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October 17, 2007

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

The Planning Commission agenda for **October 22, 2007** will include the following item for your consideration:

Clocktower Plaza: A sign package for a 2.61-acre "PC" Planned Commercial District located north of Edison Road at its intersection with Chesterfield Commons East

Dear Planning Commission:

Bill Yount Signs, on behalf of Clocktower Plaza, has submitted a Sign Package for your review. The Department of Planning and Public Works has reviewed this request and submits the following report.

BACKGROUND

- Clocktower Plaza is a 2.61 acre tract of land located on the north side of Edison Road at its intersection with Chesterfield Commons East.
- The subject site was zoned "C-8" Planned Commercial by St. Louis County prior to incorporation of the City of Chesterfield.
- On March 6, 2006, the City of Chesterfield approved Ordinance 2247, which changed the zoning of the site from "C-8" Planned Commercial to "PC" Planned Commercial. Ordinance 2247 requires a sign package be submitted to the City of Chesterfield for review.
- On June 12, 2006, the City approved the Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan and Entry Signage for the site were approved by the Commission. The entry signage approved was in the form of a metal frame entry archway, which is attached for the Commission's review.
- The completed sign package, as required by Ordinance 2247, is the submittal which is being presented for the Commission's review.

SUBMITTAL INFORMATION: SIGN PACKAGE

Ordinance Number 2247, 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. Two (2) free-standing shopping center identification signs. One being the previously approved archway, the second being a monument sign on Edison Road. The locations of both signs were shown on the approved Site Development and Landscape Plans. Elevations are attached for the Commission's review.
2. The monument sign located on Edison Road is approximately 50 square feet in outline area. It is over six (6) feet tall.
3. All attached wall signs must comply with all building, municipal codes and zoning requirements. The Zoning Ordinance limits the number of signs to one for interior walls and one any two walls for corners. Size is limited to no more than five percent (5%) of wall area.

Staff Recommendation

The Sign Package and Amended Site Development Concept Plan were reviewed for compliance with all applicable Zoning Ordinance requirements and the Department of Planning and Public Works recommends approval. Action is requested by the Planning Commission on the sign package for Clocktower Plaza.

Respectfully submitted,



Annissa McCaskill-Clay, AICP
Assistant Director of Planning

Attachments

DECORATIVE METAL
ENTRY STRUCTURE

ARCHITECTURAL
LIGHT FIXTURE

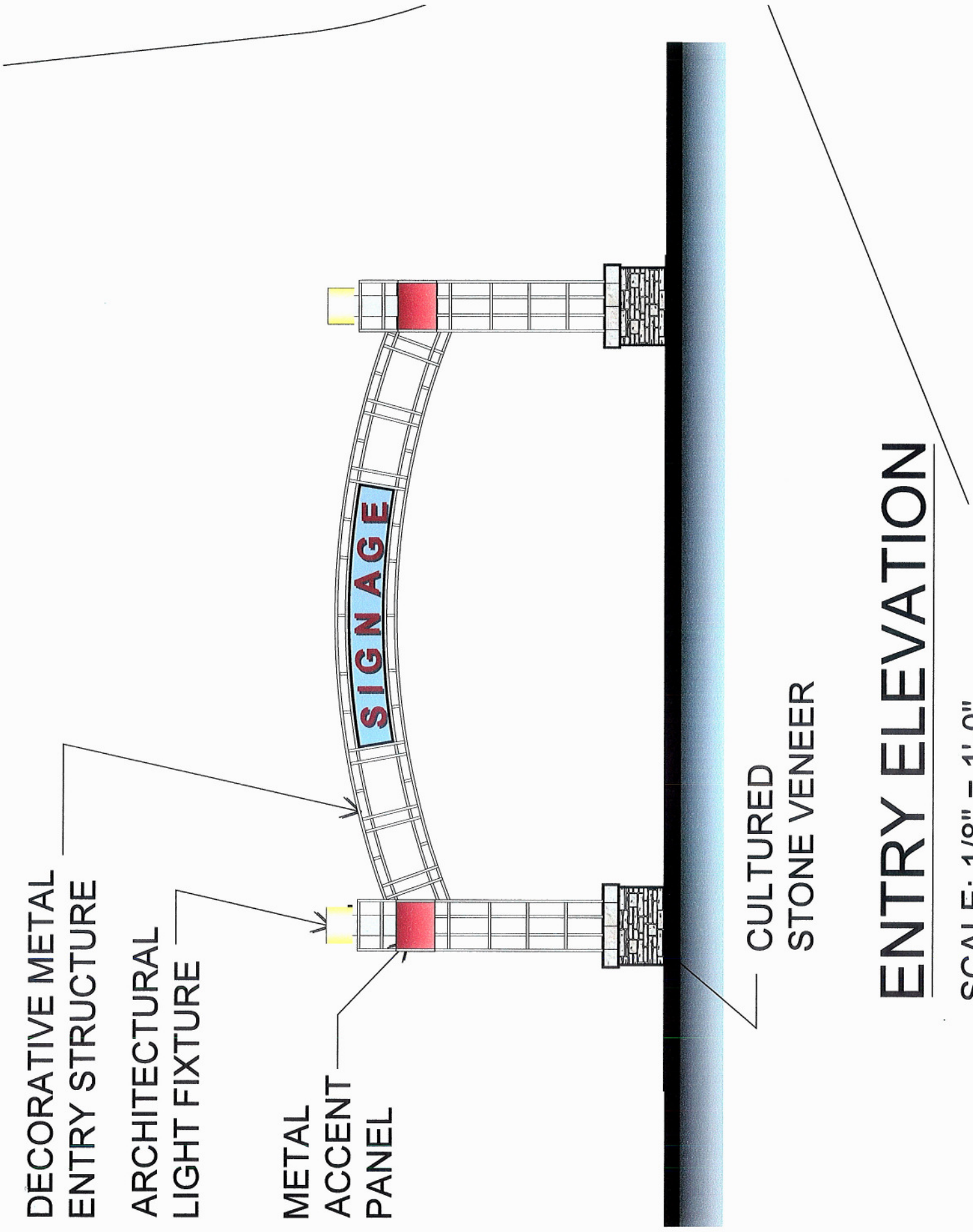
METAL
ACCENT
PANEL

SIGNAGE

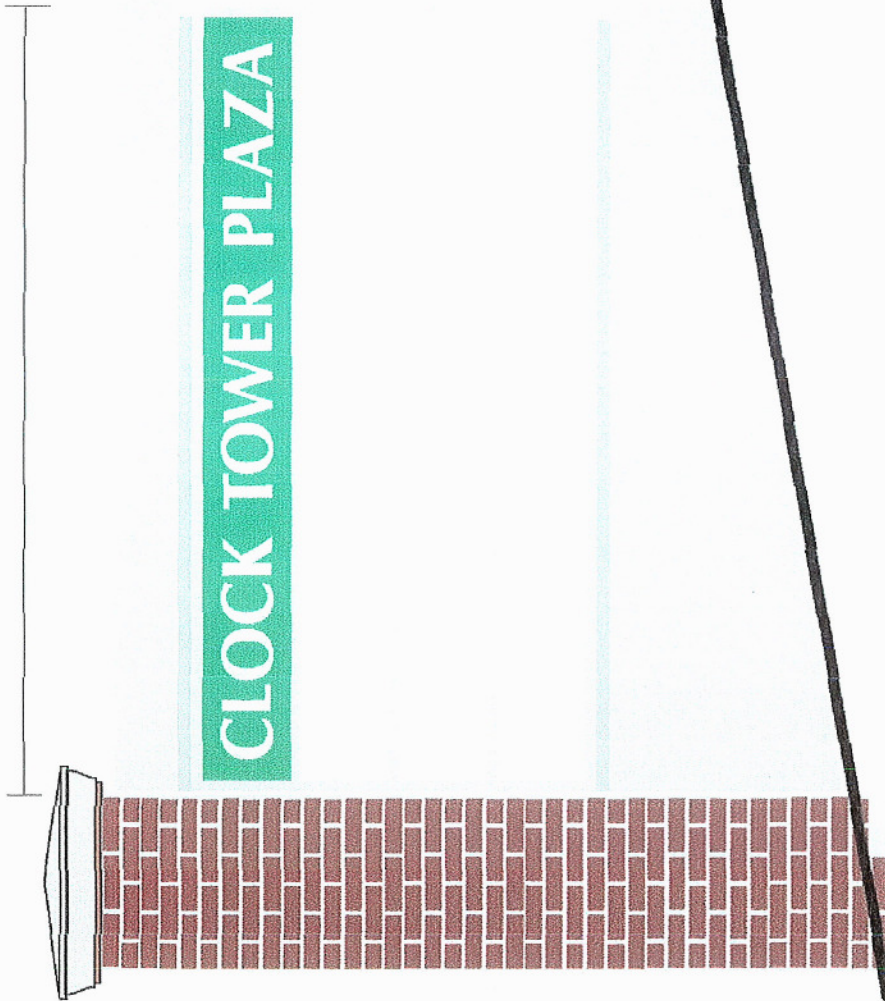
CULTURED
STONE VENEER

ENTRY ELEVATION

SCALE: 1/8" = 1'-0"



9'-10"



Road

Double face internally tenent sign
 Sign all aluminum construction
 Flat Plexiglas faces with vinyl copy
 Lighted with 10 high output lamps
 U.L. listed with Disconnect switch
 Faux brick column made expanded polystyrene with Armor-Coat
 Aluminum pole cover above & below sign

BYS		2002 Woodlawn Rd. St. Louis, MO 63014 Tel: 423-2933	
Bill Yount Signs & Advertising, Inc.		DRAWN BY	
SCALE	DATE	APPROVED BY	
Clock Tower Plaza		FILE NAME	