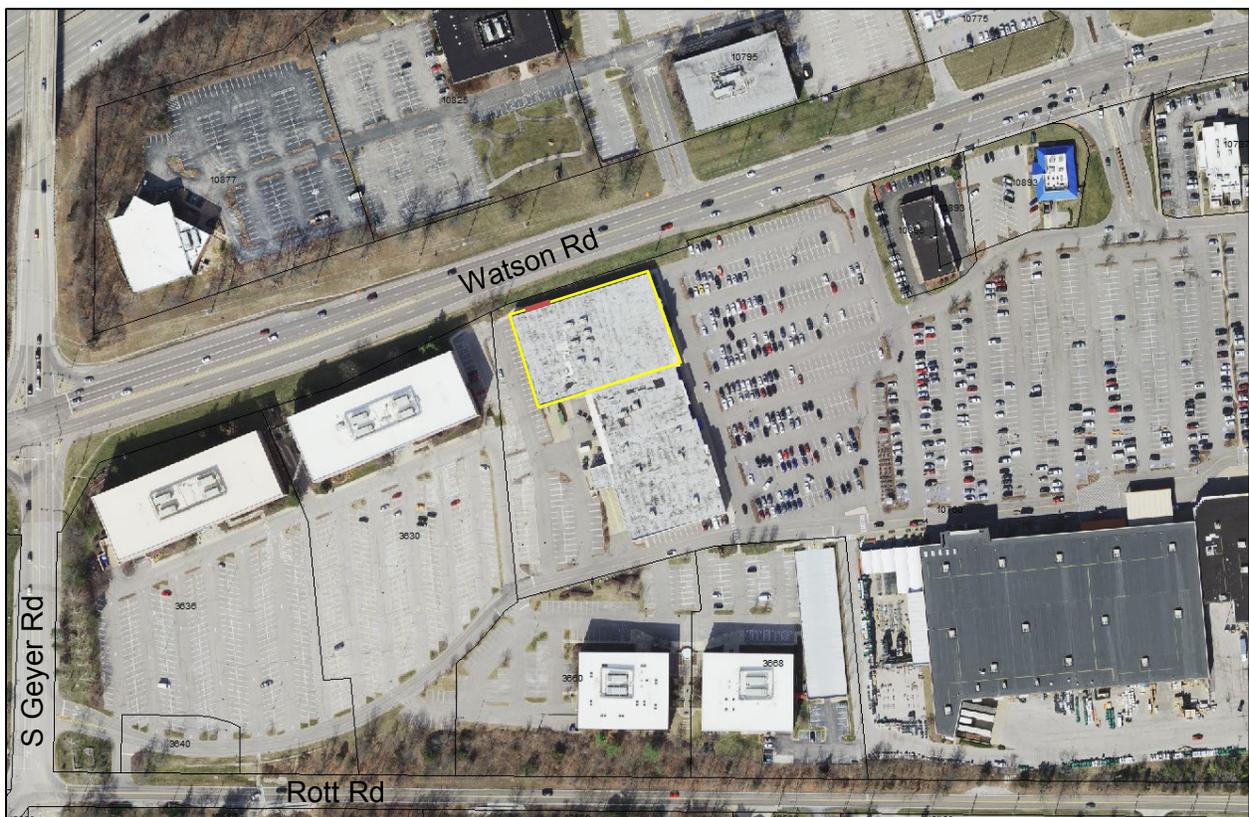


A-15-22

Title: Request for variance, submitted by FASTSIGNS St Peters, to vary the maximum size of a wall sign from one hundred (100) square feet to one hundred fifty eight (158) square feet and to vary the total square footage from two hundred (200) square feet to two hundred fifty eight (258) square feet at 10990 Sunset Hills Plaza (Appendix D, Section 5a3g).

Owners:	Sunset Hills Owner LLC	Petitioner:	FASTSIGNS St Peters
	120 S Central Ave # 500		4101 Mexico Road
	St Louis, Missouri 63105		St Peters, Missouri 63376

Date: May 2022



* Maps are for informational use only. Not a representation of the project. — Approximate sign location.



Summary:

This request is to vary the maximum size of a wall sign from one hundred (100) square feet to one hundred fifty eight (158) square feet and to vary the total square footage from two hundred (200) square feet to two hundred fifty eight (258) square feet. The property is located on the south side of Watson Road, approximately 875 feet west of Sunset Hills Plaza. The property is currently zoned PD-BC Planned Development – Business Commercial. All surrounding properties are also zoned PD-BC.

Project overview:

- Location: The project area consists of the northern wall of an existing business in Sunset Plaza.
- Existing zoning: PD-BC Planned Development – Business Commercial.
- Requirement from which variation is being sought: Appendix D, Section 5a2g which limits the amount of signage permitted.
- Permitted signage: One hundred square feet per sign and two hundred square feet of total signage.
- Requested signage: One hundred fifty eight square feet for a single sign and two hundred fifty eight total square feet of signage.

Staff analysis:

In August 2021, the City approved a Conditional Use Permit for the operation of an “indoor amusement center” in a commercial space in Sunset Plaza. The space was previously occupied by SteinMart and was originally a Borders Bookstore.

The new tenant (Urban Air Adventure Park) has submitted permit applications for signage on the building. A permit has been issued for a wall sign on the front (east) wall and a portion of the sign on the side (north) wall of the building. The signage meets current requirements of Appendix D. The tenant would like to add the business logo to the approved signage on the side (north) wall of the building. However, the addition of that logo would result in the square footage of the signage to exceed the maximum allowed for both the individual sign and total signage allowed.

Per Appendix B Zoning Regulations, Section 9.3-2 Findings: The Board of Adjustment may grant variances from the strict application of this Ordinance when by reason of the strict application of this Ordinance or Amendments thereto would result in unusual difficulty or unreasonable hardship upon the owner of said property; provided that such variance can be granted without substantial impairment of the intent, purpose and integrity of this ordinance. It is further provided that this provision shall not permit the board of adjustment to permit a use of land not authorized by the provisions of this ordinance for a specific zoning district or to increase the height or volume of a building or structure or to increase the density of development beyond that permitted by this ordinance for any particular zoning district.

Before granting a variance, there must be a finding by the Board of Adjustment that all of the following conditions exist:

(A) That if the owner complied with the provisions of this ordinance, the owner would not be able to make any reasonable use of the property which is permitted in the district in which the property is located.

If the owner complied with the provisions of this ordinance, they would be able to make use of the property as it currently exists.

(B) That the difficulties or hardships are peculiar to the property in question in contrast with those of other properties in the same district.

The difficulties and hardships are not peculiar to this property.

(C) That the hardship was not the result of the applicant's own action and is not merely financial or pecuniary.

The hardship is the result of the applicant's own action. The hardship is not financial or pecuniary.

(D) That the issuance of a variance will not be detrimental to the public welfare or health or injurious to other property.

Based on the information provided by the Petitioner, this variance should not be detrimental to the public welfare or health or injurious to other property.

If the Board believes that application of this Ordinance would result in unusual difficulty or unreasonable hardship upon the owner of said property, this appeal should be approved.