



VII. C.

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November 4, 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:

Wings Corporate Estates (18390 Wings Corporate Drive): A request for approval of a free-standing sign for land zoned "PI" Planned Industrial District, located at the intersection of Eatherton Road and Wings Corporate Drive.

Dear Planning Commission:

A-1 Signs Company, on behalf of the owners of Wings Corporate Estates, has submitted a request for a monument sign for the above referenced development which exceeds the sign requirements established in the City of Chesterfield Zoning Ordinance. The Department of Planning and Public Works has reviewed the request and submits the following report:

BACKGROUND

- The subject site was zoned "NU" Non-Urban prior to incorporation by the City of Chesterfield.
- On February 6th, 2006, The City of Chesterfield approved Ordinance 2237 which changed the boundaries of an "NU" Non-Urban District to a "PI" Planned Industrial District.

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 modifications being requested to section 1003.168C(2) are as follows:

1. **The height of any freestanding sign shall not exceed six (6) feet. The height may be increased to twenty (20) feet subject to Planning Commission approval.**
 - A. Petitioner is requesting a sign height of 15 feet 5 inches. This height is measured from the finished grade at the base of the sign.

2. **The bottom of the sign face shall not exceed a height of three (3) feet above the average existing finished grade at the base of the sign. The sign base height may be taller than three (3) feet subject to Planning Commission approval.**
 - A. Petitioner is requesting a sign base of 11 feet in height. The poles shown as the base will be enclosed in an aluminum skirting that will match the color of the sign face.

The outline area for the sign proposed by the Petitioner is approximately 50 square feet, which is within the dimensions required by the City of Chesterfield Zoning Ordinance. Therefore, no approval is necessary by the Commission.

DEPARTMENTAL INPUT

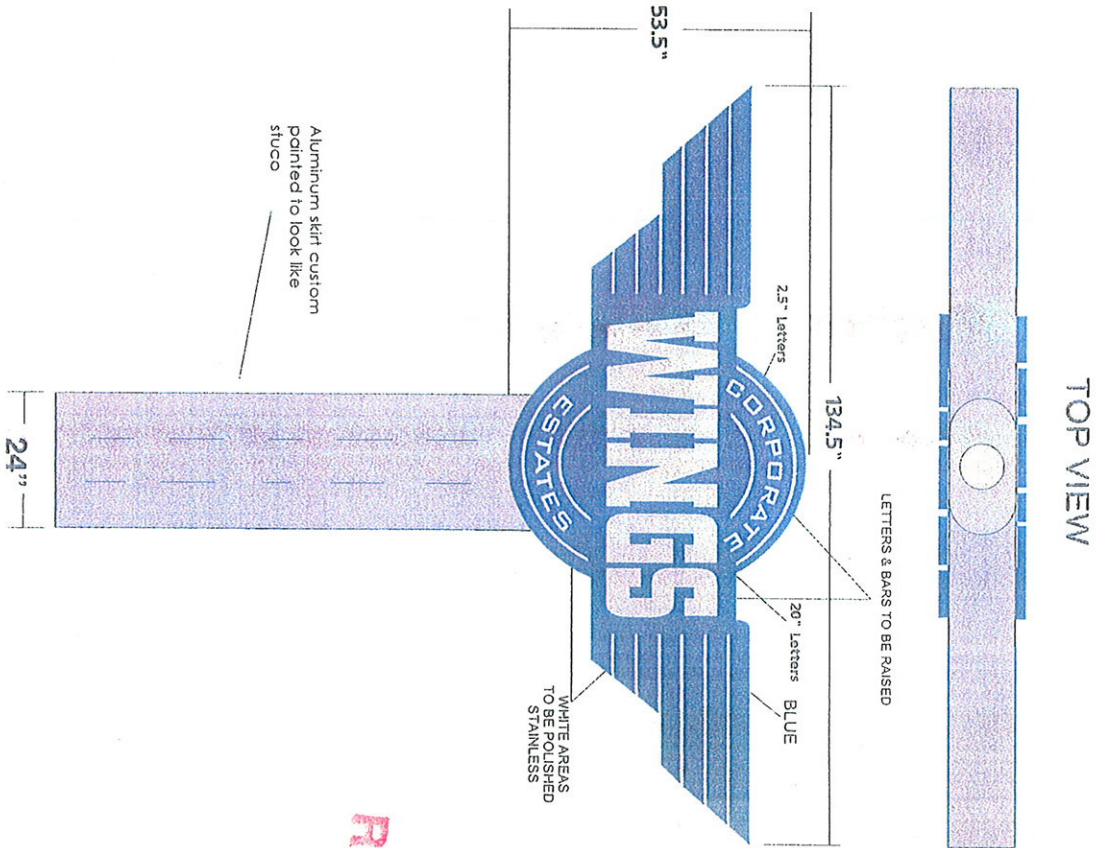
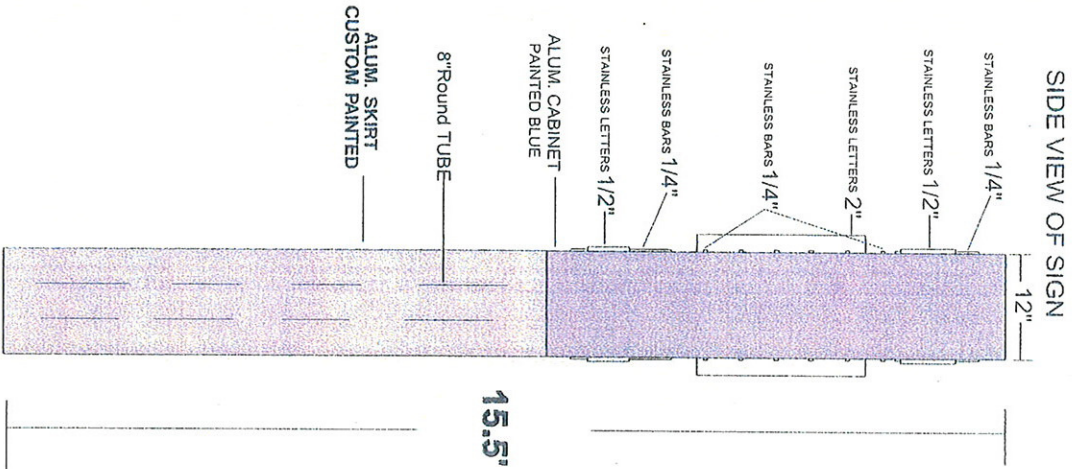
The submittal was reviewed for compliance with all City of Chesterfield ordinances. The location of the proposed sign does adhere to the structure setback for the development and falls outside the sight distance triangle.

A copy of the approved Site Development Plan for the site showing the location of the sign is attached for your use.

Respectfully submitted,



Anissa McCaskill-Clay, AICP
Assistant Director of Planning



REJECT
 The Sign
 7

One of the Largest Showrooms in the Midwest
A-1 SIGN.
A Business With No Sign Is A Sign Of No Business
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 1-800-526-2218
 WWW.A-1SIGN.CO.COM

Date : 3/4/08
Client : Wings Corporate Estates
Location : 18390 Wings Corporate Dr. Chesterfield, MO. 63005
Project : Specs Done By: John J. Davis

PLEASE REVIEW THE ABOVE DRAWING. PLEASE SIGN BELOW IF YOU APPROVE AND FULLY UNDERSTAND THE CONTENTS OF WORK THAT IS TO BE DONE. THESE PLANS ARE THE EXCLUSIVE PROPERTY OF A-1 SIGN.
Clients Approval: _____
 Date ____/____/____
Landlord Approval: _____
 Date ____/____/____
 Sign _____ Sign _____

