

**Memorandum
Department of Planning & Development Services**

To: Planning and Public Works Committee

From: Jessica Henry, Senior Planner *jh*

Date: March 22, 2018

RE: **P.Z. 20-2017 City of Chesterfield (Unified Development Code-Articles 4 and 10):** An ordinance amending Articles 4 and 10 of the Unified Development Code to revise regulations pertaining to architectural specialty lighting and various definitions.

Summary

Staff has been directed by the Planning and Public Works Committee to review and propose changes to Article 4-03 Lighting Standards of the UDC in order to place new restrictions on architectural specialty lighting applications. Accordingly, a general discussion on this topic was held at the July 13, 2017 ARB meeting. Following that discussion, Staff utilized the input received from the ARB to draft the proposed Architectural Specialty Lighting Package regulations. The ARB reviewed the draft regulations at the October 11, 2017 meeting and provided additional input.

A Public Hearing before the Planning Commission to amend portions of Articles 4 and 10 of the UDC was held on November 27, 2017. At the Public Hearing on the draft regulations, the Planning Commission's discussion generated several proposed revisions to the draft regulations which were subsequently discussed at the February 12, 2018 Ordinance Review Committee meeting.

The amendments were subsequently presented at the March 12, 2018 Planning Commission meeting at which time the Planning Commission passed a motion to forward the amendments to the Planning and Public Works Committee with a recommendation for approval by a vote of 7-0.

In addition to the draft amendments as approved by the Planning Commission, Staff is also attaching a mark-up tracking the revisions proposed by ARB (blue) and the Planning Commission (red). Upon receipt of a recommendation from the Planning and Public Works Committee, this item will move forward to the City Council for consideration.

Attachments

1. Draft amendment to UDC Article 04-03 Lighting Standards
2. Draft amendment to UDC Article 10 Definitions
3. Redline of amendments with ARB and PC revisions

Sec. 04-03. LIGHTING STANDARDS

A. Architectural Specialty Lighting Package Submittals.

1. The purpose of an architectural specialty lighting package is to provide comprehensive, complementary and unified architectural specialty lighting throughout a single development or contiguous lots under common ownership. If an architectural specialty lighting package exists for a multi-lot development or subdivision, then individual lots within that subdivision or development may not submit their own, separate architectural specialty lighting package. In addition, developments of a certain size, quality, or mix of uses may require special architectural specialty lighting consideration. Therefore, in order to encourage superior design, quality and character, comprehensive architectural specialty lighting packages allow for specialized review of architectural specialty lighting and flexibility from standard site lighting requirements. An architectural specialty lighting package is not required for traditional architectural accent lighting applications or for residential applications, as determined by the Director of Planning and Development Services. Seasonal holiday displays are exempt from the architectural specialty lighting package regulations.
2. Architectural specialty lighting should highlight and accentuate traditional building detailing and architectural features.
3. The color temperature of architectural specialty lighting should underscore the building materials and character.
4. When non-traditional lighting color is requested, changes in color shall be limited to one change within any 24 hour time period. Modifications to this standard shall require a two-thirds vote of the Planning Commission.
5. Precise lighting applications should highlight distinctive architectural features.
6. All proposed light fixtures should be permanently mounted.
7. Architectural specialty lighting should be unobtrusive in intensity and should not turn a building into an attention-getting device or blanket signage.
8. Architectural specialty lighting shall not interfere with or obscure the public's capacity to receive information, or cause visual confusion by interfering with pedestrian or vehicular traffic. Architectural specialty lighting shall conform to the character of the community, enhance the visual harmony of development, and preserve the public health, convenience, welfare and/or safety within the City of Chesterfield by maintaining the high aesthetic quality of the community.

9. When an architectural specialty lighting package is requested for a proposed or existing development, the criteria for site lighting, as provided for in this Article, may no longer be applicable in its entirety or portions thereof. The reason for the requested modification is to provide for flexible architectural accent lighting criteria that promotes superior design, and is tailored to a specific development which may vary from general ordinance provisions.
10. Consideration of flexibility in architectural specialty lighting criteria is based on a number of review factors including, but not limited to, the physical impact of the proposed architectural specialty lighting package, the quality of the proposed architectural specialty lighting package, and mitigation of unfavorable conditions such as excessive lighting, light spillover, height, and other related conditions and potentially negative impacts. However, in no instance shall architectural specialty lighting applications result in light trespass at the property line.
11. When an architectural specialty lighting package is requested for a development, the following shall be submitted to the Department:
 - a.) A narrative detailing the reasoning for the architectural specialty lighting package request and why it will enhance the proposed development above what would be permitted through the City of Chesterfield UDC. The narrative shall address how the proposed architectural specialty lighting is architecturally integrated with the building style, materials, and color.
 - b.) The narrative shall include a description of the location, illumination level, color, dimensions, mounting height, construction material, hours of use, nature (static, shifting, flashing, blinking, animation, graphics, light patterns, etc.), frequency and duration of lighting shifts/changes, brightness, and type of all proposed architectural accent lighting fixtures.
 - c.) Detailed, high-resolution, color elevations drawn to scale of all structures containing proposed architectural specialty lighting fixtures.
 - d.) Night view perspectives or renderings.
 - e.) Photographs of all existing architectural specialty lighting fixtures.
 - f.) Lighting plans indicating the location of all standards and fixtures and the proposed type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices as well as three-dimensional photometric elevations denoting foot-candle levels on all impacted building elevations and adjacent ground areas.

- g.) A cut sheet will be required for each proposed fixture and associated shielding.
 - h.) Where shielding is not provided in conjunction with the proposed light fixture, information indicating that no light trespass or sky glow will result from the requested fixture is required.
 - i.) Photographs of similar installations or building applications.
 - j.) Photographs of adjacent properties.
 - k.) Other information as required by the City of Chesterfield.
12. Upon review by staff and after receiving recommendation from the ARB, architectural specialty lighting packages shall be submitted to the Planning Commission for review and consideration.

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Sec. 10-07 LIGHTING TERMS

1. Specialty architectural lighting: Lighting applications located on the exterior or visible from the exterior of a building that highlight and accentuate certain portions, features, or entire façades of a building or structure and that may utilize non-traditional colors, motion, or other similar features. The use of such lighting transforms the architecture rather than simply embellishing it; architectural elements may be designed specifically for the specialty lighting application. Lighting that uses projection to display logos, text, animations, holograms, etc. shall be classified as signage.
2. Traditional architectural lighting: White or neutral colored lighting applications that illuminate the architecture of a building without changing the building's character.

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1. The purpose of an architectural specialty lighting package is to provide comprehensive, complementary and unified specialty architectural lighting throughout a single development or contiguous lots under common ownership. If an architectural specialty lighting package exists for a multi-lot development or subdivision, then individual lots within that subdivision or development may not submit their own, separate architectural ~~accent~~ lighting package. In addition, developments of a certain size, quality, or mix of uses may require special architectural accent lighting consideration. Therefore, in order to encourage superior design, quality and character, comprehensive architectural specialty lighting packages allow for specialized review of architectural specialty lighting and flexibility from standard site lighting requirements. An architectural specialty lighting package is not required for traditional architectural accent lighting applications or for residential applications, as determined by the Director of Planning and Development Services. Seasonal holiday displays are exempt from the architectural specialty lighting package regulations.
2. Architectural specialty lighting should ~~be encouraged to~~ highlight and accentuate traditional building detailing and architectural features.
- ~~3.~~ The color temperature of architectural specialty lighting should underscore the building materials and character.
- ~~3.~~ When non-traditional lighting color is requested, changes in color shall be limited to one change within any 24 hour time period. Modifications to this standard shall require a two-thirds vote of the Planning Commission.
4. Precise lighting applications should highlight distinctive architectural features.
- ~~5.~~ All proposed light fixtures should be permanently mounted.
- ~~6.~~ Architectural specialty lighting should be unobtrusive ~~subdued in intensity and should not turn a building into an attention-getting device or blanket signage.~~ Accordingly, lighting that projects logos, text, animations, and holograms shall not overload ~~be classified as signage.~~
- ~~5-7.~~ Architectural specialty lighting shall not interfere with or obscure the public's capacity to receive information, or cause visual confusion by interfering with pedestrian or vehicular traffic. Architectural specialty lighting shall conform to the character of the community, enhance the visual harmony of development, and preserve the public health,

convenience, welfare and/or safety within the City of Chesterfield by maintaining the high aesthetic quality of the community.

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~~7.9.~~ Consideration of flexibility in architectural specialty lighting criteria is based on a number of review factors including, but not limited to, the physical impact of the proposed architectural specialty lighting package, the quality of the proposed architectural specialty lighting package, and mitigation of unfavorable conditions such as excessive lighting, light spillover, height, and other related conditions and potentially negative impacts. However, in no instance shall architectural specialty lighting applications result in light trespass at the property line.

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