

# VII. D.



## MEMORANDUM

**DATE:** November 18, 2008

**TO:** Planning Commission  
Maurice Hirsch, Chair

**FROM:** Annissa McCaskill-Clay, Lead Senior Planner

**RE:** 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.

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The above-referenced project was held at the November 11, 2008 meeting by a vote of 9-0. During Site Plan Committee meeting, the following questions were asked:

1. What is the overall acreage for the development?  
A. The subject site consists of 36.6 acres.
2. How many parcels are in Wings Corporate Estates?  
A. There are 21 parcels within the development.
3. What is the distance to the road to the sign?  
A. The distance of the sign to the Eatherton Road is 50 feet.

Attached please find Staff's report dated November 4, 2008 and attachments thereto.

Cc: Mike Geisel, Director of Planning and Public Works  
Aimee Nassif, Planning and Development Services Director  
Susan Mueller, Principal Engineer  
Mara Perry, Senior Planner



# VII. C.

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

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**

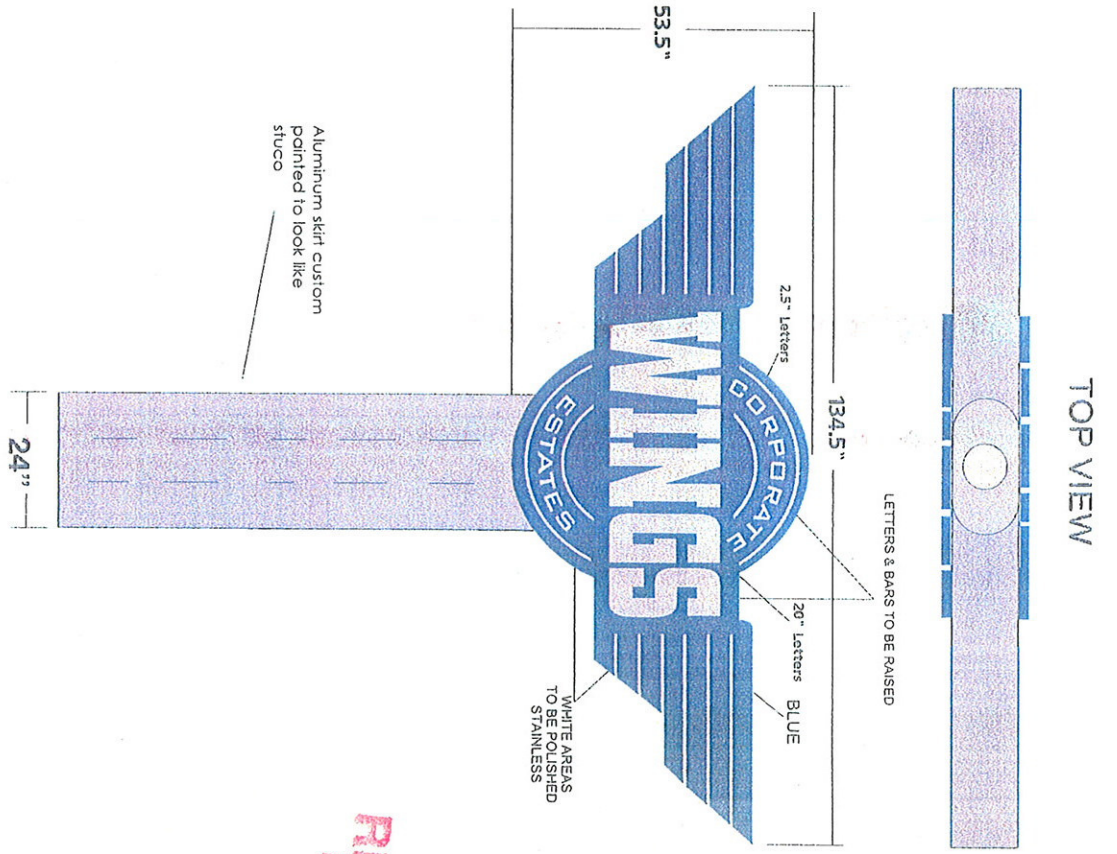
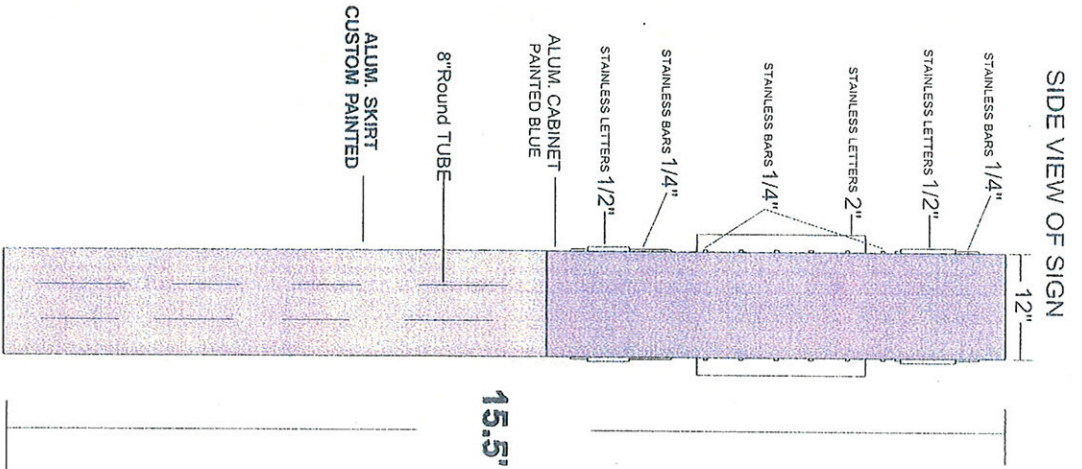
The submittal was reviewed for compliance with all City of Chesterfield ordinances. The location of the proposed sign does adhere to the structure setback for the development and falls outside the sight distance triangle.

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



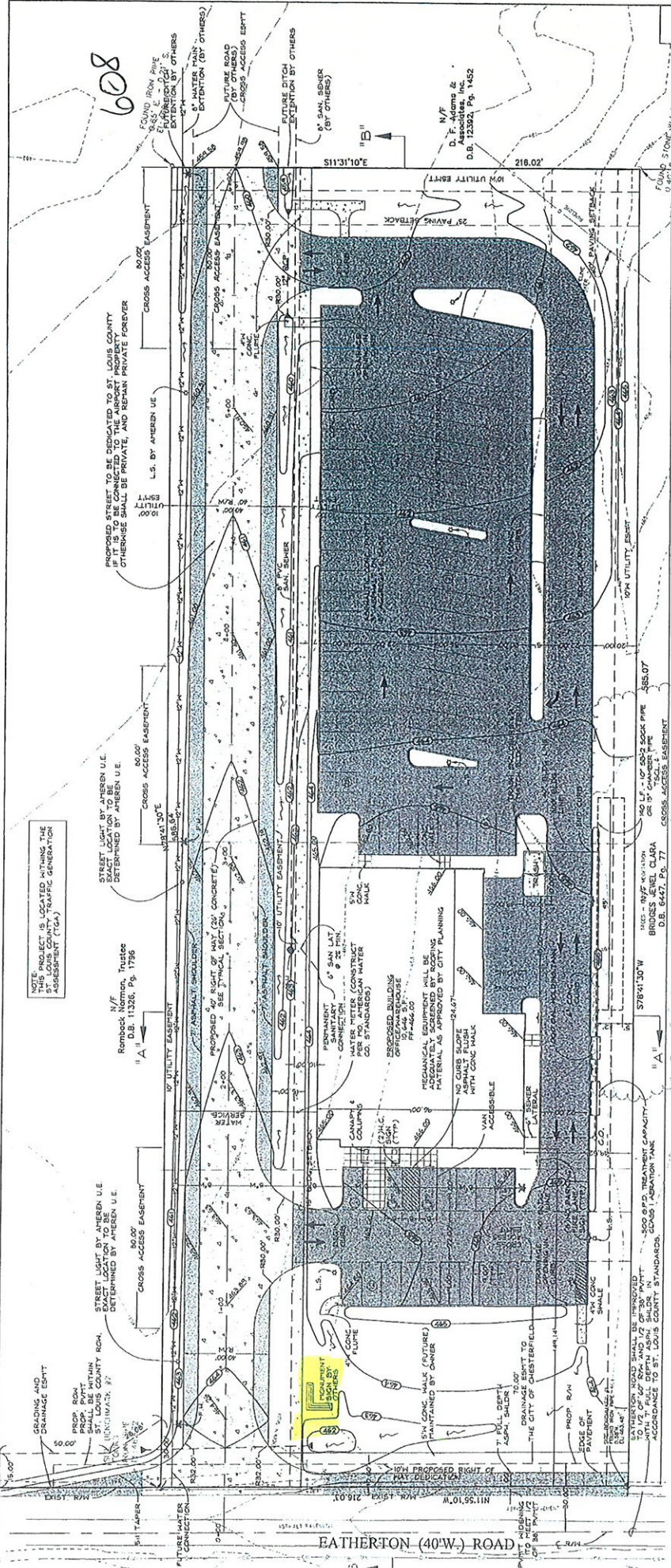
**REJECT**  
 The Sign  
 7

One of the Largest Sign Shops in the Midwest  
**A-1 SIGN.**  
*A Business With No Sign Is A Sign Of No Business*  
 1801 Russell St. Louis, MO. 63104  
 John@a1sign.org  
 P. 314-771-2218  
 F. 314-771-7628  
 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 \_\_\_\_\_

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PROPOSED STREET TO BE DEDICATED TO ST. LOUIS COUNTY  
 WHICH IS TO BE CONNECTED TO THE AIRPORT PROPERTY  
 EASEMENT WILL BE PRIVATE, AND REMAIN PRIVATE FOREVER

STREET LIGHTS BY AHERN U.E.  
 EXACT LOCATION TO BE  
 DETERMINED BY AHERN U.E.

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 EXACT LOCATION TO BE  
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STREET LIGHT BY AHERN U.E.  
 EXACT LOCATION TO BE  
 DETERMINED BY AHERN U.E.

NOTE:  
 THIS PROJECT IS LOCATED WITHIN THE  
 ST. LOUIS COUNTY TRAFFIC GENERATION  
 ASSESSMENT (TGA)

N/E  
 Rembeck Norman, Trustee  
 D.B. 11326, Pg. 1795

N/E  
 D.F. Adams &  
 Associates, Inc.  
 D.B. 12382, Pg. 1452

PROPOSED IMPROVEMENTS TO  
 MAINTAINED BY OWNER

PERMANENT  
 SANITARY  
 CONNECTION  
 PER FD. AFTER LAY WATER  
 CO. STANDARDS

MECHANICAL EQUIPMENT WILL BE  
 ADEQUATELY SCREENED BY CITY PLANNING  
 DEPARTMENT AS APPROVED BY CITY PLANNING

NO CURB  
 SLOPE  
 WITH CONC  
 HALK

500 GPD TEMPERATURE CAPACITY  
 BRIDGES LEVEL CLARA  
 D.B. 6447, Pg. 77

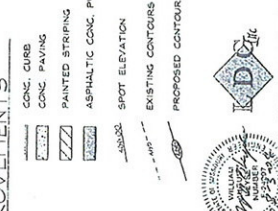
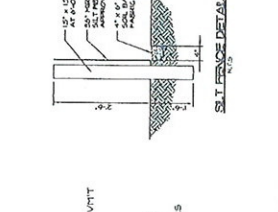
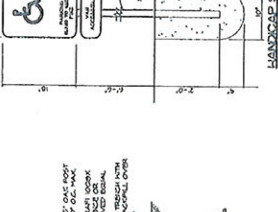
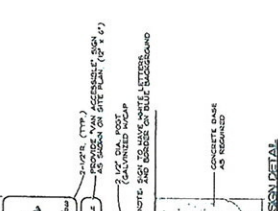
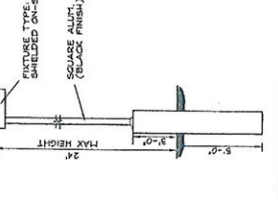
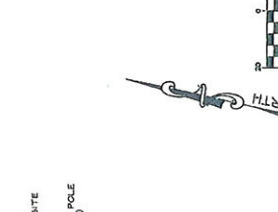
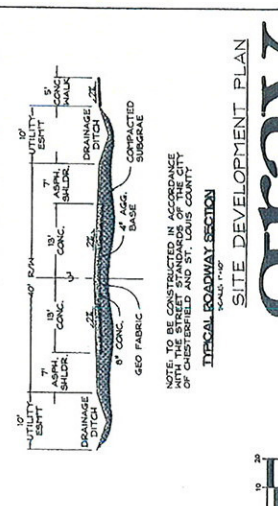
PROPOSED 5'0" RIGID CONC. CURB  
 SEE TYPICAL SECTION

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 SEE TYPICAL SECTION



- LEGEND OF IMPROVEMENTS
- H.C. SYMBOL
  - CONC. CURB
  - CONC. PAVING
  - PAINTED STRIPING
  - ASPHALTIC CONC. PAVT
  - SPOT ELEVATION
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - PROP SHALE/DITCH
  - LIGHT STANDARD
  - STORY SEWER
  - SANITARY SEWER
  - FIRE HYDRANT
  - WATER MAIN
  - PAINTED DIRECTIONAL
  - PROP SHALE/DITCH
  - LIGHT STANDARD

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NOTE TO BE CONSTRUCTED IN ACCORDANCE  
 WITH THE STREET STANDARDS OF THE CITY  
 OF CHESTERFIELD AND ST. LOUIS COUNTY

LANDSCAPE TECHNOLOGIES  
 1500 S. MAIN STREET, SUITE 200  
 CHESTERFIELD, MO 63015  
 PH: (636) 448-2200  
 FAX: (636) 448-2201

PRECISION PROPERTIES  
 Chesterfield, Missouri

PROPOSED DEVELOPMENT FOR  
 LIGHT POLE & BASE

LANDSCAPE SIGN DETAIL

I.D.C. INCORPORATED  
 LAND PLANNING - LAND SURVEYING - CIVIL ENGINEERING  
 THREE PLAZA CENTER  
 1360 SOUTH 19TH STREET SUITE 228  
 OMAHA, NE 68106  
 PH: (402) 945-4029 FAX: (402) 945-5600

