

INTRODUCED BY:

ALDERMAN PLUFKA  
ALDERMAN WEGGE  
ALDERMAN LOCHMOELLER  
ALDERMAN ERGER

ALDERWOMAN PARKER TICE  
ALDERWOMAN SIMS  
ALDERMAN GOULD  
ALDERWOMAN HARTER

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**AN ORDINANCE GRANTING COMPREHENSIVE SIGN PLAN APPROVAL FOR PROPERTY AT 1234 HANLEY INDUSTRIAL COURT.**

**WHEREAS**, Harry Freeman, property owner of 1234 Hanley Industrial Court, has applied for approval of a comprehensive signage plan for property at 1234 Hanley Industrial Court in accordance with the procedures set forth in Chapter 410 Signs and Advertising Devices of the Brentwood City Code; and,

**WHEREAS**, in accordance with the applicable ordinances of the City of Brentwood such application was submitted to the Planning and Zoning Commission for its investigation and report, and the Commission recommended the sign plan be approved.

**NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF ALDERMEN OF THE CITY OF BRENTWOOD, MISSOURI, AS FOLLOWS:**

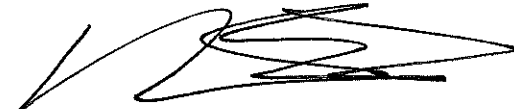
**SECTION 1.** The proposed Comprehensive Sign Plan dated March 8, 2024 and submitted by Harry Freeman, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, is hereby approved, subject to the following conditions:

1. All signs shall be in substantial compliance with Exhibit A, except as modified below.
2. The negative space on the fascia shall be a black or dark bronze to match the existing building element.
3. Any tenant is allowed to utilize the entire fascia over the main entrance to that tenant’s space; any additional fascia elements for that tenant is limited to a stripping, decorative element, or smaller logo, to identify the breadth of that tenant’s space, provided that the negative space is black or dark bronze.
4. No signs shall be permitted on the north or south elevations of the building.
5. No ground sign is permitted unless reviewed by the Planning and Zoning Commission and approved by the Board of Aldermen as an amendment to the Comprehensive Sign Plan.

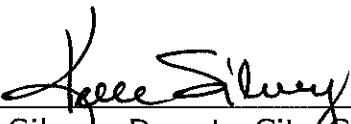
**SECTION 2.** The Director of Planning and Development shall be charged with the responsibility for the enforcement of this Ordinance.

**SECTION 3.** This Ordinance shall be in full force and effect from and after the date of its passage and approval by the Mayor.

**PASSED BY THE BOARD OF ALDERMEN THIS 17th DAY OF JUNE 2024.**

  
\_\_\_\_\_  
David A. Dimmitt, Presiding Officer


ATTEST:

  
\_\_\_\_\_  
Kelle Silvey, Deputy City Clerk

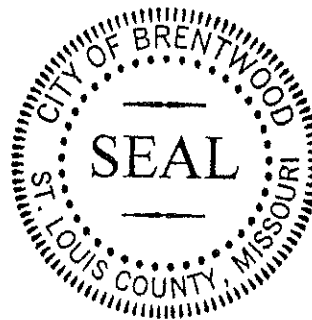
**APPROVED BY THE MAYOR THIS 17th DAY OF JUNE 2024.**

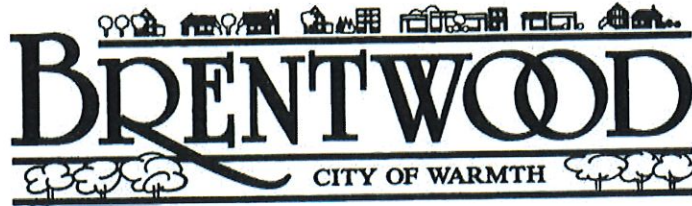
  
\_\_\_\_\_  
David A, Dimmitt, Mayor

ATTEST:

  
\_\_\_\_\_  
Kelle Silvey, Deputy City Clerk

1<sup>st</sup> Reading: June 17, 2024  
2<sup>nd</sup> Reading: June 17, 2024





2348 S. Brentwood Blvd, Brentwood, Missouri 63144  
 314.963.8602 [www.brentwoodmo.org](http://www.brentwoodmo.org)

**PLANNING & ZONING COMMISSION AGENDA APPLICATION  
 SITE PLAN REVIEW**

**Site Information:** 1234 Hanley Industrial Court  
**Location of Project:** 1234 Hanley Industrial Court **Locator #** 20K320865  
**Development Name (if any):** \_\_\_\_\_  
**Current Zoning:** Commercial **Acres/Sq. ft** 3.08 acres  
**Present Use:** Commercial **Proposed Use:** no change

**Applicant:**

Architect \_\_\_\_\_ Engineer \_\_\_\_\_ Contractor \_\_\_\_\_ Agent \_\_\_\_\_ Owner x

<b>Applicant:</b>	<b>Applicant's Representative:</b>
Name	Harry Freeman
1234 Hanley Park LLC	Name
Company (If Applicable)	1234 Hanley Park LLC
1234 Hanley Industrial Court	Company (If Applicable)
Address	950 Francis Place, Suite 107
Brentwood MO	Address
Address	Saint Louis MO 63105
314.601.4657	Address
Phone #	314.280.2304
314.725.0912	Phone #
Fax #	314.725.0912
szouglas@stlaccountant.net	Fax #
Email	harry@freemanstl.com
	Email
<b>Owner Acknowledgement (if different from applicant):</b>	
Name _____	Company _____
Phone # _____	Email _____
_____ Owner's Signature	

**Description of Request (attach additional sheets as needed):**

Building owner is requesting a variance to the current stated code Section 410.120(A)(2)(b)(4) for allowable square footage of building signage.

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**Rationale**

Please describe in detail, on an attached sheet, the reasons why you believe the request should be approved and what steps are being taken to lessen any impact on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Owner believes the site condition is improved by requiring tenants to apply signage to the full portion of fascia directly above the tenants rented area. The current right hand side of the building at 1234 Hanley Industrial has improved the building and surrounding area aesthetically and the owner wishes to require the left portion of the building to add increased Fascia coverage. Owner has included the detailed signs currently on the building as well as a landscape view of the building for reference.

Gross Floor Area: Existing sq. ft. \_\_\_\_\_ Proposed sq. ft. \_\_\_\_\_

Site Coverage: Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Parking: Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Current Zoning: commercial Acres/Sq. ft 3.08

Present Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Number of Seats (restaurant only): Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Number of Employees at the busiest shift: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_

Current or Most Recent Use of the Property: \_\_\_\_\_

Will the applicant apply for a liquor license: Yes \_\_\_ No \_\_\_

**Submittal Checklist**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Site Plan                     | <input type="checkbox"/> Building Elevations (new construction)     |
| <input type="checkbox"/> Landscape Plan                           | <input type="checkbox"/> Material Sample                            |
| <input type="checkbox"/> Floor Plan                               | <input type="checkbox"/> Access & Parking Plan (shown on site plan) |
| <input type="checkbox"/> 5 Paper Sets of Plans                    | <input type="checkbox"/> Legal Description                          |
| <input checked="" type="checkbox"/> Completed Application         | <input checked="" type="checkbox"/> Rationale                       |
| <input type="checkbox"/> Electronic Copies of all Materials (USB) | <input checked="" type="checkbox"/> \$100 Application Review Fee    |

Paper copies must be separated by set and folded to be no larger than 9"X 14".

Preferred P&Z Review Date: Wednesday, April 10, 2024.

**\*Confirm schedule and available meeting dates with Planning staff.**



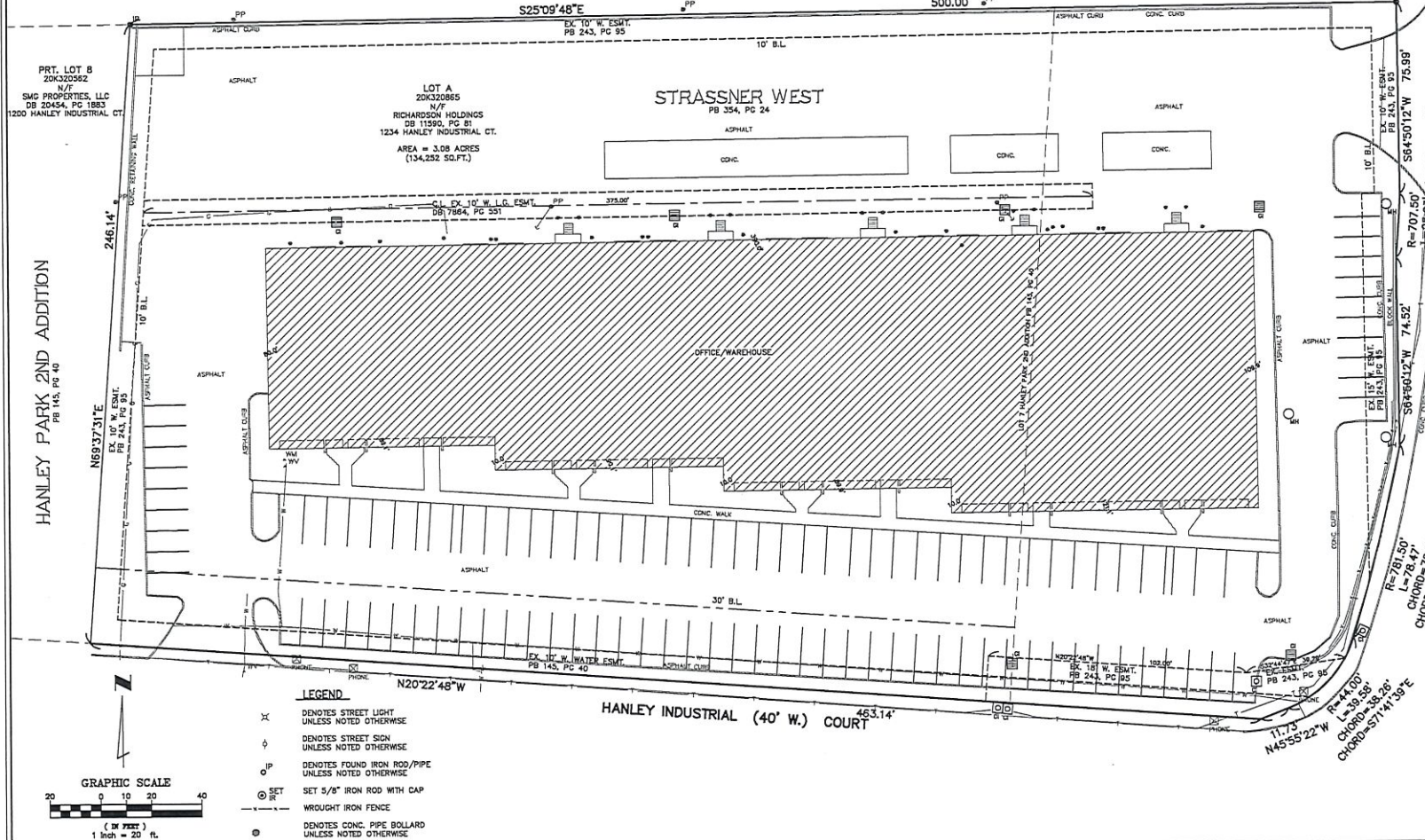
# ALTA/NSPS LAND TITLE SURVEY

LOT A OF STRASSNER WEST  
A TRACT OF LAND BEING PART OF LOT 1 OF HANLEY INDUSTRIAL SERVICE CENTER  
SECTION 22, TOWNSHIP 45 NORTH, RANGE 8 EAST  
ST. LOUIS COUNTY, MISSOURI

ST. LOUIS BELT & TERMINAL (100' W.) RAILROAD



LOCATION MAP  
20K32085  
1234 HANLEY INDUSTRIAL CT.  
N.T.S.



**SURVEYOR'S NOTES**  
1. The property boundary survey was prepared with the benefit of a title report prepared by Old Republic National Title Insurance Company and counter-signed by St. Louis Title, LLC, File No: 1536051, with a Commitment date of September 15, 2020, 8:00 am.

2. Basis of bearings - Survey bearing system was adopted from "Strassner West" according to the plat thereof recorded in Plat Book 354, Page 24, St. Louis County Recorder's Office.

3. Source of record title: Lot A of Strassner West, according to the plat thereof recorded in Plat Book 354 Page 24 of the St. Louis County Records, conveyed to Richardson Holdings Co., L.L.C. by a Deed recorded in Deed Book 11590, Page 81 of the St. Louis County Recorder's Office.

4. The on site field work required pursuant to Section 5 for this property boundary survey was performed during the month of November, 2020.

5. ALTA/NSPS Table "A" optional survey responsibilities and specifications: Items 1 through 4 and 7 through 13 and Item 16, except for Sub Item 7C and Item 12. All existing building, sidewalks and pavement within the surveyed parcels have been shown.

6. All dimensions are shown in feet and decimal fractions thereof.

This Commitment Schedule B-Section II (matters of survey)  
Items 1-2 - Standard exceptions.  
Item 3 - Not a survey related item.

Item 4 - Building lines, easements, covenants and restrictions established by the plat recorded in Plat Book 145 page 40, Plat Book 243 page 95 and Plat Book 354 page 24. Noted on survey.

Item 5 - Covenants, conditions, reservations, easements and restrictions, including a provision for subdivision assessments, contained in the Subdivision Indenture recorded in Book 8408 page 953. Noted on survey.

Item 6 - Easement granted to St. Louis County Water Company by the instrument recorded in Plat Book 145 page 40 and Plat Book 243 page 95. Noted on survey.

Item 7 - Easement granted to Laclede Gas Company by the instrument recorded in Book 7864 page 351. Noted on survey.

Item 8 - Terms and provisions of Ordinance # 4028 as evidenced by Book 17205 page 4882. Noted on survey.

Item 9-13 - Not survey related items.

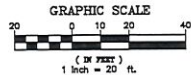
**Surveyor's Certificate**  
This is to certify to its successors and/or assigns as their respective interests may appear, St. Louis Title, LLC, Old Republic National Title Insurance Company & Simptronica, LLC that we have during the month of November, 2020, at the request of Patricia T. Mckoy of Hillier Corporation, performed an ALTA/NSPS Land Title Survey of a parcel of land being Lot A of Strassner West, St. Louis County, Missouri, as shown hereon. This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes any information from Table A items requested by the client, and the certification outlined in Section 7.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this 30th day of November, 2020.

DES Land Surveying, LLC  
LS#202000010  
2512 Cynthia Ct.  
Farmington, Mo. 63640  
(636)-305-8511

By: Donald E. Simms  
Donald E. Simms PLS  
Missouri Land Surveyor #2005019218

- LEGEND**
- X DENOTES STREET LIGHT UNLESS NOTED OTHERWISE
  - ⊕ DENOTES STREET SIGN UNLESS NOTED OTHERWISE
  - ⊙ DENOTES FOUND IRON ROD/PIPE UNLESS NOTED OTHERWISE
  - ⊙ SET DENOTES SET 5/8" IRON ROD WITH CAP
  - ⊕ WROUGHT IRON FENCE
  - ⊙ DENOTES CONC. PIPE BOLLARD UNLESS NOTED OTHERWISE



**UNDERGROUND UTILITY NOTE**  
IF UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS NOT KNOWN OR SHOWN.

NO.	DATE	BY	REVISION

DATE: 11/30/20  
BY: DES

ALTA/NSPS LAND TITLE SURVEY  
1234 HANLEY INDUSTRIAL CT.

MILLIKER CORPORATION  
1615 BRENNWOOD BLVD.  
SUITE 500  
ST. LOUIS, MO. 63144



DES Land Surveying, LLC  
LS#202000010  
2512 Cynthia Ct.  
Farmington, Mo. 63640  
Call (636) 208-8511  
des.larry@desllc.com

PL# 202011  
11.30.2020  
**ALTA**





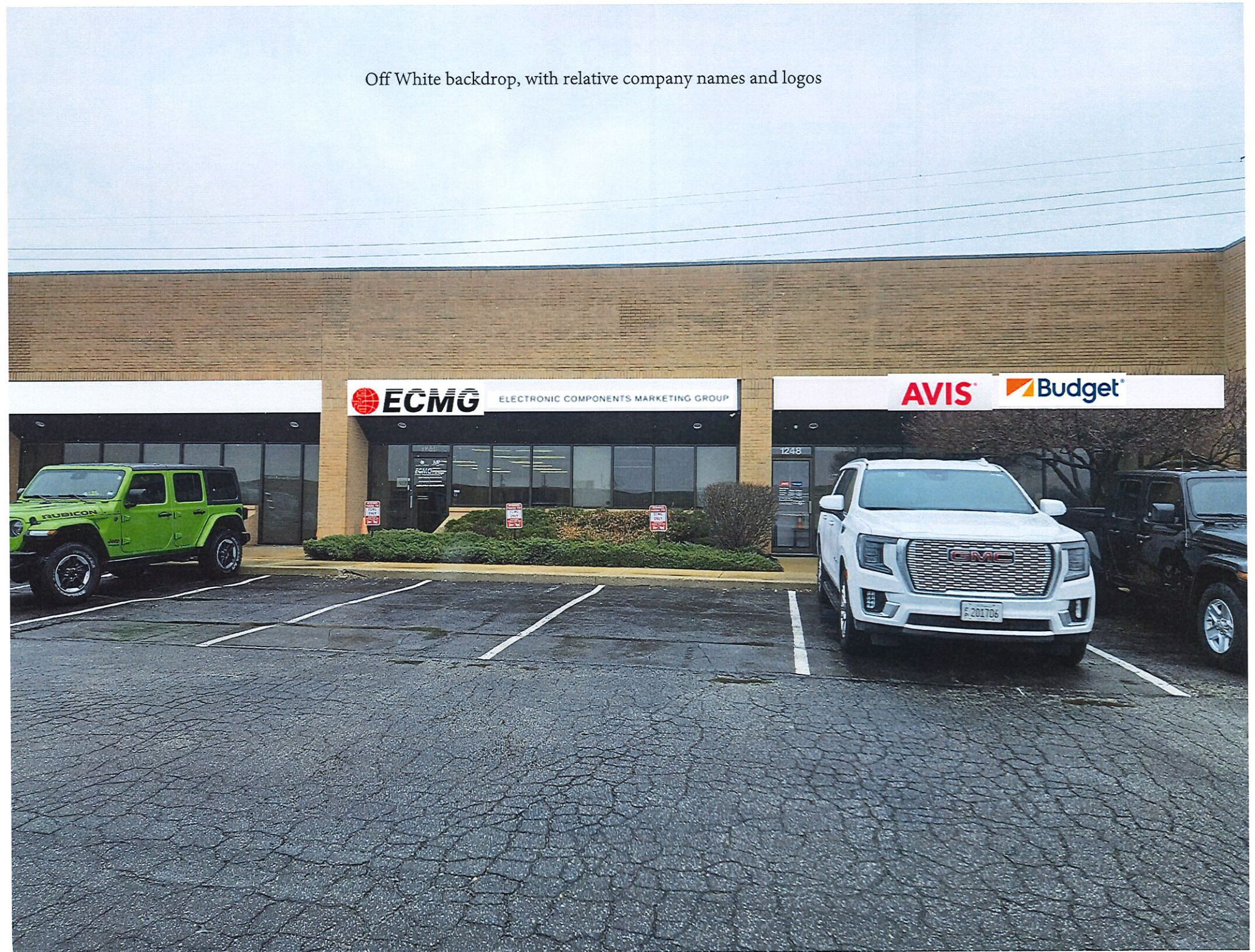


Off white back drop with Relative Logo and Name Rubber Inc





Off White backdrop, with relative company names and logos





Black metal to be placed on any Fascia without tenant signage









Force performance Building signs 8-13-21







PANTONE 7734C

# Freeman Homes Store Front

1-2-24 Digital Print Max

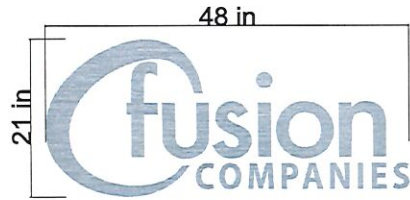




# Fusion Media building signs

6-21-21 Digital Print Max

Brushed Silver Cut Out Letters



1X Etchmark



Side of Building - Digital Print Max



Back of Building - Digital Print Max



