



**VII. D.**

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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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August 4, 2008

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

The Planning Commission agenda for **August 11, 2008** will include the following item for your consideration:

**Spirit Valley Business Park (Sign Package):** Sign Package for a 52.82 acre tract of land zoned "PI" Planned Industrial District located approximately 4,200 feet west of the intersection of Chesterfield Airport Road and Olive Street Road.

Dear Planning Commission:

Gary Nielson of Midwest Sunray has submitted, on behalf of Spirit Valley Development, L.L.C., a Sign Package for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

**BACKGROUND**

1. The subject site was zoned “NU” Non Urban District by St. Louis County in 1965 prior to the incorporation of the City of Chesterfield.
2. The site was rezoned from “NU” Non Urban District to “PI” Planned Industrial District in June of 2007 under terms and conditions of the City of Chesterfield Ordinance 2373 which required the submittal of a sign package for the development.
3. On May 5, 2008 an Ordinance Amendment was approved by the City of Chesterfield via Ordinance 2456, which added a permitted use.

**SUBMITTAL INFORMATION**

Ordinance Number 2456, which governs the site, requires a Sign Package be submitted and reviewed by the Planning Commission. Said package must meet the criteria set forth in Ordinance 2057, which does not require adherence to Section 1003.168 of the City of Chesterfield Zoning Ordinance.

The Petitioner is now submitting a Sign Package for your review and approval. The request includes the following:

Two (2) free-standing subdivision identification signs located at the entrances to the subdivision from Olive Street Road, and as shown on the Site Development Concept Plan. Both monument signs are six (6) feet in height and ten (10) feet in width for a total of sixty (60) square feet of sign face area. Elevations are attached for the Commission's review.

Each lot within the subdivision will be allowed a monument sign not to exceed fifty (50) square feet in sign face area. Additionally, directional signs are permitted that do not exceed three (3) square feet per sign.

Building wall signs will not exceed one-hundred (100) square feet or twenty percent (20%) of building front occupied by the tenant.

**STAFF RECOMMENDATION**

The Sign Package was reviewed for compliance with all applicable Zoning Ordinance requirements. Action is requested by the Planning Commission on the sign package for Spirit Valley Business Park.

Respectfully submitted,



Justin Wyse  
Project Planner

Respectfully submitted



Annissa McCaskill-Clay, AICP  
Lead Senior Planner

Cc: City Administrator  
City Attorney  
Director of Planning & Public Works  
Planning and Development Services Director

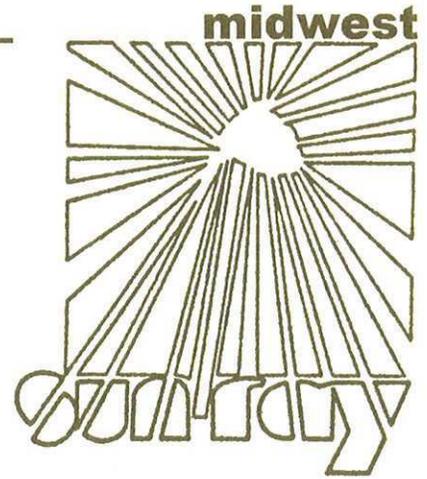
Attachments:  
Sign Package

May 6, 2008

CITY OF CHESTERFIELD  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

Attention: Planning & Zoning Department

Subject: Spirit Valley Development



LIGHTING & SIGN MAINTENANCE CO., INC.

To Whom It May Concern:

IL (618) 656-2884

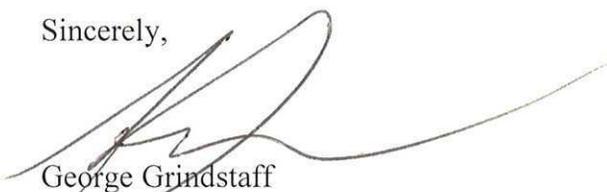
MO (314) 241-1999

The following are signage issues being considered for the Spirit Valley Development FAX (618) 656-3764

1. There are two (2) entrances into this office park. There are two (2) signs, one at each entrance of the development of Phase #1.
  - A. Each entrance will have a ground lit monument or internal lit sign that will not exceed 60 sq. ft. per entrance. Signs to be constructed of aluminum and steel with acrylic faces or comparable material. Internally illuminated signs will have UL listings.
  - B. They will have the required set back according to your sign ordinances.
  - C. There will be landscaping around the sign in accordance with the city requirements.
2. At each building, there will be a sign at street frontage not to exceed 50 square feet per sign. If building has two street frontages, they will be allowed two signs. In addition to the 50 square foot signage they will be allowed signs to direct traffic flow on building property. These signs will not exceed 3 square foot per sign.
  - A. The 50 square foot sign will have a main address of the building and space for tenant names and logos.
3. Building wall signs shall not exceed 100 sq ft. per tenant or 20% of building front occupied by tenant. Each tenant's sign to be either non-illuminated aluminum, LED or neon internally-illuminated UL listed. Sign color and design to be approved by owner before submittal to the city. It is the intention of the owner to have a uniform appearance, but recognizing each tenant's need or corporate identity.

Thank you for this opportunity to pursue the consideration of the above signage. If you have any questions, please do not hesitate to contact us.

Sincerely,



George Grindstaff  
Operations Manager

P.O. BOX 984 NAMEOKI STA. • GRANITE CITY, ILLINOIS 62040

[www.midwestsunray.com](http://www.midwestsunray.com)



## SPIRIT VALLEY BUSINESS PARK PACKAGE ADDENDUM

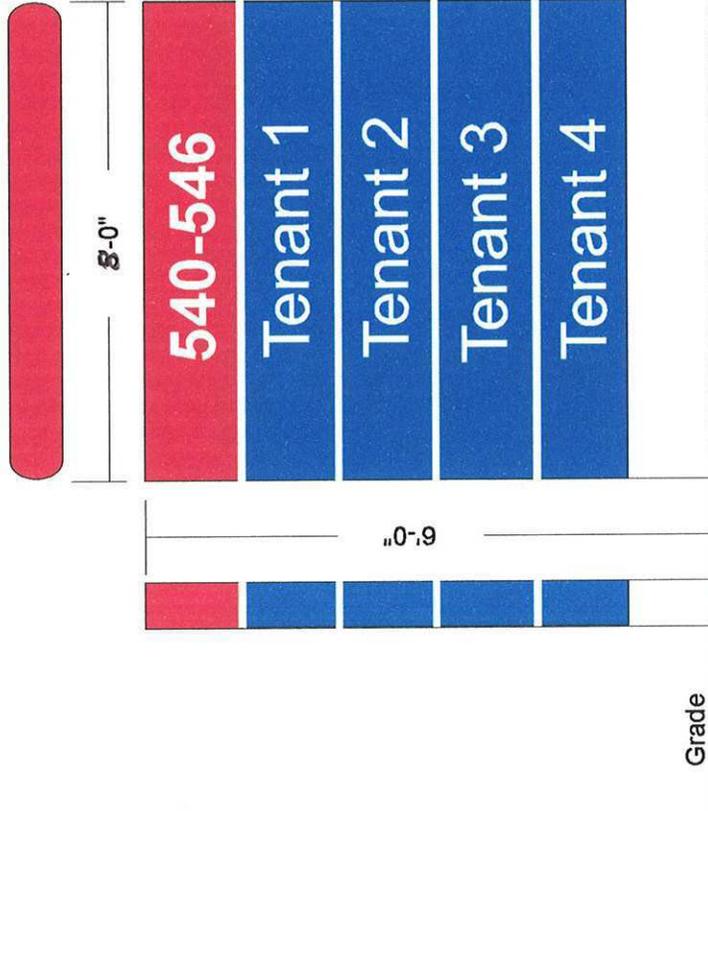
All building / site signage not specifically described in the Spirit Valley Business park sign package submitted to the City of Chesterfield, MO must meet the City of Chesterfield zoning ordinance if affect at the time building or site signage is submitted for approval.

Signed: *[Signature]* Title: *Mayor*

Date: 7/03/08



# Typical sign at each building



CLIENT APPROVAL: \_\_\_\_\_ DATE \_\_\_\_\_

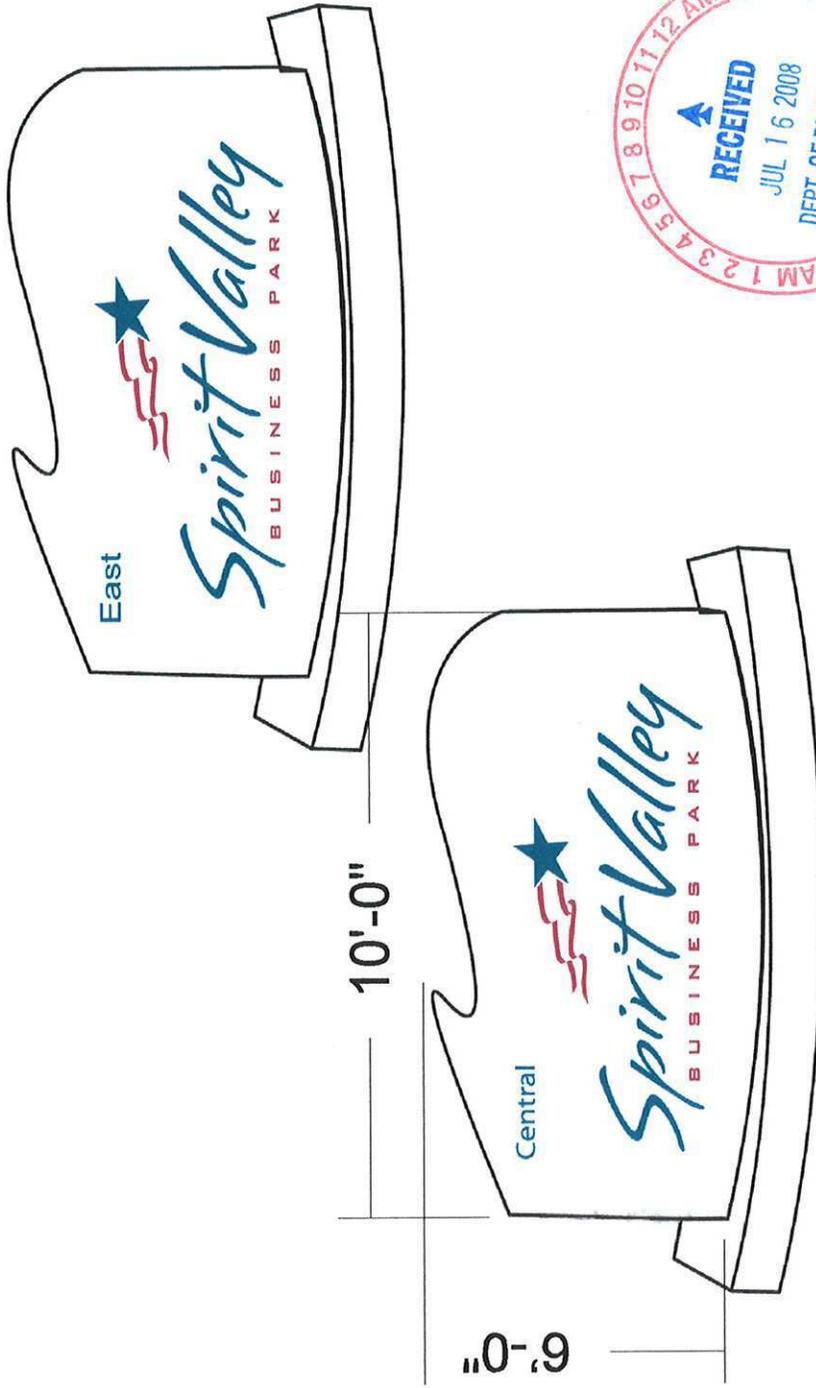
APPROVED  W/CHANGES NOTED

PROJECT TITLE/ LOCATION:

DATE:	GEORGE GRINDSTAFF ACCOUNT EXEC.	COMPUTER FILE
QUOTE	GEORGE GRINDSTAFF DRAWN BY:	REVISION:

**Midwest**  
**SUNRAY**  
Lighting & Sign Maintenance  
Box 984 Granite City, IL  
IL (618) 656-2884 MO (314) 241-1999

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CLIENT APPROVAL: \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED  W/CHANGES NOTED

PROJECT TITLE/ LOCATION: \_\_\_\_\_  
 COMPUTER FILE \_\_\_\_\_  
 REVISION: \_\_\_\_\_

GEORGE GRINDSTAFF  
 ACCOUNT EXEC.  
 GEORGE GRINDSTAFF  
 DRAWN BY:

DATE: \_\_\_\_\_  
 QUOTE \_\_\_\_\_

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**Midwest**  
**SUNRAY**  
 Lighting & Sign Maintenance  
 Box 984 Granite City, IL  
 IL (618) 656-2884 MO (314) 241-1999

STOCK PROJ.  
205-3652

753  
sub 763

ORDINANCE No. 2236  
STOCK PROJ.  
205-8328  
NO APPROVED AND/OR RECORDED  
SITE DEVELOPMENT CONCEPT PLAN

STOCK PROJ.  
200-2211

STOCK PROJ.  
200-2211

WEST END BASIN 3  
STOCK PROJ.  
204-3423.1

STOCK PROJ.  
206-4080

STOCK PROJ.  
204-3423.2

- 09/19/07 - REVISED LOCATION OF 22' ACCESS EASMENT
- 09/12/07 - REVISED PER CITY COMMENTS
- 09/07/07 - REVISED PER CITY COMMENTS
- 08/27/07 - REVISED PER CITY COMMENTS
- 07/19/07 - REVISED PER CITY AND FIRE COMMENTS

SITE DEVELOPMENT CONCEPT PLAN  
SPIRIT VALLEY BUSINESS PARK



**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63117  
PH: (636) 539-9100  
FAX: (636) 539-9100  
e-mail: general@stockassn.com  
Web: www.stockassn.com

DATE PREPARED BY: GEORGE M. STOCK  
DATE CHECKED BY: JIM HART  
DATE OF REVISION: 06/25/07  
A.C.D. 206-3923 2 of 4

sub 763

