



VII. B.

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

September 29, 2008

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

The Planning Commission agenda for **November 10, 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, on behalf of Spirit Valley Development, L.L.C., has submitted 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.
4. A sign package was submitted for review by Planning Commission on August 11, 2008. At that time, Mr. Michael Doster, on behalf of the Petitioner, made a request to have the project held. The Planning Commission voted to hold the project by a vote of 9-0.

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

Spirit Valley Business Park (Sign Package)
Planning Commission Report
November 10, 2008

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:

Size of building facade	Allowable sign face area proposed under Sign Package	Sign face area allowed under City Code
0 – 500 square feet	50 square feet	0 – 25 square feet (5%)
500 – 2,000 square feet	100 square feet	25 – 100 square feet (5%)
Over 2,000 square feet	5% up to 300 square feet	100 – 300 square feet (5%)

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,

Respectfully submitted



Justin Wyse
Project Planner

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
Approved Site Development Concept Plan

October 15, 2008

City Of Chesterfield
690 Chesterfield Parkway West
Chesterfield Mo. 63017

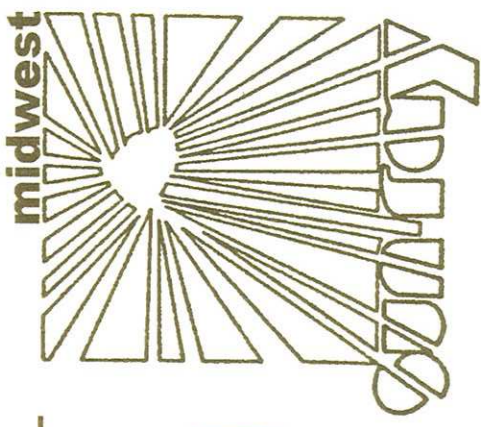
Attn: Planning & Zoning Department

Subject: Spirit Valley Development

To Whom It May Concern:

The following are signage issues being considered for the Spirit Valley Development:

1. There are two (2) entrances into this office park. There are two (2) signs, one at each entrance of phase #1 of the development.
 - A. Each entrance will have a ground lit or internal lit monument sign that will not exceed 60 sq. ft. per entrance. The signs will be constructed of aluminum and steel with acrylic faces or comparable material. Internally illuminated signs will be UL listed/labeled.
 - B. The entrance signs will have the required set back according to the city 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 sq. ft. per sign. If the building has two street frontages, they will be allowed two signs. In addition to the 50 sq. ft. signage they will be allowed signs to direct traffic flow on building property. The directional signs will not exceed 3 sq. ft. per sign.
 - A. The 50 sq. ft. sign will have a main address of the building and space for tenant names and logos. The sign may be ground lit, or internally lit and will be constructed of aluminum and steel with acrylic faces, or comparable material. Internally illuminated signs will be UL listed/labeled.
3. Building wall signs in single and multi-tenant (multi-occupant) buildings shall not exceed 50 sq ft. where the calculation of applicable wall area is 500 square feet or less, for each tenant eligible for a wall sign under the Chesterfield Sign code. For tenants with 500 sq. ft. to 2000 sq ft of applicable wall area, the wall sign shall not



LIGHTING & SIGN MAINTENANCE CO., INC.

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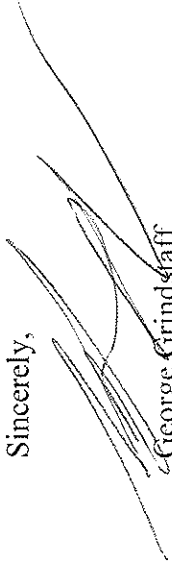
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exceed 100 sq. ft. for each tenant eligible for a wall sign under the Chesterfield Sign code. For tenants with applicable wall area in excess of 2000 sq. ft the wall sign area allowed would be 5% of the applicable wall area up to a maximum of 300 sq. ft. Each tenants sign to be either non-illuminated aluminum, LED or neon internally illuminated, UL listed/labeled. Sign color and design to be approved by the Spirit Valley Trustee before submittal to the city. It is the intention of the Trustee to have a uniform appearance, but recognizing each tenant's need for corporate identity

4. All items not specifically addressed in the "Sign Package" presented for the Spirit Valley project shall be governed under Section 1003.168 of the City of Chesterfield Zoning Ordinance.

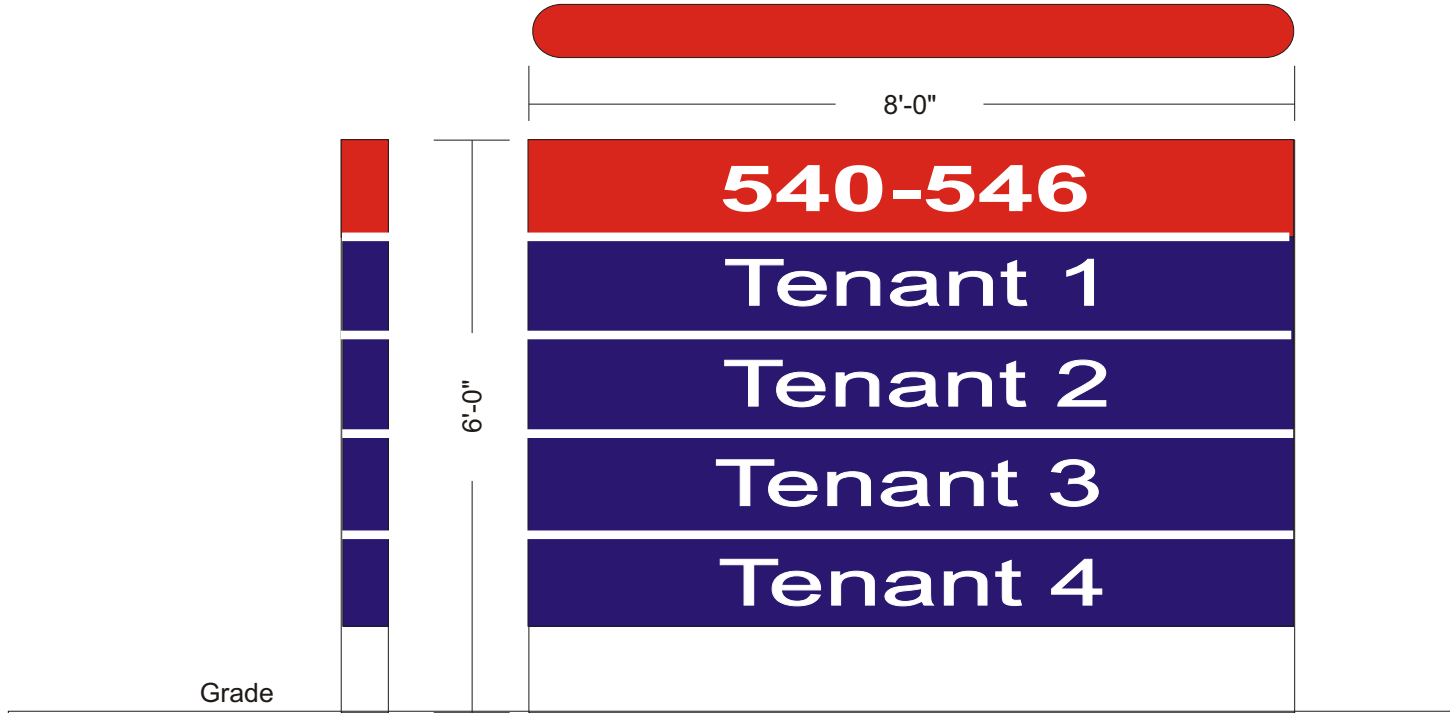
Thank you for the opportunity to pursue your consideration on the above signage. If you have any questions, please do not hesitate to contact me.

Sincerely,



George Grindstaff
Operations Manager

Typical sign at each building



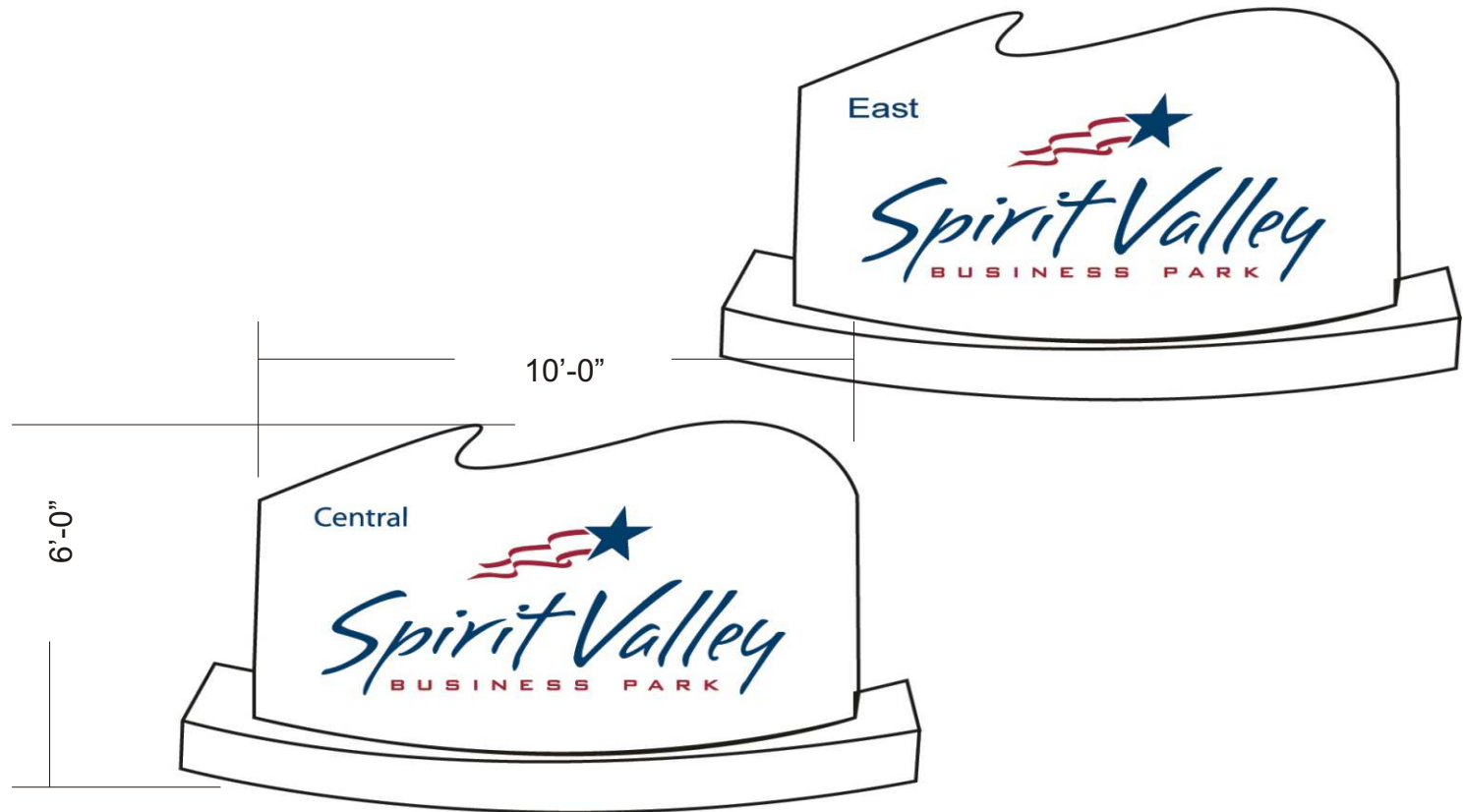
CLIENT APPROVAL: _____ DATE _____

APPROVED W/CHANGES NOTED

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

DATE:	ACCOUNT EXEC.	COMPUTER FILE	PROJECT TITLE/ LOCATION:
QUOTE	DRAWN BY:	REVISION:	
	GEORGE GRINDSTAFF		
	GEORGE GRINDSTAFF		

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753

sub 763

ORDINANCE No. 2236
STOCK PROJ. 205-3328
"NO APPROVED AND/OR RECORDED
SITE DEVELOPMENT CONCEPT PLAN"

WEST END BASIN 3
STOCK PROJ. 204-3423.1

STOCK PROJ. 206-4080

STOCK PROJ. 200-2211

STOCK PROJ. 200-2211

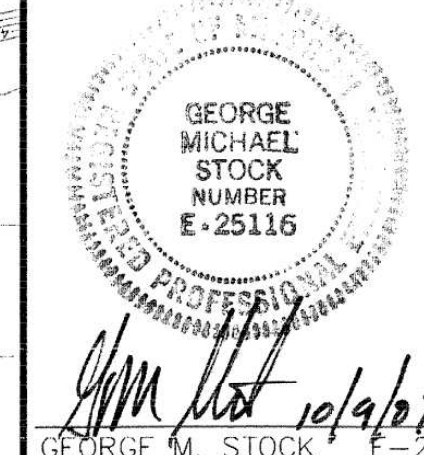
STOCK PROJ. 204-3423.2

- ▲ 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.

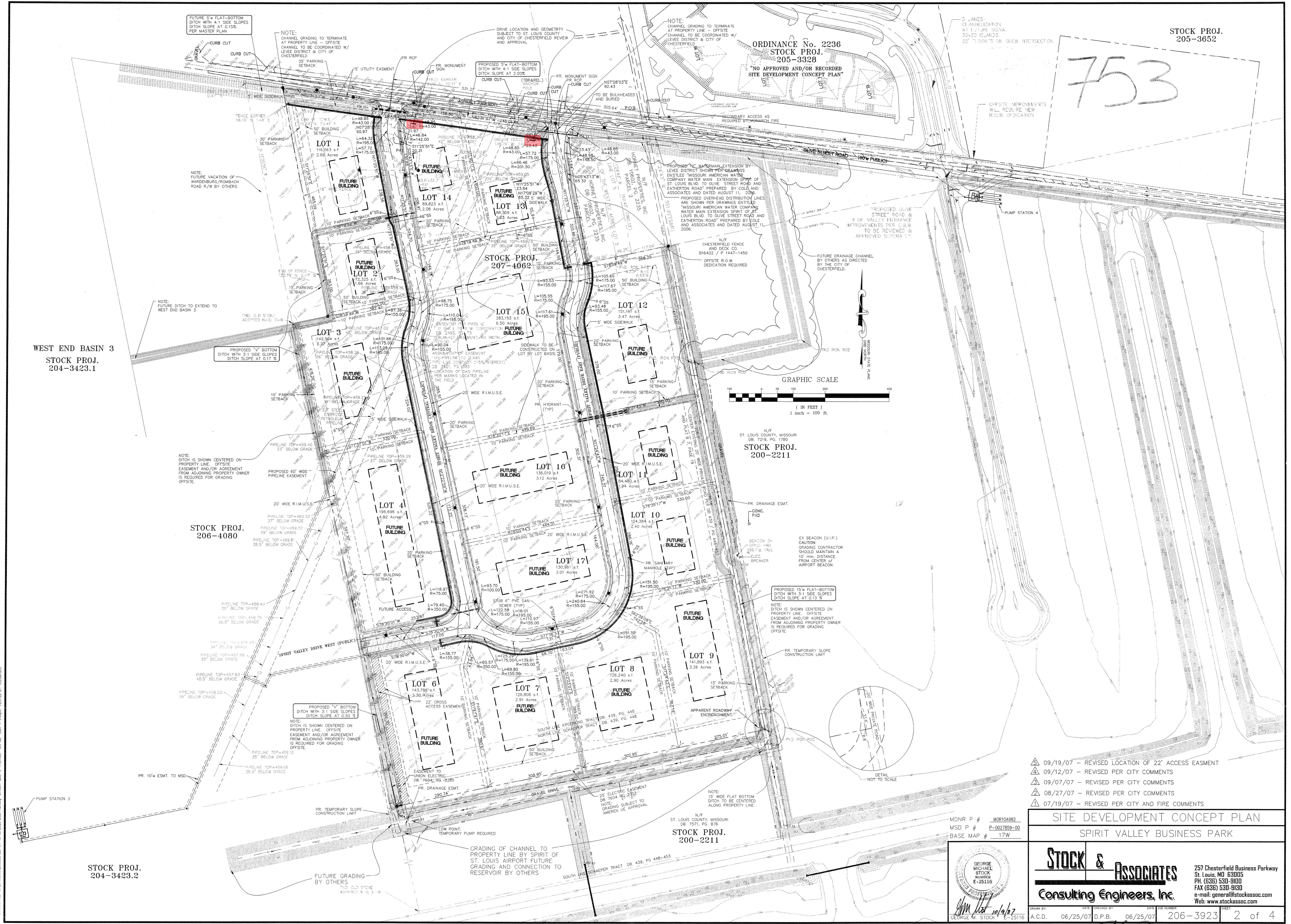
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e-mail: general@stockassoc.com
Web: www.stockassoc.com



MDNR P # MOR10A982
MSD P # P-0027859-00
BASE MAP # 17W

DRAWN BY: *George M. Stock* / 10/16/07
CHECKED BY: /
DATE: 06/25/07
JOB NUMBER: 206-3923
SHEET: 2 of 4

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