



VII. C.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

January 21, 2009

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **January 26, 2009** will include the following item for your consideration:

Windsor Crossing Community Church: Monument Sign for a church, zoned “NU” Non-Urban and located at 114 Eatherton Road just North of the Chicago, Rock Island and Pacific Railroad tracks.

Dear Planning Commission:

Windsor Crossing Community Church has submitted a request for a monument sign for the above referenced project, which exceeds the sign requirements established in the City of Chesterfield Zoning Ordinance. The Department of Planning and Public Works has reviewed this request and submits the following report.

BACKGROUND

1. The subject site is zoned “NU” Non-Urban District.
2. On May 29, 2002, the Planning Commission approved a Site Plan with a vote of 9-0.
3. On August 25, 2003, an increase in the number of parking space for the first phase of this development from 221 to 245 was approved by a vote of 9-0 with the condition that parking remain at the overall approved number of stalls which is 1,247.
4. On March 28, 2005, the Planning Commission approved an Amended Site Plan.
5. Additional amendments to the Site Plan were approved administratively in 2008 for the roadway entrance off of Eatherton Road.

SUBMITTAL INFORMATION

This request is before the Planning Commission for review because the Petitioner is requesting several modifications to the Sign Requirements found in Section 1003.168C of the City of Chesterfield Zoning Ordinance.

The modifications being requested to Section 1003.168C.(2) are as follows:

1. The height of any freestanding sign shall not exceed six (6) feet. The height may be increased to twenty (20) feet subject to Planning Commission approval.
 - A. Petitioner is requesting a sign height of 12 feet 6 inches.

2. The bottom of the sign face shall not exceed a height of three (3) feet above the average existing finished grade at the base of the sign. The sign base height may be taller than three (3) feet subject to Planning Commission approval.
 - A. Petitioner is requesting a sign base of 10 feet 4 inches in height.

DEPARTMENTAL INPUT

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning & Public Works requests action on the Monument Sign.

Respectfully submitted,



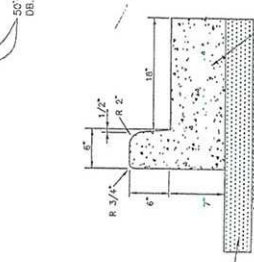
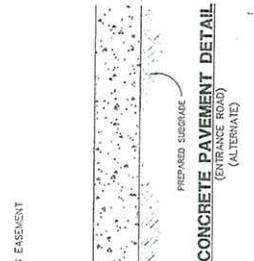
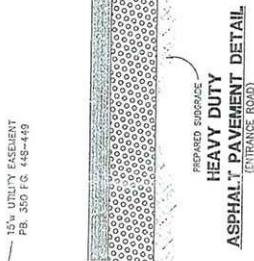
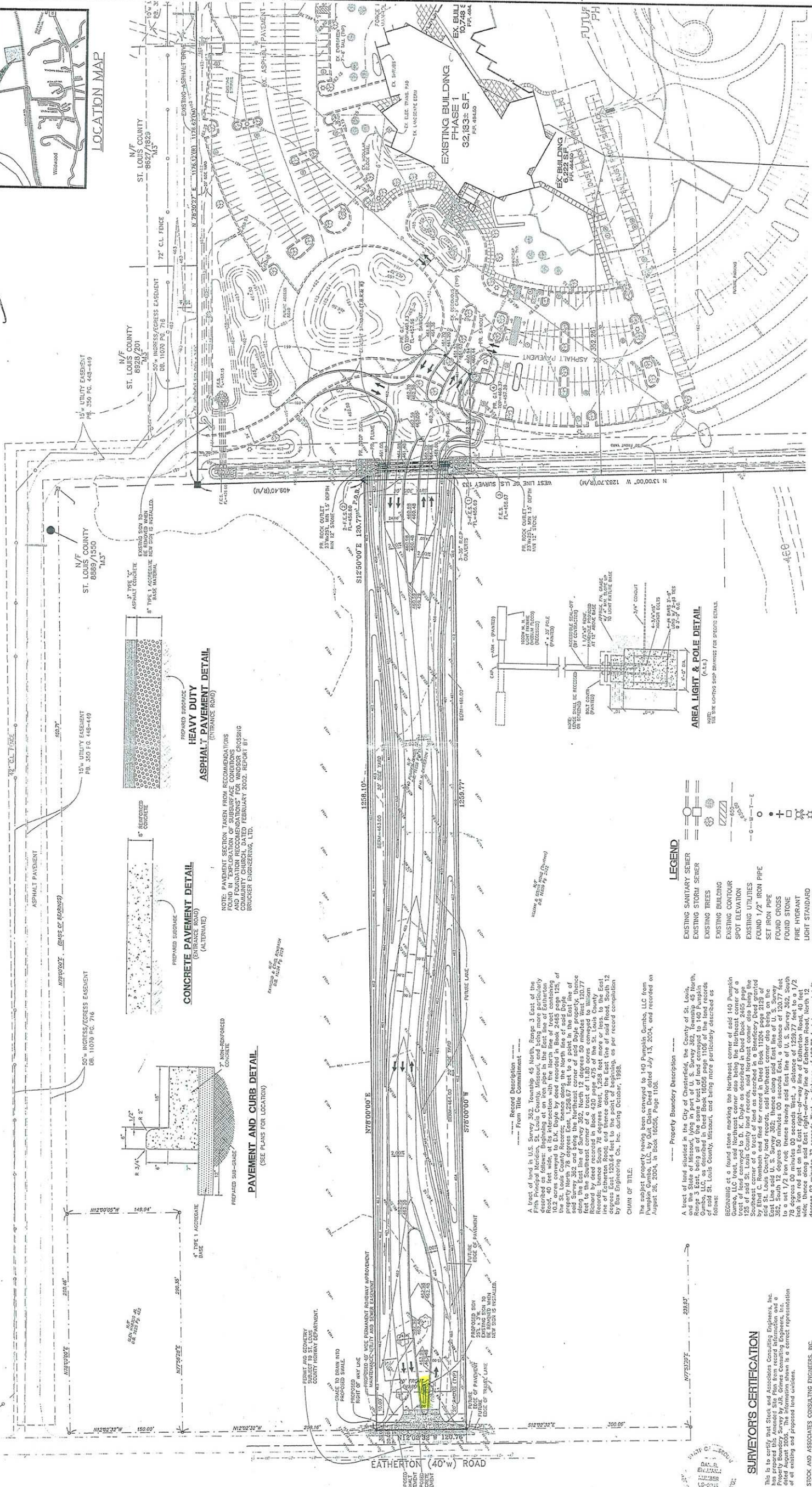
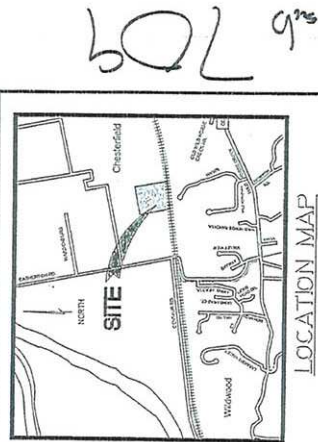
Mara M. Perry, AICP
Senior Planner

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

Attachments:
4th Amended Site Plan
Monument Sign Elevation and Details
Amended Landscape Plan

BOOK 352, PAGE 53-55
FILED FOR RECORD
JAN 2 2009
AT 12:01 PM
RECORDING DIVISION
ST. LOUIS COUNTY, MO

**WINDSOR CROSSING COMMUNITY CHURCH
FOURTH AMENDED SITE PLAN**
A PARCEL OF LAND BEING PART OF U.S. SURVEY 13 AND 362
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



HEAVY DUTY ASPHALT PAVEMENT DETAIL (ENTRANCE ROAD)

NOTE: PAVEMENT SECTION TAKEN FROM RECOMMENDATIONS FOUND IN "EXPLORATION OF SUBSURFACE CONDITIONS AND FOUNDATION RECOMMENDATIONS" FOR WINDSOR CROSSING COMMUNITY CHURCH, FEBRUARY 2002. REPORT BY BRUCKER ENGINEERING, LTD.

CONCRETE PAVEMENT DETAIL (ALTERNATE)

PAVEMENT AND CURB DETAIL (SEE PLANS FOR LOCATION)

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREES
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUR CROSS
- FIRE HYDRANT
- LIGHT STANDARD
- SIGN
- POKER POLE
- WATER VALVE

--- DENOTES RECORD INFORMATION

AREA LIGHT & POLE DETAIL

NOTE: SEE SITE LAYOUT FOR DIMENSIONS FOR SPECIFIC DETAILS.

PERTINENT DATA

- SITE ACREAGE = 3.49 ACRES
- EXISTING ZONING = "R"
- FIRE DISTRICT = LIONARCH
- SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DIST.
- WATER SERVICE = MISSOURI AMERICAN WATER COMPANY
- GAS SERVICE = MISSOURI AMERICAN
- ELECTRIC SERVICE = LAKELE GAS
- PHONE SERVICE = SOUTHWESTERN BELL
- LOCATOR NUMBER = 18W 14 0011
- OWNER = WINDSOR CROSSING COMMUNITY CHURCH

CHAIN OF TITLE

The subject property having been conveyed to 140 Pumpkin Cumber, LLC from the City of Chesterfield, Missouri, on July 13, 2004, and recorded on August 26, 2004, in Book 10026, Page 1105.

PROPERTY BOUNDARY DESCRIPTION

A tract of land situated in the City of Chesterfield, the County of St. Louis, and the State of Missouri, lying in part of U.S. Survey 362, Township 45 North, Range 3 East, being all of the same tract of land conveyed to 140 Pumpkin Cumber, LLC, by the City of Chesterfield, Missouri, on July 13, 2004, and recorded in Book 10026, Page 1105, and being more particularly described as follows:

RECONSTRUCTION

Beginning at a found stone marking the Northeast corner of said 140 Pumpkin Cumber, LLC tract, said Northeast corner also being the Northwest corner of a 125' x 125' tract of land owned by said 140 Pumpkin Cumber, LLC, and being more particularly described as follows:

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. has prepared this Amended Site Plan from record information and a property Boundary Survey by J.R. Grimes Consulting Engineers, Inc. and that the same information is true and correct to the best of our knowledge and belief.

PREPARED FOR:
WINDSOR CROSSING COMMUNITY CHURCH
114 N. EATHERTON ROAD
CHESTERFIELD, MO 63005
PH: (314) 435-4290
CONTACT: ART KUIPER, P.E.
PHONE: 314-435-4290 (24 HOUR)

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
L.L.C. 222-0
By: *David E. Blum* 1/10/09
DAVID E. BLUM, Missouri L.S. No. 2215

RECEIVED
BY: J. R. GRIMES
CONSULTING ENGINEERS, INC.
114 N. EATHERTON ROAD
CHESTERFIELD, MO 63005
FAX: (314) 435-4290
WWW: WWW.STOCKANDASSOCIATES.COM

REVISIONS

1. REVISED PER CITY COMMENTS 7/16/07
2. REVISED PER CITY COMMENTS 9/18/07
3. REVISED PER CITY COMMENTS 11/15/07
4. REVISED PER CITY COMMENTS 12/20/07
5. REVISED PER COUNTY AND CLIENT COMMENTS 01/10/08
6. REVISED CITY SIGNATURE SCRIPT 01/10/08

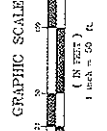
WINDSOR CROSSING COMMUNITY CHURCH
FOURTH AMENDED SITE PLAN
BASE MAP # 18-W-10170/08
M.S.D. P.# 24854-01

STOCK & ASSOCIATES
Consulting Engineers, Inc.

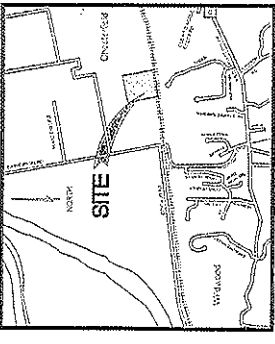
257 Chesterfield Business Parkway
St. Louis, MO 63005
Tel: (314) 435-4290
Fax: (314) 435-4290
E-mail: general@stockandassociates.com
Web: www.stockandassociates.com

DATE: 06/13/07
DRAWN BY: J. R. GRIMES
CHECKED BY: J. R. GRIMES
SCALE: AS SHOWN
SHEET NO. 1 OF 2

602 93



BENCHMARK
STATIONING: 100+00
ELEVATION: 488.67
DATE: 08/13/07



LOCATION MAP

PERTINENT DATA
SITE ACREAGE = 35.10 ACRES
EXISTING ZONING = R-10
LOCAL DISTRICT = ROCKWOOD
SEWER DISTRICT = MISSOURI RIVER
WATER SERVICE AREA = MISSOURI AMERICAN WATER COMPANY
GAS SERVICE = LACLEDE GAS
ELECTRIC SERVICE = SOUTHWESTERN BELL
LOCATOR NUMBER = 189 23 001
OWNER = WINDSOR CROSSING COMMUNITY CHURCH
114 WINDSOR CROSSING CHURCH
CHESTERFIELD, MO 63005
PHONE: (636) 532-1212
FAX: (636) 532-0587

GENERAL NOTES

1. BOUNDARY SURVEY PROVIDED BY OTHERS.
2. RECORD AS SHOWN WATER PER THE CITY OF CHESTERFIELD AND THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
3. ALL UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHESTERFIELD AND THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
5. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHESTERFIELD AND THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
6. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHESTERFIELD AND THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
7. OFF-SITE GRADING EXISTING INSURE REQUIRED. SHALL BE DEEPENED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
8. OFF-SITE GRADING EXISTING INSURE REQUIRED. SHALL BE DEEPENED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
9. UNDERGROUND SIGNAL CONTROL IS NEARLY 100% OF THE DISTRICTS.
10. UNDERGROUND SIGNAL CONTROL IS NEARLY 100% OF THE DISTRICTS.
11. PHASING CALCULATIONS:
Phase 1: 1 SPACE PER BAY x 4 SEATS
Phase 2: 1 SPACE PER BAY x 4 SEATS

PARKING REQUIREMENTS

PHASE 1	62 / 16 = 3.875 SPACES (ROUND UP)
PHASE 2	62 / 16 = 3.875 SPACES (ROUND UP)
TOTAL	7.75 SPACES (ROUND UP)

PARKING PROVIDED (PHASE 1)

PAVED ASPHALT	3.00 SPACES
PAVED ASPHALT	3.00 SPACES
TOTAL	6.00 SPACES

PARKING PROVIDED (PHASE 2)

PAVED ASPHALT	3.00 SPACES
PAVED ASPHALT	3.00 SPACES
TOTAL	6.00 SPACES

PROPERTY DESCRIPTION

SECTION 10, TOWNSHIP 18N, RANGE 10E, MO. CO. ST. LOUIS, MO.

1. 100' CHANNEL AS DIRECTED BY PUBLIC WORKS IN CONNECTION WITH THE VALLEY WALKER PLAN.

2. 100' CHANNEL AS DIRECTED BY PUBLIC WORKS IN CONNECTION WITH THE VALLEY WALKER PLAN.

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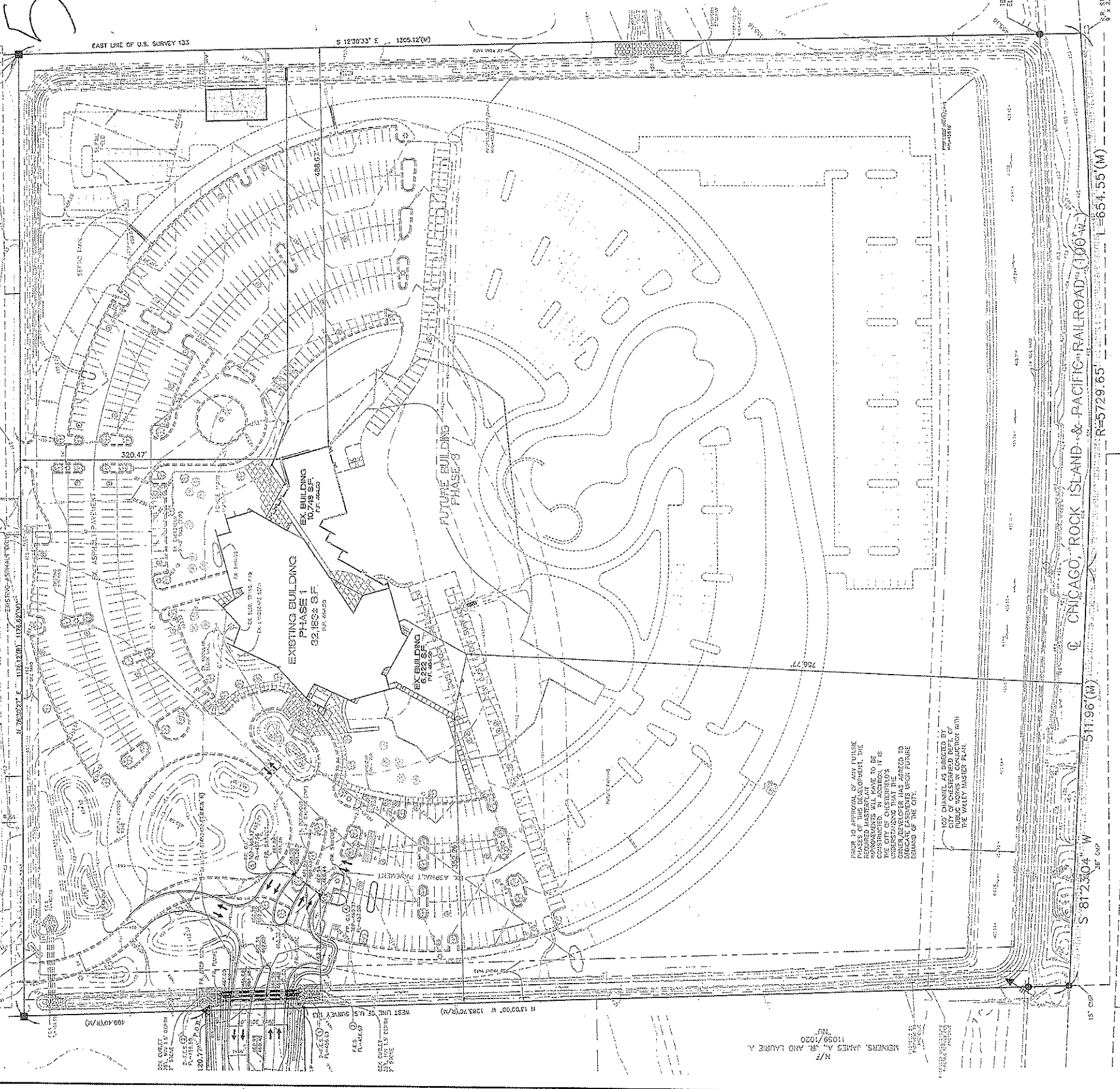
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ARTICLE FOURTEEN
ORDINANCE OF CREATIONS
STATE OF MISSOURI
COUNTY OF ST. LOUIS

ON THIS 16th DAY OF JANUARY 2008, BEFORE ME APPEARED **ARACELI KUIPKE** and **ARACELI KUIPKE**, known to me to be the persons whose names are subscribed to the foregoing petition, and they acknowledged to me that they executed the same for the purposes and contents therein expressed.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICE AS NOTARY PUBLIC FOR THE COUNTY OF ST. LOUIS, MISSOURI, ON THIS 16th DAY OF JANUARY 2008.

Araceli Kuipke
Notary Public

REVISIONS

1. REVISED PER CITY COMMENTS 7/16/07
2. REVISED PER CITY COMMENTS 8/09/07
3. REVISED PER CITY COMMENTS 10/09/07
4. REVISED PER CITY COMMENTS 11/15/07
5. REVISED PER CITY COMMENTS 12/20/07
6. REVISED CITY SIGNATURE SCRIPT 01/10/08

WINDSOR CROSSING COMMUNITY CHURCH
FOURTH AMENDED SITE PLAN

DATE: 01/10/08
BASE MAP # 18-11

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Elmwood Park
St. Louis, MO 63105
PH: (636) 530-9100
FAX: (636) 530-9101
Email: general@stockand.com
Web: www.stockand.com

WINDSOR CROSSING COMMUNITY CHURCH
FOURTH AMENDED SITE PLAN

DATE: 01/10/08
BASE MAP # 18-11

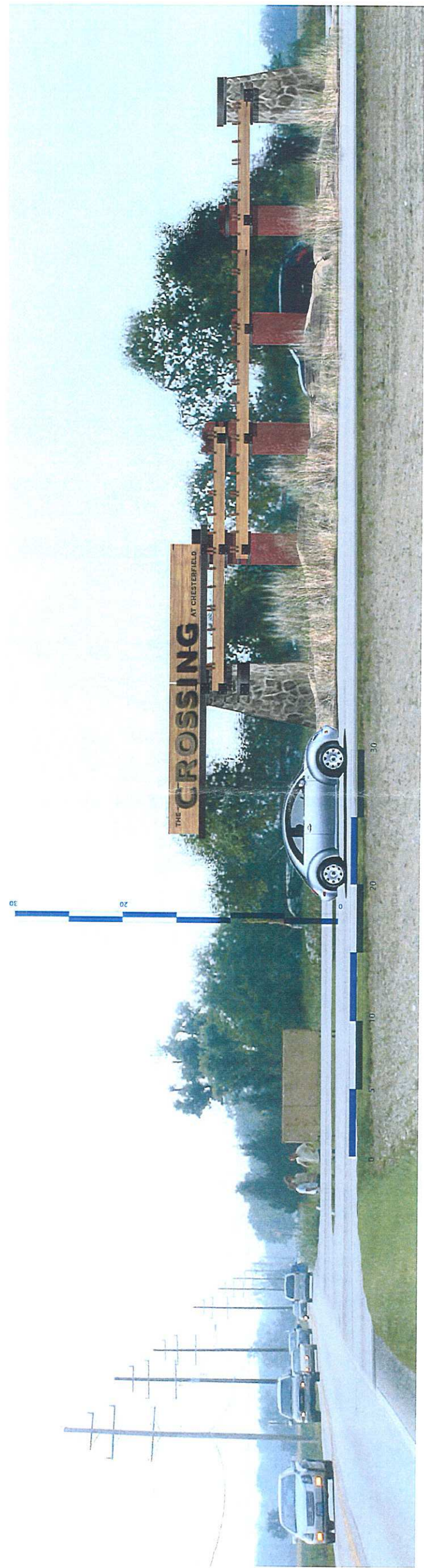
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Elmwood Park
St. Louis, MO 63105
PH: (636) 530-9100
FAX: (636) 530-9101
Email: general@stockand.com
Web: www.stockand.com

DATE: 06/13/07
C.M.S. 201-2680.7
E.J.F. 06/13/07
2 of 2

INDUSTRIAL DESIGN

Windsor Crossing Main ID

Entry sign - Chesterfield, MO



Windsor Crossing Main ID - Entry sign - Chesterfield, MO

INDUSTRIAL DESIGN

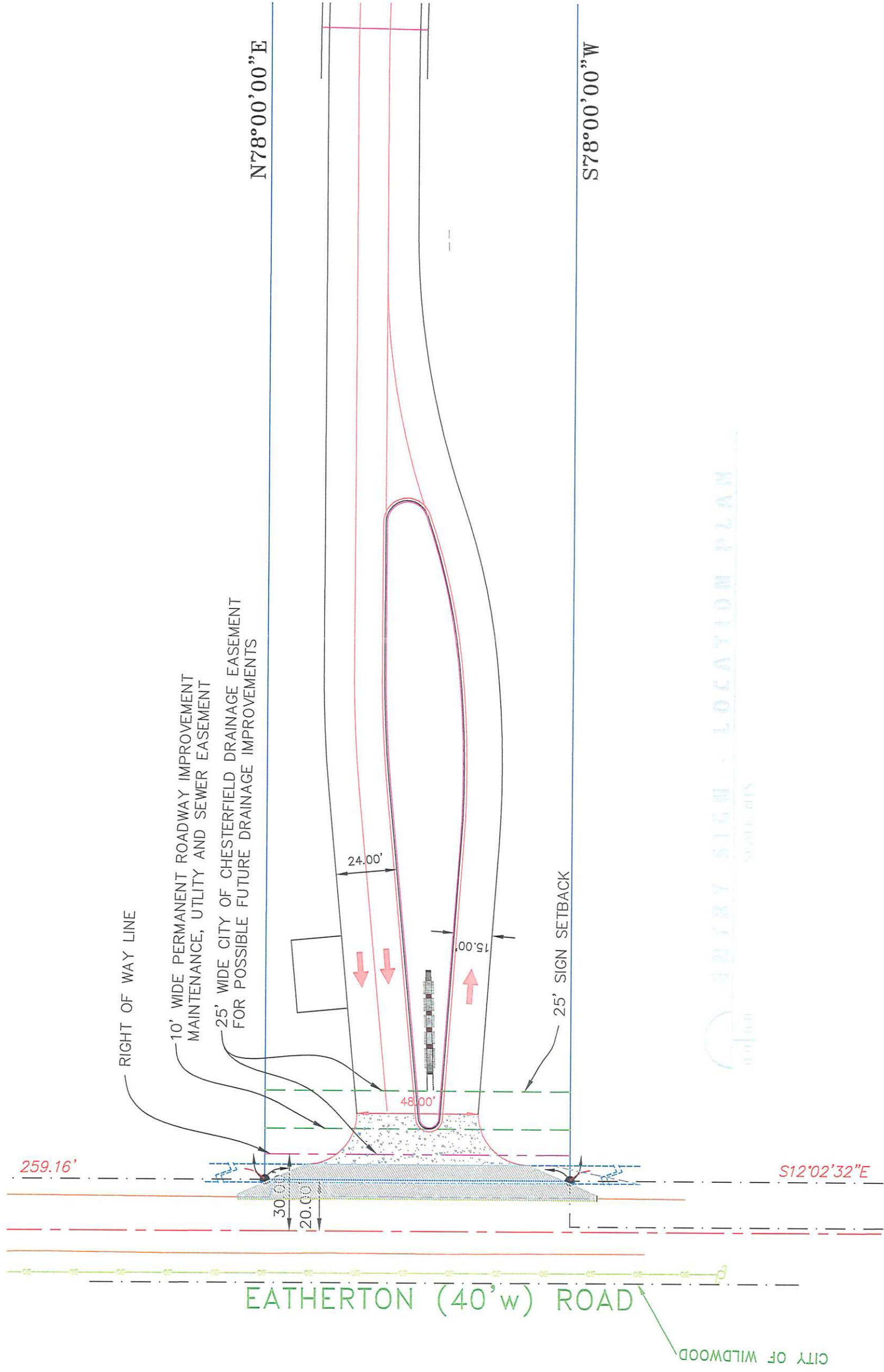
Windsor Crossing Main ID

Entry sign - Chesterfield, MO



WINDSOR MAIN ID

3005 locust street
st. louis, mo 63103
hector@monk-e-do.com
314-610-3198



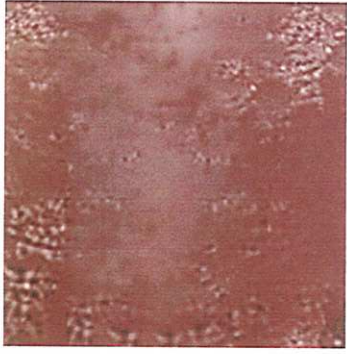
ENTRY SIGN - LOCATION PLAN
SCALE: 1/8\"/>

CITY OF WILDMOOD

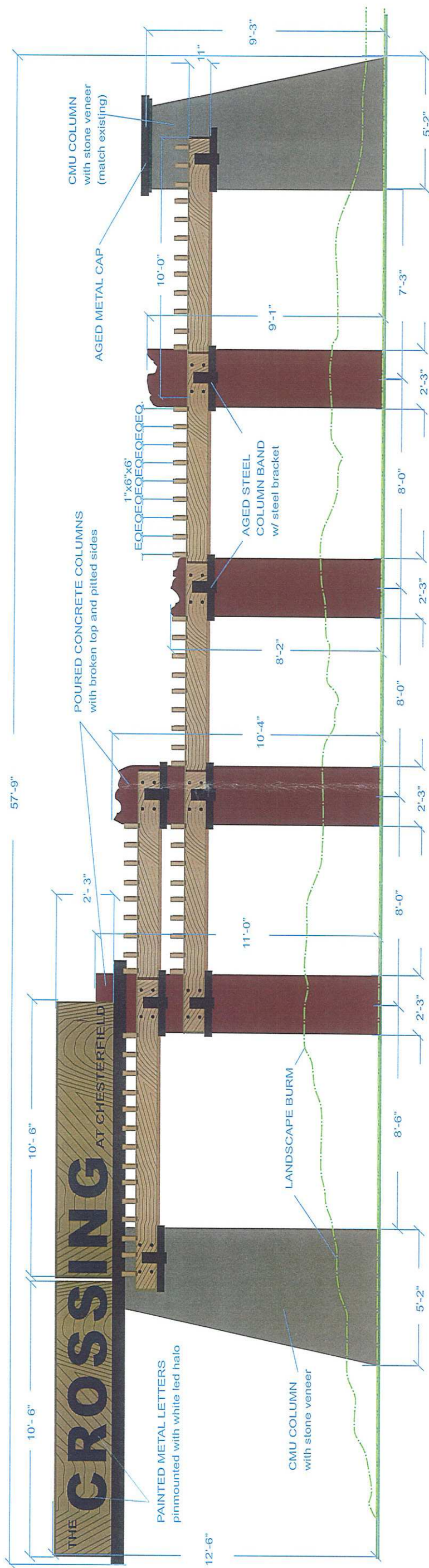
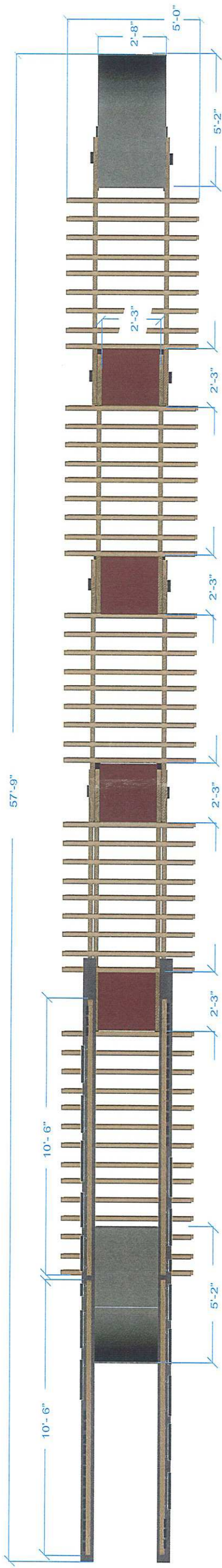
INDUSTRIAL DESIGN

Windsor Crossing Main ID

Entry sign - Chesterfield, MO



PITTED CONCRETE texture reference



EXISTING STONE veneer reference

ENTRY SIGN - SIGN PLAN/ELEVATION

SCALE: 1/8" = 1'-0"



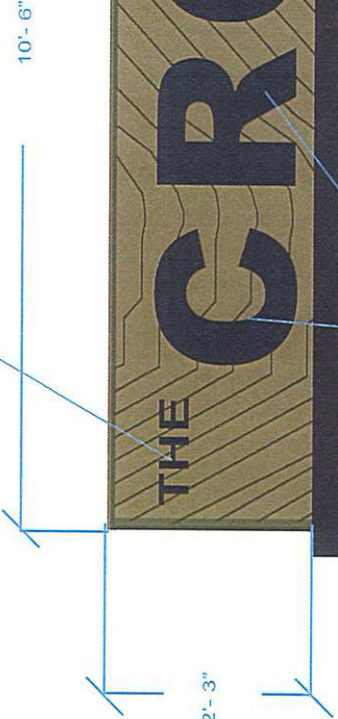
INDUSTRIAL DESIGN

Windsor Crossing Main ID

Entry sign - Chesterfield, MO



4" PAINTED ALUMINUM LETTERS
surface mounted



THE

CROSSING

AT CHESTERFIELD

2'-3"

10'-6"

10'-6"

23'-0"

PAINTED ALUMINUM LETTERS
pinmounted with white led halo

4" PAINTED ALUMINUM LETTERS
surface mounted

STAINED WOOD SUBSTRAIGHT

6" STEEL "U" CHANNEL



WOOD STAIN & METAL BRACKET
reference

STAINED WOOD SUBSTRAIGHT

18" ALUMINUM PAINTED FACE LETTER

4" ALUMINUM PAINTED FACE LETTER

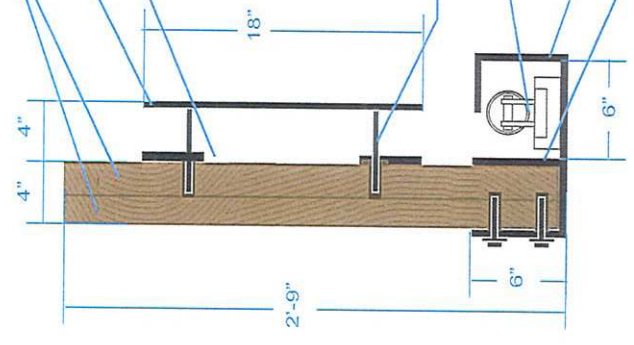
12V INPUT POWER CABLE/ BRINGS POWER
TO UP TO 16' OF PCB'S

STAND-OFF HARDWARE

FLUORESCENT LIGHTING

6" WIDE STEEL "U" CHANNEL

6" STEEL "U" CHANNEL



WINDSOR MAIN ID

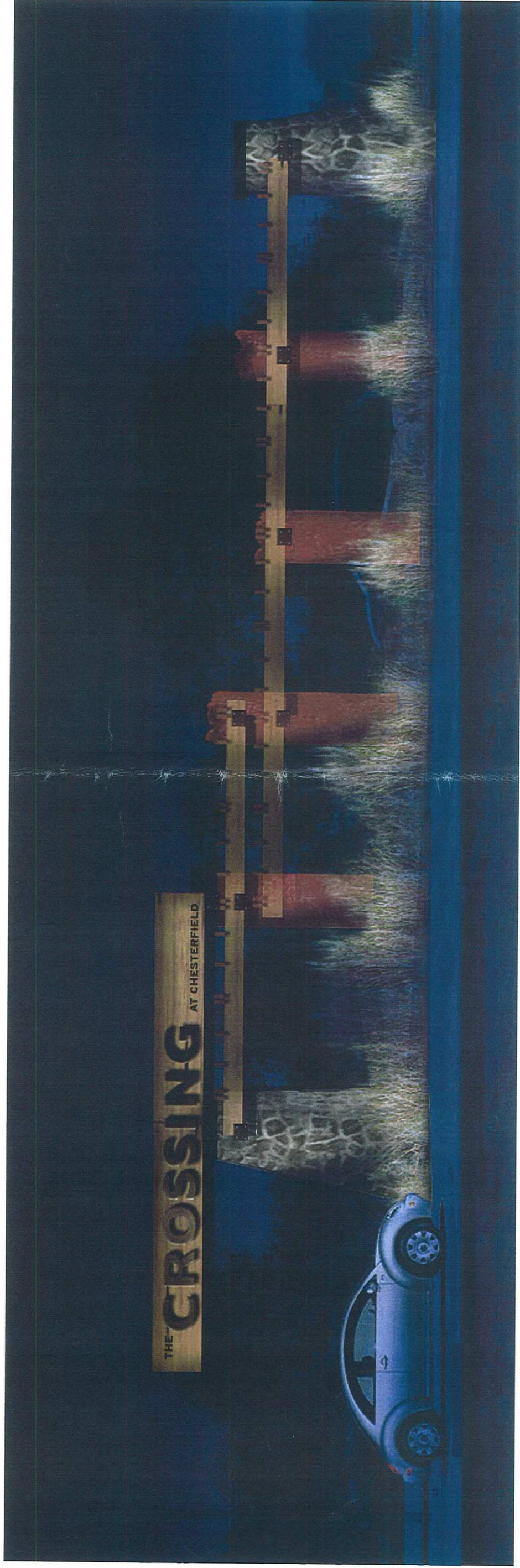
3005 locust street
st. louis, mo 63103
hector@monk-e-do.com
314-610-3198

ENTRY SIGN - SIGN SECTION / LITE WALL

INDUSTRIAL DESIGN

Windsor Crossing Main ID

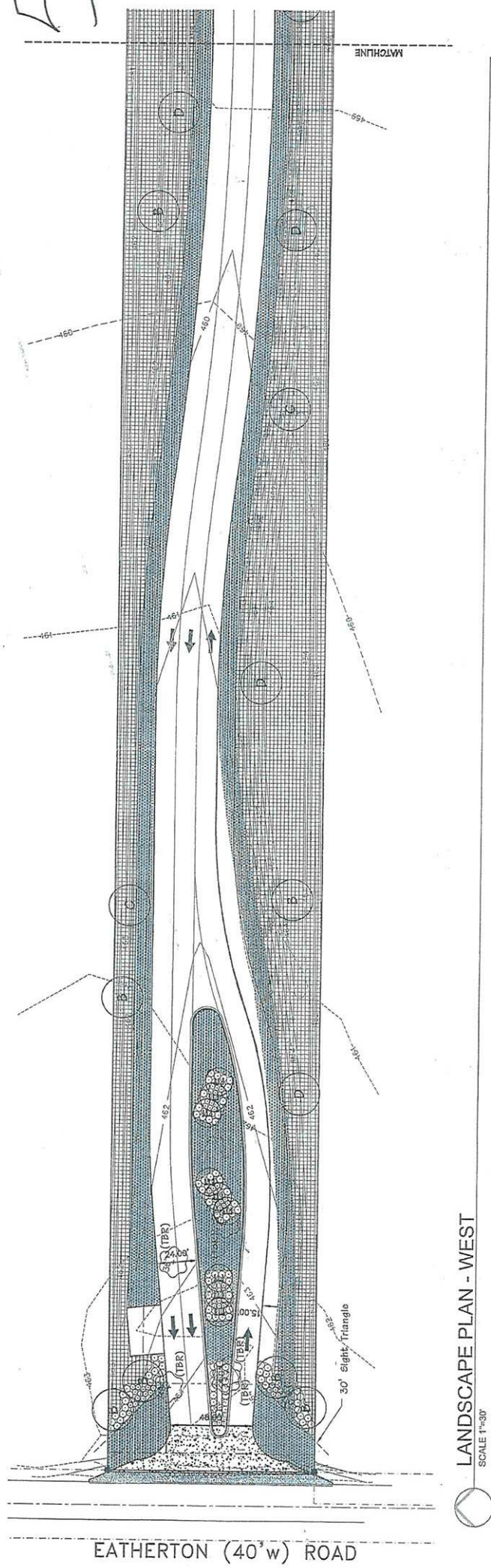
Entry sign - Chesterfield, MO



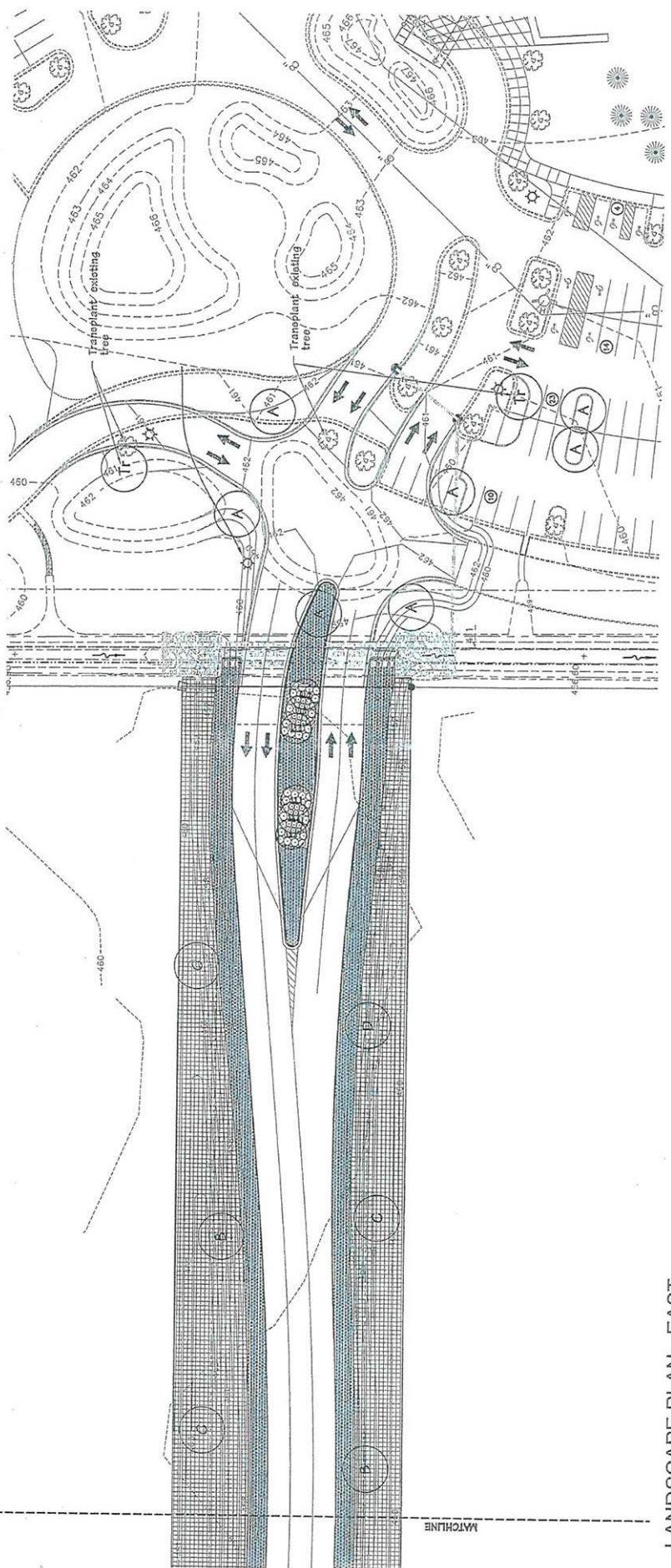
ENTRY SIGN - LIGHTING INTENT

SCALE: 1/2" = 1'-0"

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LANDSCAPE PLAN - WEST
SCALE 1"=30'

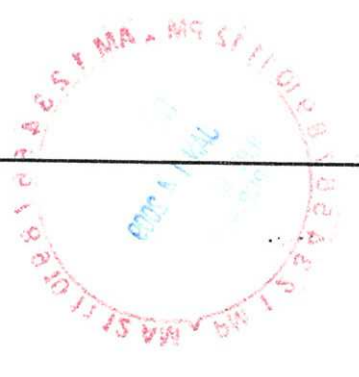


LANDSCAPE PLAN - EAST
SCALE 1"=30'

TREE CODE	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	NUMBER
A	7	Aster x Freemanii 'Jefferson'	Autumn Blaze Maple	2 1/2"	B&B
B	9	Quercus bicolor	Swamp White Oak	2 1/2"	B&B
C	5	Quercus stellata	Bur Oak	2 1/2"	B&B
D	5	Crataegus viridis 'Winter King'	Winter King Hawthorn	2 1/2"	B&B
a	146	Callamagrostis x acutiflora 'Karl Forester'	Forester's Feather Reed Grass	10-24"	5 Gal
b	129	Sporobolus heterolepis	Prairie Dropseed	10-24"	5 Gal
		Prairie Grass Mix #1			
		Prairie Grass Mix #2			

Mitigation Calculations
 Canopy Coverage of Trees To Be Removed:
 10,850 s.f.
 Allowable Percentage of Trees To Be Removed:
 70%
 Current Percentage of Trees To Be Removed:
 100%
 Mitigation required.
MITIGATION TREES:
 9 Large Trees (Bur Oak and Post Oak)
 400 s.f. canopy coverage for each = 3,600 s.f.

County of St. Louis
 I, the undersigned, County Clerk of St. Louis County, Missouri, do hereby certify that the foregoing is a true and correct copy of the original as recorded in the office of the County Clerk of St. Louis County, Missouri, on this 15th day of May, 2007.
 Witness my hand and official seal this 15th day of May, 2007.
 County Clerk of St. Louis County, Missouri



Consultants:

Windsor Crossing Community Church
 New Entry Drive
 Chesterfield, MO

Revisions:	Date	Description	No.
	8-21-07	City Comments	1
	10-24-07	City Comments	2
	12-21-07	Revised Plan	3

Drawn: BAR
 Checked: JAG

Loomis Associates
 Landscape Architects/Planners
 4600 South Brentwood Blvd., Suite 100
 St. Louis, MO 63110
 Phone: 314.291.1000
 Fax: 314.291.1001
 Email: info@loomisassociates.com

Sheet Title: Landscape Plan
 Sheet No.: LP-1
 Date: 07/11/07
 Job No.: 800.002

sub 709

sub 709