



Board of Adjustment

Meeting Agenda

City of Creve Coeur Government Center
300 North New Ballas Road

Thursday, January 21, 2016

4:00 PM

City Council Chamber

I.

1. CALL TO ORDER AND ROLL CALL

Mr. Roger Levy (Chair)
Mr. Martin Satz
Mr. Ivan Schenberg
Mr. Glenn Wilen
Mr. John Becker
Ms. Alexandra Gada (Alternate)
Mr. Robert Mooney (Alternate)

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

Pursuant to Section 610.022 RSMO, the Board of Adjustment could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or confidential or privileged communications with the City Attorney as provided under Section 610.021(1)RSMO or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

3. APPROVAL OF MINUTES

1. December 17, 2015 Minutes

4. NEW BUSINESS

1. Variance Request To Allow For Two Wall Signs with a Combined Total of 71.53 Square Feet for Total Access Urgent Care in the Tenant Space Addressed as 10923 Olive Boulevard.

First sign is proposed at 47.23 square feet and a second at 24.3 square feet of sign area, where Section 405.950(B) of the City of Creve Coeur Sign Regulation provides for each

individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one (1) square foot per linear foot of the use's front facade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front facade which shall also be the same facade as the main entrance. Where the use has a storefront facade without the main entrance, the user may allocate a portion of the total gross sign area allowed by this paragraph to one (1) additional sign located on the storefront. No use shall be permitted more than two (2) permanent attached signs under this paragraph.

APPLICANT: Dr. Matthew Bruckel
Total Access Urgent Care
10923 Olive Boulevard
Creve Coeur, MO 63141

5. OTHER BUSINESS

A. None

6. ADJOURNMENT

Posted: _____
Jessica Stutte
Recording Secretary



300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO THE BOARD OF ADJUSTMENT
VARIANCE REQUESTS TO ALLOW FOR TWO WALL SIGNS WITH A
COMBINED TOTAL OF 71.53 SQUARE FEET FOR
TOTAL ACCESS URGENT CARE IN THE TENANT SPACE ADDRESSED AS
10923 OLIVE BOULEVARD**

FOR THE MEETING OF: January 21, 2016

SUBJECT PROPERTY LOCATION: 10923 Olive Boulevard, within The Shops at Westchase Shopping Center.

REQUEST: Dr. Matthew Bruckel, of Total Access Urgent Care, located within the tenant space addressed as 10923 Olive Boulevard, submitted a variance request for two signs, one at 47.23 square feet on the south elevation and a second at 24.3 square feet of sign area, on the west elevation. The Applicant submitted for approval of a new façade and site improvements before the Planning and Zoning Commission that includes reorienting the tenant space toward Olive Boulevard and eliminating the side entrance. Therefore, the tenant is provided for only one wall sign with a maximum sign area of 50 square feet.

ADDITIONAL INFORMATION: Section 405.950(B) of the City of Creve Coeur Sign Regulation provides for each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one (1) square foot per linear foot of the use's front facade or 20 square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front facade which shall also be the same facade as the main entrance. Where the use has a storefront facade without the main entrance, the user may allocate a portion of the total gross sign area allowed by this paragraph to one (1) additional sign located on the storefront. No use shall be permitted more than two (2) permanent attached signs under this paragraph. The Tenant may also utilize available space on the ground sign, as well as temporary window signs as allowed under the City's Sign Regulations.

APPLICANT: Dr. Matthew Bruckel
Total Access Urgent Care
10923 Olive Blvd
Creve Coeur, MO 63141

PROPERTY OWNER: Hutkin Properties Group, LLC
10829 Olive Blvd, Suite 200
Creve Coeur, MO 63141

Key Issues:

- Degree of variance
- Impact to neighborhood
- Property versus owner hardship

Zoning Code References

- Article VIII: Sign Regulations
- Section 405.1040: Board of Adjustment



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: January 12, 2016

ATTACHMENTS: Applicant's Variance Application Materials submitted on December 15, 2016

Attachment: TAUC BOA Staff Report-January 21 (1720 : 10923 Olive Blvd TAUC Sign Variance)

PROPERTY HISTORY

The subject property is 3.29 acres and Zoned CB Core Business District, and was originally a single Restaurant. In 2009 the Planning and Zoning Commission, authorized the redevelopment of the property for the existing Noodles Restaurant, the prior tenant of Bandanas Restaurant and the multi-tenant building to the east, with the joint access from Olive Boulevard and one ground monument sign as the Shops at Westchase. The property was developed under the current Zoning Ordinance and there are no known site related non-conformities.

COMPREHENSIVE PLAN

The property is located in the East Olive Corridor Action Area of the City's Comprehensive Plan which recommends the tightening of sign controls to reduce size of allowable signs along Olive Boulevard and limit types of materials and colors to ensure more muted signage that projects a better quality image for the corridor and to improve the City's existing sign regulations to increase the consistency and compatibility of signage (p. 62).

SIGN REGULATIONS

In assessing any claims of a hardship under the Sign Regulations (Article VIII of the Zoning Ordinance), it is important to understand the objectives of the code. Section 405.910: Purpose and Intent states:

These regulations encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety. These regulations are intended to promote the public health, safety and general welfare through a comprehensive set of reasonable standards and requirements. These regulations allow for the identification of places of commerce, the communication of public and commercial information necessary for efficient and safe traffic movement; to allow for freedom of speech subject to reasonable restrictions as to time, place and manner; to protect the public from the dangers of unsafe signs; to lessen hazardous situations, confusion and visual clutter caused by a proliferation of signs competing for the attention of pedestrian and vehicular traffic; and to enhance the attractiveness and economic well-being of the City of Creve Coeur.

It is important to note that the Code is attempting to place reasonable limitations on signs in order to improve the public health, safety and general welfare, rather than compromise the public health, safety and general welfare in order to allow merchants to have more signs. This is not to say that the City does not also consider certain private development concerns too. The following analysis is, therefore, focused on points of review where the Applicant's interest in more signage, than would otherwise be allowed, compromises the underlying purpose of the code.

In 2012, the City adopted new sign regulations to address the content neutrality of signs, and to create simpler regulations and equity throughout the code. As part of the revisions, the regulations for wall signs were simplified to be:

Section 405.120 Definition of Terms

SIGN, GROSS SIGN AREA. The area within a single rectangle or circle enclosing the extreme limits of the sign, but not including structural supports which are not an integral part of the sign. Where a sign has two (2) or more faces which can be viewed from a

single location, the gross area of all such faces shall be included in determining the total gross area of the sign.

Article VIII. Sign Regulations

Section 405.950. Signs in Non-Residential Districts.

B. Permanent Attached Signs.

1. *In-line or mid-block uses. Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one (1) square foot per linear foot of the use's front facade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front facade which shall also be the same facade as the main entrance. Where the use has a storefront facade without the main entrance, the user may allocate a portion of the total gross sign area allowed by this paragraph to one (1) additional sign located on the storefront. No use shall be permitted more than two (2) permanent attached signs under this paragraph. If the sign(s) consist(s) of a boxed display, the negative space must be dark and opaque, or clear and show the surface of the building facade.*

While maintaining uniformity in wall signs, larger ground signs were provided for larger properties, where for properties between three to five acres, a monument sign of up to 8 feet tall and 35 square feet of sign area is allowed, and was recently approved for this property.

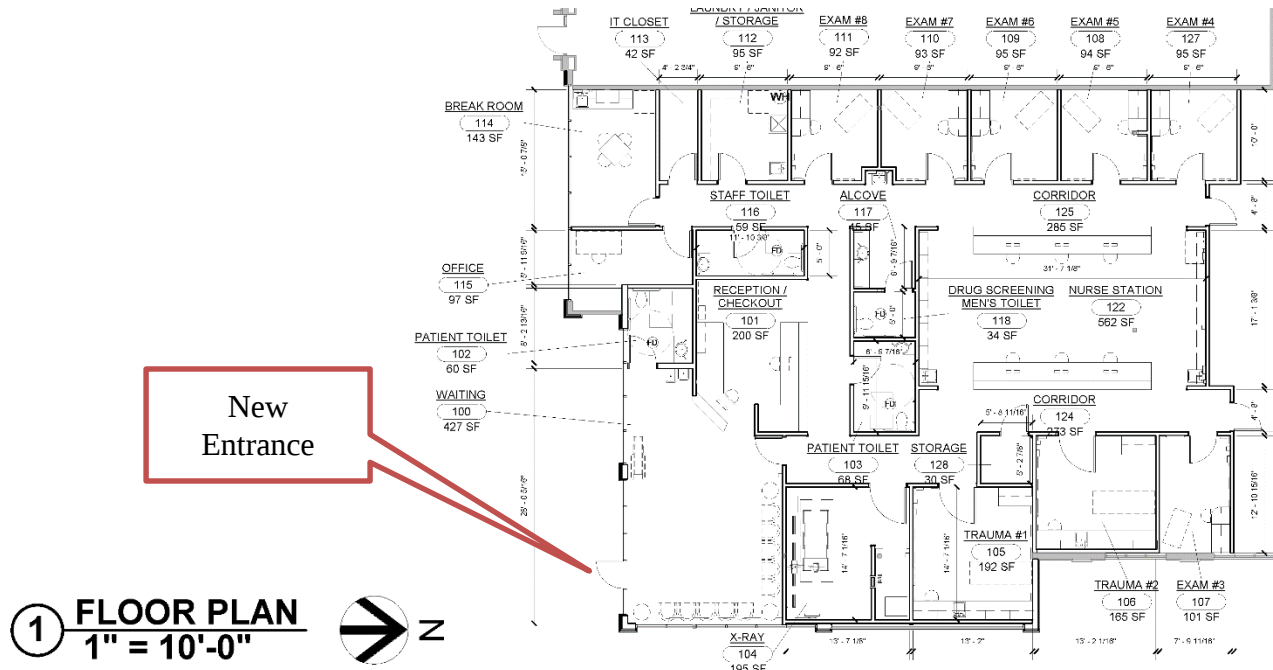
The Applicant's materials submitted for the variance request indicates that the main entrance would be maintained on the east side of the building. However, at the time of drafting the Staff Report the Applicant was also seeking modification to the building, which involves creating a new entrance oriented along Olive Boulevard. The façade and site changes will be reviewed by the Planning and Zoning Commission currently scheduled for Tuesday, January 19, 2016. The proposed conceptual elevation and floor plan layout submitted for the Planning and Zoning Commission review are below:



Figure 1: Conceptual Elevation submitted 1-12-2016



Figure 2: Conceptual Elevation submitted 1-8-2016



The Sign Regulations provide for only one wall sign with a maximum sign area of 50 square feet. As shown above, the review of the variance request for a second sign on the east elevation would not be allowed, due to the entrance being relocated to the Olive Boulevard frontage.

The City Sign Regulations also provide specific criteria for determining rights for variances from the sign regulations, to wit:

Section 405.970. Variances

1. Where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the provisions of this Article, the Board of Adjustment may vary or modify the application of specific regulations for any permitted form of signage so that the spirit of this Article shall be observed, public safety and welfare secured and substantial justice done.
2. A variance from this Article may be granted for any permitted form of signage where it is found that because of the limitations on character, size, number or dimensions of signs or the regulations controlling the erection or installation of a sign, the applicant would be subject to practical difficulties or unnecessary hardship. Unnecessary hardship is not considered the loss of possible advantage, economic loss or gain or mere inconvenience to the applicant.

Therefore, the City cannot base such requests on one use versus another, but on specific limitations of the property where a hardship or practical difficulty exists. If a variance is granted to the property any future tenant would be afforded the same sign area granted to this Applicant.

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Westchase Apartments/ partial Single Family Residential	CB Core Business District/ unincorporated St. Louis County	N/A
South	Bank/Residential	GC General Commercial/ C Single Family Residential	Olive Boulevard
East	Westchase Apartments	CB Core Business District	N/A
West	Walgreen's Pharmacy	GC General Commercial	N/A

BASIS FOR APPEAL AND STATED HARDSHIP

The applicant's basis for requesting a second sign on the east elevation of the building with a sign area of area of 24.3 square feet is for greater visibility along Olive Boulevard, and consumer recognition of the logo and name of the business.

STAFF ANALYSIS

Performing an analysis of a variance appeal primarily requires a six-part examination of the facts, per *Section 405.1100, Criteria for Variances, Generally*, of the Zoning Ordinance. To wit:

1. The variances requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district;

The Applicant provided no justification that the property is so unique that it can't meet with the minimum standards of the code. Staff would note the one sign on the south elevation is compliant with the Code allowance, and the ground sign in front of the space provides for additional sign area along Olive Boulevard. Further, the Applicant is entitled to temporary window signage up to 20% of the window area. It is the Applicant's decision and economic interest to seek a second sign, and would therefore be creating the non-conformity for which he is seeking a variance from.

2. The variances requested are because of a unique hardship not created by the applicant or the owner of the property;

The Applicant has provided no justification for the second sign other than to provide for greater visibility along Olive Boulevard. As stated above, economic interest is not an allowed justification for a variance that the Board may take into consideration. Therefore, there does not appear to be any hardship that is not imposed by the applicant.

3. The granting of the variances shall not adversely affect adjacent property owners or residents;

Granting the variances would allow for more signage than other tenants throughout the City would be allowed, which could be seen as granting an unfair advantage to the tenant of this space within even the same shopping center, as well as throughout the City.

4. The strict application of the provisions of the Zoning Ordinance, from which a variance is requested, will cause severe practical difficulty or extreme hardship for the property owner represented in the application;

The Applicant has provided no evidence that meeting with the City's Sign Regulations will cause practical difficulty or extreme hardship that is out of character with other applicants that would seek a sign permit. It would appear that the limitation of the Sign Regulations has no impact on the property.

5. The variances desired will not adversely affect the public health, safety, order, convenience, or general welfare of the community; and,

As stated above, the Comprehensive Plan calls for limiting signs along Olive Boulevard. The Sign Regulations were adopted to better implement the goals of the Comprehensive Plan, as well as balance the business interests throughout the City all while maintaining content neutrality. Allowing more signs for this tenant would appear to be contrary to the adopted Sign Regulations and the City's Comprehensive Plan. To the extent that these documents were adopted through a public process with the express intent of improving the health, safety and general welfare of the community, it can be concluded that granting variances that are contrary to those documents would adversely affect the general welfare of the community.

6. Granting the variance desired will not violate the general spirit and intent of this Chapter.

Based upon the preceding analysis, there does not appear to be a unique physical condition on the subject property. The strict enforcement of the Sign Regulations does not appear to create any extreme hardships for the Applicant and there is no evidence submitted showing why the signs cannot be in compliance with the City's Sign Regulation. Granting the variances would, however, give this property more signage than is available to other tenants within the same shopping center or other properties throughout the City in the same district or the surrounding commercial areas. Having more sign area would appear, then, to be granting a privilege to this Applicant rather than addressing a hardship that is unique to the property. Staff concludes, this is, by definition, contrary to the stated basis for granting a variance and would, therefore, violate the general spirit and intent of the Chapter.

ADDITIONAL CRITERIA FOR NON-USE VARIANCES

In addition to the above, Section 405.1110.E. *Criteria for Area Variances*, states that an applicant for an area variance must meet the following criteria:

- 1. By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances that the strict application of the terms of the zoning regulations actually create a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district in which it is located.**

As stated above, this property and many of the others along Olive Boulevard have a significant slope down from the street. The Applicant has provided no evidence to verify that the change in grade is exceptional or that it creates a hardship to the tenant space in a manner dissimilar to that of other similarly situated property in the City.

2. Granting the variance would not result in the diversion of additional stormwater that would adversely affect adjacent property.

The proposed sign would not result in the diversion of additional stormwater.

ACTION

Following its deliberation, the Board of Adjustment may vote for or against a motion to approve the request.

Pursuant to Section 405.1110 of the Zoning Code, approval of a variance requires written findings of fact supporting the specified variance criteria. In order to make the vote on the application clear, an affirmative motion should be made and members can vote to approve or disapprove that motion. An example motion would be:

“I move to approve the following variance for the commercial tenant space at 10923 Olive Boulevard within the Shops at Westchase Shopping Center:

A second wall sign on the east elevation of the tenant space with a sign area of 24.3 square-feet, in addition to the allowed 50 square foot wall sign on the south elevation, where Section 405.950.B.1. of the Sign Regulations of the Zoning Ordinance requires Each individual use located at ground floor level with its own entrance at street level may have one (1) attached sign, affixed or painted on a wall, canopy, or awning, with a total gross sign area of one (1) square foot per linear foot of the use's front facade or twenty (20) square feet, whichever is greater, up to a maximum of fifty (50) square feet in area. The sign shall be located on the front facade which shall also be the same facade as the main entrance

Based upon the following findings of fact:

1. The variances requested arise from conditions that are unique to the tenant space and property in question and that are not ordinarily found elsewhere in the same zoning district;
2. The variances requested are because of unique hardships not created by the Applicant nor the owner of the property;
3. The granting of the variances will not adversely affect adjacent property owners nor residents;
4. The strict application of the Sign Regulations will cause severe practical difficulty and extreme hardship for the property owner represented in the application;
5. The proposed sign will not adversely affect the public health, safety, order, convenience or general welfare of the community;
6. Granting the variances will not violate the general spirit and intent of this Chapter;
7. By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances that the strict application of the terms of the Sign Regulations actually create a hardship to the tenant

- space and property in a manner dissimilar to that of other similarly situated property in the City; and,
8. Granting the variance will not result in the diversion of additional stormwater that would adversely affect adjacent property.”

If the Board wishes to modify the application or add specific conditions of approval, they should do so by separate motion, prior to voting on the overall approval.

After the Board reaches a final decision regarding the request, a follow-up motion directing staff to prepare and authorizing the Chair to execute the Findings of Fact and Conclusions of Law should be made. An example of such motion is:

“I move to direct staff to prepare and authorize the Chair of the Board of Adjustment to execute Findings of Fact and Conclusions of Law regarding the variance requested for 10923 Olive Boulevard based upon the testimony received and the deliberations of the Board on this application, as decided on January 21, 2016.”

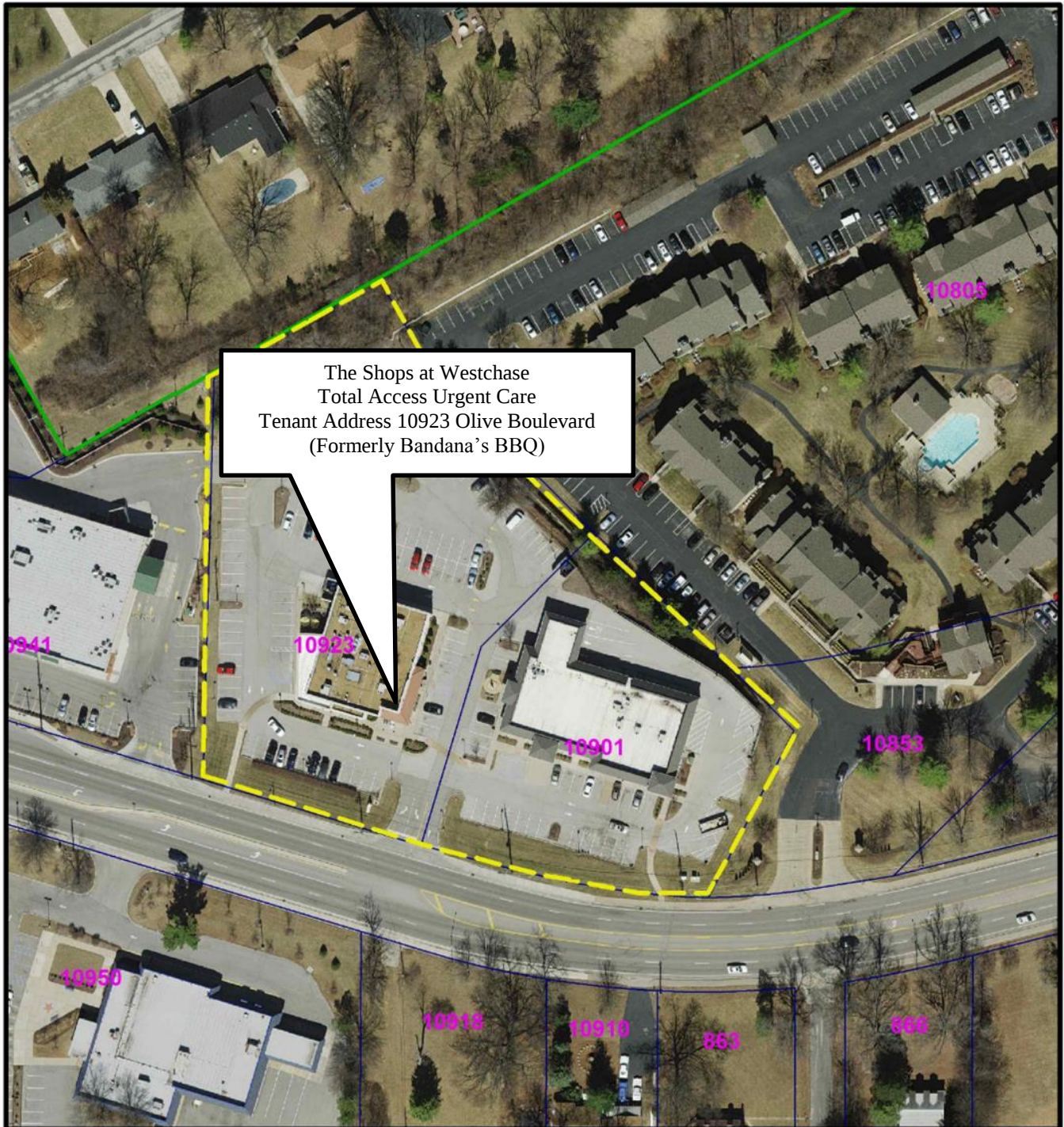
APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

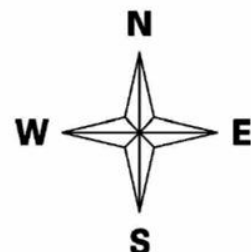
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



Attachment: TAUC BOA Staff Report-January 21 (1720 : 10923 Olive Blvd TAUC Sign Variance)

- The Shops at Westchase, 10901-10925 Olive Boulevard
- Property Lines
- Creve Coeur Municipal Boundary





city of **CREVE COEUR**
COMMUNITY DEVELOPMENT DEPARTMENT

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

BOARD OF ADJUSTMENT APPLICATION
NON-USE VARIANCE

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
<u>Dr. Matthew Bruckel</u>	<u>Kara Hennessy</u>
Name	Name
<u>Total Access Urgent Care</u>	<u>Excel Signs & Design</u>
Company (If Applicable)	Company (If Applicable)
<u>10923 Olive Blvd.</u>	<u>4004-B Butler Hill Rd.</u>
Address	Address
<u>Creve Coeur, MO 63141</u>	<u>St. Louis, MO 63129</u>
Address	Address
Telephone # <u>(314) 458-0044</u>	Telephone # <u>(314) 200-8097</u>
Fax # _____	Fax # <u>(314) 200-8069</u>
Email: <u>mbruckel@tauc.com</u>	Email: <u>Karah@excelsignstl.com</u>

Applicant's Status (Indicate one):

- ☐ Property Owner of Record
- ☒ Private Party (financial, contractual, or proprietary interest; consent of owner of record **must** be attached)
- ☐ Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Board of Adjustment meeting at 4:00 P.M. on Thursday, 12/15, 2015.

[Signature]
Applicant's Signature
12/15/15
Date

[Signature]
Applicant's Representative's Signature
12/15/15
Date

File # _____

INSTRUCTIONS: Complete all of the following sections to the best of your ability. Provide additional materials as needed such as supplemental pages, diagrams, plans, or photographs. Please consult with Planning Division staff (314-872-2501) if you have any questions.

1. I request a variance so that the following may be built or installed on the property (attach building plans, landscape plans, surveys, etc. showing before and after conditions on the property):

(See attached drawings)

2. In support of my request, I offer the following:

- Unique physical characteristics of the property (creek, steep slope, lot shape, etc.):

In order for the logo to remain legible and recognizable from a distance, a variance is requested to increase the size of the logo. The signage split between the two (east and south side) will not be legible at 25 sq ft. The "Total Access Urgent Care" logo is 21 letters long, making it very difficult to shrink down to 25 sq ft.

- Unique non-physical characteristics of the property (location, access, history, etc.):

The speed at which cars are passing makes the location more difficult to notice. Also, the distance from the road decreases the availability to recognize signage.

- Any other differences between the Subject Property and other properties in the surrounding area which would warrant different treatment of the Subject Property:

Total Access Urgent Care provides emergency medical treatment. Patients are often in distress and it is vital that patients find the facility quickly.

- Current uses and structures on the property:

Bandanas Barbecue restaurant previously - currently vacant

Attachment: Applicant's Materials submitted December 15, 2015 (1720 : 10923 Olive Blvd TAUC Sign Variance)

File # _____

3. Explain why the zoning laws unfairly burden the property compared to the other properties around it:

The zoning laws make our extensive logo very difficult to read from the street. This signage increase will not adversely affect the rights of adjacent property owners.

4. Do you believe the problems described above hurt the market value of the property compared to similar properties in the area and, if so, what can you offer as evidence that this is true?

Total Access Urgent Care is rehabilitating the building to appeal to a higher end consumer. The current building represents an outdated food chain. The style of the building, currently, does not reflect a state-of-the-art medical facility.

5. Assuming the variance is approved, describe the potential effects or impacts on neighboring properties:

This will not adversely affect neighboring properties. Total Access will provide the community a much needed service.

6. Assuming the variance is approved, describe any utilities or City and emergency services that will have to be added to or upgraded as a result?

Not applicable

7. Assuming the variance is approved, describe how much additional traffic will be created on the property and in the surrounding area as a result:

None

File # _____

8. Assuming the variance is approved, describe any additional street access or parking that will be needed:

None

9. Zoning district in which the property is located: General Commercial

10. Size of the lot (total square feet or acres): _____

11. Please provide any other information in support of this request (on a separate sheet if needed):

(see attached statement)

12. Attach the following:

- Two (2) checks, \$50.00 filing fee and \$250.00 deposit, payable to "City of Creve Coeur."
- Ten (10) sets of scaled, legible plans (folded to a size no larger than 11"x14") of the improvements requiring a variance.
- Electronic copies of all submitted documents, malware-free on CD, DVD, or USB flash drive.

Office Use Only

_____ Attachments/Plans

Received By: _____

_____ Fees Paid

_____ Written Justification

Date: _____

Jason Jaggi, AICP, Director of Community Development
Whitney Kelly, AICP, City Planner
Jessica Stutte, Administrative Assistant (872-2501)

Revised: 09/15

Attachment: Applicant's Materials submitted December 15, 2015 (1720 : 10923 Olive Blvd TAUC Sign Variance)

11. Total Access Urgent Care (TAUC) has been providing top-notch medical treatment in the St. Louis region since 2008. The rapidly growing TAUC model is centered on fast, friendly, and high quality care. TAUC hand-picks board certified emergency medicine physicians, who are trained to diagnose and treat any level of emergent medical presentation. This allows TAUC to operate effectively as a low-acuity emergency room with much lower prices for patients (one eighth average ER costs for the same services).

TAUC provides immediate medical service to walk-in patients. In the event of an emergency, every second matters. Patients are often in distress from a medical emergency. It is vital that patients find the facility quickly. Visible and clear signage could be the difference between life and death.

The "Total Access Urgent Care" logo is extensive. In order for the logo to remain legible and recognizable from a distance, a variance is requested to increase the size of the logo. The tower on the building provides additional height and visibility for patients. Unfortunately, the logo will not fit on the tower. We are requesting the "TAUC" logo on the tower to differentiate the brand from other urgent care facilities in the area. Currently, the "TAUC" logo is not easily connected with the brand. It is vital that "Total Access Urgent Care" full logo also remain on the building for recognizing the facility as an urgent care. Until that logo design is easily connected with the brand, it is important that we include the full logo in signage as well.

The building sits back from Olive Boulevard and signage will not be seen at the allowed size.

Total Access Urgent Care is excited to provide crucial medical services to the Creve Couer community. According to a survey of over 1,000 existing TAUC patients, signage is the most important way to find medical care. Clear and consistent signage is vital to the health and safety of patients, as well as the mission of Total Access Urgent Care to serve the community with fast, friendly and affordable care.



4004-B Butler Hill Rd. | St. Louis, MO 63129

314.200.8097 314.200.8069

excelsignstl.com

contact us

matt@excelsignstl.com

graphics@excelsignstl.com

Client:

Total Access Urgent Care

Contact:

Ashley Williams
(618) 593-4435
awilliams@tauc.com

Date:

12/14/15

Address:

TAUC 8
10923 Olive Blvd
Creve Cover, MO 63141

designer

kara hennessy

karah@excelsignstl.com

Design Layout Approval

✓ Approved AS IS

×

×

Changes after signed and/or e-mailed approval has been submitted may result in additional charges.

Design Layout is for representational purposes only, and may not be 100% accurate.

Copyright 2014 Excel Signs & Design
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TOTAL ACCESS URGENT CARE

309.2"
22"
TOTAL ACCESS URGENT CARE



South Side

S P E C I F I C A T I O N S

Raceway mounted channel letters

Creve Cover allowances: 1 sqft per linear foot with a max of 50 sqft
> linear footage = 61.4'

Proposed Signage: 309.2" x 22" = 6,802.4 sqin / 144 = 47.23 sqft

color chart

PMS 281C
PMS 193C
Cool Gray 6

Attachment: Applicant's Materials submitted December 15, 2015 (1720 : 10923 Olive Blvd TAUC Sign Variance)



4004-B Butler Hill Rd. | St. Louis, MO 63129

314.200.8097 314.200.8069

excelsignstl.com

contact us

matt@excelsignstl.com

graphics@excelsignstl.com

Client:

Total Access Urgent Care

Contact:

Ashley Williams
(618) 593-4435
awilliams@tauc.com

Date:

12/14/15

Address:

TAUC 8
10923 Olive Blvd
Creve Cover, MO 63141

designer

kara hennessy

karah@excelsignstl.com

Design Layout Approval

✓ Approved AS IS

✗

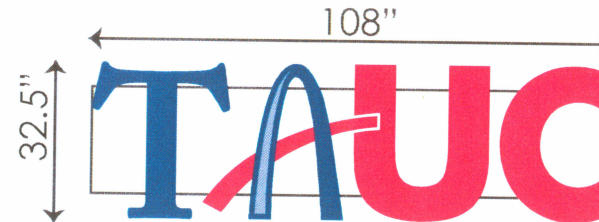
✗ Date

Changes after signed and/or e-mailed approval has been submitted may result in additional charges.

Design Layout is for representational purposes only, and may not be 100% accurate.

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TOTAL ACCESS URGENT CARE



East Side

S P E C I F I C A T I O N S

Raceway mounted channel letters

Creve Cover allowances: 1sqft per linear foot with a max of 50 sqft
> linear footage = 96'

Proposed Signage: 32.5" x 108" = 3,510 sqin / 144 = 24.3 sqft

color chart

- PMS 281C
- PMS 193C
- Cool Gray 6

Attachment: Applicant's Materials submitted December 15, 2015 (1720 : 10923 Olive Blvd TAUC Sign Variance)