



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
 Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Project Type: Sign Request

Meeting Date: May 8, 2017

From: Cecilia Hernandez
Project Planner

Location: South of Olive Blvd, west of its intersection with Woods Mill Rd.

Applicant: Caplaco Seven, Inc. and Dierbergs Four Seasons, Inc.

Description: **Four Seasons Plaza, Sign Request (2017):** A request for two signs to exceed six (6) feet in height and fifty (50) square feet in outline area for a 16.3 acre tract of land located on the south side of Olive Blvd, west of its intersection with Woods Mill Rd.

PROPOSAL SUMMARY

Caplaco Seven, Inc. and Dierbergs Four Seasons, Inc. have submitted a request for two (2) freestanding monument signs at the Four Seasons Plaza, both to exceed six (6) feet in height and exceed fifty (50) square feet in outline area. The Department of Planning and Development Services has reviewed the request and submits the following report.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

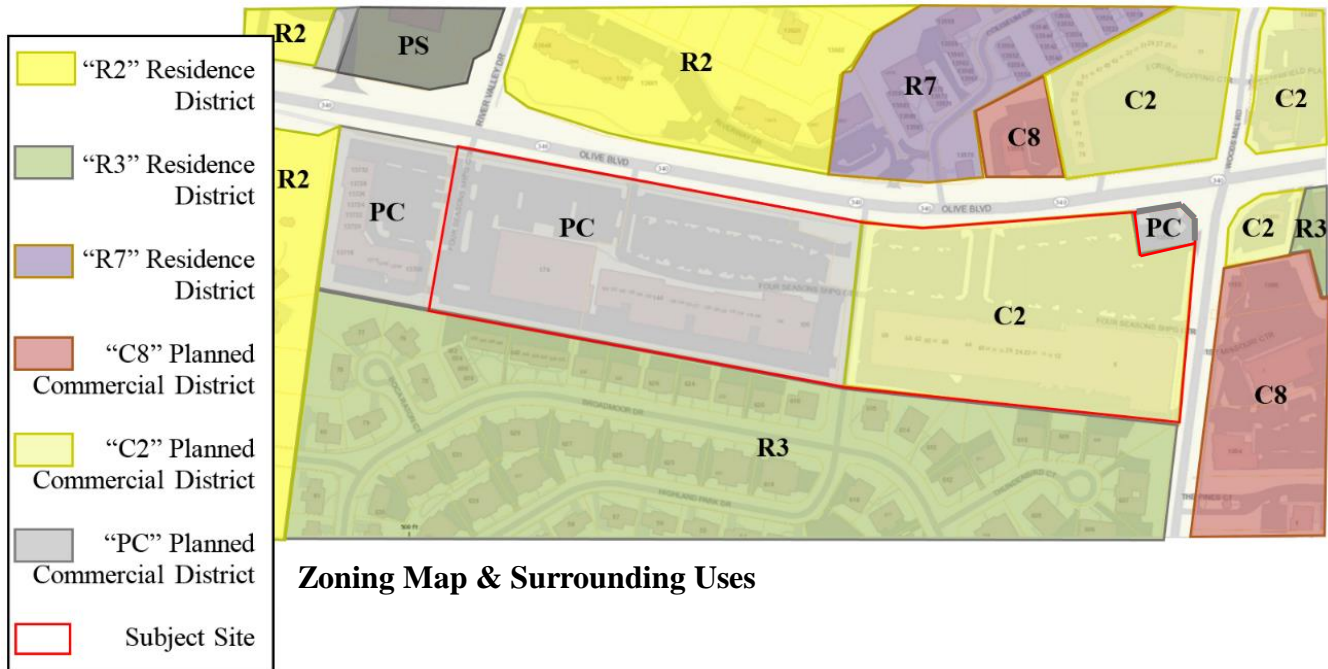
Lot 1 of this development was zoned “C2” Shopping District by St. Louis County in 1965 prior to the City’s incorporation, and Lot 2 was zoned “PC” Planned Commercial District in June 2015 via Ordinance #2855.

Since the City’s incorporation, two sign requests have been approved for this development. In 1996 a request was approved for a 12’ high sign with 40 square feet in outline area. Subsequently, in 2009 a request was approved for a replacement sign of 12’ in height with 48 square feet in outline area. Today, another replacement sign (sign A) is proposed for 20’ in height with 100 square feet in outline area.

Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Multi-Family Residential and Commercial Uses	“R2” Residence District (15,000 sq. ft.), “R7” Residence District (1,750 sq. ft.), “C8” Planned Commercial District, and “C2” Shopping District
South	Residential	“R3” Residence District (10,000 sq. ft.)
East	Mixed Commercial	“C8” Planned Commercial District and “C2” Shopping District
West	Commercial	“PC” Planned Commercial District

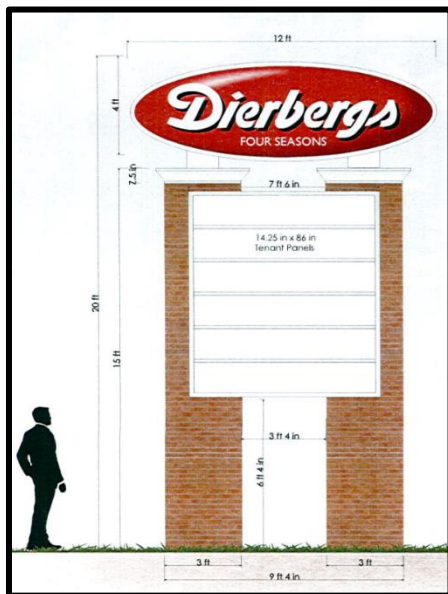
The land use and zoning for the properties surrounding this parcel are as follows and are depicted on the map below:



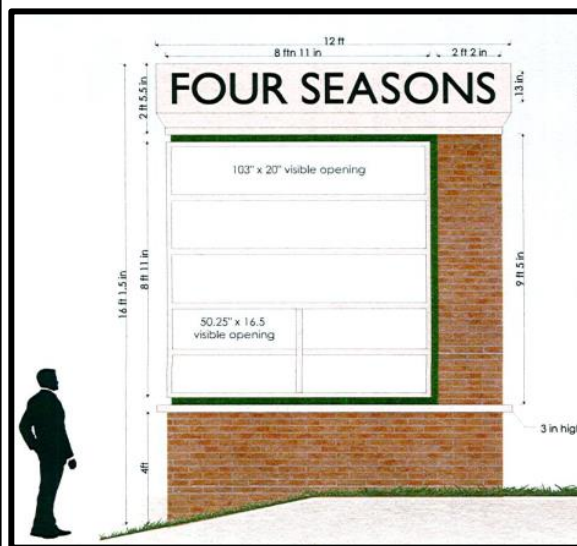
STAFF ANALYSIS

The request is for two freestanding monument signs to exceed six (6) feet in height and fifty (50) square feet in outline area. Proposed sign A below is twenty (20) feet in height and one hundred (100) square feet in outline area. Proposed sign B below is fifteen (15) feet and 1.5 inches in height and one hundred (100) square feet in outline area.

The signs would be located along Olive Blvd. Renderings of the proposed signs are provided below. Regulations pertaining to freestanding business and identification signs are found in Section 31-04-05 of



Proposed Sign A



Proposed Sign B

the Unified Development Code (UDC). The following bullets identify the various regulations that the UDC has regarding sign requests, with the input from Staff following:

- Section 31-04-05F.2.(b)(2)[a][2] of the UDC permits a maximum of one hundred (100) square feet in outline area and twenty (20) feet in height subject to Planning Commission approval.

Both of the requested signs fall within the above parameters and Planning Commission is the review authority.

- Section 31-04-05C.3 of the UDC requests that the applicant write a statement which explains the reasoning behind their request, including why the sign is being requested, and what measures are being taken to ensure the sign is well integrated into the site and that the aesthetic quality is maintained.

The applicant has submitted their narrative addressing each of the items identified by code and is attached to this report. Within the narrative, the applicant explains that due to the road's high traffic volumes in a busy and competitive commercial area, they feel they require signs which are larger than that allowed by administrative approval, and larger than what was previously approved.

The request for larger and taller signage is consistent with other requests along this area of Olive Blvd. The map on the following page identifies 13 monument signs in this area which have been permitted to have over six (6) feet in height and/or over fifty (50) square feet in outline area. Because this area has a number of signs of larger and taller proportions, the legend identifies the time at which the signs were approved, and the color variation identifies the size and/or height request which is above the allowable size permitted through Staff approval.

It should also be noted that prior to the City's incorporation, St. Louis County permitted signs up to thirty (30) feet high and one hundred (100) square feet in area in commercial zoning districts, and many of the signs present today are larger than what is currently permissible.

- Section 31-04-05F.2(b)(8) of the UDC requires that all permanent freestanding signs have landscaping.

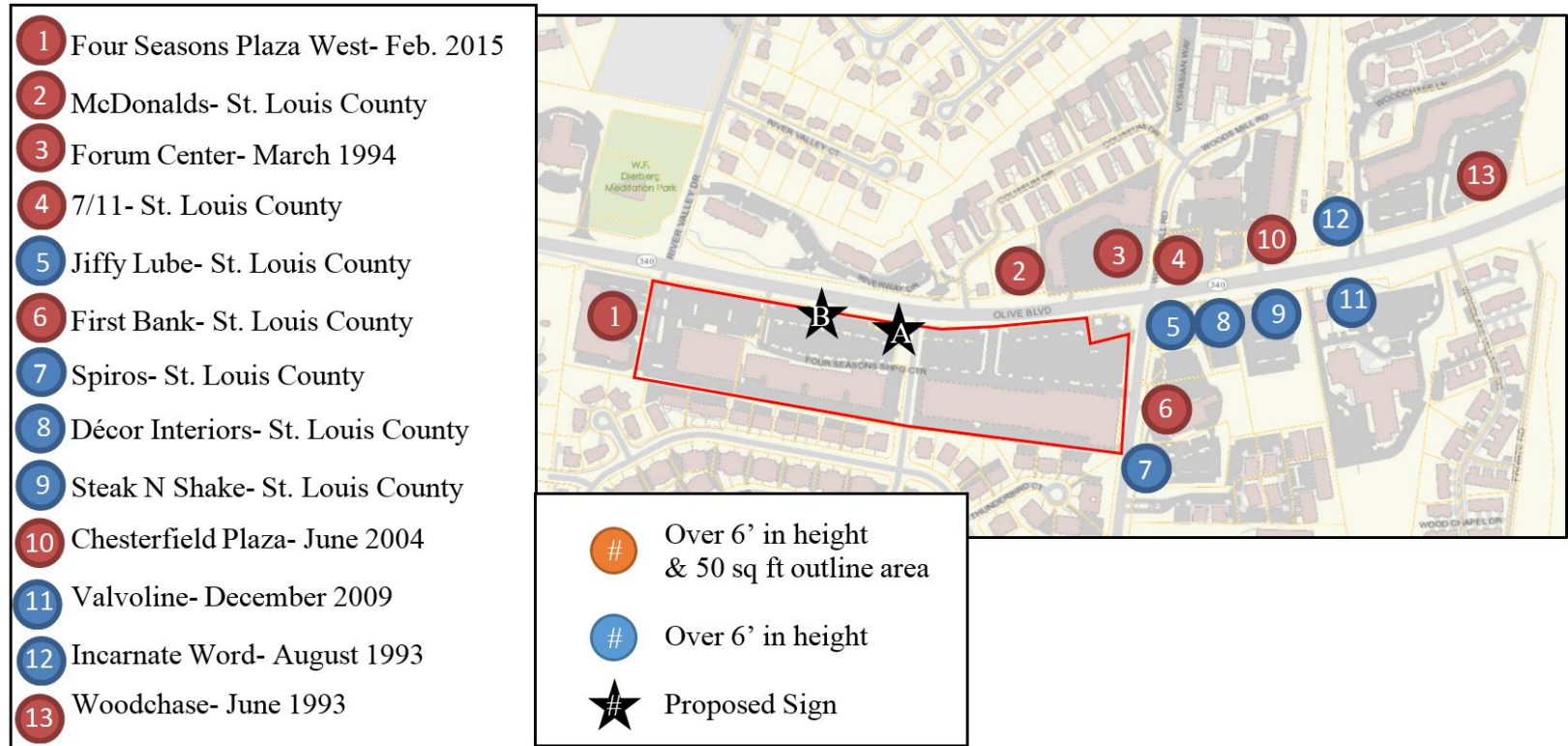
The proposed landscaping is included in the sign package and includes a wide variety of trees and shrubs.

- Section 31-02-09C.1(j) of the UDC requires that freestanding monument signs be depicted on site plans.

The locations of the proposed signs before you today are shown on the existing and approved site plan because they are proposed to replace existing signs.

- Section 31-04-05F.2(a)(1) of the UDC allows one (1) freestanding sign facing each roadway on which a lot has frontage.

Per the UDC, this development is permitted to have four (4) monument signs total because it has three lots, one of which has two frontages. The applicant is only requesting that these two (2) signs be permitted to exceed six (6) feet in height and fifty (50) square feet in outline area. Should the applicant wish to add additional monument signs, they would be required to submit an Amended Site Development Plan and any requests for larger than fifty (50) square feet or taller than six (6) feet in height would require review by Planning Commission.



Freestanding Monument Signs in Surrounding Area

RECOMMENDATION

The Sign Request is for two freestanding monument signs exceeding fifty (50) square feet in outline area and six (6) feet in height. Sign A is twenty (20) feet in height and one hundred (100) square feet in outline area, and sign B is fifteen (15) feet and one and a half (1.5) inches in height and one hundred (100) square feet in outline area. Staff has reviewed the Sign Request and found the proposal to be consistent with other approved freestanding monument signs in the area. Staff recommends approval of the proposed Sign Request for Four Seasons Plaza.

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 the Four Seasons Plaza development.”
- 2) “I move to approve the Sign Request for the Four Seasons Plaza development.....” (Conditions may be added, eliminated, altered or modified)

Attachments: Applicant’s Narrative Statement
 Applicant’s Freestanding Sign Proposal

cc: Justin Wyse, Director of Planning and Development Services



NARRATIVE STATEMENT

The Four Seasons Shopping Center commercial/retail development is located at Olive Boulevard and Woods Mill Road in the Retail Community and consists of 184,778 square feet of commercial/retail space. The development was zoned and constructed prior to the incorporation of the City of Chesterfield. Two (2) freestanding business signs are the subject of this request: (1) Sign A – located on Lot 1 along Olive Boulevard, and (2) Sign B – located on Lot 2 along Olive Boulevard.

Freestanding business signs already exist in the subject location. The proposed freestanding business signs will be updated in terms of design, size and structure, utilizing materials which are similar in appearance to those used in the development. The height and outline area are recommended so that tenant names and the access points along heavily traveled, multi-lane Olive Boulevard will be readily and safely visible to a driver in time to make a turning decision.

3/14/2017



Freestanding Sign Proposal at Four Seasons

Provided by



540 Vossbrink Dr. • Washington, MO 63090

636.390.8455 • 636.390.8456 fax

garrettn@ziglinsigns.com

RECEIVED

MAY -2 2017

City of Chesterfield
Department of Public Services

WRITTEN STATEMENT

This Written Statement is being provided per Section 04-05 (C) (3) of the Unified Development Code, and is in support of the Application for approval of two (2) freestanding business signs.

- a) The underlying business, directional, or informational purpose of such a sign.

The purpose of the signs is the same as the existing free standing business signs in the same locations. The proposed signs would replace the existing signs. The signs are intended to identify the tenants of a large commercial/retail center of approximately 148,645 square feet and safely direct customers to their locations.

- b) Why such a sign should exceed the maximum height and/or outline area specification for a particular sign in order to accomplish the underlying purpose as stated in item a) above.

The proposed signs would be a better, updated design with updated structure and will utilize materials which are similar in appearance with those used in the center.

- c) What the proponent of such a sign believes the adverse impact may be upon the underlying business, directional, or informational purpose of such a sign if the proponent is compelled to reduce the height and/or outline area of such a sign to within the maximum height and/or outline area specification for any one (1) sign and the factual basis supporting such belief.

The proposed signs would replace existing signs that have been in these locations for years. They have been an important element to attracting and directing customers to the tenants for a long time, and tenants rely upon them to be successful. The center is located in a busy, competitive commercial/retail area along a heavily travelled highway where the size is necessary to accomplish the purpose.

- d) The approximate distance the proposed sign will be from other existing or planned structures visible or planned to be visible within a radius of one thousand feet (1,000') from said sign, identifying such structures with sufficient particularity to enable the Planning Commission to determine whether there is a reasonable likelihood of an adverse public health, convenience, welfare and/or safety impact within the one thousand foot (1,000') radius area while maintaining the high aesthetic quality of said area.

The proposed signs would replace existing signs in an existing center. No new buildings are proposed are part of this development. Please refer to the approved site plan and site improvement plans for this center.

- e) What steps, if any, the proponent has taken to integrate the design with the surrounding environment including, but not limited to, use of colors and materials, size and character of typeface(s), regularity of overall shape, type of illumination, orientation and situation of such a sign in order to minimize the amount of visual clutter, and to avoid the distraction to pedestrians and motorists beyond that necessary to convey the underlying business, information, or directional purpose of said sign.

The proposed signs would replace existing signs that have been in these locations for years. The proposed signs will be a better, updated design with updated structure and will utilize materials which are similar in appearance to those used in the center. For details, please refer to the information submitted with the Application.

- f) If no steps (referred in item e) above) have been taken, provide information as to why such steps should not be required of the Applicant.

Not applicable.

- g) Any other information, such as length of frontage, special speed limit or topographic considerations, that the proponent deems pertinent to the approval of such a sign request.

The most pertinent facts that support approval of the proposed signs are: (1) the proposed signs would replace existing freestanding business signs in the same locations; (2) the existing signs have been in these locations for years; and (3) the proposed signs are a better designs and an upgrade over the existing structures and materials, and include attractive landscaping at their bases.

Customer: Capitol Land

Job/Est. #: 17332

Contact: Dan Capps

Salesperson: GN

Project: Lot 1

Drawn By: EA

File Number: 21679

Date: 07-11-2016

Signature Approval

Signed approval of all drawings is required before production begins.

Date of Approval

This drawing and all reproductions thereof are the property of Ziglin Signs and may not be reproduced, published, changed, or used in any way without written consent from Ziglin Signs.

Revisions

Rev 1:1/5/17

Rev 2:

Rev 3:

Rev 4:

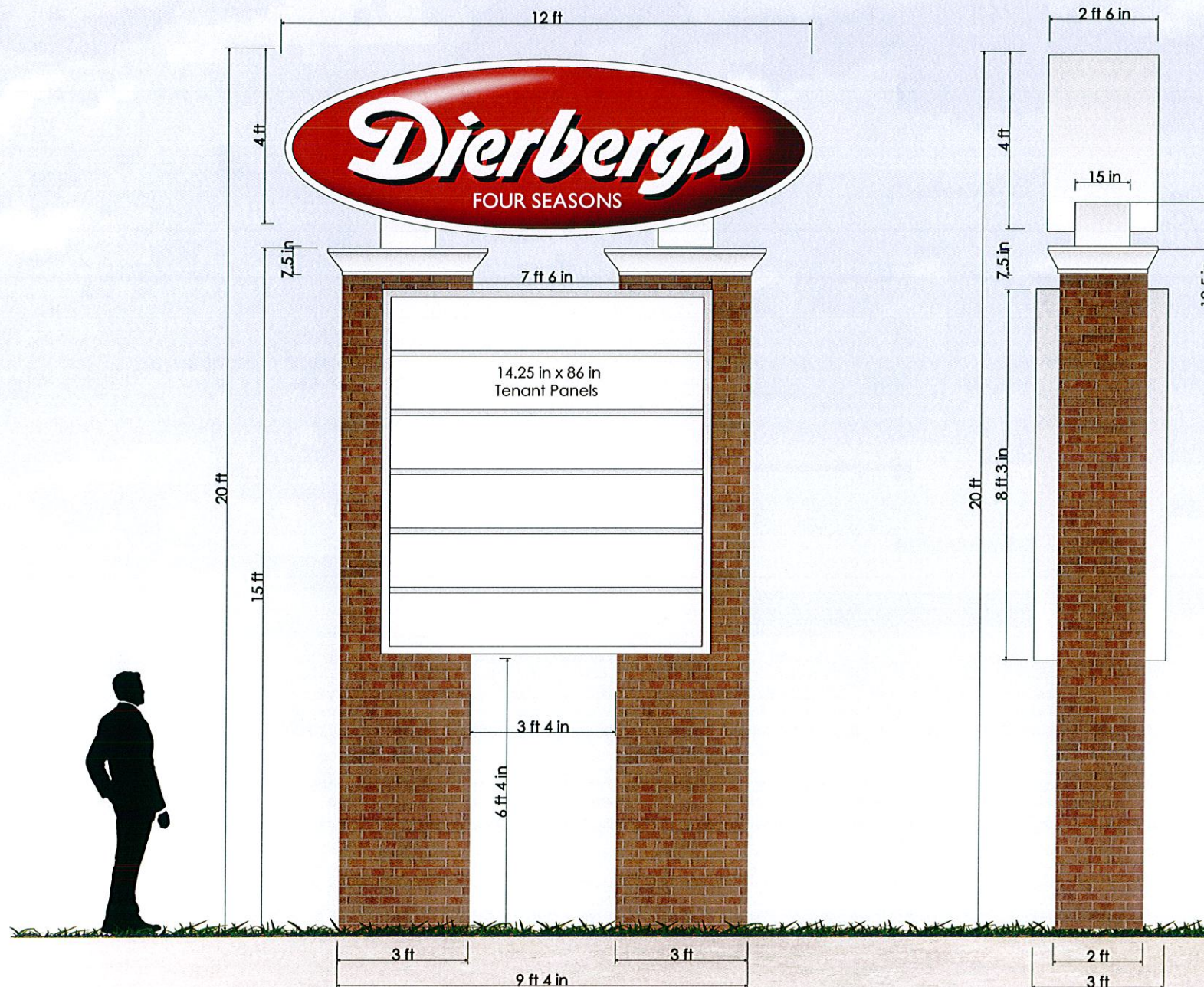
Drawing #:



Lot 1

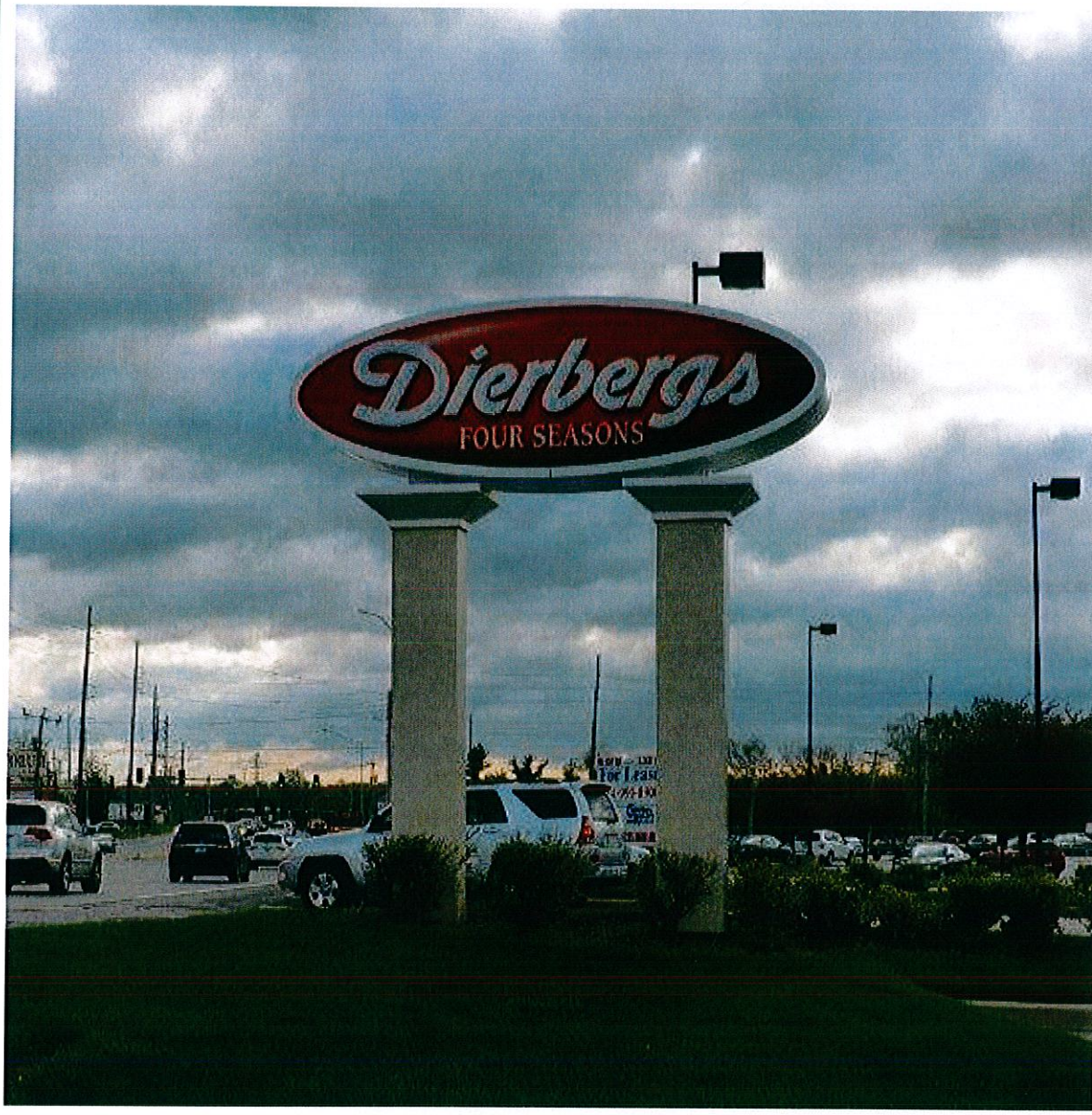
- Qty. 1
- Double-sided pylon sign
- Welded aluminum construction/faux brick columns
- Tenant panels to have white acrylic faces, internally illuminated w/ white LED's, and overlaid tenant logos in translucent vinyl
- Dierbergs oval to have digitally printed face and internally illuminated w/ white LED's

Tenant Cabinet: 90"x99" = 61.9 sq'
Dierbergs Oval: 48"x144" = 37.7 sq'
Total: 99.6 sq'

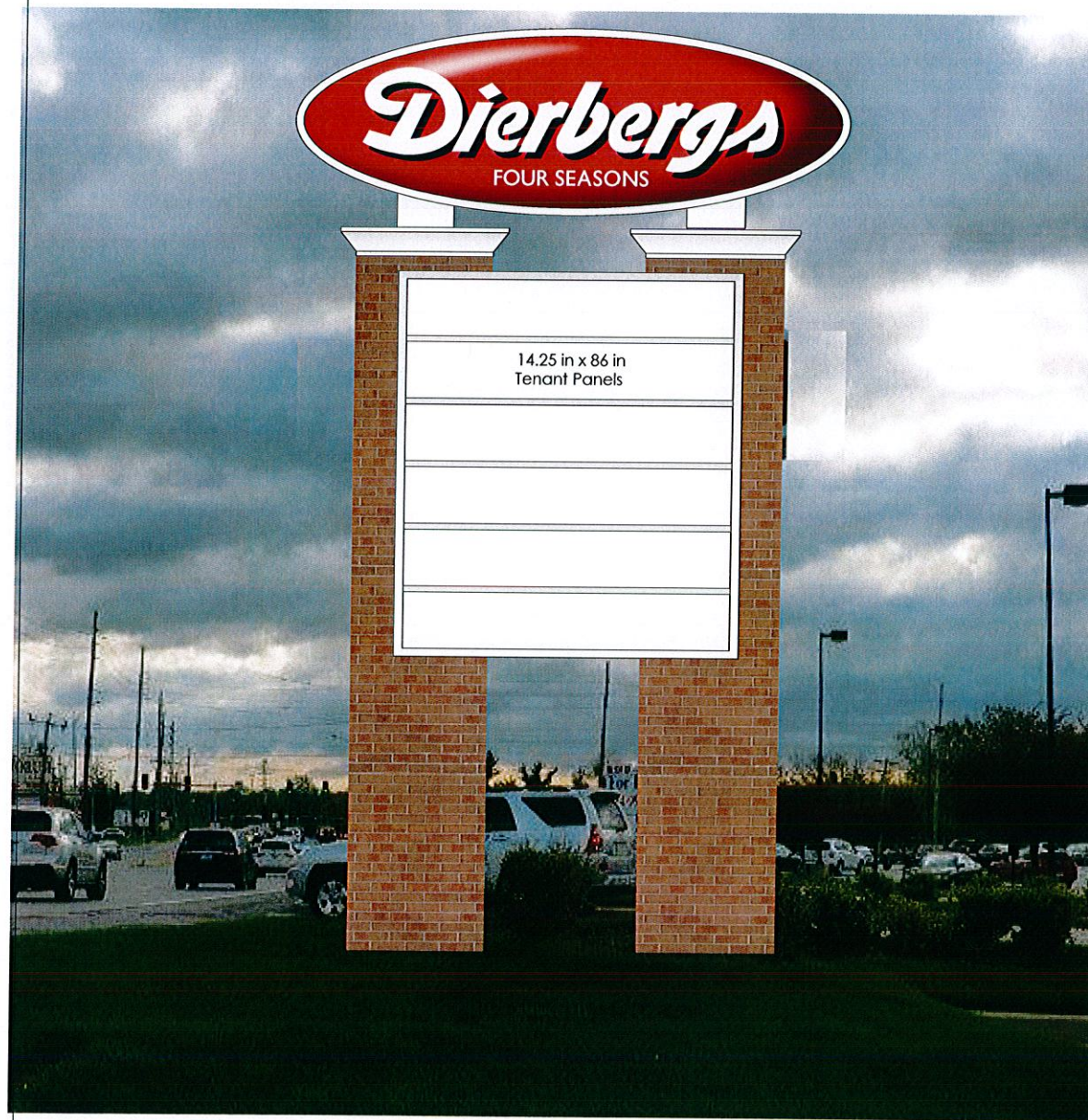


Note: Landscape plan on separate drawing attached hereto

EXISTING SIGN - TO BE REMOVED



PROPOSED NEW SIGN



Note: Landscape plan on separate drawing attached hereto



ZIGLIN SIGNS

PHONE: 636.390.8455
FAX: 636.390.8456

540 Vossbrink Dr.
Washington, MO 63090

www.ziglinsigns.com

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Rev 2:

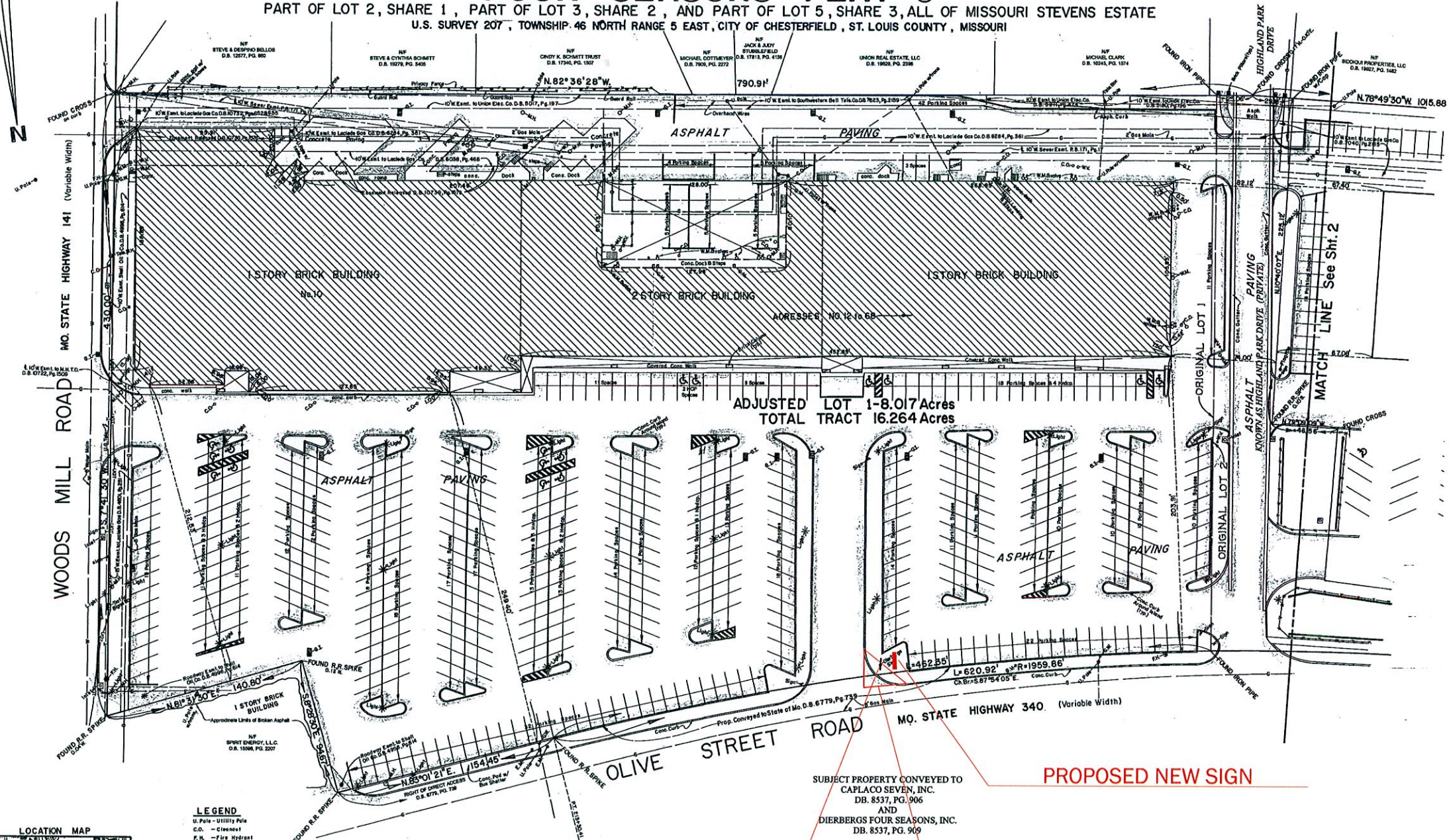
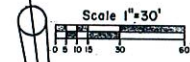
Rev 3:

Rev 4:

Drawing #:



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



ADJUSTED LOT 1-8.017 Acres
 TOTAL TRACT 16.264 Acres

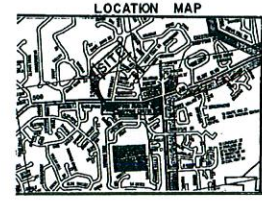
SUBJECT PROPERTY CONVEYED TO
 CAPLACO SEVEN, INC.
 DB. 8537, PG. 906
 AND
 DIERBERG FOUR SEASONS, INC.
 DB. 8537, PG. 909

PROPOSED NEW SIGN

EXISTING SIGN TO BE REMOVED

30' SITE TRIANGLE

- LEGEND**
- U. Pole - Utility Pole
 - C.O. - Clinepost
 - F.H. - Fire Hydrant
 - Lgt. - Light
 - G.I. - Gate Islet
 - G.W. - Guy Wire
 - E.M. - Elec. Meter
 - W.M. - Water Meter
 - T.B. - Tole, Box
 - M.H. - Manhole
 - C.B. - Catch Basin
 - S.V. - Sew Valve
 - W.V. - Water Valve
 - C.C. - Concrete Curb
 - A.C. - Asphalt Curb



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, 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 absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 318, RSMo.



capitol land company
 ENGINEERS • SURVEYORS • PLANNERS

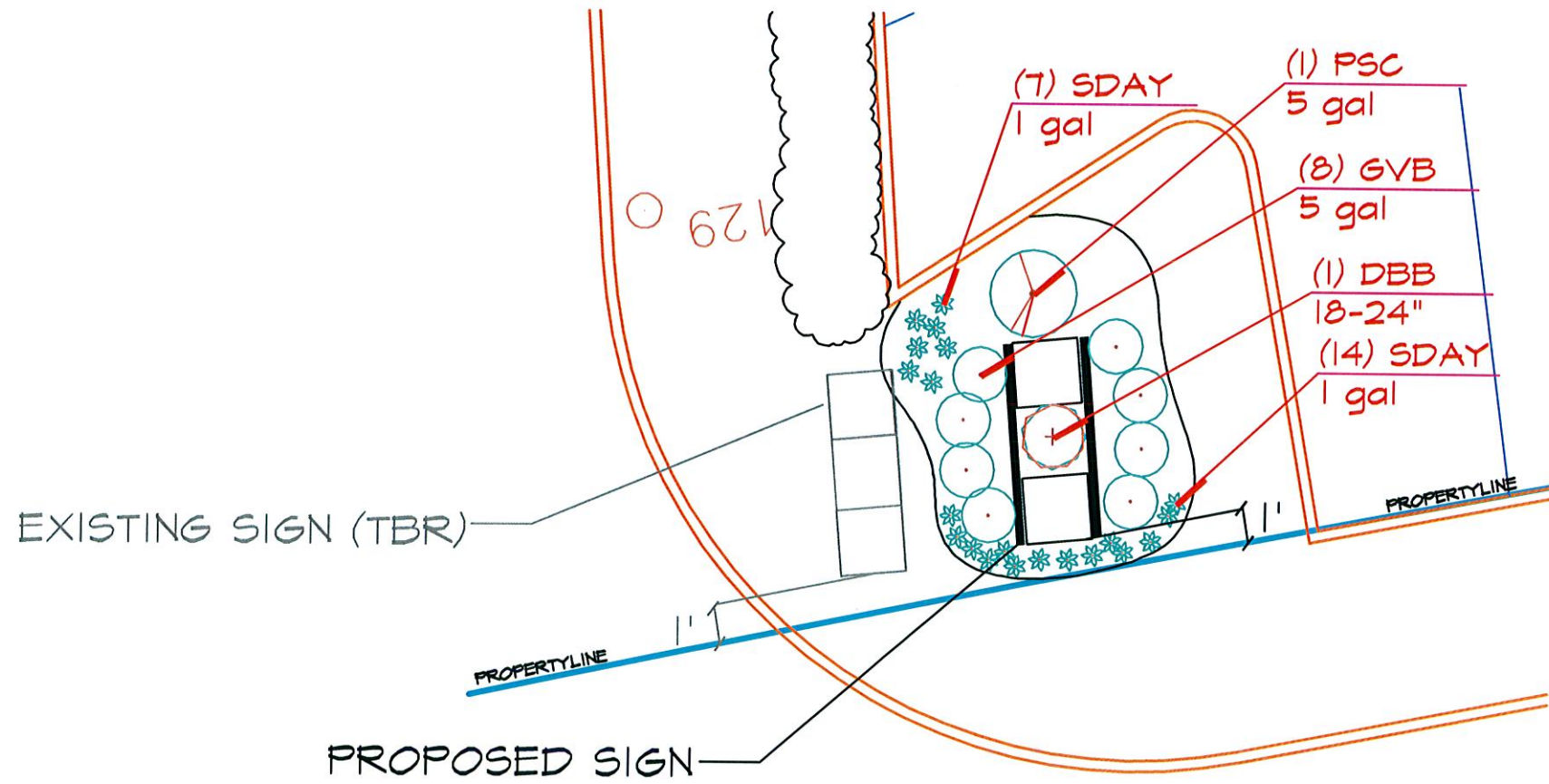
11850 Shutt Avenue
 St. Louis, Missouri 63141
 Phone: 314-991-8900 Fax: 314-991-2474

ALTA/ACSM LAND TITLE SURVEY

Project Number: 95128-3
 Sheet Number: 1 of 2

PLANT SCHEDULE PHASE-1

SHRUBS	COMMON NAME	SIZE	QTY
GYB	Green Velvet Boxwood	5 gal	8
DBB	Dwf. Burning Bush	18-24"	1
SDAY	Stella de Oro Daylily	1 gal	21
PSC	Purple Sand Cherry	5 gal	1



Drawn by: CJA
 Scale: 1" = 20'
 Date: 2-1-17
 Revised: 2-16-17
 3-14-17
 3-17-17

BAXTER FARMS
and NURSERIES
3411 CREVE COEUR MILL ROAD
 ST. LOUIS, MISSOURI 63146
 314/542-8400

Landscape Planting Plan For
Four Seasons-Lot 1
 Prepared For: Caplaco

Drawing Number:
1-1
 of one

Customer: Capitol Land

Job/Est. #: 17332

Contact: Dan Capps

Salesperson: GN

Project: Lot 2

Drawn By: EA

File Number: 21679

Date: 07-11-2016

Signature Approval

Signed approval of all drawings is required before production begins.

Date of Approval

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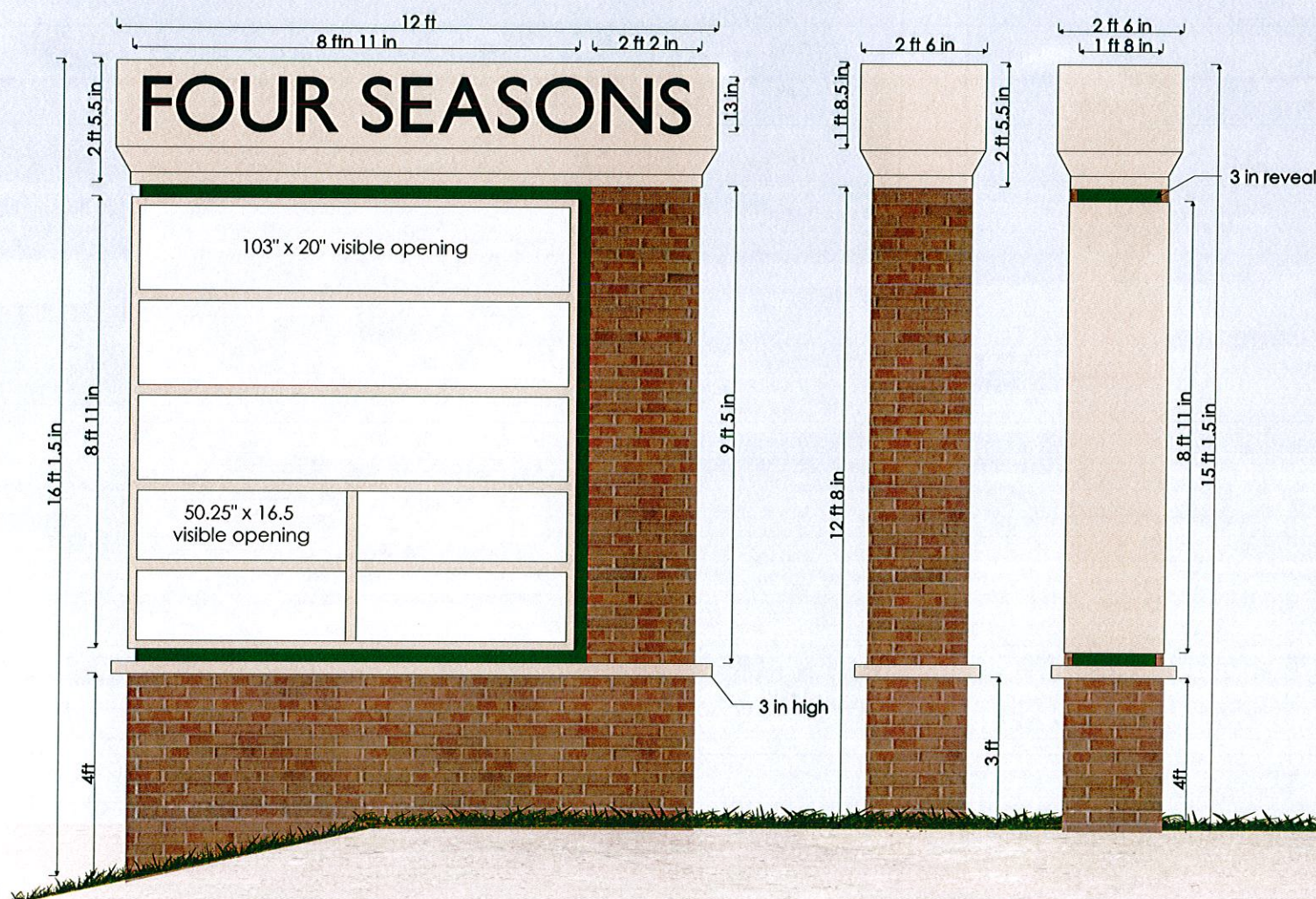
Drawing #:



Lot 2

- Qty. 1
- Double-sided pylon sign
- Welded aluminum construction
- Faux Brick base
- Tenant panels to have white acrylic faces, internally illuminated w/ white LED's, and overlaid tenant logos in translucent vinyl
- "Four Seasons" to be reverse routed out of aluminum, backed w/ white acrylic, overlaid with perforated day/night vinyl, and internally illuminated w/ white LED's

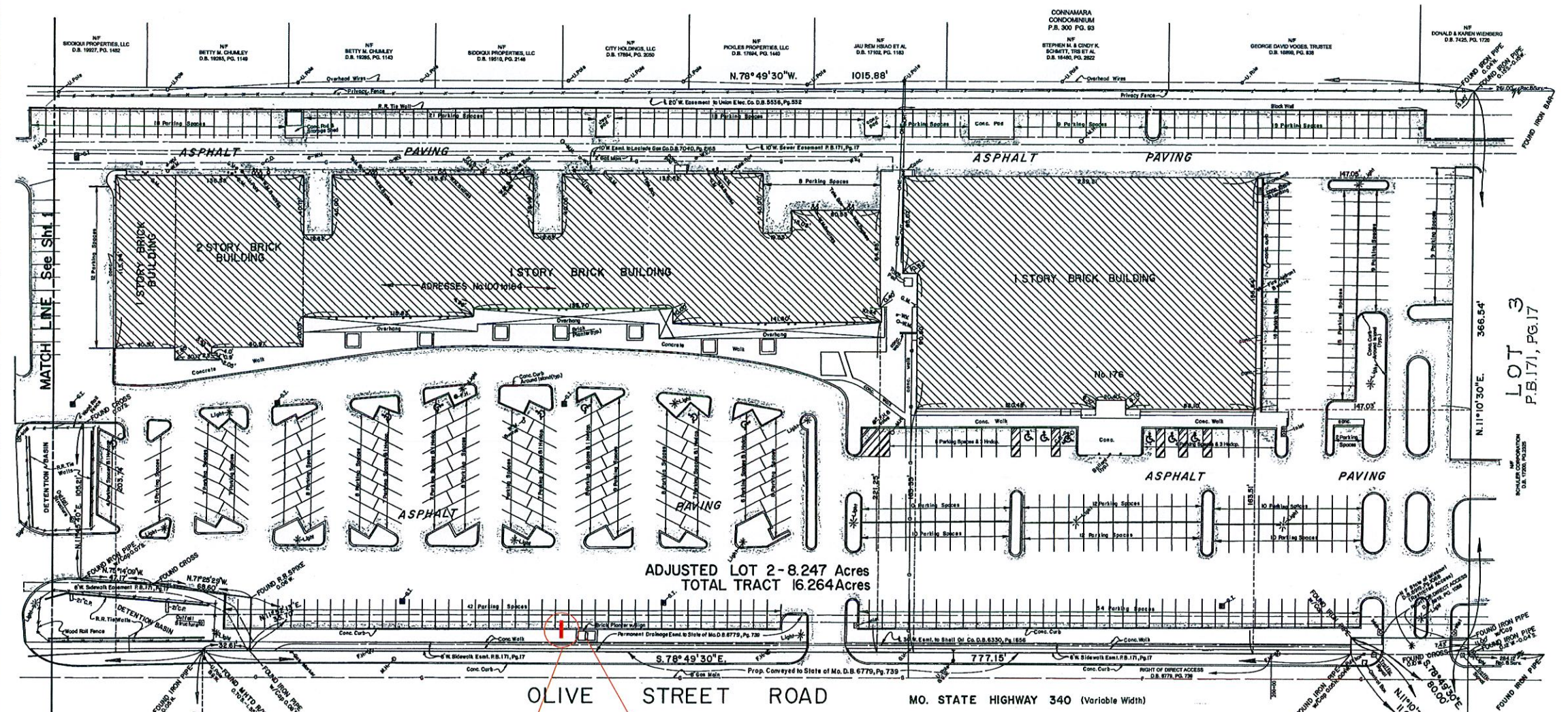
Tenant Panels: 107"x107" = 79.5 sq'
Four Seasons: 20.5"x144" = 20.5 sq'
Total: 100 sq'



Note: Landscape plan on separate drawing attached hereto

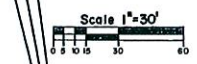


LOT 2



ADJUSTED LOT 2 - 8.247 Acres
TOTAL TRACT 16.264 Acres

LOT 3
P.B.171, PG.17



PROPOSED NEW SIGN

EXISTING SIGN TO BE REMOVED

GENERAL NOTES:

- 1) Source of Title: An Old Republic National Title Insurance Company Commitment for Title Insurance Number 12-06221, Revision 1, having an effective date of May 1, 2012 prepared by U.S. Title Guaranty Company, as agent. All calls to Deed and Plat Books are for those books in the St. Louis County Records. Item numbers shown under paragraph 1 refer to those item numbers listed under Schedule B - Section 2 of the aforementioned commitment. Possible easements are as shown, others are as follows:
2) Not a matter of survey.
3) There is an Easement granted to the Missouri Highway and Transportation Department to maintain storm water improvements, according to Easement recorded in Deed Book 10722 Page 1509 that affects the subject property and is plotted hereon.
4) There are no building lines, easements, covenants and restrictions established by the plat recorded in Plat Book 341 Page 58 that affect the subject property.
5) There are terms and provisions of the Owners Agreement dated February 5, 1996, by and between Caplico Seven, Inc., a Missouri Corporation and Dierberg Four Seasons, Inc., a Missouri Corporation, recorded in Book 10722 Page 1439 which probably affects the subject property. Exhibit A, referenced therein, describing the affected property, was erroneously omitted from the document upon recording of same.
6) We have examined Flood Insurance Rate Map (Community Panel Number 250896-0145-H), Map Number 29189C0144 H, having an effective date of August 2, 1995, and (Community Panel Number 250896-0161-H), Map Number 29189C0161 H, having an effective date of August 2, 1995, of the National Flood Insurance Program prepared by the Federal Emergency Management Agency for the area containing the subject property. By graphic plotting only, the subject property is located within Zone 'X' - Areas determined to be outside the 500-year floodplains. This note is for the purpose of providing information as indicated on the current Flood Insurance Rate Map for this area, and should not be construed as an indication as to whether flood insurance should, or should not be purchased.
7) 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 being complete or correct.
8) The subject property is located within the corporate limits of the City of Chesterfield, Missouri. That part of the subject property situated between Woods Mill Road, on the East and the North-South roadway known as Highland Park Drive, on the West, is currently situated within the 'C2' Shopping District having the following (building) requirements: Front yard setback - 15 feet; Side and Rear Yard Setbacks - 15 foot minimum plus any structure exceeding 30 feet in height shall have an additional 1 foot setback per every 2 feet in height. Height restriction - 2 stories or 40 feet. That part of the subject property situated between said Highland Park Drive, on the East and the Western property line is located in the 'C2' Planned Commercial Zoning District having the following (building) requirements: No structure shall be permitted within 35 feet of residential property. No parking area, internal drive, loading space, or structure shall be permitted within 25 feet of residential property. All other setbacks shall be established by the conditions of the site specific ordinance.
9) There are 896 regular parking spaces and 31 ADA (Americans with Disabilities Act of 1990) indicated parking spaces for a total of 927 parking spaces situated on the subject property.
10) That part of the subject property known as Highland Park Drive is being utilized by the public as a means of ingress and egress between Highland Park Drive located immediately north of and adjoining the subject property and Olive Street Road (Missouri State Highway 340).
11) The building square footages shown hereon have been determined from the exterior measurements thereof and must be considered approximate only.
12) All address numbers shown hereon are addressed XXXXX Four Seasons Center, Chesterfield, Missouri 63017.

LEGAL DESCRIPTION
(Title Commitment - Schedule A)

Adjusted Lots 1 and 2 of the Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6, according to the plat thereof recorded in Plat Book 341 page 58 of the St. Louis County Records.

TO: Caplico Seven, Inc., Dierberg Four Seasons, Inc., Old Republic National Title Insurance Company, U.S. Title Guaranty Company, as agent Jackson National Life Insurance Company, it's successor's and/or assigns as their interests may appear

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a)(1), 8, 9, 11(b), 14, and 19 of Table A thereof. The field work was completed on July 3, 2012. This Survey has also been made in accordance with the current Missouri Minimum Standards For Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects (18 CSR 30-2) and meets the accuracy requirements for an Urban Class Survey, as defined therein. Bearings based on deed recorded in Deed Book 1326, Page 301 of the St. Charles County Records. Bearings are based on the plat of "Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6", a subdivision according to the deed recorded in Plat Book 341 Page 58 of the St. Louis County Records.

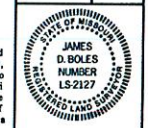
Kerry S. Belton, Deputy
The Chayton Engineering Company

Date of Plat or Map: 7-10-12 By: Kerry S. Belton, PLS #1177

Logo for The Chayton Engineering Company, Inc. with text: ENGINEERS - SURVEYORS - PLANNERS

Table with columns for Survey No., Date, and Description. Contains several rows of survey data.

CAPITOL LAND COMPANY
11850 Shuck Avenue
St. Louis, MO 63141
Phone: 314-991-8000 Fax: 314-991-2474
ALTA/ACSM LAND TITLE SURVEY



Designed: JLB
Drawn: JLB
Checked: JLB
Date: 07/10/12
Project Number: 95128-3
Sheet Number: 2 of 2

Call Before you DIG
Missouri One-Call System Inc.
1-800-344-7483
Missouri One-Call System Inc.

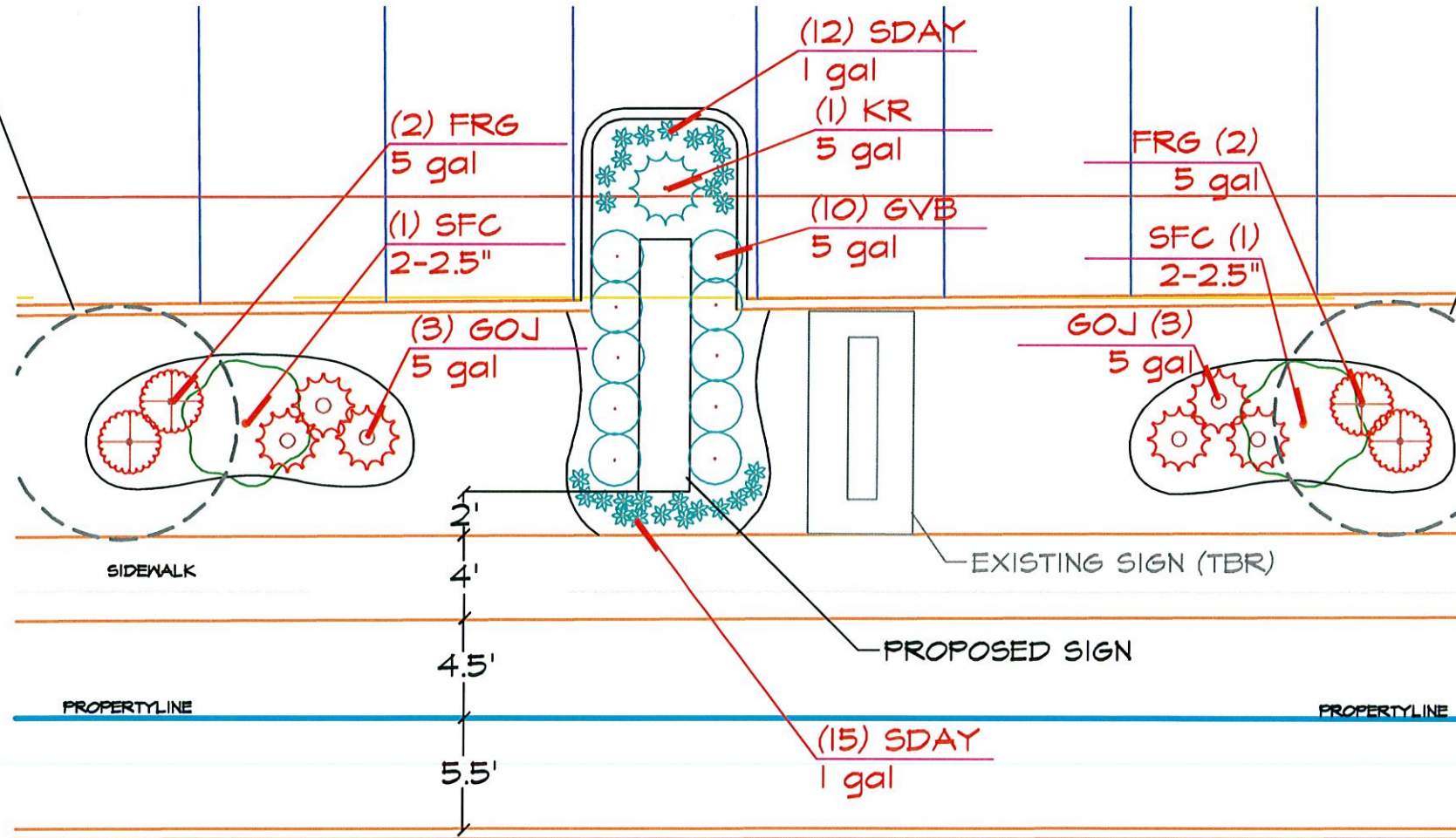
PLANT SCHEDULE PHASE-2

TREES	COMMON NAME	CONT	QTY
SFC	Sargentina Fl. Crab	2-2.5"	2

SHRUBS	COMMON NAME	SIZE	QTY
GVB	Green Velvet Boxwood	5 gal	10
FRG	Foerster's Reed Grass	5 gal	4
SDAY	Stella de Oro Daylily	1 gal	27
GOJ	Grey Owl Juniper	5 gal	6
KR	Knock Out Rose	5 gal	1

Ex. Honeylocust to be removed & replaced w/ one Sargentina Fl. Crab and five shrubs as shown on plan.

Ex. Sweetgum to be removed & replaced w/ one Sargentina Fl. Crab and five shrubs as shown on plan.



Drawn by: CJA
 Scale: 1" = 20'
 Date: 2-1-17
 Revised: 2-16-17
 3-14-17
 3-17-17

BAXTER FARMS and NURSERIES
 3411 CREVE COEUR MILL ROAD
 ST. LOUIS, MISSOURI 63146
 314/542-9400

Landscape Planting Plan For:

Four Seasons-Lot 2

Prepared For: Caplaco

Drawing Number:
L-1
 of one

PARKING CALCULATIONS - LOT 2

Space	Business/Tenant Name	Use	SQFT	Classification	Req'd Parking	Parking Allocation
37a	St. Louis Bread Company	Restaurant	4,744	Restaurant, Fast Casual	15/1000	71.16
37b	Vacant	Retail	2,181	Retail Sales Establishment, Neighborhood	4/1000	8.724
37c	Elevator (New)	Common Area	261	Elevator/Common Area	0/1000	0
38	Vacant	Retail	1,184	Retail Sales Establishment, Neighborhood	4/1000	4.736
39	Medicine Shoppe	General Office	4,040	Drugstore and Pharmacy	4/1000	16.16
40	Vacant	Retail	1,423	Retail Sales Establishment, Neighborhood	4/1000	5.692
41	Arch City Vapors	E-Cigarette Store	1,100	Retail Sales Establishment, Neighborhood	4/1000	4.4
42	Chesterfield MMA Fitness Center	MMA Fitness Center	2,375	Recreational Facility	3.3/1000	7.8375
43	Vacant	Retail	450	Retail Sales Establishment, Neighborhood	4/1000	1.8
44	Picture Perfect	Framing Shop	1,750	Retail Sales Establishment, Neighborhood	4/1000	7
45	Pacific Beach	Tanning Salon	2,375	Beauty Salon	5/1000	11.875
46	Vacant	Retail	411	Retail Sales Establishment, Neighborhood	4/1000	1.644
47	Pizza Hut	Delivery/Carry Out	1,400	Retail Sales Establishment, Neighborhood	4/1000	5.6
48	Gateway Cleaners	Cleaners	1,800	Dry Cleaning Establishment	3.3/1000	5.94
49	Vacant	Retail	456	Retail Sales Establishment, Neighborhood	4/1000	1.824
50	Kersting Veterinary Hospital	Veterinary Clinic	3,382	Veterinary Clinic	3.3/1000	11.1606
51	East East Market	Asian Grocer	5,403	Grocery, Community	4/1000	21.612
52	Vivianos	Restaurant	6,000	Restaurant, Sit Down	12/1000	72
53	Imagine Hair & Nail Center	Hair & Nail Salon	1,200	Barber or Beauty Shop	5/1000	6
54	Stanley Bunsick, DDS	Dentist	1,500	Office, Dental	4/1000	6
55	Hunan Empress	Restaurant	3,000	Restaurant, Sit Down	12/1000	36
56	Vacant	General Office	1,545	Office, General	3.5/1000	5.4075
57	Verizon Wireless	General Office	415	Office, General	3.5/1000	1.4525
58	Rafael Garcia	General Office	507	Office, General	3.5/1000	1.7745
59	Vacant	General Office	382	Office, General	3.5/1000	1.337
60	James Carroll	General Office	651	Office, General	3.5/1000	2.2785
61	ABC Dental Lab	General Office	575	Laboratory, Professional	2.5/1000	1.4375
62	Speed Cleaning Services	General Office	144	Office, General	3.5/1000	0.504
63	Allstate Insurance	General Office	568	Office, General	3.5/1000	1.988
64	Vacant	General Office	495	Office, General	3.5/1000	1.7325
65	Vacant	General Office	375	Office, General	3.5/1000	1.3125
66	Vacant	General Office	420	Office, General	3.5/1000	1.47
67	Vacant	General Office	536	Office, General	3.5/1000	1.876
68	Vacant	General Office	623	Office, General	3.5/1000	2.1805
69	Vacant	General Office	1,051	Office, General	3.5/1000	3.6785
70	Brunswick Bowl	Bowling Center - 40 Lanes	36,196	Bowling Center	4 per Lane	160
Total Parking Spaces Required (From G39)			495.5946	90,918		495.5946
20% Parking Reduction			396.47568			
Total Spaces Provided on Phase 2 Site Plan			436			
Total Parking Over Requirement (C75+C76)-C74			39.52432			
Includes stalls deleted due to drive-thru.						

Area Comparables

13700 Olive Blvd.

100 Sq. Ft.



13393 Olive Blvd.

100 Sq. Ft.



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Customer:	Capitol Land
Job/Est. #:	17332
Contact:	Dan Capps
Salesperson:	GN
Project:	Four Seasons
Drawn By:	EA
File Number:	21679
Date:	03-13-2017

Signature Approval

Signed approval of all drawings is required before production begins.

Date of Approval

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Revisions

- Rev 1: _____
- Rev 2: _____
- Rev 3: _____
- Rev 4: _____
- Drawing #: _____

