

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

WEDNESDAY, OCTOBER 11, 2017

CONFERENCE ROOM 101

ATTENDANCE:

Mr. Matt Adams
Mr. Rick Clawson
Mr. Bud Gruchalla
Mr. Mick Weber

ABSENT:

Mr. Doug DeLong

ALSO IN ATTENDANCE:

Councilmember Dan Hurt
Planning Commission Chair, Merrell Hansen
Planning Commission Liaison, Debbie Midgley
Planning Commissioner, Steve Wuennenberg
Ms. Jessica Henry, Senior Planner, Staff Liaison
Ms. Cecilia Dvorak, Project Planner
Ms. Cassie Harashe, Project Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Chair Gruchalla called the meeting to order at **6:18 p.m.**

II. APPROVAL OF MEETING SUMMARY

A. September 14, 2017

Board Member Clawson made a motion to approve the meeting summary as written. Board Member Weber seconded the motion. The motion passed by a voice vote of 4 - 0.

III. PROJECT PRESENTATION

- A. Chesterfield Blue Valley, Lot 5B-2 (TownePlace Suites) AAE: Amended Architectural Elevations and Project Narrative for a 2.171 acre tract of land zoned "PC" Planned Commercial District located on the north side of Olive Street Road, between Premium Way and Brasher Street.**

STAFF PRESENTATION

Ms. Cassie Harashe, Project Planner stated that applicant has requested to replace the approved Nichiha fiber cement with EIFS of the same color and pattern for the high bay roof and accent panels and change the soffit material from fiber cement panel to perforated aluminum of the TownePlace Suites hotel, which is currently in the first phase of construction.

The applicant also requests to change the manufacturer of the stone veneer for the far ends of the north and south elevations, and the primary material of the east and west façades.

Materials and Color

The primary building materials are fiber cement board, stone veneer, and EIFS. The applicant is proposing the following three (3) material changes to the building:

- *The first request* is to change the dark red fiber cement panel used in the high bay roof board panels and accent panels on the east and west elevations to 1 ½ inch thick EIFS. The applicant has stated the EIFS will be the same color and pattern as the originally approved fiber cement board.
- *The second request* is for a material change on the soffits. The originally approved soffits were to be fiber cement; the applicant is now proposing that these be perforated aluminum and to be painted or finished in the same color, Savory Ash.
- *The final request* is a manufacturer change for the stone veneer on the building. This veneer is an accent on the ends of the north and south facades and is the primary building material for the east and west facades.

Comparison photos were provided by the applicant showing the two different materials side by side. Updated brick material samples were provided and the applicant was available to answer any questions. It was noted that the soffit material samples were not available for the Board's review.

Based upon previous concerns and proposed changes regarding the material variety and selection, Ms. Harashe explained that reconsideration of the Board is required. Ms. Henry added that the building is currently in the construction phase.

DISCUSSION

Board Member Clawson did not have any concerns since the quality of materials is similar to the surrounding buildings.

Board Member Clawson made a motion to forward the Amended Architectural Elevations and Project Narrative for Chesterfield Blue Valley, Lot 5B-2 (TownePlace Suites) back to Staff **as presented**.

Board Member Weber seconded the motion. **The motion passed by a voice vote of 4 – 0.**

- B. Logan College of Chiropractic AAE (2017):** Architectural Elevations for a 112 acre tract of land zoned "NU" Non-Urban District located west of Schoettler Road, and south of Green Valley Drive (20R430046).

STAFF PRESENTATION

Ms. Cecilia Dvorak, Project Planner stated that the request is for the addition of 12 color-changing LED lights on a Bell Tower structure within the center of the Logan College of Chiropractic campus.

There are no other changes proposed in this application. Ms. Dvorak provided a color aerial showing various heights and distances of other buildings within the campus.

Unified Development Code (UDC):

The UDC permits 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.

- A photometric rendering was provided which verified that the lights would be pointed downward to ensure no off site glare, and would be shielded by the tower itself.
- 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, 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.

DISCUSSION

Ms. Dvorak stated that base accent lighting currently exists and the proposed color changes will be pointed downward. Although not available, Board Member Clawson explained the benefits of lighting fixture or mounting hardware samples.

Applicant Comment

Mr. Bill Wharton, Plant Supervisor of Logan University explained that the lighting brackets will be lattice-mounted and concealed. He added that the bells within the tower have been replaced per the necessary building permits.

Board Member Clawson felt that because the tower was located within the center of the campus the lighting changes will not directly impact the surrounding areas, so he would not be opposed to the changes. He added that the lighting should accent the traditional architectural features and not be used as an attention getting device. It was suggested to timing limitations of 24 hours.

Board Member Weber suggested static limitations to avoid the “rainbow” or “search light” effect. He recommended that all housing, conduit and connections match the field color.

Board Member Weber made a motion to forward the Amended Architectural Elevations for Logan College of Chiropractic to the Planning Commission ***with a recommendation for approval with the following conditions:***

- ***Static limitations in color for 24 hour period.***
- ***All housing, attachments, and conduit to match the field color.***

Board Member Clawson seconded the motion. **The motion passed by a voice vote of 4 - 0.**

C. Architectural Lighting Package - Discussion

Ms. Jessica Henry, Senior Planner explained initial discussion was held at the July 13, 2017 ARB meeting. Since that time, Staff has 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.

Staff is requesting further direction and input from the ARB on the draft regulations. The next step will be to schedule a Public Hearing before the Planning Commission.

DISCUSSION

Moving forward, Ms. Henry stated that a separate lighting package and associated fees will be required for any new proposed development.

Based upon considerable discussion, several revisions were suggested to the draft language. The proposed revisions served to provide additional clarification - the nature of specialty lighting and to distinguish its application from other applications utilizing lighting, including signage, attention getting devices, and seasonal holiday displays.

Additionally, the following minor revisions were proposed to the draft definitions presented by Staff:

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 **into signage or an attention getting device** 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.

Planning Chair Hansen commented that with the numerous technological advances, architectural accent lighting has nearly limitless applications and has the potential to greatly impact the style, quality, and consistency of architectural design.

Board Member Adams left the meeting at 7:05 p.m.

Board Vacancies

To assist in the draft legislation, Commissioner Wuennenberg suggested input from a lighting professional along with consideration for selection to the Board.

IV. **UNFINISHED BUSINESS**

V. **NEW BUSINESS**

VI: **ADJOURNMENT - 7:16 p.m.**