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## **Architectural Review Board Staff Report**

**Project Type:** Architectural Accent Lighting Discussion

**Meeting Date:** October 11, 2017

**From:** Jessica Henry, AICP  
Senior Planner

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### **Summary**

The Planning and Public Works Committee has directed Staff to review and develop proposed regulations to be incorporated into the Unified Development Code (UDC) pertaining to architectural accent lighting applications. As the first step in the process, a discussion on this topic was held at the July 13, 2017 Architectural Review Board (ARB) meeting.

Following that meeting, Staff incorporated the recommendations and feedback received from the ARB into a set of draft regulations that would provide for the creation of an Architectural Specialty Lighting Package.

The purpose of this discussion is for Staff to receive direction and input from the ARB on the draft regulations. Following this meeting, the draft will be scheduled for a Public Hearing before the Planning Commission.

### **Attachments**

1. Draft Architectural Specialty Lighting Package Regulations

A. Architectural Specialty Lighting Package Submittals.

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, as determined by the Director of Planning and Development Services.
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.
4. Precise lighting applications should highlight distinctive architectural features.
5. Architectural specialty lighting shall not overload 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.
6. 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 reasons for the requested modification is to provide for flexible architectural accent lighting criteria that provides for architectural specialty lighting applications, promotes superior design, and is tailored to a specific development which may vary from general ordinance provisions.
7. 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.

8. 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.), and type of all proposed architectural accent lighting fixtures.
  - c.) General color elevations 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 a three-dimensional photometric plan 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.) Other information as required by the City of Chesterfield.
9. 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.

## DEFINITIONS:

1. Architectural Specialty accent lighting: Lighting applications that highlight and accentuate certain areas or portion of a building or structure and that utilize non-traditional colors, motion, animation, graphics, 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.
2. Traditional architectural accent lighting: Traditional white or neutral colored lighting applications that illuminate the architecture of a building without changing the building's character.

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