

## Memorandum Department of Planning & Development Services



**To:** Planning and Public Works Committee

**From:** Mike Knight, Planner *JK*

**Date:** February 07, 2019

**RE:** **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.** 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 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.

A Public Hearing was held on January 14, 2019. There were no issues addressed by Planning Commission pertaining to this petition. There was considerable discussion between the Commission, Staff, and the applicant in regards to pedestrian circulation. It was noted that emphasis will be placed on achieving pedestrian circulation both internally within the site and externally between sites upon each time a Site Development Section Plan is submitted.

On January 28, 2019 this petition was next brought before the Planning Commission. At that meeting, the applicant stated that they will work with TopGolf (Lot B) to accomplish the desired pedestrian circulation internally and between sites, and noted that they will be investigating multiple options.

Planning Commission made the motion to approve P.Z. 13-2018 Summit-Topgolf (SkyGroup Investments, LLC) with the proposed Attachment A language included with the Jan 28, 2019 Staff Report. The motion passed by a vote of 9-0.

Attached to this report please find a copy of Staff's Issues and Vote Report, Narrative Statement with Supplementary Exhibit, Updated Attachment A, and Preliminary Plan.

Attachments: January 28, 2019 Issues and Vote Report  
Narrative Statement with Supplementary Exhibit  
Attachment A  
Preliminary Plan



Figure 1: Subject Site Aerial (Current Configuration)



Figure 2: Subject Site Aerial (Configuration If Approved)



**VIII.A.**

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## Planning Commission Staff Report

**Meeting Date:** January 28, 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)

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### **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 as seen on Figure 1 on the following page into two lots referenced as C1 and C2.** 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 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.

A Public Hearing was held on January 14, 2019. There were no issues addressed by Planning Commission pertaining to this petition. There was considerable discussion between, the Commission, Staff, and the applicant in regards to pedestrian circulation. It was noted that emphasis will be placed on achieving pedestrian circulation both internally within the site and externally between sites upon each time a Site Development Section Plan is submitted.



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 from 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.

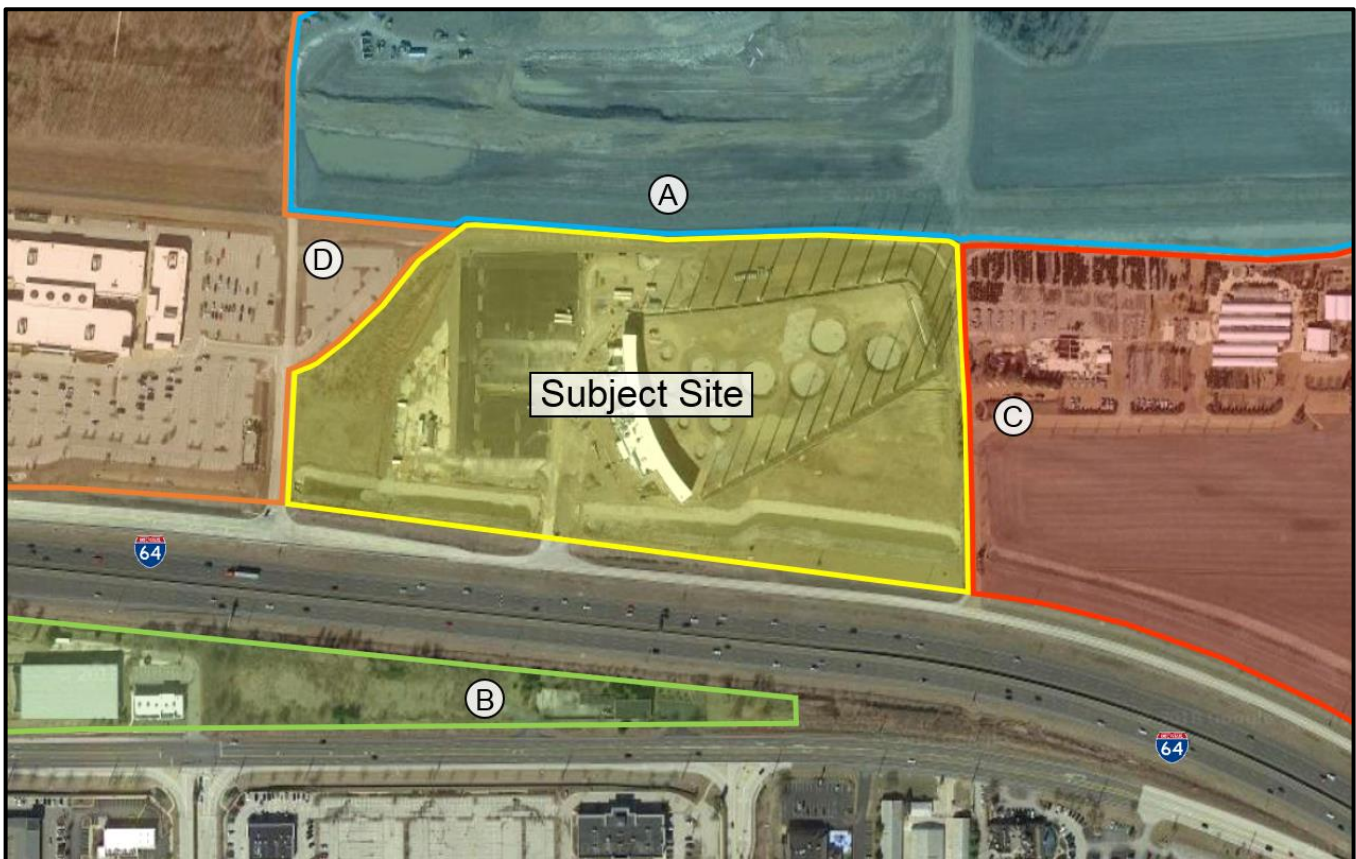


Figure 2: Surrounding Aerial

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.

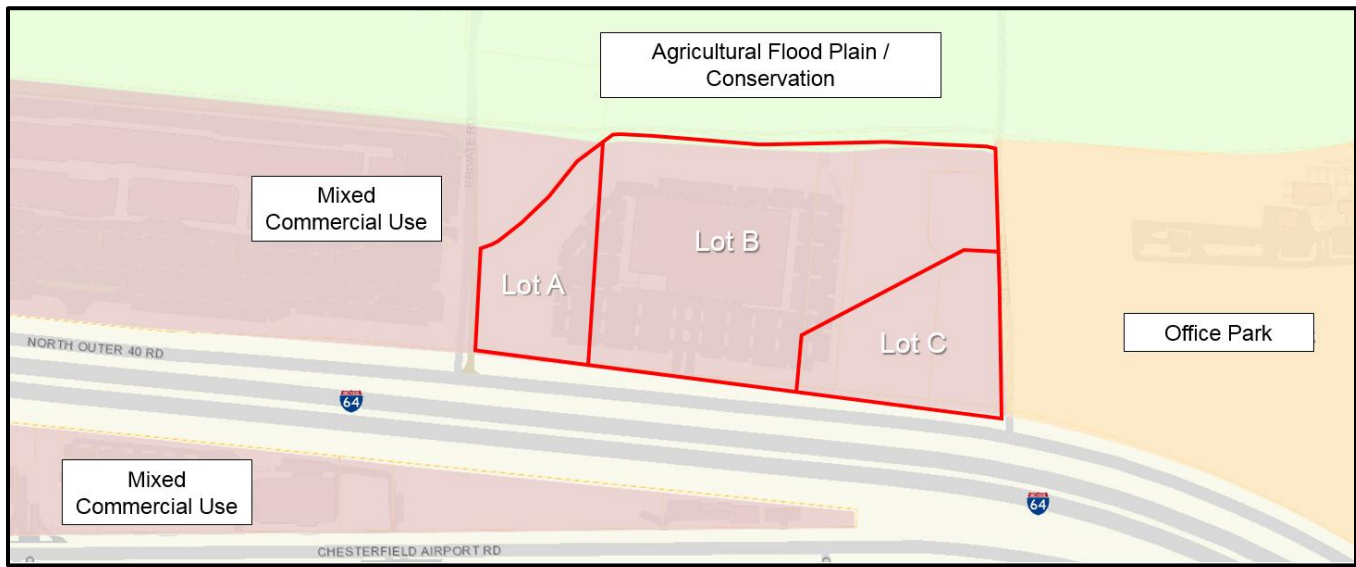


Figure 3: Comprehensive Land Use Plan

### **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.

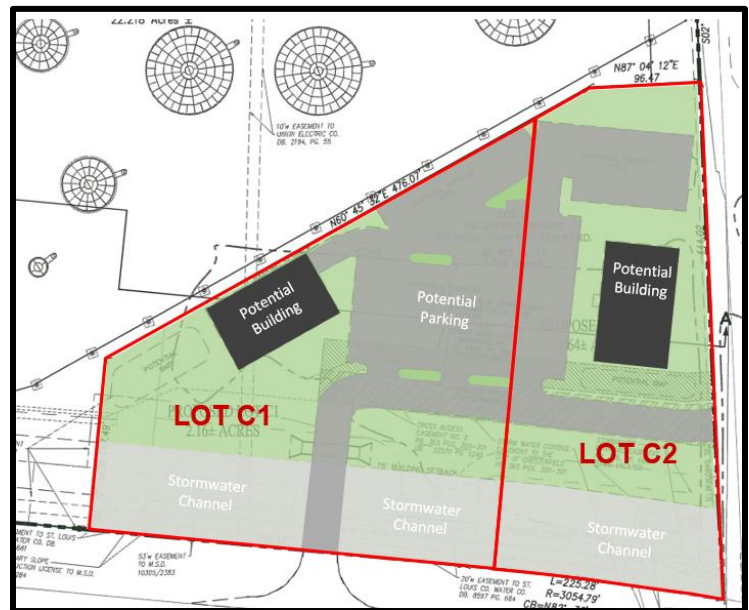


Figure 4: Lots C1 and C2

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.

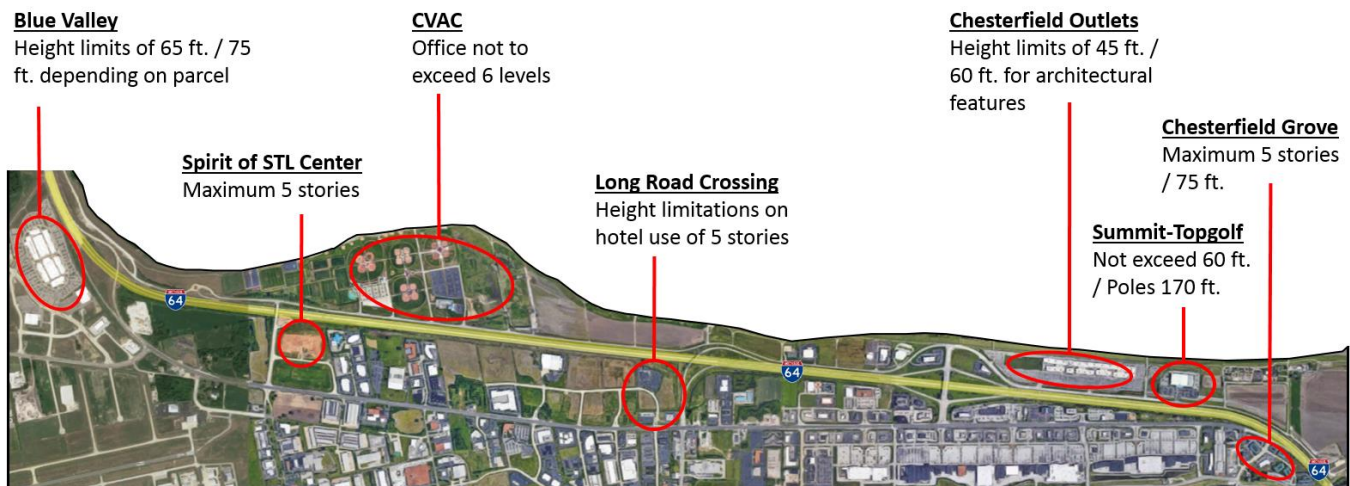


Figure 5: Height Limitations above 45 Feet along I-64 corridor



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.

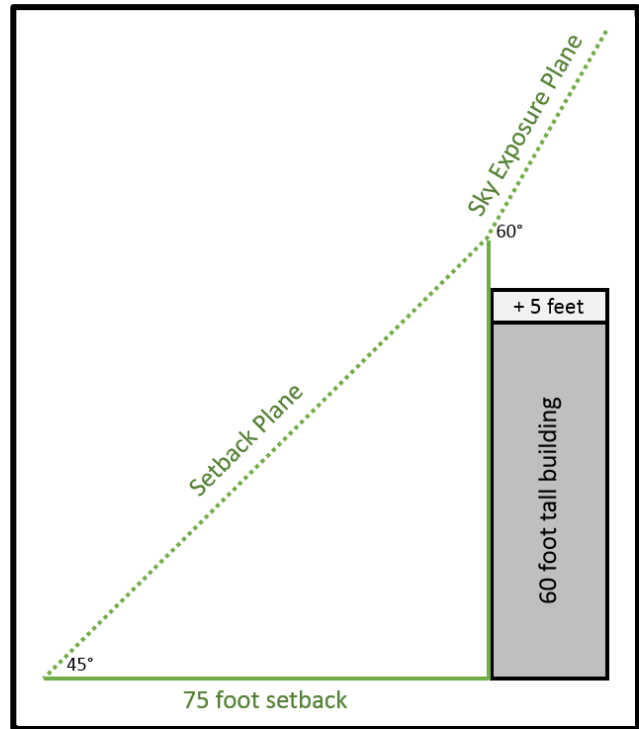


Figure 6: Sky Exposure Plane

### **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.

### **ISSUES**

There were no issues addressed by Planning Commission pertaining to this petition. There was considerable discussion between, the Commission, Staff, and the applicant in regards to pedestrian circulation. It was noted that emphasis will be placed on achieving pedestrian circulation both internally within the site and externally between sites upon each time a Site Development Section Plan is submitted.

## **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 has reviewed the plan and it fully conforms to the Unified Development Code and all of the requirements stated in the current governing ordinance and submitted request.

Should Planning Commission provide a vote in favor of the request for a zoning map amendment to repeal City of Chesterfield Ordinance 3012 and establish a new “PC” Planned Commercial District, staff provided the following red line language below to demonstrate the changes that would be made to the current governing ordinance. A draft attachment A has been included within this packet.

### **B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS**

#### 1. Floor Area

- a. The total building floor area within this development shall not exceed 200,000 square feet.

#### 2. Height

- a. The maximum height including parapets and other similar features, rooftop equipment, and lighting structures of all buildings **on Lots A, B, and C1** shall not exceed sixty (60) feet.
- b. **The maximum height including parapets and other similar features, rooftop equipment, and lighting structures of all buildings on Lot C2 shall not exceed sixty five (65) feet.**

### **I. ACCESS/ACCESS MANAGEMENT**

1. Access to Lot A shall be as shown on the Preliminary Plan attached hereto as Attachment B.
2. No direct access to Lot A from North Outer 40 Road shall be permitted.
3. Access to Lot B shall be as shown on the Preliminary Plan attached hereto as Attachment B.
4. Lot C1 shall be permitted one access point from North Outer 40 Road as shown on the Preliminary Plan attached hereto as Attachment B and as directed by the City of Chesterfield and St. Louis County Department of Transportation.
5. **No direct access to Lot C2 from North Outer 40 Road shall be permitted.**

There were no issues discussed at the Public Hearing on January 14, 2019. Staff has no concerns/issues with this petition. The petition has met all filing requirements and procedures of the City of Chesterfield. Staff recommends action from Planning Commission on the amended request and Attachment A.

Attachments

1. Attachment A
2. Applicant Narrative Statement
3. Supplementary Exhibit
4. Preliminary Plan

## ATTACHMENT A

**All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.**

### I. SPECIFIC CRITERIA

#### A. PERMITTED USES

1. The uses allowed in this “PC” Planned Commercial District shall be:
  - a. Administrative Offices for Educational or Religious Institutions
  - b. Church and other Places of Worship
  - c. Community Center
  - d. Art Gallery
  - e. Art Studio
  - f. Banquet Facility
  - g. Gymnasium
  - h. Recreation Facility
  - i. Office, Dental
  - j. Office, General
  - k. Office, Medical
  - l. Bakery
  - m. Bar
  - n. Bowling Center
  - o. Brewpub
  - p. Coffee Shop
  - q. Grocery, Community
  - r. Grocery, Neighborhood
  - s. Grocery, Supercenter
  - t. Restaurant, Sit Down
  - u. Restaurant, Fast Food
  - v. Restaurant, Take Out
  - w. Retail Sales Establishment, Community
  - x. Retail Sales Establishment, Regional

- y. Tackle and Bait Shop
  - z. Barber or Beauty Shop
  - aa. Commercial Service Facility
  - bb. Drug Store and Pharmacy
  - cc. Dry Cleaning Establishment
  - dd. Financial Institution, no drive-thru
  - ee. Hotel and Motel
  - ff. Hotel and Motel, Extended Stay
  - gg. Professional and Technical Service Facility
  - hh. Research Laboratory and Facility
  - ii. Theatre, Indoor
2. Hours of Operation.
- a. Uses “q”, “r”, “s”, “w”, “x”, “y”, and “bb”, above shall be restricted to hours of operation open to the public from 6:00 AM to 12:00 AM. Hours of operation for said use may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.
  - b. All deliveries and trash pick-ups shall be limited to the hours from 7:00 AM to 11:00 PM.

**B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS**

1. Floor Area
- a. The total building floor area within this development shall not exceed 200,000 square feet.
2. Height
- a. The maximum height including parapets and other similar features, rooftop equipment, and lighting structures of all buildings on Lots A, B, and C1 shall not exceed sixty (60) feet.
  - b. The maximum height including parapets and other similar features, rooftop equipment, and lighting structures of all buildings on Lot C2 shall not exceed sixty-five (65) feet.

- c. The maximum height of poles and nets for the driving range in conjunction with above use “h” Recreation Facility shall not exceed one hundred and seventy (170) feet.

3. Building Requirements

- a. A minimum of thirty-five percent (35%) open space is required for each lot within this development.
- b. This development shall have a maximum F.A.R. of 0.55.

**C. SETBACKS**

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. Seventy-five (75) feet from the southern boundary of the “PC” District.
- b. Five (5) feet from the eastern and western boundaries of the “PC” District.
- c. Thirty (30) feet from the northern boundary of the “PC” District.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Thirty (30) feet from the southern boundary of the “PC” District.
- b. Zero (0) feet from the eastern and western boundaries of the “PC” District.
- c. Thirty (30) feet from the northern boundary of the “PC” District.

**D. PARKING AND LOADING REQUIREMENTS**

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
4. Parking lots shall not be used as streets.

**E. LANDSCAPE AND TREE REQUIREMENTS**

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

**F. SIGN REQUIREMENTS**

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Installation of a Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations and approved prior to installation or construction.

**G. LIGHT REQUIREMENTS**

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

**H. ARCHITECTURAL**

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

## **I. ACCESS/ACCESS MANAGEMENT**

1. Access to Lot A shall be as shown on the Preliminary Plan attached hereto as Attachment B.
2. No direct access to Lot A from North Outer 40 Road shall be permitted.
3. Access to Lot B shall be as shown on the Preliminary Plan attached hereto as Attachment B.
4. Lot C1 shall be permitted one access point from North Outer 40 Road as shown on the Preliminary Plan attached hereto as Attachment B and as directed by the City of Chesterfield and St. Louis County Department of Transportation.
5. No direct access to Lot C2 from North Outer 40 Road shall be permitted.
6. Adequate sight distance shall be provided as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.
7. Provide public access easements through Lot B of the development as needed such that access is provided from North Outer 40 Road to the adjoining property to the north for trail access. The easement shall be dedicated to the City of Chesterfield for public use. The conveyance or dedication of these easements will be a condition of Site Improvement Plan approval. The location, dimensions, and form of the conveyance or dedication shall be mutually agreed upon by the developer and the City of Chesterfield, and any such conveyance or dedication shall be subject to existing easements, if any.
8. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the St. Louis County Department of Transportation.
9. Cross access shall be provided to serve the development as shown on the Preliminary Plan attached hereto as Attachment B and as directed by the City of Chesterfield and St. Louis County Department of Transportation.



**J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Construct improvements as required by St. Louis County Department of Transportation and the City of Chesterfield, as directed by the City.
2. Additional right-of-way and road improvements shall be provided, as required by the St. Louis County Department of Transportation and the City of Chesterfield.
3. Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special cash escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.
4. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
5. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right-of-way.
6. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
7. Provide street/driveway connections to the adjoining properties as directed by the City of Chesterfield and as shown on the Preliminary Plan. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within 30 days of the street pavement being placed.

**K. TRAFFIC STUDY**

1. Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or

other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto North Outer 40 Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the St. Louis County Department of Transportation.

#### **L. POWER OF REVIEW**

Either Councilmember of the Ward where a development is proposed, the Mayor, or any two (2) City Council members from any Ward may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

#### **M. STORM WATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Formal MSD review and approval and permits are required prior to construction.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.

6. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.
7. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.
8. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner unless otherwise noted.

9. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.
10. Post Construction Best Management Practices (BMPs) will be required to treat the extents of the project's disturbed area. Additional BMPs may need to be integrated throughout the site in order to demonstrate this as detailed plans are developed. BMPs with a runoff volume reduction component shall be the emphasis of the site's water quality strategy.
11. Approval from the Monarch Chesterfield Levee District and the City of Chesterfield with regards to the project's compliance with the Chesterfield Valley master drainage plan will be required prior to MSD approval of final plans.
12. The Chesterfield Outlets Pump Station was planned to serve the subject property and the adjacent property to the east.
  - a. The proposed sanitary sewer shall be public and located within a minimum 10' wide easement granted to MSD. The easement corridor shall extend to the eastern property line.
  - b. The easement and the horizontal and vertical design location of the new sanitary sewer shall maximize accessibility to the Chesterfield Outlets Pump Station via gravity sewers.
  - c. The anticipated flows generated by the Top Golf development will need to be determined and compared to the current capacity of the Chesterfield Outlets Pump Station. Improvements to the pump station and its effluent main may be necessary if the Top Golf development would generate flows in excess of the pump station's current storage and pumping capacities.
13. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).

**N. SANITARY SEWER**

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

**O. GEOTECHNICAL REPORT**

1. Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

**P. MISCELLANEOUS**

1. All utilities will be installed underground.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
4. If any development in, or alteration of, the floodplain or supplemental protection area is proposed, the developer may be required to submit a Floodplain Study and/or a Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency

- Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. Consult Article 5 of the Unified Development Code for specific requirements.
5. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
  6. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

## **II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS**

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D.** Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E.** Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

### **III. COMMENCEMENT OF CONSTRUCTION**

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

### **IV. GENERAL CRITERIA**

#### **A. SITE DEVELOPMENT CONCEPT PLAN**

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Unified Development Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Unified Development Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

#### **B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS**

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide open space percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).

5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. Depict existing and proposed improvements within one hundred fifty (150) feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
13. Depict all existing and proposed easements and rights-of-way within one hundred fifty (150) feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending one hundred fifty (150) feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Unified Development Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Unified Development Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.



19. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

### **C. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.

14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

## **V. TRUST FUND CONTRIBUTION**

### Traffic Generation Assessment Rates

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2020, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

## A. ROADS

1. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,319.85/parking space
General Office	\$773.24/parking space
Loading Space	\$3,796.14/parking space

(Parking Space as required by the site-specific ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Transportation.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the St. Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

2. As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
3. Road Improvement Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

## **B. WATER MAIN**

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$915.62 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made before Saint Louis County approval of the Site Development Plan unless otherwise directed by the Saint Louis County Department of Transportation. Funds shall be payable to Treasurer, Saint Louis County.

## **C. STORM WATER**

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,905.08 per acre for the total area as approved on the Site Development Plan.

The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, Saint Louis County.

## **D. SANITARY SEWER**

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contribution within the Chesterfield Valley area shall be deposited with the Metropolitan Saint Louis Sewer District as required by the District.

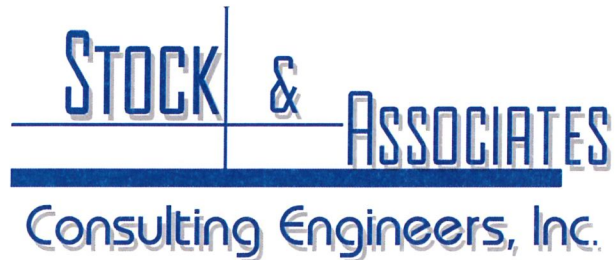
## **VI. RECORDING**

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County

Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

## **VII. ENFORCEMENT**

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



**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.

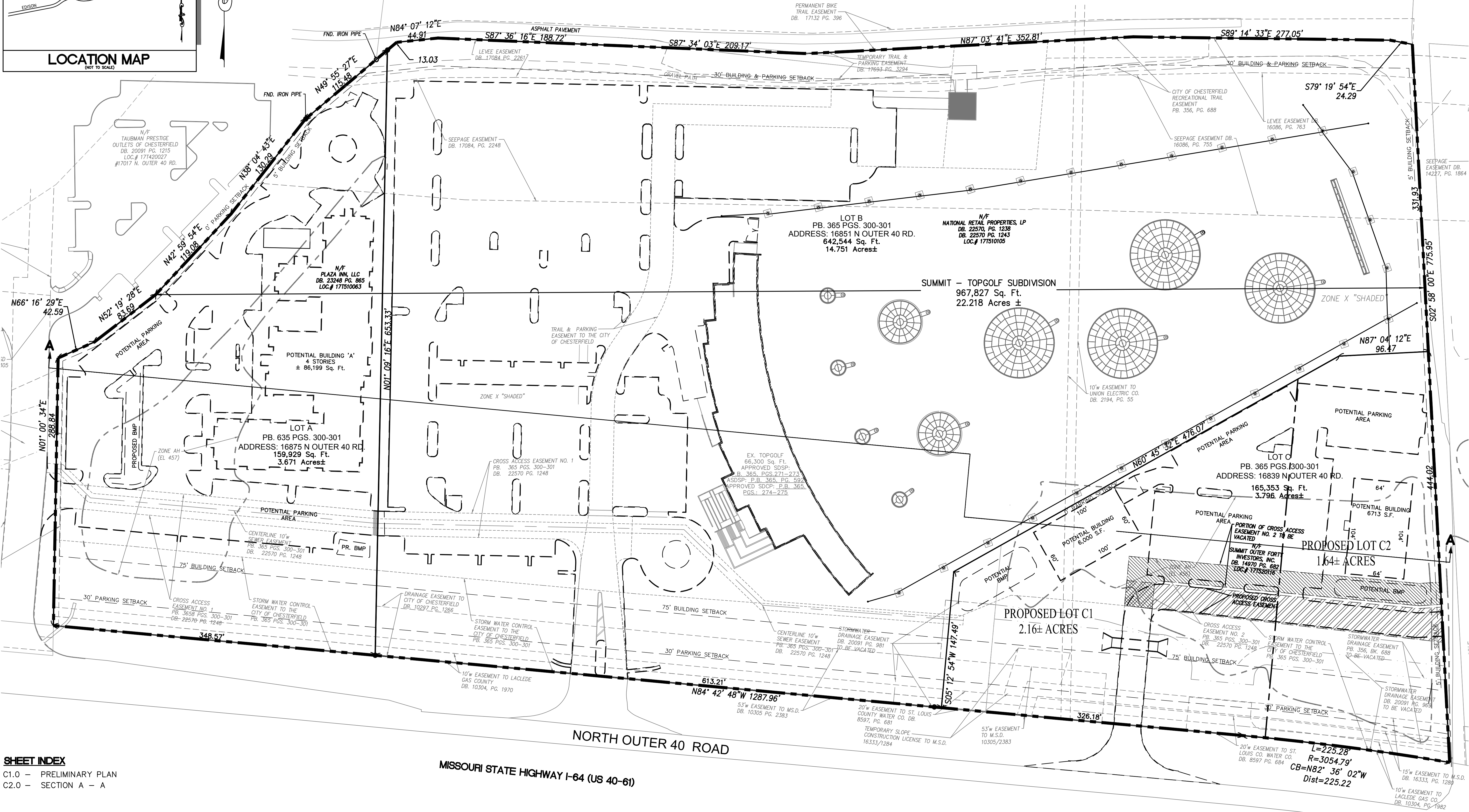
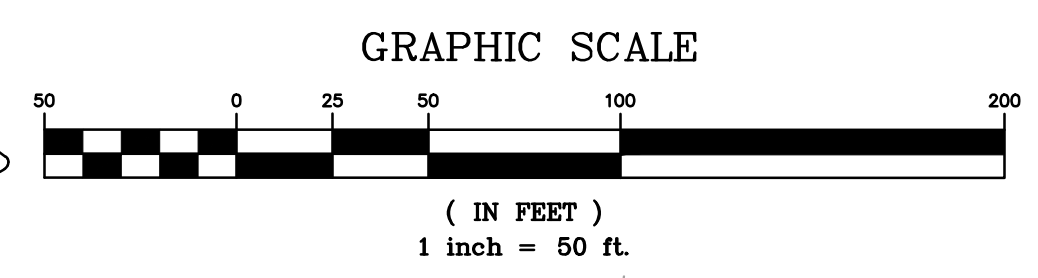
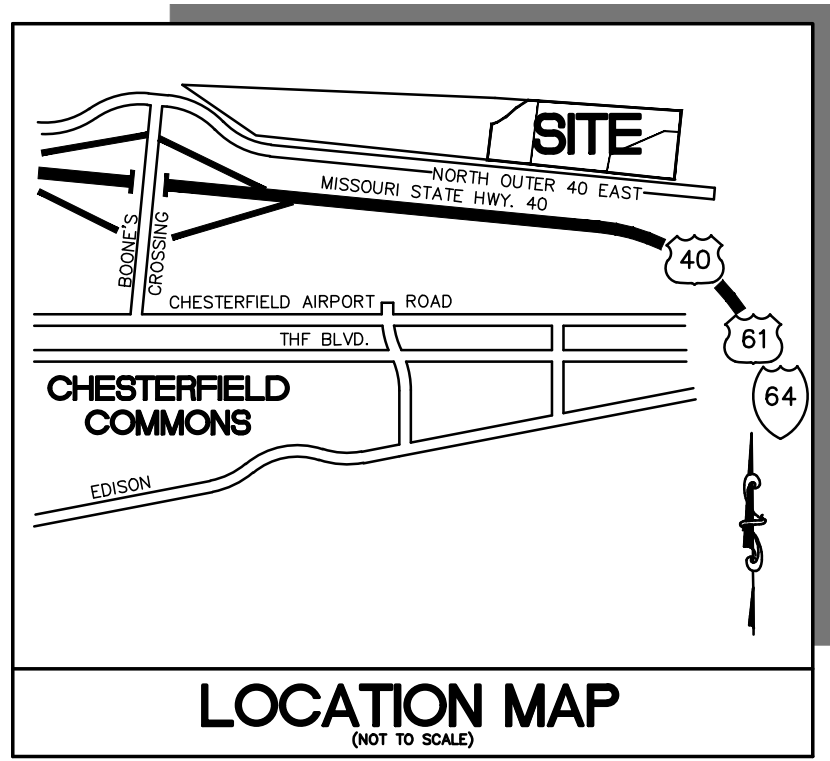
Existing Lot "C" will be subdivided into two (2) lots to allow a future commercial use that would proceed with the sixty (60) feet height limitation.

See attached site perspectives.



# PRELIMINARY DEVELOPMENT PLAN

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



**SHEET INDEX**  
C1.0 - PRELIMINARY PLAN  
C2.0 - SECTION A - A

**PREPARED FOR:**  
SUMMIT DEVELOPMENT GROUP  
ATTN: SCOTT "MURPH" REESE  
101 S HANLEY RD, SUITE 1400  
CLAYTON, MO 63105  
(314) 584-6222

**PREPARED FOR:**  
SKYGROUP INVESTMENTS, LLC (a.k.a. IFLY)  
ATTN: MARK LEE  
6200 BRIDGEPOINT PKWY, BLDG 4, STE. 400  
AUSTIN TX, 78730  
(512) 674-9200 X 157

**LOT A**  
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, being more particularly described as follows:  
Commencing at the southeast corner of Valley Gates Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 356, Page 688 said point also being located on the north right-of-way line of North Outer 40 Road, variable width; said point also being located on a curve to the left having a radius of 3054.79 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 225.28 feet and a chord which bears North 82 degrees 36 minutes 02 seconds West, 225.22 feet to a point of tangency and North 84 degrees 42 minutes 48 seconds West, 939.39 feet to the POINT OF BEGINNING of the herein described tract, continuing along said right-of-way line, North 84 degrees 42 minutes 48 seconds West, 348.57 feet to the southwest corner of above said Summit Ice Center Investors, Inc tract, thence along the west and northwestern lines of said Summit Ice Center Investors, Inc tract, the following courses and distances: North 01 degrees 00 minutes 34 seconds East, 288.84 feet; North 66 degrees 16 minutes 29 seconds East, 42.59 feet; North 52 degrees 19 minutes 28 seconds East, 83.69 feet; North 42 degrees 59 minutes 54 seconds East, 119.08 feet; North 38 degrees 04 minutes 43 seconds East, 130.29 feet and North 49 degrees 55 minutes 27 seconds East, 115.48 feet; thence departing said northwestern line; South 01 degrees 09 minutes 16 seconds West, 653.33 feet to the Point of Beginning, containing 159,929 square feet or 3.671 acres more or less.

**LOT B**  
A tract of land being part of Lots A and B Valley Gates Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 356, Page 688 said point also being located on the north right-of-way line of North Outer 40 Road, variable width; said point also being located on a curve to the left having a radius of 3054.79 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 225.28 feet and a chord which bears North 82 degrees 36 minutes 02 seconds West, 225.22 feet to a point of tangency and North 84 degrees 42 minutes 48 seconds West, 326.18 feet to the POINT OF BEGINNING of the herein described tract; thence continuing along said right-of-way line, North 84 degrees 42 minutes 48 seconds West, 613.21 feet; thence departing said right-of-way line, North 01 degrees 09 minutes 16 seconds East, 653.33 feet to the north line of said Summit Ice Center Investors, Inc tract thence along the north line of said tract and the north line of above said Valley Gates Subdivision the following courses and distances: North 49 degrees 55 minutes 27 seconds East, 130.03 feet; North 84 degrees 07 minutes 12 seconds East, 44.91 feet; South 87 degrees 36 minutes 16 seconds East, 188.72 feet; South 87 degrees 34 minutes 03 seconds East, 209.17 feet; North 87 degrees 03 minutes 41 seconds East, 352.81 feet; South 89 degrees 14 minutes 33 seconds East, 277.05 feet and South 79 degrees 19 minutes 54 seconds East, 24.29 feet to the northeast corner of said Valley Gates Subdivision; thence along the east line of said subdivision, South 02 degrees 58 minutes 00 seconds East, 331.93 feet; thence departing said east line the following courses and distances: South 87 degrees 04 minutes 12 seconds West, 96.47 feet; thence South 60 degrees 45 minutes 32 seconds West, 476.07 feet and South 05 degrees 12 minutes 54 seconds West, 147.49 feet to the Point of Beginning, containing 642,544 square feet or 14.751 acres more or less.

**LOT C**  
A tract of land being part of Lots A and B Valley Gates Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 356, Page 688 and part of a tract land as conveyed to Summit Ice Center Investors, Inc by instrument recorded in Book 14970, Page 648 both 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, being more particularly described as follows:  
Beginning at the southeast corner of above said Valley Gates Subdivision, said point also being located on the north right-of-way line of North Outer 40 Road, variable width; said point also being located on a curve to the left having a radius of 3054.79 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 225.28 feet and a chord which bears North 82 degrees 36 minutes 02 seconds West, 225.22 feet to a point of tangency and North 84 degrees 42 minutes 48 seconds West, 326.18 feet; thence departing said right-of-way line the following courses and distances: North 05 degrees 12 minutes 54 seconds East, 147.49 feet; North 60 degrees 45 minutes 32 seconds East, 476.07 feet and North 87 degrees 04 minutes 12 seconds East, 96.47 feet to the east line of above said Valley Gates Subdivision; thence along said east line, South 02 degrees 58 minutes 00 seconds East, 444.02 feet to the Point of Beginning, containing 165,353 square feet or 3.795 acres more or less.

PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH: (636) 530-9100  
FAX: (636) 530-9130  
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 PB-25116  
12/10/18  
GEORGE M. STOCK E-28116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

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

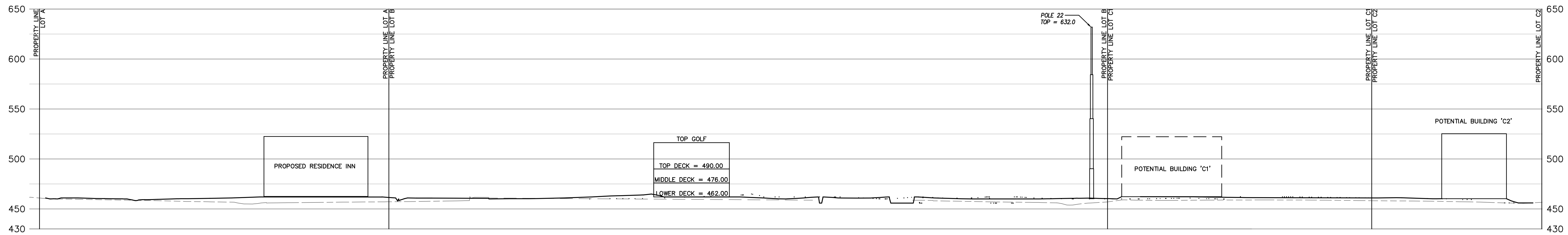
DRAWN BY: C.A.H. CHECKED BY: G.M.S.  
DATE: 11/12/2018 JOB NO: 218-6414  
M.S.D. P # BASE MAP # 177  
S.L.C. H&T # H&T S.U.P. #  
M.D.N.R. #  
SHEET TITLE: PRELIMINARY PLAN  
SHEET NO: C1.0



# PRELIMINARY DEVELOPMENT PLAN

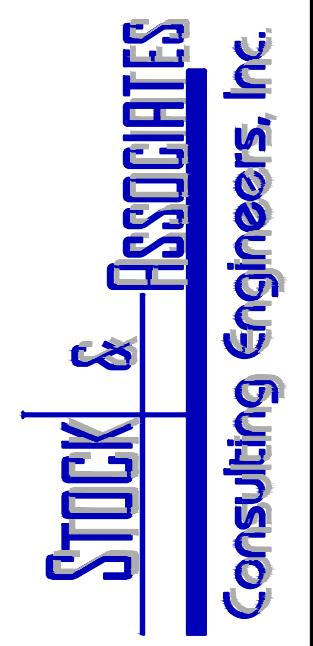
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
ZONED PLANNED COMMERCIAL DISTRICT 'PC'

## SECTION A - A



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

PREPARED BY:

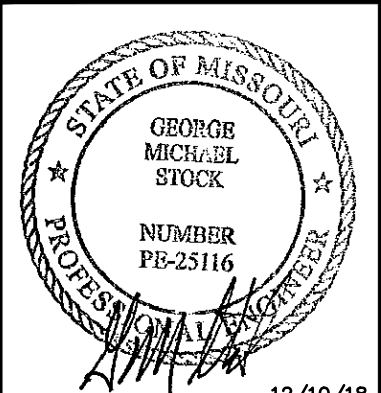


257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH: (636) 500-5000  
FAX: (636) 500-5000  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

## SUMMIT - TOPGOLF SUBDIVISION

CITY OF CHESTERFIELD, MISSOURI 63005



12/10/18  
GEORGE M. STOCK E-28116  
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. P.# -	BASE MAP # 177
S.L.C. H&T # -	H&T S.U.P. # -
M.D.N.R. # -	

SHEET TITLE:  
SECTION A - A

SHEET NO.:  
C2.0

DRAWING FILE: C:\DRAWING\2018\11\12\18\TOPGOLF\PC\SECTION A-A.dwg PLOTTED: 11/12/2018 10:18:00 AM PLOTTED BY: G.M.S.