



VII. E.

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

August 20, 2008

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

The agenda for the Planning Commission on August 25, 2008 will include the following for your consideration:

Wildwood Plaza Shopping Center (Hutkin Development): An Amended Site Development Plan for placement of two (2) new monument signs at Wildwood Plaza Shopping Center, a "C2" Shopping District-zoned 6.82 acre tract of land located at 14808 Clayton Road, at the intersection of Clayton Road and Wildwood Parkway.

Dear Planning Commission:

Hutkin Development, the management company of the above-referenced development, has submitted the referenced request for monument signage at Wildwood Plaza Shopping Center. The Department of Planning has reviewed said request and submits the following report:

BACKGROUND

- Wildwood Shopping Plaza is a 6.82 acre tract of land zoned "C-2" Shopping District. This site was zoned "C-2" by St. Louis County in 1965, prior to the incorporation of the City of Chesterfield.
- Hutkin Development is the managing agent for Wildwood Shopping Plaza, located at 14808 Clayton Road. In May 2008, an Application for Municipal Zoning Approval was rejected by the City of Chesterfield due to a proposed sign height of over six (6) feet located within the required twenty-five (25) foot setback.
- Section 1003.168C.2(1)(b) states, "The height of all business and identification signs shall not exceed six (6) feet when located within the minimum front yard setback of a particular zoning district."

- To address the setback issue, variance to the setback 25 foot setback was sought and granted by the Board of Adjustment on August 7, 2008.

EXISTING SIGNAGE/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 request for Amended Site Development Plan is related to the existing signage on the site:

Sign #1:

The first sign is a twenty (20) foot tall pole sign. In 1992, the Missouri Department of Transportation widened the Clayton Road right-of-way by fifteen (15) feet. As a result of the new right-of-way, the City of Chesterfield Board of Adjustment granted a variance to Wildwood Shopping Center which allowed the current freestanding sign to be within one (1) foot of the right-of-way, within the fifteen (15) foot setback for the property. In the meeting minutes from the August 20, 1992 Board of Adjustment meeting it states, "The City Attorney noted that the matter before the Board is the movement of the existing signs. If the signs were to be changed, that would be a different matter which would have to be submitted for the appropriate review and approvals."

The proposed change from pole sign to monument sign and relocation triggered re-approval by the Board of Adjustment for its location within the setback; **and** approval by the Planning Commission for **a) the relocation and b) the dimensions of the sign**. The modifications being requested to section 1003.168C(2) are as follows:

DIMENSIONS	EXISTING SIGN	PROPOSED SIGN	DIFFERENCE
HEIGHT	22.5 FEET	17.1 FEET	- 5.4 FEET.
SIGN FACE (COPY AREA)	100 SQUARE FEET	98 SQUARE FEET	-2 SQUARE FEET

Sign #2:

The second sign, approved in 2003, seeks to replace the existing sign at the eastern entrance of the development with another monument sign of the same dimension and elevation of the first sign

Similar to the other sign, the proposed changes triggered 1) approval by the Board of Adjustment for its location within the setback; and 2) approval by the Planning Commission for the **height and dimensions of the sign**. Please note no approval is being sought for the location, as this sign is replacing an existing sign at the same location. The modifications being requested to section 1003.168C(2) are as follows:

DIMENSIONS	EXISTING SIGN	PROPOSED SIGN	DIFFERENCE
HEIGHT	11 FEET	17.1 FEET	+6.1 FEET.
SIGN FACE (COPY AREA)	60 SQUARE FEET	98 SQUARE FEET	+38 SQUARE FEET

DEPARTMENTAL INPUT

A site plan showing the location of all proposed freestanding signs is generally required for the sign approval process. This site was built shortly after incorporation of the City of Chesterfield and rather than requiring a new plan to be drawn for the approval of the proposed signs, the Department of Planning and Public Works has permitted submission of the last approved plan for the development showing the location of the proposed signage.

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works requests action by the Planning Commission on the Amended Site Development Plan for Wildwood Plaza Shopping Center and the proposed modifications requested for signage.

Respectfully submitted,



Annissa G. McCaskill, AICP
Lead Senior Planner

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

HUTKIN DEVELOPMENT COMPANY

August 12, 2008

VIA HAND DELIVERY

Ms. Anissa G. McCaskill-Clay – Lead Senior Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760



Re: Wildwood Central Monument Sign (14808 – 14816 Clayton Rd)
Wildwood West Monument Sign (14830 – 14858 Clayton Rd)

Dear Ms. McCaskill-Clay:

This letter represents Hutkin Development Company's submission as managing agent for and on behalf of Baxter Clayton Associates, L.L.C. and Green Park Care, Inc. to the Planning Commission for review and consideration of two (2) new monument signs to replace the existing signs at Wildwood Central (14808-14816 Clayton Road) and Wildwood West (14830-14858 Clayton Road).

We have included with our submittal the approved setback variance from the Board of Adjustment.

The following items are enclosed with this letter:

- cover letter (24 copies)
- drawing of the upgraded monument sign for Wildwood Central (24 copies)
- drawing of the upgraded monument sign for Wildwood West (24 copies)
- site plan for the property (24 copies)
- addendum detailing proposed signage improvements
- approved application to the Board of Adjustment for a variance (24 copies)

Wildwood Central

We are proposing to replace the Wildwood Central existing pylon sign with a more attractive monument sign and a landscape element. The proposed monument sign will be relocated (as detailed on the site plan) to be more appropriately aligned with the Wildwood Central property. The proposed monument sign will replace the existing pylon sign with a ground monument sign.

The dimensions of the proposed sign are 17 feet 2 inches in height and 12 feet in width. The sign face is 98 square feet. The existing pylon sign is 22.5 feet in height and 100 square feet in sign face; therefore, the new sign will be approximately 5.5 feet shorter in height and 2 square feet less in sign face.

HUTKIN DEVELOPMENT COMPANY

Ms. Annessa G. McCaskill-Clay – Lead Senior Planner
August 12, 2008
Page Two

Wildwood West

We are proposing to replace the Wildwood West existing monument sign with a new, more attractive monument sign. The tenants of Wildwood West designed and installed the existing sign to provide them with exposure to Clayton Road, since their storefronts are set back further from Clayton and in the corner of the property. While the Landlord supported the tenants in the approval and installation of this sign we don't believe that it represents the quality and image of the plaza. The new sign would be a significant aesthetic upgrade and would create more uniformity of signage identification of Wildwood Plaza combined with the proposed sign on the central section of the property. The new sign also includes a nice landscaping bed with surrounding retaining wall to add another element to this monument sign.

The dimensions of the proposed sign are 17 feet 2 inches in height and 12 feet in width. The sign face is 98 square feet. The existing sign is almost 11 feet in height and 60 square feet in sign face.

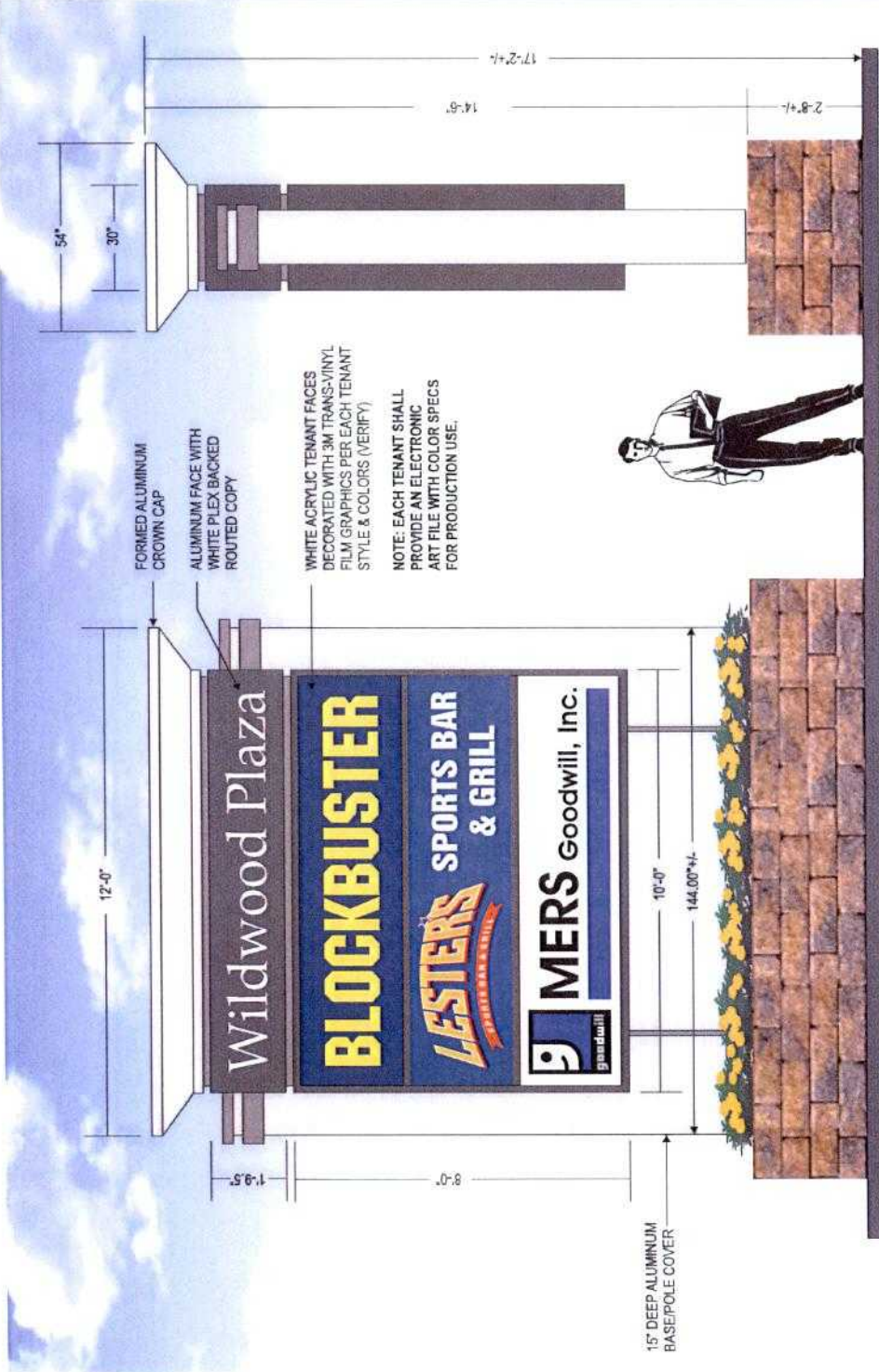
The improvements already performed at Wildwood Plaza and the proposed signage updating and upgrading at the property are all extremely important to the current and future vitality of the center in an ever increasing challenging economic and competitive environment.

Thank you and please let me know if there are any questions regarding these sign requests.

Best regards,



Gene Holtzman
Vice President



SPECIFICATIONS

- Furnish and install one double sided internally illuminated pylon sign.
- 30" deep aluminum cabinets.
- Main ID cabinet shall have aluminum faces with white plex backed routed copy.
- Tenant directory shall have 3/16" thick white acrylic faces decorated with 3M trans-vinyl films per each tenant color choice. Illumination shall be by 800 MA fluorescent lamps and ballasts.
- Sign supported by a steel center mount pipe direct buried in a concrete footing per engineer's specifications.
- Steel support to be concealed by an aluminum base/pole cover which shall have removable service access panels as required.
- A masonry planter and final landscaping shall be provided by others.
- Sign painted with Dupont Chroma-One finishes (exact colors to be determined).
- 100 sf sign proposed



WARRENSIGN
 2955 Arnold Fenbrook Rd., Arnold, MO 63010
 Ph: 636-282-1300. Fx: 636-282-3388
 www.warrensigh.com

NOTE: SIGN ELEVATION: 30" = 1'-0" (100 SF SIGN FACE AREA)

NOTE: 2'-8" TALL X 14'-3" WIDE X 4'-6" DEEP MASONRY PLANTER AND ALL LANDSCAPING SHALL PROVIDED BY OTHERS AND SHALL BE INSTALLED FOLLOWING SIGN INSTALLATION.



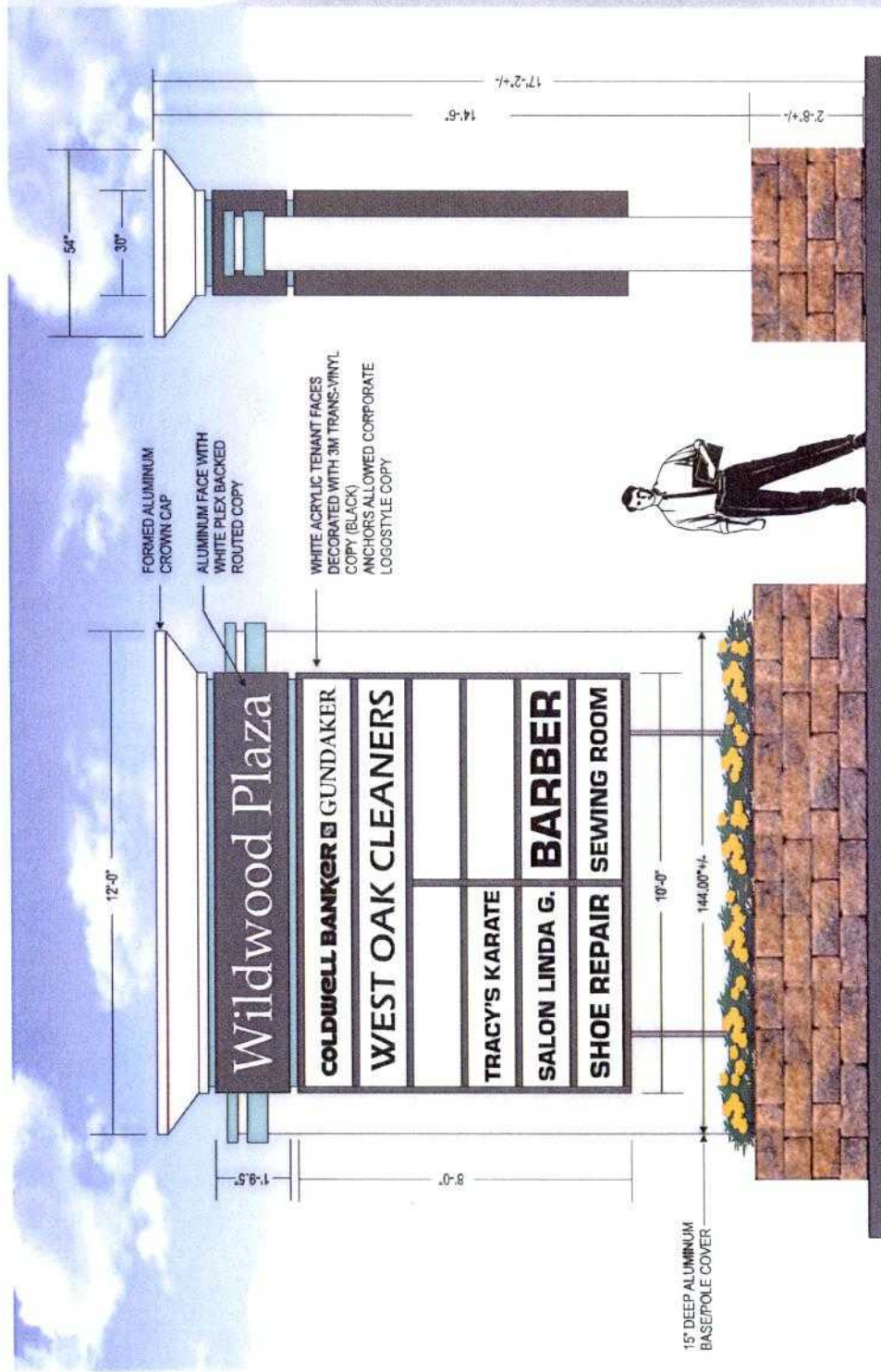
CLIENT: WILDWOOD PLAZA CENTRAL
 LOCATION: ELLISVILLE, MO
 DATE: 1/14/08
 DRAWING #: JK010308
 PREPARED BY: Keith Hempen



SIGN PICTORIAL PAINTERS
 1100 N. GARDNER AVE., SUITE 100
 ST. LOUIS, MO 63102

APPROVED

This drawing has been prepared for your exclusive viewing and is the intellectual property of Warren Sign. It may not be reproduced in whole or in part without written permission or by right of purchase.



SPECIFICATIONS

- Furnish and install one double sided internally illuminated pylon sign.
- 30" deep aluminum cabinets.
- Main ID cabinet shall have aluminum faces with white plex backed routed copy.
- Tenant directory shall have 3/16" thick white acrylic faces decorated with 3M trans-vinyl film (Black). Illumination shall be by 8000 MA fluorescent lamps and ballasts.
- Sign supported by a steel center mount pipe direct buried in a concrete footing per engineer's specifications.
- Steel support to be concealed by an aluminum base/pole cover which shall have removable service access panels as required.
- Sign painted with Dupont Chroma-One finishes (exact colors to be determined).
- 100 sf sign proposed

MASONRY PLANTER AND FINAL LANDSCAPING SHALL BE PROVIDED BY OTHERS



WARRENSIGN
 2955 Arnold Fenbrook Rd., Arnold, MO 63010
 Ph. 636-282-1300. Fx. 636-282-3188
 www.warrensigh.com

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WARRENSIGN PAINTERS
 UNION LOCAL 774
 1000 E. Highway 100, St. Louis, MO 63103

APPROVED

LOCATION: WILDWOOD PLAZA WEST
 LOCATION: ELLISVILLE, MO
 DATE: 1/14/06
 REVISED: 1/16/06, 4/22/06
 DRAWN BY: JKO 0506
 PREPARED BY: Keith Hampton

This drawing has been prepared for your exclusive viewing and is the intellectual property of Warren Sign. It may not be reproduced in whole or in part without written permission or by right of purchase.

NOTE: 2'-3" TALL X 14'-3" WIDE X 4'-6" DEEP MASONRY PLANTER AND ALL LANDSCAPING SHALL BE PROVIDED BY OTHERS AND SHALL BE INSTALLED FOLLOWING SIGN INSTALLATION.

NOTE: SIGN ELEVATION: 318" = 1'-0" (100 SF SIGN FACE AREA)

RECEIVED
 JUN 12 2008
 DEPT. OF PLANNING
 METROPOLITAN GOVERNMENT

WILD WOOD PLAT NO. 2

264
 265
 266
 267
 268
 269
 270

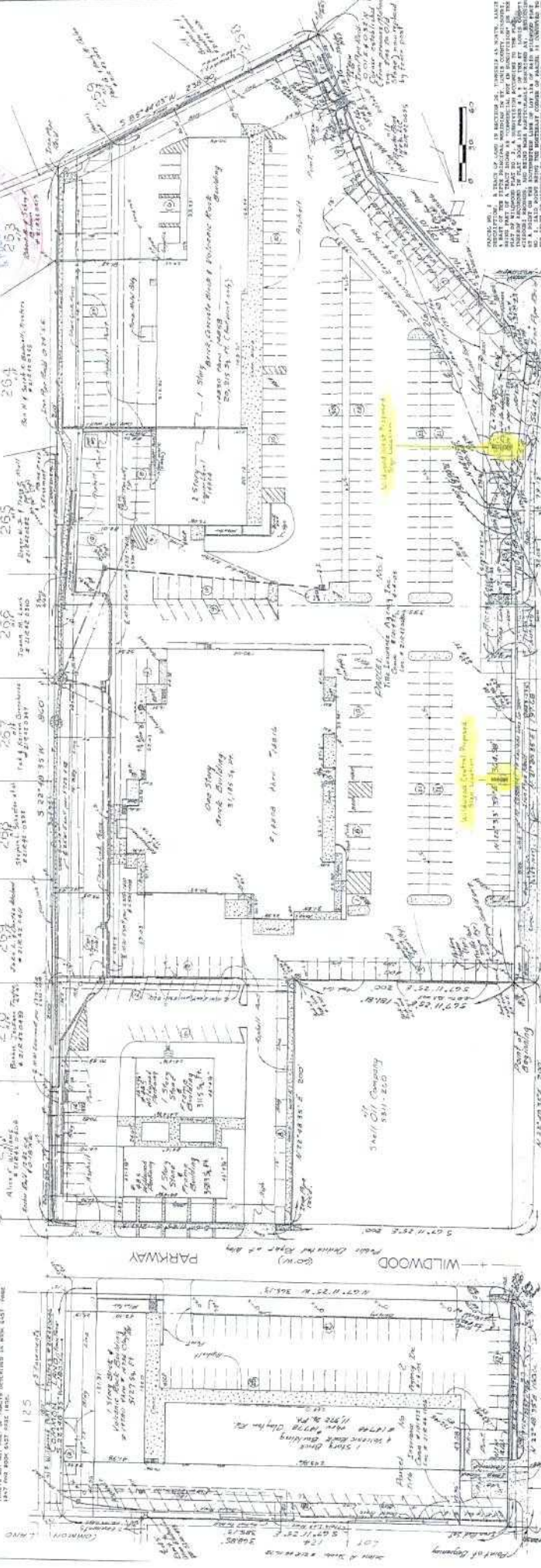
CLAYTON ROAD

WILDWOOD PARKWAY

125

126

127



CLAYTON ROAD (60' W)

WILDWOOD PARKWAY (60' W)

CLAYTON ROAD (60' W)

WILDWOOD PARKWAY (60' W)

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CLAYTON ROAD (60' W)

WILDWOOD PARKWAY (60' W)

A TRACT OF LAND
 IN SECTION 26 T.45 N. R.4 E.
 ST. LOUIS COUNTY MISSOURI

As per plat No. 2 of Wildwood
 Plat No. 2 of Wildwood
 Plat No. 2 of Wildwood
 Plat No. 2 of Wildwood

CLAYTON ROAD (60' W)

WILDWOOD PARKWAY (60' W)

CLAYTON ROAD (60' W)

WILDWOOD PARKWAY (60' W)

CLAYTON ROAD (60' W)

WILDWOOD PARKWAY (60' W)

MEIRON
 Surveyors
 1111 N. 1st St.
 St. Louis, MO 63102
 Phone: (314) 241-1111
 Fax: (314) 241-1112

Scale: 1" = 30'
 Date: 11-1-07
 Drawn by: M. J. Meiron
 Checked by: M. J. Meiron

As per plat No. 2 of Wildwood
 Plat No. 2 of Wildwood
 Plat No. 2 of Wildwood
 Plat No. 2 of Wildwood

CLAYTON ROAD (60' W)

WILDWOOD PARKWAY (60' W)

CLAYTON ROAD (60' W)

WILDWOOD PARKWAY (60' W)

CLAYTON ROAD (60' W)

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WILDWOOD PARKWAY (60' W)

CLAYTON ROAD (60' W)

WILDWOOD PARKWAY (60' W)



City of Chesterfield

DEPARTMENT OF PLANNING



APPLICATION TO THE BOARD OF ADJUSTMENT FOR A VARIANCE

The Board of Adjustment is a local body consisting of volunteers appointed by the Mayor. Its responsibility is to hear appeals from decisions of the City of Chesterfield Department of Planning and to consider requests for variances and exceptions. A variance is an approved departure from the provisions of the zoning requirements for a specific parcel, without changing the zoning ordinance underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district. For questions about this application, please contact the "Planner of the Day" at 636-537-4733. For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at www.Chesterfield.mo.us.

Check (✓) the type of variance for which you are applying:

- Area (bulk) variance: A request to allow deviation from the dimensional (i.e. height, bulk yard) requirements of a zoning district.
- Appeal of an Administrative determination

Note: A \$70 fee applies

Please note areas in gray will be completed by the Department of Planning.

STATE OF MISSOURI)
)
 CITY OF CHESTERFIELD)

BOA NUMBER
 HEARING DATE

7-2008
 8-7-08

Petition for Appeal from Zoning Regulations

I. APPLICANT INFORMATION

Owner(s) of record of the hereinafter described property according to St. Louis County Assessor's Record: Baxter Clayton Associates, LLC & Green Park Care, Inc.
 Address: 10829 Olive Blvd., Suite 200
 City: St. Louis State: MO Zip: 63141
 Tel.: 314-872-9140 Fax: 314-872-8880

Petitioner, if other than owner(s): Hutkin Development Company, on behalf of
and as managing agent for owner
 Address: 10829 Olive Blvd., Suite 200
 City: St. Louis State: MO Zip: 63141
 Tel.: 314-872-9140 Fax: 314-872-8880

Legal Interest: Agent for Owner
(Provide date of contract and date of expiration of contract)

*Attach additional sheets as necessary for other Parties of Interest (Architect, Engineer, etc.)

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760
 Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us



II. PROPERTY INFORMATION

Project Address: 14808-14858 Clayton Road

Locator Number(s): 21R420686

(List additional locator numbers on separate sheet and attach to petition)

Acreage: 6.82 (To the nearest tenth of an acre)

Subdivision Name (If applicable): N/A

Current Zoning District: C-2

Legal Description of Property: See Attached Exhibit A

(Attach additional sheets as necessary)

III. NATURE OF REQUEST FOR VARIANCE

Unique physical characteristics of the lot (e.g., size, slope, etc.): Building grade level is much lower than grade at Clayton Road. Signage is not properly aligned with the building respectively.

(Attach additional sheets as necessary)

Description of the necessity of the proposed improvement: See Addendum

(Attach additional sheets as necessary)

Ordinance Number and section to which a variance is sought: _____

Section 1003.168

(Attach additional sheets as necessary)

Basis for appeal of the above action: See Addendum

(Attach additional sheets as necessary)

Do deed restrictions or subdivision trust indentures for the property prohibit the use or construction which is requested by this petition? Check (✓) one [] Yes [x] No

Specify the action to which the appeal is sought: Appealing rejection of the application for municipal zoning approval based on required set backs.

(Attach additional sheets as necessary)

Description of the effect or impact on neighboring properties: There is no impact on neighboring properties other than positive aspect of aesthetic enhancements.

(Attach additional sheets as necessary)

Statement of any other hardship or information for this appeal: As stated in the addendum, the need is based on site characteristics such as: building set back and grade from road, economic necessity,
(Attach additional sheets as necessary) functional identification of buildings and tenant needs
Please complete the sections below as applicable:

A. Setbacks/Height:

The Petitioner(s) request the following setback(s):	Existing	Proposed
Wildwood Central	1.12 feet	8.10 feet
Front yard: Wildwood West	10.84 feet	6.67 feet
Side yard:	_____	_____
Rear yard:	_____	_____
Height:	_____	_____

The City of Chesterfield Zoning Ordinance Regulations require the following setback(s) for this site:

Wildwood Central	_____
Wildwood West	_____
Front yard:	<u>Fifteen Feet</u>
Side yard:	_____
Rear yard:	_____
Height:	_____

The following information correctly presents the true conditions and also describes the practical difficulties and unnecessary hardships warranting action by the Board.

See Addendum

Include two (2) completed copies of this application with original signatures and two (2) copies of the following:

1. A site development plan showing:
 - The dimensions and location (including distance from property lines) of all existing and proposed buildings and structures.
 - Letters from abutting property owners stating their position.
2. A \$70.00 fee. (Checks/money orders to be made payable to the City of Chesterfield.)
3. A copy of the City of Chesterfield rejection or denial.

B. Signage:

Number and size of allowable attached business signs by ordinance: _____

Number and size of allowable freestanding business signs by ordinance: _____

The petitioner further represents that the increased sign size or height would not be injurious to the neighborhood, or otherwise be detrimental to the public welfare for the following reasons: _____

Include two (2) completed copies of this application with original signatures and two (2) copies of the following:

1. A site plan showing:
 - The subject property with adjoining streets, existing buildings, major parking lot, and distance to property lines.
 - The location of proposed signs.
 - If attached wall signs, the cross section of wall on which sign is to be placed with dimensions and total square feet (or portion of total wall that will contain petitioner's business)

2. A detail sign plan indicating:
 - Dimension of signs with detail sign lettering layout.
 - Total square feet of signs. If attached, what percent of wall.
 - Light detail, if any.

3. Letters from abutting property owners stating their position.

4. A \$70.00 fee. (Checks/money orders to be made payable to the City of Chesterfield.)

5. A copy of the City of Chesterfield rejection or denial.

III. COMPLIANCE

Is property in compliance with all previous conditions of approval of all applicable Ordinance requirements?

Yes No. If no, please explain: _____

Is property in compliance with all Zoning, Subdivision, and Code requirements?

Yes No. If no, please explain: _____

[THIS SPACE INTENTIONALLY LEFT BLANK]

IX. LIENS AND FINES CERTIFICATION

Project Name: Wildwood Plaza Ward: 3

STATE OF MISSOURI, CITY OF CHESTERFIELD

[I] [we], _____ (a duly licensed attorney or title insurance company)
(print, type or stamp name of attorney or title company)

in the State of Missouri), do hereby certify to the Council of the City of Chesterfield that [I] [we] have examined the title to the herein described property; that [I] [we] find the title to the property is vested to _____ ; that there are no fines and/or liens of record on the property
(name of owner(s))

by or owed to the City of Chesterfield [or] that the following fines and/or liens are owed to the City of Chesterfield:

1. _____
2. _____
3. _____
4. _____

(Attorney-at-law licensed in Missouri)

Date

Missouri Bar # _____

-or-

(Officer of title insurance company)

Date

Print, type or stamp name and title

[THIS SPACE INTENTIONALLY LEFT BLANK]

XI. STATEMENT OF CONSENT

Consent is required from the property owner(s) and contract purchaser, if applicable, to their agent if the property owner(s) or contract purchaser do not intend to attend all meetings and public hearings and submit in person all material pertaining to the application. A separate form is required from each owner/contract purchaser. Consent to a firm shall be deemed consent for the entire firm, unless otherwise specified. Consent is valid for one year from date of notary, unless otherwise specified. Attach copy of last recorded warranty deed for subject property.

STATEMENT OF CONSENT

I hereby give CONSENT to Hutkin Development Company (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the City of Chesterfield, Missouri, and will not be returned. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the City of Chesterfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER/CONTRACT PURCHASER INFORMATION:

I am the [] owner [] contract purchaser. (check (✓) one)

John Hutkin

(Name- type, stamp or print clearly)



(Signature)

10829 Olive Blvd., #200
St. Louis, MO 63141

(Address, City, State, Zip)

Baxter Clayton Associates, LLC and
Green Park Care, Inc.
(Name of Firm)

Note: Attach additional sheets as necessary.

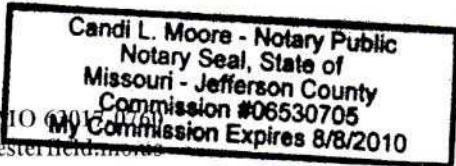
NOTARY PUBLIC INFORMATION: STATE OF MISSOURI, CITY OF CHESTERFIELD

The foregoing instrument was subscribed and sworn to before me this 14 day of July, 20 08.

Signed Candi L Moore Notary Public Print Name: Candi L Moore

My Commission Expires: 8/8/10 Seal/Stamp:

690 Chesterfield Parkway West, Chesterfield, MO 63015
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield-mo.org



XII. AFFIDAVIT OF COMPLETENESS AND ACCURACY

INSTRUCTIONS: To be completed by individual submitting application (property owner, petitioner with consent, or authorized agent).

Project Name: Wildwood Plaza **Submittal Date:** July 14, 2008

STATEMENT OF COMPLETENESS AND ACCURACY

I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify that all owners and petitioners have been provided a complete copy of all material, attachments and documents submitted to the City of Chesterfield relating to this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the City of Chesterfield, Missouri and will not be returned. I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required by the City of Chesterfield to process this application. I further represent and warrant that I have not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly, to any official, employee, or appointee of the City of Chesterfield with respect to this application. I further consent to the City of Chesterfield to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

Check (✓) one: [] I am the property owner. [] I am the contract purchaser.
[x] I am the duly appointed agent of the petitioner.

Hutkin Development Company, on behalf of
and as managing agent for owner

(Name- type, stamp or print clearly)

(Signature)

Hutkin Development Company, on behalf
of and as managing agent for owner
(Name of Firm)

10829 Olive Blvd., #200
St. Louis, MO 63141
(Address, City, State, Zip)

Note: Attach additional sheets as necessary.

NOTARY PUBLIC INFORMATION: STATE OF MISSOURI, CITY OF CHESTERFIELD

The foregoing instrument was subscribed and sworn to before me this 14 day of July, 2008.

Signed

Candi L. Moore

Print Name:

Candi L. Moore

Notary Public

My Commission Expires:

8/8/10

Seal/Stamp:

Candi L. Moore - Notary Public
Notary Seal, State of
Missouri - Jefferson County
Commission #06530705
My Commission Expires 8/8/2010

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us

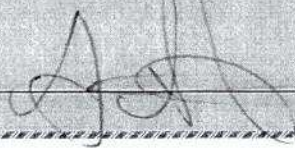
B.A.07-2008

STAFF / BOA USE ONLY

Intake Date: _____

This petition is granted / denied (circle one) on the 7th day of August 20 08

Signed: _____

Acting Chairman 

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Exhibit A

PARCEL NO. 1: A tract of land in Section 26, Township 45 North, Range 4 East of the Fifth Principal Meridian in St. Louis County, Missouri, being part of a tract shown as "Commercial not in Subdivision" on the plat of WILDWOOD PLAT NO. 2, a subdivision according to the plat thereof recorded in Plat Book 105 Pages 8 & 9 of the St. Louis County Missouri Records and being more particularly described as: Beginning at a point on the Southwestern line of a tract of land conveyed to Shell Oil Company by instrument recorded in Book 5311 Page 260 of said St. Louis County Records, said point being the Northeast corner of Parcel 28 Tract No. 2, conveyed to the State of Missouri by deed recorded in Book 9557 Page 629 & 786 of said St. Louis County Records; thence along the boundary of said Shell Oil Tract South 67 degrees 11 minutes 25 seconds East 181.81 feet; and North 22 degrees 48 minutes 35 seconds East 200 feet to the Southwest line of Wildwood Parkway, 60 feet wide; thence South 67 degrees 11 minutes 25 seconds East 200.13 feet along said Southwestern line of Wildwood Parkway to the Northernmost corner of said Lot 271 of said WILDWOOD PLAT NO. 2; thence along the boundary of said WILDWOOD PLAT NO. 2, South 22 degrees 48 minutes 35 seconds West 860 feet and South 85 degrees 44 minutes 09 seconds West 238.90 feet to the centerline of said Section 26; thence North 00 degrees 16 minutes East 119.16 feet along said centerline and the East line of a tract of land conveyed to Fred Merten and wife by deed recorded in Book 152 Page 58 of said St. Louis County Records; thence North 18 degrees 57 minutes 57 seconds West 197.10 feet to the Southmost corner of Parcel No. 28 Tract No. 1 conveyed to the State of Missouri by deed recorded in Book 9557 Page 629 & 786 of said St. Louis County Records; thence Northwardly along the Southeast line of Clayton Road, being a curve to the left, having a radius of 926.45 feet, a distance of 110.43 feet (whose chord bears North 27 degrees 37 minutes 39 seconds East 110.33 feet); thence North 44 degrees 11 minutes 12 seconds East 20.44 feet to the Northmost corner of said MERTEN TRACT, being also a point on said centerline of Section 26; thence North 00 degrees 16 minutes East 19.21 feet along said centerline back to said Southeast line of Clayton Road; thence along said Southeast line of Clayton Road, North 22 degrees 33 minutes 39 seconds East 364.98 feet back to the point of beginning.

ADDENDUM

There are multiple reasons and necessities for the proposed improvement, including:

1. Compliant sign set back distance was lost as a result of the widening of Clayton Road and the associated loss of frontage to Wildwood Plaza and the right of way, resulting in a need to set a sign deeper within the parking lot to meet set back requirements. The narrowing of the area between the parking lot and the right of way from the road widening would push the required set back too deep into the parking lot and drive lane.
2. The existing non-conforming pole sign at Wildwood Central is dated and not consistent in quality or architectural design with the center.
3. The ownership has recently invested substantially in renovations, upgrades, and improvements to the Wildwood Plaza buildings, parking lot, and the enhancement of signage is an integral part of the overall upgrading of the center.
4. The location of the Wildwood West sign is not being changed and the City of Chesterfield previously approved that placement.
5. In this economic climate and with increased competition with new development in the area the quality appearance and image of the center is critical to retaining existing tenants and attracting new tenants, as well as attracting customers to the center and supporting tenant business success.
6. With the multi building and functionally separate sites as part of Wildwood Plaza as a whole combined with the setback of those buildings and the level of grade drop of them from the road, signage identification for the center and its tenants is uniquely important and necessary.
7. The property ownership and Hutkin Development Company, as managing agent, strongly believe that the new signage represents only positive improvement. Both signs are better, more attractively designed than the existing signs; the Wildwood Central sign is 5.5 feet shorter than the existing pole sign; the addition of a landscape element enhances the sign setting; and the Stock and Associates sight line analysis demonstrates that neither sign reduces or hinders visibility or traffic circulation.

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