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Planning Commission Staff Report

Project Type: Sign Package
Meeting Date: July 27, 2020
From: Chris Dietz, Planner *CD*
Location: East and west of Nardin Drive, north of its intersection with Swingley Ridge Road
Applicant: Payne Family Homes, LLC
Description: **Alexander Woods Sign Package:** A request for a Sign Package for a 20.26-acre residential development located along Nardin Drive, north of its intersection with Swingley Ridge Road (18S230367).

PROPOSAL SUMMARY

Payne Family Homes, LLC has submitted a Sign Package for consideration for two monument signs located at the entrance to the Alexander Woods subdivision on either side of Nardin Drive. Each monument would display the subdivision's name and logo and would be externally illuminated by ground-level up-lighting fixtures.

HISTORY

The subject site was zoned "R-2" Residence District by St. Louis County prior to the City's incorporation and platted in 1955 as the current West County Acres subdivision. In 1999, the City of Chesterfield amended the zoning of the southwestern portion of the site to "PC" Planned Commercial District, per Ordinance 1558.

City of Chesterfield Ordinance 3015 was approved by City Council on August 6, 2018, to permit a change of zoning from "R-2" Residence District and "PC" Planned Commercial District to "R-4" Residence District for the subject site with the exception of approximately 36,500 square feet on the north end of the site to remain in the "R-2" Residence District.

On April 25, 2019, the City of Chesterfield approved the Improvement Plans for the development. Most recently, a Record Plat for this subdivision was approved in December of 2019. To date, building permits have been issued for nine (9) of the 37 lots within the subdivision.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

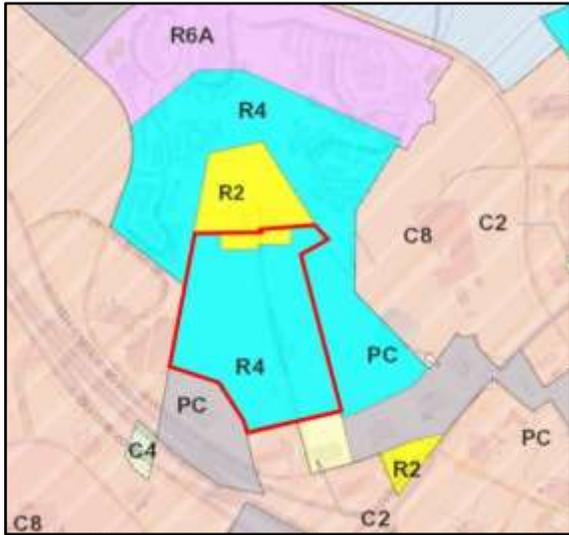


Figure 2: Zoning Map



Figure 3: Land Use Map

The land uses and zoning for surrounding properties of this development are described as follows:

Direction	Zoning	Land Use
North	“R-2” Residence District	West County Acres Single Family
East	“R-4” Residence District	Chesterfield Village Townhomes
West	“C-8” Planned Commercial District, and “R-4” Residence District	Office, and Chesterfield Village Apartments
South	“C-2” Shopping District, “C8” Planned Commercial District, and “PC” Planned Commercial District	Office, Hotel, and Office

STAFF ANALYSIS

UDC Subdivision Identification Sign Regulations

The City’s Unified Development Code limits each residential development to have no more than one (1) freestanding subdivision identification sign located at each entrance with a maximum sign area of 50 square feet. This Sign Package has been submitted to allow for two (2) signs at one entrance, as opposed to the single sign allowed by code. The total signage area of each sign complies with UDC standards. No signage is proposed for the second entrance to the subdivision.

The UDC goes on to state that the height of these signs shall not exceed six (6) feet in height. Each of the proposed monuments on which the sign is affixed reaches 11’11” in height.

UDC Lighting Regulations

City Code requires that all Sign Package requests provide illumination level, color and type, all of which have been provided by the applicant in the submittal packet. The Planning Commission may approve

decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no off-site glare light trespass and the proposed fixtures will improve the appearance of the site.

Each of the proposed signs would be illuminated by a single fixture mounted at ground level, angled upward to illuminate the monument on which the logo and signage are affixed. Each proposed lighting fixture will utilize a long shroud over the lens to focus the light entirely on the sign. The cutsheet for this fixture is included in the Planning Commission packet. Per UDC requirements, the applicant has supplied a diagram depicting the angle of projection for these fixtures and notes on the diagram that no light shall trespass beyond the sign into adjacent residential properties.

Sign Packages

The purpose of a Sign Package, which serves as the mechanism for allowing modifications to the UDC sign regulations, is to provide comprehensive, complementary, and unified signage throughout a development. The UDC states that “in order to encourage superior design, quality and character, comprehensive sign packages allow for specialized review of signs and flexibility from standard signage requirements.”

The UDC includes the following review factors that are to be considered by the Planning Commission when discussing the appropriateness of any requested Sign Package:

1. The physical impact of the proposed comprehensive sign package;
2. The quality of the proposed comprehensive sign package; and
3. Mitigation of unfavorable conditions such as excessive signs, light spillover from signs, height, and other related conditions and potentially negative impacts.

RECOMMENDATION

Staff has reviewed the proposed Alexander Woods Sign Package and all required items have been submitted. Staff recommends approval for this request. Please find the applicant’s Sign Package submittal packet attached.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) “I move to approve (or deny) the Alexander Woods Sign Package.”
- 2) “I move to approve the Alexander Woods Sign Package with the following conditions...”
(Conditions may be added, eliminated, altered or modified)

Attachments: Sign Package Submittal

Alexander Woods – Sign Package Narrative

Purpose

- To identify name of community and create a distinguishing point of entry that separates from the stark commercial uses to the immediate south.

Scope and Design

- Construct two (2) entrance monuments on common ground areas flanking Nardin Drive at the entrance to the community.
- Will utilize a 4’10”x4’10” poured concrete base with a mow pad reveal and chamfered edges, 11’11” tall decorative columns with a masonry block interior structure and brick/stone exterior with limestone accents/caps that tapers from bottom towards top.
- Community logo/name will be laser cut from aluminum and painted black. This will be mounted on standoffs from the stone at height of approximately 7 feet and located on the South facing portion of stone pillar.

Consistency with Development’s Architectural Themes

- The brick and stone combination chosen is a popular combination chosen for home construction with Payne Family Homes and will be cohesive with future streetscape.
- All signage within the development shall be in conformance with the Comprehensive Sign Package.
- Any signage not specifically identified in the Comprehensive Sign Package shall conform to [Section 04-05 of the Unified Development Code](#).

Deviation Table			
Sign Height		1 sign per entrance	
Code	Proposed	Code	Proposed
Max 6 ft. Tall	11’ 11” Tall	1 sign per entrance	2 signs at 1 entrance



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CREATIVEGRAPHICSOLUTION

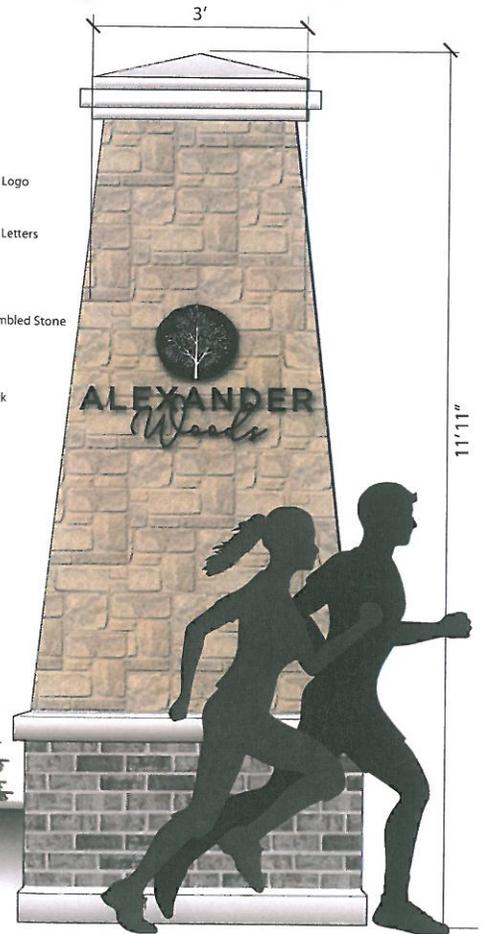
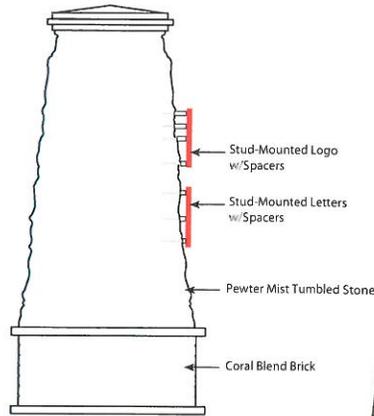
A FULL SERVICE SIGN + DESIGN STUDIO

2800 ORF ROAD | LAKE SAINT LOUIS, MO 63367

Contact us at ☎ 800.289.7215 Local 314.649.SIGN ● info@creativegraphicsolution.com ● www.creativegraphicsolution.com



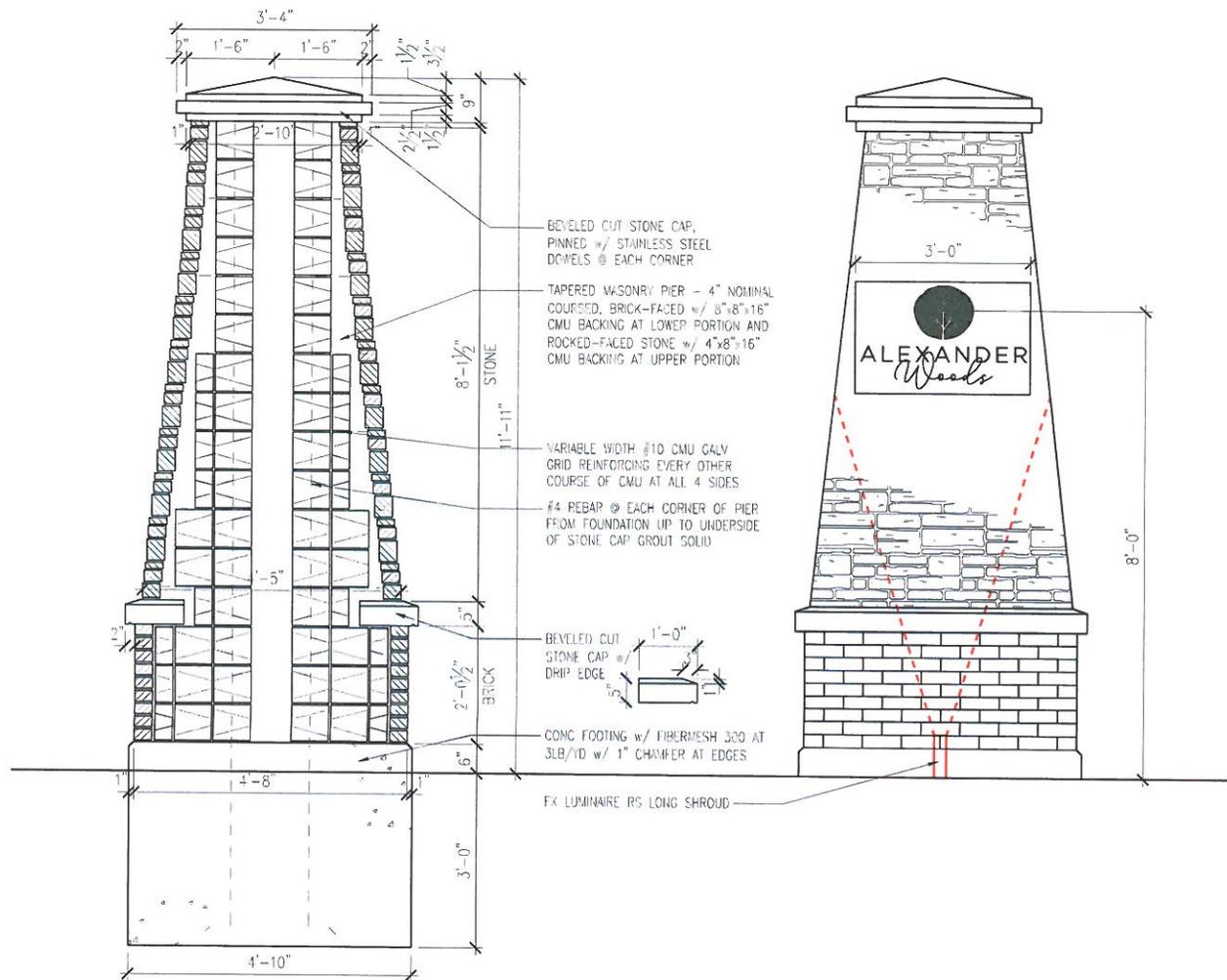
20in x 36in Laser Routed Aluminum Plaque, Painted 2 Colors



Thank you for choosing us for your signage needs!



We appreciate your business + will deliver a great product



- BEVELED CUT STONE CAP, PINNED w/ STAINLESS STEEL DOWELS @ EACH CORNER
- TAPERED MASONRY PIER - 4" NOMINAL COURSED, BRICK-FACED w/ 8"x8"x16" CMU BACKING AT LOWER PORTION AND ROCKED-FACED STONE w/ 4"x8"x16" CMU BACKING AT UPPER PORTION
- 8'-1 1/2" STONE
- 11'-11" VARIABLE WIDTH #10 CMU GALV GRID REINFORCING EVERY OTHER COURSE OF CMU AT ALL 4 SIDES
- #4 REBAR @ EACH CORNER OF PIER FROM FOUNDATION UP TO UNDERSIDE OF STONE CAP GROUT SOLID
- 11'-11" BRICK
- 2'-0 1/2" BEVELED CUT STONE CAP w/ Drip Edge
- 1'-0" CONC FOOTING w/ FIBERMESH 300 AT 3LB/YD w/ 1" CHAMFER AT EDGES
- 6" FX LUMINAIRE RS LONG SHROUD

1 SECTION THRU MAIN MOUNMENT PIER
 1"=1'-0"
 (1) REV'D w/ SIGN SEE CML DWG #16 LAYOUT

2 MAIN MOUNMENT PIER ELEVATION
 1"=1'-0"

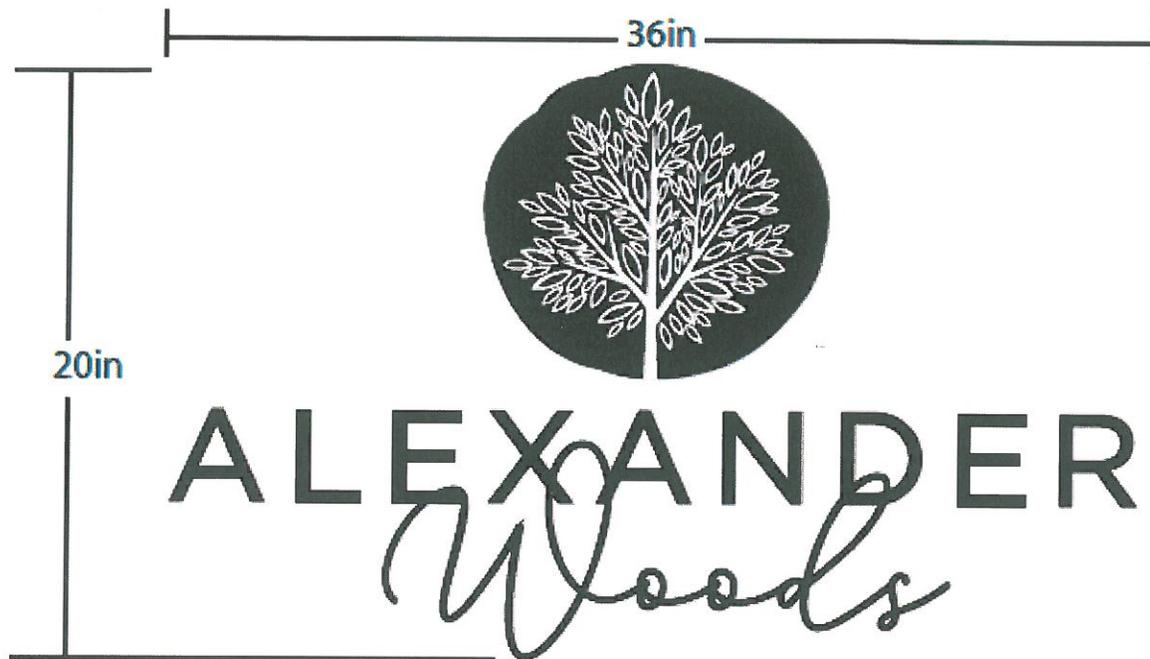


VACANT & BELIEVING
 ARCHITECT No. 4-7335

ALEXANDER WOODS
Entry Mounment

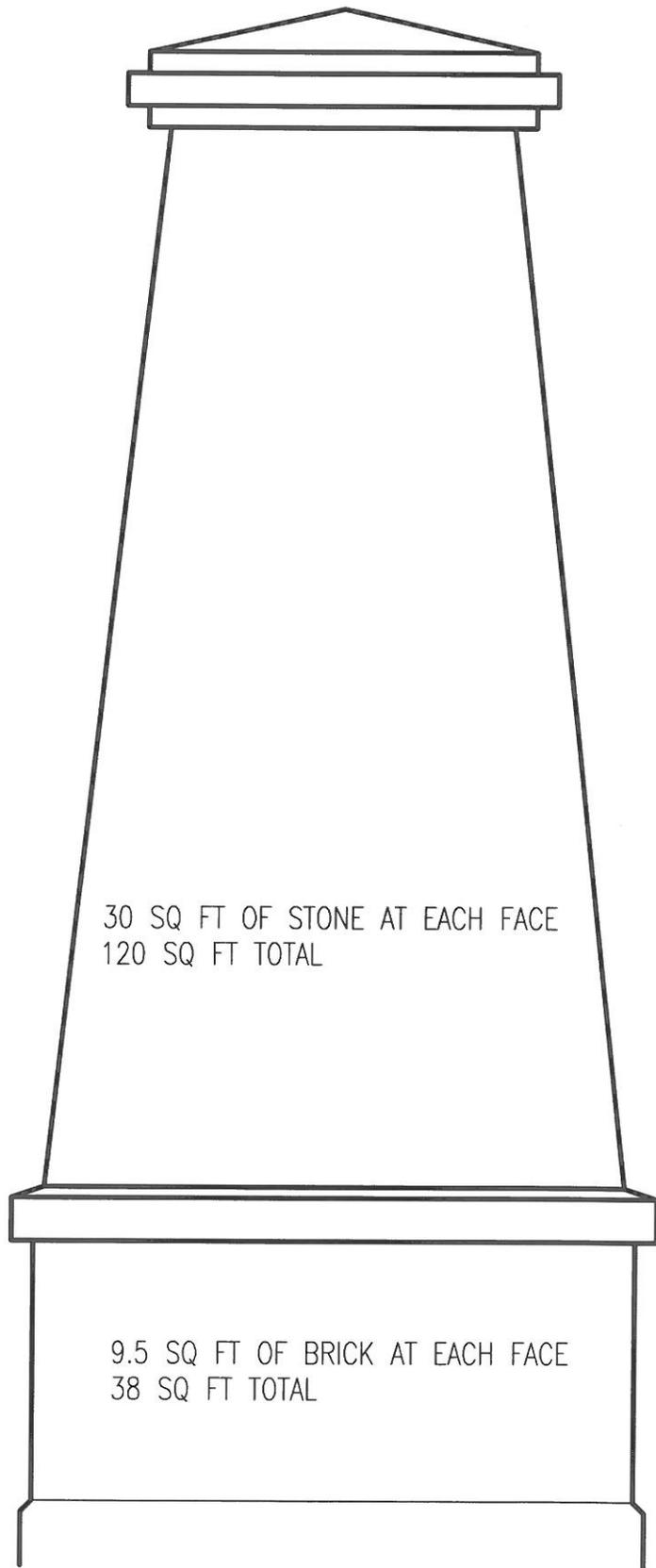
INITIAL RELEASE	10/24/219
REVISIONS	

SHEET
1

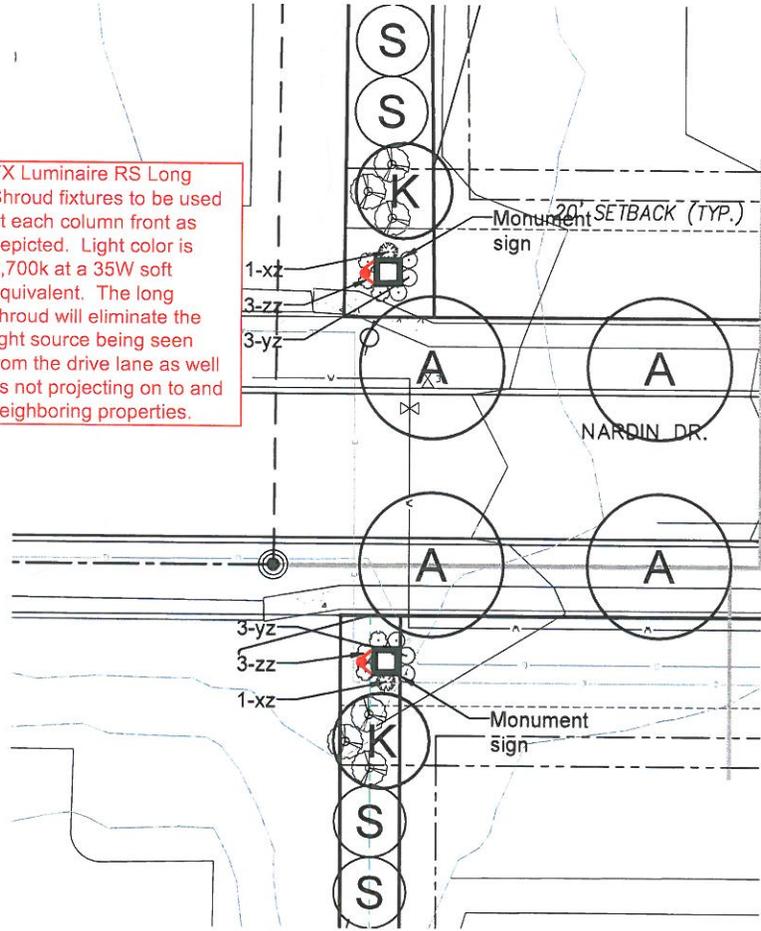


20in x 36in Laser Routed Aluminum Plaque, Painted 2 Colors

Total SF = 5SF



FX Luminaire RS Long Shroud fixtures to be used at each column front as depicted. Light color is 2,700k at a 35W soft equivalent. The long shroud will eliminate the light source being seen from the drive lane as well as not projecting on to and neighboring properties.



Entry Monument Landscape Plan
 SCALE 1"=20'

Landscape Notes:

1. Refer to sheet L-1 for overall Planting Schedule.
2. Refer to sheet L-1 for Street and Bufferyard tree and shrub locations.

ENTRY MONUMENT PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
xz	2	Buxus sempervirens 'Monrue'	Green Tower Boxwood	24"	Container
yz	6	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	24"	Container
zz	6	Syringa x 'SMNSDTP'	Baby Kim Lilac	24"	Container



Jerald Saunders
 Landscape Architect
 MO License # LA-007

Alexander Woods Subdivision
 Chesterfield, Missouri

loomisAssociates
 750 Spirit of Park Drive
 Chesterfield, Missouri 63005-1194
 636.866.8888



Date: 3/12/20
 Project: 813.068



PROJECT _____

CATALOG # _____

TYPE _____

NOTES _____

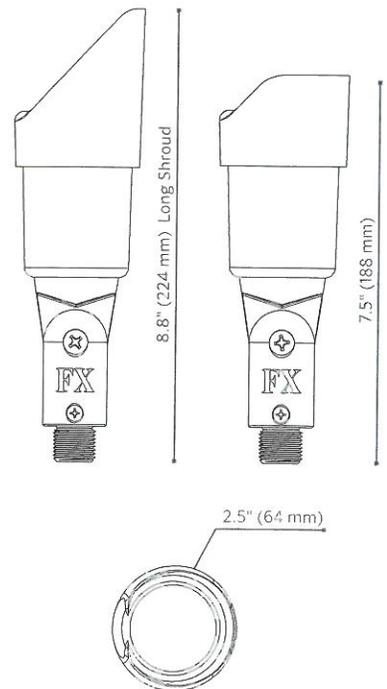
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RS Up Light STANDARD

The RS is a rugged micro luminaire that accommodates the MR-16 lamp family.

Quick Facts

- Die-cast zinc/aluminum alloy
- TGIC powder coat finish
- MR-16 GU5.3 lamp base
- ProAim® adjustability
- Tamper-resistant features
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V



RS Up Light SPECIFICATIONS

Output	LED20WFL	LED35WFL	ZD35WFL
Total Lumens	250	335	310
Input Voltage	10 to 15V	10 TO 15V	10 TO 15V
Input Power (W)	4.0	4.6	4.6
VA	4.2	4.9	4.9
Efficacy (Delivered)	62	67	67
CRI (Ra)	80+	80+	80+
Center Beam Candlepower (CBCP)	570	660	660
CCT	2,700K	2,700K	2,700K
Beam Angle	20°	35°	35°
Dimming	PWM, Phase*	PWM, Phase*	PWM, Phase*
Luxor Compatibility			
ZD Option	Use ZD MR-16 (e.g., ZD20WFL)	Use ZD MR-16 (e.g., ZD35WFL)	Zoning/Dimming
Minimum Rated Life (hrs L90 B10)	40,000	40,000	40,000

* For optimal performance, use a trailing-edge, phase-cut dimmer.

FX Luminaire

FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Materials

Zinc/aluminum alloy housing, shroud, and knuckle with stainless steel hardware

Lamp

GU5.3 lamp base. Preinstalled LED MR-16 with Cree LEDs offers a warm 2,700K color temperature with a minimum rated life (L90) 40,000 hours.

Optics

Stainless steel spring in housing ensures the lamp and additional lenses stay flush against the glass lens, optimizing output and beam angles. Recess the lamp farther inside the housing to hide additional glare with the Recessor Ring (specify separately). For additional color filters, spread lenses, hex baffles, etc., use MR-16 sized accessories (MR-16: 2" (50 mm) dia. x 1 mm thickness).

Socket

MR16 GU5.3 socket with retaining clips. Ceramic socket base with heat-resistant contact pad. Stainless steel retaining clips ensure high spring force retention.

Wiring

18 AWG (1 mm); SPT-1W; 220°F (105°C); 300V; 10' (3 m) length.

Power

Input 10-15 VAC/VDC, 50/60 Hz. Remote transformer required (specify separately).

Weight

2.6 lbs. (1.2 kg)

Housing

Die-cast zinc/aluminum alloy housing with capacity for one (1) standard MR-16 lamp.

Shroud

Die-cast zinc/aluminum alloy shroud with 15° (standard) or 45° (long shroud) cutoff options.

Knuckle

Machined brass knuckle with ½"-14 (13 mm) NPSM threads. Compress and lock features prevent slip after installation. Complete adjustability over 220° of vertical adjustment.

Lens

Tempered, low-iron, soda-lime glass lens with shock resistance and high tolerance for thermal expansion and stress.

Finish

Durable polyester TGIC powder coat finish, providing superior outdoor weathering in all conditions. Tested to ASTM standards.

Hardware

Stainless steel angle lock screw. Includes 10" (254 mm) ABS slotted installation spike.

Ambient Operating Temperature

0°F to 140°F (-18°C to 60°C)

Control

ZD option utilizes Luxor technology to zone light fixtures in up to 250 groups, and dim each group in 1% increments between 0 and 100%. An installed Luxor controller is required to perform these actions.

Sustainability

Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.

Installation Requirements

Designed for installation in the upward direction only. Use waterproof, weather resistant wire connectors.

Surge Protection

Lamp protected up to 0.58 kV.

Manufacturing

ISO 9001:2015 certified facility. Fixture assembled in Mexico; lamp made in China.

Compliance

UL 1838, UL 1993, CSA C22.2 No. 250.7, CSA C22.2 No. 1993-12, IEC 60598-1, IEC 60598-2-7, IEC 62838, FCC Part 15, Subpart B, Industry Canada ICES-005, EN 55015, EN 61547, EN 61000-3-2, EN 61000-3-3.

Default configuration

UL-listed. CE approval is met when installed with the ground mount ("GM-XX") or alternate mount greater than or equal to IP65.

Warranty

10-year limited warranty on fixture; 5-year limited warranty on preinstalled FX Luminaire LED lamp.

Listings



RS Up Light ORDERING INFORMATION

Fixture	Lamp	Shroud	Finish
RS*	<ul style="list-style-type: none"> NL No Lamp Provided 	<ul style="list-style-type: none"> [default] Standard (15°) 	<ul style="list-style-type: none"> BZ Bronze Metallic WG White Glass
	<ul style="list-style-type: none"> LED20WFL 20W Eq.; 4W, 4.3VA, 2700K, 35° 	<ul style="list-style-type: none"> LS Long (45°) 	<ul style="list-style-type: none"> DG Desert Granite FW Flat White
	<ul style="list-style-type: none"> LED35WFL 35W Eq.; 5W, 5.4VA, 2700K, 35° 		<ul style="list-style-type: none"> WI Weathered Iron AL Almond
	<ul style="list-style-type: none"> LED50WFL 50W Eq.; 6W, 6.5VA, 2700K, 35° 		<ul style="list-style-type: none"> SB Sedona Brown SV Silver
	<ul style="list-style-type: none"> ZD35WFL 35W Eq.; 5W, 5.4VA, 2700K, 35° Zone/Dim 		<ul style="list-style-type: none"> FB Black

EXAMPLE FIXTURE CONFIGURATION: RS-LED35WFL-LS-BZ
 * Ships with Super Slot Spike



RS Up Light ORDERING INFORMATION

MOUNTING OPTIONS: Specify Separately

Mounts	Code	
■ SUPER SLOT SPIKE 2.5" (64 mm) x 10" (254 mm)	753900	
■ PROAIM RATCHETING SPIKE 4.0" (102 mm) x 4.0" (102 mm)	PARS	
■ SUPER J-BOX 2.5" (64 mm) x 12" (305 mm)	SJ-XX*	
■ POST MOUNT 2.5" (64 mm) x 13" (330 mm)	PM-XX*	
■ GROUND MOUNT 2.7" (67 mm) Diameter 	GM-XX*	
■ MINI J-BOX 3.5" (89 mm) x 1.3" (34 mm)	MJ-050-XX*	
■ MINI MOUNT 2.6" (65 mm) x 1.3" (320 mm)	MM-050-XX	

RISER OPTIONS: Specify Separately

Riser	Code	
■ RISER 0.8" (21 mm) Diameter	YY-R-XX*	

LUXOR® TECHNOLOGY OPTIONS: Specify Separately

Cubes	Code	
■ LOW-VOLTAGE CUBE Supports AC dimmable LEDs and incandescent MAX LOAD: 60W/5A	LCM-LV	
■ RELAY/0-10V CUBE Supports relay switch MAX LOAD: 250VAC/5A	LCM-RLY-010V	

COUPLING OPTIONS: Specify Separately

Couplings	Code	
■ STRAIGHT 1.3" (32 mm) x 2.0" (51 mm)	COUP-XX*	
■ 90° ELBOW 1.3" (32 mm) x 2.0" (51 mm)	ELBW-050-XX*	
■ T-MOUNT 3.0" (76 mm) x 2.2" (57 mm)	TMNT-050-XX*	

LENS ACCESSORIES: Specify Separately

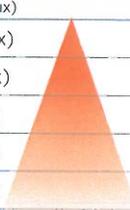
Item	Code	
■ HEX BAFFLE MR-16 Size	250015260000	
■ LINEAR SPREAD LENS MR-16 Size	250013550000	
■ SOLITE SPREAD LENS MR-16 Size	250015240000	

*YY = riser height in inches (6" increments between 6" and 36"; 150 mm increments between 150 mm and 900 mm), XX = finish code

RS Up Light PHOTOMETRICS

RS LED20WFL Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width
	Foot-candle (lux)	Vertical 35°
3' (0.9 m)	84 fc (904 lx)	1.6' (0.5 m)
6' (1.8 m)	21 fc (226 lx)	3.2' (1.0 m)
9' (2.7 m)	9 fc (97 lx)	4.7' (1.4 m)
12' (3.7 m)	5 fc (54 lx)	6.3' (1.9 m)
15' (4.6 m)	3 fc (32 lx)	7.9' (2.4 m)
18' (5.5 m)	2 fc (22 lx)	9.5' (2.9 m)



RS LED35WFL Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width
	footcandle (lux)	Vertical 35°
3' (0.9 m)	94 fc (1,012 lx)	1.7' (0.5 m)
6' (1.8 m)	24 fc (258 lx)	3.4' (1.0 m)
9' (2.7 m)	10 fc (108 lx)	5.1' (1.6 m)
12' (3.7 m)	6 fc (65 lx)	6.8' (2.1 m)
15' (4.6 m)	4 fc (43 lx)	8.4' (2.6 m)
18' (5.5 m)	3 fc (32 lx)	10.1' (3.1 m)

