



VII. B.

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PLANNING COMMISSION STAFF REPORT

Project Type: Amended Site Development Plan and Sign Approval

Meeting Date: January 11, 2010

From: Annissa McCaskill-Clay, AICP *agmc*
Lead Senior Planner

Location: 17300 N. Outer 40 Road

Applicant: Geneva Management Services

Description: **Chesterfield Valley Medical Building II:** An Amended Site Development Plan, Partial Amended Landscape Plan and request for a free-standing sign which exceeds Zoning Ordinance requirements for height, sign base height and sign face for a medical, dental, and professional office building zoned "PC" Planned Commercial District located north of I-64/Highway 40-61, west of Boone's Crossing, and south of North Outer Forty Road.

PROPOSAL SUMMARY

Geneva Management Services has resubmitted the above-referenced request for Chesterfield Valley Medical Building II. As with their previous request, the Petitioners propose to move the location of their monument signage and the new location must be shown on the Site Development Plan. The new free-standing sign, which has been redesigned, is still proposed to exceed the height, sign base height, and sign face requirements set forth in the City of Chesterfield Zoning Ordinance. A Partial Amended Landscape Plan has also been submitted to show required landscaping at the base of the sign.

LAND USE AND HISTORY OF THE SUBJECT SITE

The project site is a 4.725 acre tract of land located north of I-64/Highway 40-61, west of Boone's Crossing, and south of the North Outer Forty Road. On November 17, 2002, the City of Chesterfield approved a change of zoning for the site to "PC" Planned Commercial via Ordinance 1918. The Site Development

Plan, Landscape Plan and Architectural Elevations for the site were approved by the Planning Commission on July 14, 2003. Subsequent to this approval, the Monarch Levee District required all trees and plantings to be removed from the seepage berm area, which resulted in an Amended Landscape Plan that was approved on November 23, 2003. On May 23, 2005, the City of Chesterfield approved an Amended Site Development Plan, Amended Landscape Plan, and Amended Architectural Elevations for additional sidewalks, entrances and landscaping to accommodate specific tenant needs.

On October 26, 2009 the Planning Commission reviewed a request for an Amended Site Development Plan, Partial Amended Landscape Plan and request for a taller free-standing sign. A motion to approve this request was denied by a vote of 4 to 5. A comparison of the previous submittal with the Petitioner's current request is on the following page.

LAND USE AND ZONING OF SURROUND PROPERTIES

Direction	Land Use Category	Zoning
North	Major Arterial; Agricultural/Flood Plain/Conservation	NU" Non-Urban District
South	Major Arterial; Mixed Commercial	"C8" Planned Commercial
East	Major Arterial; Mixed Commercial	"PC" Planned Commercial
West	Major Arterial; Mixed Commercial	"PI" Planned Industrial



STAFF ANALYSIS

- **Zoning/Ordinance Criteria**

The subject site is currently zoned “PC” Planned Commercial under the conditions of City of Chesterfield Ordinance 1918. The Ordinance requires the location of any proposed monument sign to be approved by the Planning Commission on the Site Development Plan. Ordinance 1918 also requires landscaping for said monument sign to be approved by the Planning Commission. Attached please find the correspondence from the Petitioner regarding their request.

- **Comparison of Proposed Sign with Zoning Ordinance Criteria**

The terms of Ordinance 1918 requires conformance with the City of Chesterfield Zoning Ordinance’s sign regulations. Section 1003.168.C.2 requires that freestanding signs in excess of six (6) feet in height, over fifty (50) square feet in sign face and sign bases over three (3) feet high be reviewed by the Planning Commission.

The sign as proposed is four (4) inches shorter than previously submitted. Section 1003.168C.2(2)(a) provides that the height of a freestanding business sign “...shall not exceed six (6) feet in height above the average existing finished grade at the base of the sign, or the elevation of the adjacent street, whichever is higher.” The elevation of the adjacent street is substantial higher than the location of the base of the sign. However, at seven (7) feet tall, it still exceeds the criteria set forth in the Zoning Ordinance by one (1) foot. In addition, the sign base and face have increased. Below is a comparison of the proposed sign against the criteria set forth in the Zoning Ordinance and the Petitioner’s previous submittal.

Criteria	Zoning Ordinance	Current Proposal	Previous Submittal
Height	6 feet tall	16 feet tall	16 feet, 4 inches tall
Height above grade	6 feet at base or elevation of the adjacent street, whichever is higher	7 feet	7 feet, 4 inches tall
Sign Base Height	3 feet tall	10 feet	9 feet tall
Sign Face	50 square feet	72 square feet	65.04 square feet

- **Sign Location**

As referenced above, the location of the proposed signage must be approved on the Amended Site Development Plan. Staff has reviewed the request for any sight distance issues and has determined the proposed location would not cause any visibility issues for vehicular traffic. Please see the Amended Site Development Plan for the location of the proposed sign.

- **Landscaping**

The Petitioners have provided a Partial Amended Landscape Plan for the proposed sign per the requirements of Section 1003.168.C and Ordinance 1918 and the City of Chesterfield Tree Preservation and Landscape Requirements.

DEPARTMENTAL INPUT

The submittal is in compliance with all applicable City of Chesterfield ordinance requirements necessary to go before the Planning Commission for review and approval. The Department of Planning and Public Works requests action on the petitioner's request to

- 1.) Amend the Site Development Plan to show the new location for signage;
- 2.) Approve a Free-Standing sign which exceeds the height, base height and sign face criteria set forth in Ordinance 1918 and the City of Chesterfield Zoning Ordinance; and
- 3.) Amend the Landscape Plan to include the landscaping for the new sign.

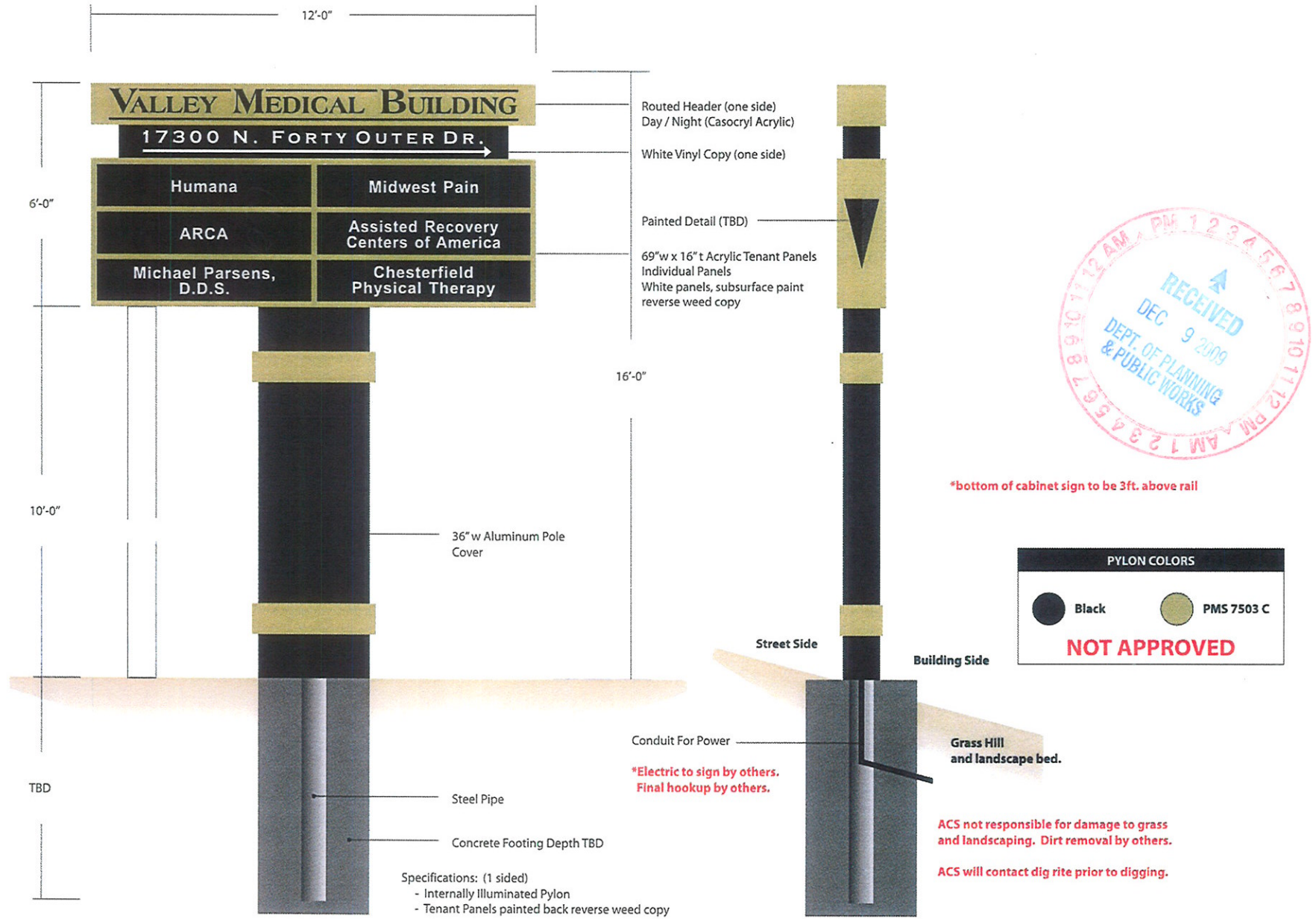
MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Amended Site Development Plan, Partial Amended Landscape Plan and request for a free-standing sign, 16 feet in height with base of 10 feet in height and a sign face area of 72 square feet for Chesterfield Valley Medical Building II."
- 2) "I move to approve the Amended Site Development Plan, Partial Amended Landscape Plan and request for a free-standing sign, 16 feet in height with base of 10 feet in height and a sign face area of 72 square feet for Chesterfield Valley Medical Building II with the following conditions..."
(Conditions may be added, eliminated, altered or modified)

Cc: City Administrator
City Attorney
Department of Planning and Public Works

Attachments: Amended Site Development Plan
Partial Amended Landscape Plan
Sign Elevations



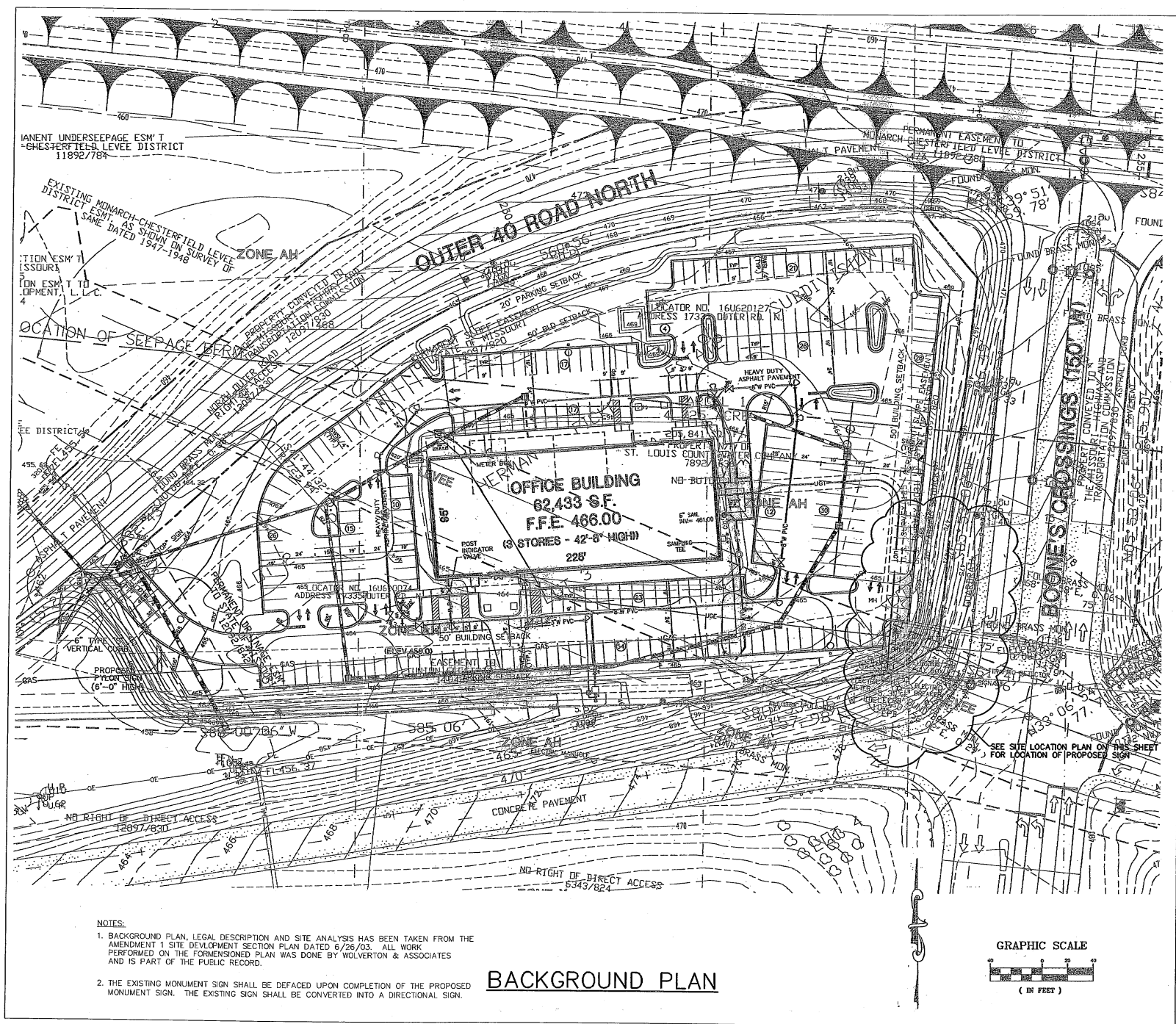


***Sign Facing South East.**

proposed pylon

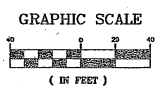


4065 wedgeway ct.
 st. louis, mo 63045
 tel 314.209.1915
 fax 314.209.1917
 toll 888.449.2701



BACKGROUND PLAN

NOTES:
 1. BACKGROUND PLAN, LEGAL DESCRIPTION AND SITE ANALYSIS HAS BEEN TAKEN FROM THE AMENDMENT 1 SITE DEVELOPMENT SECTION PLAN DATED 6/28/03. ALL WORK PERFORMED ON THE FORMER PLAN WAS DONE BY WOLVERTON & ASSOCIATES AND IS PART OF THE PUBLIC RECORD.
 2. THE EXISTING MONUMENT SIGN SHALL BE DEFACED UPON COMPLETION OF THE PROPOSED MONUMENT SIGN. THE EXISTING SIGN SHALL BE CONVERTED INTO A DIRECTIONAL SIGN.



LEGAL DESCRIPTION

PARCEL 1
 A tract of land being part of Lots 1, 2, 3 and 4 of the Herman Ficke Estate Subdivision, in U.S. Surveys 125 and 2031, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as follows:
 Beginning at the intersection of the North right of way line of Interstate Highway 64, varying width, as described in deed recorded in Book 6343 page 824 of the St. Louis County Records with the South line of the Relocated North Outer-Roadway, varying width, as described in deed to the Missouri Highway and Transportation Commission, recorded in Book 12097 page 830 of the St. Louis County Records; thence along said South line of the Relocated North Outer Roadway, varying width, the following courses and distances: North 48 degrees 15 minutes 27 seconds East 332.43 feet, along a curve to the right, whose radius point bears South 41 degrees 44 minutes 32 seconds East 723.94 feet from the last mentioned point, a distance of 560.56 feet and South 39 degrees 51 minutes 48 seconds East 69.78 feet to the West line of Boones Crossing, 150 feet wide, thence Southwardly along said West line of Boones Crossing, 150 feet wide, South 05 degrees 53 minutes 06 seconds West 286.49 feet to a point; thence South 51 degrees 40 minutes 57 seconds West 42.96 feet to a point; thence South 80 degrees 53 minutes 06 seconds West 157.98 feet to the North right of way line of Interstate Highway 64, varying width; thence Westwardly along said North right of way line of Interstate Highway 64, varying width, South 88 degrees 00 minutes 06 seconds West 585.06 feet to the point of beginning and containing 4.725 AC according to a survey by Votz, Inc. during November 2001.

GENERAL NOTES:

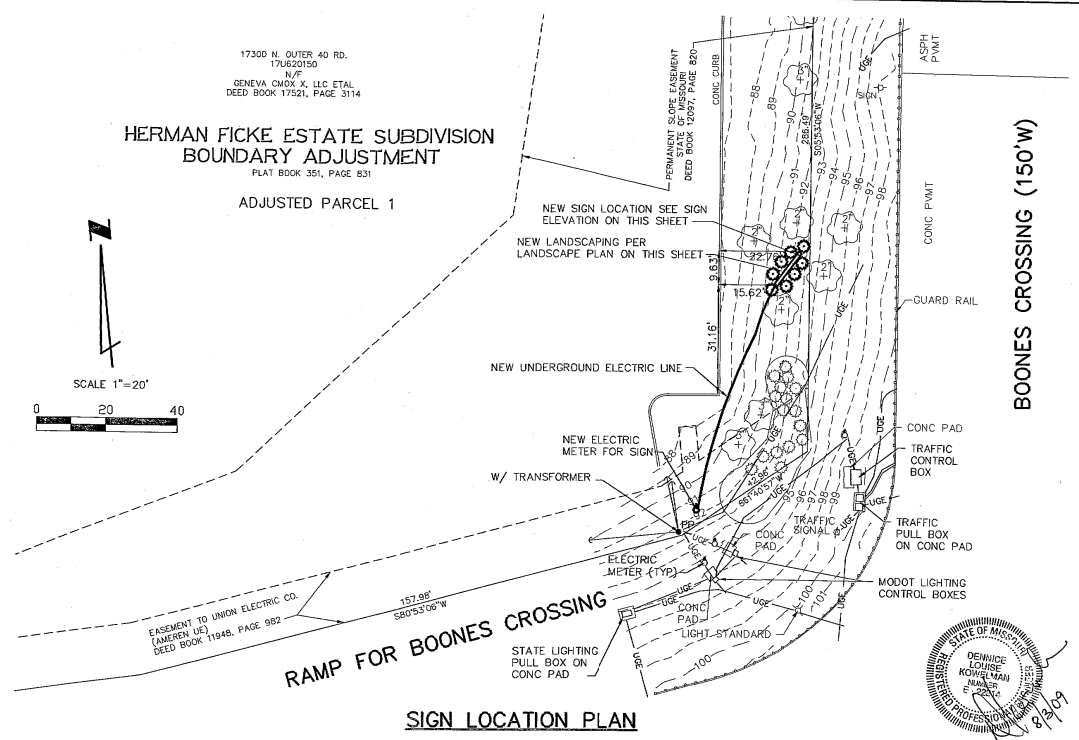
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE UTILITIES LOCATED IN THE FIELD PRIOR TO EXCAVATION OR CONSTRUCTION.
- SIGN ELEVATION SHOWN IS FOR INFORMATION ONLY. SIGN DESIGN, INCLUDING FOUNDATION, ELECTRICAL, ETC IS BY OTHERS.

SITE ANALYSIS

OFFICE/MEDICAL BUILDING	20,811 S.F. (PER EACH FLOOR)
TOTAL	82,433 S.F.
PARKING REQUIRED	281 SPACES
(REQ. PARKING 4.50/1000)	
PARKING PROVIDED	283 SPACES
RATIO	4.53/1,000 S.F.
SITE AREA	4.73 AC
TOTAL SITE AREA = 205,840 S.F. / 4.73 ACRES	
OPEN SPACE/GREEN AREA = 62,337 S.F. / 1.890 ACRES	
OPEN SPACE % = 40.00 %	

ZONING - DISTRICT 'PC' PLANNED COMMERCIAL.

ADDRESS
 17300 N. OUTER 40 ROAD
 CHESTERFIELD AIRPORT ROAD
 CHESTERFIELD, MISSOURI 63005
 ST. LOUIS COUNTY
 LOCATOR NUMBER - 17U610074 & 17U620127
 SITE IS LOCATED IN FLOOD ZONE AH AND X



SIGN LOCATION PLAN



DEPARTMENT OF PLANNING & PUBLIC WORKS
 SCRIPT FOR A SITE DEVELOPMENT PLAN
 (INCLUDE THIS SECTION)

Name of Owner: Geneva
 In connection with a change of zoning for the following described property from _____ to _____

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PARCEL 1
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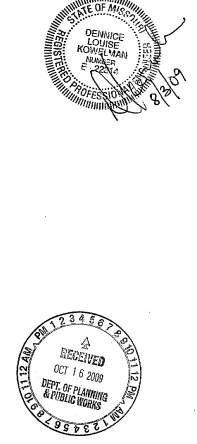
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Geneva, the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003 of the City of Chesterfield Ordinance #624, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield.

State of _____)
) S.S.
 County of _____)
 On this _____ day of _____, A.D., 20____, before me personally appeared _____, (Name of Corporation)
 (Officer of Corporation) to me known, who, being by me sworn in, did say that he/she is the _____ of the _____ a corporation in the State of _____ and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ (Officer of Corporation) acknowledged said instrument to be the free act and deed of said corporation.

Approved
 This Site (Development) Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 20____, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 200, as amended by the Planning and Development Services Director and the City Clerk.

Planning and Development Services Director _____
 City Clerk _____



REVISIONS/DESCRIPTION	
NO.	DATE
GENEVA MEDICALEXCHANGE II, LLC 17300 N. OUTER 40 RD AMENDED SITE DEVELOPMENT PLAN	
CHESTERFIELD VALLEY MEDICAL BUILDING II	
KEI KOWELMAN ENGINEERING, INC. 770 North Missouri St., Suite 200 St. Louis, MO 63102 (314) 241-2901	
DRAWN BY:	SD
CHECK BY:	RWD
DATE:	7-6-09
KEI PROJECT NO.	K0906
DRAWING NO.	1 OF 1

