



VILA

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March 19, 2008

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

Baxter Bend Development (14866 Clayton Road): A request for approval of a monument sign for a 1.13 acre tract of land zoned "C-2" Shopping District, located south of Clayton Road and east of Baxter Road.

Dear Planning Commission:

Hutkin Development Company has submitted a request for a monument sign for Baxter Bend 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

Baxter Bend Development is located south of Clayton Road, east of Baxter Road. The site was zoned "C-2" Shopping District by St. Louis County prior to the incorporation of the City of Chesterfield. The shopping center was subsequently constructed in 1969. A monument sign currently exists on this site which was approved prior to the incorporation of the City of Chesterfield. The developer is seeking to replace this sign with a new monument sign to be constructed in the same location.

Existing Sign: The existing sign measures 11 feet 6 inches in height with an outline area of 57.75 square feet.

Proposed Sign: The proposed sign measures 17 feet 3 inches in height with an outline area of 98 square feet.

SUBMITTAL INFORMATION

Developments requesting attached and/or detached signage are reviewed and approved by the Department of Planning and Public Works unless a Sign Package exists for the development or if modifications to the design requirements are being requested. 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 17 feet 3 inches. The letter submitted from the Petitioner states that the sign being requested is 13 feet 3 inches from the landscape bed. However, the City of Chesterfield measures sign height from the finished grade at the base of the sign.
2. The maximum outline area per face of any freestanding sign shall not exceed fifty (50) square feet. The maximum outline area of the sign face may be increased to one hundred (100) square feet subject to Planning Commission approval.
 - A. Petitioner is requesting an outline area of ninety eight (98) square feet.
3. 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 four (4) feet in height.

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 of the sight distance triangle.

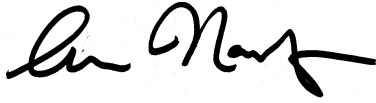
A site plan showing the location of all proposed freestanding signs is generally required for the sign approval process. This site was built in 1969, prior to the incorporation of the City of Chesterfield. The Planning Group worked with the Petitioner on locating an approved site plan and was unsuccessful. Therefore, the Petitioner has submitted a "Paving Plan" which does show the necessary information.

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The Department of Planning and Public Works reviewed the request for sign approval and the petition as submitted does not adhere to the Sign Regulations in the City of Chesterfield Zoning Ordinance.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Aimee Nassif". The signature is fluid and cursive, with a long horizontal stroke at the end.

Aimee Nassif,
Senior Planner

Cc: City Administrator
City Attorney
Department of Public Works

Attachments: Letter from Petitioner
Sign Rendering
Paving Plan

HUTKIN DEVELOPMENT COMPANY

March 17, 2008

VIA HAND DELIVERY

Ms. Aimee Nassif
Chesterfield City Hall
690 Chesterfield, Pkwy W
Chesterfield, MO 63017-0760

Re: Baxter Bend – Monument Sign
14866-14888 Clayton Road

Dear Ms. Nassif:

This letter represents Hutkin Development Company's submission as managing agent for and on behalf of Baxter Bend Investors, L.L.C. to the Planning Commission for review and consideration of a new monument sign to replace the current sign at Baxter Bend Shopping Center located at 14866 – 14888 Clayton Road.

The following items are enclosed with this letter:

- cover letter (24 copies)
- drawings of the upgraded monument sign (24 copies)
- site plan for the property (24 copies)
- Settlement and Mutual Release Agreement (24 copies)

The dimensions of the proposed new sign are: 13 feet 3 inches in height (measured from elevated landscape bed) and 12 feet in width. The sign face is 98 square feet.

The primary reasons for the proposed sign are as follows:

1. To minimize the visual impact of the Land West #1, LLC construction on the adjacent property immediately to the east, as stated in the Settlement and Mutual Release Agreement between Baxter Bend Investors, L.L.C., Land West #1, LLC & City of Chesterfield, Missouri.

Initially, Baxter Bend intended to apply for a sign that would require a variance. However, in working closely with the Chesterfield Planning Department, the decision was made to limit the size of the sign in a way that would allow permission through the Planning Commission without requiring a variance.

In the Settlement Agreement, the City of Chesterfield agreed:

"To use good faith efforts to cause such variance to be granted, subject to its ordinances and regulations."

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HUTKIN DEVELOPMENT COMPANY

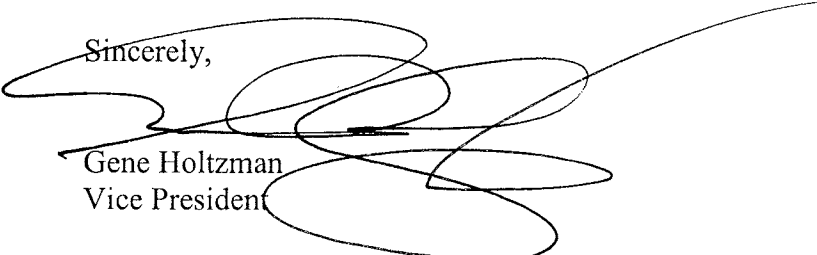
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2. To update, upgrade, and generally enhance the aesthetic appearance of the sign, including incorporating an attractive landscaped bed and retaining wall surrounding the landscaping.

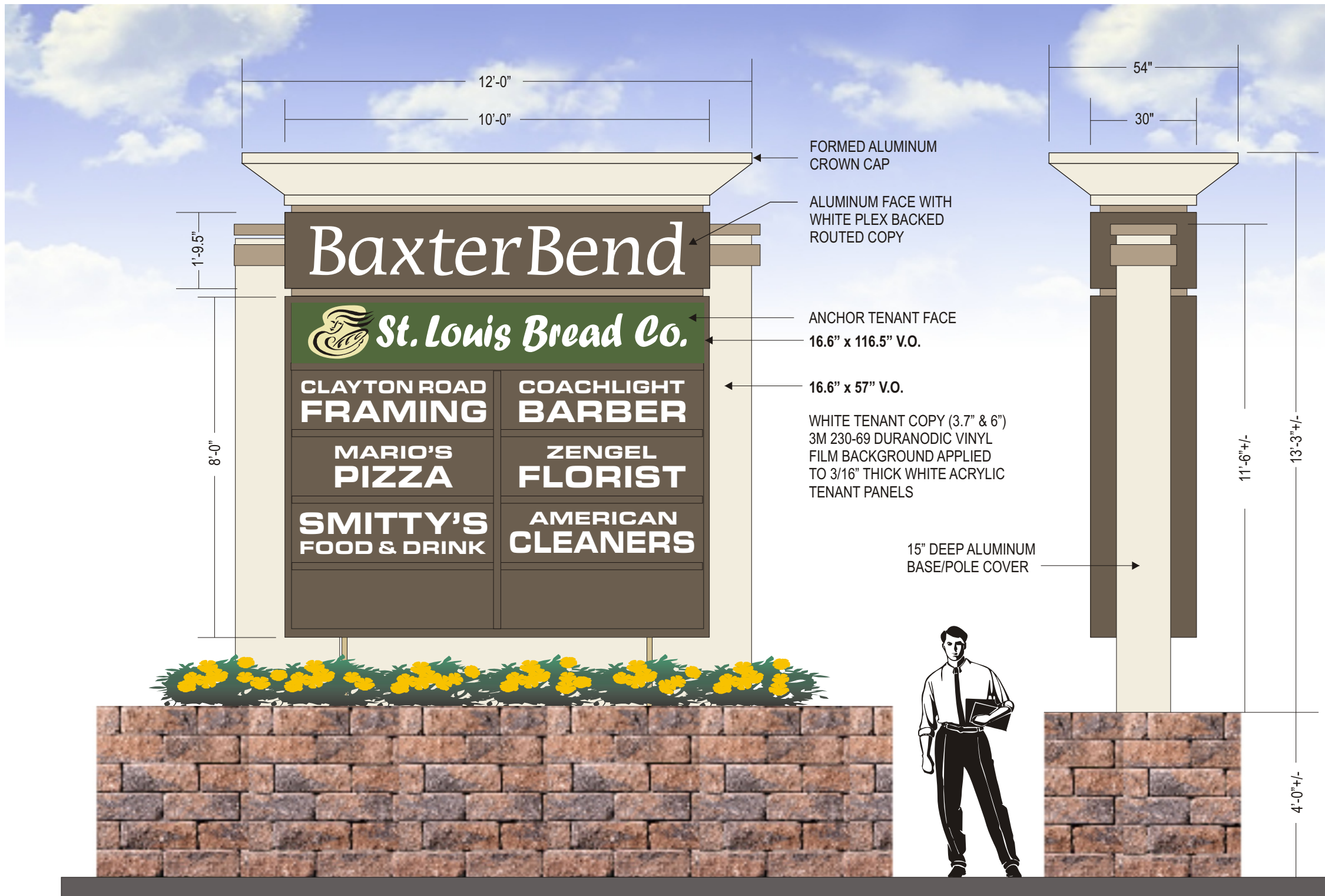
3. To improve the tenant identification on the sign. The existing sign has only sufficient space for tenant names on one side of the sign and is on a swivel to allow periodic turning for alternating the read for tenants between westbound and eastbound cars. In an ever increasing challenging economic and competitive environment, particularly with the new development at 141 and Clayton, it is more important than ever that we provide all reasonable support to tenants.

Thank you and please let me know if there are any questions.

Sincerely,



Gene Holtzman
Vice President



SIGN ELEVATION: 3/8" = 1'-0" (100 SF SIGN FACE AREA)

NOTE: 4' TALL X 18' WIDE X 4'-6" DEEP MASONRY PLANTER AND ALL LANDSCAPING SHALL PROVIDED BY OTHERS AND SHALL BE INSTALLED FOLLOWING SIGN INSTALLATION.

SPECIFICATIONS

REMOVE AND DISPOSE EXISTING SIGN AND CUT STEEL SUPPORT STRUCTURE TO ACCEPT NEW SIGN.

A FIELD SURVEY WILL BE REQUIRED TO VERIFY ALL DIMENSIONS AND POWER.

(SEE SURVEY PHOTOS PER JON KRONE)

Furnish and install one double sided internally illuminated pylon sign.

30" deep aluminum cabinets.
Main ID cabinet shall have aluminum faces with white plex backed routed copy.
Tenant directory shall have 3/16" thick white acrylic faces decorated with 3M trans-vinyl film (230-69 DURANODIC) with white copy.
Illumination shall be by 800 MA fluorescent lamps and ballasts.

Sign supported by existing steel support structure which shall be cut as necessary to retrofit new sign cabinet.

Steel supports to be concealed by an aluminum base/pole cover which shall have removable service access panels as required.

Sign painted with Dupont Chroma-One finishes (exact colors to be determined).

100 sf sign proposed



CLIENT BAXTER BEND	
LOCATION BAXTER & CLAYTON RDS., ST. LOUIS, MO 63017	
DATE 9/14/07	REVISED 9/26/07, 2/07/08, 2/25/08
DRWG.# JK090907	PREPARED BY Keith Hempen



SIGN & PICTORIAL
PAINTERS
UNION LOCAL 774
Intl. Union of Painters & Allied Trades
AN AFFILIATE OF PAINTERS DISTRICT COUNCIL 2

APPROVED

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