

Planning Commission Staff Report

Project Type: Sign Request

Meeting Date: February 11, 2019

From: Jessica Henry, Assistant City Planner *jh*

Location: A 0.32 acre tract of land located on the south side of Old Chesterfield Road east of Baxter Road.

Description: **Burkhardt Place (16658 Old Chesterfield Road):** A sign request for one (1) freestanding post sign of six (6) square feet in outline area located on the south side of Old Chesterfield Road and zoned "PC" Planned Commercial District with a Landmark Preservation Area (LPA) designation.

PROPOSAL SUMMARY

TN Rental Property has submitted a sign request for the property located at 16658 Old Chesterfield Road. The request is for one (1) freestanding post sign with a six (6) square foot outline area. The subject site consists of a bungalow style house, the use of which is restricted to office by the governing ordinance.



Figure 1: Aerial Image of Subject Site

HISTORY OF SUBJECT SITE

The subject site is within the boundaries of the historic Burkhardt Place Subdivision which was the first area to be platted in Chesterfield. Originating as a 21-acre tract of land owned by Christian Burkhardt in 1877, the subject property is included in the image of the original Burkhardt plats below. According to St. Louis County tax records, the existing bungalow home on the site was constructed in 1925.

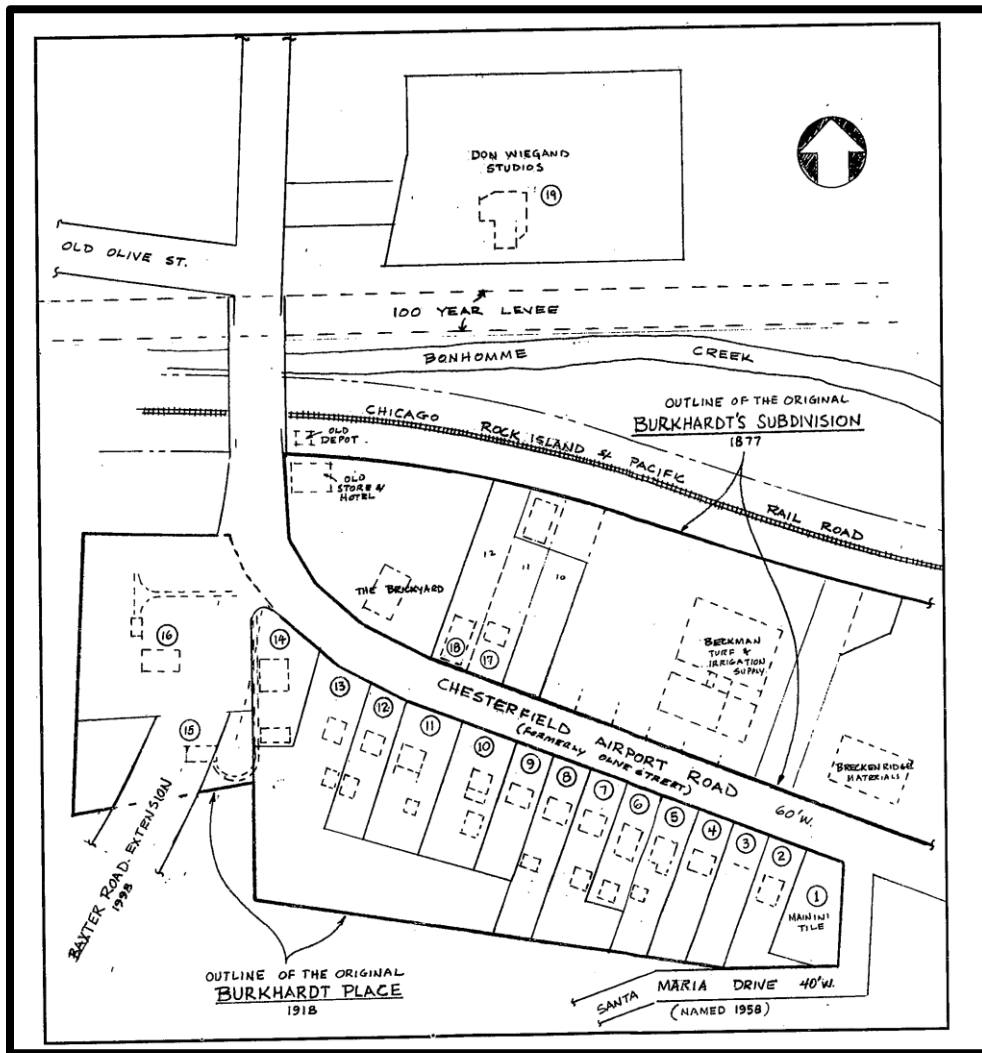


Figure 2: Illustration from Dan Rothwell's book "A Guide to Chesterfield's Architectural Treasures"

St. Louis County zoned the subject site "NU" Non-Urban District in 1965. On October 18, 1999, the City of Chesterfield approved Ordinance 1565, which zoned the subject site from a "NU" Non-Urban District to a "PC" Planned Commercial District and approved a Landmark Preservation Area (LPA).

On March 6, 2000, the City amended Ordinance 1565 via Ordinance 1609 to revise the parking setbacks and Site Development Plan Submittal Requirements with regard to existing improvements.

On April 17, 2000, the City of Chesterfield City Council approved Ordinance 1618 to amend the parking setbacks.

STAFF ANALYSIS

The governing ordinance for the subject site includes the following requirements that are relevant to this request, with Staff comments in italics:

- All signage is subject to review by the Planning Commission for compatibility with the existing historic area.

A variety of traditional style signs, including post signs, are common along the Old Chesterfield Road corridor; however, the color and construction material of the proposed sign are more contemporary than many of the other signs along the corridor.

- The location of all signs shall be as approved by the Planning Commission.

The applicant has provided a Site Plan showing the proposed location of the sign.

- This development shall be permitted one (1) freestanding business or project identification sign.

The applicant is only requesting one freestanding sign.

- All permanent freestanding business and identification signs shall have landscaping, which may include, but not be limited to, shrubs, annuals, and other materials, adjacent to the sign base or structural supports. This landscaping shall be as approved by the Planning Commission.

The applicant has provided a proposed planting palette.

Additionally, several of the properties along the Old Chesterfield Road corridor have been designated as Landmark Preservations Areas. The Unified Development Code states that the intent of the LPA overlay is “to encourage the rehabilitation, restoration, and adaptation of these historic elements for current use.” As this area has historic significance to the City, the LPA overlay was created to provide flexibility in development requirements and performance standards to encourage preservation of these structures and preservation of the character of the area.



Figure 3: Aerial Image indicating properties with an LPA designation

The LPA designation, through its intended flexibility from certain development standards, has allowed for the emergence of more traditional style freestanding signs in lieu of typical monument signs along this corridor. While there is some variety in the signage, including in material, color, height, and number of posts (single vs. double-post), this type of signage generally serves to create a standard for the area which is both appropriate from a historic standpoint and reinforces the identity and sense of place along the corridor. This is consistent with the intent of the LPA designation and with the specific standards contained within the site-specific ordinance; however, every sign request should be evaluated individually, with consideration given to the appropriateness of the sign style, construction, material, height, etc. The following images show some of the post style signs along the corridor.



STAFF RECOMMENDATION

After reviewing the sign request for 16658 Old Chesterfield Road, Staff does not have any outstanding comments on the request. Staff recommends approval of this request if the Planning Commission determines that the proposed sign meets the intent of the LPA designation and Ordinance 1618.

MOTION

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

- 1) "I move to approve (or deny) the sign request for Burkhardt Place (16658 Old Chesterfield Road)."

- 2) "I move to approve the sign request for Burkhardt Place (16658 Old Chesterfield Road) with the following conditions" (Conditions may be added, eliminated, altered or modified)

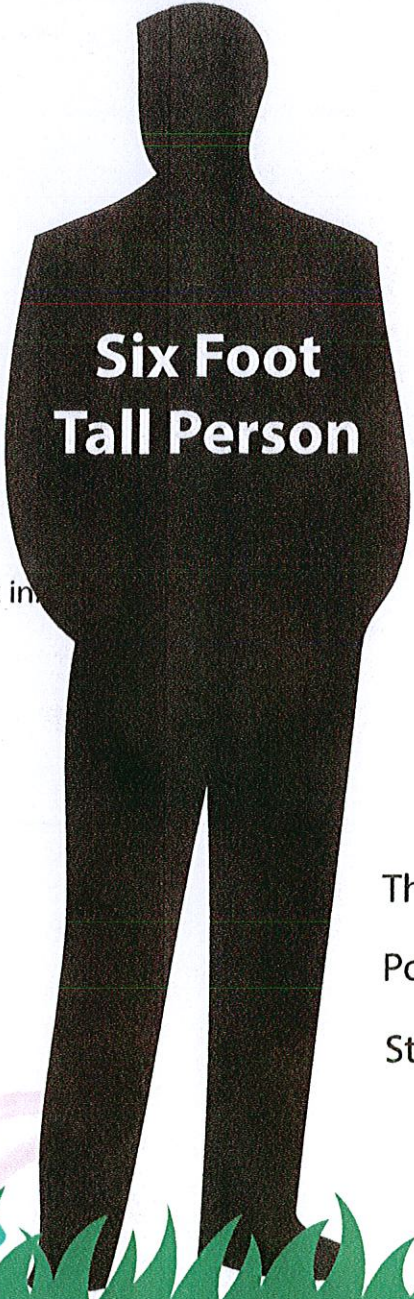
Attachments: Proposed sign drawing
 Site Plan showing location of sign
 Planting palette

47 in.

36 in.

24 in.

72 in.



The 47" arm holds up to a 36" sign
Powerstake installation
Standard Flat Vinyl Cap

FASTSIGNS.
More than fast. More than signs.

4101 Mexico Rd., Suite 1
St. Peters, MO
63376
(636) 875-7337

THIS DESIGN AND ENGINEERING IS SUBMITTED AS OUR PROPOSAL, AND THE RIGHT TO USE OR EXHIBIT IN ANY FORM, IS NOT AUTHORIZED WITHOUT WRITTEN PERMISSION.

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Address: _____

City: _____

State: _____

Account Rep: _____

Sales Rep: R. Mason

APPROVALS

CLIENT _____

DESIGN _____

PROD. _____

Designer: _____

Design No. _____

DATE 10-08-2018

Rev. Date: _____

DESCRIPTION

The purchaser agrees to hold the seller harmless against any cause for action for damage which may occur as a result of drilling for piers or foundations, including but not limited to sewer gas lines or any underground obstacles which purchaser or others may deem valuable.



AMP

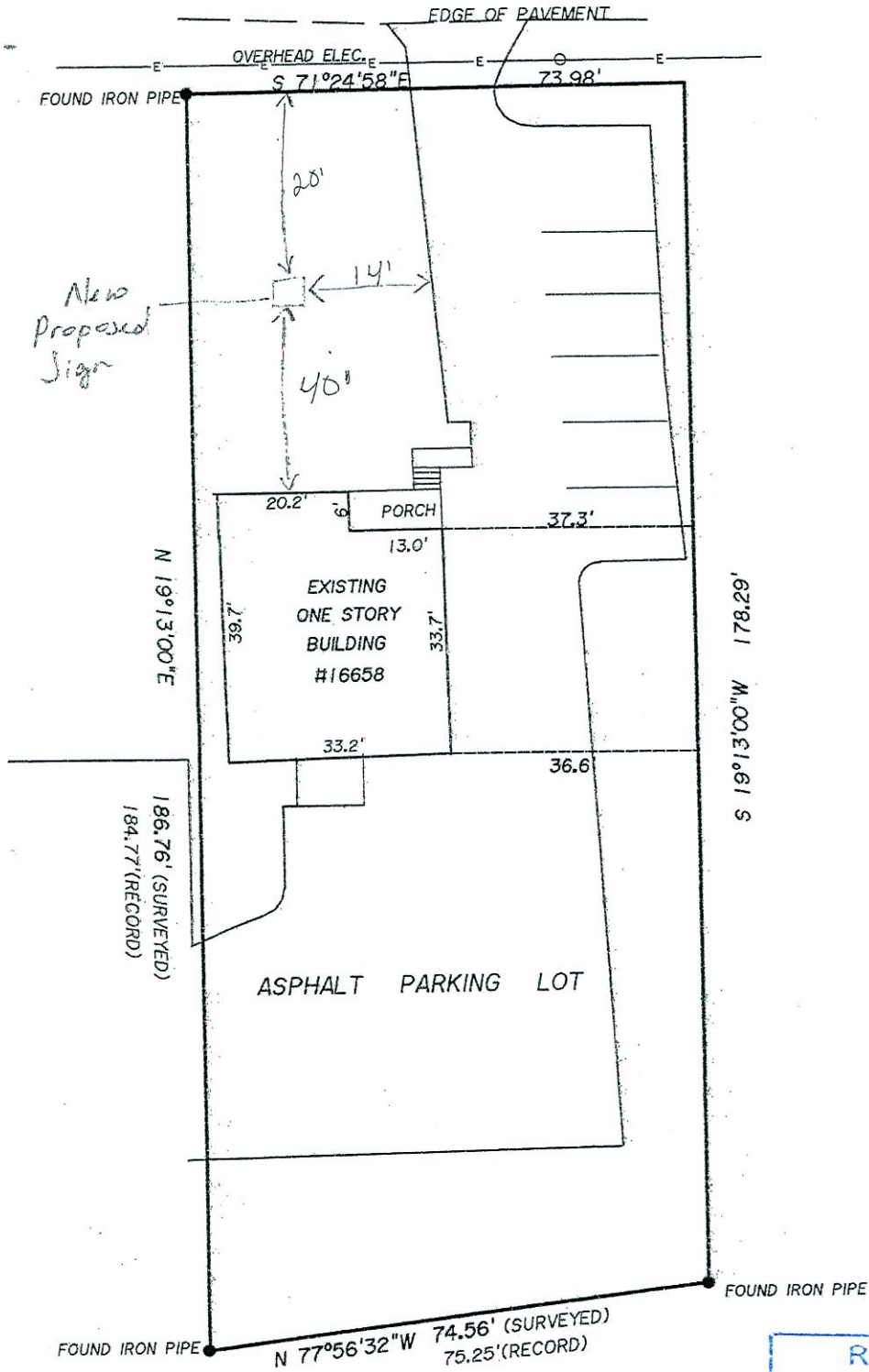
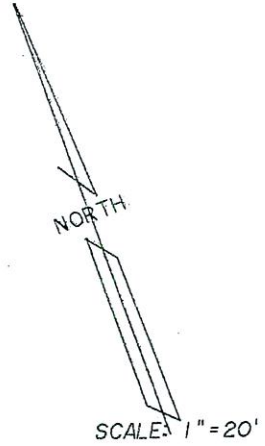
RESTORATION | CONSTRUCTION

636-735-3676



BURKHARDT PLACE
 LOT 11
 ST. LOUIS COUNTY, MO.

OLD CHESTERFIELD RD. 60' W.



RECEIVED
 NOV 30 2018
 City of Chesterfield
 Department of Public Services



LANDMARK SURVEYING CO.
 802 E. Main St., Wentzville, Mo., 63385
 636-332-9190 327-5853 FAX: 332-9285
 EMAIL: LNDMRKSURV@HOTMAIL.COM

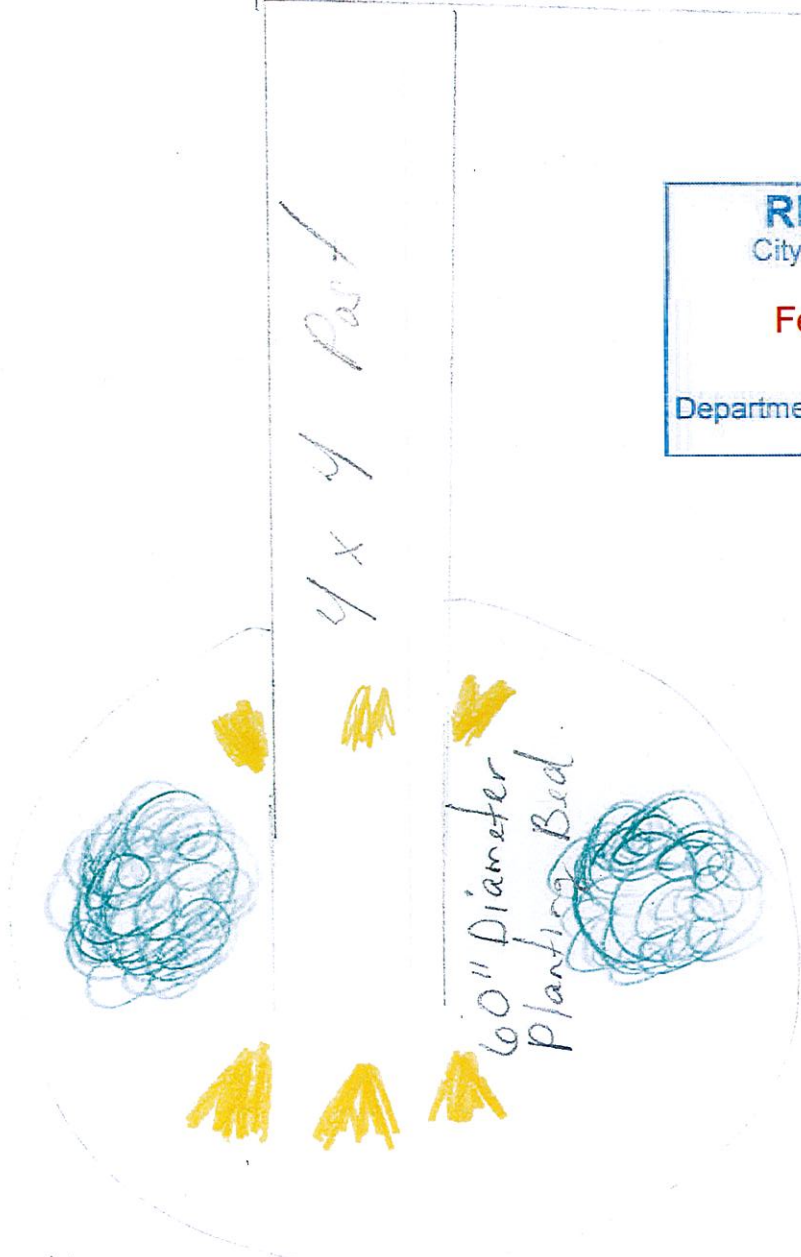
COMERCIAL SITE PLAN



drwn: DWW	chd:	rev:	job no:
date: 3-19-18	date:	date:	

PREPARED FOR: BYRNE HOMES

AMP

RECEIVED
City of Chesterfield
Feb 06 2019
Department of Public Services



-  - 2 - 3 gallon Winter Gem Boxwoods
-  - 6 - 1 gallon Stella Daylilies