



VII. A.

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

February 24, 2009

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

The Planning Commission agenda for **March 5, 2009** will include the following item for your consideration:

Wings Corporate Estates (18390 Wings Corporate Drive): A free-standing sign for land zoned "PI" Planned Industrial District, located at the intersection of Eatherton Road and Wings Corporate Drive.

Dear Planning Commission:

D.F. Adams & Associates have re-submitted a request for a free-standing for the above referenced development which exceeds the sign requirements established in the City of Chesterfield Zoning Ordinance. The Department of Planning and Public Works has reviewed the request and submits the following report:

BACKGROUND

- The subject site was zoned "NU" Non-Urban prior to incorporation by the City of Chesterfield.
- On February 6th, 2006, The City of Chesterfield approved Ordinance 2237 which changed the boundaries of an "NU" Non-Urban District to a "PI" Planned Industrial District.
- The sign was first presented at the November 11, 2008 Planning Commission meeting, and was held pending further information.
- It was then presented at the November 24, 2008 Planning Commission meeting and it failed to receive approval by a vote of 4-4.

SUBMITTAL INFORMATION:

Wings Corporate Estates is zoned "PI" Planned Industrial and is 36.6-acres. The Petitioners are proposing to construct a free-standing sign at the entrance to the 21 parcel development. The location of the sign is shown on the approved Site Development Concept Plan, however it is being brought forward to the Commission due to a request to dimensional requirements.

This request is before the Planning Commission for review because the Petitioners are requesting modifications to the Sign Requirements found in Section 1003.168.C.2(2) of the City of Chesterfield Zoning Ordinance.

The modifications being requested to section 1003.168C.2(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.**

The Petitioners are requesting a sign height of 15 feet 5 inches. This height is measured from the finished grade at the base of the sign.

- 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.**

The Petitioners are requesting a sign base of 11 feet in height. The base will be enclosed in an aluminum skirting that will match the color of the sign face.

It should be noted that the sign as presented is the same as previously submitted to the Planning Commission for review on November 24, 2008. The Petitioners have provided a packet of information, which includes correspondence, an elevation of the sign and photographs to assist in their request.

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The location of the proposed sign does adhere to the structure setback for the development and falls outside the sight distance triangle.

The Department of Planning and Public Works requests action on the free-standing sign.

Respectfully submitted,



Annissa McCaskill-Clay, AICP
Lead Senior Planner

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

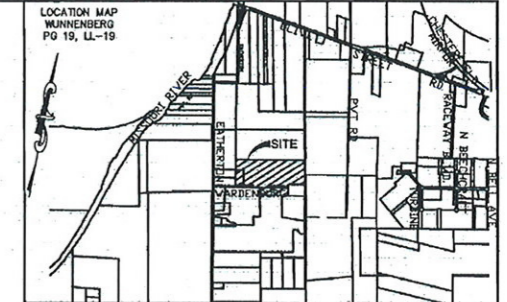
Attachments:
Letter from Petitioners
Site Development Concept Plan
Sign Elevations
Photographs

WINGS CORPORATE ESTATES

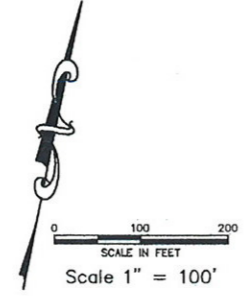
SITUATED IN U.S. SURVEY 362 & 133
TOWNSHIP 45 NORTH, RANGE 3 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Call Before you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.

876



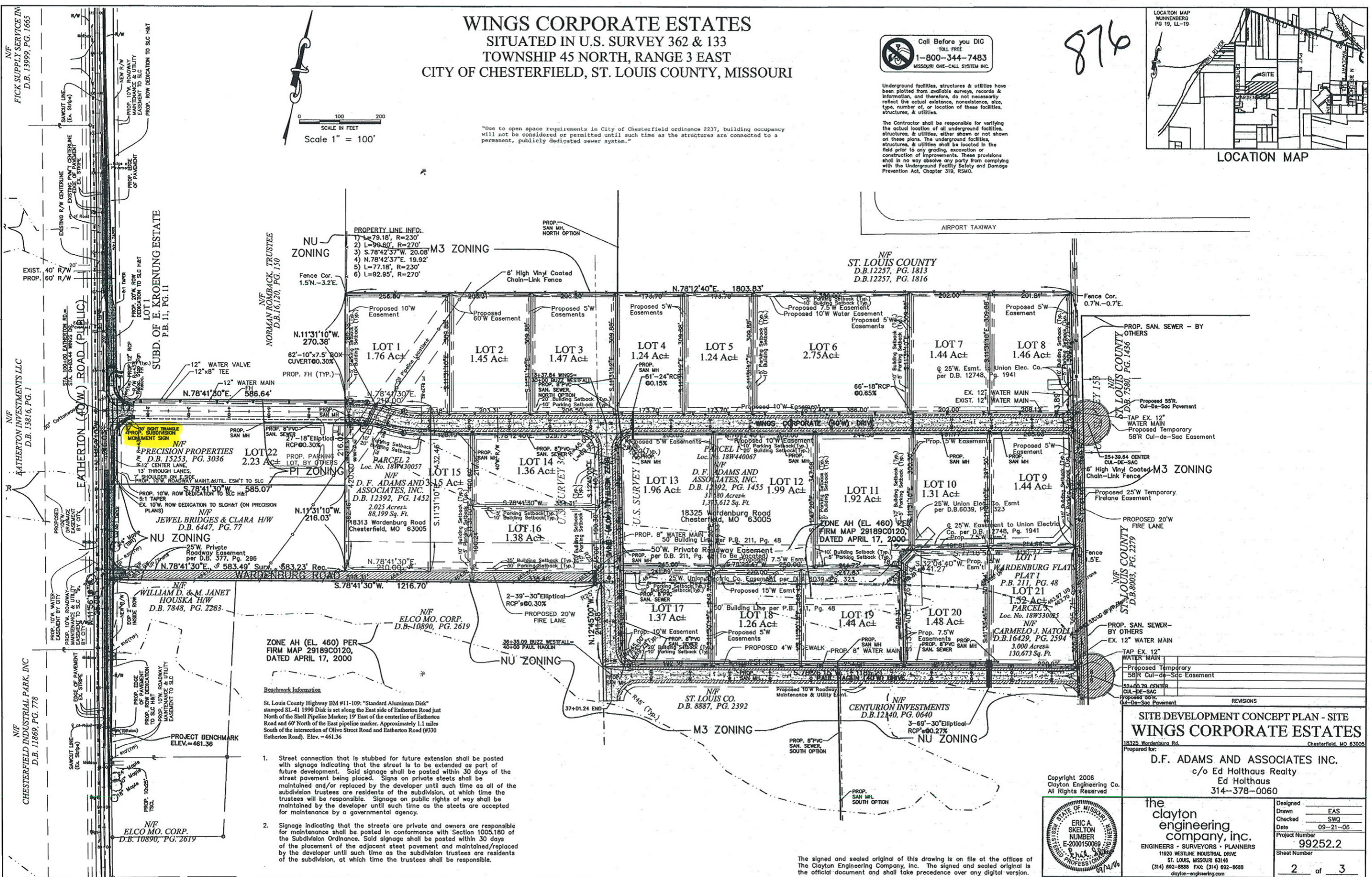
LOCATION MAP



"Due to open space requirements in City of Chesterfield ordinance 2237, building occupancy will not be considered or permitted until such time as the structures are connected to a permanent, publicly dedicated sewer system."

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.



Benchmark Information
St. Louis County Highway BM #11-109: "Standard Aluminum Disk" stamped SL-41 1990 Disk is set along the East side of Eatherton Road just North of the Shell Pipeline Marker; 19' East of the centerline of Eatherton Road and 60' North of the East pipeline marker. Approximately 1.1 miles South of the intersection of Olive Street Road and Eatherton Road (#830 Eatherton Road). Elev. = 461.36

- Street connection that is stubbed for future extension shall be posted with signage indicating that the street is to be extended as part of future development. Said signage shall be posted within 30 days of the street pavement being placed. Signs on private steets shall be maintained and/or replaced by the developer until such time as all of the subdivision trustees are residents of the subdivision, at which time the trustees will be responsible. Signage on public rights of way shall be maintained by the developer until such time as the steets are accepted for maintenance by a governmental agency.
- Signage indicating that the streets are private and owners are responsible for maintenance shall be posted in conformance with Section 1005.180 of the Subdivision Ordinance. Said signage shall be posted within 30 days of the placement of the adjacent steet pavement and maintained/replaced by the developer until such time as the subdivision trustees are residents of the subdivision, at which time the trustees shall be responsible.

SITE DEVELOPMENT CONCEPT PLAN - SITE WINGS CORPORATE ESTATES

18325 Wardenburg Rd. Chesterfield, MO 63005
Prepared for:
D.F. ADAMS AND ASSOCIATES INC.
c/o Ed Holthaus Realty
Ed Holthaus
314-378-0060



Copyright 2006
Clayton Engineering Co.
All Rights Reserved

the clayton engineering company, inc.
ENGINEERS - SURVEYORS - PLANNERS
11920 WESTLINE INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63146
(314) 692-8888 FAX: (314) 692-8888
clayton-engineering.com

Designed	EAS
Drawn	SWQ
Checked	
Date	09-21-06
Project Number	99252.2
Sheet Number	2 of 3

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

**D.F. Adams & Associates
1940 Craigshire
S. Louis, MO 63146**



January 27, 2009

City of Chesterfield
Planning Commission
690 Chesterfield Parkway West
Chesterfield. MO. 63011

Subject: Wings Corporate Estates
Entrance Sign

Dear Commission:

We are a 21 lot commercial building site located off Eatherton Road approximately 3.1 miles from Chesterfield Airport Road. The location for the sign is at the intersection of Eatherton Road and Wings Corporate Drive. We are requesting a sign that has the height of 15'5" from the finished grade. The ground leading up to the sign is very flat. Eatherton Road is long and very straight and flat. When following large trucks down Eatherton Road (see photo) we want to make sure the visitors can see the turn into Wings Corporate Estates.

The main road into the development will also be the road into the St. Louis County Spirit Airport. Many visitors unfamiliar with area looking for the road into the Airport will be helped by the larger sign.

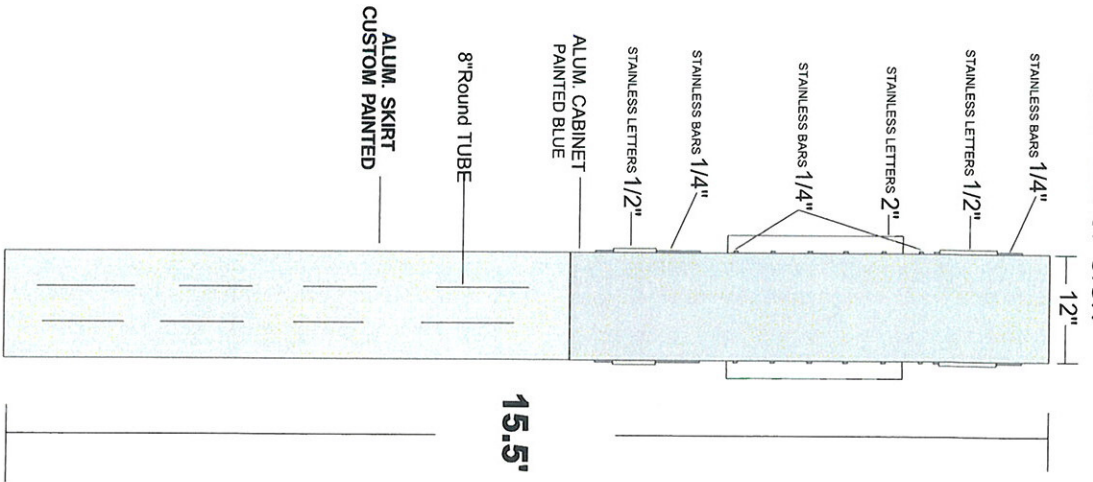
Sincerely,

A handwritten signature in black ink that reads "Rick Raleigh".

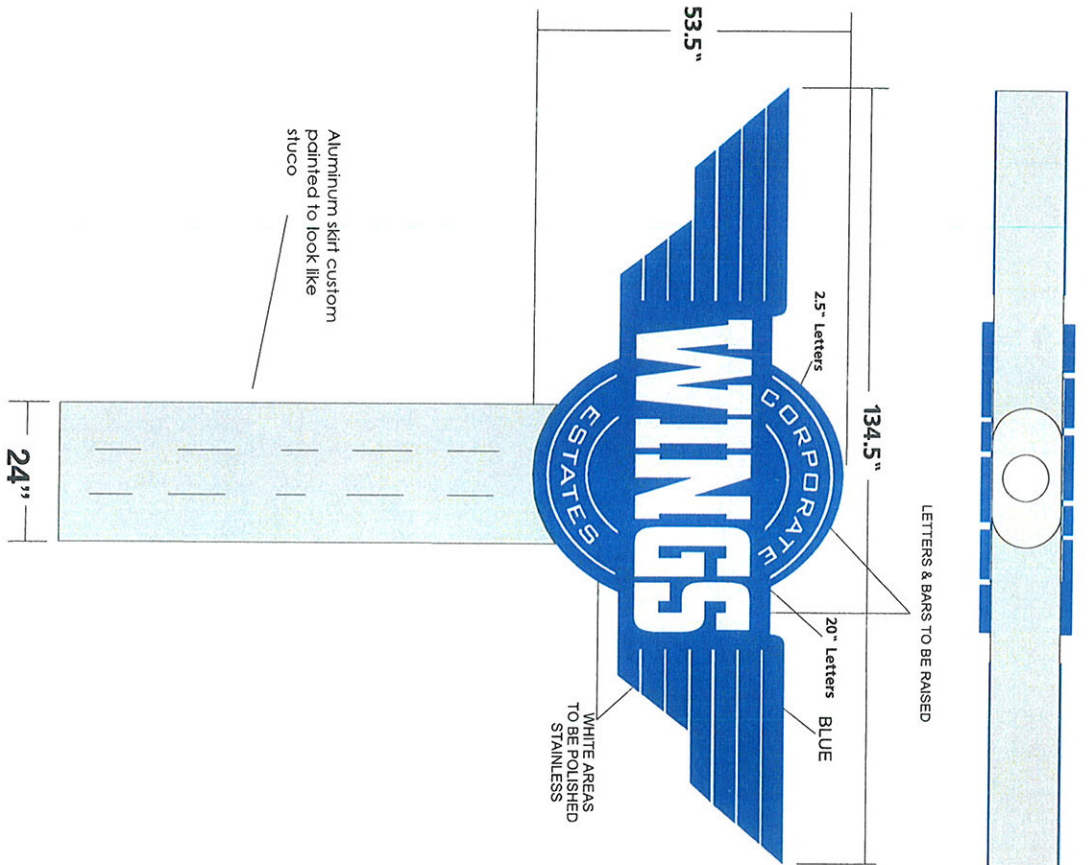
Rick Raleigh
Associate



SIDE VIEW OF SIGN



TOP VIEW



One of the Largest Showrooms in the Midwest

A-1 SIGN

A Business With No Sign Is A Sign Of No Business

1801 Russell
St. Louis, MO. 63104
john@a1sign.org
www.a-1signco.com

P 314-771-2218
F 314-771-7628
1-800-526-2218

Date : 3/4/08

Client : Wings Corporate Estates

Location : 18390 Wings Corporate Dr.
Chesterfield, MO. 63005

Project : Specs Done By: John J. Davis

PLEASE REVIEW THE ABOVE DRAWING, PLEASE SIGN BELOW IF YOU APPROVE AND FULLY UNDERSTAND THE CONTENTS OF WORK THAT IS TO BE DONE. THESE PLANS ARE THE EXCLUSIVE PROPERTY OF A-1 SIGN.

Client's Approval: _____ Date ____/____/____

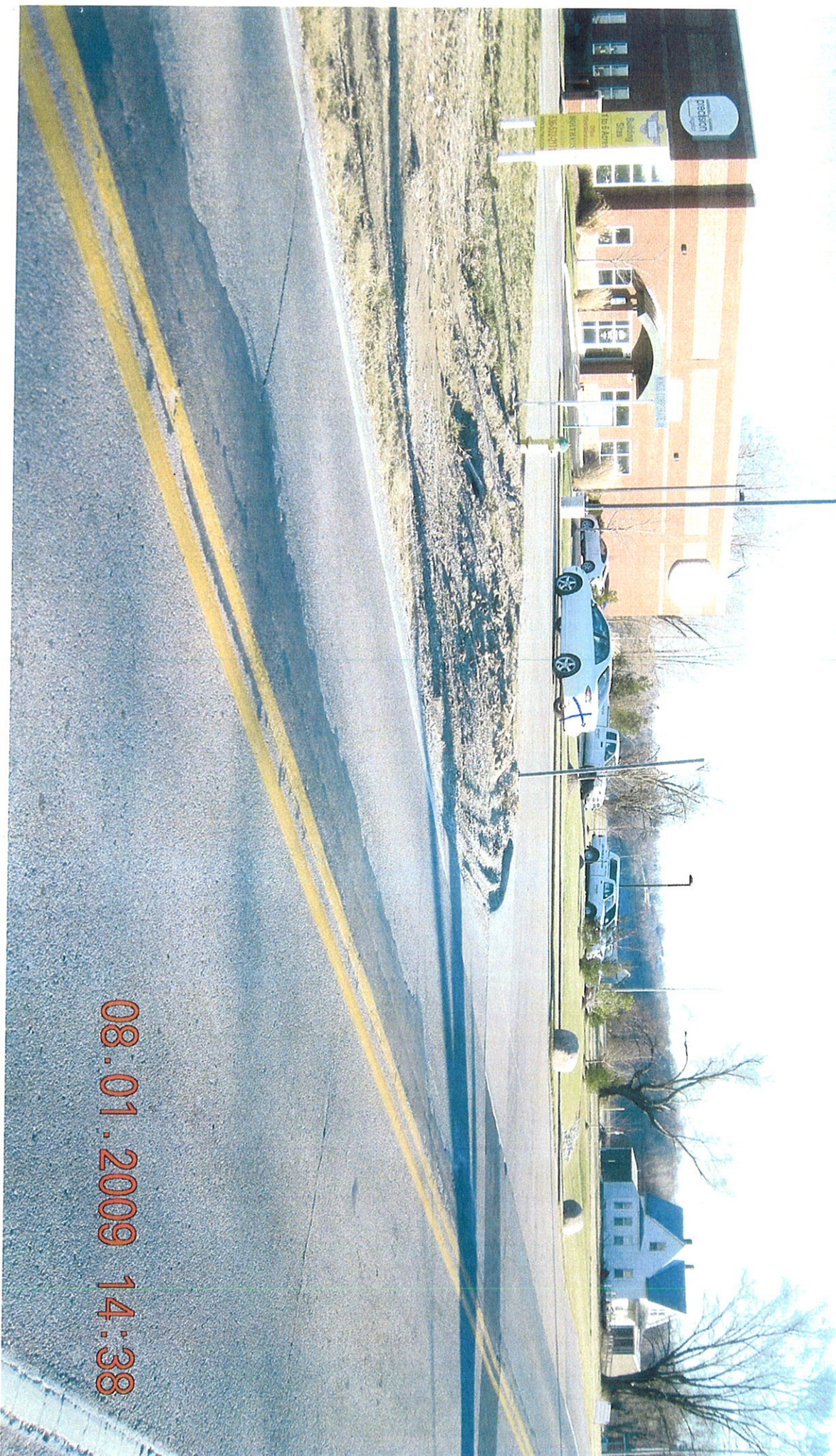
Landlord Approval: _____ Date ____/____/____

Sign _____ Sign _____

ON EATHERSON - TURNING LEFT INTO WINGS



08.01.2009 14:38



LOOKING SOUTH FROM SIGN



RECEIVED
JAN 12 2009
DEPT. OF PLANNING
& PUBLIC WORKS

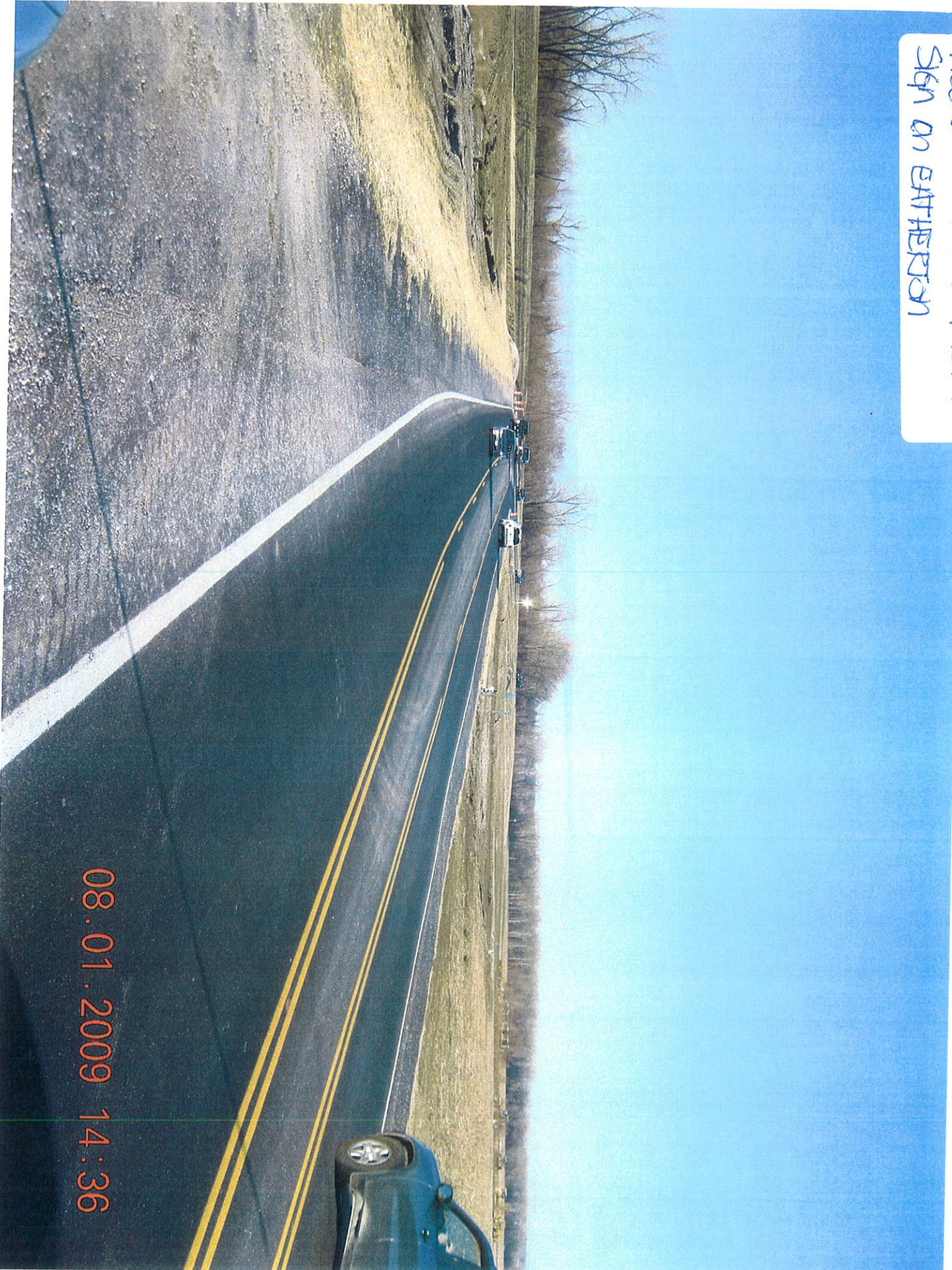
08.01.2009 14:39

LOOKING NORTH FROM SIGN



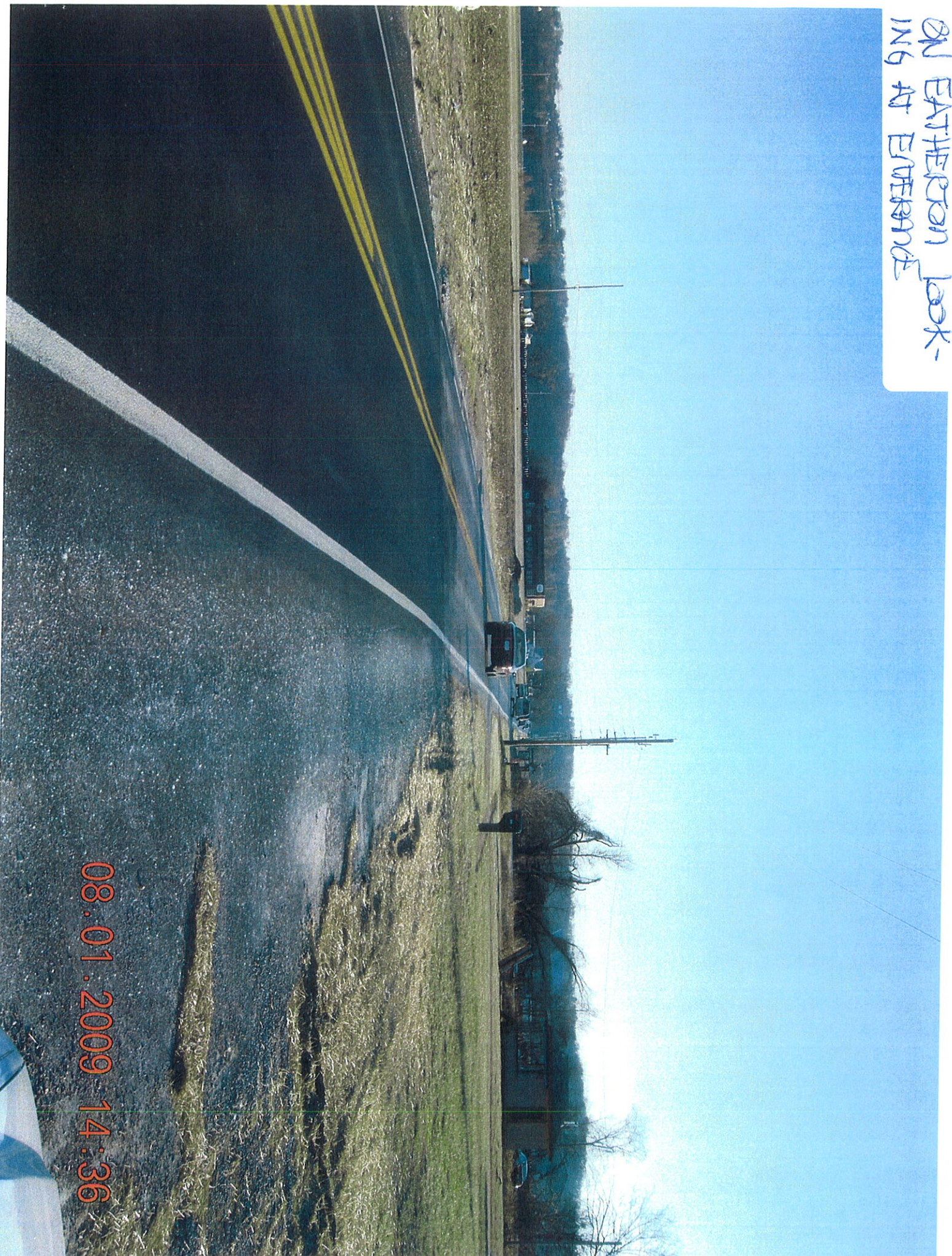
08.01.2009 14:38

ACCESS SIKEL FROM
SIGN ON BATHURTON



08.01.2009 14:36

ON EVERSON LOOK-
ING AT EVERSONE



08.01.2009 14:36

LOOKING SOUTH ON
ENTERION - FROM SIGN



08:01:2009 14:37