

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, APRIL 29, 2014
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

SPECIAL MEETING AGENDA

1. Call to Order by Chair Justin Lundvall
2. Roll Call, excused members
3. Pledge of Allegiance
4. Approval of Agenda
5. NEW BUSINESS:
 - A. Good 2 Go Photometric Plan for Canopy—1200 17th Street
6. Adjourn

The public is invited to attend all Planning, Zoning and Adjustment Board meetings. If you need special accommodations to participate in the meeting, please call the City office at (307) 527-7511 at least 24 hours in advance of the meeting.

**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	APRIL 29, 2014	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	GOOD 2 GO GAS STATION CANOPY LIGHTING (1200 17 TH STREET) SPR 2014-08	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

The Planning and Zoning Board authorized modifications to the Good 2 Go gas pumps and canopy at their March 25, 2014 meeting, but withheld approval of the canopy lighting until an updated photometric plan was submitted for their review and approval. The City has received an updated photometric plan reflecting fourteen 122 watt LED light fixtures mounted on the underside of the 24' by 84' canopy. Noting that the illumination levels are on the high end of the scale staff discussed the concern with the applicant's representative, who agreed to provide two additional photometric plans one of which is based on twelve light fixtures and another on ten light fixtures. The plans are attached for the Board's review. The applicant prefers the 14-light option.

STAFF COMMENTS:

Some typical lighting levels are provided below:
 Residential Living Room: 15 foot-candles
 Dining Room: 35 foot-candles
 Kitchen: 30-40 foot-candles
 Office workstation: 45 foot-candles

The Illuminating and Engineering Society of North America (IESNA) recommends a 10-30 foot-candle average light level for exterior canopy lighting—as referenced in the a Cooper Lighting brochure. The standard is based on safety and security concerns.

For reference, the Board approved approximate illumination levels of 45-50 foot-candles for the Good 2 Go gas canopy being built on Yellowstone Avenue, based on the applicant's revisions from 149 watt fixtures to the 122 watt fixtures. The board noted that the area did not have any neighboring residential or hotel uses and that the canopy was set back from the highway (about 75 feet). Illumination levels were up to 70 foot-candles on that original application.

The lighting levels staff authorized for the original canopy for the 17th Street site were around 25 foot-candles. The photometric plan for the current 14-fixture proposal

indicates maximum illumination levels of about 50 foot-candles. The 12-fixture option has a maximum of about 40 and the 10-fixture option a maximum of about 34.

A review of lighting ordinances from other jurisdictions addressing gas canopies indicate a low of 5 foot-candles at the canopy edge, but a typical limit of 30 foot-candles under the canopy. Admittedly, most jurisdictions with lighting ordinances limit levels to what is needed for safety, and generally claim that in the case of gas canopies any additional lighting is unnecessary advertising ("sparkle"), and results in excessive light pollution.

It is further noted that illumination levels at the property lines are relative low, so that light spillage impacts to neighboring uses should not be significant. The level of illumination proposed would be relatively bright as one looks toward the canopy area, but the LED nature of the light fixtures allow that light to be contained on the property.

The applicant indicates that the Good 2 Go canopy at the corner of the Belfry Highway and 16th Street has the same fixtures and approximately same spacing as what is proposed for the 17th Street location. I will attempt to get out to see it tonight before tomorrow's meeting.

ATTACHMENTS:

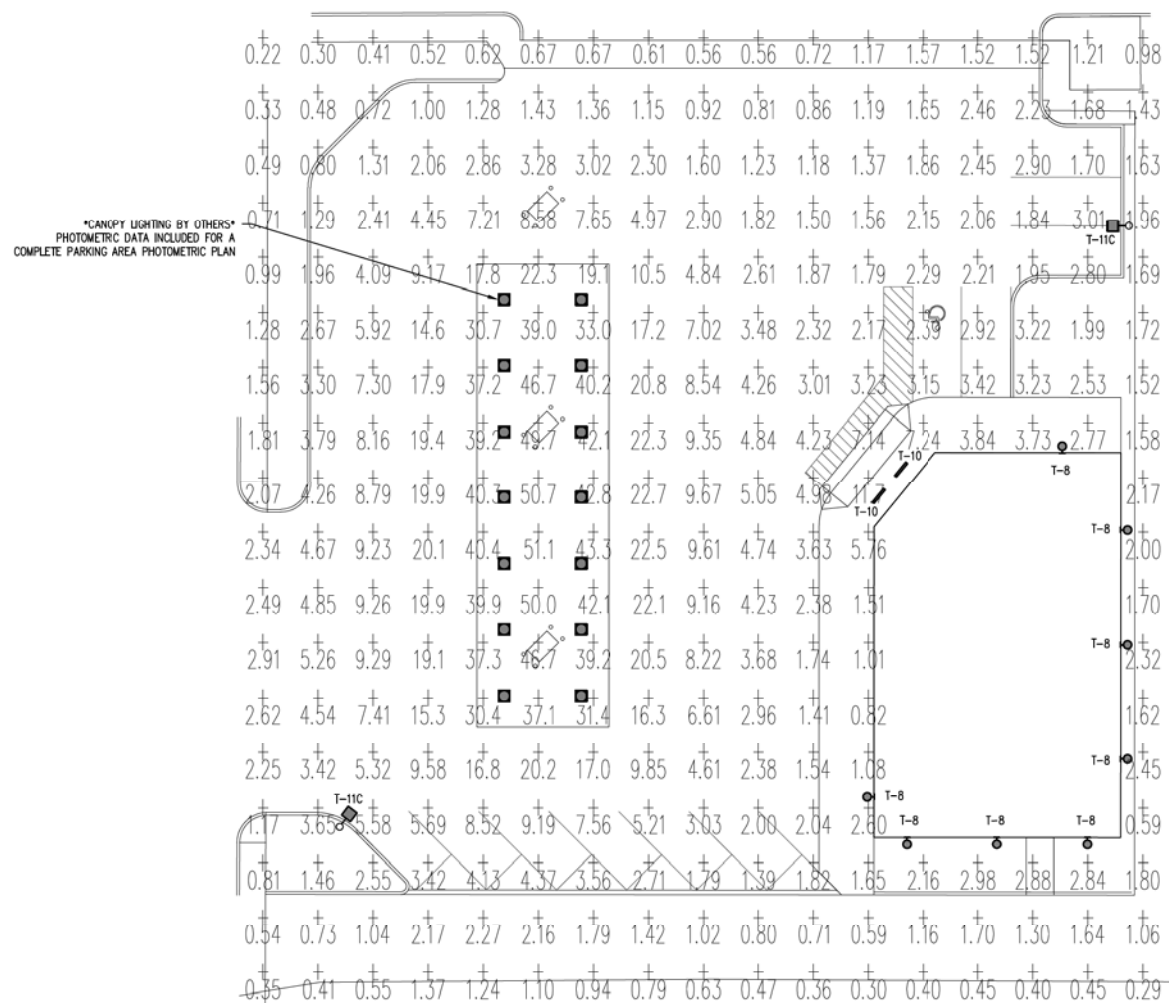
Photometric plans.

ALTERNATIVES:

Approve, deny, or require changes to the proposed lighting.

CANOPY LUMINAIRE SCHEDULE BY CANOPY MANUFACTURER								
TYPE	MANUFACTURER	CATALOG NUMBER	VOLTS	MOUNTING	LAMPS	BALLAST	WATTS	IMAGE
DESCRPT: LOW PROFILE CANOPY MOUNTED, 70+CRI, 122W LED, (13,000 LUMENS)								
	CREE	CPY250-A-0M-D/F-B	UNV	CANOPY	INCLUDED		122	

VERIFY WITH CANOPY MANUFACTURER



SITE PHOTOMETRIC PLAN

SCALE: 1/16" = 1'-0"



CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
PARKING	170.40x179.60FT	0'-0" / H-H	278	10.00	<+>	7.48	51.10	0.00	N/A	N/A

MASTER LUMINAIRE SCHEDULE									
TYPE	MANUFACTURER	CATALOG NUMBER	VOLTS	MOUNTING	LAMPS	BALLAST	WATTS	REMARKS	IMAGE
DESCRPT: DIE-CAST ALUMINUM, TRAPEZOID SHAPE, 35K, 4000 LUMENS, BACK LIGHT CONTROL, TYPE III									
T-8	MCGRAW EDISON	IST-802-LED-E1-BL3-SCBA-35K	UNV	WALL	INCLUDED	N/A	51		
DESCRPT: SURFACE 1x4, CURVED LENS, 4000 LUMENS, 35K, 85 CRI, WET LISTED, LED, WHITE									
T-10	FAIL-SAFE	HVL8-4-4000-8-35-UNV-0-ED-S	120	SURFACE	INCLUDED	N/A	37.6		
DESCRPT: PARKING LOT 25FT STEEL POLE (WITH VIBRATION ISOLATOR), DIE-CAST, LET, FORWARD THROW, 4K, 17600 LUMENS									
T-11	SPAULDING	QU-A-90LU-4K-4-DB-BC/SSS-25-40-7-A1-DB (VIBRATION ISOLATOR)	120	POLE (25FT)	INCLUDED	N/A	210		
T-11A	SAME AS T-11 EXCEPT 30 LED (LUMINAIRE NOT USED)								
T-11C	SAME AS T-11 EXCEPT 60 LED								



nbwarchitects p.a.
ARCHITECTURE/PLANNING/INTERIORS

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590 JOHN HEWES PARKWAY, P.O. BOX 2217 - HUBBARD, WYOMING 82401-2217
TEL: 208-332-8178 (1) 208-332-9785 (10) nbwarchitects.com

NEW BUILDING FOR:
GOOD 2 GO CONVENIENCE STORE
CODY NO. 4
CODY, WYOMING

SITE PHOTOMETRIC PLAN

PROJECT:

REVISIONS

PROJECT NO. 13601
DATE: APRIL 2014
DRAWN BY: MJH
CHECKED BY: MSI

DRAWING NO.:

NEI
Nielson Engineering, Inc.
Consulting Engineers
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FAX (208) 234-0918

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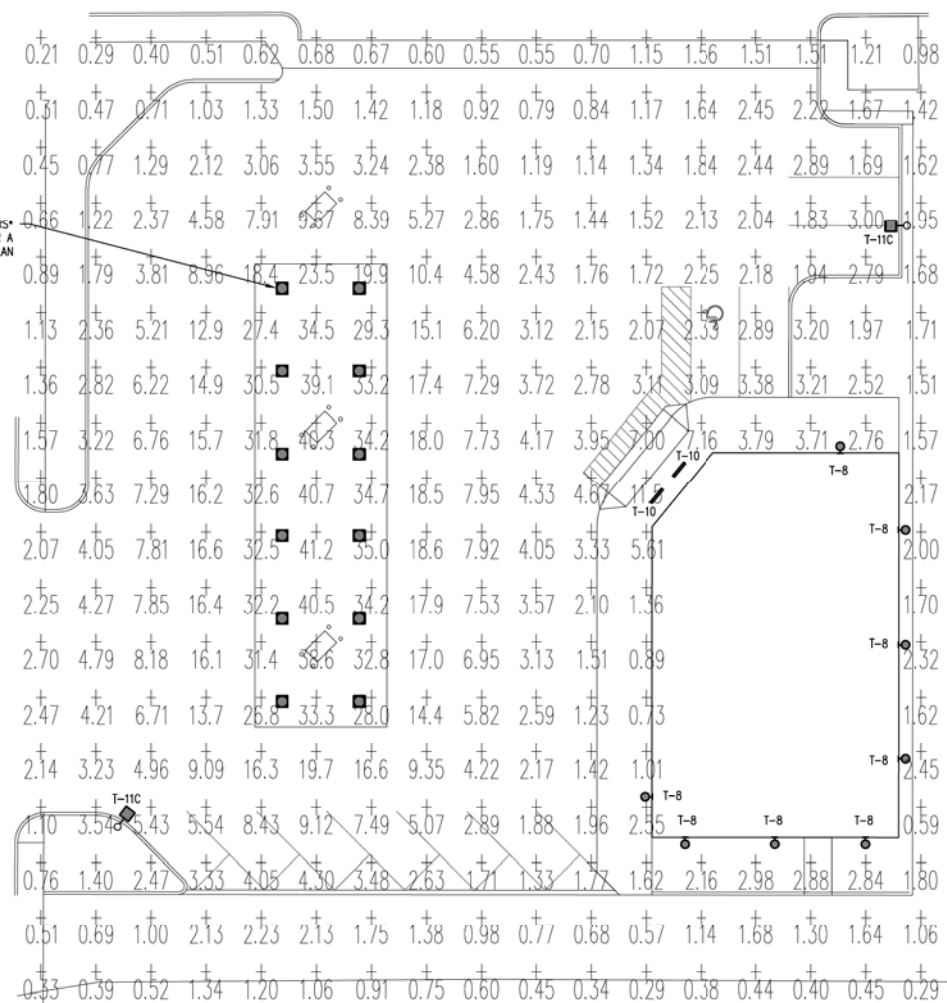
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CANOPY LIGHTING BY OTHERS
PHOTOMETRIC DATA INCLUDED FOR A
COMPLETE PARKING AREA PHOTOMETRIC PLAN



SITE PHOTOMETRIC PLAN

SCALE: 1/16" = 1'-0"

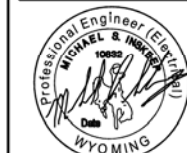


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NEW BUILDING FOR:
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SITE PHOTOMETRIC PLAN

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MJH
CHECKED BY:
MSI

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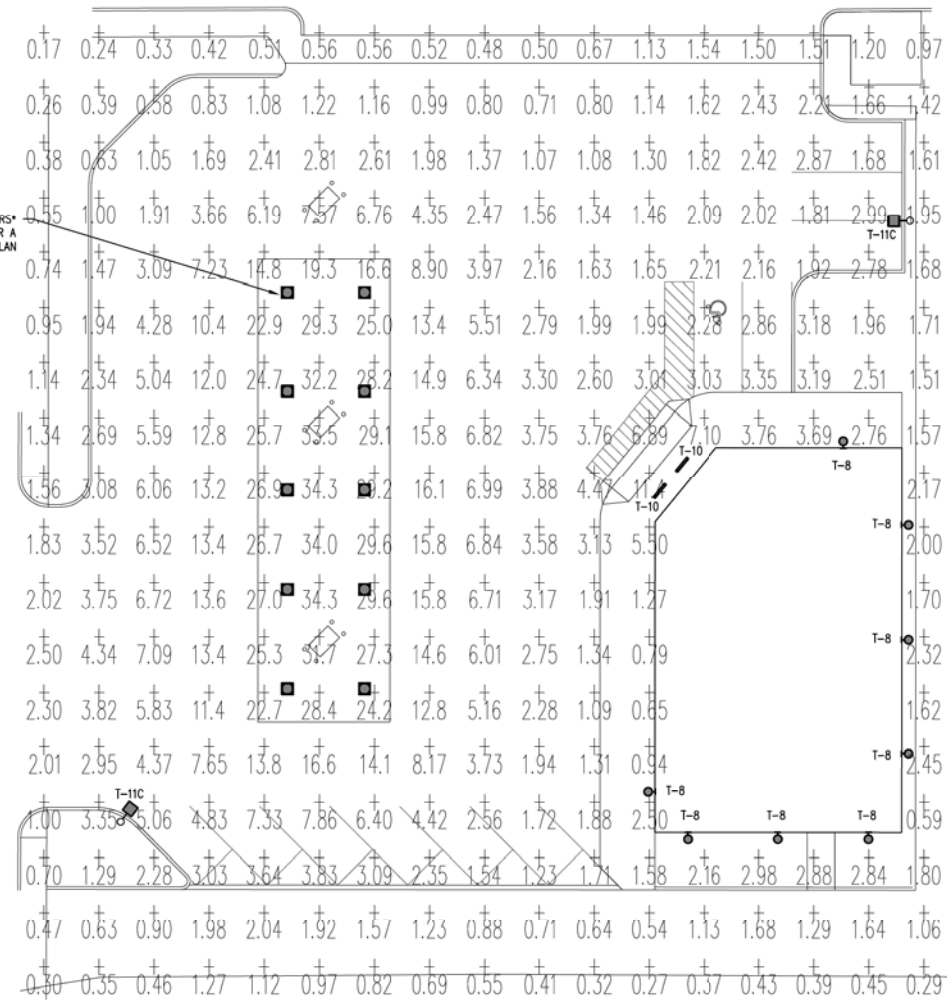
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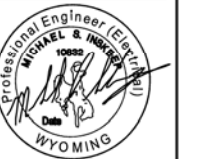
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