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## **Planning Commission Staff Report**

**Project Type:** Sign Approval

**Meeting Date:** April 13, 2009

**From:** Annissa McCaskill-Clay, AICP  
Lead Senior Planner

**Location:** 18390 Wings Corporate Drive

**Applicant:** D.F. Adams & Associates

**Description:** **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.

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### **PROPOSAL SUMMARY**

D.F. Adams & Associates have resubmitted a request for a free-standing sign for the above-referenced development. The proposed sign is before the Planning Commission for review because the sign base and height exceed the requirements set forth in the City of Chesterfield Zoning Ordinance. The Department of Planning and Public Works has reviewed the request and submits the following report.

### **LAND USE AND ZONING HISTORY OF SUBJECT SITE**

Wings Corporate Estates was originally zoned "NU" Non-Urban prior to incorporation of the City of Chesterfield. The entry to the development, Precision Properties was zoned to "PI" via City of Chesterfield Ordinance 2066 on February 4, 2004, with the Site Development Plan for the 2.9 acre parcel approved on July 26, 2004. On February 6<sup>th</sup>, 2006, the City of Chesterfield approved Ordinance 2237 which changed the boundaries of a 36.6 acre "NU" Non-Urban District- zoned parcel to a "PI" Planned Industrial District. The City of Chesterfield approved a Site Development Concept for Wings Corporate Estates as a 39.5 acre development on September 11, 2006. On February

4th, 2008, the City of Chesterfield approved a Record Plat for 21 lots at Wings Corporate Estates, consolidating the 39.5 acres into one (1) subdivision.

**PROJECT HISTORY**

On November 11, 2008, a sign that was 15’5” in overall height with an 11 foot high base was presented to the Planning Commission and held pending further information. The sign was re-presented to the Commission on November 24, 2008 along with information regarding the size of the development and distance of the sign from Eatherton Road; however it failed to receive approval by a vote of 4-4.

At the March 5, 2009 session of the Planning Commission, the sign was once again presented to the Planning Commission for approval and failed to receive approval by a vote of 3-5. After discussion with the Commission, the Petitioners proposed to decrease the height of the sign from 15’5” tall to 10’5”. The Commission agreed that it would be willing to review a redesigned sign.

**LAND USE AND ZONING OF SURROUNDING PROPERTIES**

Direction	Land Use Category	Zoning
North	Low-Intensity Industrial/Spirit Airport	“NU” Non-Urban/”M3” Planned Industrial
South	Low-Intensity Industrial	“NU” Non-Urban
East	Spirit Airport	“M3” Planned Industrial
West	City of Wildwood	



**STAFF ANALYSIS**

• **Comprehensive Plan**

The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan designates this area as Low-Intensity Industrial. Areas of designated as Low-Intensity Industrial are appropriate for manufacturing, fabrication, assembly, processing, distribution, warehousing, and/or storage.

• **Zoning**

The subject site is currently zoned "PI" Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance 2237. Ordinance 2237 requires conformance with the City of Chesterfield Zoning Ordinance's sign regulations. Section 1003.168.C.2 (2) requires that free standing signs in excess of six (6) feet in height and sign bases over three (3) feet high be reviewed by the Planning Commission.

Be advised that the outline area of the sign is not before you for review. The outline area of a sign requires Planning Commission review if it exceeds 50 square feet. The proposed sign has an outline area of approximately 48 square feet. Attached is a rendering of the proposed signage.

• **Comparison of Proposed Sign with Zoning Ordinance Criteria and Original Submittal**

As previously stated, a similar free-standing sign was previously reviewed by the Planning Commission on November 11, 2008, November, 24, 2008 and March 5, 2009. The sign, with its current design, is smaller than originally proposed.

	Zoning Ordinance Criteria	Original Submittal	Proposed Sign
<b>Location</b>	As established on THE Site Development Concept Plan.	50 feet from Eatherton Road.	50 feet from Eatherton Road. (As shown on Site Development Concept Plan)
<b>Height</b>	6 feet tall	15 feet, 5 inches tall	10 feet, 5 inches tall
<b>Sign Base Height</b>	3 feet tall	11 feet tall	6 feet tall
<b>**Sign face</b>	50 square feet	50 square feet	48 square feet

\*\*Sign face is provided for informational purposes only. Sign face will be reviewed by the Department of Planning and Public Works.

- **Location**

The location of the sign, as referenced in the table above, has already been approved and is shown on the Site Development Concept Plan for Wings Corporate Estates and the Applicants are proposing to place the sign at this approved location. Staff has reviewed the request for any sight distance issues and due to the height of the sign; the location of this sign would not cause any visibility issues for vehicular traffic. Please see the approved Site Development Concept Plan for the location of the proposed sign.

- **Landscaping**

The City of Chesterfield Zoning Ordinance Section 1003.168.C requires that all free standing signs be landscaped. If this sign is approved, landscaping will be required along the base with the municipal zoning approval.

- **Lighting**

The sign is not proposed to be illuminated.

**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 Sign request.

**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 Request for a free standing sign, 10'5" in height with a sign base of 6' for Wings Corporate Estates."
- 2) "I move to approve the Sign Request for a free standing sign, 10' 5" in height with a sign base of 6' feet for Wings Corporate Estates with the following conditions....."

Respectfully submitted,

*Annissa McCaskill-Clay*

Lead Senior Planner

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

Attachments: Approved Site Development Concept Plan (*For location reference only*)  
Correspondence from Rick Raleigh of D.F. Adams and Associates  
Revised Sign Elevation

*D. F. Adams & Associates  
1940 Craigshire Road  
St. Louis, Missouri 63146  
314-434-2888*

April 6, 2009

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

Subject: Wings Corporate Estates Entrance Sign

Dear Commission:

As you may be aware, the entrance to Wings Corporate Estates is significant and the entrance sign will play an important role identifying where to turn on the west side of Spirit Airport as well as future buildings on the adjoining property.

To quote Mr. John Bales, Director of the Spirit Airport; ***“In the future the main road (Wings Corporate Drive) of the Wings Corporate Estates will be used as access for the western expansion of the Airport”.***

In addition, Paul Haglin Drive will be extended by future growth of additional industrial parks, thus, making the entrance sign a directional marker.

At the March 5<sup>th</sup> meeting, Doug Adams and I presented a sign for the Wings Corporate Estates. After discussions with the Planning Commission, we have since revamped the sign. The new sign dimension is now 10’5” in total height (The original sign was 15’5”), which is a significant height reduction. Plus the overall width was proportionately reduced, leaving a 6” increase to the base.

We respectfully request your approval of the new layout for the entrance sign.

Sincerely,

  
Rick Raleigh  
Associate

LETTERS & BARS TO BE RAISED

128.5"

2.5" Letters

20" Letters BLUE

WHITE AREAS  
TO BE POLISHED  
STAINLESS

53.5"

ALUM. SKIRT (Rectangle Shape)  
CUSTOM PAINTED  
TO LOOK STUCCO

10'5"

30"

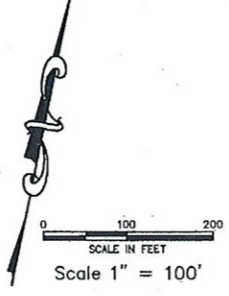
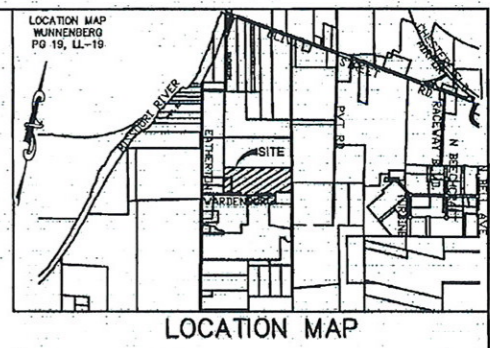


# WINGS CORPORATE ESTATES

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

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

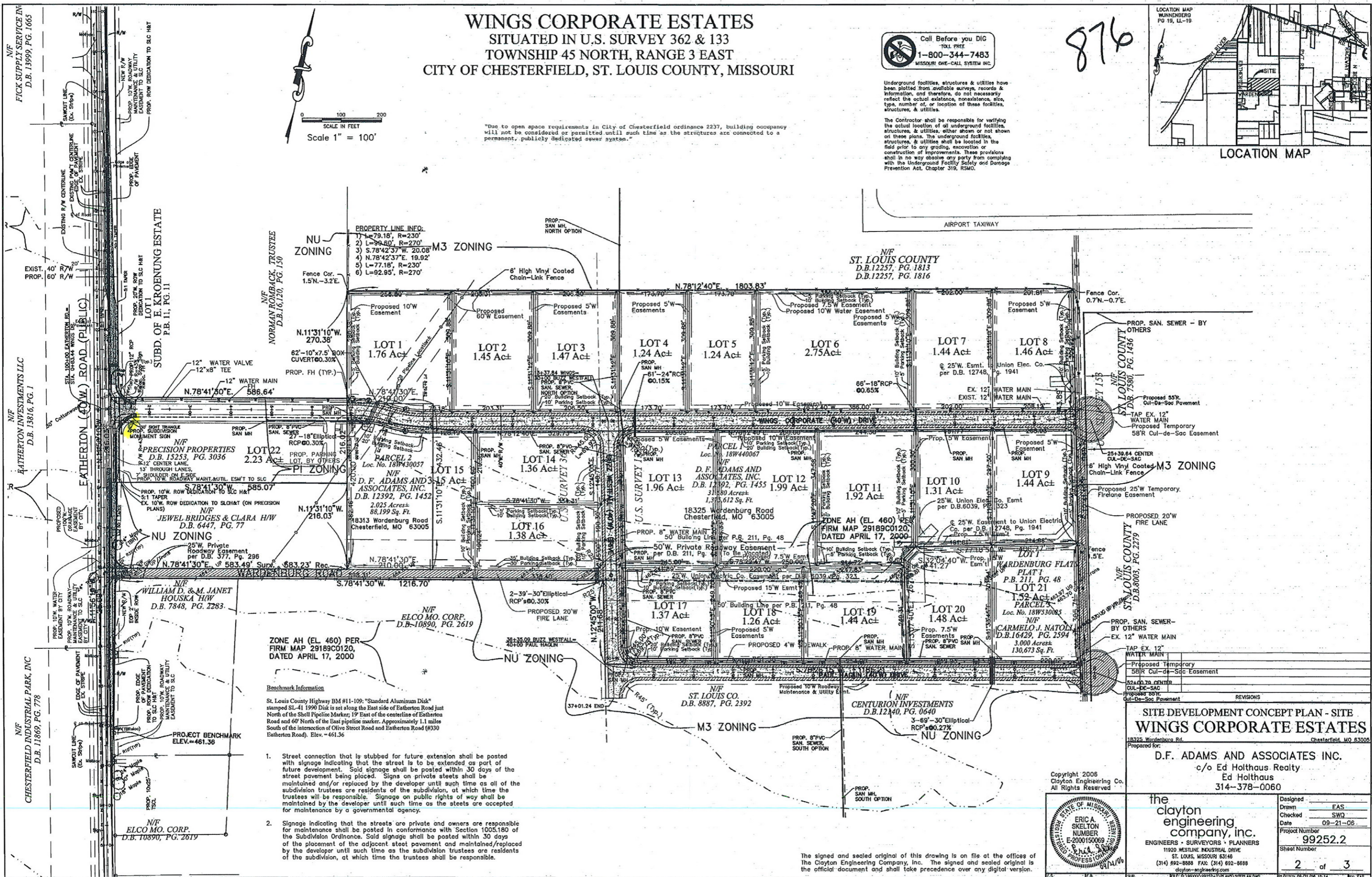
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"Due to open space requirements in City of Chesterfield ordinance 2237, building occupancy will not be considered or permitted until such time as the structures are connected to a permanent, publicly dedicated sewer system."

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 obviate 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 Etherton Road just North of the Shell Pipeline Marker; 19' East of the centerline of Etherton Road and 60' North of the East pipeline marker. Approximately 1.1 miles South of the intersection of Olive Street Road and Etherton Road (#330 Etherton 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 streets 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 streets 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 street 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

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clayton-engineering.com

Designed	EAS
Drawn	SWQ
Checked	SWQ
Date	09-21-08
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.