



# VII. C.

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March 18, 2009

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

The Planning Commission agenda for **March 23, 2009** will include the following item for your consideration:

**Four Seasons Plaza (Dierbergs Sign)**: Free-standing sign for an eight (8) acre tract of land zoned “C-2” Shopping District at the southwest corner of Woodsmill Road and Olive Boulevard.

Planning Commission:

Warren Sign Company, on behalf of Caplaco Seven Inc and Dierbergs Four Seasons Inc., have submitted a request for a free-standing 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. Four Seasons Shopping Center was zoned “C-2” Shopping District by St. Louis County in 1965.
2. On February 22, 1994, the City of Chesterfield issued Conditional Use Permit No. 14 for a 4,200 square foot. veterinary clinic located within an 11,327 square foot tenant space at 60 Four Seasons Shopping Center.
3. On August 17, 1995, Capital-Dierbergs Properties Six was granted a variance by the Board of Adjustment to allow for a proposed expansion of the Dierbergs Market to 45,000 square feet.

4. On January 17, 1996, the City Council approved a Boundary Adjustment Plat for Lot 1, Four Seasons Plat 6 (Dierbergs) and Lot 2, Four Seasons Plat 6 (The new Four Seasons Shopping Center).
5. On February 12, 1996, the City of Chesterfield Planning Commission approved a Site Plan, Landscape Plan and Architectural Elevations for the site. The site plan showed the location of a proposed pylon sign.
6. On July 18, 1996 the City of Chesterfield Board of Adjustment granted a variance to allow a freestanding business sign to be placed within one (1) foot of the right-of-way, in lieu of the required 15 feet.
7. On July 22, 1996 the City of Chesterfield Planning Commission approved a freestanding business sign with an overall height of twelve (12) feet. with a maximum sign area of forty (40) square feet.

### **SUBMITTAL INFORMATION**

Four Seasons Plaza is zoned "C-2" Shopping District and is eight (8) acres. The petitioner is proposing to replace the cabinet and renovate the base of an existing free-standing sign at the entrance to the development. The free standing sign is being brought forward to the Commission due to a request to dimensional requirements. The existing sign was built at fourteen (14) feet in height with a sign area of forty-eight (48) square feet

Developments requesting attached and/or detached signage are reviewed and approved by the Department of Planning and Public Works unless modifications to the design requirements are being requested. This request is before the Planning Commission before review because the Petitioner is 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 fourteen (14) feet. measured from the finished grade at the base of the sign. This is equal to the height of the existing 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 ten (10) feet in height, equal to the height of the existing sign base. The supports will be enclosed with aluminum pole covers with decorative crown caps.

The outline area for the proposed sign is 48 square feet, which is within the dimensions required by the City of Chesterfield Zoning Ordinance. Therefore, no approval of sign square footage is necessary by the Commission. The petitioner is keeping the existing landscaping at the base of the sign per the attached letter from the petitioner.

**DEPARTMENTAL INPUT**


The submittal is in compliance with all applicable City of Chesterfield ordinances. The Department of Planning and Public Works requests action on the free standing sign.

Respectfully submitted,



Charlie Campo, AICP  
Project Planner

Respectfully submitted,



Mara M. Perry, AICP  
Senior Planner

Cc: City Administrator  
City Attorney  
Department of Public Works

Attachments: Sign Elevation  
Survey Showing Sign Location  
Letter from Petitioner



**WARREN  
SIGN**

03/13/09

Attn: Planning Dept.  
The City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO. 63017

RE: Dierbergs Four Seasons  
#8 Four Seasons Center  
Sign Permit Application

Mr. Campo,

Please be advised that the landscaping that surrounds the existing pylon sign will remain the same.

The new identification cabinet portion of the sign will be only element that is affected.

Respectfully,

Sue Winter  
Permit Department  
636-282-1300

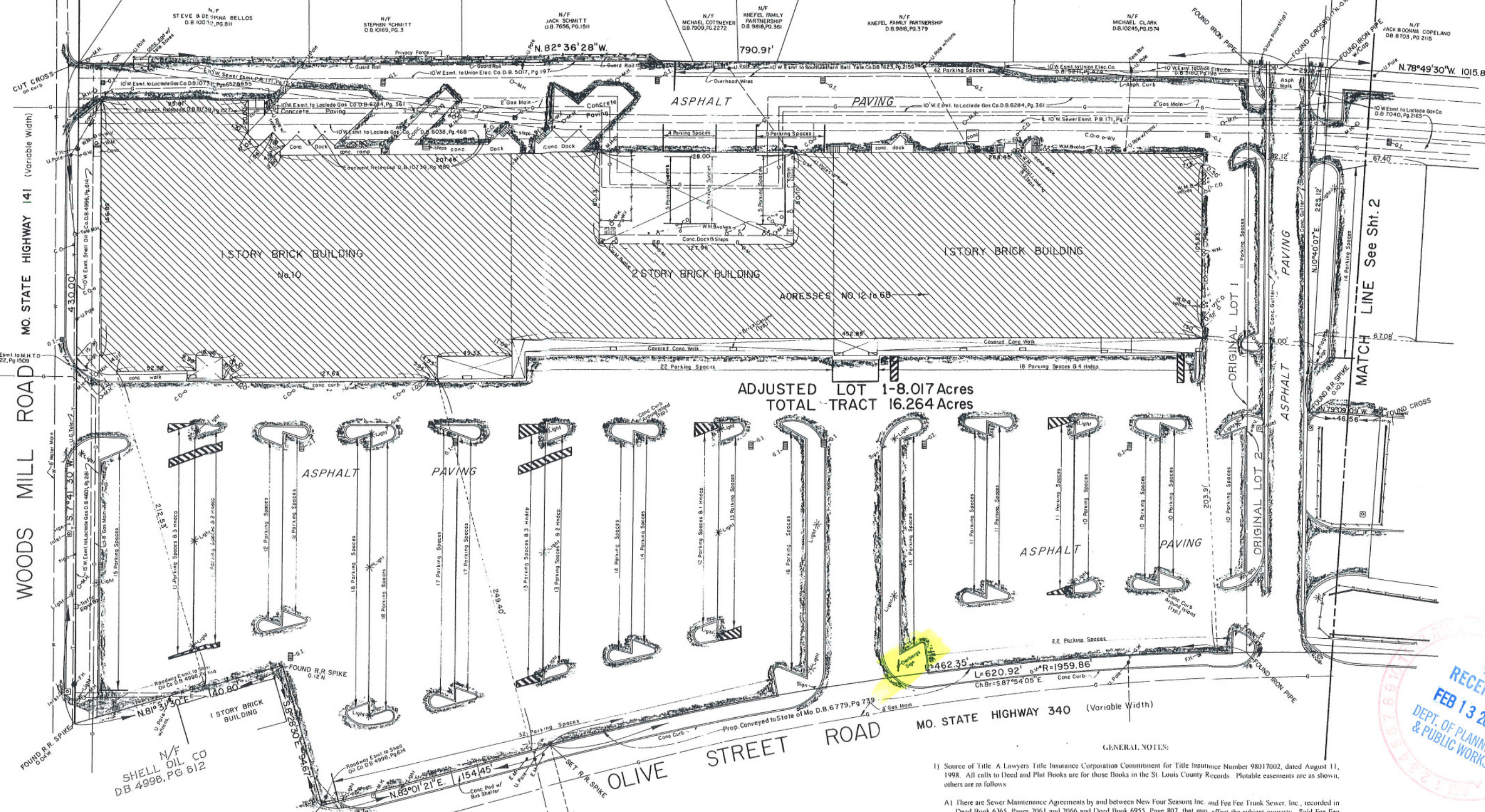
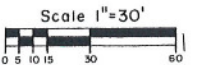


ALTA/ACSM LAND TITLE SURVEY OF A BOUNDARY ADJUSTMENT OF LOTS 1&2 OF

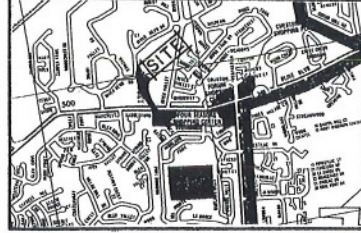
FOUR SEASONS PLAT 6

PART OF LOT 2, SHARE 1, PART OF LOT 3, SHARE 2, AND PART OF LOT 5, SHARE 3, ALL OF MISSOURI STEVENS ESTATE

U.S. SURVEY 207, TOWNSHIP 46 NORTH RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP



LEGEND

- U Pole - Utility Pole
- C.O. - Cleanout
- F.H. - Fire Hydrant
- Lgt. - Light
- G.I. - Grate Inlet
- G.W. - Guy Wire
- E.M. - Elec. Meter
- W.M. - Water Meter
- T.B. - Tele. Box
- M.H. - Manhole
- C.B. - Catch Basin
- G.V. - Gas Valve
- W.V. - Water Valve
- C.C. - Concrete Curb
- A.C. - Asphalt Curb

- GENERAL NOTES:
- 1) Source of Title: A Lawyers Title Insurance Corporation Commitment for Title Insurance Number 98017002, dated August 11, 1998. All calls to Deed and Plat Books are for those Books in the St. Louis County Records. Platable easements are as shown, others are as follows.
    - A) There are Sewer Maintenance Agreements by and between New Four Seasons Inc. and Fee Fee Trunk Sewer, Inc., recorded in Deed Book 6365, Pages 2061 and 2066 and Deed Book 6955, Page 807, that may affect the subject property. Said Fee Fee Trunk Sewer, Inc. is now under the control of the Metropolitan St. Louis Sewer District.
    - B) There is an Owners Agreement, by and between Caplaco Seven, Inc. and Diebergs Four Seasons, Inc., recorded in Deed Book 10732, Page 1459, that agrees to maintain the adjusted lots shown on the Boundary Adjustment Plat recorded in Plat Book 341, Page 58, in accordance with lawful requirements, and as such, may affect the subject property. Said Boundary Adjustment Plat does not create any new building lines or easements.
    - C) This parcel is subject to the terms and provisions of the Amended Final Development Plan of Four Seasons Plaza, recorded in Plat Book 201, Pages 90 and 91 and in Plat Book 201, Page 92 and to the Conditional Use Permit recorded in Deed Book 10127, Page 1624.
    - D) The temporary easements for the construction of improvements granted to the State of Missouri by instruments recorded in Deed Book 6774, Page 739 and Deed Book 6919, Page 1088, should have expired upon the completion of the improvements as defined therein. The usual right to direct access to Olive Street Road (Missouri State Highway 340) has been restricted.
  - 2) The existence of utilities has been limited to those visible from the ground surface. Underground utilities and facilities have been plotted from available plans, furnished by others, and are not certified to be complete or correct.



Handwritten signature and date: 10/6/98





**WARRENSIGN**

2955 Arnold Tenbrook Rd.  
St. Louis, MO 63010  
P: 636-282-1300 F: 636-282-3388

CLIENT  
DIERBERGS  
PROJECT  
FOUR SEASONS PYLON  
LOCATION  
CHESTERFIELD, MO  
SCALE  
NOTED  
DATE  
9/04/08  
SAVED AS  
DIERBERGS FOUR SEASONS 4X12 PYLON  
DRAWING NO.  
BB 090208  
REVISED  
12/18/08  
DESIGNED BY  
Keith Hempen

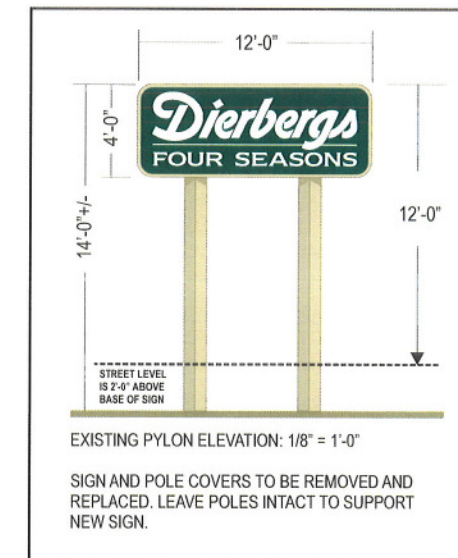


ALUMINUM CABINET PAINTED WHITE

ALUMINUM CROWNS  
PAINTED WHITE

18" WIDE X 12" DEEP  
ALUMINUM POLE COVERS  
PAINTED DUPONT YS 319

STEEL SUPPORTS  
FROM PREVIOUS SIGN



- Approved
- Approved W/ Changes
- Revise

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SIGN & PICTORIAL  
**PAINTERS**  
UNION LOCAL 774  
Int'l. Union of Painters & Allied Trades  
An Affiliates of Industrial Union of Marine and Shipbuilding Workers of America

warrensign.com



12'-0"

2'-6"

4'-0"

10"

34"

14'-0"

9'-10"

12'-0"  
ABOVE STREET LEVEL

STREET LEVEL  
IS 2'-0" ABOVE  
BASE OF SIGN

**SIGN ELEVATION: 1/2" = 1'-0" (48 SF)**

FABRICATE AND INSTALL ONE DOUBLE SIDED, INTERNALLY ILLUMINATED SIGN. ALUMINUM SKIN OVER ANGLE CONSTRUCTION. 3/16" THICK CLEAR ACRYLIC FACES DECORATED WITH SUBSURFACE APPLIED 3M SCOTCHPRINT GRAPHICS BACKED WITH WHITE DIFFUSOR FILM. ILLUMINATION SHALL BE BY 800MA FLUORESCENT LAMPS AND BALLASTS. SIGN SUPPORTED BY STEEL POLES FROM PREVIOUS SIGN WHICH SHALL BE CONCEALED BY FORMED ALUMINUM POLE COVERS WITH DECORATIVE CROWN CAPS. CONNECT TO EXISTING 120V PRIMARY ELECTRICAL CIRCUIT.

St. Louis' Largest Sign Contractor Delivering Quality Since 1929