

BILL NO. 3392

ORDINANCE NO. 3194

AN ORDINANCE AMENDING EXHIBIT 2 OF CITY OF CHESTERFIELD ORDINANCE 2566 TO ESTABLISH NEW SIGNAGE CRITERIA FOR A 15.841-ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED NORTHEAST OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND PUBLIC WORKS DRIVE (P.Z. 02-2022 RIVER CROSSINGS [HOLMAN MOTORCARS ST. LOUIS] 17U240066; 17U240077; 17U240088; 17U520061; 17U520072; 17U520171; 17U520182; 17U520193).

WHEREAS, the petitioner, Warren Sign Company, has requested an Ordinance Amendment to modify signage criteria contained in City of Chesterfield Ordinance 2566 for a 15.841-acre tract of land zoned "PC" Planned Commercial District located northeast of the intersection of Chesterfield Airport Road and Public Works Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on March 14, 2022; and,

WHEREAS, the Planning Commission on April 11, 2022, having considered said request, recommended approval with the conditions that proposed criteria for Building Signage be amended to apply only to Lots 7 and 8 (9 and 1 Arnage Blvd, respectively, and proposed criteria for Highway 40 (I-64) Monument Sign be amended to permit a sign that shall not exceed fifty (50) square feet in outline area and six (6) feet in height; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment as amended by the Planning Commission, with the condition that the wall sign criteria for Lots 7 and 8 be amended to permit a maximum of two (2) signs on any two (2) facades of each building, when combined, not to exceed 5% of the wall area of which they are attached; and,

WHEREAS, the City Council, having considered said request, voted to approve the ordinance amendment request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Exhibit 2 of City of Chesterfield Ordinance 2566, which are part thereof, is hereby amended for a 15.841-acre tract of land zoned "PC" Planned Commercial District located northeast of the intersection of Chesterfield Airport Road and Public Works Drive and as described as follows:

A TRACT OF LAND BEING PART OF SHARES 1, 2, AND 3 OF THE PARTITION OF THE ESTATE OF PETER STEFFAN IN US SURVEY 125 AND 126, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SHARE 1 WITH THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD (OLD HIGHWAY 40). 100 FEET WIDE; THENCE ALONG THE NORTH LINE OF SAID CHESTERFIELD AIRPORT ROAD, SOUTH 89 DEGREES 36 MINUTES 00 SECONDS WEST, 773.26 FEET TO A POINT OF THE WEST LINE OF SAID SHARE 3; THENCE ALONG THE WEST LINE OF SAID SHARE 3, NORTH 0 DEGREES 36 MINUTES 09 SECONDS EAST, 935.41 FEET TO A POINT ON THE SOUTH LINE OF MISSOURI STATE HIGHWAY 40 TR, SAID POINT BEING PERPENDICULAR DISTANT 125 FEET SOUTH OF THE CENTER LINE OF SAID MISSOURI STATE HIGHWAY 40 TR; THENCE ALONG THE SOUTH LINE OF SAID MISSOURI STATE HIGHWAY 40 TR, SOUTH 84 DEGREES 04 MINUTES 20 SECONDS EAST 776.30 FEET TO A POINT ON THE EAST LINE OF SAID SHARE 1; THENCE ALONG THE EAST LINE OF SAID SHARE 1, SOUTH 0 DEGREES 35 MINUTES 21 SECONDS WEST, 849.83 FEET TO A POINT OF BEGINNING AND CONTAINING 15.841 ACRES ACCORDING TO SURVEY MADE BY THE CLAYTON ENGINEERING COMPANY NOVEMBER 2000.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the Exhibit 2 which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Warren Sign Company in P.Z. 02-2022, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing,

held by the Planning Commission on the 14th day of March, 2022, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Article 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 7TH day of June, 2022

Bob Nation
PRESIDING OFFICER

Bob Nation
Bob Nation, MAYOR

ATTEST:

Vickie McGownd
Vickie McGownd, CITY CLERK

FIRST READING HELD: 05/16/2022

River Crossings Development

Sign Criteria

June 2022

Project ID – Directory Sign

There shall be one (1) Project Identification Sign at the development entrance on Chesterfield Airport Road. The sign shall not exceed six (6) feet in height and 50 sq. ft. of graphic area per face. The graphic area shall incorporate tenant identification as required. This internally illuminated sign shall be designed to the development standard and consistent in materials, construction, and design.

Highway 40 (I-64) Monument

There shall be one (1) monument sign permitted along Highway 40 (Interstate 64). This sign shall not exceed 50 square-feet in outline area and six (6) feet in height.

Tenant Monuments

There shall be four (4) monument signs. Two (2) signs shall be located on Chesterfield Airport Road and two (2) signs shall be located on the southern interior drive. Each sign shall not exceed fifty (50) square-feet in outline area and six (6) feet in height.

Building Signage

Lots 1-6

- Any tenant, or sole building occupant shall be permitted one (1) wall sign on any two (2) exterior walls. The wall sign shall not exceed 5% of the wall area on which it is attached. No business sign shall exceed 300 sq. ft.

Lots 7 and 8

Each lot shall be permitted a maximum of two (2) signs on any two (2) facades of each building, when combined, not to exceed 5% of the wall area of which they are attached.

Directional Signs

Shall not exceed ten (10) sq. ft. per face and not more than six (6) feet above grade. They shall be designed to the development standard and consistent materials, construction and design.

Utility Signs

Pole mounted signs shall be used to identify restricted / handicapped parking, traffic flow, etc. These shall be designed to the development standard and consistent in materials, construction and design.