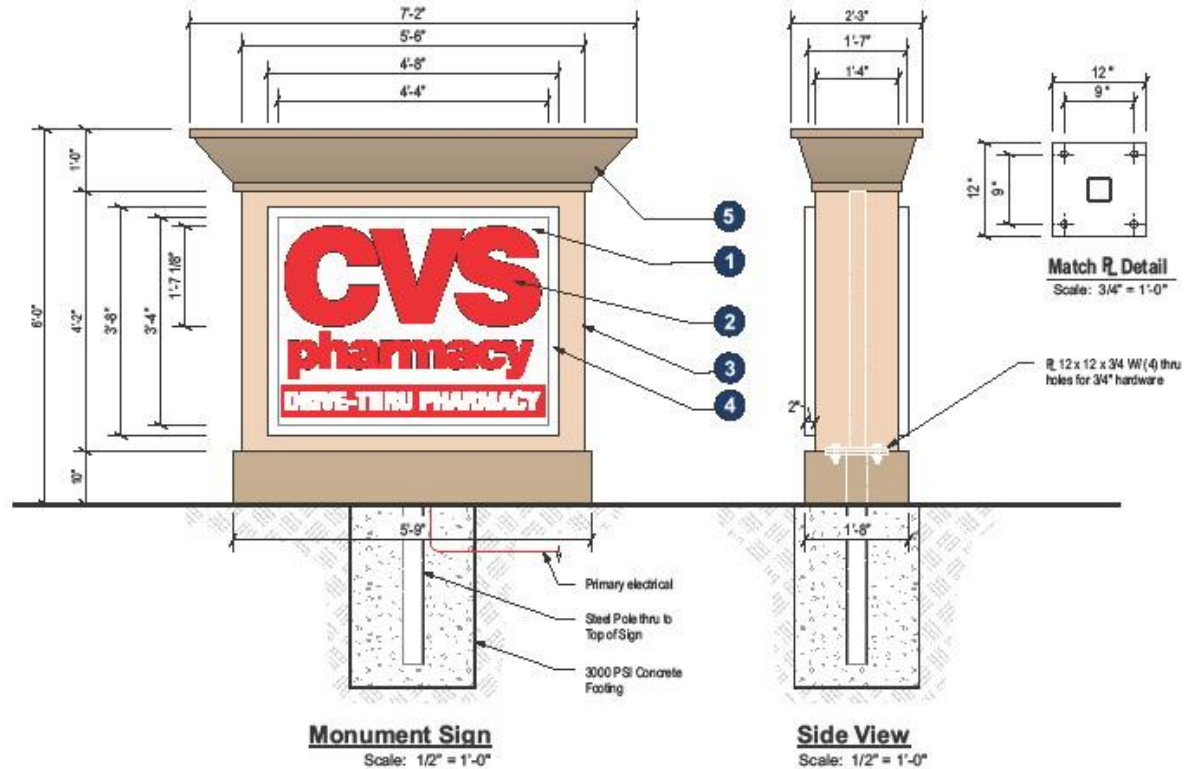
- (2) 60w Transformer  
 Total Amps: 1.42
- (1) 20 amp 120V Circuit Req.

**General Notes:**

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
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- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer\*

\*For multiple signs, a disconnect is permitted but not required for each section.



	Client: CVS	04/24/2013	Original Rendering	BJ	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unqualified original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
	Site #: CV-06216 New Location	02/18/2015	Update site plan	KB	
	Address: SEC Bardstown Road & Seatonville Road	02/25/2015	Update A2b and on of the C3 signs on site plan	KB	
	Louisville, KY	03/31/2015	Update Signs A2b & A2c	JM	



Sign proposed at Seatonville entrance.

# LAREDO SERIES

LMC - 30LEDs

**NEW**

Cat.#	Approvals	
Job	Type	



### SPECIFICATIONS

#### Intended Use:

Full cut-off DA compliant perimeter or entry lighting for 12-18ft mounting heights that require high light output and maximum energy efficiency. Laredo LMC-30 LED wallpack provides low installation costs with little or no maintenance and 60%+ energy savings. Ideal for schools, factories, hospitals, warehouses and retail applications.

#### Construction:

Decorative die-cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for over 70% lumen maintenance at 50,000 hours minimum LED life. Lekrocote® series powder paint finishes provide lasting appearance in outdoor environments. Five standard finishes include: Bronze, Black, Gray, White and Platinum.

#### Optics/Electrical

##### LED:

30 High power LEDs delivers up to 4673 lumens at 700mA and up to 2700 Lumens at 350mA. Combination of optical lenses and reflectors deliver light in either type III or type IV distributions, with better than 4 to 1 max to min uniformity. 4000K and 5000K/70 CRI LEDs provide excellent color rendition with up to 78 lumens per watt efficiency.

Electronic driver 71w system, 0.4 AMPS max, or 35w, 0.3 amps max, 120-277V, 50/60Hz.

#### Lenses:

Full cut-off distribution - individual acrylic LED optics provide IES Type III and Type IV distributions.

#### Installation:

Quick mount system provides rigid mounting over recessed junction boxes - fixture does not require opening for mounting. Foam gasket for sealing to smooth surfaces provided. Superior performance with 5 to 1 spacing to mounting height ratio.

#### Listings:

Listed and labeled to UL 1598 for wet locations, 25° C ambient environments. DesignLights Consortium (DLC) listed. U.S. Patent No. D563,587

#### LMC-30LU Egress Wallpack:

Designed to meet strict 1fc minimum requirements. At 12ft mounting height 1fc covers 16x16ft area, well beyond the 10x10ft standard. 44w - 350mA drives 30LEDs at 2741 lumens at full power/ 1799 average lumens in battery mode. Outer clear impact resistant glass lens protects LED lenses. No uplight, external test button, quick mount, wet location listed.

#### Warranty:

Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

### PRODUCT IMAGE(S)

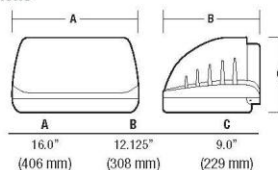


LMC-30LU



LMC-30LU BOC/BBU

### DIMENSIONS



### CERTIFICATIONS/LISTINGS



### ORDERING INFORMATION

ORDERING EXAMPLE: LMC-30LU-5K-3-1-PC(4)

LMC	-	30LU	-	5K	-		-		-		-	
SERIES	NUMBER OF LEDS/SOURCE/VOLTAGE	CCT	IES DISTRIBUTION	DRIVE CURRENT	FINISH	OPTIONS						
LMC Laredo Medium Cut-off	30LU 30 LEDs, up to 4673 lumens, 71w input, Universal voltage 120-277V	4K 4000K nominal	3 <sup>1,2</sup> Type III (4673 lumens)	BLANK STD 700MA	1 Bronze	PC(X) <sup>2</sup> Button photocontrol, replace X with voltage, specify 1-120V, 2-208V, 3-240V, 4-277V WH In fixture wireless control of module, (120V & 277V only) order separately, consult factory						
	30LF 30 LEDs, up to 4673 lumens, 71w input, Universal voltage 347V	5K 5000K nominal	4 <sup>1,2</sup> Type IV (4507 lumens)	035 <sup>3</sup> 350MA	2 Black 3 Gray 4 White 5 Platinum							

### ORDERING INFORMATION EGRESS LMC-30LU

ORDERING EXAMPLE: LMC-30LU-5K-3-035-1-BBU277

LMC	-	30LU	-		-	3	-	035	-		-	
SERIES	NUMBER OF LEDS/SOURCE/VOLTAGE	CCT	IES DISTRIBUTION	DRIVE CURRENT	FINISH	OPTIONS						
LMC Laredo Medium Cut-off	30LU 30 LEDs, up to 2741 lumens, 44w input, Universal voltage 120-277V	4K 4000K nominal	3 Type III	035 350MA	1 Bronze	BBU277 Integral battery for 120-277V rated for -20° C ambient BOC277 Integral battery for 120-277V rated for 0° C ambient PC(X) Button photocontrol, replace X with voltage, specify 1-120V, 2-208V, 3-240V, 4-277V						
	30LF 30 LEDs, up to 2741 lumens, 44w input, Universal voltage 347V	5K 5000K nominal			2 Black 3 Gray 4 White 5 Platinum							

1 Standard 700MA Type III distribution produces 4673 lumens, Type IV 4507 lumens at 71w  
2 PC(X) Replace X with 1-120V, 2-208V, 3-240V, 4-277V  
3 350mA drive current 2500-2700 lumens at 35watts on standard units



Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000  
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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LAREDO LMC-SPEC 4/13

# International Dark-Sky Association

From Wikipedia, the free encyclopedia

The **International Dark-Sky Association (IDA)** is a United States-based non-profit organization incorporated in 1988 by founders Dr David Crawford, a professional astronomer, and Dr Timothy Hunter, a physician/amateur astronomer. The mission of the IDA is "to preserve and protect the night time environment and our heritage of dark skies through quality outdoor lighting."<sup>[1]</sup> Light pollution is the result of outdoor lighting that is not properly shielded, allowing light to be directed into the eyes and the night sky. Light that shines into the eyes is called glare and light shining into the night sky above the horizon causes skyglow. Lighting can also cause light trespass when it is directed into areas that it is not wanted, *e.g.*, a neighbor's yard and windows. IDA was the first organization in the dark-sky movement, and is currently the largest.



## Contents

- 1 Principal approach
- 2 International Dark Sky Places
  - 2.1 International Dark Sky Parks
  - 2.2 International Dark Sky Reserves
  - 2.3 International Dark Sky Communities
- 3 See also
- 4 References
- 5 External links

## Principal approach

IDA's principal approach is to raise awareness about the value of dark, star-filled night skies and encourage their protection and restoration through education about the problems and solutions, including outdoor lighting practices that create less light pollution. In 2011, the organization had about 5,000 members in 70 countries.

Among many concerns, IDA and related organizations are collating research on light at night's (LAN) effects on human health and ecology as a result of artificial light at night. The hypothesis is that humans have evolved over millennia exposed to roughly equal periods of light and dark. The disruption of this circadian rhythm can cause hormone imbalance in all living organisms. In the last century, artificial lighting has reduced the regular period of darkness and may negatively impact health. Light at night has been linked to increased incidence of hypertension, attention deficit disorder, obesity, diabetes and some forms of cancer.<sup>[2]</sup>

## International Dark Sky Places

To promote awareness about the issues, the IDA has an **International Dark Sky Places** program that aims "to protect locations of exceptional nighttime visages for future generations."<sup>[3]</sup>

### International Dark Sky Parks

- Natural Bridges National Monument, Utah, United States, established 2006
- Cherry Springs State Park, Pennsylvania, United States, established 2008

# Cimarron

## DIE CAST ARCHITECTURAL LUMINAIRE

With a contemporary, clean design and full cutoff performance, Cimarron luminaires deliver more light where you need (and want) it. Each fixture also features a low profile, low EPA and rugged cast aluminum construction.



Optional segmented high performance optic optimize uniformity and spill light

**MOUNTING** Two arm designs optimize design flexibility. The die-cast aluminum arm offers a sleek, upswept look while the extruded straight arm follows the housing's contoured lines for continuity of style. Wall bracket and pole/tenon accessories are also available to allow easy mounting for virtually any application.



**DOOR** Die cast aluminum door hinges to housing and secures with two captive screws. This provides four-point contact to ensure a clean lens and optical assembly. Both the flat tempered glass and door are sealed with durable one-piece extruded silicone gaskets.

**HOUSING** Architecturally styled, one-piece die-cast aluminum housing with nominal .125" wall thickness. Low profile design reduces the overall wind loading and provides a sleek, unobtrusive look. These features complement most building architectural styles.

**BALLAST** HPF ballast circuit, starting rated at -20° F (-40° F for HPS). Ballast and other electrical components mounted directly to housing for excellent heat dissipation and long life.

**ELECTRICAL** Energy efficient HID lamps up to 400 watts. Pulse rated porcelain sockets have spring loaded, nickel plated center contact.



**LISTING** UL 1598 approved and CSA Certified for wet location applications. IDA dark sky, neighbor friendly

# Proposed Additional Binding Elements

- The applicant/developer shall install an 8 ft high brick wall along the rear property line as shown on the development plan approved at the 5/21/15 Planning Commission meeting.
- The applicant/developer shall provide enhanced landscaping in the following form of equal numbers of 12 ft and 15 ft interspersed, upright oak trees along the entire eastern property line in addition to the 8 ft high brick wall shown on the plan approved at the 5/21/15 Planning Commission meeting.
- The applicant/developer shall install a sidewalk from Bardstown Road along the shared access drive with Fern Creek United Methodist Church.
- Style and design of the pharmacy building shall be as shown on the elevation renderings provided at the 5/21/15 Planning Commission meeting.