



VII. D.

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April 21, 2008

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

The Planning Commission agenda for April 28, 2008 will include the following item for your consideration:

Hilltown Village Center (Sachs Properties): A request for an Amended Site Development Plan for the addition of one (1) free-standing sign and the relocation of one existing freestanding signs for Hilltown Village Center, a “C-8” Planned Commercial District located at the intersection of Olive Boulevard and Chesterfield Parkway.

Dear Commission Members:

Michael Doster of Doster Guin et. al, on behalf of Sachs Properties, has submitted the above-referenced project to the Planning Commission for review. The Department of Planning and Public Works has reviewed the request and submits the following report:

BACKGROUND

Hilltown Village Center is located on the north side of Olive Boulevard, east of its intersection with Chesterfield Parkway. The site was zoned “C8” Planned Commercial District and developed prior to incorporation of the City of Chesterfield. There are currently two (2) free-standing signs at the development.

In 2007, the City of Chesterfield forwarded correspondence to Sachs Properties regarding visibility problem for vehicles attempting to turn onto Olive Boulevard. Upon receipt of the City’s letter, Sachs initiated an analysis of their signage and its locations. The submittal presented for the Commission’s review is the result of this analysis.

SUBMITTAL INFORMATION/RECOMMENDATION

Sachs Properties proposes to move the main center identification sign from its current location at the center entrance of Hilltown Village Center further west to alleviate the site distance problems created by its current location. In addition to moving the existing sign, Sachs proposes to add an additional sign to the westernmost entrance to match the existing signage in dimension. This would increase the total number of freestanding signs to three (3).

The Submittal was reviewed for compliance with the City of Chesterfield Zoning Ordinance, the appropriateness of the signage and improvement in signage site distance. Due to Hilltown Village Center being a multi-tenant retail center, greater identification may be appropriate. Therefore, Staff recommends approval of the request by Sachs Properties.

Respectfully Submitted,

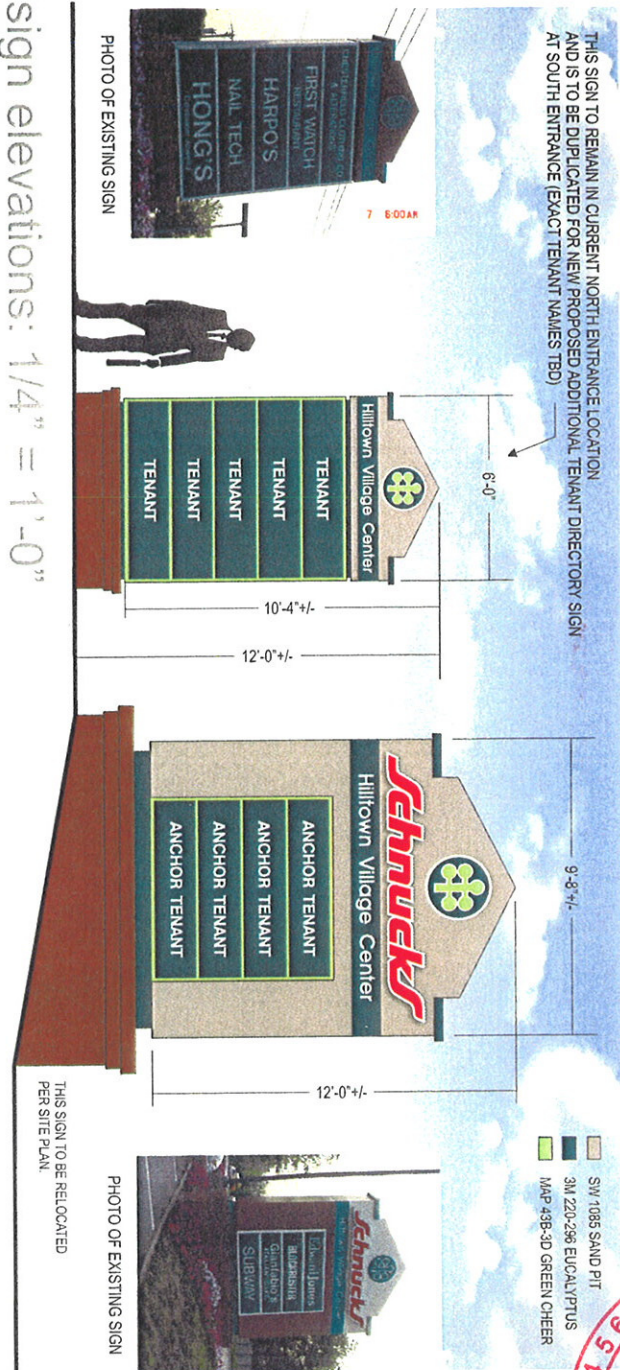


Anissa McCaskill-Clay, AICP
Assistant Director of Planning

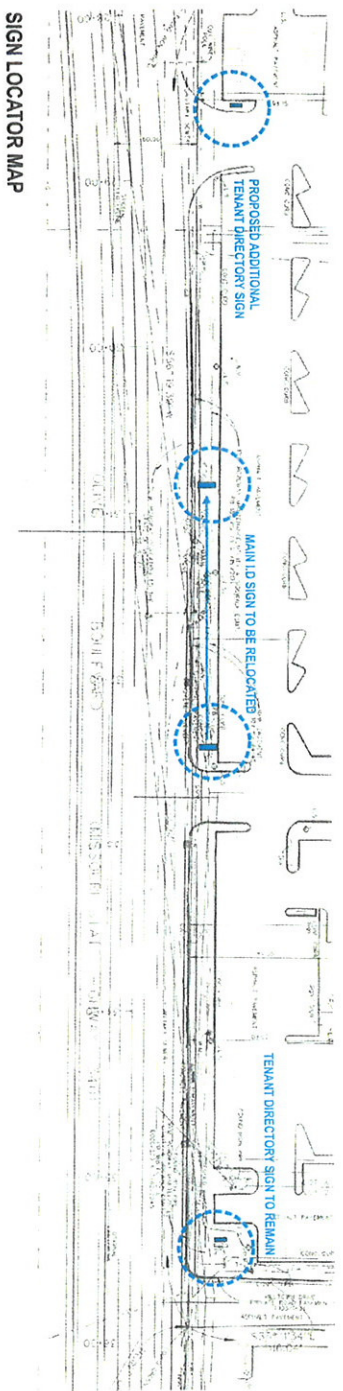
Cc: City Administrator
City Attorney
Director of Planning and Public Works.

St. Louis' Largest Sign Contractor Delivering Quality Since 1951

THIS SIGN TO REMAIN IN CURRENT NORTH ENTRANCE LOCATION AND IS TO BE DUPLICATED FOR NEW PROPOSED ADDITIONAL TENANT DIRECTORY SIGN AT SOUTH ENTRANCE (EXACT TENANT NAMES TBD)



sign elevations: 1/4" = 1'-0"



SIGN LOCATOR MAP



CLIENT: HILLTOWN VILLAGE CENTER
 LOCATION: HILLTOWN VILLAGE CENTER, CHESTERFIELD, MO
 DATE: 3/14/07
 REVISED: 1/03/08, 1/21/08, 1/25/08
 DRAWING #: 88032707
 PREPARED BY: Keith Hampen



APPROVED

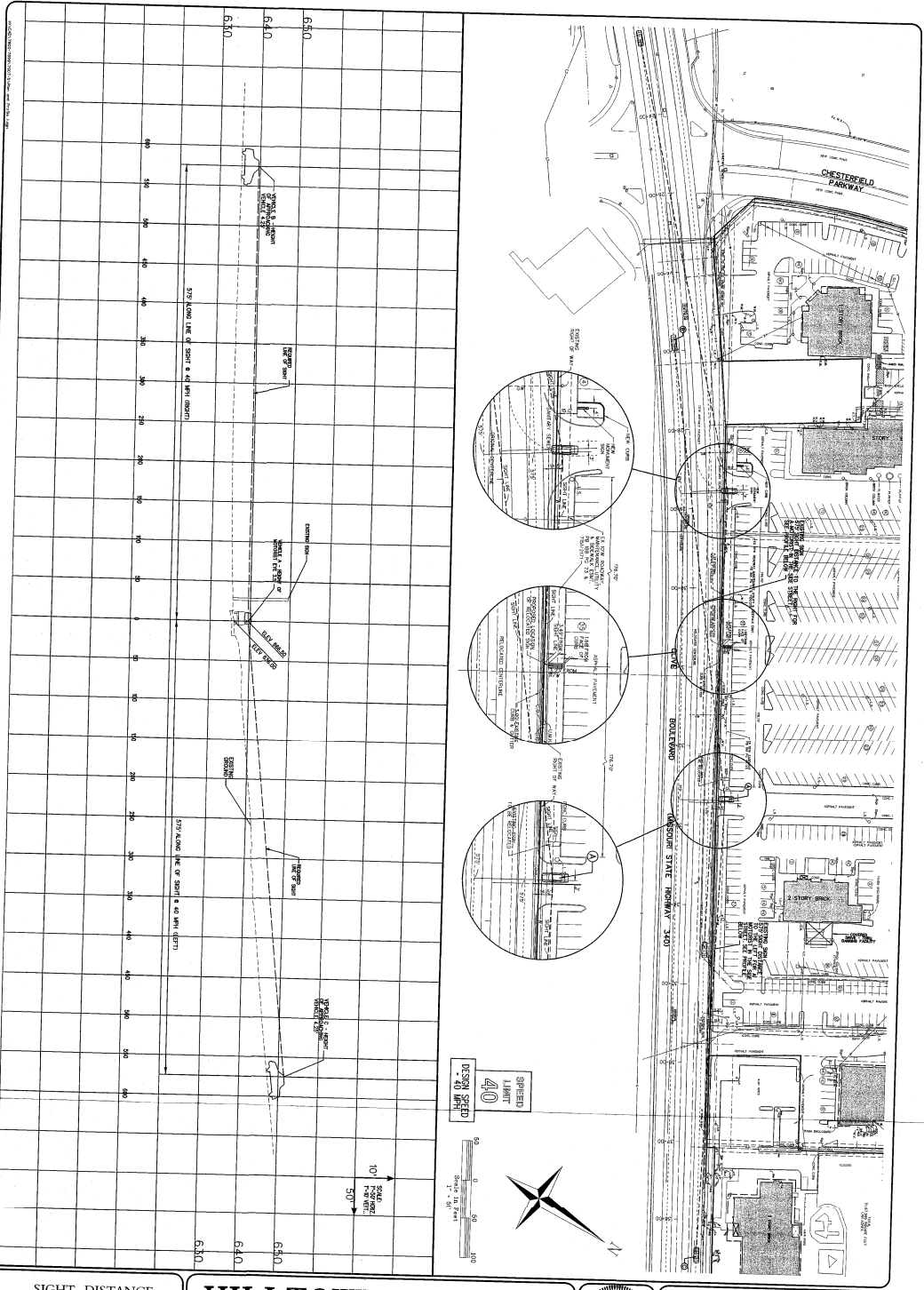
This drawing has been prepared for your exclusive viewing and is the intellectual property of Warren Sign. It may not be reproduced in whole or in part without written permission or by right of purchase.



SPECIFICATIONS

- Relocish two existing signs.
- Remove signs and bring to shop.
- Demolish one existing brick base and dispose (MAIN MONUMENT ONLY).
- Disassemble signs as required, prep all surfaces and repaint Sand Prt, Eucalyptus and Green Cheer as shown. Make new acrylic logo inserts decorated with 3M Eucalyptus vinyl and Mimaki Printed Green Cheer translucent vinyl.
- Make new acrylic tenant panels decorated with 3M Eucalyptus vinyl backgrounds with white tenant copy.
- Reinstall North entrance sign as per originally.
- Relocate Main monument to new location.
- A new brick base to match previous base shall be required as well as a new steel center mount pipe and footing. 120V primary circuit to new sign location shall be provided by others.
- Proposed Additional Sign**
- Fabricate and install new D/F tenant directory sign to match existing sign at north entrance. Aluminum skin over angle inner frame construction painted with acrylic polyurethane finishes. Main ID copy to be routed and backed with white stud mounted acrylic. Tenant panels to be white acrylic with 3M Eucalyptus vinyl backgrounds with white copy. Internal illumination is by 800MA fluorescent lamps.
- Sign shall be installed on a brick base to match.
- A steel center mount pipe and concrete footing shall be per engineer's specifications. 120V primary circuit to new sign location shall be provided by others.
- All final earth work and landscaping shall be performed by others.

WARRENSIGN
 2955 Arnold Turnpike Rd., Arnold, MO 63010
 Ph: 636-282-1300, Fx: 636-282-3388
 www.warrendesign.com



SIGHT DISTANCE

| |
|--------------------|
| Design By: R.A.D. |
| Drawn By: J.A.J. |
| Checked By: D.J.K. |
| 7967-5 |

HILLTOWN VILLAGE PHASE 2

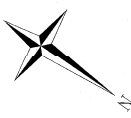
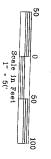


VOLZ
Incorporated

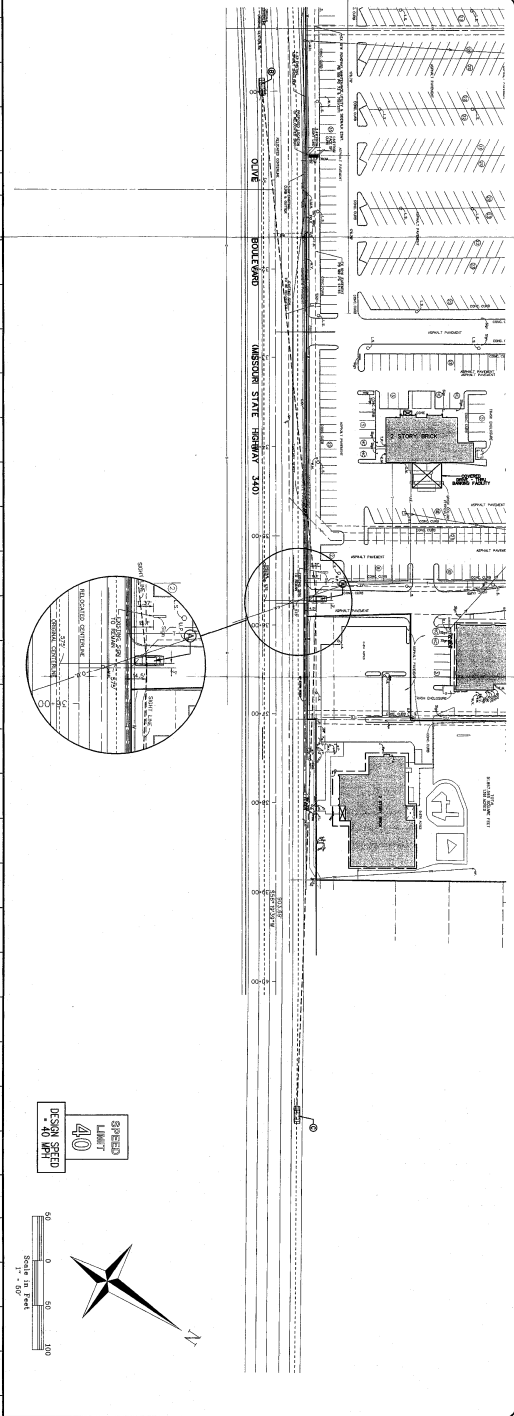
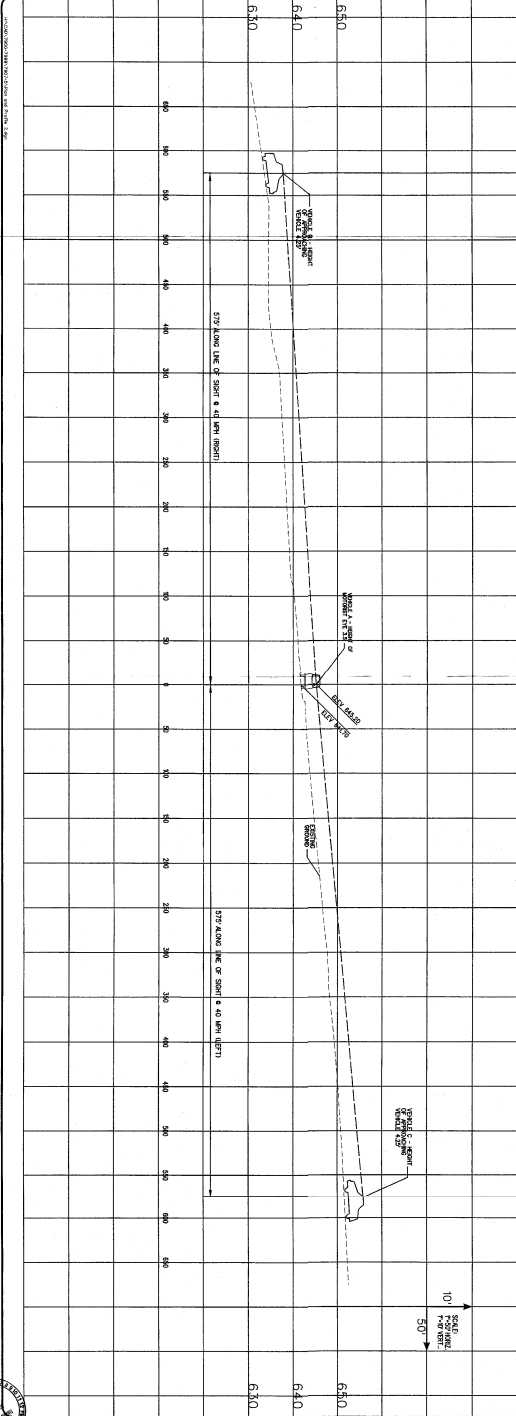
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LAND SURVEYORS
TRANSPORTATION
CONSTRUCTION MANAGEMENT

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DESIGN SPEED
LIMIT
40

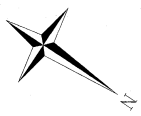


10'
ROAD
RIGHT
50'



DESIGN SPEED
LIMIT
40
MPH

Scale in Feet
0 50 100



SIGHT DISTANCE

| |
|--------------------|
| Design By: R.J.G. |
| Drawn By: J.M.A. |
| Checked By: D.A.C. |

7807-5

HILLTOWN VILLAGE PHASE 2



VOLZ Incorporated
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