



VII. B.

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November 5, 2007

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

The Planning Commission agenda for **November 15, 2007** will include the following item for your consideration:

Clocktower Plaza: A monument sign as part of 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 monument sign for review as part of the Sign Package for said development. 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.
- On October 22, 2007, the completed sign package, as required by Ordinance 2247, was submitted to the Commission for its approval. At that time, the Commission voted to approve the Sign Package with the exception of the Edison monument sign. Areas of

concern for the Commission were the materials proposed for the sign and the lighting source proposed.

SUBMITTAL INFORMATION: EDISON MONUMENTSIGN

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 proposed monument is approximately 50 square feet in outline area and is over six (6) feet tall. Its location for said sign is on the approved Site Development and Landscape Plans. The architectural elevations for said sign, along with information provided by the Petitioner, are attached for the Commission's review. In addition, a sample of the proposed material will be provided for the Commission's review at its November 15, 2007 meeting.

Staff Recommendation

The proposed monument sign on Edison Road was 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 proposed Edison Road monument sign for Clocktower Plaza.

Respectfully submitted,



Annissa McCaskill-Clay, AICP
Assistant Director of Planning

Attachments

Bill Yount Signs & Advertising, Inc.

November 5, 2007

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(314) 423-2933 • FAX (314) 423-8056

Annissa McCaskill-Clay
City of Chesterfield
690 Chesterfield Parkway West
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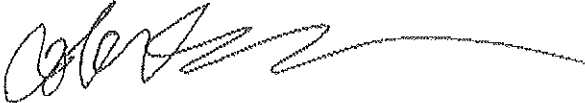
RE: Clocktower Plaza

Ms. McCaskill-Clay:

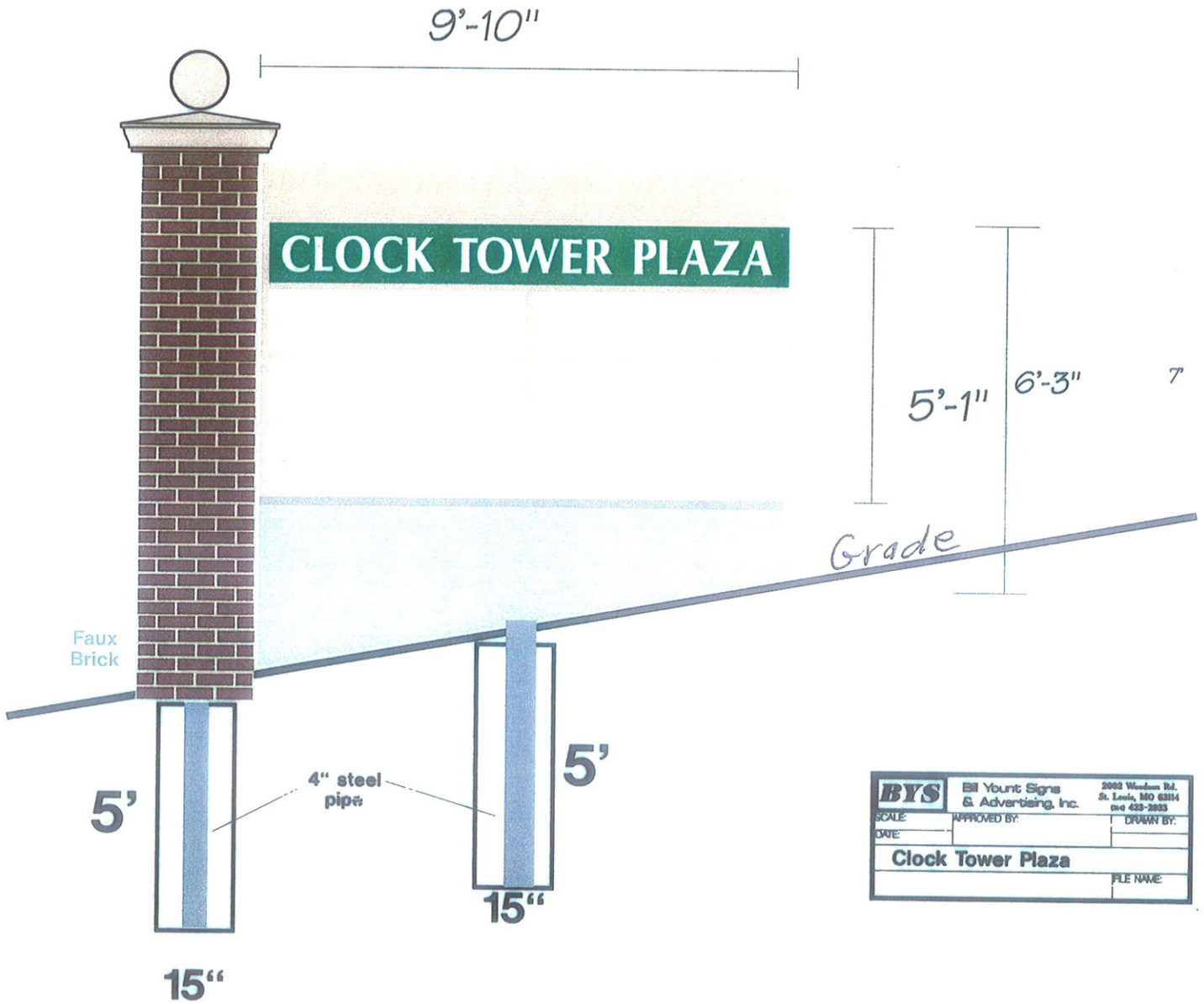
Regarding the lighting on the Clocktower Plaza monument sign, there will be ten 60" vertical fluorescent lamps on a 12" center to center. This is standard lighting in all fluorescent signs.

The faux brick looks like real brick. A sample will be at the meeting November 15.

Sincerely,



Robert E. Williams
President

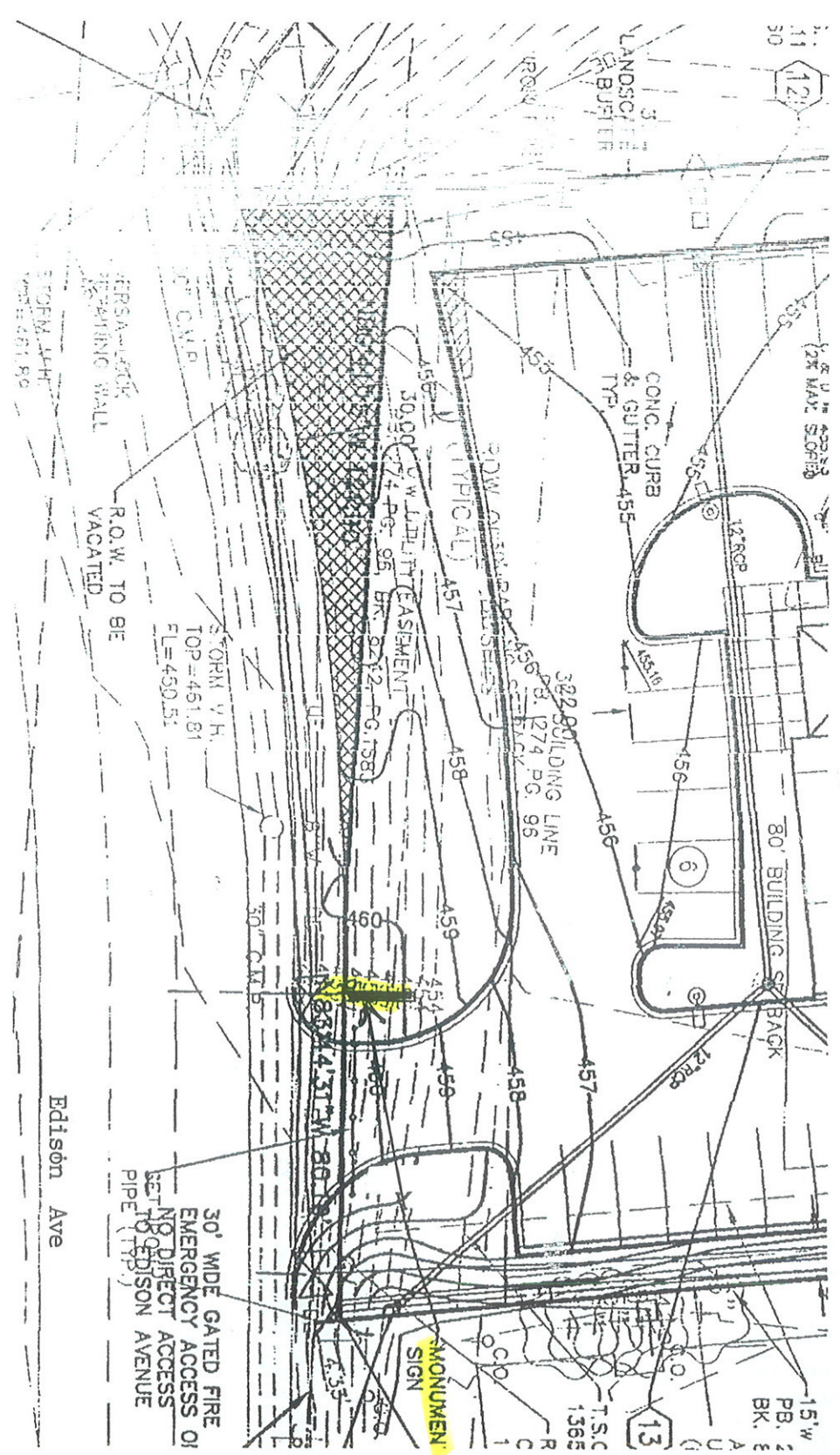


BYS	Bill Yount Signs & Advertising, Inc.	2002 Windsor Rd. St. Louis, MO 63114 mo 432-2993
SCALE	APPROVED BY:	DRAWN BY:
DATE		
Clock Tower Plaza		FILE NAME:

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 polystyene with Armor-Coat
 Aluminum pole cover above & below sign

S16N B





Edison Ave

Clocktower Plaza
 100 -164 Chesterfield Commons East Rd.
 Chesterfield, MO.