



VII. D.

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

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

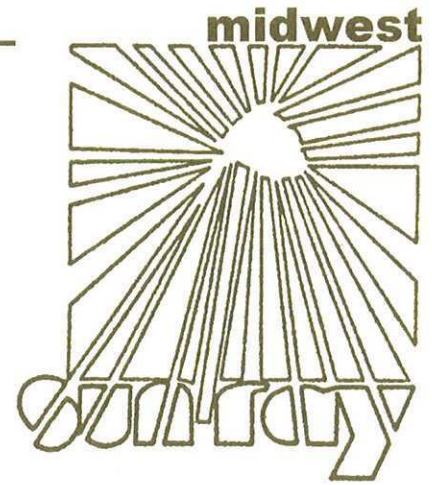
Attachments:
Sign Package

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



SPIRIT VALLEY BUSINESS PARK PACKAGE ADDENDUM

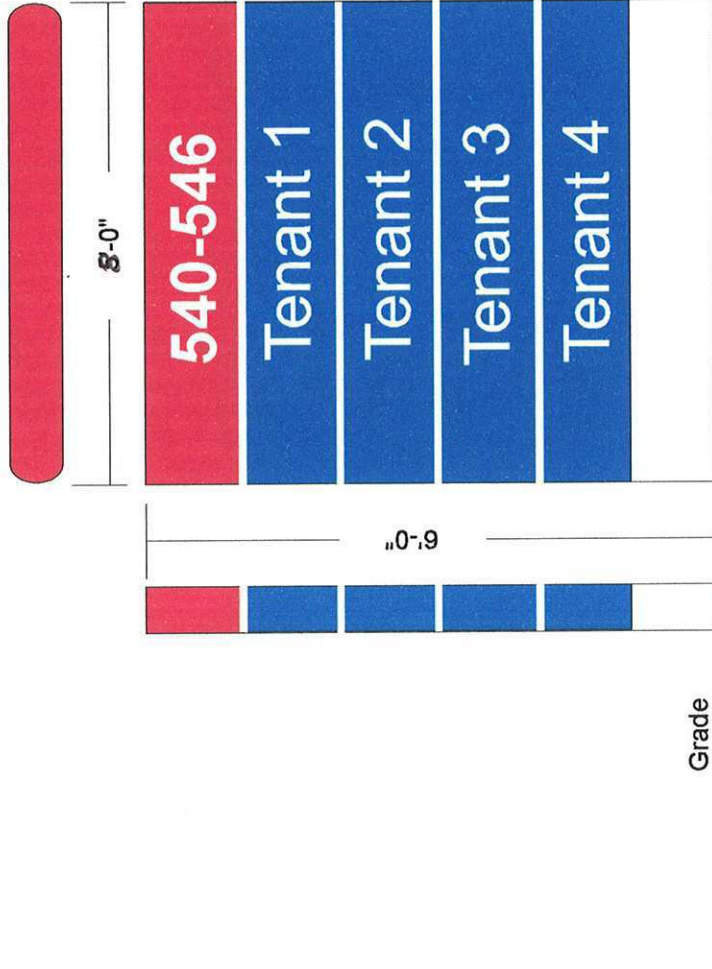
All building / site signage not specifically described in the Spirit Valley Business park sign package submitted to the City of Chesterfield, MO must meet the City of Chesterfield zoning ordinance if affect at the time building or site signage is submitted for approval.

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

Date: *7/03/08*



Typical sign at each building



CLIENT APPROVAL: _____ DATE _____
 APPROVED W/CHANGES NOTED

PROJECT TITLE/ LOCATION: _____

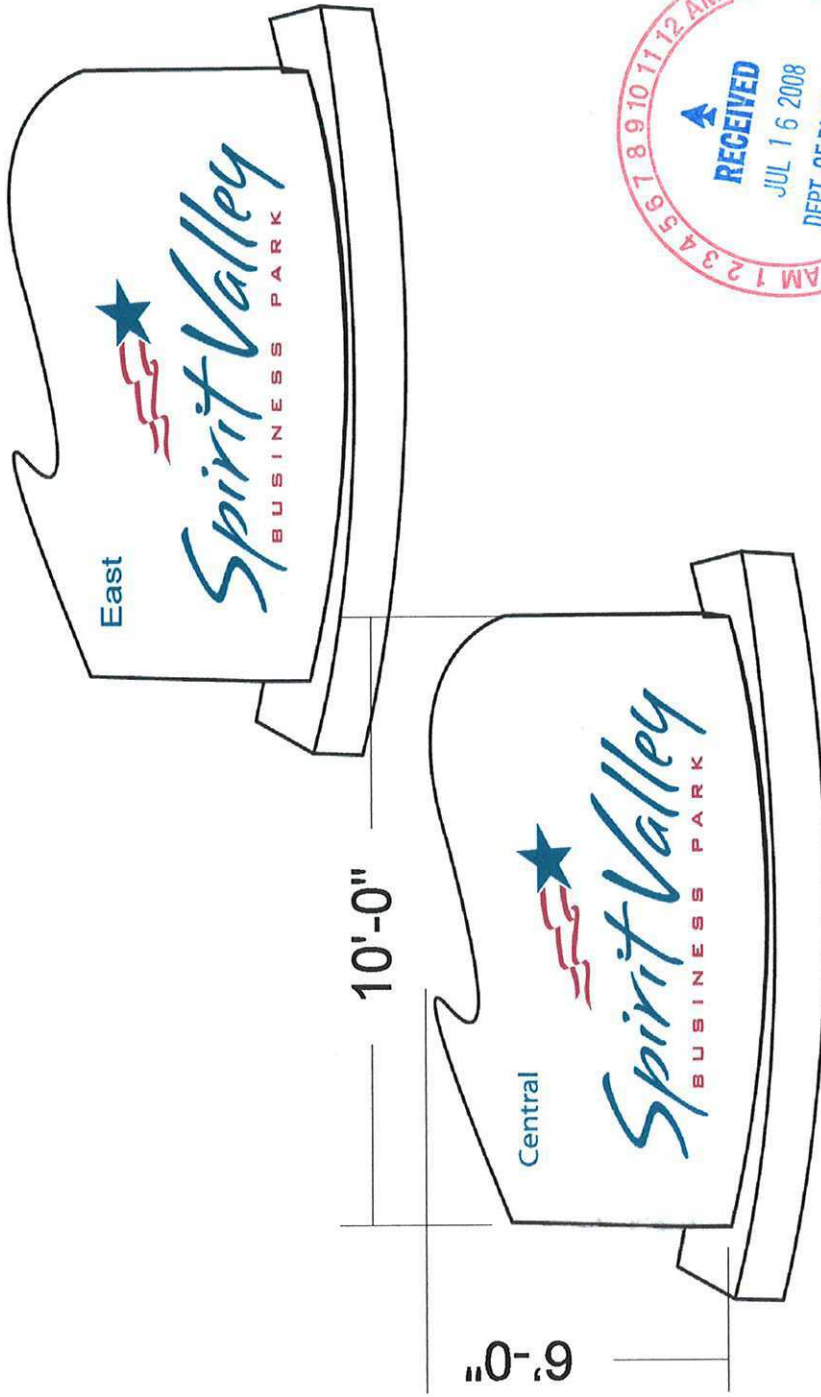
 COMPUTER FILE _____
 REVISION: _____

GEORGE GRINDSTAFF
 ACCOUNT EXEC.
 GEORGE GRINDSTAFF
 DRAWN BY:

DATE: _____
 QUOTE _____

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

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STOCK PROJ.
205-3652

753

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

NOTE: CHANNEL GRADING TO TERMINATE
AT PROPERTY LINE - OFFSITE
DITCH WITH 4:1 SIDE SLOPES
REQUIRED FOR ALL DITCHES
ENCLOSURE BY CITY OF
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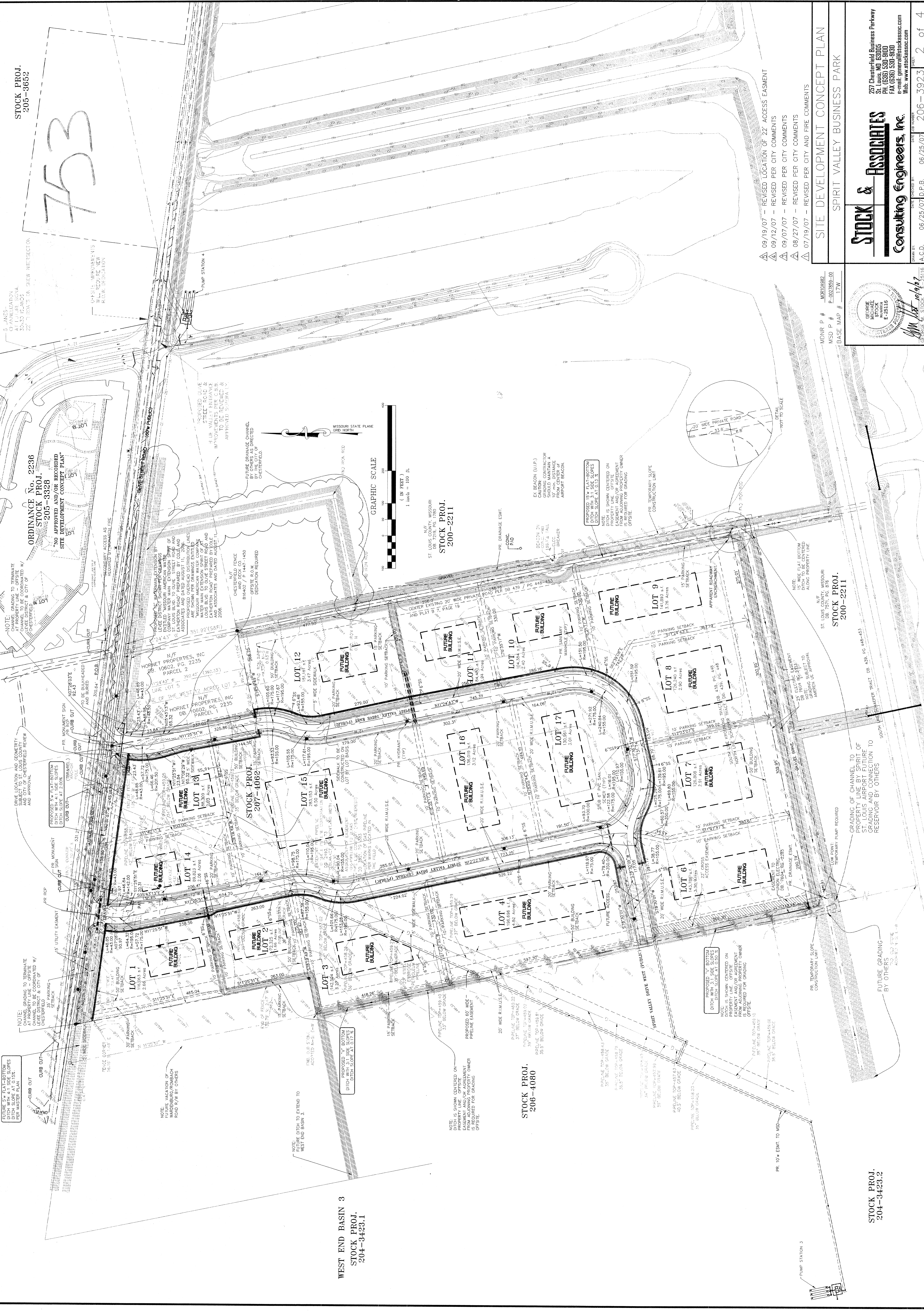
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WEST END BASIN 3
STOCK PROJ.
204-3423.1

STOCK PROJ.
206-4080

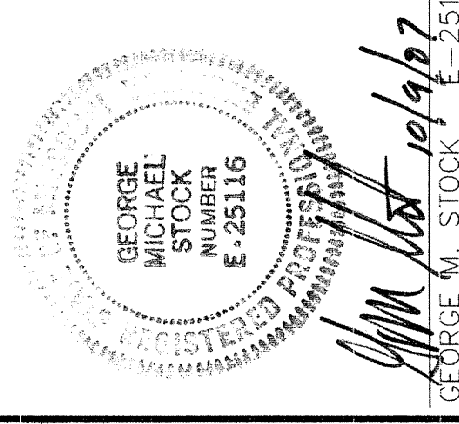
STOCK PROJ.
200-2211

STOCK PROJ.
204-3423.2



- ▲ 09/19/07 - REVISED LOCATION OF 22' ACCESS EASEMENT
- ▲ 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@stockassac.com
Web: www.stockassac.com

DATE OF REVISION: 06/25/07
DRAWN BY: GMS
CHECKED BY: GMS
SCALE: AS SHOWN
SHEET NO.: 2 OF 4

sub 763