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

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October 13, 2008

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

The Planning Commission agenda for **October 13, 2008** will include the following for your consideration:

**Plaza Tire Service (17520 Chesterfield Airport Road):** A sign package for a 1.47-acre “PC” Planned Commercial District located at 17520 Chesterfield Airport Road.

Planning Commission:

General Sign Company on behalf of Plaza Tire Service has submitted a Sign Package for your review. The Department of Planning and Public Works has reviewed the request and submits the following report.

**Background**

1. The property is located south of Chesterfield Airport Road, east of Long Road.
2. The subject site was zoned “C-8” Planned Commercial by St. Louis County prior to incorporation of the City of Chesterfield.
3. On June 13, 2006, the City of Chesterfield approved Ordinance 2273, which changed the zoning from “C-8” Planned Commercial District to a “PC” Planned Commercial District. Ordinance 2273 requires a sign package be submitted to the City of Chesterfield for review.
4. The existing structure is located on a 1.5 acre tract.
5. The completed sign package, as required by Ordinance 2273, is the submittal which is being presented for the Commission’s review.

**Submittal Information: Sign Package**

Ordinance Number 2273, 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 full Sign Package for your review and approval. The request includes the following:

1. The monument sign located on Chesterfield Airport Road is approximately 48 square feet in outline area. It is proposed to be eight (8) feet tall. The location and landscaping for the monument sign were previously approved with the Site Development Plan on September 25, 2006.
2. The sign package submitted by the petitioner requires all attached wall signs must comply with all building, municipal and zoning requirements. The Zoning Ordinance 1003.168C limits the number of signs to one for interior walls and one for any two for corner walls. Size is limited to no more than five percent (5%) percent of wall area.
3. The two (2) wall signs will each have a height of four (4) feet four (4) inches and a length of fifteen (15) feet two and one half inch (2 1/2). They will be approximately 65.8 square feet in outline area. The east wall sign total three percent (3%) of the total wall area. The north wall sign total five percent (5%) of the total wall area.

**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 Plaza Tire Service.

Respectfully Submitted,



Kristian Corbin  
Project Planner

Respectfully Submitted,



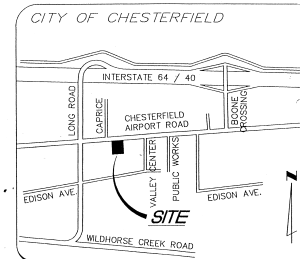
Annissa McCaskill-Clay, AICP  
Lead Senior Planner

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

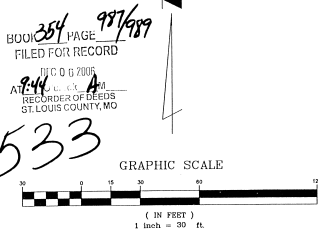
Attachments: Site Plan, Architectural Elevations, and Sign Rendering

# PLAZA TIRE SERVICE

A TRACT OF LAND BEING PART OF SHARE 7  
OF THE PETER STEFFAN ESTATE, IN U.S. SURVEY 126, TOWNSHIP 54 NORTH, RANGE 4 EAST  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
(SITE DEVELOPMENT PLAN)  
ORDINANCE #2273



LOCATION MAP  
(NOT TO SCALE)  
#1750 CHESTERFIELD AIRPORT ROAD  
LOC. #17U10120



### PERTINENT INFORMATION

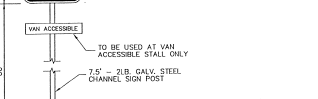
- SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DISTRICT
- ELECTRIC: AMEREN U.E.
- GAS: LACLEDE GAS
- PHONE: SOUTHWESTERN BELL TELEPHONE
- WATER: MISSOURI AMERICAN WATER
- SCHOOL DISTRICT: ROCKWOOD "86"
- FIRE DISTRICT: MONARCH
- CABLE PROVIDER: CHARTER COMMUNICATIONS
- SOURCE OF TOPO: GEORGE ENGINEERING, INC.

### LOT AREA COVERAGE CALC.

TOTAL AREA OF TRACT = 1.47 ACRES  
NEW BUILDING AND PAVEMENT AREA = 0.88 ACRES (60%)  
GREEN SPACE AREA = 0.59 ACRES (40%)

### FLOOR AREA RATIO (F.A.R.)

F.A.R. = 0.12



- NOTES:
- SIGN COLORS (REFLECTIVE):  
LEGEND & BORDER - GREEN  
WHEEL SYMBOL ON BLUE BACKGROUND  
BACKGROUND - WHITE
  - THERE SHALL BE NO STEP AT BUILDING ENTRANCES.
  - THERE SHALL BE WHEELCHAIR RAMPS OR DROP CURBS AT HANDICAP SPACES.
  - CURB RAMP SHALL BE MINIMUM 36" WIDE, MAXIMUM SLOPE OF RAMP SHALL BE 1:12.

### SINGLE HANDICAP SIGN DETAIL

N.T.S.



PREPARED SUBGRADE IN ACCORDANCE WITH GEOTECHNICAL REPORT.

### ASPHALT PAVEMENT DETAIL

N.T.S.

PREPARED FOR:  
RHODES DEVELOPMENT COMPANY, L.L.C.  
2301 BLOOMFIELD ROAD  
CAPE GIRARDEAU, MISSOURI 63701  
PH: 573-339-1300 FAX 573-651-0444

### LEGEND EXISTING TOPOGRAPHIC

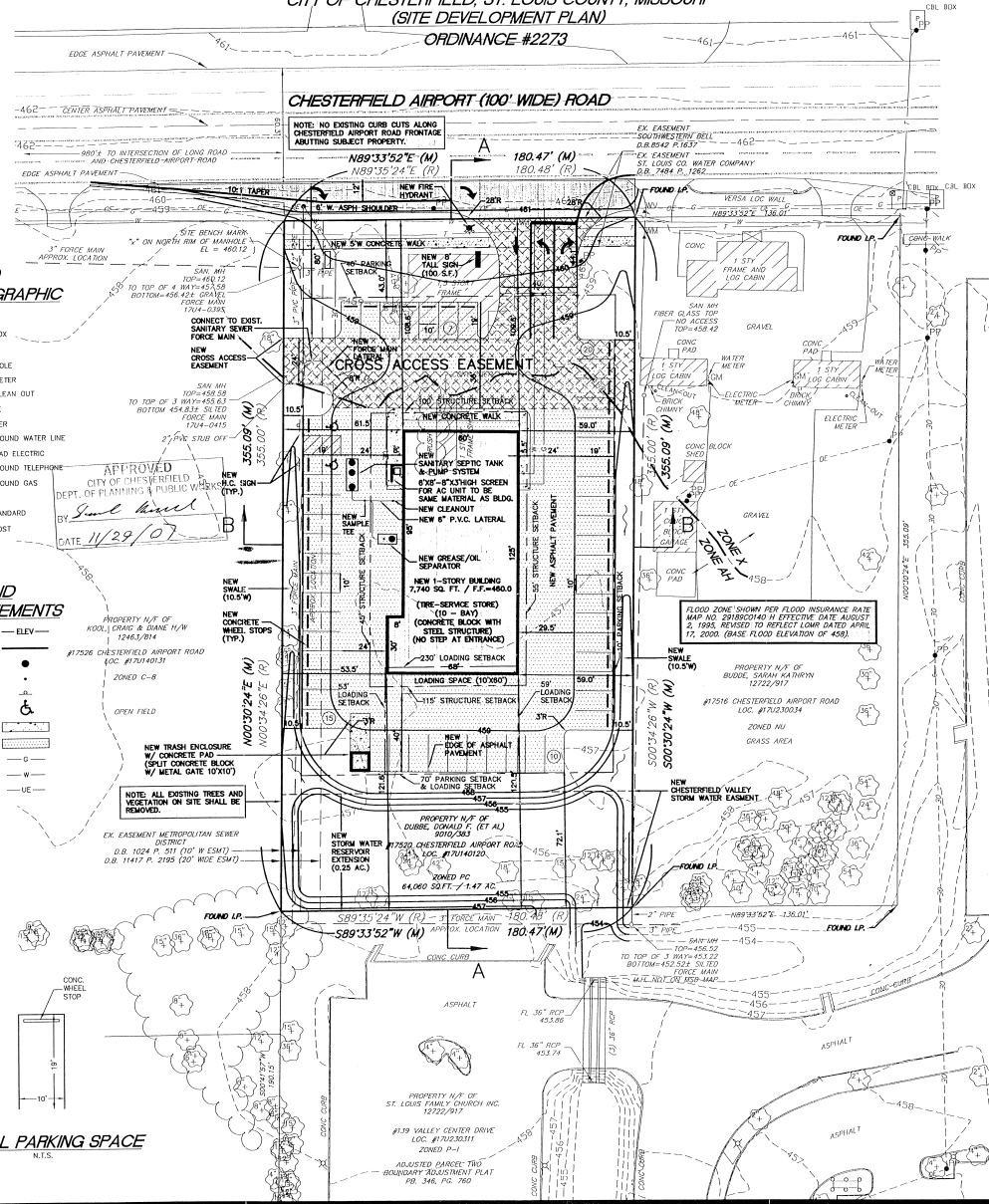
- ELEVATION CONTOUR
- CABLE BOX
- MAIL BOX
- POWER POLE
- WATER METER
- SEWER CLEAN OUT
- GUY WIRE
- GAS METER
- UNDERGROUND WATER LINE
- OVER HEAD ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- SAN. MAN.
- LIGHT STANDARD
- METAL POST
- TREE

### LEGEND NEW IMPROVEMENTS

- CONTOUR
- SANITARY SEWER
- MANHOLE
- CLEANOUT
- SIGN
- HANDICAPPED SYMBOL
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- GAS LINE
- WATER LINE
- UNDERGROUND ELECTRIC

### TYPICAL PARKING SPACE

N.T.S.



### GENERAL NOTES

- AREA OF TRACT: 1.47 ACRES
- EXISTING ZONING: "PC" PLANNED COMMERCIAL
- EXISTING USE: VACANT COMMERCIAL BUILDINGS
- NEW USE: RETAIL TIRE SALES SERVICE AND AUTOMOTIVE REPAIR
- PARKING CALCULATIONS:  
REQUIRED PARKING:  
1 SPACE PER EMPLOYEE MAX. SHIFT = 1X10 = 10 SPACES  
3 SPACES PER SERVICE BAY = 3X10 = 30 SPACES  
1 SPACE PER CUSTOMARILY USED VEHICLE = 1X2 = 2 SPACES  
• 1 HANDICAPPED SPACE REQUIRED  
TOTAL SPACES REQUIRED = 42 SPACES  
  
NEW PARKING:  
REGULAR (9' x 19') = 42 SPACES  
• 2 HANDICAPPED SPACES INCLUDED  
TOTAL SPACES PROVIDED = 52 SPACES
- GRADING TO BE IN ACCORDANCE WITH CITY OF CHESTERFIELD STANDARDS.
- STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- DRAINAGE PER CITY OF CHESTERFIELD, MSD STANDARDS.
- HOURS OF OPERATION: 7AM - 7PM MONDAY-SATURDAY  
12 NOON - 6PM SUNDAY
- SUBJECT PROPERTY IS LOCATED IN ZONE "X" AND ZONE "AH" ACCORDING TO FLOOD INSURANCE RATE MAP NO. 29180C0140 H. DATED AUGUST 2, 1995, REVISED TO REFLECT LOMR DATED APRIL 17, 2000.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SIGNAGE APPROVAL IS SEPARATE PROCESS.

GEOTECHNICAL ENGINEER'S STATEMENT:  
THESE PLANS HAVE BEEN REVIEWED BY THE UNDERSEER FOR SHANNON & WILSON INC. REGARDING COMPLIANCE WITH OUR GEOTECHNICAL RECOMMENDATIONS. BASED UPON THIS REVIEW, WE FIND THE GEOTECHNICAL ASPECTS OF THE PLANS TO BE IN COMPLIANCE WITH OUR RECOMMENDATIONS. IT IS OUR OPINION THAT THE EARTH SHORES, CONSTRUCTED IN ACCORDANCE WITH THESE PLANS, GOOD CONSTRUCTION PRACTICE, AND THE RECOMMENDATIONS GIVEN IN OUR GEOTECHNICAL REPORT OF 08-28-06, WILL BE STABLE WITH AN ADEQUATE FACTOR OF SAFETY.  
SHANNON & WILSON INC.  
6045 WESTPORT CENTER DRIVE  
ST. LOUIS, MO 63148  
P: 314-699-9850 F: 314-699-9661  
DATE: 11/17/07

### BENCHMARK

M.S.D. BENCHMARK 12-171  
STANDARD ALUMINUM DISK STAMPED 50-38, 1990. DISK IS SET @ THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DR. ELEVATION=850.00

### Engineer's Certification

This is to certify that Doering Engineering, Inc. has prepared this Site Development Plan which is based on available records. This plan is a correct representation of all existing and proposed land divisions.

Revised	Comment
08-27-06	CITY COMMENTS
08-28-06	CITY COMMENTS
08-18-06	CITY COMMENTS

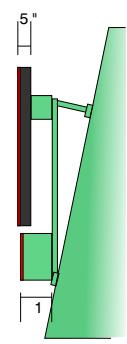
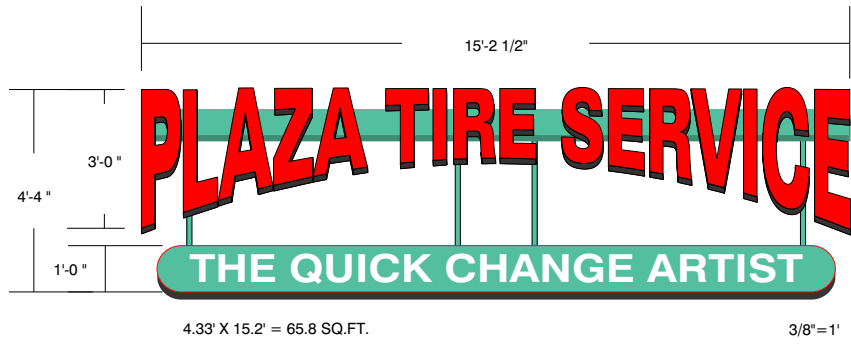
Engineered By  
**DOERING ENGINEERING**  
CIVIL ENGINEERING • PLANNING • SURVEYING



PLAZA TIRE SERVICE  
SITE DEVELOPMENT PLAN

Date: 5/31/06
Order Number: 64120
File Name: 6412022P
Drawn By: [Signature]
Checked By: [Signature]
Scale: As Shown
Sheet: 1/2

ORIGINAL COPY

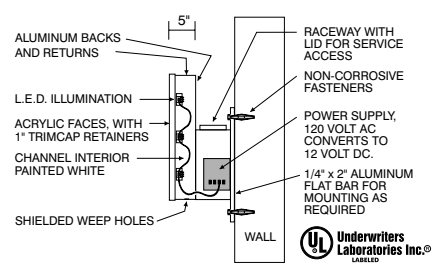
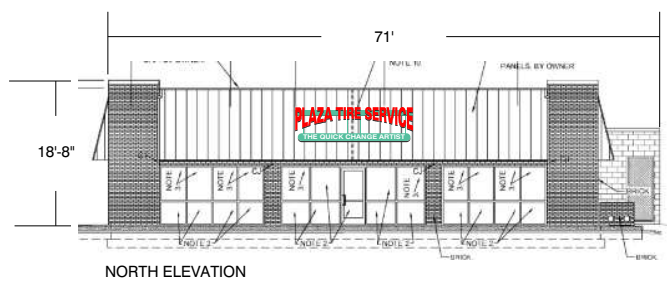
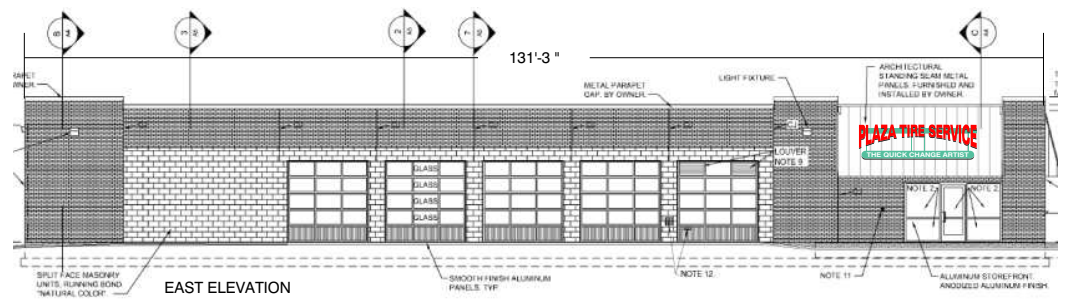


(2) SETS INTERNALLY ILLUMINATED CHANNEL LETTERS ON RACEWAY

FABRICATED ALUMINUM CHANNELS W/ ACRYLIC FACES, TRIMCAP RETAINERS, & LED ILLUMINATION POWERED BY TRANSFORMERS IN RACEWAY

FACES: 2793 RED ACRYLIC  
 TRIMCAP: RED  
 RETURNS: BRONZE  
 RACEWAY: MATCH FASCIA COLOR  
 LEDS: RED

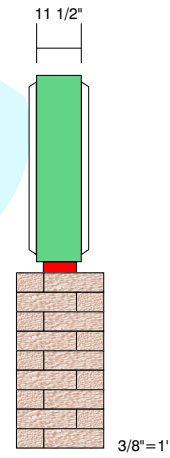
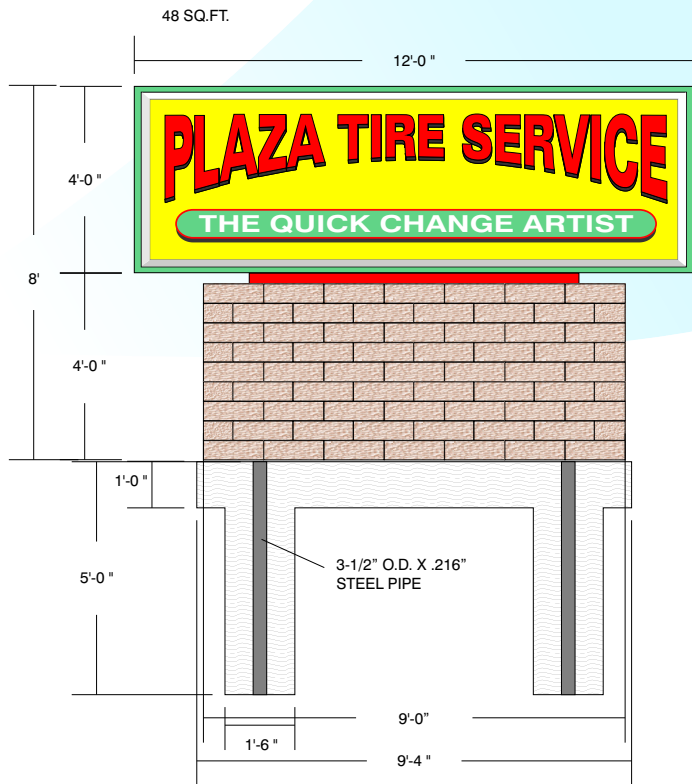
CAPSULE: 7328 WHITE FACE W/ 1ST SURFACE APPLIED  
 3M OVERLAY. 230-146 KELLY GREEN  
 TRIMCAP: RED  
 FLUORESCENT ILLUMINATION



CROSS SECTION WITH RACEWAY  
 (Not To Scale)



Note: All Dimensions shown on this drawing are nominal and may vary on the finished product due to fabrication tolerances. Note: Every attempt is made to match colors as closely to 3M films and/or PANTONE matching system colors. However no color matching scheme can guarantee an exact match, due to printing limitations, environmental and other characteristics that affect how we perceive color.		4857 COUNTY ROAD 218 P.O. BOX 999 CAPE GIRARDEAU, MO 63702-0999 (573) 334-5041 1-800-325-0205 FAX: 573-334-9578		DESIGNED FOR: PLAZA TIRE PROJECT LOCATION: CHESTERFIELD, MO.	
13546 NW INDUSTRIAL DR., ST. LOUIS, MO. 63044 (314) 298-0400 1-800-737-1102 FAX: 314-291-SIGN		SALESPERSON: BARRY CRUMLEY PROJECT NO: <b>11469BC</b>		DATE: 6/9/08 DRAWN BY: B. MOUSER SCALE: NOTED SAVED AS: PLZATIRECHESTERF	
CUSTOMER APPROVAL _____ DATE _____		This is an original unpublished drawing, created by General Sign Co., Inc. It is submitted for your personal use in connection with the project being planned for you by General Sign Co., Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion whatsoever. All or any part of this design (except Trademarks) remain the property of General Sign Co., Inc.			



**(1) INTERNALLY ILLUMINATED D/F MONUMENT SIGN**

GX11.5 EXTRUDED ALUMINUM SIGN CABINET, PAINT TO MATCH  
 PLAZA TIRE GREEN  
 PAN-FORMED ACRYLIC FACES W/ 1ST SURFACE APPLIED 3M GRAPHICS  
 FLUORESCENT ILLUMINATION  
 ALUMINUM REVEAL, RED  
 BRICK BASE BY OTHERS

- 220-12 BLACK
- 230-33 RED
- 230-015 YELLOW
- 230-146 KELLY GREEN

Amount of Signs: 2  
 Sign Area Centroid Height

48.000	6.000
36.000	2.000

Average Centroid Height is: 4.286  
 Total Combined Area (square footage) is: 84.000

Centroid Height: 4.286 ft  
 Sign Area: 84.000 sq ft  
 Number of Support Columns: 2  
 Steel type: new  
 Wind Pressure: 28.400 lbs/ sq ft

Section Modulus: 2.045 per column  
 Schedule 40 pipe (in inches,ROUND): 3.500 each column  
 OR 3.500 inch Steel SQUARE Tube:(0.188 inch wall),each column

Caisson type: Circular  
 Base Diameter/Width: 1.500 ft

Footing Depth: 5.000 ft per column  
 Valid Footing Diameter: 1.500 ft per column  
 Concrete Yards: 0.316 yards per column x 2 = 0.632 yards total



Note: All Dimensions shown on this drawing are nominal and may vary on the finished product due to fabrication tolerances.

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13546 NW INDUSTRIAL DR., ST. LOUIS, MO. 63044 (314) 298-0400 1-800-737-1102 FAX: 314-291-SIGN	PROJECT LOCATION: CHESTERFIELD, MO.	
PROJECT NO: <b>11469BC-R1</b>	SALESPERSON: BARRY CRUMLEY	DATE: 7/29/08
DRAWN BY: B. MOUSER		SCALE: NOTED
SAVED AS: PLZATIRECHESTERF		

CUSTOMER APPROVAL DATE

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