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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

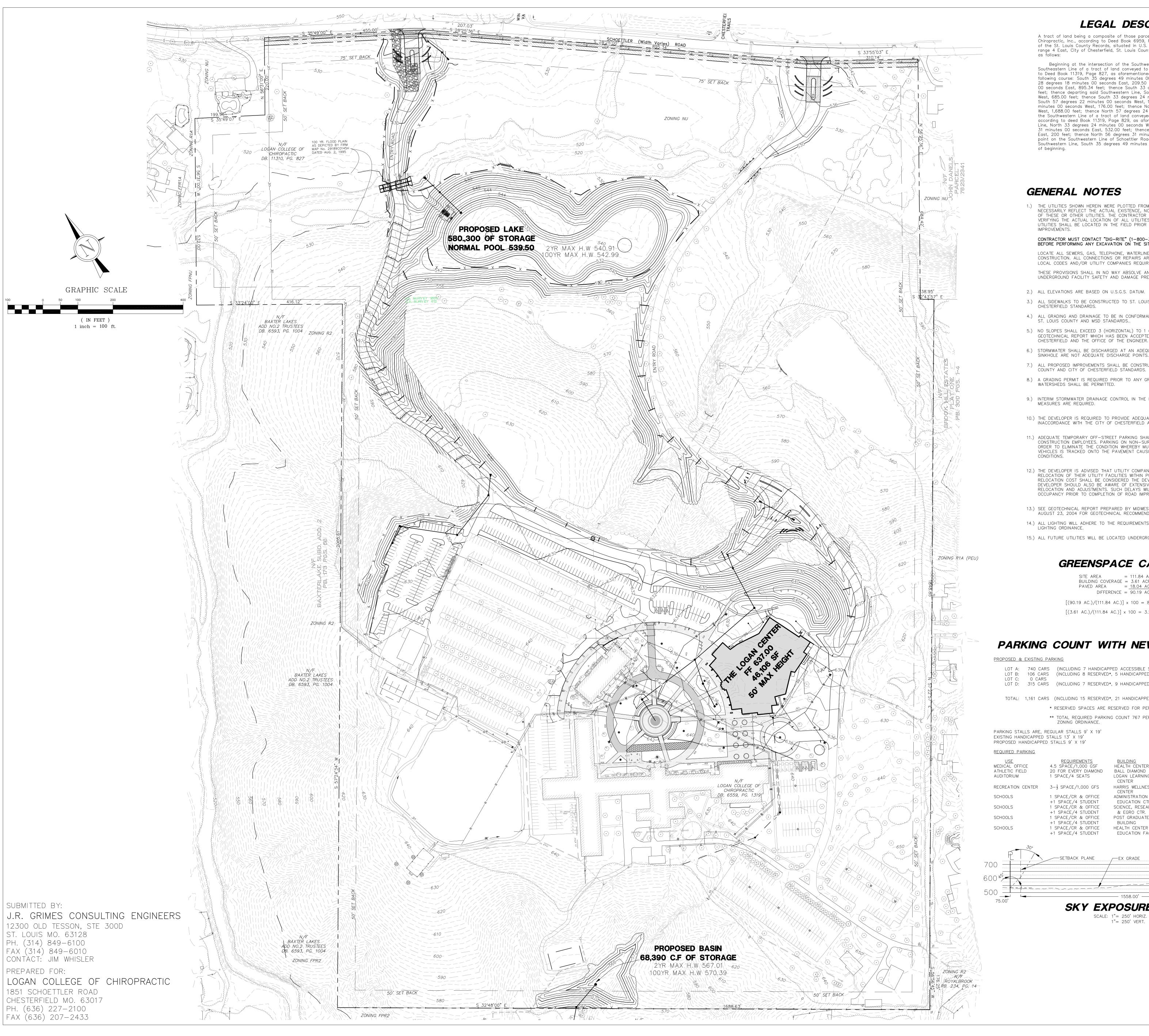
Date of First Comment Letter Received from the City of Chesterfield Project Title:_____Location:____ **PROJECT STATISTICS:** Size of site (in acres):_____ Total Square Footage:_____ Building Height:_____ Proposed Usage: Exterior Building Materials: Roof Material & Design: Screening Material & Design: 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. П Photos reflecting all views of adjacent uses and sites. Details of screening, retaining walls, etc. П 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) П 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.



LEGAL DESCRIPTION

A tract of land being a composite of those parcels conveyed to Logan College of Chiropractic, Inc., according to Deed Book 6959, Page 1319 and Deed Book 11319, Page 827 of the St. Louis County Records, situated in U.S. Surveys 412 and 1890, Township 45 North, range 4 East, City of Chesterfield, St. Louis County, Missouri, being more particularly described

Beginning at the intersection of the Southwestern Line of Schoettler Road with the Southeastern Line of a tract of land conveyed to Logan College of Chiropractic Inc., according to Deed Book 11319, Page 827, as aforementioned; thence along said Southwestern Line the following course: South 35 degrees 49 minutes 00 seconds East, 103.00 feet; thence South 28 degrees 18 minutes 00 seconds East, 209.50 feet; thence South 28 degrees 25 minutes 00 seconds East, 895.34 feet; thence South 33 degrees 50 minutes 00 seconds East, 309.85 feet; thence departing said Southwestern Line, South 56 degrees 30 minutes 00 seconds West, 685.00 feet; thence South 33 degrees 24 minutes 00 seconds East, 39.05 feet, thence South 57 degrees 22 minutes 00 seconds West, 1,848.41 feet; thence South 56 degrees 56 minutes 00 seconds West, 176.00 feet; thence North 32 degrees 48 minutes 00 seconds West, 1,688.00 feet; thence North 57 degrees 24 minutes 00 seconds East, 2,006.68 feet to the Southwestern Line of a tract of land conveyed to Logan College of Chiropractic Inc., according to deed Book 11319, Page 829, as aforementioned; thence along said Southwestern Line, North 33 degrees 24 minutes 00 seconds West, 416.12 feet; thence North 56 degrees 31 minutes 00 seconds East, 532.00 feet; thence South 35 degrees 49 minutes 00 seconds East, 200 feet; thence North 56 degrees 31 minutes 00 seconds East, 220.00 feet to a point on the Southwestern Line of Schoettler Road, as aforementioned; thence along said Southwestern Line, South 35 degrees 49 minutes 00 seconds East, 350.00 feet to the point

GENERAL NOTES

1.) THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF

CONTRACTOR MUST CONTACT "DIG-RITE" (1-800-344-7483) FOR UTILITY LOCATIONS BEFORE PERFORMING ANY EXCAVATION ON THE SITE.

LOCATE ALL SEWERS, GAS, TELEPHONE, WATERLINE AND ANY OTHER UTILITY PRIOR TO CONSTRUCTION. ALL CONNECTIONS OR REPAIRS ARE TO BE MADE IN ACCORDANCE WITH LOCAL CODES AND/OR UTILITY COMPANIES REQUIREMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

- 2.) ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
- 3.) ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA AND CITY OF CHESTERFIELD STANDARDS.
- 4.) ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD,
- 5.) NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF CHESTERFIELD AND THE OFFICE OF THE ENGINEER.
- 6.) STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLE ARE NOT ADEQUATE DISCHARGE POINTS.
- 7.) ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS
- 8.) A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN WATERSHEDS SHALL BE PERMITTED.
- 9.) INTERIM STORMWATER DRAINAGE CONTROL IN THE FORM OF SILTATION MEASURES ARE REQUIRED.
- 10.) THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS INACCORDANCE WITH THE CITY OF CHESTERFIELD AND MSD STANDARDS.
- 11.) ADEQUATE TEMPORARY OFF-STREET PARKING SHALL BE PROVIDED FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING
- 12.) THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR UTILITY FACILITIES WITHIN PUBLIC ROAD RIGHT—OF—WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPERS RESPONSIBILITY. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
- 13.) SEE GEOTECHNICAL REPORT PREPARED BY MIDWEST ENGINEERING SERVICES, INC DATED AUGUST 23, 2004 FOR GEOTECHNICAL RECOMMENDATIONS.
- 14.) ALL LIGHTING WILL ADHERE TO THE REQUIREMENTS OF THE CITY OF CHESTERFIELD
- 15.) ALL FUTURE UTILITIES WILL BE LOCATED UNDERGROUND.

GREENSPACE CALCULATIONS

SITE AREA = 111.84 ACRES BUILDING COVERAGE = 3.61 ACRES PAVED AREA = 18.04 ACRES DIFFERENCE = 90.19 ACRES GREENSPACE

 $[(90.19 \text{ AC.})/(111.84 \text{ AC.})] \times 100 = 80.6\% \text{ GREENSPACE}$ $[(3.61 \text{ AC.})/(111.84 \text{ AC.})] \times 100 = 3.2\% \text{ FLOOR AREA RATIO}$

PARKING COUNT WITH NEW LEARNING CENTER

PROPOSED & EXISTING PARKING

- LOT A: 740 CARS (INCLUDING 7 HANDICAPPED ACCESSIBLE SPACES) LOT B: 106 CARS (INCLUDING 8 RESERVED*, 5 HANDICAPPED ACCESSIBLE SPACES)
- LOT D: 315 CARS (INCLUDING 7 RESERVED*, 9 HANDICAPPED ACCESSIBLE SPACES)
- TOTAL: 1,161 CARS (INCLUDING 15 RESERVED*, 21 HANDICAPPED ACCESSIBLE SPACES)
 - * RESERVED SPACES ARE RESERVED FOR PERSONS WITH TEMPORARY PHYSICAL DISABILITIES. ** TOTAL REQUIRED PARKING COUNT 767 PER CHESTERFIELD

ZONING ORDINANCE. PARKING STALLS ARE, REGULAR STALLS 9' X 19'

EXISTING HANDICAPPED STALLS 13' X 19' PROPOSED HANDICAPPED STALLS 9' X 19'

	<u>USE</u> EDICAL OFFICE "HLETIC FIELD	REQUIREMENTS 4.5 SPACE/1,000 GSF 20 FOR EVERY DIAMOND	<u>BUILDING</u> HEALTH CENTER BALL DIAMOND	L <u>OADING</u> (2) 10'X25' NONE	14,012 GFS/1,000*4.5 1 DIAMOND	REQUIF 6 2
AU	JDITORIUM	1 SPACE/4 SEATS	LOGAN LEARNING CENTER	(2) 10'X25' (1) 10'X40'	1,525 SEATS / 4	3
RE	CREATION CENTER	$3-\frac{1}{3}$ SPACE/1,000 GFS	HARRIS WELLNESS CENTER	NONE	4,750 GFS/1,000*3.33	16
SC	CHOOLS	1 SPACE/CR & OFFICE +1 SPACE/4 STUDENT	ADMINISTRATION & EDUCATION CTR.	NONE	9 CR 53 OFFICES 1240/4	3
SC	CHOOLS	1 SPACE/CR & OFFICE +1 SPACE/4 STUDENT	SCIENCE, RESEARCH & EGRO CTR.	NONE	7 CR 18 OFFICES	2
SC	CHOOLS	1 SPACE/CR & OFFICE +1 SPACE/4 STUDENT	POST GRADUATE BUILDING	NONE	0 CR 7 OFFICES	7
SC	CHOOLS	1 SPACE/CR & OFFICE +1 SPACE/4 STUDENT	HEALTH CENTER EDUCATION FAC	NONE	4 CR 0 OFFICES	4
		,			TOTAL	. 8
	30.					
700		SETBACK PLANE	EX GRADE			
/00			/			

SKY EXPOSURE PLANE SCALE: 1"= 250' HORIZ. 1"= 250' VERT.

> M.S.D. BASE MAP R-20 LOC. NO. 20R 43 0037 ZIP CODE 63121

www.triarchitects.com 08-12-2005

05-003 **1353A** PROJECT NO. SHEET NO.

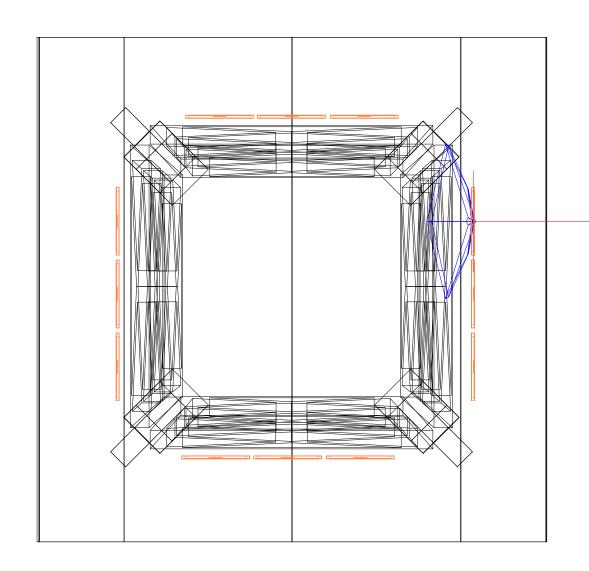
OVERALL SITE PLAN

PHOTOMETRIC CALCULATION

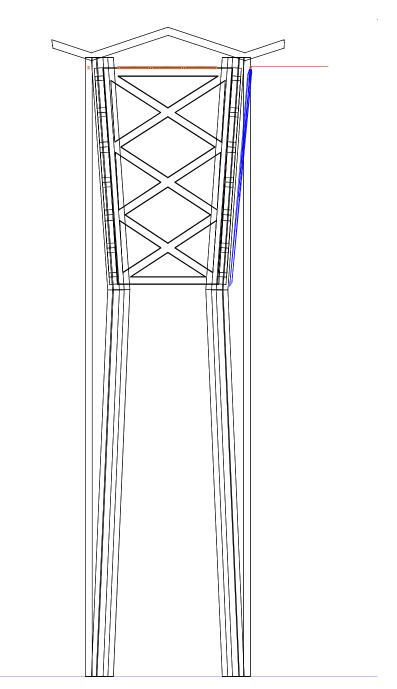
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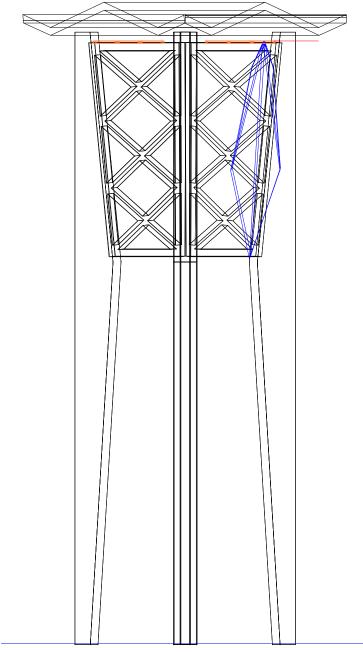
Project name: LP2017-33706-LOGAN UNIVERSITY BELL TOWER-CHESTERFIELD-MO

NOTE: These calculations are for guidanc 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 perfomace, field conditions, etc.



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







PHOTOMETRIC CALCULATION

Client:

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

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