



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Project Type: Sign Package

Meeting Date: March 26, 2012

From: Mara Perry, AICP
Senior Planner

Location: North side of Chesterfield Airport Road, one half mile west of the corner of Chesterfield Airport Road and Boone's Crossing

Applicant: THF Chesterfield Seven Development LLC

Description: **Chesterfield Commons Seven:** A Sign Package for a 6.7 acre tract of land zoned "PC" Planned Commercial District located on the north side of Chesterfield Airport Road, one half mile west of the corner of Chesterfield Airport Road and Boone's Crossing.

PROPOSAL SUMMARY

THF Chesterfield Seven Development LLC. has submitted a Sign Package for Planning Commission review. The request is for a sign package for the Chesterfield Commons Seven development as required by Ordinance #2501. No other changes are being proposed.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The site was zoned "NU" Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The zoning was changed from "NU" Non-Urban District to "PC" Planned Commercial District by City of Chesterfield Ordinance 2501 on November 17, 2008.

On June 28, 2010, the Planning Commission approved a one-year time extension for the submittal of the Site Development Concept Plan as required by the site specific ordinance. A Site Development Concept Plan for the three proposed lots was approved by the Planning Commission in December of 2010.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Interstate 64/ Highway 40-61	Interstate 64/ Highway 40-61
South	Commercial/Retail	"PI" Planned Industrial
East	Commercial/Retail	"PC" Planned Commercial
West	Equipment Sales/Vacant	"NU" Non-Urban District



STAFF ANALYSIS

Zoning

The subject site is zoned “PC” Planned Commercial District. The submittal was reviewed against the requirements of City of Chesterfield Ordinance 2501, and all applicable Zoning Ordinance requirements. The submittal as presented adheres to Ordinance 2501 and all applicable Zoning Ordinance requirements.

Signage

A Sign Package for this site is required by Ordinance #2501 and the developer would like for the package to require all signage to adhere to the City of Chesterfield Code. Should the developer desire to amend the package at a later date, an amended sign package would be submitted for review and approval before the Planning Commission.

DEPARTMENTAL INPUT

Staff has reviewed the Sign Package and has found the application to be in conformance with City of Chesterfield Ordinance 2501, and all other applicable Zoning Ordinance requirements. Staff recommends approval of the Sign Package for Chesterfield Commons Seven.

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 Package for Chesterfield Commons Seven.”
- 2) “I move to approve the Sign Package for Chesterfield Commons Seven, with the following conditions...” (Conditions may be added, eliminated, altered or modified)

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

Attachments: Sign Package

March 21, 2012

Mara Perry
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Re: Chesterfield Commons Seven
Sign Package

Dear Mara:

As previously mentioned, we are electing to have all signs meet City Code at this time. Please see the requested Sign Package Requirements below:

- A. Location, size, height, construction, material and placement of signs will be based upon the City of Chesterfield Code. Monument sign locations will be shown on the Site Development Section Plans going before the City of Chesterfield Planning Commission.
- B. Illumination level, color and type shall conform to the City of Chesterfield lighting ordinance.
- C. The number of proposed signs will be based upon the requirements of City of Chesterfield Code.
- D. Elevations of all detached signs will be reviewed during the municipal zoning approval process to meet City of Chesterfield Code.
- E. Dimensions, height and square footage of all existing signs will be reviewed during the municipal zoning approval process to meet City of Chesterfield Code.
- F. Description of advertising, copy or wording to be displayed on signs will be reviewed during the municipal zoning approval process to meet City of Chesterfield Code.
- G. Material specifications for proposed signs, including sign materials and colors, will be reviewed during the municipal zoning approval process to meet City of Chesterfield Code.
- H. Landscaping of detached signs will be based upon the requirements of the City of Chesterfield Code.

Please let me know if you have any questions regarding the above mentioned items.

Best Regards,
THF REALTY, INC.

A handwritten signature in black ink, appearing to read 'Drew Bextermueller', is written over a horizontal line.

Drew Bextermueller
Leasing Representative

DB/km

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