



VII.A.

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

March 5, 2008

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

The Planning Commission agenda for **March 10, 2008** will include the following item for your consideration:

MPD Investments (Sign Package): Sign Package for an 8.3 acre tract of land zoned "PI" Planned Industrial District located north of North Outer Forty Road and west of Boone's Crossing.

Dear Planning Commission:

John Holborow of Constructions Options, Inc., has submitted, on behalf of MPD Investments LLC, a Sign Package for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

BACKGROUND

1. On February 6, 1989, the City of Chesterfield approved Ordinance 239 which changed the zoning from an "NU" Non-Urban District" to a "C-8" Planned Commercial.
2. On June 3, 1991, the City of Chesterfield approved Ordinance 582 which amended Ordinance 239 to allow the storage of materials along the northeast side of the building adjacent to an existing parking area.
3. On December 3, 2006, approved Ordinance 2411 which changed the zoning from "C-8" Planned Commercial District to "PI" Planned Industrial District.

SUBMITTAL INFORMATION

1. The request is for a sign package for the development as required in governing Ordinance 2411.

2. The development currently has one existing building which will be used for retail/office/warehouse space.
3. No monuments signs are being proposed at this time. Should in the future monument signs be proposed, information concerning the specifications of such signs shall be provided on the Site Development Concept Plan for the development.

DEPARTMENTAL INPUT

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is written in a cursive, flowing style.

Mara M. Perry, AICP
Senior Planner of Plan Review

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

Attachments:
Letter from Petitioner
Sign Package

CONSTRUCTION OPTIONS, INC.

806 WOODPOINT DRIVE
CHESTERFIELD, MO. 63017

PHONE 636-519-7184
FAX 636-532-2747

E-mail: conopt@charter.net

February 20, 2008

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO. 63017-0760

Attn: Mara Perry, AICP
Senior Planner of Plan Review

Dear Ms. Perry,

I have been retained to represent the Owners of 17458 North Outer Forty Drive, formerly known as Outdoor Equipment.

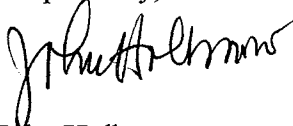
Recently, the building and the lot immediately to the east, were re zoned. We are now beginning to lease the existing building, and we would like to permit our future tenants to install signs on the building. We are not planning a monument sign at this time at the building.

We understand that there is a sign package required. Our sign package application has been made. Since this is an existing building, our request is for approval to allow us signage on the front of the existing building as well as the west and east faces of the building in accordance with current building ordinances and signage guidelines.

We hereby also request that we be permitted to reserve the right to modify this sign package in the future based on future development of buildings on the two sites.

We appreciate your help and consideration.

Respectfully,



John Holborow
President

SIGN PACKAGE

MPD INVESTMENTS - (OUTDOOR EQUIPMENT)

GENERAL REQUIREMENTS

- a. The sign company or the Lessee must submit three (3) copies of detailed drawings showing the size, location, design, and a color and sample of the letters and materials of the proposed sign, to the Lessor for written approval.
- b. All public permits for signs shall be obtained by the Lessee's sign company and paid for at Lessee expense.
- c. Lessee's sign and installation shall conform to all current local building and municipal codes and zoning requirements of the City of Chesterfield.
- d. All signs shall be constructed, installed and removed at Lessee's expense.
- e. Lessee shall be responsible meeting all requirements of these criteria.
- f. If the Lessor installs a future monument sign, Lessee will be permitted adequate space on said sign to identify its' location and name.
- g. In the future, if a monument sign is to be built, plans showing the overall dimensions, and location on the site shall be submitted to the City of Chesterfield for approval.

SPECIFIC REQUIREMENTS

- a. No animated, flashing or audible signs will be permitted
- b. Size of lettering and signage shall be approved by the Lessor, and shall conform to all current Municipal codes, zoning ordinances and building permits in the City of Chesterfield.
- c. Lighting of each sign shall be pre approved by the Lessor, and shall be in accordance with all municipal codes, building permits and allowable methods of lighting in the City of Chesterfield.
- d. Painted lettering or painted sign faces will not be permitted.
- e. All transformers, conductors and other equipment used in completion of the sign shall be concealed behind the sign fascia and out of view of the public. Installation of such equipment shall not impact the structural integrity of the building. There shall be no exposed raceways or conduit.
- f. All caulking shall be compatible with the building materials being attached to, and the installation shall be done in a manner that maintains a watertight seal on the building.

RECEIVED
MAR 3 2006
PLANNING
DEPARTMENT

- g. Holes required for installation of the sign shall not be larger than 1" in diameter.
- h. In no event shall any drilling impair the water seal of the structure or the structural integrity of the building.
- i. Fasteners used for installation of the sign shall be of a non corrosive metal.
- j. Lessee is responsible for maintaining the sign, its attachment to the building and any damage to the building caused by the installation of said signage, throughout the term of the lease.
- k. Within 7 days of the expiration, or termination of the lease, Lessee agrees to remove all Lessees' signs and to repair any damage including caulking, and painting required to match the existing colors of the building. Any signs not removed within said 7 day period shall be removed by the Lessor. Expenses for removing the sign, and making repairs to the building shall become the responsibility of the Lessee.

DESIGN CRITERIA

- a. Each identification sign, proposed by the Lessee shall be reviewed and approved by the Lessor. Signs shall be compatible with the character and scale of the overall concept and intended use of the building.
- b. All signs shall be attached to the wall of the building, above the awning, in the designated sign band.
- c. The maximum height and width (the total square footage of the sign) shall not exceed the size allowed by the ordinances of the City of Chesterfield. All lettering shall be sized in proportion to the overall sign size.
- d. Neither the name, stamp or logo of the sign contractor or sign company shall be exposed to public view.
- e. Signs shall be composed of individual illuminated letters. Wireways on the brick shall be permitted as long as they are painted to match the existing building color.
- f. No sign boxes will be permitted.
- g. The sign illumination level shall conform to the current sign lighting Ordinance, for the type signage designed, in the City of Chesterfield.