



**PUBLIC WORKS  
STAFF REPORT  
AMENDED MASTER SITE PLAN**

OWNER:	Wholesale Plumbing Supply
ARCHITECT:	Idea Architects
LOCATION:	13384 Manchester Road
REQUEST:	Amended Master Site Plan to allow for new loading dock in rear and accent color change.
EXISTING ZONING:	C-1
EXISTING USE:	Edwards Plaza, contains Miniature Market and vacant space formerly occupied by Edwards Carpet.
PROPOSED USE:	Wholesale Plumbing Supply retail/wholesale/showroom, classified as "Building Materials (retail)", a permitted use.
BACKGROUND:	Wholesale Plumbing Supply has purchased the former Edwards Plaza development. They will occupy the space formerly used by Edwards Carpet. Miniature Market will remain as a tenant. The building was originally constructed in 1997 and an approved Master Development Plan is on file.

**COMMENTS:**

1. Title Block, Name, Status, Date; North Arrow, Legend, and Locator Map; Scale no higher than 1"=100'	Provided.
2. Sealed Drawings	Provided.
3. Traffic and Parking Study; Internal Driveways, Parking Lots, and Circulation Patterns	Two parking spaces are proposed to be removed in the rear of the building to accommodate the new loading dock. After the removal of the two parking spaces, the site will have 82 parking spaces. The Off-Street Parking and Loading Code requires 75 parking spaces for a retail commercial building of this size.
4. Building Gross Floor Area, Elevation, and Cross Sections	Provided. Wholesale Plumbing Supply's logo colors are two shades of blue. The existing gray façade of the building will remain, while the colors of the concrete posts, trim, and side entrance awning are proposed to be changed from red to blue to match Wholesale Plumbing's logo colors.
5. Loading Areas	The applicant has proposed to add a second loading dock in the rear of the building. The dock will be 12' wide.
6. Lighting/Photometrics	No changes.
7. Setbacks	No changes.
8. Landscaping Plan	No changes.
9. Refuse Enclosure Elevations & Materials	No changes, existing dumpster in the rear of the building.

10. Stormwater BMPs	No changes to footprint of building or lot.
11. Building Material Samples	Color samples will be provided at the P&Z meeting.
12. Building Renderings	Provided.
13. Name	Wholesale Plumbing Supply.
14. Signage	The building has Uniform Sign Standards, which do not permit the applicant's colors or name on the ground sign. The applicant has also applied to amend the sign standards, which is being processed concurrently.

Prepared 6/29/2023 by KC



**PUBLIC WORKS  
STAFF REPORT  
AMENDMENT OF UNIFORM SIGN STANDARDS**

APPLICANT/OWNER	Idea Architects LLC on behalf of Property Owner: WPS Investments LLC / Wholesale Plumbing
LOCATION:	13380-13384 Manchester Road.
REQUEST:	Amend Existing Uniform Sign Standards
TENANTS:	Miniature Market, Wholesale Plumbing

**COMMENTS:**

Existing Uniform Sign Standards for the property, previously known as “Edwards Plaza”, were adopted in 1997. Edwards Carpet has closed and sold the building to Wholesale Plumbing. Wholesale Plumbing has applied to change the existing red color of the building trim to blue, and requests that the Uniform Sign Standards be amended to allow for their white and blue company logo. The current sign standards specify that the ground sign must say “Edwards Plaza” and include references to sign technology that is obsolete. Staff requested that new sign standards include language that would keep the existing Miniature Market sign in conformance. The proposed Uniform Sign Standards are in conformance with the general sign code.

Wall Signs – Current Language	Wall Signs – Proposed Language
1. Signage shall be restricted to three colors: red, white, and blue.	Signage shall be restricted to four colors: red (1), white (1), and Wholesale Plumbing Supply custom blues (2).
2. Letters shall be restricted to one color, red.	Letters shall be restricted to four colors: red (1), white (1), and Wholesale Plumbing Supply custom blues (2).
3. Logos shall be restricted to three colors: red, white, and blue.	Logos shall be restricted to five colors: red (1), white (1), black (1), and Wholesale Plumbing custom blues (2).
4. Signage shall have acrylic faces and be backlit by neon.	Signage shall have acrylic faces and be backlit by neon or LED lighting.
5. Signage trim shall be bronze.	Signage trim shall be bronze or white.
6. Maximum sign letter height is 32”. Minimum sign height is 12”. Logos may not exceed height of accompanying letters.	(unchanged)
7. Bottom edge of signs shall be 12” from lowest edge of the 5’ fascia.	(unchanged)
8. Signs must be mounted to a raceway painted to match the light gray façade.	(unchanged)
9. Returns to be 5” in depth and constructed of aluminum enamel and coated dark bronze.	Returns to be 5” in depth and constructed of aluminum enamel and coated white or dark bronze.

Ground Signs – Current Language	Ground Signs – Proposed Language
1. One ground sign shall be permitted for the center.	(unchanged)
2. Sign shall read “Edwards Plaza” only.	(omitted)
3. Sign shall be restricted to one color, red.	Sign shall be restricted to four colors: white (1), black (1), and Wholesale Plumbing custom blues (2).
4. The ground sign shall not contain a logo.	The ground sign shall contain the primary tenant’s logo.
5. Background color of the sign shall match the color of the building.	The base of the sign shall be gray and match the color of the building.
6. Letter trim shall be bronze.	(omitted)
7. Signage shall have acrylic faces backlit by neon.	Signage shall have acrylic faces and be backlit with LED.

Temporary Signs – Current Language	Temporary Signs – Proposed Language
1. Real Estate signs for leasing purposes.	Real Estate signs for leasing / building sale purposes.

Prepared 6/27/23 by KC

CITY OF DES PERES, MO

PETITION FOR SITE PLAN APPROVAL

APPLICANT: BRIAN IVY  
ADDRESS: 130 W. LOCKWOOD AVE. STE. #2 WEBSTER GROVES, MO 63119  
PHONE: (314) 801-8601 EMAIL: brianeideastl.com  
REQUEST (Preliminary/Final): FINAL  
OWNER: JEFF HENNING  
ADDRESS: 2080 EXCHANGE DR. SAINT CHARLES, MO 63303

DEVELOPMENT NAME: WHOLESALE PLUMBING SUPPLY PLAZA  
LOCATION: 13384 MANCHESTER RD  
USE: Retail ZONING: C-1  
SITE AREA: \_\_\_\_\_ FLR. AREA: 14,526

Two (2) complete hard copy sets of the petition with application, fees and PDF ([Aknox@DesPeresMO.org](mailto:Aknox@DesPeresMO.org)) must be submitted to the Department of Public Works by the 15<sup>th</sup> day of the month. After staff review and revision, fifteen (15) sets must be submitted by the last Wednesday of the month to be eligible for the Planning & Zoning Commission meeting the following month. Plans & documents must be folded to letter size. Petitions that are incomplete will be returned without review.

We have read this petition and agree to abide by all of its provisions. We have read the City of Des Peres Municipal Code and will comply with all applicable requirements. We have not attempted to pay any city official a fee, commission or gratuity to advance this petition. We have not knowingly provided any false information associated with this petition and agree to be entirely truthful about our intentions during public meetings. This is certified by our signatures below:

APPLICANT: Brian Ivy B. K. I. DATE: 06.02.2023  
OWNER: Jeff S. Henning DATE: 06/15/2023  
Jeff S. Henning  
SUBMITTAL PLAN REQUIREMENTS 06/15/2023

**SITE PLAN APPROVAL**

**PRELIMINARY PLAN**

\_\_\_\_\_ **FEE OF \$250 (C-2, C-3)**

**EXPLANATION**

\_\_\_\_\_ Provide Written Explanation of New Improvements & Reasons for This Work.  
(One Half Page or Less, Typed)

**SITE PLAN**

- \_\_\_\_\_ Title block, Name, Status & Date
- \_\_\_\_\_ North arrow, Legend & Locator Map
- \_\_\_\_\_ Scale no greater than 1"=100'
- \_\_\_\_\_ Seal & Signature of Licensed Engineer, Surveyor or Architect
- \_\_\_\_\_ Legal Description of Property
- \_\_\_\_\_ Status of Request (on plans)
- \_\_\_\_\_ Traffic & Parking Study (if requested)
- \_\_\_\_\_ Water Courses & 100 Year Flood Plain Location
- \_\_\_\_\_ Sanitary & Storm Sewers
- \_\_\_\_\_ Stormwater Detention Basin Size, Elevation & Capacity
- \_\_\_\_\_ Water Line Size & Capacity & Hydrants
- \_\_\_\_\_ Utility Easements with Type & Width
- \_\_\_\_\_ Topography to the Nearest 2 Ft.
- \_\_\_\_\_ Building Gross Floor Area, Elevation & Cross Sections, Heights
- \_\_\_\_\_ Street Right-Of-Way & Pavement Width
- \_\_\_\_\_ Street Cross Sections & Profiles
- \_\_\_\_\_ Sidewalks
- \_\_\_\_\_ Lot Dimensions, Setbacks & Area
- \_\_\_\_\_ Buffer Yards with Dimensions
- \_\_\_\_\_ Lot Coverage Calculations
- \_\_\_\_\_ Internal Driveways, Parking Lots and Total Spaces
- \_\_\_\_\_ Loading Areas

**MASTER, COMBINED PLAN, OR REVISED**

\_\_\_\_\_ **FEE OF \$500 (C-1); \$1,000 (C-2, C-3)**

- \_\_\_\_\_ Preliminary Plan Requirements (From Above)
- \_\_\_\_\_ Lighting Fixture Type, Height & Intensity Depicted in a Photometric Plot
- \_\_\_\_\_ Landscaping Plan, Tree Inventory & Replacements
- \_\_\_\_\_ Refuse Enclosure Elevation Drawings & Screening Materials
- \_\_\_\_\_ Building Material Samples
- \_\_\_\_\_ Building Renderings Depicting Architectural Styling
- \_\_\_\_\_ Development Phasing
- \_\_\_\_\_ Signage



130 West Lockwood Ave. Webster Groves, MO 63119

314.801.8601 office

www.IdeaStL.com

June 15, 2023

Planning and Zoning Commission  
City of Des Peres  
12325 Manchester Road  
Des Peres, MO 63131

Re: Project Narrative for Proposed minor building, site and signage alterations  
Wholesale Plumbing Supply Company – 13380 and 13384 Manchester Road

Honorable Commissioners,

Please accept this letter as our narrative of the above referenced pending project. This proposed new location for Wholesale Plumbing Supply Company which will be located is in the former Edwards Plaza.

The scope of work includes the following:

Building:

1. painting the red stripes and columns on the building blue (to match the corporate colors)
2. replacing the red awning fabric with blue fabric (to match the corporate colors)
3. cut a new 12' wide overhead door in the rear of the building. This will allow access of the forklift carrying 10' lengths of pipe into the warehouse portion of the space.

Site:

1. install a new access ramp for the forklift to access deliveries from the side of a truck and drive them into the warehouse side of their space.
2. there will be a net loss of 3 parking spaces to make way for the new ramp.

Sign:

1. New Monument Sign has 3 colors: Grey, to match building, 2 shades of blue for the logo.
2. The Building Sign has 1 color: White face, white trim, white returns ALL WHITE

Commissioners, again if you have any questions or comments, please do not hesitate to contact me.

Thank you,

A handwritten signature in black ink that reads "Brian K. Ivy".

Brian K. Ivy,  
NCARB



**1** **SOUTHWEST VIEW**  
 SCALE: NOT TO SCALE EXISTING



**2** **SOUTHWEST VIEW**  
 SCALE: NOT TO SCALE PROPOSED

**CONSULTANTS**



DATE: 6/15/2023  
 Brian Ivy, Architect  
 MO# A-2004008995



**3** **NORTHWEST VIEW**  
 SCALE: NOT TO SCALE EXISTING



**4** **NORTHWEST VIEW**  
 SCALE: NOT TO SCALE PROPOSED

**CARBEE**

**APPLICATOR**

**FRONT OF CHANNEL LETTERS**

- \*WP WHOLESALE PLUMBING SUPPLY
- \*OVERALL SIZE: 80" T x 65" H
- \*1/2" 300 PANTED ALUMINUM RETURN (WHITE)
- \*3MM ACRYLICS, 1" PANTED TRANSPARENT WHITE
- \*1/2" 300 WHITE ACRYLIC FACER, 1/2" WITH HANLEY WHITE LEDS
- \*HANGING 1500V, 277V MULTIPLE END POWER SUPPLIES, UL APPROVED
- \*MOUNTED ON PANTED FACEMOUNTS
- \*TRANSFORMER BOX WITH DISCONNECT SWITCH, UL LABELS
- \*BUILDING: 200W x 100W x 40' SQUARE FEET ALLOWED
- \*SIGN: 432 SF x 30" D x 11,000.00' + 164.28 SF SQUARE FEET

TENANT SIGNATURE: [Signature] LANDLORD SIGNATURE: [Signature]

**Wholesale Plumbing Supply**  
 13384 Manchester Road  
 Des Peres, MO 63131

**5** **BUILDING SIGNAGE**  
 SCALE: NOT TO SCALE PROPOSED

**CARBEE**

**APPLICATOR**

DOUBLE END ALUMINUM CHANNEL LETTER SIGN

\*TOP FACER: 1/2" x 3/4" x 3/4"

\*1/2" 300 ACRYLIC FACER, 1/2" WITH HANLEY WHITE LEDS

\*HANGING 1500V, 277V MULTIPLE END POWER SUPPLIES, UL APPROVED

\*MOUNTED ON PANTED FACEMOUNTS

\*TRANSFORMER BOX WITH DISCONNECT SWITCH, UL LABELS

\*BUILDING: 200W x 100W x 40' SQUARE FEET ALLOWED

\*SIGN: 432 SF x 30" D x 11,000.00' + 164.28 SF SQUARE FEET

TENANT SIGNATURE: [Signature] LANDLORD SIGNATURE: [Signature]

**Wholesale Plumbing Supply**  
 13384 Manchester Road  
 Des Peres, MO 63131

**6** **MONUMENT SIGNAGE**  
 SCALE: NOT TO SCALE PROPOSED

Final - Proposed Improvements Documents For:  
**Wholesale Plumbing Supply Co.**  
**Tenant Improvements**  
 13384 Manchester Rd. Des Peres, MO 63131

DATE: 06.15.2023

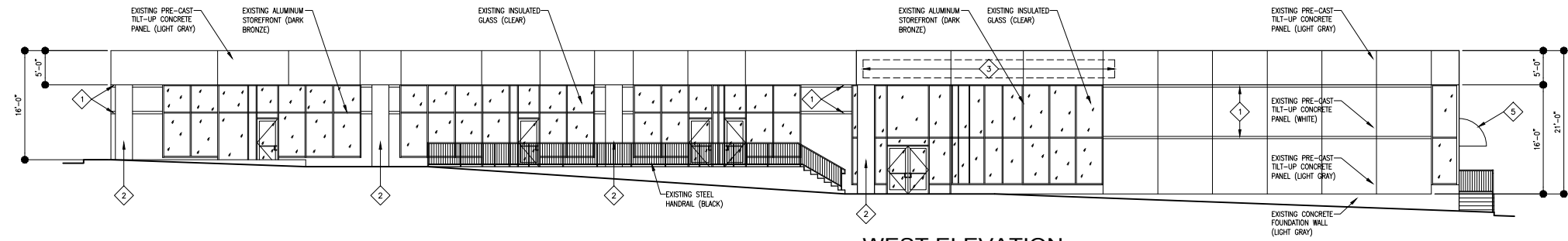
REVISIONS:


DRAWN BY:

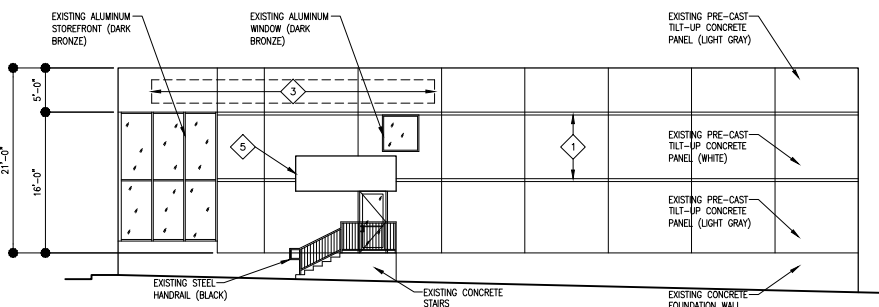
PROJECT NO: 2023-033

SHEET NUMBER:

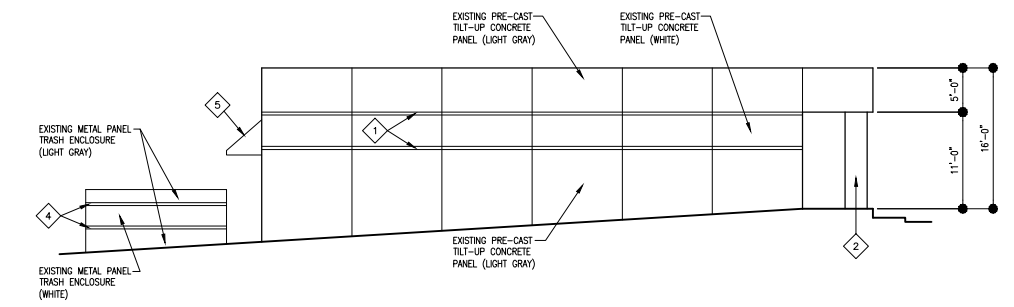




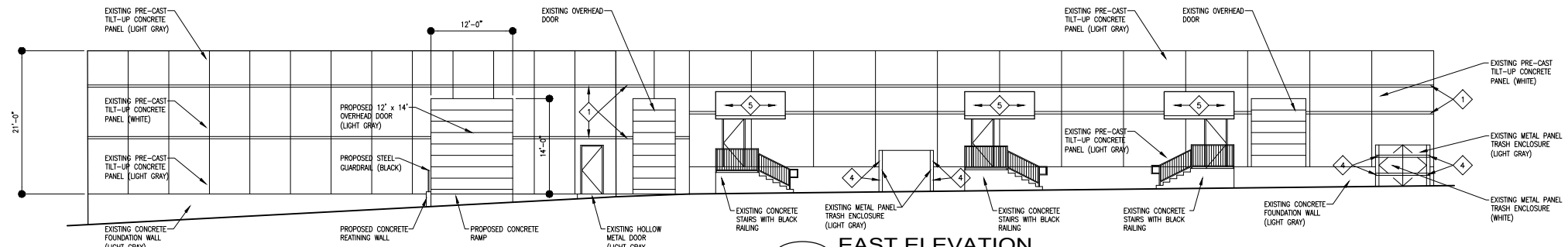
**11 WEST ELEVATION**  
SCALE: 1/8" = 1'-0" 13384 MANCHESTER RD.



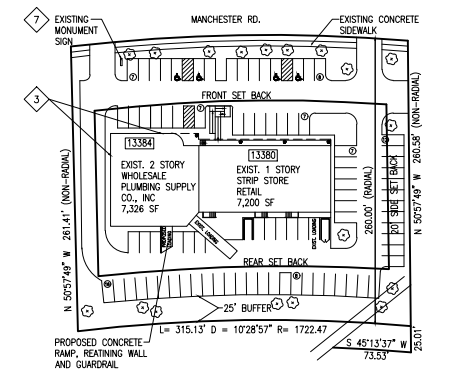
**25 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



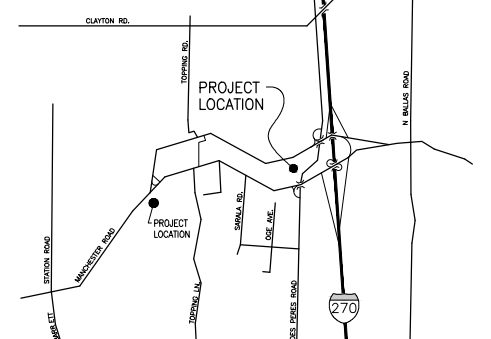
**12 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**13 EAST ELEVATION**  
SCALE: 1/8" = 1'-0" REAR



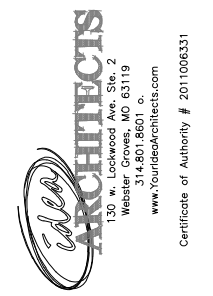
**10 SITE PLAN**  
SCALE: 1/64" = 1'-0"



**5 LOCATION MAP**  
SCALE: NOT TO SCALE

**ELEVATION KEYED NOTES**

1. PRIME AND PAINT EXISTING HORIZONTAL RED STRIPES OWNER CUSTOM COLOR BLUE.
2. PRIME AND PAINT (4) EXISTING METAL COLUMN COVERS OWNER CUSTOM COLOR BLUE.
3. SIGNAGE REMOVAL AND REPLACEMENT BY OTHERS UNDER SEPARATE CONTRACT.
4. PRIME AND PAINT EXISTING HORIZONTAL RED STRIPES ON ALL FINISHED SIDES OF EXISTING DUMPSTER ENCLOSURES AND GATES OWNER CUSTOM COLOR BLUE.
5. REMOVE EXISTING CANOPY FABRIC, (4) CANOPIES, EXISTING CANOPY STRUCTURE TO REMAIN AND BE REUSED. INSTALL NEW OWNER CUSTOM COLOR BLUE FABRIC.
6. PRIME AND PAINT EXISTING MONUMENT SIGNAGE (ALL FOUR SIDES) OWNER APPROVED BLUE COLORS. ALL OTHER MODIFICATIONS TO MONUMENT SIGNAGE IS BY OTHERS UNDER SEPARATE CONTRACT.
7. MONUMENT SIGNAGE REMOVAL AND REPLACEMENT BY OTHERS UNDER SEPARATE CONTRACT.



**CONSULTANTS**

DATE: 6/15/2023  
Brian Ivy, Architect  
MO# A-2004008995

Final - Proposed Improvements Documents For:  
**Wholesale Plumbing Supply Co.**  
**Tenant Improvements**  
13384 Manchester Rd. Des Peres, MO 63131

DATE: 06.15.2023

REVISIONS:

NO.	DESCRIPTION

DRAWN BY:

PROJECT NO: 2023-033

SHEET NUMBER:

**A102**  
Elevations