



VII. A.

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

Planning Commission Staff Report

Subject: Request for a New Sign
Meeting Date: September 12, 2011
From: Justin Wyse, AICP, Senior Planner *SW*
Location: 16660 Old Chesterfield Rd.
Applicant: Yellow Dog, LLC
Description: Lena Burkhardt Estates (16660 Old Chesterfield Rd) Signage

Proposal Summary

Jim Hennessy, on behalf of Yellow Dog, LLC, has submitted a request to remove the existing sign at 16660 Old Chesterfield Rd and replace with a new sign. The subject site is a 0.32 acre site zoned "PC" Planned Commercial District with a Landmark Preservation Area (LPA) Procedure. The site is governed by City of Chesterfield Ordinance 1619 which includes a restriction that, "All signage is subject to review by the Planning Commission for compatibility with the existing historic area." The applicant is proposing to remove the previously approved 16 square foot sign on the site and replace it with a new 27.5 square foot sign. The proposed sign will include mulch along the base of the sign with boxwood plants on both sides of the sign. The increase in sign size is primary due to the supports being included in the size calculation per the regulations in Section 1003.168 of the City of Chesterfield Zoning Ordinance.

Land Use and Zoning History of Subject Site

Ordinance Number 1565 was approved on October 18, 1999 changing the zoning designation from the "NU" Non-Urban District to a "PC" Planned Commercial District and approving a Landmark Preservation Area (LPA) on the site. Ordinance 1609 was amended in 2000 to modify parking setbacks and requirements for site plans.

Land Use and Zoning of Surrounding Properties

The land use and zoning for the properties surrounding this parcel are as follows:

North: Vacant is zoned "C-7" General Extensive Commercial District.

South: Vacant is zoned "PC" Planned Commercial District.

East: Office use is zoned "PC" Planned Commercial District.

West: Office use is zoned "PC" Planned Commercial District.



Aerial view of subject site



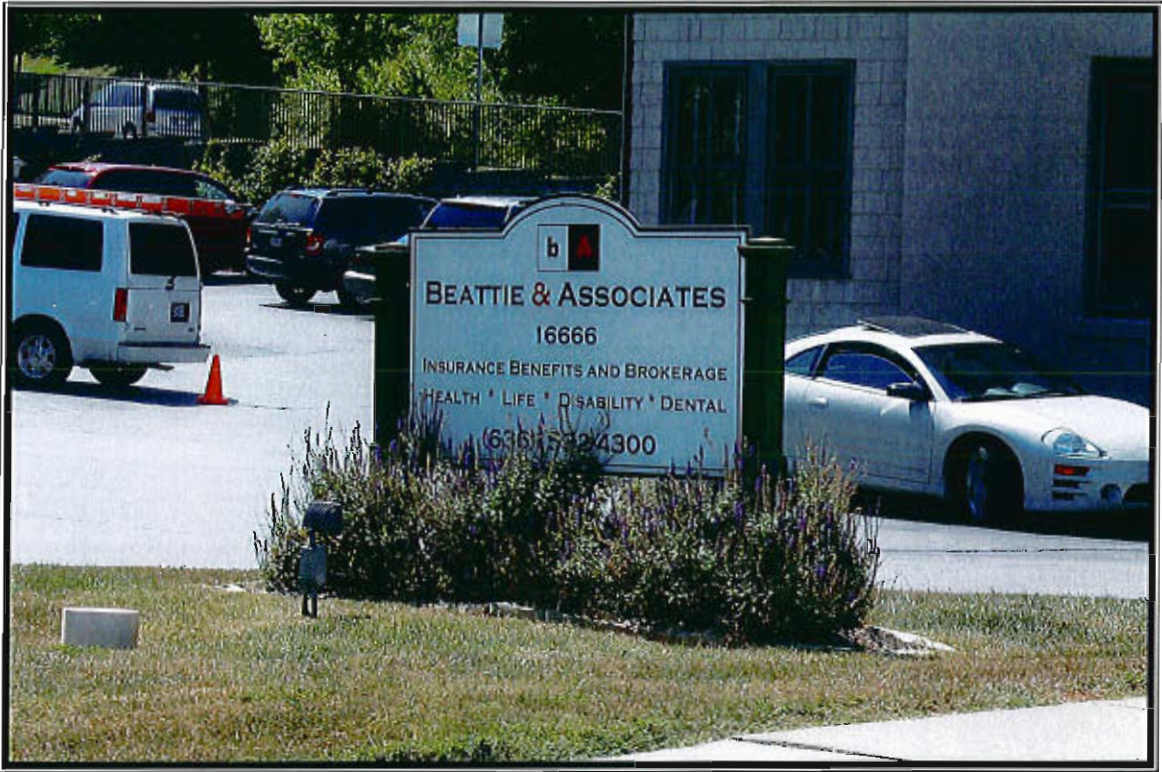
View of subject site from Old Chesterfield Road

Department Input

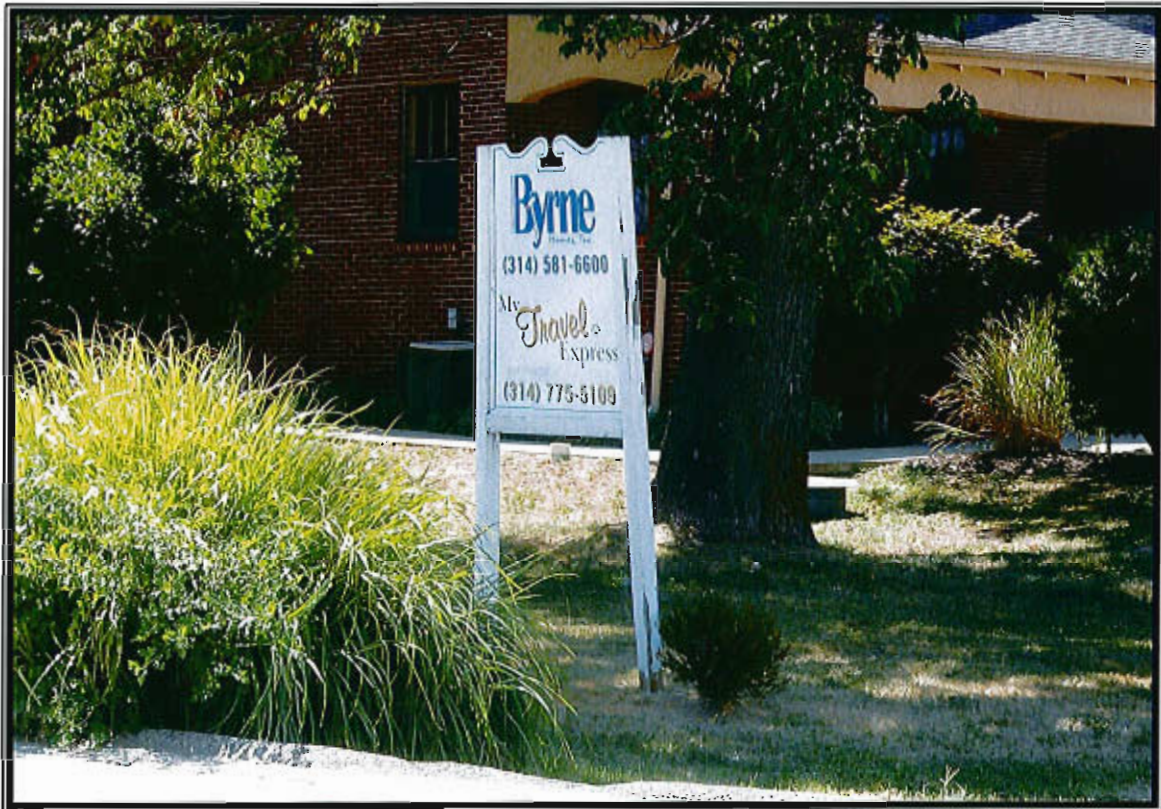
The proposed modification to the sign does not propose to change the sign location. The location of the sign was previously approved by the Planning Commission in 2000. The only issue before the Commission is the actual sign. Below is the existing sign on the site as well as signs near the subject site. The proposed sign is 27.5 square feet in size. The regulations of Ordinance 1609 permit one freestanding sign on the site in accordance with the sign regulations. Section 1003.168 of the City of Chesterfield Zoning Ordinance permits this sign to be up to 50 square feet in size. As mentioned earlier, the increase in the size of the sign is predominately due to the fact that the new design proposes yellow supports with caps that extend above the top of the sign. Under the regulations of Section 1003.168 of the Zoning Ordinance, the supports are included in the size calculation if they extend above the top of the sign or are part of the overall design. Including the supports in the calculation still falls well under the allowable 50 square feet.



Existing sign at 16660 Old Chesterfield Road (subject site)



Existing sign at 16664 Old Chesterfield Rd. (west of subject site)



Existing sign at 16658 Old Chesterfield Rd. (east of subject site)

Motion

- 1) "I move to approve (or deny) the request for a new sign at 16660 Old Chesterfield Road."
- 2) "I move to approve the request for a new sign at 16660 Old Chesterfield Road, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works
Aimee Nassif, Planning and Development Services Director

Attachments

- 1) Approved Site Development Plan
- 2) Existing and proposed sign rendering



YELLOWDOG^{LLC}

ADVERTISING - MARKETING - PROMOTIONS

16660

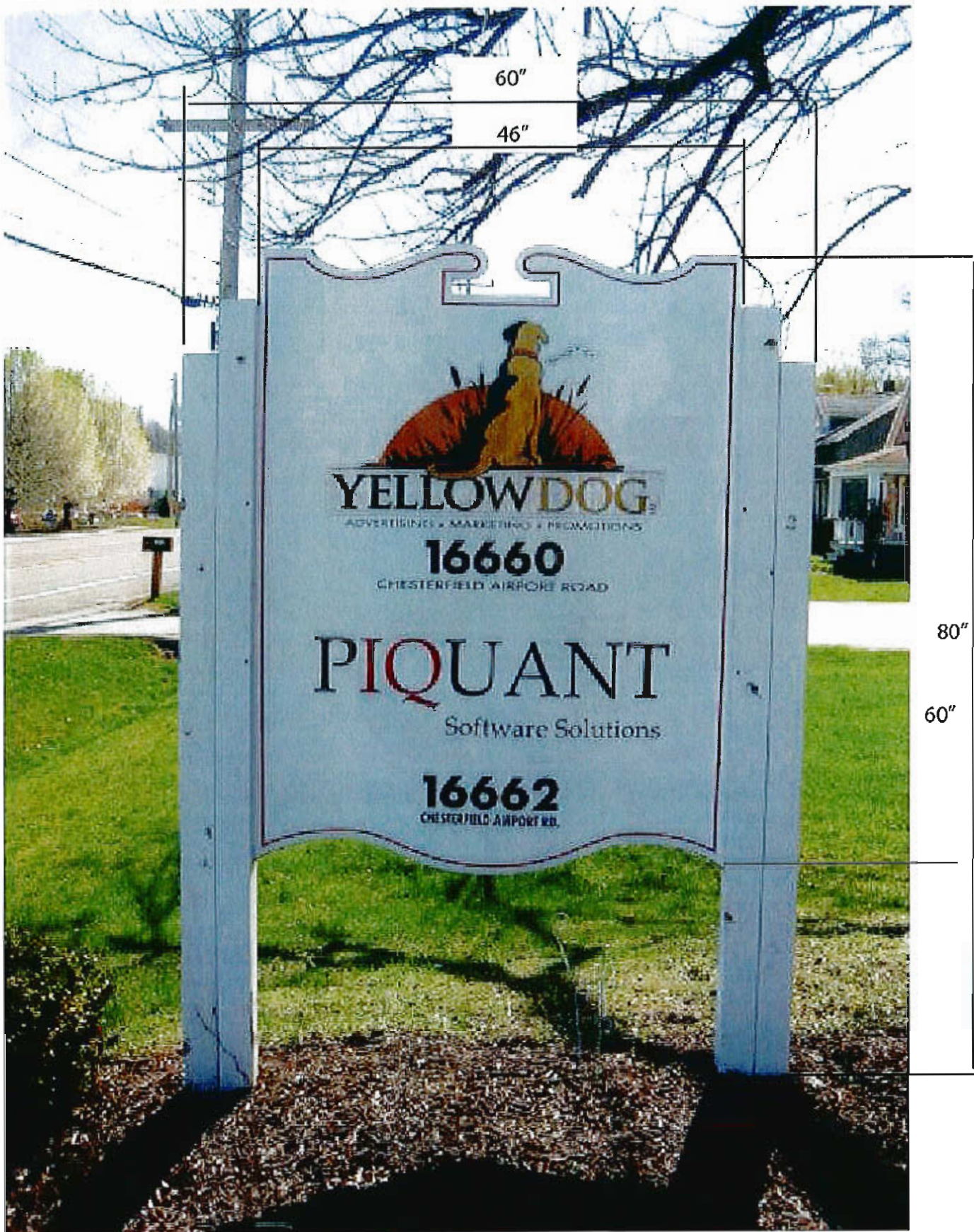
CHESTERFIELD AIRPORT ROAD

PIQUANT

Software Solutions

16662

CHESTERFIELD AIRPORT RD.



Original two sided sign



yellowdog
PRODUCTIONS

16660

PIQUANT

Software Solutions

16662

Parking Reserved
for Guests of Yellow Dog
& Piquant

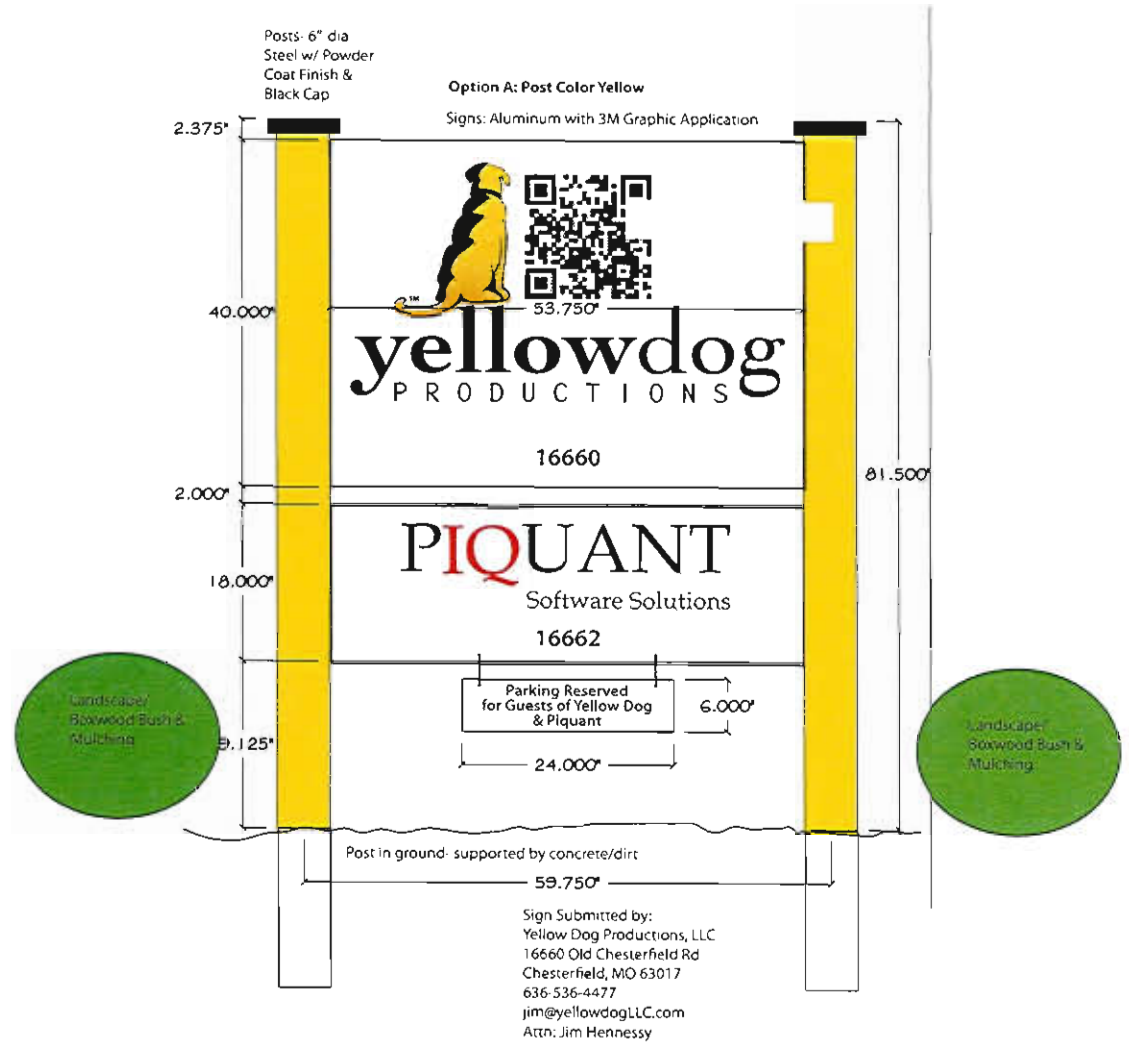


Existing Sign



Proposed Sign (graphic depiction)

Sign landscaping
Mulch bed and boxwood plants on both sides of sign



SCRIPT FOR A SITE DEVELOPMENT PLAN
SITE DEVELOPMENT PLAN
OR REVISED SITE DEVELOPMENT PLAN

T-K Properties LLC
Name of Owner

In connection with a change of zoning for the following described property from NU to PC-LPA
(prior zoning) (present zoning)

Karen Byrne
(Name of Owner(s))

develop property under the provisions of Chapter 1003.140 PC of City of Chesterfield Ordinance
(applicable subsection) (present zoning)

#624, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon,
unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): Karen Byrne
(Name Typed): Karen Byrne

(For a Corporation)
State of Missouri S.S.
County of St. Louis

On this 18 day of April, A.D. 2000, before me personally appeared Karen Byrne
(Name of Corporation) (Title)
to me known, who, being by me sworn in, did say that he/she is the Managing Partner of the

T-K Properties LLC a corporation in the State of Missouri and that the said
(Name of Corporation) (Title)
affixed to the foregoing instruments in the corporate seal of said corporation, and that said instrument was signed on behalf of
said corporation by authority of its Board of Directors, and the said Karen Byrne acknowledged
said instrument to be the free act and deed of said corporation.

(For and Individual)
State of Missouri S.S.
County of St. Louis

On this 19 day of April, A.D. 2000, before me personally appeared Karen Byrne
(Name of Individual) (Title)
and _____ his wife, to me known to be the person(s) described in, and who

executed the foregoing instruments, and acknowledge that he, she, or they executed the same as his, her, or their free act and deed.
In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal of my Office in Chesterfield, MO
the day and year last above written. My term expires 6/11/2000

Down J. Kaiser
Notary Public, State of Missouri
County of St. Charles
My Commission Expires 12-27-00

This Site Plan was approved by the City of Chesterfield Planning Commission and duly verified on the 19 day of April, A.D. 2000,
by the Chairpersons of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance 1597,
Number 200, as attested, to by the Director of Planning and the City Clerk.

Laura Grigge-McElhanon, AICP
Marta A. DeHay
Acting Director of Planning
City Clerk

Ordinance 1597 dated January 19, 2000 which prescribed conditions relating to approved PC is
recorded as City Number 669 on the 21 day of April, 2000 in the St. Louis County
Recorder's Office.

P: \ords\Script\SCRIPT FOR A SITE DEVELOPMENT PLAN -chesterfield.doc

SITE DEVELOPMENT PLAN

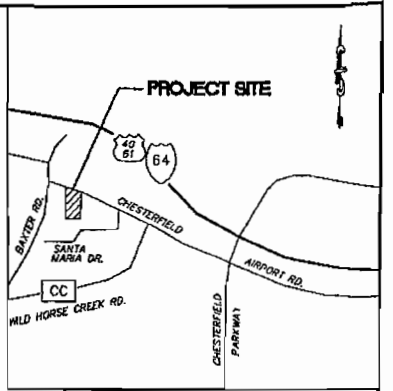
T-K PROPERTIES

A TRACT OF LAND BEING LOT 3 AND PART OF LOT 2 OF "BURKHARDT PLACE",
A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 38, PAGE 96
OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH,
RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY MISSOURI

BOOK 34 PAGE 218
FILED FOR RECORD

APR 21 2000
AT 2:00 O'CLOCK P.M.
RECORDER OF DEEDS
ST. LOUIS COUNTY MO

215



LOCATION MAP
NTS

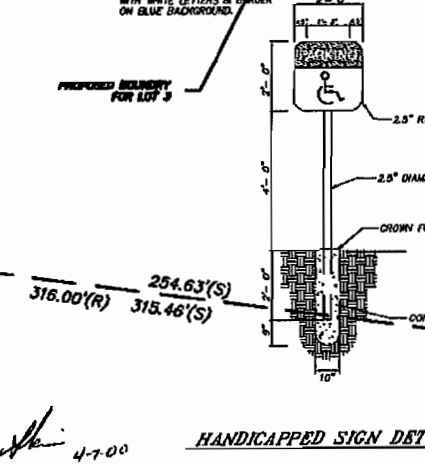
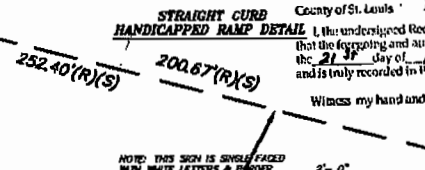
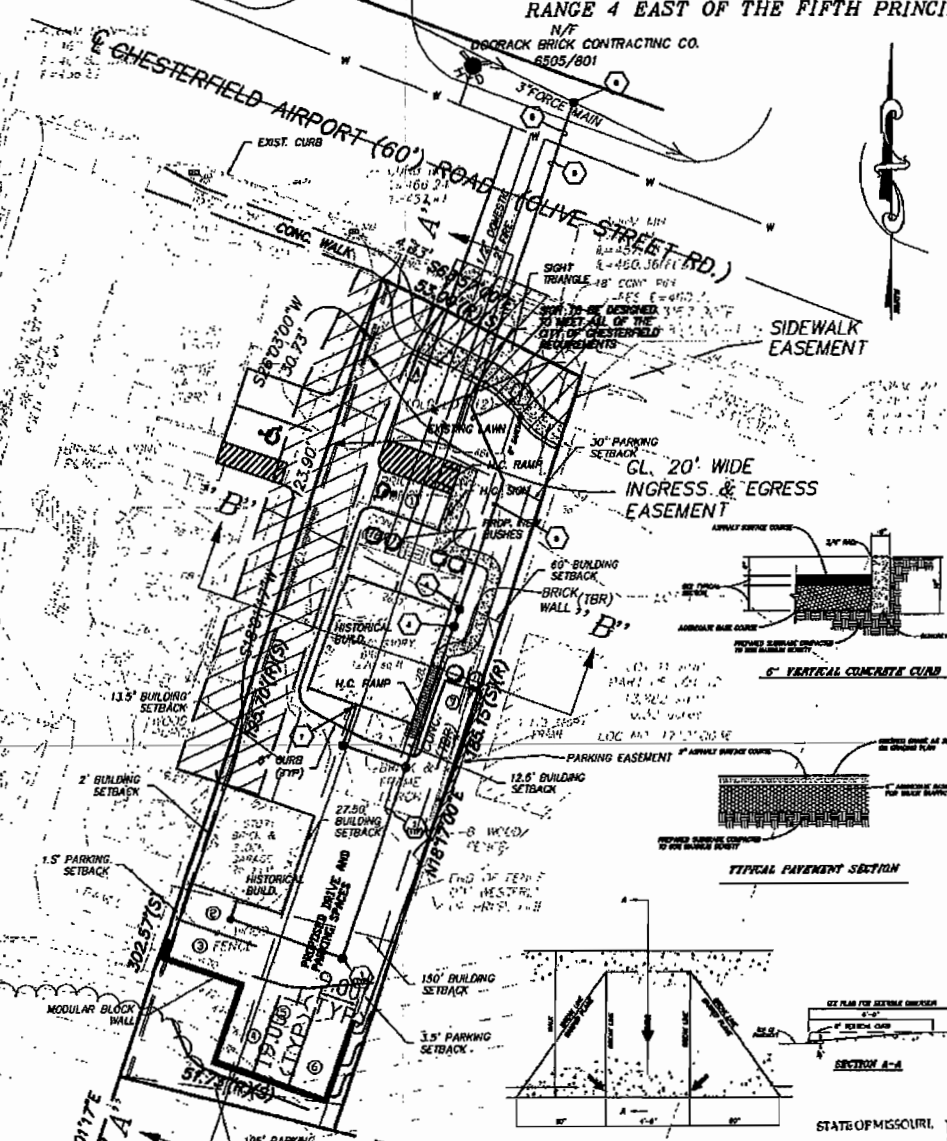
DESCRIPTION NEW LOT 3

A tract of land being part of Lots 2 and 3 of the subdivision of the Lena Burkhardt Estate, as recorded in Plat Book 38, Page 96 of the St. Louis County, Missouri Records in U.S. Survey 2031, Township 45 North, Range 4 East, St. Louis County, Missouri, and being more particularly described as follows:

BEGINNING at the northeastern corner of Lot 2 of said Lena Burkhardt Estate subdivision and the southerly right-of-way line of Chesterfield Airport Road (variable width); thence along the southerly right-of-way line South 63°57'00" East a distance of 53.00 feet; thence departing said southerly right-of-way line South 18°17'00" West a distance of 185.15 feet to the northerly line of Lot 2 of said subdivision; thence along said northerly line South 75°28'00" East a distance of 200.67 feet to the easterly corner of said Lot 2; thence along the easterly line of said Lot 2 South 19°13'00" West a distance of 75.76 feet to the southerly line of Lot 2 of said subdivision; thence along said southerly line North 82°29'47" West a distance of 254.63 feet; thence North 18°01'17" East a distance of 302.57 feet to the POINT OF BEGINNING and containing 32,820 square feet or 0.75 acres more or less.

ST. LOUIS COUNTY GENERAL NOTES

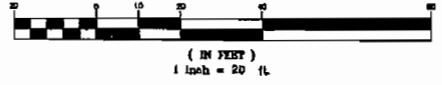
- Zoning: Existing "NU" Non-Urban Proposed "PC" Planned Commercial District
- Locator No.: 177220047
- Subject Tract: 32824.22 sq. ft. or 0.75Ac.
- Utilities Serving Site: Metropolitan Sewer District Southwestern Bell Telephone Laclede Gas Co. Ameron U.E. St. Louis County Water Co.
- Gas, water and other underground utilities shall not conflict with the depth or horizontal locations of existing and proposed sanitary and storm sewers, including house laterals.
- Underground utilities have been plotted from available information and, therefore, their locations must be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.
- All sanitary house connections have been designed so that the minimum vertical distance from the low point of the basement to the flow line of a sanitary sewer at the corresponding house connection is not less than the diameter of the pipe plus a vertical distance of 24 feet.
- Easements shall be provided for storm sewers, sanitary sewers and all utilities on the record plat. See record plat for location and size of easements. This does not apply to house laterals.
- All filled places, including trench backfills, under buildings, proposed storm and sanitary sewer lines and/or paved areas, shall be compacted to at least 90% of the maximum dry density as determined by the "Modified Proctor" AASHTO T-180 Compaction Test (ASTM D-1557), unless otherwise required in the soils report for this project.
- All trench backfills within the public right-of-way shall be granular backfill. Trench backfills under paved areas, outside of public right-of-way may be granular backfill in lieu of the earth backfill compacted to at least 90% of the Modified Proctor AASHTO Compaction Test.
- All grades shall be within 0.2 feet more or less of those shown on the grading plan.
- All swales shall be sodded unless otherwise noted on the plans.
- No slope shall be steeper than 3:1 or as required in the soils report for this project.
- 8" PVC sanitary sewer pipe may be used in place of VCP. The pipe must meet the following standards:
u. ASTM D-3034, SDR 35, with thick wall compression joint - ASTM D-3212.
- When PVC pipe is used, appropriate rubber seal waterstop, as approved by the sewer district, shall be installed between PVC pipe and masonry (concrete and brick) structure.
- All construction materials used shall conform to current St. Louis County M.S.D. & City of Chesterfield Standards.
- Baxter Rd. intersection is located approximately 200ft. to the west of the entrance of this property.
- Per City of Chesterfield landscape guidelines all landscaped areas should be curbed.
- Continuous curbs are not mandatory but if not used parking stops will be required.
- The governing ordinance for this site is ordinance #1597.



LEGEND

18 Lot or Building Number	Sanitary Sewer (Proposed)	Sanitary Structure	Area (shaded)
- - - Existing Fence Line	Sanitary Sewer (Existing)	Storm Structure	D.A.C. Double Area Inlet
Existing Tree Line	Storm Sewer (Proposed)	Test Hole	C.C. Concrete Curb
Street Sign	Storm Sewer (Existing)	Power Pole	F.E. Flood End Section
Existing Contour	Water Line & Size	Light Standard	E.P. End Pipe
Proposed Contour	Existing water line	Energy Disruptor	E.D. Energy Disruptor
Drained Rip-Rap	Tea & Valve	M.H. Manhole	C.P. Concrete Pipe
End of Lot/Block	Hydrant	R.C.P. Reinforced Concrete Pipe	C.I. Curb Inlet
Alphalt Pavement	Cap	C.M.P. Corrugated Metal Pipe	S.C.I. Skewed Curb Inlet
Concrete Pavement	Modified Clay Pipe	C.I.P. Cast Iron Pipe	G.I. Grate Inlet
C.O. Clean Out	To Be Removed	P.V.C. Polyvinyl Chloride	U.N.Q. Unless Noted Otherwise
V.T. Vent Trap	To Be Removed & Relocated	B.M. Base of Wall	U.S.P. Use in Place
T.B.A. To Be Abandoned	Top Of Curb	(TYP)	
A.C. Base Of Curb	Top Of Wall		

GRAPHIC SCALE

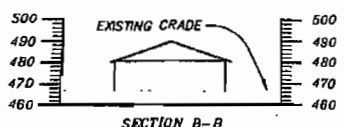


We, Pickett, Roy & Silver hereby certify that the boundary shown on this plan is a correct representation of the boundary as per survey executed during October, 1999 of 1999, and that the proposed subdivision of the property is as per the request by the client.

By: David Francis Skornia, P.L.S. #9124
STATE OF MISSOURI
PICKETT, ROY & SILVER'S CORPORATE
REGISTRATION NO. 15-54-D

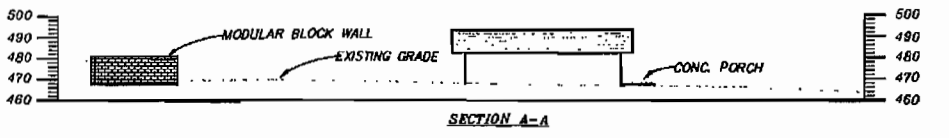
EXISTING LANDSCAPE

SYMBOL	QUANTITY	COMMON NAME
(A)	1	JUNIPER



SECTIONS

SCALE: 1" = 20' HORIZ.
1" = 40' VERT.



PARKING CALCULATIONS

Required Parking: 3.3 Spaces for every 1,000 sq. ft. gross
Gross sq. ft. = 1995sq. ft.
6.5 Parking Spaces Required
7 Parking Spaces Provided

PLAN PREPARED FOR:
T-K PROPERTIES LLC
P.O. BOX 4303
CHESTERFIELD MO. 63006

OWNER/DEVELOPER:
T-K PROPERTIES LLC
P.O. BOX 4303
CHESTERFIELD MO. 63006

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- REVISIONS: 03-03-2000
- REVISIONS: 02-22-2000
- REVISIONS: 02-20-2000
- REVISIONS: 02-17-2000
- REVISIONS: 02-15-2000
- REVISIONS: 02-10-2000

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PICKETT RAY & SILVER
Civil Engineers
Planners
Land Surveyors
333 Mid-Rivers Mall Dr.
St. Peters, MO 63376
816-321-1211 FAX 321-1024

SITE DEVELOPMENT PLAN
FOR
T-K PROPERTIES
OFFICE #2

DRAWN: GMK DATE: 10-6-99
CHECKED: DATE:
FIELD BOOK: PROJECT # 88155.LU17.00C
TASK NUMBER: 1/2



Signature

Date

240