



VIII. D.

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May 7, 2008

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

Wings Corporate Estates (18390 Wings Corporate Drive): A request for approval of a free-standing sign for land zoned "PI" Planned Industrial District, located at the intersection of Eatherton Road and Wings Corporate Drive.

Dear Planning Commission:

A-1 Signs Company, on behalf of the owners of Wings Corporate Estates, has submitted a request for a monument sign for the above referenced 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

On February 6th, 2006, The City of Chesterfield approved Ordinance 2237 which changed the boundaries of an "NU" Non-Urban District to a "PI" Planned Industrial District. Approval

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 before review because the Petitioner is requesting several modifications to the Sign Requirements found in Section 1003.168.C 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 14 feet 5 inches. This height is measured from the finished grade at the base of the sign.

2. **The maximum outline area per face of any freestanding sign shall not exceed 50 square feet. The maximum outline area of the sign face may be increased up to 100 square feet subject to Planning Commission approval.**
 - A. Petitioner is requesting an outline area of 46.5 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 11 feet in height. The poles shown as the base will be enclosed in an aluminum skirting that will match the color of the sign face.

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 the sight distance triangle.

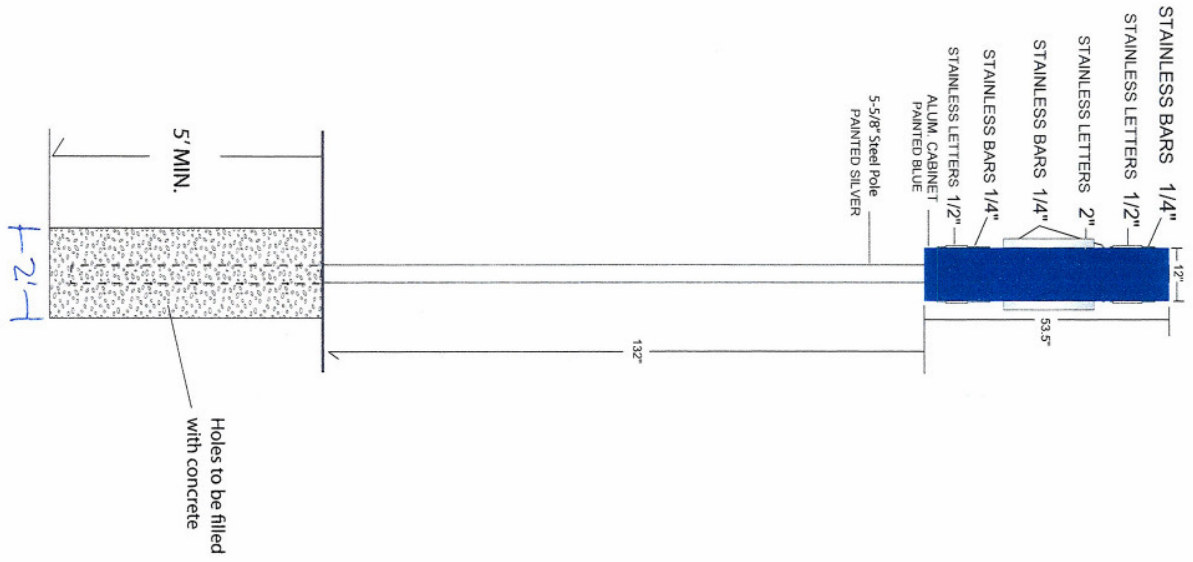
A site plan showing the location of all proposed freestanding signs is generally required for the sign approval process. The site was built in 1969, prior to the incorporation of the City of Chesterfield. A copy of the approved Site Development Plan for the site showing the location of the sign is attached for your use.

Respectfully submitted,



Annissa McCaskill-Clay, AICP
Assistant Director of Planning

SIDE VIEW OF SIGN



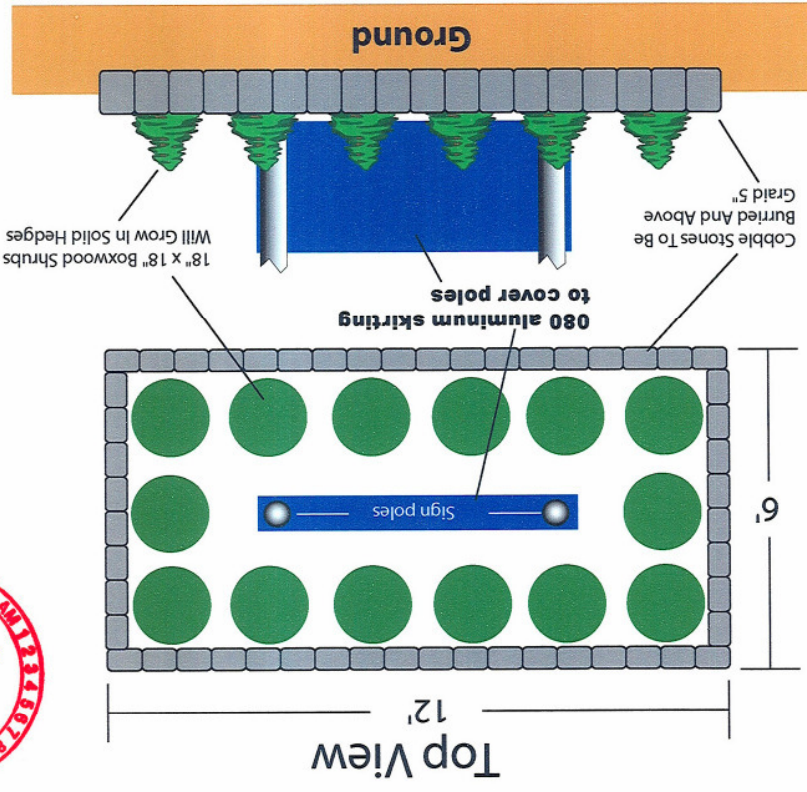
Date: 3/4/08
 Client: Wings Corporate Estates
 Location: 18390 Wings Corporate Dr. Chesterfield, MO. 63005
 Project: Specs Done By: John J. Davis
 Date: _____
 Sign: _____
 Date: _____
 Sign: _____

PLEASE REVIEW THE ABOVE DRAWING, PLEASE SIGN BELOW IF YOU APPROVE AND FULLY UNDERSTAND THE CONTENTS OF WORK THAT IS TO BE DONE. THESE PLANS ARE THE EXCLUSIVE PROPERTY OF A-1 SIGN.

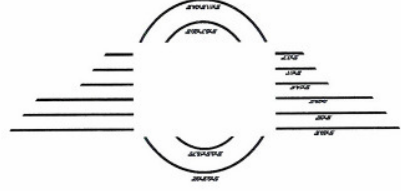
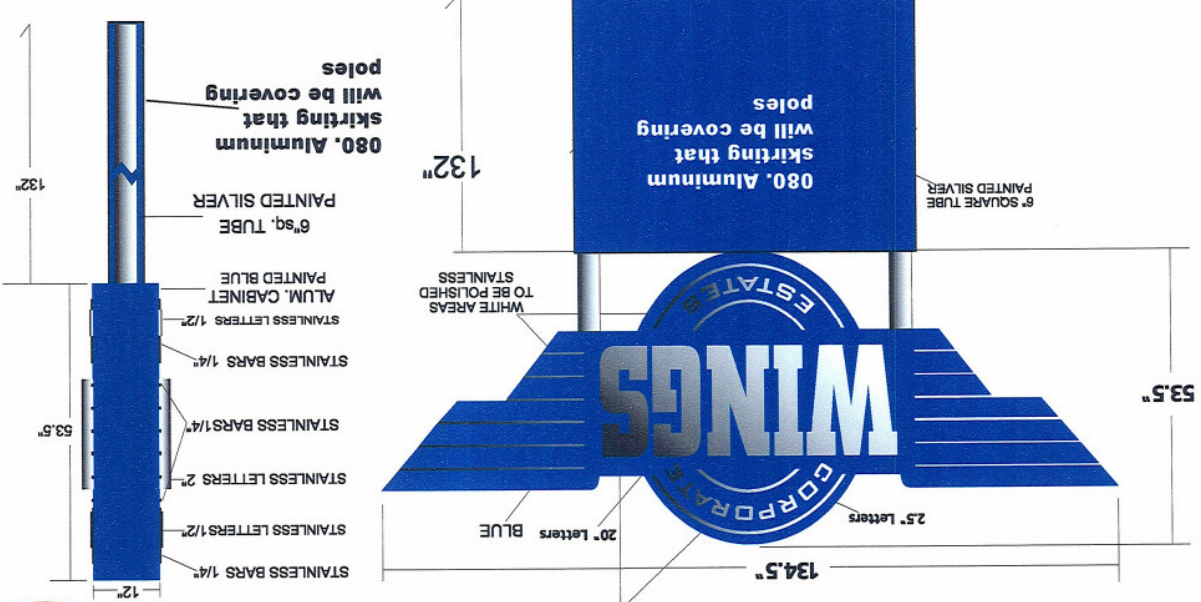
Client's Approval: _____
Landlord Approval: _____

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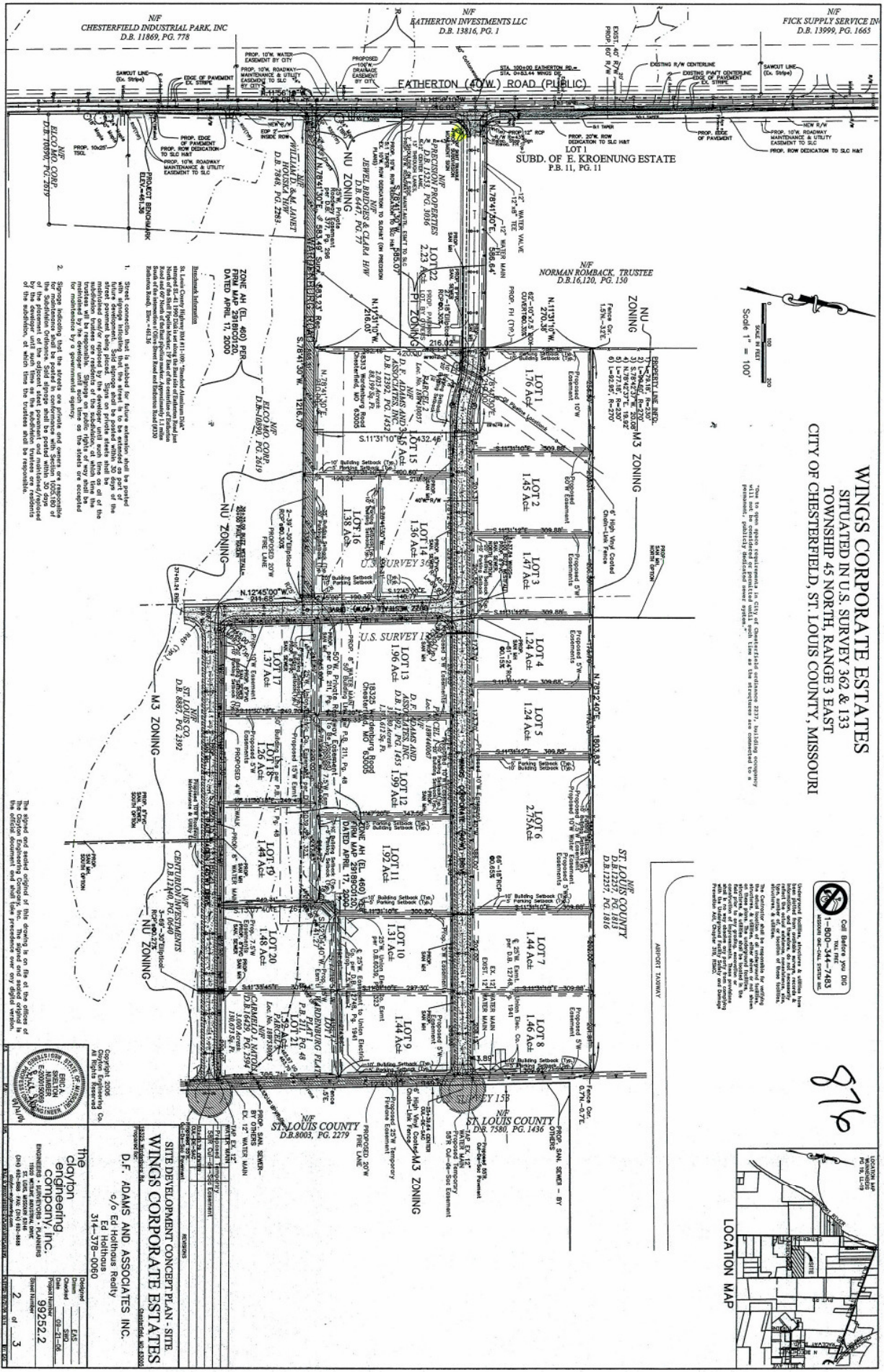
A-1 SIGN.
 A Business With No Sign Is A Sign Of No Business



Date: 3/4/08 Client: Wings Corporate Estates Location: 18390 Wings Corporate Dr. Chesterfield, MO. 63005 Project: Specs Done By: John J. Davis Project: 1-800-526-2218 F: 314-771-7628 P: 314-771-2218 www.a-1sign.com john@a1sign.com	One of the Largest Showrooms in the Midwest A-1 SIGN. A Business With No Sign Is A Sign Of No Business 1801 Russett St Louis, MO 63104
Date: _____ Date: _____ Sign: _____ Date: _____ Sign: _____	PLEASE REVIEW THE ABOVE DRAWING, PLEASE SIGN BELOW IF YOU APPROVE AND FULLY UNDERSTAND THE CONTENTS OF WORK THAT IS TO BE DONE, THESE PLANS ARE THE EXCLUSIVE PROPERTY OF A-1 SIGN. Landlord Approval: _____ Clients Approval: _____



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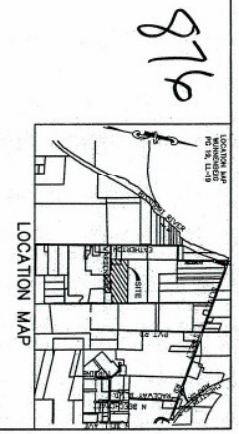


WINGS CORPORATE ESTATES
 SITUATED IN U.S. SURVEY 362 & 133
 TOWNSHIP 45 NORTH, RANGE 3 EAST
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



Scale 1" = 100'

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1. Street connection that is authorized for future extension shall be provided for future development. Said approval shall be provided within 30 days of the date of this plan. The developer shall provide and maintain all of the infrastructure and utilities for the development, including but not limited to the installation and maintenance of all water, sewer, gas, and electric lines. The developer shall be responsible for the installation and maintenance of all water, sewer, gas, and electric lines. The developer shall be responsible for the installation and maintenance of all water, sewer, gas, and electric lines.

2. The applicant shall provide and maintain all of the infrastructure and utilities for the development, including but not limited to the installation and maintenance of all water, sewer, gas, and electric lines. The applicant shall be responsible for the installation and maintenance of all water, sewer, gas, and electric lines. The applicant shall be responsible for the installation and maintenance of all water, sewer, gas, and electric lines.

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D. F. ADAMS AND ASSOCIATES INC.
 c/o Ed Hohmann Realty
 314-578-0880

WINGS CORPORATE ESTATES - SITE DEVELOPMENT CONCEPT PLAN - SITE

Checked	LSJ
Drawn	LSJ
Designed	92252.2
Project Number	92252.2
Sheet Number	2 of 3