



## VII. C.

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

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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

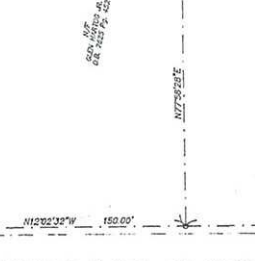
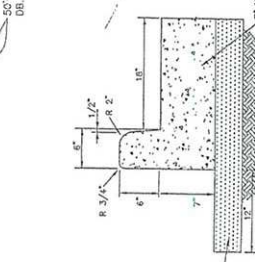
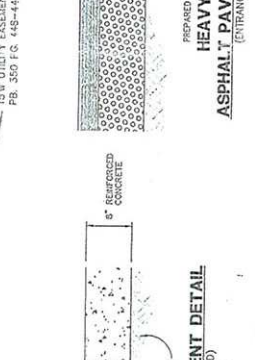
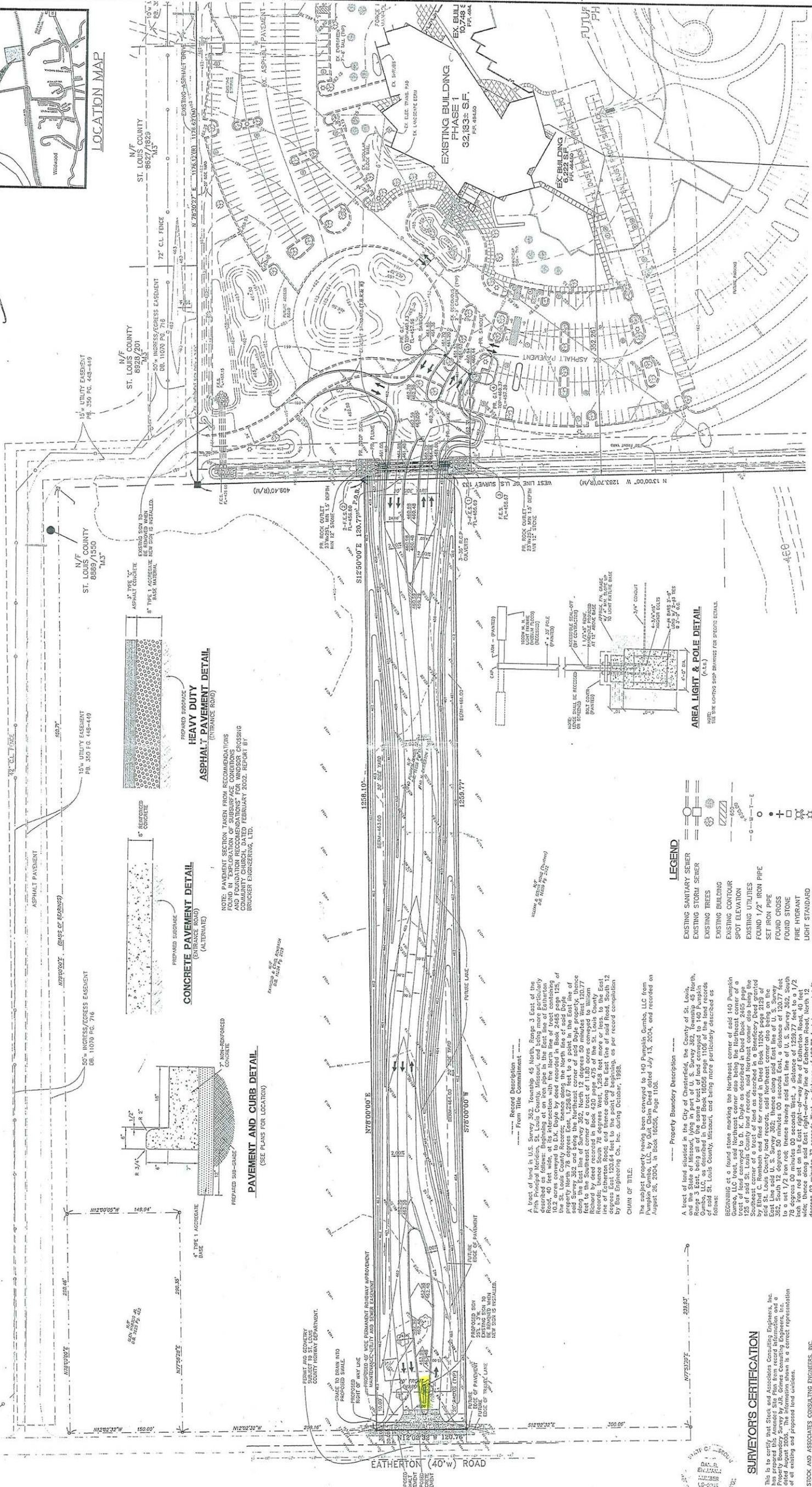
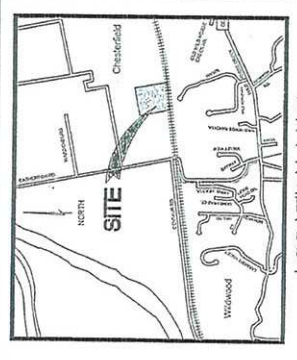
Attachments:  
4<sup>th</sup> Amended Site Plan  
Monument Sign Elevation and Details  
Amended Landscape Plan



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

53  
774  
702 9<sup>th</sup>



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.

PREPARED SUB-GRADE  
7. NON-REINFORCED CONCRETE  
1.5\"/>

PREPARED SUB-GRADE  
8\"/>

HEAVY DUTY ASPHALT PAVEMENT DETAIL (ENTRANCE ROAD)

PREPARED SUB-GRADE  
8\"/>

PREPARED SUB-GRADE  
8\"/>

AREA LIGHT & POLE DETAIL (C.C.S.)  
NOTE: SEE SITE PLAN FOR SPACING AND DETAIL.

LEGEND  
EXISTING SANITARY SEWER  
EXISTING STORM SEWER  
EXISTING TREES  
EXISTING BUILDING  
EXISTING CONTOUR  
SPOT ELEVATION  
EXISTING UTILITIES  
FOUND 1/2\"/>

REVISIONS  
NO. DATE BY  
1. 01/10/08 J.R.

PERTINENT DATA  
SITE ACREAGE = 3.49 ACRES  
FIRE DISTRICT = 1104  
SEWER DIST. = METROPOLITAN ST. LOUIS SEWER DIST.  
WATER SERVICE = MISSOURI AMERICAN WATER COMPANY  
GAS SERVICE = AMERICAN SOUTHWESTERN BELL  
ELECTRIC SERVICE = 1104 N. EATHERTON RD.  
LOCATOR NUMBER = WINDSOR CROSSING COMMUNITY CHURCH

CHURN OF TITLE  
The subject property having been conveyed to 140 Pumphin 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, being all or part of U.S. Survey 362, Township 45 North, Range 3 East, being all of the same tract of land conveyed to 140 Pumphin Cumber, LLC, by the City of Chesterfield, Missouri, on July 13, 2004, and recorded on August 26, 2004, in Book 10026, Page 1105.

ELUCIDATION INFORMATION:  
The 2004 1/2\"/>

GRAPHIC SCALE  
1 inch = 50 feet

REVISIONS  
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1. 01/10/08 J.R.

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WINDSOR CROSSING COMMUNITY CHURCH  
FOURTH AMENDED SITE PLAN  
M.S.D. # - 24854-01  
BASE MAP # - 18-W  
01/10/08  
STOCK & ASSOCIATES  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63005  
Tel: (314) 435-4290  
Fax: (314) 435-4290  
E-mail: general@stockeng.com  
Web: www.stockeng.com

ST. LOUIS COUNTY  
RECORDED  
01/10/08  
BOOK 352, PAGE 53-55  
FILED FOR RECORD  
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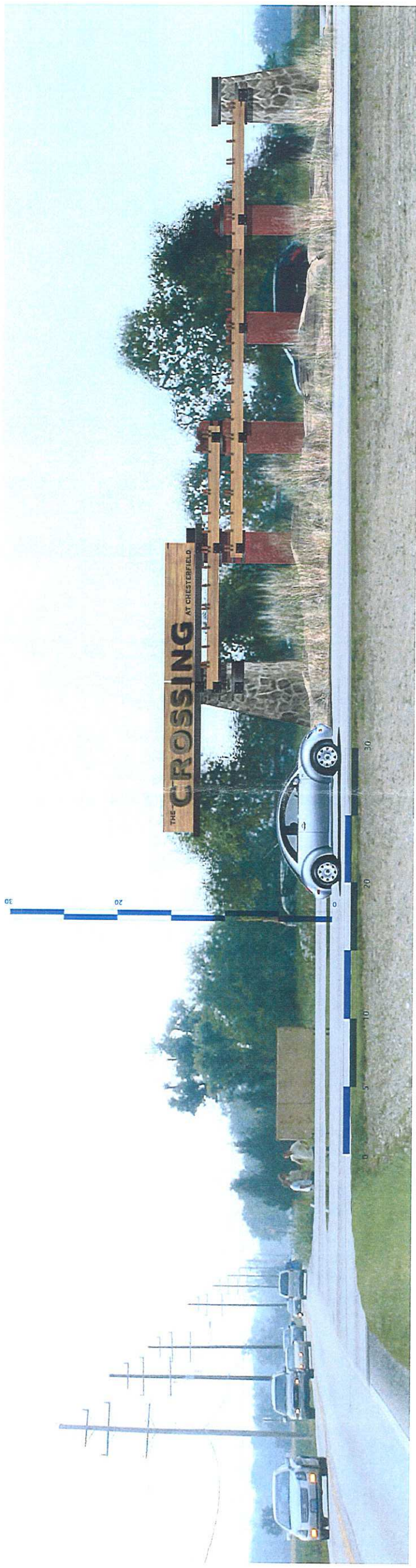




**INDUSTRIAL DESIGN**

**Windsor Crossing Main ID**

Entry sign - Chesterfield, MO



Windsor Crossing Main ID - Chesterfield, MO

**WINDSOR MAIN ID**

3005 Locust Street  
St. Louis, MO 63103  
hector@monk-e-do.com  
314-610-3198





**INDUSTRIAL DESIGN**

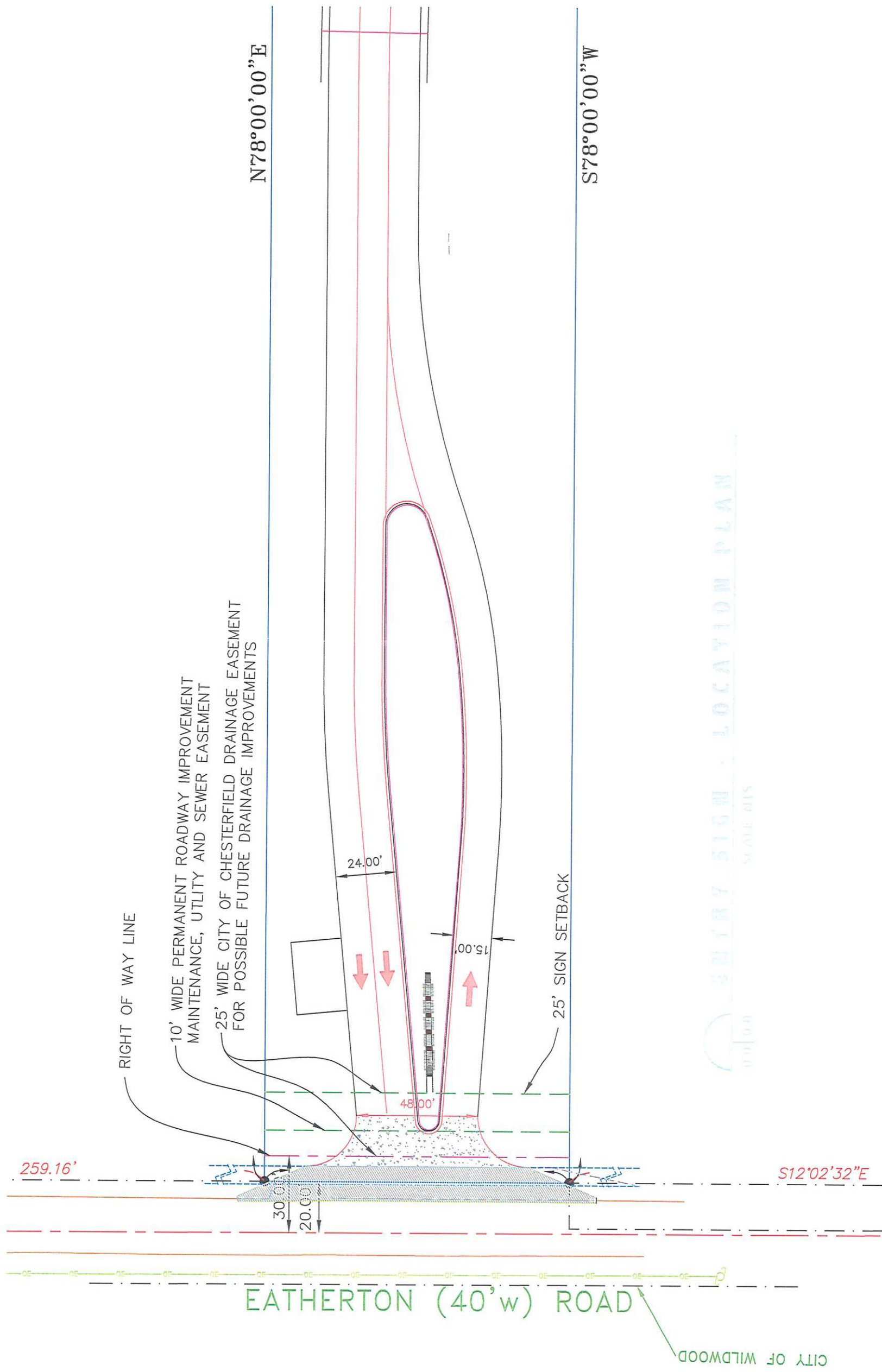
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Entry sign - Chesterfield, MO



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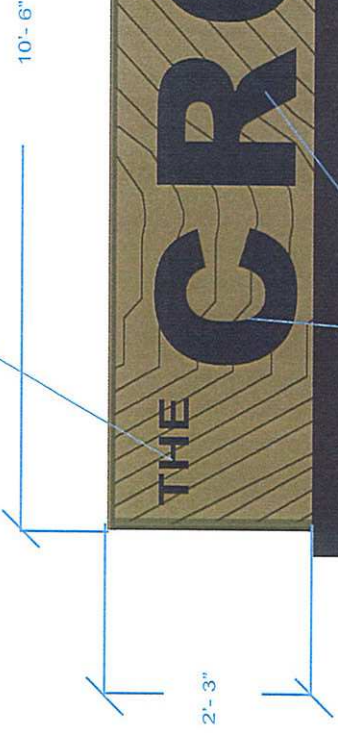
# INDUSTRIAL DESIGN

## Windsor Crossing Main ID

Entry sign - Chesterfield, MO



4" PAINTED ALUMINUM LETTERS  
surface mounted



2'-3"

10'-6"

23'-0"

PAINTED ALUMINUM LETTERS  
pinmounted with white led halo

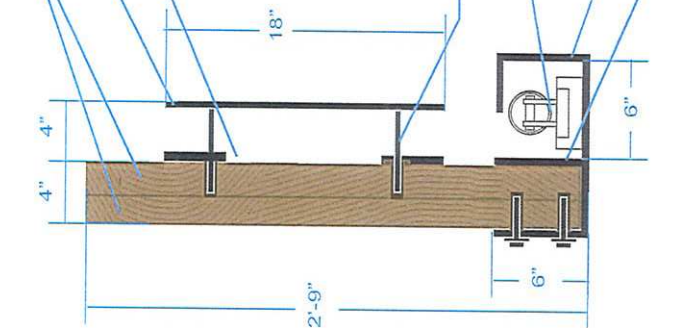
10'-6"

STAINED WOOD SUBSTRAIGHT

6" STEEL "U" CHANNEL

4" PAINTED ALUMINUM LETTERS  
surface mounted

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



WOOD STAIN & METAL BRACKET  
reference

# WINDSOR MAIN ID

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

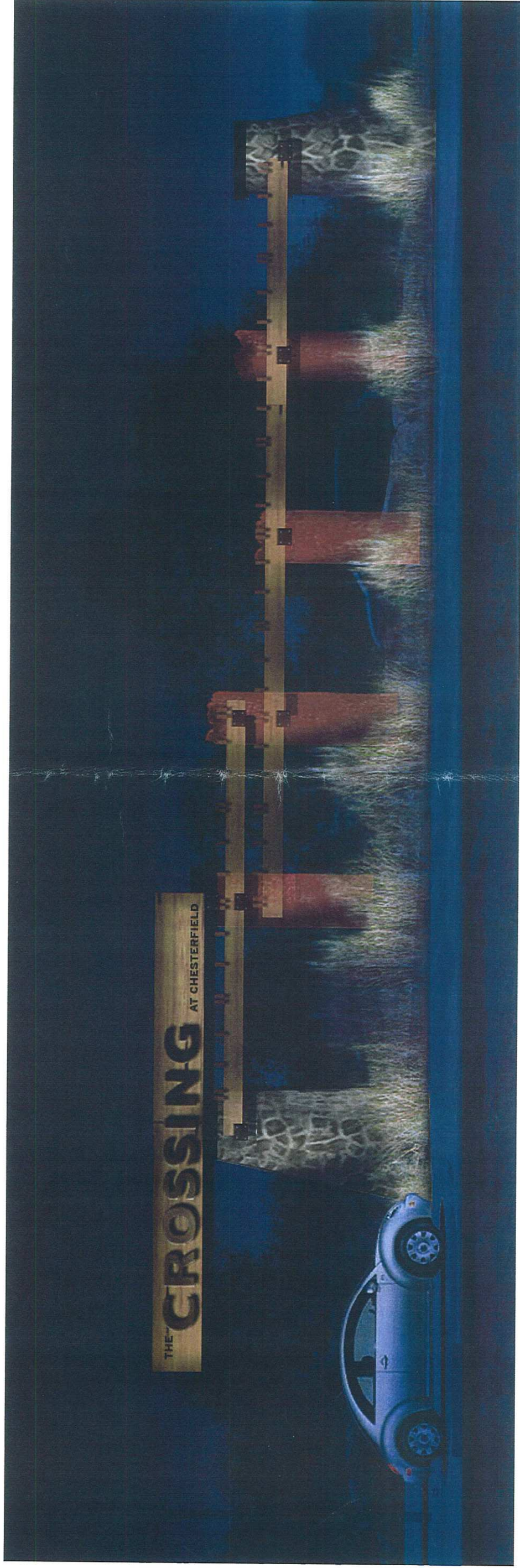
ENTRY SIGN - SIGN SECTION / LITE WALL



**INDUSTRIAL DESIGN**

**Windsor Crossing Main ID**

Entry sign - Chesterfield, MO

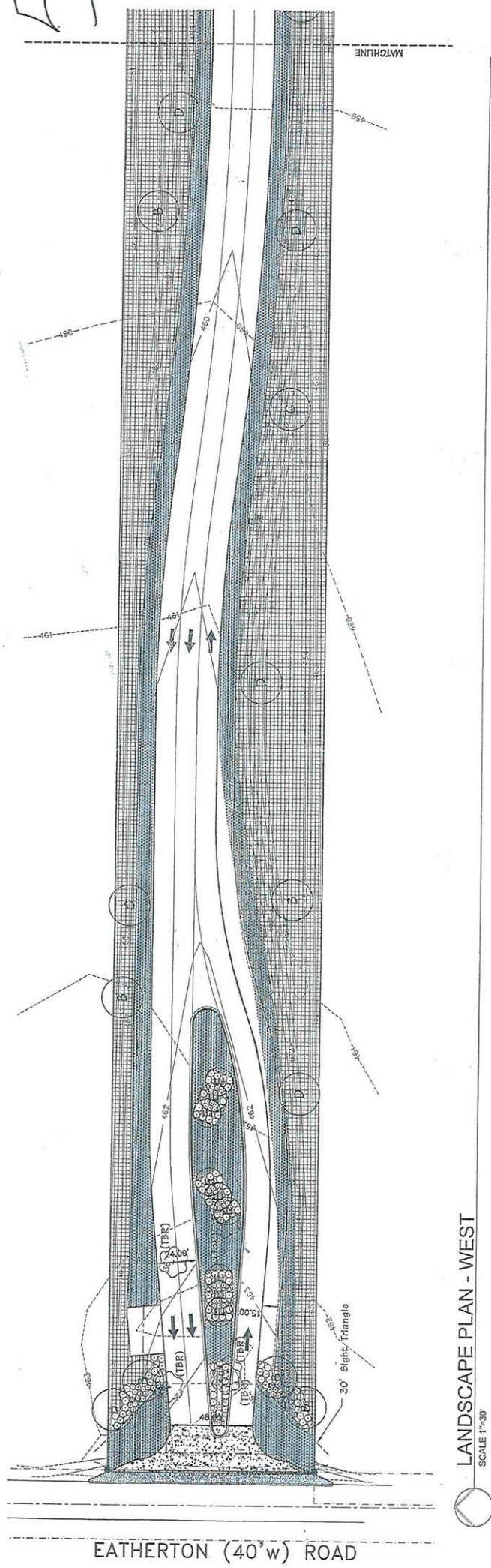


ENTRY SIGN - LIGHTING INTENT

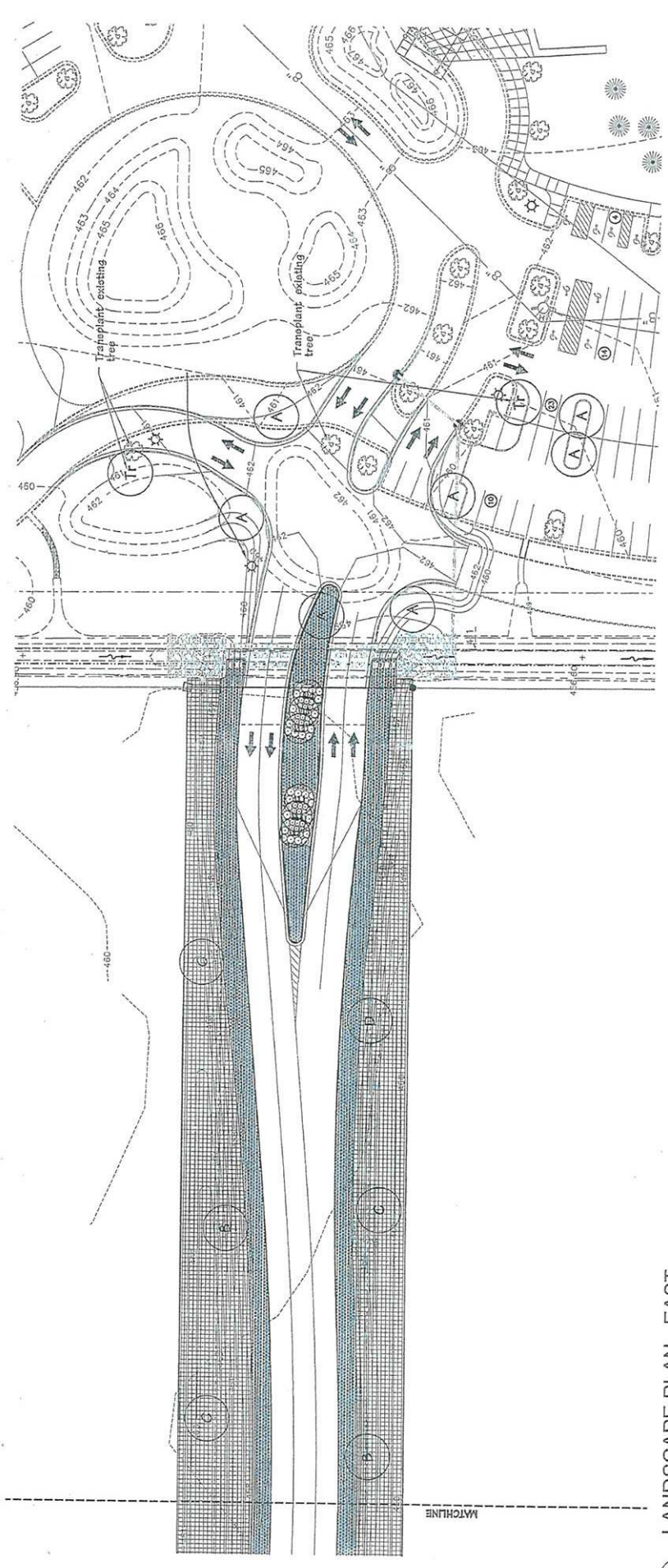
SCALE: 1/2" = 1'-0"



55



LANDSCAPE PLAN - WEST  
SCALE 1"=30'



LANDSCAPE PLAN - EAST  
SCALE 1"=30'

TREE CODE	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
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	Calluna rosea 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, being a duly qualified and licensed Professional Engineer in the State of Missouri, do hereby certify that the above is a true and correct copy of the original as shown to me by the engineer or architect.  
 Witness my hand and official seal this 15th day of July, 2007.  
 [Signature]  
 [Seal]



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

loomisAssociates  
 landscape architects/planners  
 4600 S. Brentwood Blvd., Suite 100  
 St. Louis, MO 63109  
 Phone: 314.433.1000  
 Fax: 314.433.1001  
 www.loomisassociates.com

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

sub 709

sub 709

