



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Public Hearing Report

Meeting Date: January 14, 2019

From: Mike Knight, Planner *mk*

Location: North of North Outer 40 Road and east of Boone's Crossing

Petition: **P.Z. 13-2018 Summit-Topgolf (SkyGroup Investments, LLC)** An ordinance repealing City of Chesterfield Ordinance 3012 to establish a new "PC" Planned Commercial District for a 22.22 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing. (17T510063, 17T520105, 17T520116)

Summary

SkyGroup Investments, LLC is requesting a zoning map amendment to repeal City of Chesterfield Ordinance 3012 and establish a new "PC" Planned Commercial District for a 22.22 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing. The 22 acre tract of land is currently made up of three lots; (Lots A, B, and C).

There are two primary purposes with this request. **The first purpose would be to subdivide Lot C into two lots referenced as C1 and C2** seen on Figure 1 on the following page. The total acreage currently for Lot C is 3.8 acres. Proposed Lot C1 would be the western portion consisting of 2.2 acres and C2 would be to the eastern portion of 1.6 acres. **The second purpose would be to increase the maximum building height of Lot C2 from sixty (60) to sixty-five (65) feet.** Lots A, B, and C1 would maintain the sixty (60) foot height limitation.

The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 3012. The Summit-Topgolf subdivision has had an abundance of activity in recent history. Lot A, positioned on the far west, has a recently approved Site Development Section Plan allowing the development of a new Residence Inn hotel, which is 4 stories in height, accommodates 128 guest rooms and has an indoor pool. Lot B is directly to the east of Lot A and has a recently approved occupancy permit for a 66,300 square foot entertainment complex known as Topgolf which includes a golf driving-range, restaurant, bar, meeting space, and game area. Lot C is currently undeveloped.



Figure 1: Subject Site Aerial

SITE HISTORY

In January of 2017, the City Council approved Ordinance 2932 which consolidated two Planned Commercial districts (the Hardees Iceplex and Valley Gates Subdivision) into one new 22.2 acre Planned Commercial district.

The portion of the site from the Hardees Iceplex is approximately 14.5 acres and was governed by Ordinance 1564 until ordinance 2932. Prior to this zoning, the site was zoned "NU" Non-Urban but had also been approved for a Conditional Use Permit (CUP #13) in 1993 for the operation of an indoor ice arena, sports pro shop, snack bar, game room, ancillary seating facilities, and offices.

The portion of the site from the Valley Gates Subdivision is approximately 7.7 acres and was vacant until the City approved a change of zoning from an "NU" Non-Urban designation to a "PC" Planned Commercial designation in 2005, which allowed for a number of recreational, retail, and other commercial uses. The site went through two subsequent amendments for various development standards including, but not limited to, building height and setbacks, which resulted in the site-specific Ordinance 2570.

Most recently in June of 2018, the City Council approved City of Chesterfield Ordinance 3012. This ordinance repealed City of Chesterfield Ordinance 2932 and established a new "PC" Planned Commercial District. The sole change resulting of Ordinance 3012 was the increase in total building floor area within the Summit-Topgolf development from 150,000 square feet to not exceed 200,000 square feet. The total building floor area depicted on the proposed Preliminary Development Plan for this request is 165,212 square feet of the maximum 200,000 square feet provided in the governing ordinance.

SURROUNDING LAND USES

The land use and zoning for the properties surrounding this parcel are as follows. The Monarch Chesterfield Levee located directly to the north with Flood Plain Non-Urban zoned property, currently being used for the stock piling of dirt. The site is bordered by North Outer 40 and Interstate 64 to the south. The Kemp Auto Museum is the nearest subdivision to the south zoned a mixture of Planned Commercial and Planned Industrial. To the east is zoned a combination of Agriculture and Non-Urban, currently being used for agricultural operations including a plant nursery under an active Conditional Use Permit. The property to the west is Chesterfield Outlets and is currently zoned Planned Commercial.



Figure 2: Surrounding Aerial

Surrounding Land Uses and Zoning				
LOCATION	LABEL	SUBDIVISION	ZONING	NOTES
North	A	No Subdivision Ward 4	FPNU	Currently used for stock piling of dirt
South	B	Kemp Auto Museum	PC & M3	Site Plan approved in Nov. 2018 for 17,977 SF shopping center
East	C	No Subdivision Ward 4	AG & NU with CUP	Cheserterfield Valley Nursery operates under the CUP
West	D	Chesterfield Outlets	PC	A 330,458 SF outlet mall currently operates on a 48 acre site

Table 1: Surrounding Uses

COMPREHENSIVE PLAN

The subject site is located within Ward 4 of the City of Chesterfield and is within the Mixed Commercial Use land use designation per the City's Land Use Plan as seen in Figure 3. The Comprehensive Plan designates the permitted land uses under Mixed Commercial Use (Retail, Low-Density Office, and Limited Office/Warehouse Facilities). All of the currently permitted uses under governing Ordinance 3012 are consistent with the City's Comprehensive Land Use Plan.

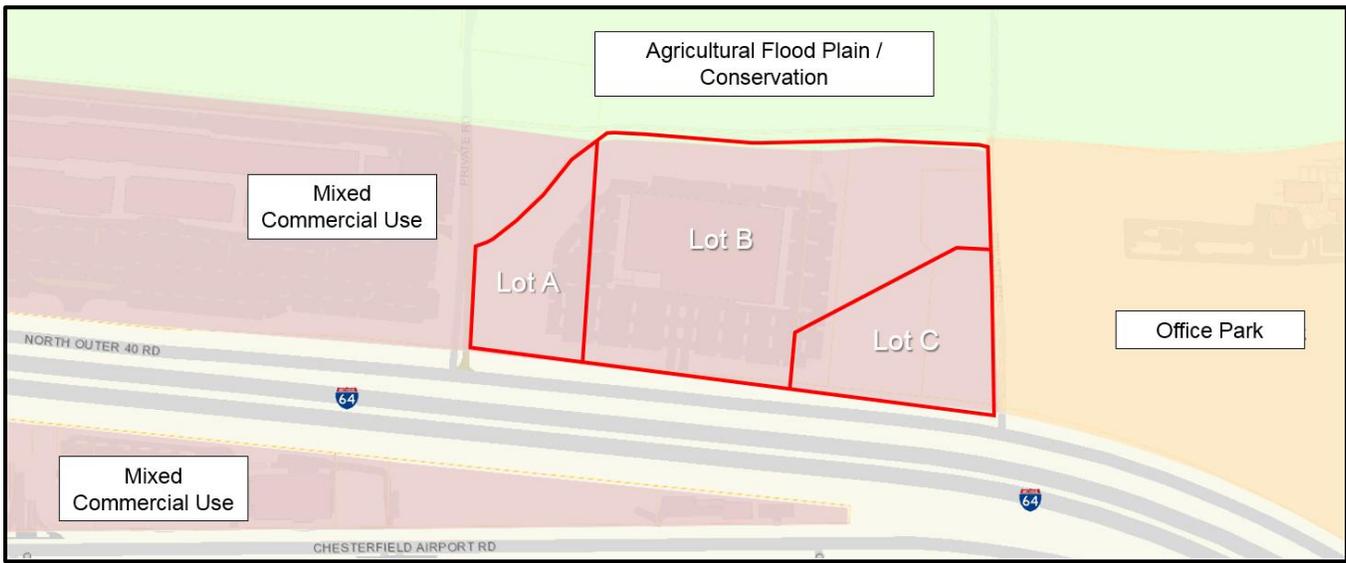


Figure 3: Comprehensive Land Use Plan

Chesterfield Valley Design Policies:

There are two Chesterfield Valley Design Policies that are located within the City of Chesterfield Comprehensive Land Use Plan that are applicable to the proposed zoning map amendment.

Automobile Parking for Buildings Along I-64/US 40 - Parking should be primarily located to the side or rear of any building façade facing I-64/US 40 or along North Outer 40.

The Preliminary Plan submitted with the request depicts one building on both Lot C1 and Lot C2. The parking is generally to the side or to the rear of both buildings.

Pedestrian Circulation - In order to promote pedestrian movement, each development is required to address pedestrian circulation within and between all developments. This pedestrian system shall be designed in an overall safe, clearly understood plan meeting ADA (American Disabilities Act) requirements.

There is one proposed access point off of North Outer 40 and a proposed cross-access easement between Lots C1, C2, and the property to the east of the Summit-Topgolf subdivision. Staff will utilize the Site Development Section Plan process to continue connectivity of pedestrian infrastructure internally throughout the subject site and externally to the properties to the east and west.

STAFF ANALYSIS

There are two primary purposes with this request. The first purpose would be to subdivide Lot C into two lots referenced as C1 and C2 seen in Figure 4 below. The total acreage currently for Lot C is 3.8 acres. Proposed Lot C1 would be on the west consisting of 2.2 acres and C2 would be to the east consisting of 1.6 acres. The second purpose would be to increase the maximum building height of Lot C2 from sixty (60) to sixty-five (65) feet. Lots A, B, and C1 would proceed with the sixty (60) foot height limitation.

Request 1 (*Subdivide Lot C into two lots referenced as C1 and C2*)

Currently there are 3 lots that make up the Summit-Topgolf subdivision (Lots A,B,C). This request outlines the transformation of Lot C to be split into two separate lots known as Lot C1 and Lot C2 distinguished on the proposed Preliminary Development Plan. These lots will be served by one access point off of North Outer 40 Road which is consistent with all prior approved plans for the Summit-Topgolf subdivision. Portions of an existing cross access easement will be required to be removed and a new cross-access easement will be required to be recorded. There are no internal parking or building setbacks built into the governing ordinance as they are all from the boundaries of the Planned Commercial District. Parking appears to be shared between the two lots. Each site must meet the minimum parking requirements for each individual lot in accordance to the parking requirements of the Unified Development Code or a shared parking agreement must be fulfilled. This will be reviewed upon the submittal of the future Site Development Section Plans. Updates to language within the Attachment A will also be necessary in regards to the section labeled Access/Access Management. As previously stated, Lot C has a built in restriction within the current Attachment A establishing only one access point off of North Outer 40. New language shall state information that Lot C1 shall be permitted one access point off of North Outer 40 Road and Lot C2 shall have no direct access to North Outer 40 Road.

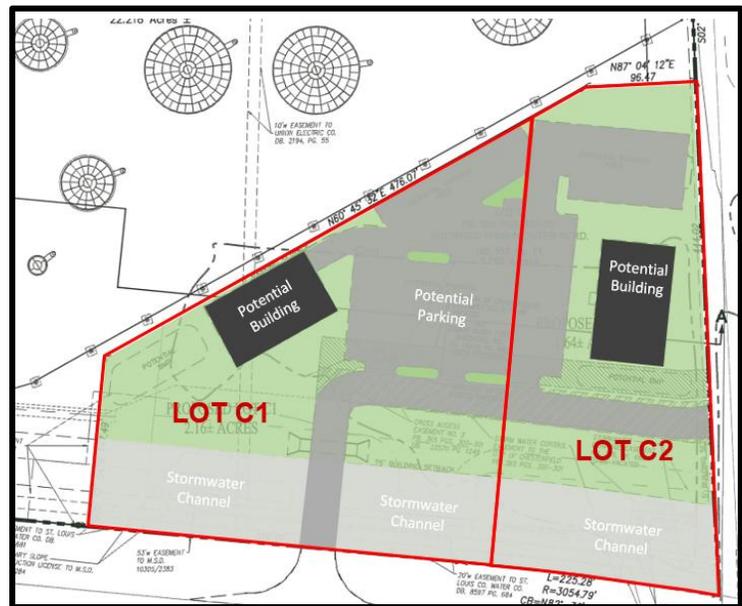


Figure 4: Lots C1 and C2

In accordance to the pedestrian circulation aspect of the Chesterfield Valley Design Policies previously stated, Staff will utilize the Site Development Section Plan process to continue the connectivity of pedestrian infrastructure internally throughout the Summit-Topgolf subdivision and externally to the properties to the east and west. North Outer 40 is classified as a Major Arterial within the City of Chesterfield Functional Classification Map and is owned and operated by St. Louis County. The City of Chesterfield not only requires agency comments from St. Louis County Department of Transportation through the zoning process, it is also included within the Site Development Section Plan review process.

Request 2 (Increase the maximum building height of Lot C2 from sixty (60) to sixty-five (65) feet)

The petitioner is requesting to increase the maximum building height of Lot C2 from sixty (60) to sixty-five (65) feet. Lots A, B, and C1 would proceed with the sixty (60) foot height limitation. Currently within governing Ordinance 3012, the maximum height including parapets and other similar features, rooftop equipment, and lighting structures of all buildings shall not exceed sixty (60) feet. The ordinance also reads, that the poles and netting related to the driving range requiring a maximum height of one hundred and seventy (170) feet.

The PC Planned Commercial District regulations do not have specific height limitations within the UDC. There are minimum standards of design in which there is a maximum floor area ratio of (0.55) and a minimum of 35% open space.

The neighboring Chesterfield Outlets site addresses height restrictions with the maximum height of the building, exclusive of rooftop mechanical equipment and screening, shall not exceed 45 feet; however, architectural features, including but not limited to towers that do not add usable floor area may be a maximum of 60 feet in height. Additionally, Chesterfield Blue Valley, which is located at the far western edge of the Chesterfield Valley but still along the Interstate 64 corridor, is permitted a maximum structure height of 65 feet with the exception of three parcels which can be built 6 stories or 75 feet as measured from existing grade, whichever is less.

Of all the development that is directly north and south of the I-64 corridor within the Chesterfield Valley, seven subdivisions have height limitations that permit for development exceeding 45 feet (Blue Valley, Spirit of STL Corporate Center, CVAC, Long Road Crossing, Chesterfield Outlets, Chesterfield Grove, and Summit-Topgolf). The locations of the above-mentioned properties can be seen in Figure 5 below.



Figure 5: Height Limitations above 45 Feet along I-64 corridor

No building or structure, other than a freestanding project identification sign, light standard, or flag poles, is able to be located within 75 feet from the southern boundary given there is a 75 foot structure setback from the southern boundary of the Planned Commercial District identified in the governing ordinance. The Sky Exposure Plane is a theoretical plane beginning on a line at the intersection of the setback plane and front yard setback rising over the buildable area of the lot on a slope determined by an acute angle of 60°. The setback plane is a theoretical plane beginning at the edge of the street and rising at a 45° angle over the required front yard to the front yard setback line used to determine the starting point for the sky exposure plan. Figure 6 demonstrates that if a building was to be built at its closest point against the structure setback, a 65 foot building would never break the sky exposure plane.

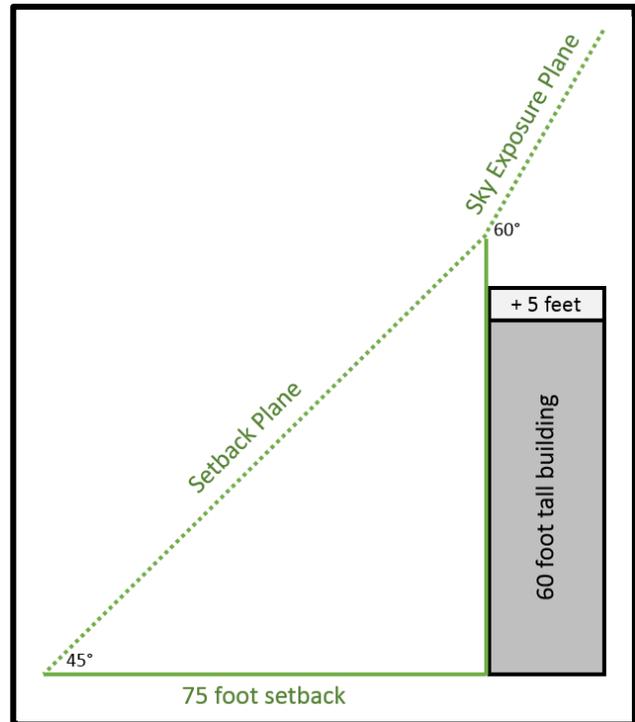


Figure 6: Sky Exposure Plane

Supplementary Exhibit

The applicant SkyGroup Investments, LLC has provided the required narrative statement which includes the purpose and description of the requests. Also included is a supplementary exhibit that contains a rendered image of the proposed building on Lot C2, adjacent to the currently operating Topgolf facility. The narrative statement and supplementary exhibit have been included in the provided Planning Commission Packet.

It is important to note that the supplementary exhibit is intended as a reference for height in relation to the neighboring roadways and Topgolf facility. All buildings in conjunction to Lot C1 or Lot C2 will be required to be reviewed by the Architectural Review Board within the Site Development Section Plan process.

Preliminary Plan

A zoning map amendment to a planned zoning district requires a Preliminary Development Plan, which has been included in the Planning Commission's packet. Staff will continue to evaluate the submitted Preliminary Development Plan.

A Public Hearing further addressing the request will be held at the January 14th, 2019 City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement including a supplementary exhibit of the proposed development and Preliminary Plan for this petition.

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
3. Supplementary Exhibit
4. Preliminary Plan



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, January 14, 2019 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 13-2018 Summit-Topgolf (SkyGroup Investments, LLC) An ordinance repealing City of Chesterfield Ordinance 3012 to establish a new "PC" Planned Commercial District for a 22.22 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing. (17T510063, 17T520105, 17T520116) .

Description of Property

A TRACT OF LAND BEING PART OF A LARGER TRACT AS CONVEYED TO SUMMIT ICE CENTER INVESTORS, INC BY INSTRUMENT RECORDED IN BOOK 14970, PAGE 648 OF THE ST LOUIS COUNTY RECORDS, LOCATED IN US SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST LOUIS COUNTY, MISSOURI

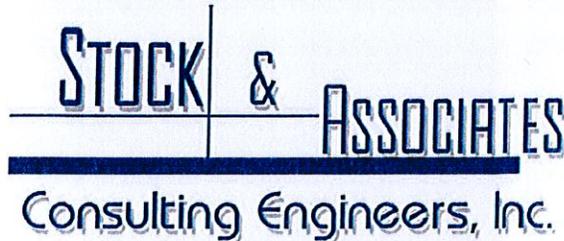
For a list of the requested uses, contact the project planner.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Mike Knight at 636.537.4736 or via e-mail at JKnight@Chesterfield.MO.US. All interested parties will be given an opportunity to be heard at the Public Hearing.



**PROJECT NARRATIVE ASSOCIATED WITH
A REQUEST FOR TEXT AMENDMENT TO ORDINANCE #3012**

Date: November 12, 2018
(Stock Project No. 218-6414)

The purpose for our request for changes to Ordinance #3012:

A change to Section B "Floor Area, Height, Building, and Parking Structure Requirements" item "2. Height" of attachment A. Specific to "Lot C", we request that the maximum building height be increased from sixty (60) to sixty-five (65) feet.

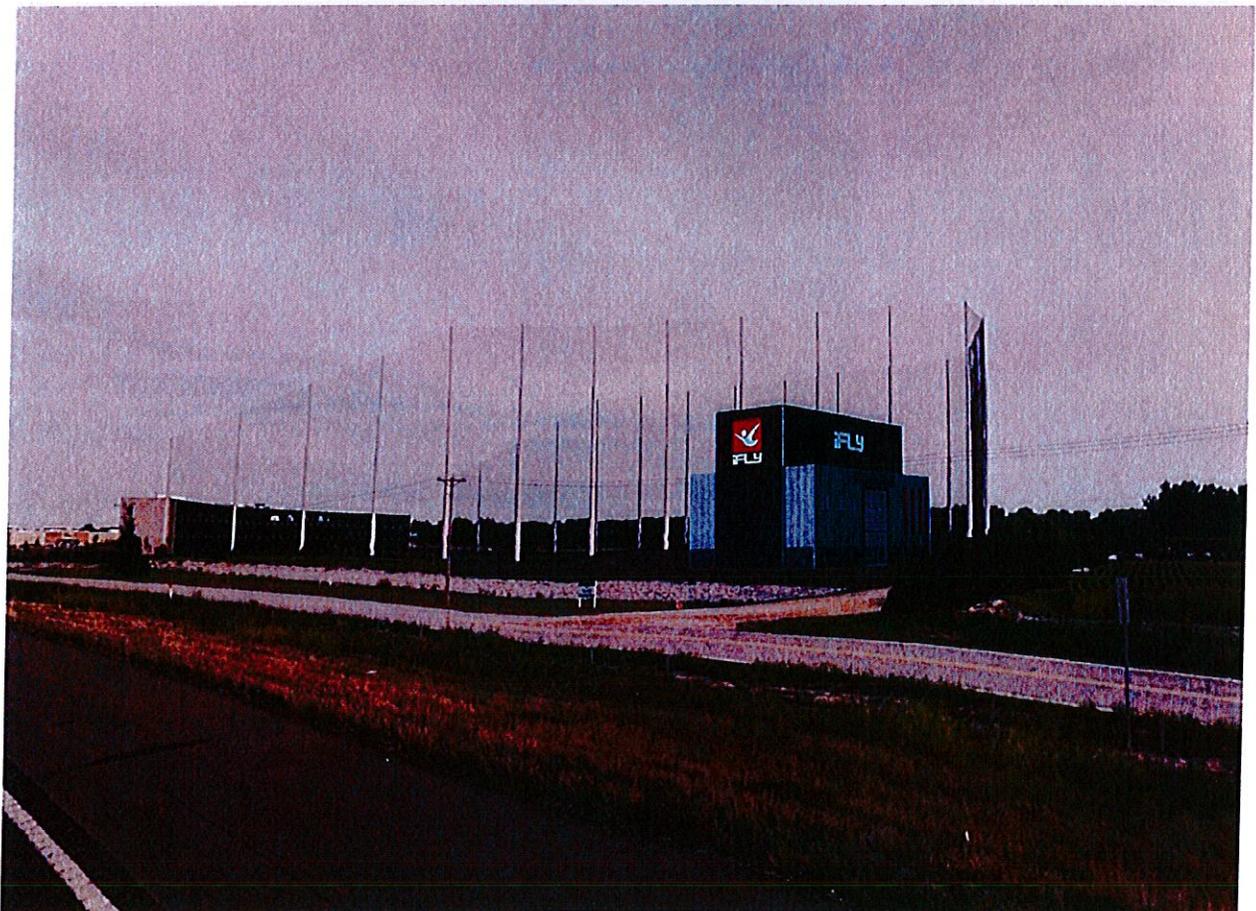
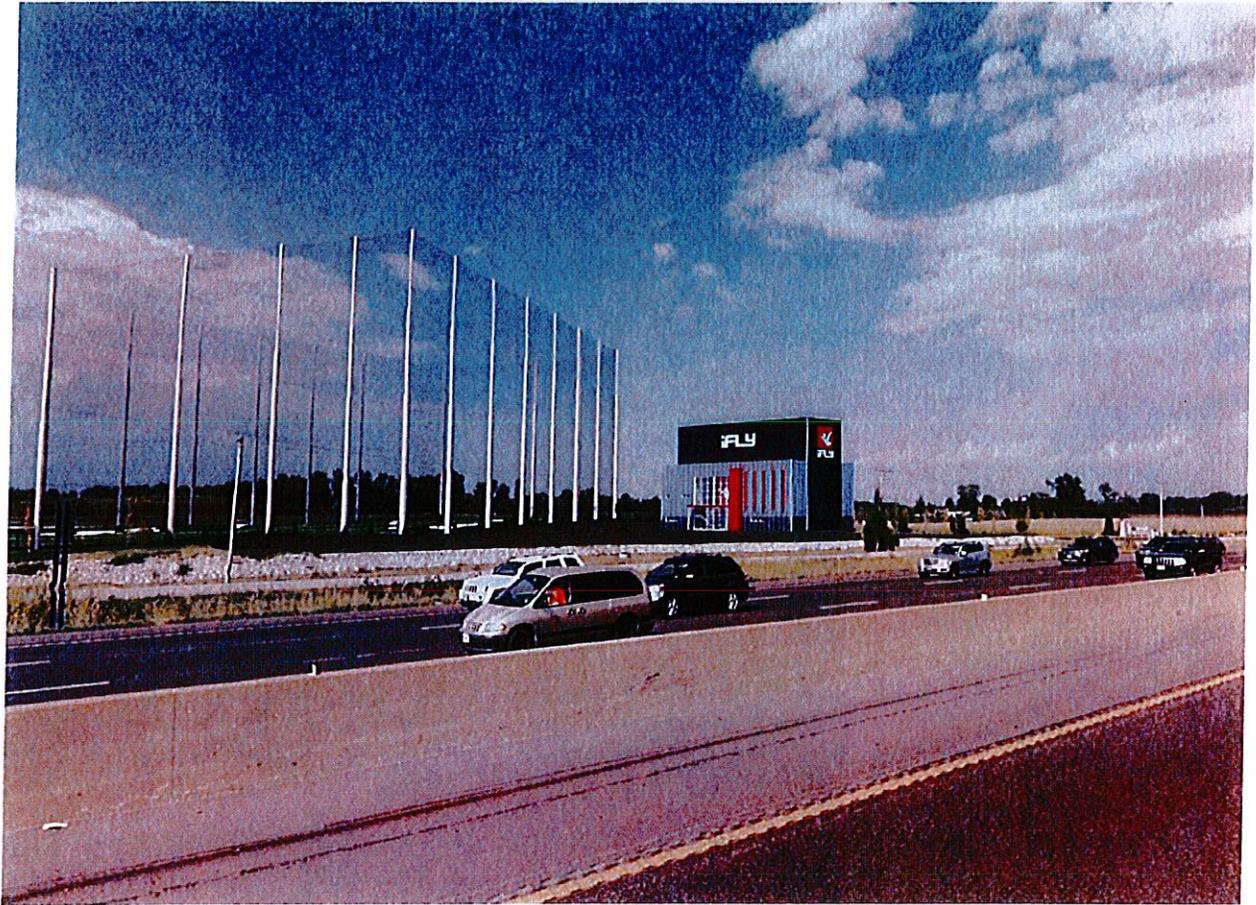
Our request is to facilitate the development of iFLY on part of Lot "C" (the eastern 1.64 acres). The facility requires an increase of five (5) feet to facilitate its current design which avoids any sub-terrain excavation due to the placement adjacent to the Levee.

Existing Lot "C" will be subdivided into two (2) lots to allow a future commercial use that would proceed with the sixty (60) feet height limitation.

See attached site perspectives.

257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com

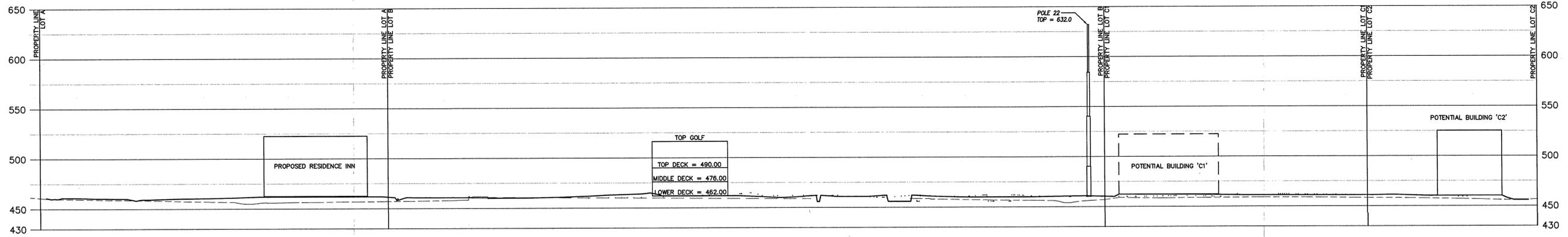
2014



PRELIMINARY DEVELOPMENT PLAN

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONED PLANNED COMMERCIAL DISTRICT 'PC'

SECTION A - A



SCALE:
HORIZONTAL = 1" = 50'
VERTICAL = 1" = 50'

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 530-8000
FAX: (636) 530-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:
SUMMIT - TOPGOLF SUBDIVISION
CITY OF CHESTERFIELD, MISSOURI 63005

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
12/10/18
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:
1 REV PER CITY MEMO 12/05/18

DRAWN BY: C.A.H.	CHECKED BY: G.M.S.
DATE: 11/12/2018	JOB NO. #: 218-6414
M.S.D. #: -	BASE MAP #: 17T
S.L.C. HART #: -	HART SUP. #: -
M.D.N.R. #: -	

SHEET TITLE:
SECTION A - A

SHEET NO.:
C2.0

DRAWING FILE: C:\projects\summit\summit.dwg; PLOT FILE: summit.dwg; PLOT DATE: 12/10/18; PLOT TIME: 10:00:00 AM; PLOT USER: gms