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## Architectural Review Board Staff Report

**Project Type:** Amended Architectural Elevations  
**Meeting Date:** October 11, 2017  
**From:** Cecilia Dvorak, Project Planner  
**Location:** West of Schoettler Rd and south of Green Valley Drive  
**Description:** **Logan College of Chiropractic AAE (2017):** Architectural Elevations for a 112 acre tract of land zoned “NU” Non-Urban District located west of Schoettler Rd, and south of Green Valley Drive (20R430046).

### PROPOSAL SUMMARY

The request is for the addition of 12 color-changing LED lights on a Bell Tower Structure within the Logan College of Chiropractic development.

The applicant has submitted a statement of design explaining the request which is attached as a part of the submittal packet. There are no other changes proposed in this application.



Figure 1: Aerial & Surrounding areas

## **HISTORY OF SUBJECT SITE**

According to St Louis County records, the first buildings were built in 1960. Over the years there have been many amendments to the site, including an Amended Site Plan approved in 2005 for the addition of the amphitheater.

## **STAFF ANALYSIS**

### **Unified Development Code (UDC):**

The Unified Development Code requires that all lighting be fully shielded, cut off optics; however, there is a provision in the UDC (Sec. 31-04-03L.2) which allows the Planning Commission to approve decorative lighting fixtures when it can be proven that there will be no off-site glare light trespass, and the proposed fixtures will improve the appearance of the site. As seen in the photometric rendering of the tower, the lights would be pointed downward to ensure no off site glare, and would be shielded by the tower itself.

The UDC also requires that the exterior building lighting be architecturally integrated with the building style, material, and color, specifying that the color of exterior lamps should be consistent with that on surrounding buildings. The proposed lighting is integrated with the architectural elements of the building by hiding the lights within the structure of the tower and illuminating downward. Additionally, as discussed in the applicants' statement of design, the lights would typically be lit with a white light from dusk-to-dawn unless a special event called for lighted color such as pink during Breast Cancer Awareness Month or red for the St. Louis Cardinals, etc. The applicant is therefore requesting that the full color spectrum be permitted for the proposed lighting application.

The image below provides the height of the existing bell tower as well as surrounding structures, and the distances to the adjacent properties.



**Figure 2: Structure heights and distance of the tower to the property line**

### **DEPARTMENTAL INPUT**

Applications of accent lighting can be permitted if they are found to be architecturally integrated with the building design and harmonious with the surrounding area. As such, Staff is requesting a recommendation from the Architectural Review Board (ARB) on the Amended Architectural Elevations for Logan College of Chiropractic. All recommendations made by the ARB will be included in Staff's report to the Planning Commission.

### **MOTION**

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Architectural Elevations for Logan College of Chiropractic, as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Architectural Elevations for Logan College of Chiropractic, to the Planning Commission with the following recommendations..."

#### Attachments

1. Architectural Review Packet Submittal



**ARCHITECTURAL REVIEW BOARD  
Project Statistics and Checklist**

*Date of First Comment Letter Received from the City of Chesterfield* \_\_\_\_\_

Project Title: \_\_\_\_\_ Location: \_\_\_\_\_

Developer: \_\_\_\_\_ Architect: \_\_\_\_\_ Engineer: \_\_\_\_\_

**PROJECT STATISTICS:**

Size of site (in acres): \_\_\_\_\_ Total Square Footage: \_\_\_\_\_ Building Height: \_\_\_\_\_

Proposed Usage: \_\_\_\_\_

Exterior Building Materials: \_\_\_\_\_

Roof Material & Design: \_\_\_\_\_

Screening Material & Design: \_\_\_\_\_

Description of art or architecturally significant features (if any): \_\_\_\_\_

**ADDITIONAL PROJECT INFORMATION:**

**Checklist:** Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.

## Tower lights

Logan University's bell tower was constructed in 1960 by its predecessor, MaryKnoll Seminary. The accent lights at the bottom of the Tower were upgraded in 2007 when new flood lights were also added. Logan is proposing to change these accent lights to LED lighting to be installed in the second phase of the restoration project. Upper lights are being installed during the current phase of the tower restoration.

This proposed lighting will not only save energy, but will also act as a marketing tool for Logan. With the new LED lights encompassing the entire spectrum of colors, it gives Logan the opportunity to use different lighting for different events. For example, pink for breast cancer awareness month, blues for the St. Louis Blues or red for the St. Louis Cardinals rally days. These special events will be occasional and normally the lights will be white and on a dusk-to-dawn controller, as they are now.





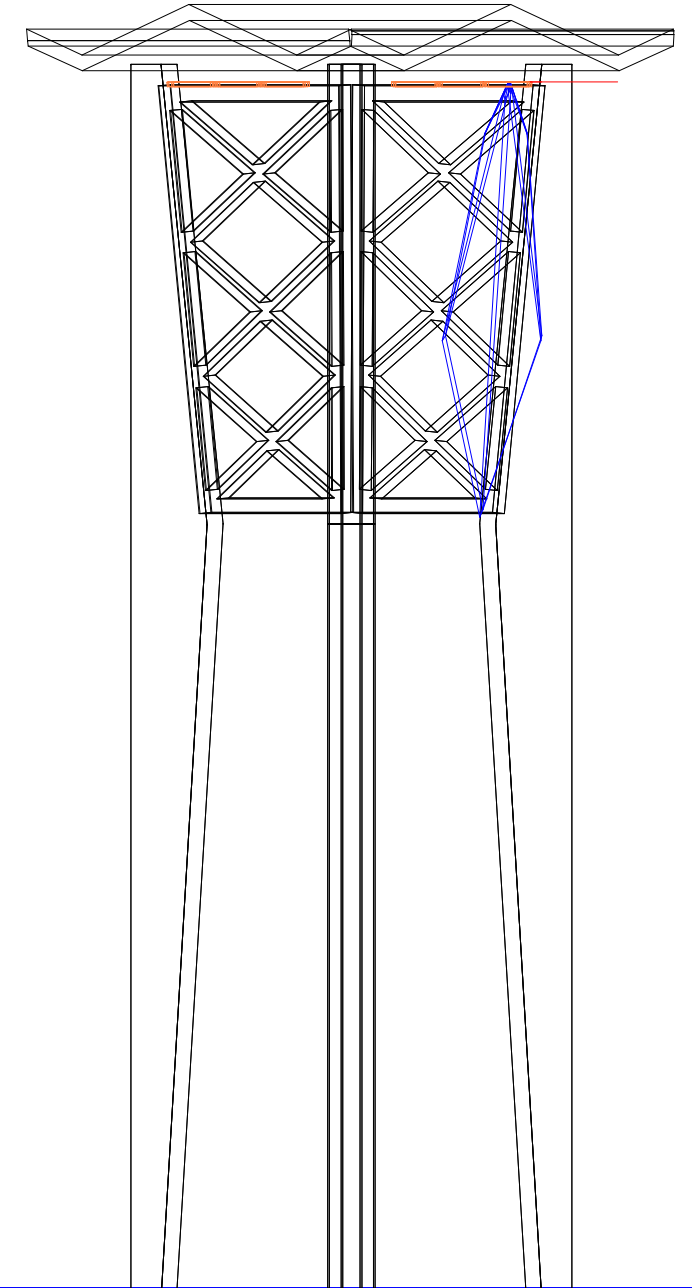
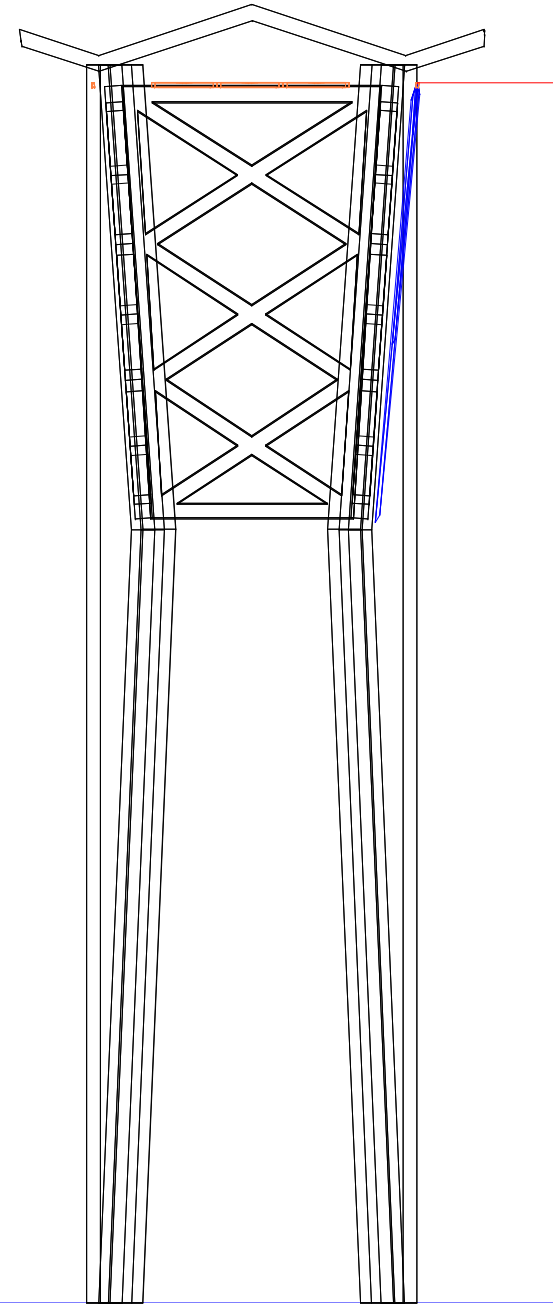
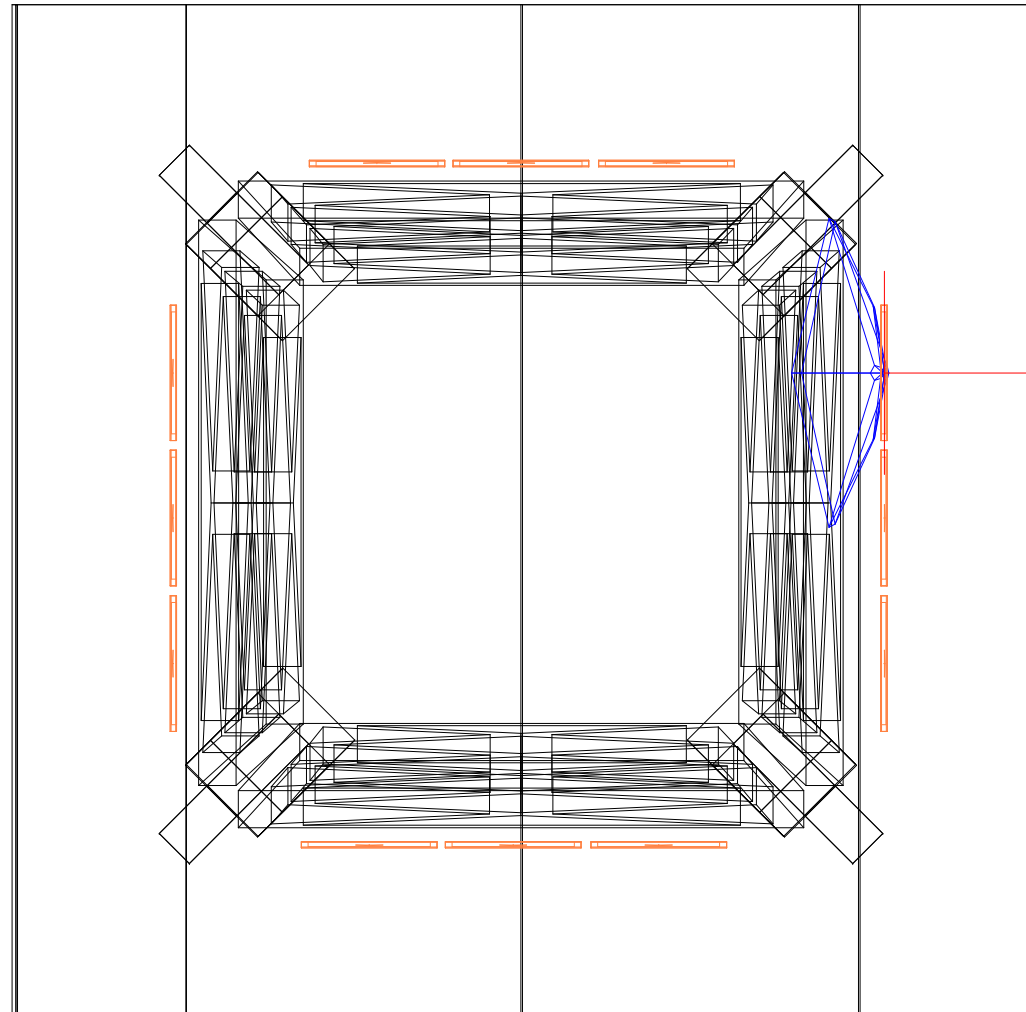


# PHOTOMETRIC CALCULATION

Client : \_\_\_\_\_

Project name : LP2017-33706-LOGAN UNIVERSITY BELL TOWER-CHESTERFIELD-MO

NOTE: These calculations are for guidance only. Results depend on provided information. Any change in dimensions, colors, textures or other properties could affect results. Measured values may differ from calculated values due to calculation methods, component performance, field conditions, etc.



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description
	12	A	SINGLE	N.A.	0.950	LOG-HO-120-48-40K-10x30-(XX)

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