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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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## **Planning Commission Staff Report**

**Project Type:** Sign Approval

**Meeting Date:** September 13, 2010

**From:** Kristian Corbin, Project Planner  
Mara Perry, AICP Senior Planner

**Location:** 140 Long Road

**Applicant:** PPM/Long Road LLC.

**Description:** **Pohlman Industrial Park:** A request for a free-standing sign to exceed six (6) feet in height, with an outline area to exceed fifty (50) square feet located on an 8.328 acre tract of land zoned “PI” Planned Industrial District, located along Long Road south of the intersection of Chesterfield Airport Road and Long Road.

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### **PROPOSAL SUMMARY**

PPM/Long Road LLC. has submitted a request for a free-standing sign for the Pohlman Industrial Park development. The proposed sign is seven (7) feet six (6) inches in height with an outline area of 80.56 square feet. The proposed sign is before the Planning Commission for review because the sign height and outline area exceed the requirements set forth in the City of Chesterfield Zoning Ordinance. The Department of Planning and Public Works has reviewed the request and submits the following report.

An existing sign was approved by Staff via Municipal Zoning Approval that was four (4) feet in height and thirty-two (32) square feet in outline area on December 23, 2009.

### **LAND USE AND ZONING HISTORY OF SUBJECT SITE**

The subject site was zoned “M3” Planned Industrial by St. Louis County prior to the incorporation of the City of Chesterfield.

On December 1, 2008, the zoning of the subject site was changed from “M3” Planned Industrial District to “PI” Planned Industrial via City of Chesterfield Ordinance 2504. The purpose of the change in zoning was to add additional uses on the site.

**LAND USE AND ZONING OF SURROUNDING PROPERTIES**

Direction	Land Use Category	Zoning
North	Auto repair (C8) & Warehouse (PC)	"C8" Planned Commercial District & "PC" Planned Commercial District
South	Office (C8) & Vacant (PC)	"C8" Planned Commercial District & "PC" Planned Commercial District
East	Church	"PI" Planned Industrial District
West	Vacant	"M3" Planned Industrial District & "PC" Planned Commercial District



**STAFF ANALYSIS**

**Zoning**

The subject site is currently zoned “PI” Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance 2504. Ordinance 2504 requires conformance with the City of Chesterfield Zoning Ordinance Sign Regulations. The request is before Planning Commission for review because the petitioner is requesting modifications to the Sign Requirements found in Section 1003.168 C2(2a) of the City of Chesterfield Zoning Ordinance.

The modifications being requested to section 1003.168 C2(2a) are as follows:

1. The height of any freestanding sign shall not exceed six (6) feet. The height may be increased up to twenty (20) feet subject to Planning Commission approval.

A. Petitioner is requesting a sign height of seven (7) feet six (6) inches. The height is measured from the finished grade at the base of the sign.

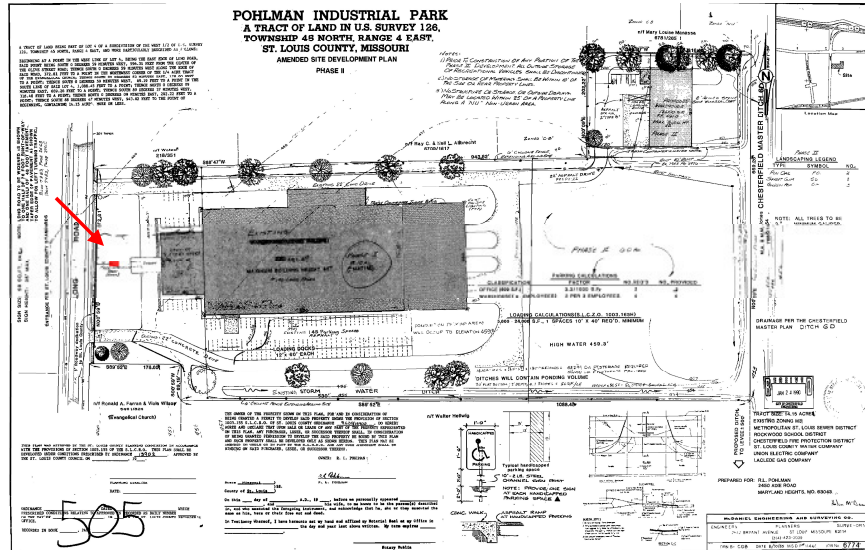
2. The maximum outline area per face of any freestanding sign shall not exceed fifty (50) square feet. The maximum outline area of the sign face may be increased up to one hundred (100) square feet subject to Planning Commission approval.

A. Petitioner is requesting an outline area of 80.56 square feet.

Exhibit A attached to the end of this report is a photo of the proposed sign.

### Location

The location of the sign has already been approved and is shown on the Site Development Plan.





View of the sign location looking northeast

### **Landscaping**

The City of Chesterfield Zoning Ordinance Section 1003.168C requires that all free standing signs be landscaped. The current location of the existing sign is landscaped with low lying bushes. The existing landscaping will remain. Exhibit B attached to the end of this report contains photos of the existing sign and the existing landscaping.

### **DEPARTMENTAL INPUT**

The submittal is in compliance with all applicable City of Chesterfield ordinances. The Department of Planning and Public Works requests action on the Sign request.

### **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 Request for a free standing sign, 7’-6” in height with an outline area of 80.56 square feet for Pohlman Industrial Park.”
- 2) “I move to approve the Sign Request for a free standing sign, 7’-6” in height with an outline area of 80.56 square feet for Pohlman Industrial Park with the following conditions.....” (Conditions may be added, eliminated, altered or modified)

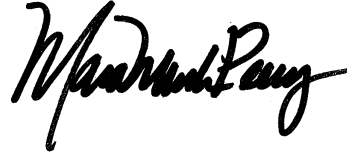
Pohlman Industrial Park (140 Long Road) – Free Standing Sign  
Planning Commission  
September 13, 2010  
Page 5 of 5

Respectfully submitted,



Kristian Corbin  
Project Planner

Respectfully submitted,



Mara Perry, AICP  
Senior Planner

Cc: City Administrator  
City Attorney  
Department of Planning and Public Works

Attachments: Letter from the Petitioner  
Photo of Proposed Sign (Exhibit A)  
Photos of Existing Sign and Existing Landscaping (Exhibit B)  
Site Development Plan showing approved Sign Location

Partnership Property Management

(P) 314-997-4300

(F) 314-872-9480

140 Long Road  
Monument Sign Approval Application

The Proposed Sign for 140 Long Road is:

7'6" Tall X 10'6" Wide

The Sign Face is:

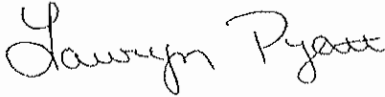
5'6" Tall X 8'6" Wide

The larger sign is needed at the facility because the building is very large, 140,000SF; and houses numerous tenants, currently four, with four new tenants moving in within the next three months. There is also 2,300 SF still available to be leased out to new tenants.

When the sign is completed there will be eight tenant names on it. This sign will allow for blank space as well for new tenants and will give all tenants a larger signage area on the sign face.

The Pictures submitted illustrate how big the building is and the need for the larger sign.

Thank you for your time,



Lauryn Pyatt  
Account Manager  
Partnership Property Management  
10176 Corporate Square Drive, Suite 150A  
Creve Coeur, MO 63132  
LPyatt@stlcre.com

10176 Corporate Square Drive \* Suite 150A \* Creve Coeur, Missouri 63132





Exterior dimensions: 10'6" wide X 7'6" tall

Square Footage: 80.56sf





This is where the current sign is located. The landscaping will remain the same. The new sign will replace the sign currently displayed.





# POHLMAN INDUSTRIAL PARK

## A TRACT OF LAND IN U.S. SURVEY 126, TOWNSHIP 48 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI

### AMENDED SITE DEVELOPMENT PLAN PHASE II

A TRACT OF LAND BEING PART OF LOT 4 OF A SUBDIVISION OF THE WEST 1/2 OF U.S. SURVEY 126, TOWNSHIP 48 NORTH, RANGE 4 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE WEST LINE OF LOT 4, BEING THE EAST EDGE OF LONG ROAD, SAID POINT BEING SOUTH 0 DEGREES 59 MINUTES WEST, 596.31 FEET FROM THE CENTER OF THE OLIVE STREET ROAD; THENCE SOUTH 0 DEGREES 59 MINUTES WEST ALONG THE EDGE OF SAID ROAD, 372.81 FEET TO A POINT IN THE NORTHWEST CORNER OF THE 1/4 ACRE TRACT OF THE EVANGELICAL CHURCH; THENCE SOUTH 89 DEGREES 52 MINUTES EAST, 178.00 FEET TO A POINT; THENCE SOUTH 0 DEGREES 59 MINUTES WEST, 69.19 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 4, 1,088.45 FEET TO A POINT; THENCE NORTH 0 DEGREES 09 MINUTES EAST, 669.26 FEET TO A POINT; THENCE SOUTH 89 DEGREES 37 MINUTES WEST, 316.68 FEET TO A POINT; THENCE NORTH 0 DEGREES 09 MINUTES EAST, 202.22 FEET TO A POINT; THENCE SOUTH 89 DEGREES 47 MINUTES WEST, 941.82 FEET TO THE POINT OF BEGINNING, CONTAINING 16.15 ACRES, MORE OR LESS.

SIGN SIZE: 50 SQ. FT. MAX.  
SIGN HEIGHT: 35' MAX.  
ENTRANCE PER ST. LOUIS COUNTY STANDARDS

THIS PLAN WAS APPROVED BY THE ST. LOUIS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE PROVISIONS OF SECTION 1005.155 OF THE S.L.C.R.O. THIS PLAN SHALL BE DEVELOPED UNDER CONDITIONS PRESCRIBED BY ORDINANCE 1992 APPROVED BY THE ST. LOUIS COUNTY COUNCIL ON 19\_\_

ORDINANCE 505  
RECORDED IN BOOK 505 PAGE 19

RECORDED IN BOOK 505 PAGE 19

PLANNING DIRECTOR DATE:

THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP SAID PROPERTY UNDER THE PROVISIONS OF SECTION 1003.155 S.L.C.R.O. OF ST. LOUIS COUNTY ORDINANCE 962/1992, DO HEREBY AGREE AND UNDERTAKE THAT UPON SALE OR LEASE OF ANY PART OF THE PROPERTY REPRESENTED ON THIS PLAN, ANY PURCHASER, LESSEE, OR SUCCESSOR THEREOF SHALL, IN CONSIDERATION OF BEING GRANTED PERMISSION TO DEVELOP THE SAID PROPERTY BE BOUND BY THIS PLAN AND SUCH PROPERTY SHALL BE DEVELOPED ONLY AS SHOWN HEREON. THIS PLAN MAY BE AMENDED IN WHOLE OR IN PART BY THE S.L.C.R.O. AND ANY SUCH AMENDMENT SHALL BE BINDING ON SAID PURCHASER, LESSEE, OR SUCCESSOR THEREAFTER.

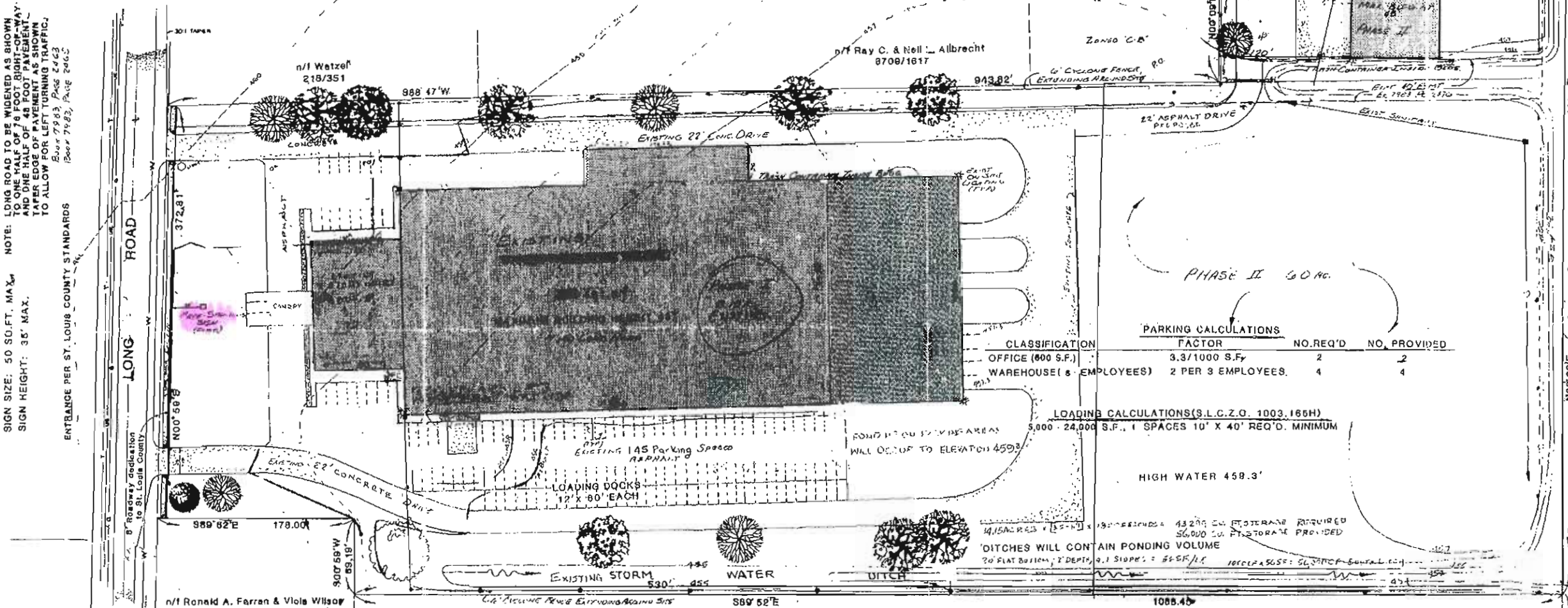
OWNER: R. L. POHLMAN  
R. L. POHLMAN

On this \_\_\_ day of \_\_\_, A.D., 19\_\_\_, before me personally appeared \_\_\_ and his wife, to be known to be the persons described in, and who executed the foregoing instrument, and acknowledge that he, she or they executed the same as his, her or their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office on the \_\_\_ day and year last above written. My term expires \_\_\_

Notary Public

- NOTES:
- 1) PRIOR TO CONSTRUCTION OF ANY PORTION OF THE PHASE II DEVELOPMENT, ALL OUTSIDE STORAGE OF RECREATIONAL VEHICLES SHALL BE DISCONTINUED.
  - 2) NO STORAGE OF MATERIALS SHALL BE WITHIN 10' OF THE SIDE OR REAR PROPERTY LINES.
  - 3) NO STRUCTURE OR STORAGE, OR OUTSIDE DISPLAY, MAY BE LOCATED WITHIN 25' OF A PROPERTY LINE ALONG A 'NU' NON-URBAN AREA.

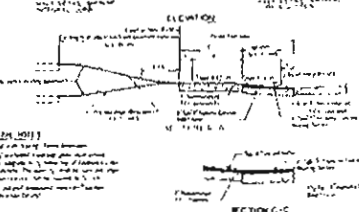
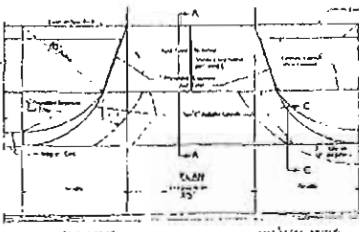
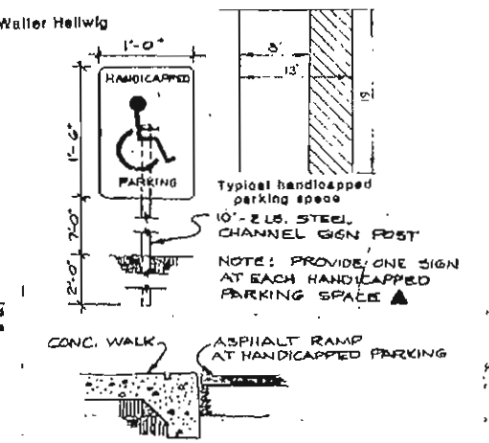


PARKING CALCULATIONS

CLASSIFICATION	FACTOR	NO. REQ'D	NO. PROVIDED
OFFICE (800 S.F.)	3.3/1000 S.F.	2	2
WAREHOUSE (8 EMPLOYEES)	2 PER 3 EMPLOYEES	4	4

LOADING CALCULATIONS (S.L.C.Z.O. 1003.165H)  
5,000 - 24,000 S.F., 1 SPACES 10' X 40' REQ'D. MINIMUM

DITCHES WILL CONTAIN PONDING VOLUME  
20' FLAT BOTTOM, 2' DEPT., 2:1 SLOPE = 5:5K/11



PHASE II LANDSCAPING LEGEND

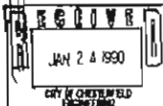
TYPE	SYMBOL	NO.
PIN OAK	PO	2
SHREVE GUM	SG	2
GREEN PINE	GP	2

NOTE: ALL TREES TO BE MINIMUM CALIPER 2"



DRAINAGE PER THE CHESTERFIELD MASTER PLAN DITCH G D

APPROVED  
CITY OF CHESTERFIELD  
DEPT. OF PLANNING & PUBLIC WORKS



TRACT SIZE: 14.15 ACRES  
EXISTING ZONING M3)  
METROPOLITAN ST. LOUIS SEWER DISTRICT  
ROCKWOOD SCHOOL DISTRICT  
CHESTERFIELD FIRE PROTECTION DISTRICT  
ST. LOUIS COUNTY WATER COMPANY  
UNION ELECTRIC COMPANY  
LACLEDE GAS COMPANY

PREPARED FOR: R.L. POHLMAN  
2450 ADE ROAD  
MARYLAND HEIGHTS, MO. 63043

McDANIEL ENGINEERING AND SURVEYING CO.  
ENGINEERS PLANNERS SURVEYORS  
2112 BRYANT AVENUE ST. LOUIS, MISSOURI 63114  
(314) 423-1039

DRN BY: CGB DATE 8/20/85 MSD P# 1146: (CHK NO) 6774