



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Meeting Date: February 27, 2023

From: Alyssa Ahner, Planner

Location: Schaeffer's Grove

Description: Schaeffer's Grove, Sign Package: A Sign Package for a 26-acre tract of land zoned "E-1/2 Acre" Estate District with a Wild Horse Creek Road Overlay located north of Wild Horse Creek Road.

PROPOSAL SUMMARY

Elite Development Services, on behalf of Schaeffer's Grove Development, LLC, has submitted a sign package for the Schaeffer's Grove subdivision (formerly known as Boone's Ridge). This request includes criteria for freestanding signs. The remainder of the signage for the development shall adhere to City of Chesterfield Sign Code.

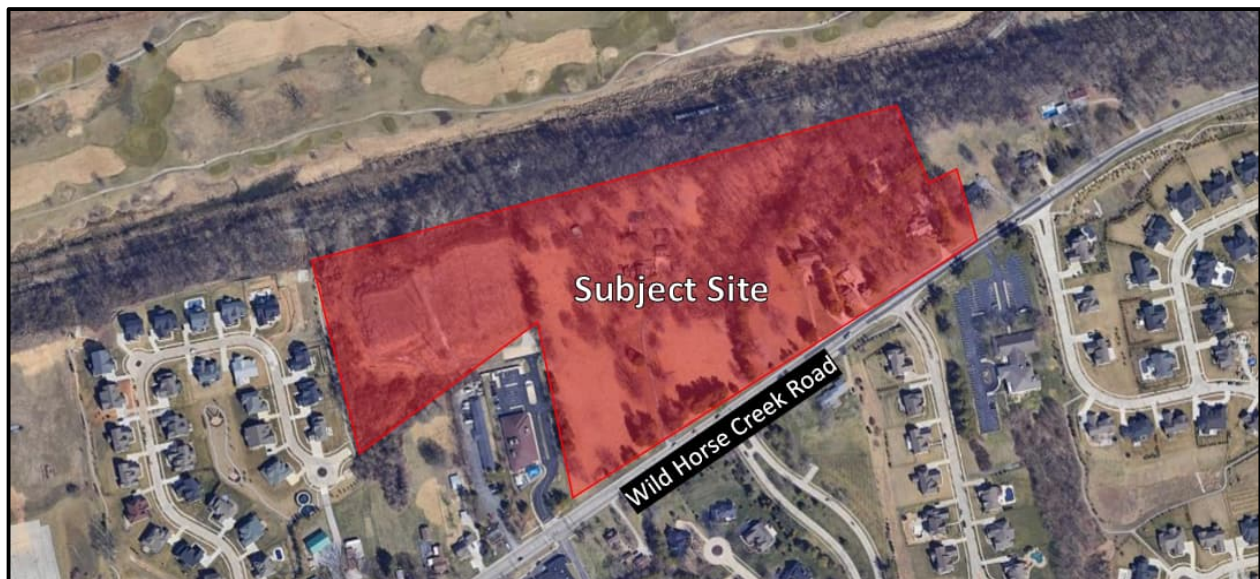


Figure 1: Subject Site

HISTORY OF SUBJECT SITE

Pre 1988 – Zoned “NU” Non-Urban District.

2022 – Rezoned from a “NU” Non-Urban District to “E-1/2AC” Estate District with a Wild Horse Creek Road Overlay under governing [Ordinance 3187](#).

ZONING AND LAND USE

The subject site is zoned “E-1/2AC” Estate District with a Wild Horse Creek Road Overlay under governing [Ordinance 3187](#).

| Direction | Zoning | Land Use |
|-----------|---------------------------------------|----------------------|
| North | Railroad and “M3” Planned Industrial | Railroad/Golf Course |
| South | Wild Horse Creek Road, “NU”, and “R1” | School/Residential |
| East | “NU” Non-Urban District | Residential |
| West | “E-1/2AC w/ WHCR Overlay and “NU” | Residential |

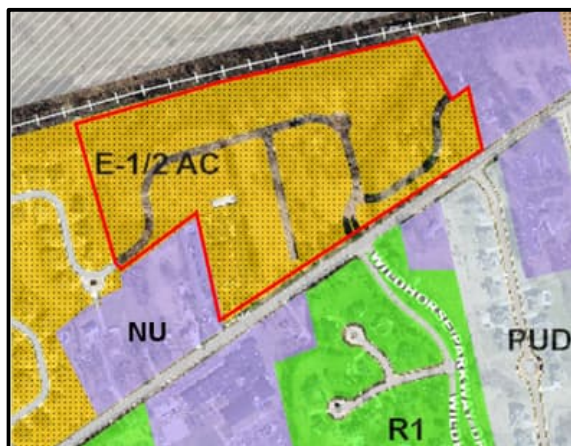


Figure 2: Zoning Map

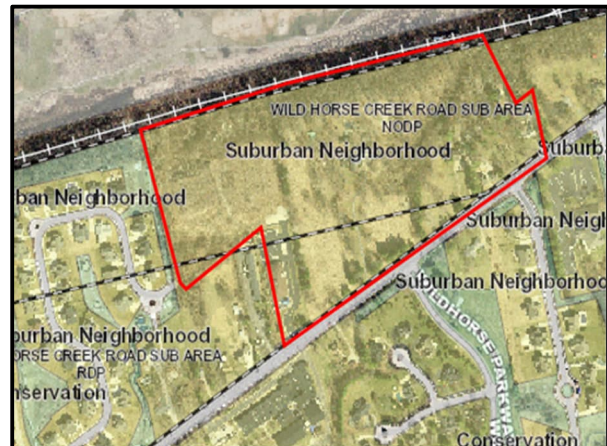


Figure 3: Land Use Map

STAFF ANALYSIS

Per the Unified Development Code, the subject site would be permitted one (1) residential subdivision identification sign at the main entrance. The sign could not exceed fifty (50) square feet nor extend more than six (6) feet above the average existing finish grade.

The applicant is requesting a sign package in order to allow a total of two (2) residential subdivision signs at the main entrance. Each sign would be no larger than twenty-five (25) square feet and would extend up to 8’8” at the tallest point of each sign structure (see Exhibit B). This would allow one sign on each side of the main entrance (see Exhibit A). The applicant is also proposing a light on each freestanding sign structure. The light would not be fully shielded. This request may be permitted via the sign package.

STAFF RECOMMENDATION

Staff has reviewed the Sign Package request and found that it meets the requirements to be presented to the Planning Commission for review, and staff recommends action.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Sign Package for Schaeffer's Grove, as presented."
- 2) "I move to approve the Sign Package for Schaeffer's Grove with the following conditions..."

(Conditions may be added, eliminated, altered or modified)

Attachments

1. Exhibit A
2. Exhibit B
3. Applicant's Supplemental Packet

SIGN REGULATIONS

All signage within the development shall be in conformance with the Comprehensive Sign Package.

All tenants, businesses, owners within the development shall receive a copy of the Comprehensive Sign Package from the owner at the time of lease/sale.

Any signage not specifically identified in the Comprehensive Sign Package shall conform to the City of Chesterfield Sign Code.

Schaeffer's Grove subdivision – as depicted on Exhibit A

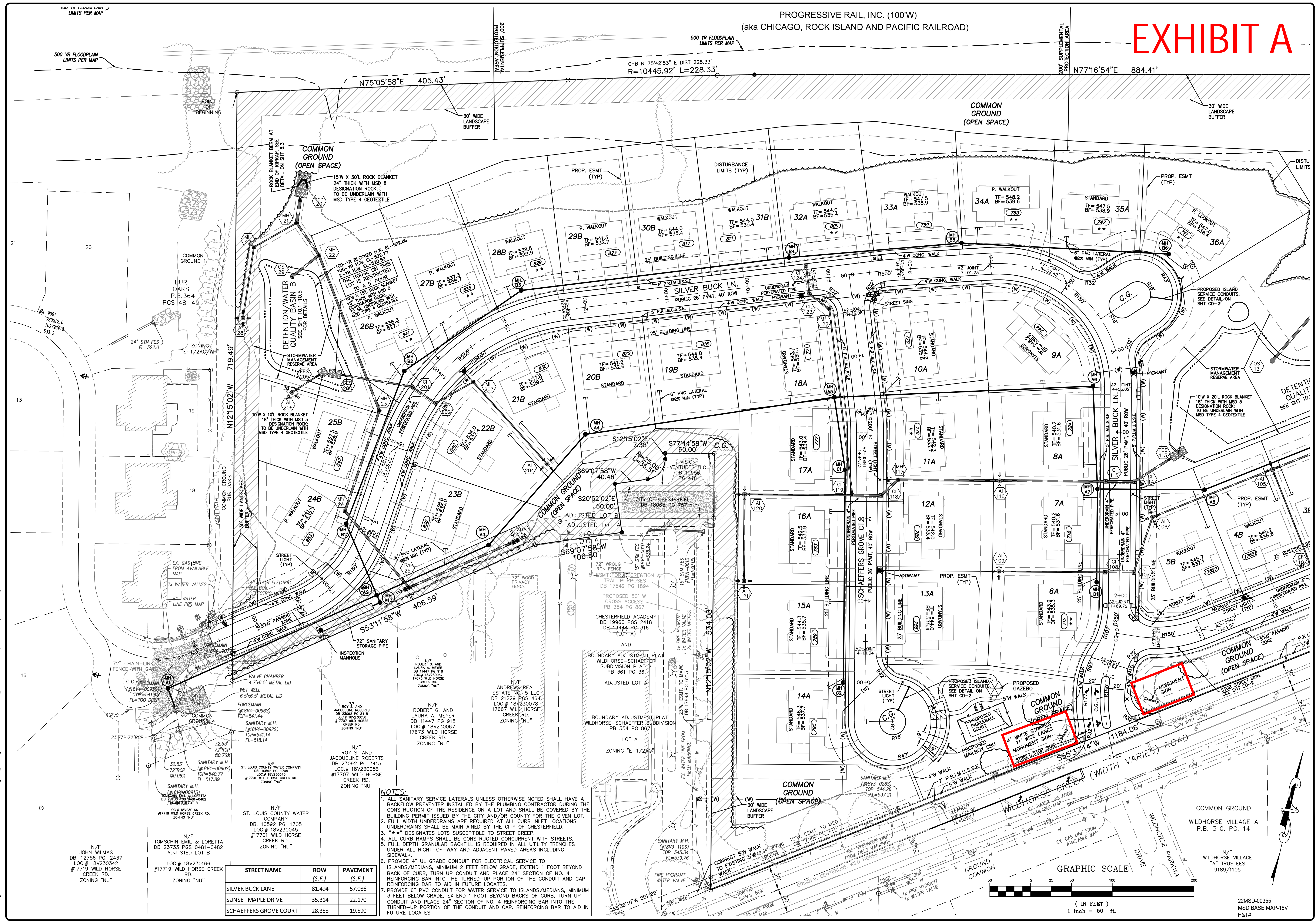
I. SIGNS – FREESTANDING

1. Permitted two (2) signs in the locations as depicted on the Site Plan
 - a. Outline area of each sign shall not exceed twenty-five (25) square feet
 - b. Each sign shall not exceed 8'8" in height
 - c. Any lighting associated with the signs shall substantially conform to Exhibit B and/or the Unified Development Code

II. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of the document.

EXHIBIT A

PROGRESSIVE RAIL, INC. (100'W)
(aka CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD)



| STREET NAME | ROW (S.F.) | PAVEMENT (S.F.) |
|------------------------|------------|-----------------|
| SILVER BUCK LANE | 81,494 | 57,086 |
| SUNSET MAPLE DRIVE | 35,314 | 22,170 |
| SCHAEFFERS GROVE COURT | 28,358 | 19,590 |

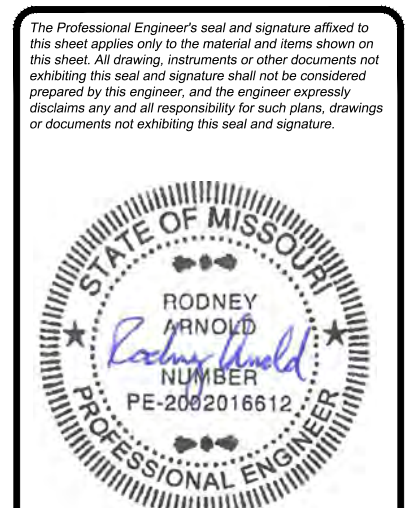
- NOTES:**
- ALL SANITARY SERVICE LATERALS UNLESS OTHERWISE NOTED SHALL HAVE A BACKFLOW PREVENTER INSTALLED BY THE PLUMBING CONTRACTOR DURING THE CONSTRUCTION OF THE RESIDENCE ON A LOT AND SHALL BE COVERED BY THE BUILDING PERMIT ISSUED BY THE CITY AND/OR COUNTY FOR THE GIVEN LOT.
 - FULL WIDTH UNDERDRAINS ARE REQUIRED AT ALL CURB INLET LOCATIONS. UNDERDRAINS SHALL BE MAINTAINED BY THE CITY OF CHESTERFIELD.
 - ** DESIGNATES LOTS SUSCEPTIBLE TO STREET CREEP.
 - ALL CURB RAMPS SHALL BE CONSTRUCTED CONCURRENT WITH STREETS.
 - FULL DEPTH GRANULAR BACKFILL IS REQUIRED IN ALL UTILITY TRENCHES UNDER ALL RIGHT-OF-WAY AND ADJACENT PAVED AREAS INCLUDING SIDEWALK.
 - PROVIDE 4" UL GRADE CONDUIT FOR ELECTRICAL SERVICE TO ISLANDS/MEDIANS, MINIMUM 2 FEET BELOW GRADE, EXTEND 1 FOOT BEYOND BACK OF CURB, TURN UP CONDUIT AND PLACE 24" SECTION OF NO. 4 REINFORCING BAR INTO THE TURNED-UP PORTION OF THE CONDUIT AND CAP. REINFORCING BAR TO AID IN FUTURE LOCATES.
 - PROVIDE 6" PVC CONDUIT FOR WATER SERVICE TO ISLANDS/MEDIANS, MINIMUM 3 FEET BELOW GRADE, EXTEND 1 FOOT BEYOND BACKS OF CURB, TURN UP CONDUIT AND PLACE 24" SECTION OF NO. 4 REINFORCING BAR INTO THE TURNED-UP PORTION OF THE CONDUIT AND CAP. REINFORCING BAR TO AID IN FUTURE LOCATES.

| ISSUE | REMARKS/DATE |
|-------|-----------------------------------|
| 1 | 8-18-2022-INITIAL SUBMITTAL |
| 2 | 9-28-2022-CITY COMMENT REVISIONS |
| 3 | 10-25-2022-MSD COMMENT REVISIONS |
| 4 | 11-22-2022-CITY COMMENT REVISIONS |

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Ph. (314) 487-6717

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www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

Schaeffer's Grove
CHESTERFIELD, MISSOURI
SITE PLAN

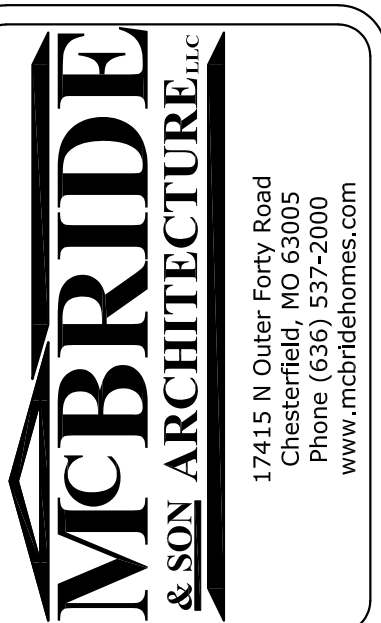
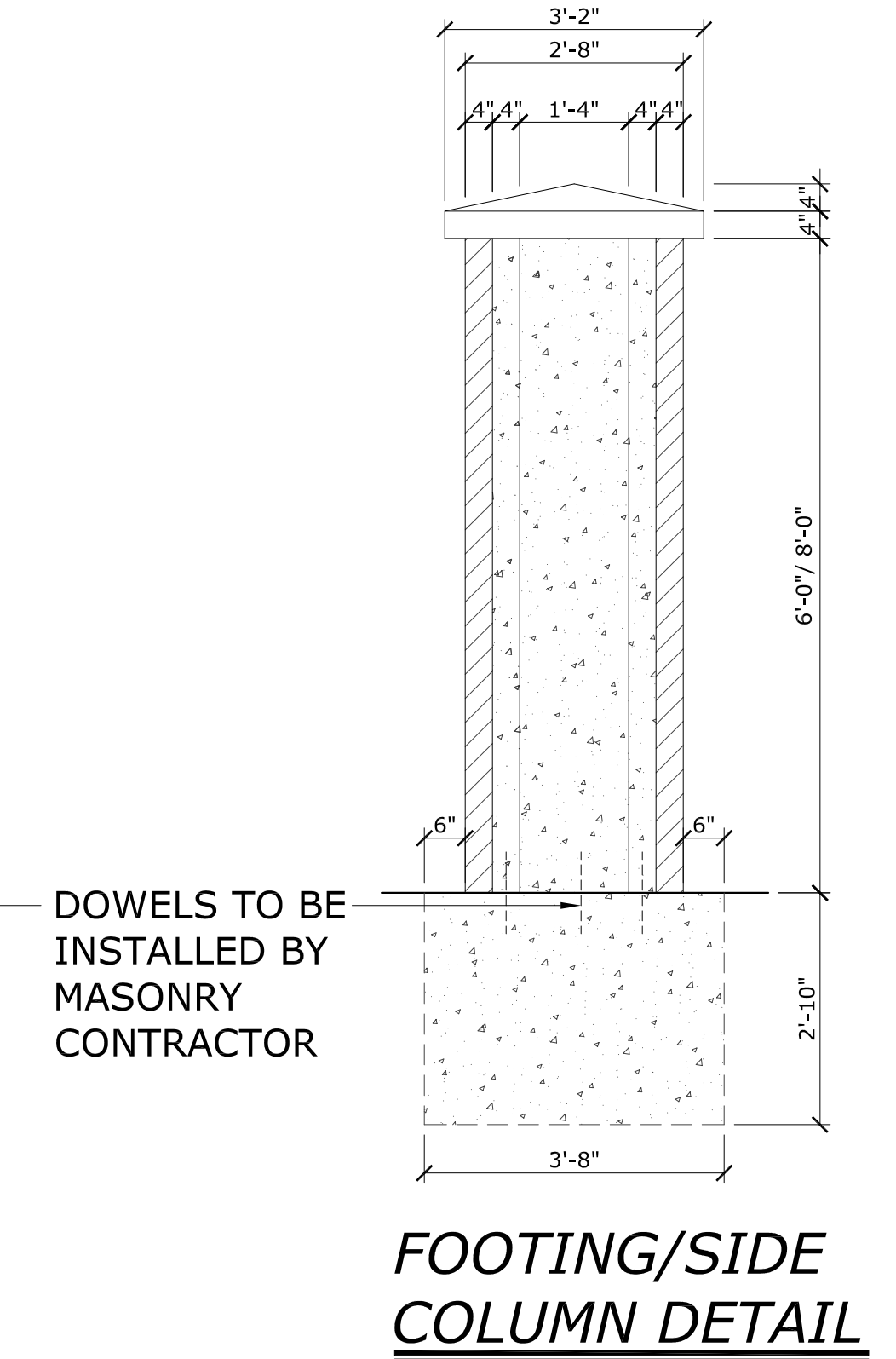
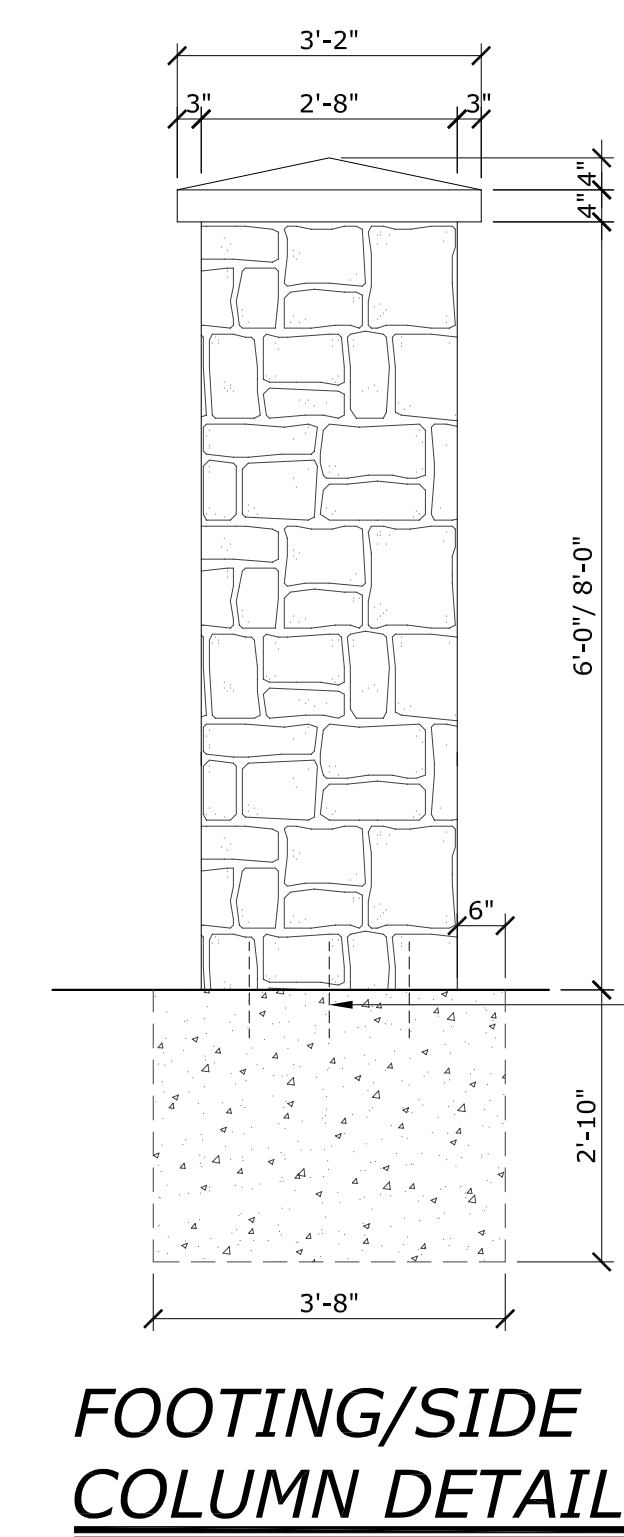
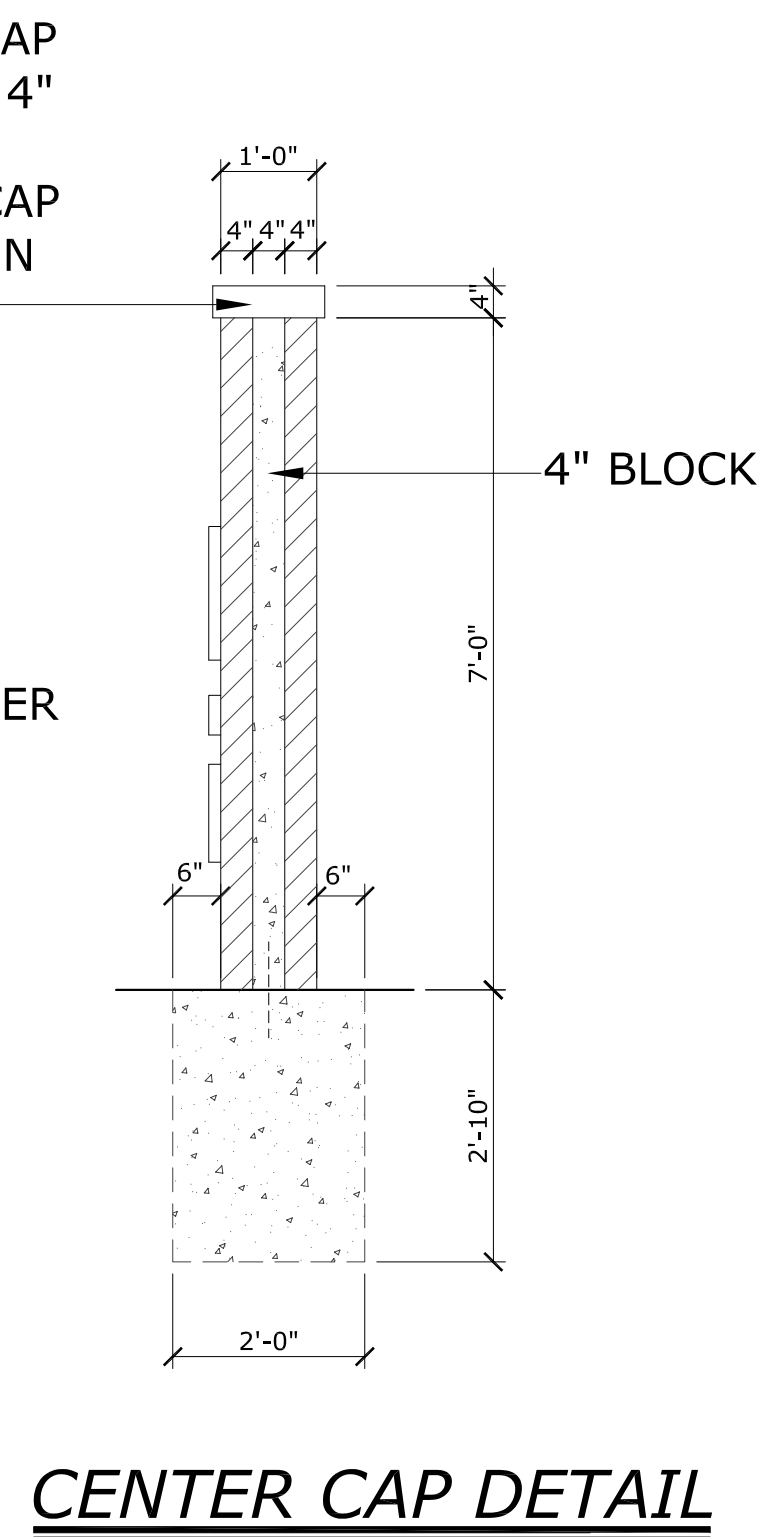
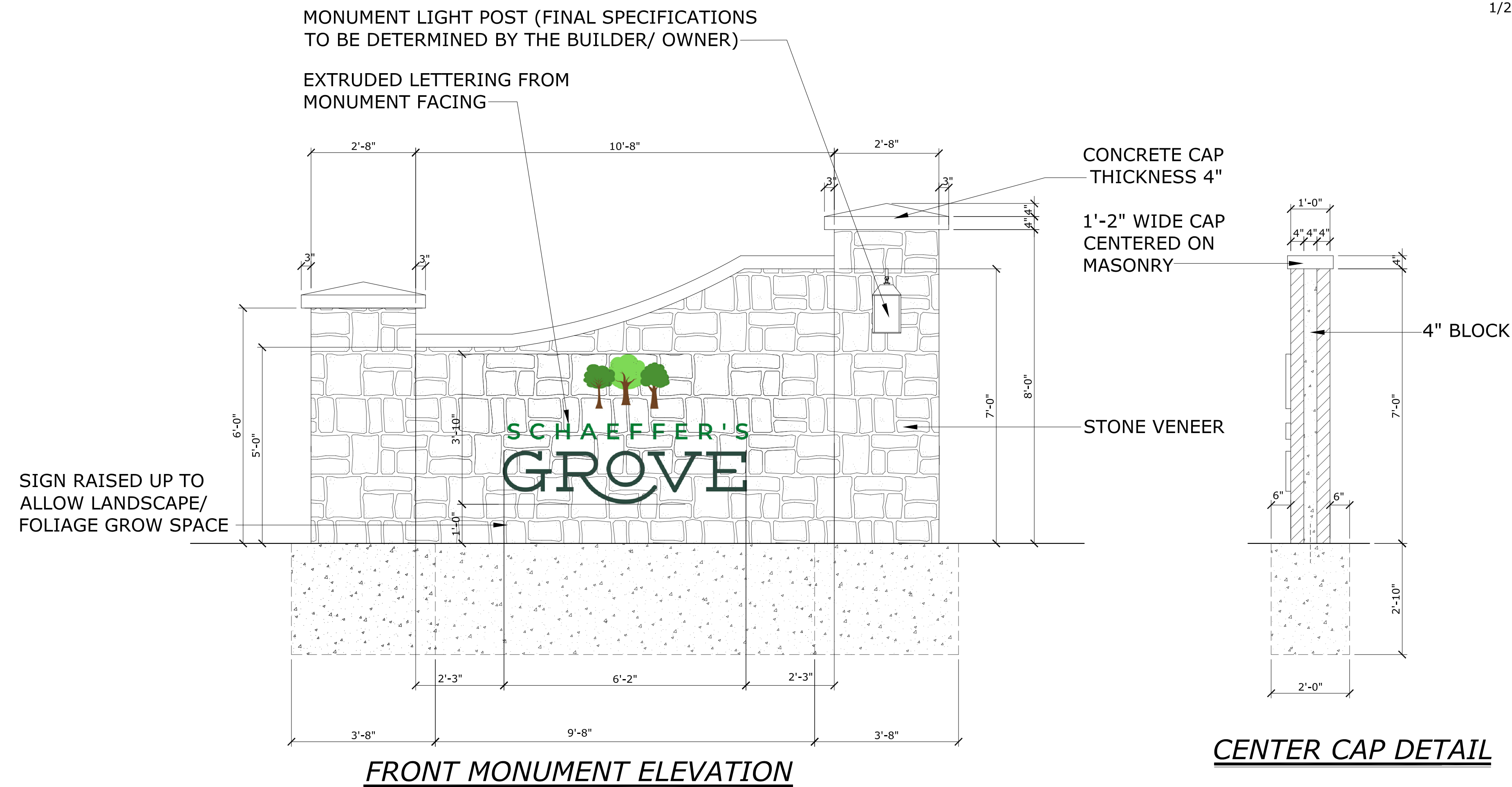
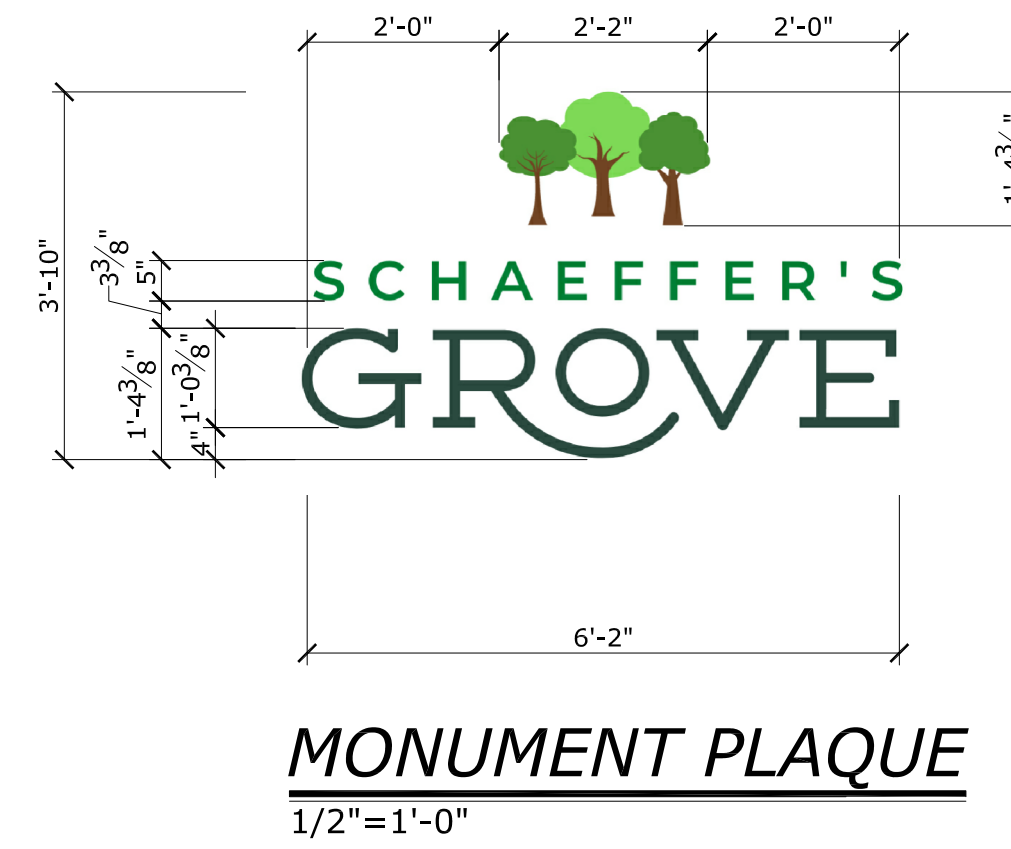
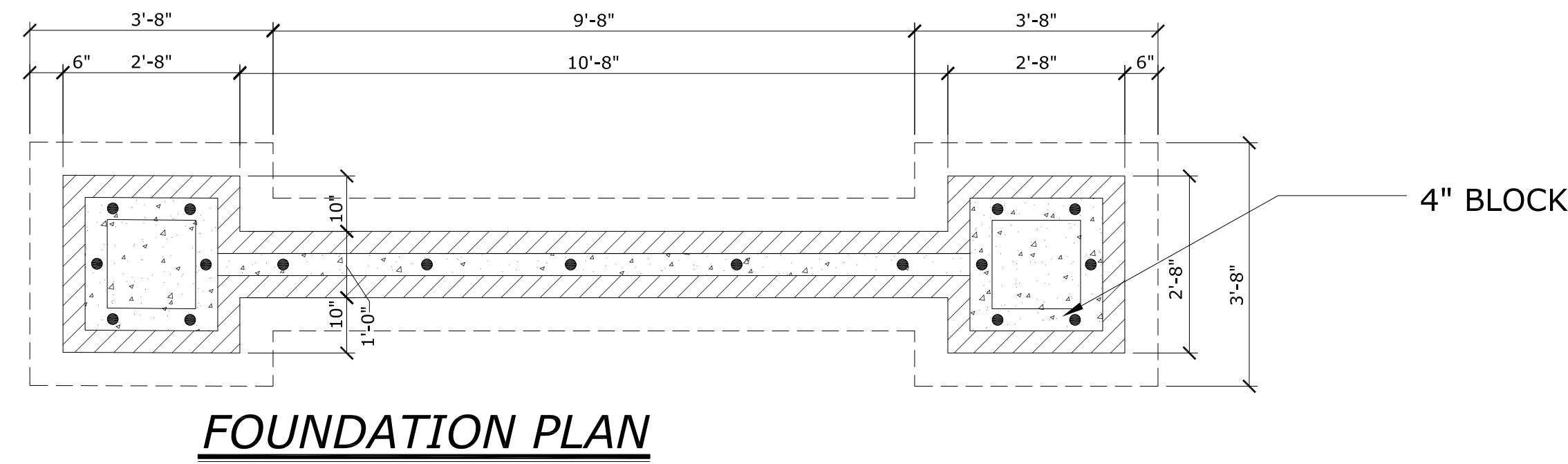


Date: 1/03/2023
RODNEY ARNOLD
LICENSE # PE-2002016612
Professional Engineer
Job Number: 17-05-107
Date: 1/03/2023
Designed: RA Sheet
Drawn: BM 5.1
Checked: RA IMP

Drawing name: V1705107 1700 Wild Horse Creek Rd Drawings/Engineering/Improvements/1705107 IMP.dwg Plotted on: Jan 03, 2023 12:02pm Plotted by: bmoiler

22MSD-00355
MSD BASE MAP-18V
H&T#

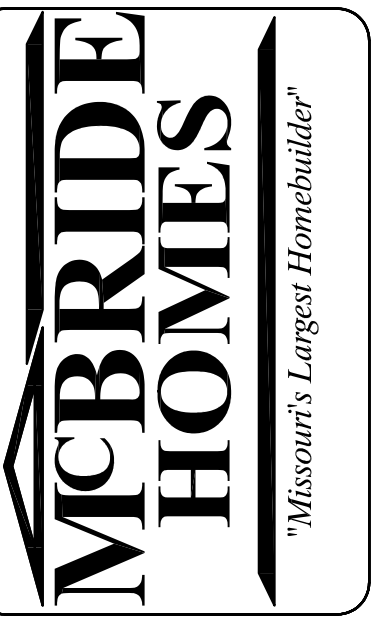
EXHIBIT B



McBride & Son Architecture, LLC
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Barry L. Glantz, AIA, Architect
MO # A-5743

**SCHAEFFER'S GROVE
ENTRANCE
MONUMENT**



SHEET ISSUE DATE

| REVISIONS |
|-----------|
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| |
| |
| |

PROJECT NUMBER

SHEET NAME
Front Monument
Entrance

SHEET NUMBER

1 of 1

Schaeffer's Grove Sign Package Narrative

a. General Description of the Proposal:

Schaeffer's Grove Development, LLC is proposing entrance monument signs for the Schaeffer's Grove residential development. The entrance monuments will be compatible with the surrounding communities and will create an impressive sense of arrival to the community. This entrance will compliment the other community entrances in this area and have a cohesive design.

b. Proposed signage deviations from Section 04-05 of the Unified Development Code:

Schaeffer's Grove Development, LLC is requesting a modification with regard to the number of monument signs allowed at each entrance. We are proposing two entrance monuments at the main entrance off Wild Horse Creek Road, one on each side of the entrance, rather than only one monument sign at each entrance to the subdivision as permitted by the Unified Development Code.

In addition, we are requesting a modification with regard to the maximum allowed height per the Unified Development Code. The one side of our proposed monument extends up to 8'-8" rather than the maximum allowed height of 6 feet.

These modifications will allow us to build an enhanced main entrance to the subdivision that matches other existing entrances along Wild Horse Creek Road. The monuments we are proposing are similar to the existing monuments at The Arbors at Wilmas Farm.