



---

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

---

## Planning Commission Staff Report

**Project Type:** Site Development Concept Plan

**Meeting Date:** May 8, 2017

**From:** Jessica Henry, AICP  
Senior Planner

**Location:** North side of North Outer 40 Road and east of Boone’s Crossing

**Applicant:** Topgolf USA Chesterfield/ Stock and Associates Consulting Engineers, Inc.

**Description:** **Summit—Topgolf Development:** A Site Development Concept Plan for a 22.218 acre tract of land zoned “PC” Planned Commercial District located north of North Outer 40 Road and east of Boone’s Crossing.

---

### **PROPOSAL SUMMARY**

Stock and Associates Consulting Engineers, Inc., on behalf of Topgolf USA, has submitted a Site Development Concept Plan for Planning Commission review. The request shows phased development of a three lot commercial development via the redevelopment of the former Hardees Iceplex site. The subject site is zoned “PC” Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2932. Currently, three separate lots of record exist on the subject site; however, the applicant has submitted a Record Plat in order to reconfigure the lots to allow the development of the proposed Topgolf recreation facility on proposed Lot B of the development. Proposed Lots A and C would allow for future development. The image on the following page shows the general configuration and acreage of the three proposed lots.

### **HISTORY OF SUBJECT SITE**

The site is partially occupied by the Hardee’s Iceplex and partially vacant. In January of 2017, the City Council approved Ordinance 2932 which consolidated two planned commercial districts into one new planned commercial district.

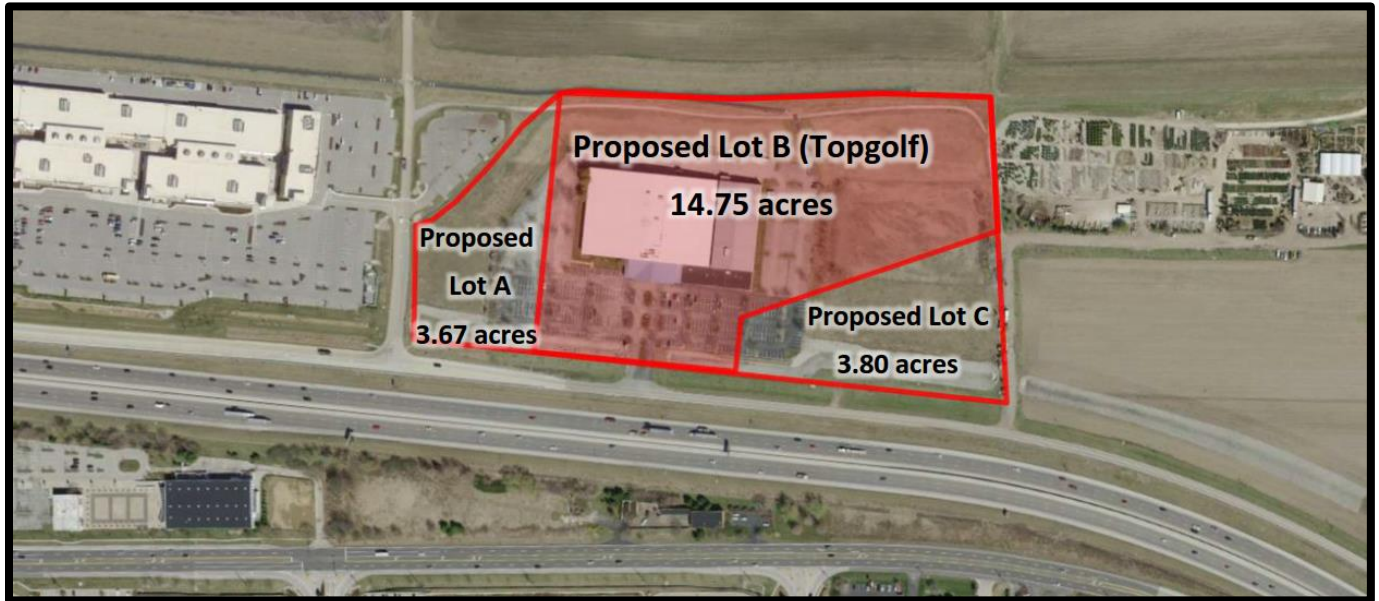


Figure 1: Proposed Summit Development/Topgolf Subdivision (lots not drawn to scale/approximated)

## **STAFF ANALYSIS**

### **Zoning**

The subject site is zoned “PC” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance 2932. This ordinance allows for a maximum of 150,000 square feet of mixed commercial development. The Site Development Concept Plan shows a total of four buildings across the three lots of the development.

### **Access**

The Site Development Concept Plan includes two access locations on North Outer 40 Road to serve Lots B and C of the subject site. Lot A of the subject site will be served via entrances off of the existing internal drive that serves the adjacent Taubman development. Lot A will also be served via a cross access easement from Lot B to the east.

The Site Development Concept Plan substantially conforms to the Preliminary Plan that was approved in conjunction with Ordinance 2932. Information regarding the surrounding land uses, zoning districts, and the City’s Comprehensive Plan Land Use Designation and Policies for this development are provided the Staff Report for the Topgolf Site Development Section Plan that is also being presented for consideration.

## **DEPARTMENTAL INPUT**

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 2932. Staff recommends approval of the Site Development Concept Plan for the Summit—Topgolf development.

**MOTION**

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) “I move to approve (or deny) the Site Development Concept Plan for the Summit—Topgolf development.”
- 2) “I move to approve the Site Development Concept Plan for the Summit—Topgolf development with the following conditions...” (Conditions may be added, eliminated, altered or modified)

cc: Justin Wyse, Director of Planning and Development Services

Attachments: Site Development Concept Plan



**SITE INFORMATION:**

OWNER: SUMMIT ICE CENTER INVESTORS LLC  
 SUMMIT OUTER FORTY INVESTORS LLC  
 TOPGOLF USA CHESTERFIELD, LLC (OWNER UNDER CONTRACT)

PROPOSED SITE AREA: 22.218± ACRES  
 EXISTING ZONING: "PC" PLANNED COMMERCIAL (ORD. #2932)

CITY: CHESTERFIELD, MISSOURI  
 SITE ZIP CODE: 63005  
 SITE ADDRESS INFO: 16851, 16845 and 16839 NORTH OUTER 40 ROAD  
 LOCATOR NO. 177510041 177520062 177520095 177520084  
 WUNNENBERG'S POS. 20 AND 21  
 FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT  
 SCHOOL DISTRICT: ROCKWOOD  
 SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.  
 WATER SHED: MISSOURI RIVER  
 FEMA MAP: 29189C0165K, FEB 4, 2015  
 ELECTRIC COMPANY: AMEREN UE  
 GAS COMPANY: LACLEDE GAS COMPANY  
 PHONE COMPANY: AT&T  
 WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

**FLOOD NOTE:**

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (FLOOD DEPTHS OF 1 TO 3 FEET) (USUALLY AREAS OF PONDING) BASE FLOOD ELEVATION DETERMINED (ELEVATION 457 & 458) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29189C0165K WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015.

**GENERAL NOTES**

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., MODOG, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL EXPLORATION PREPARED BY MIDWEST TESTING (JOB NO. 13864) DATED MAY 5, 2016.
- THERE IS A MINIMUM OPEN SPACE OF 35% AS REQUIRED BY THE PC DISTRICT REGULATIONS.
- THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PC DISTRICT REGULATIONS.

**ST. LOUIS COUNTY STANDARD NOTES:**

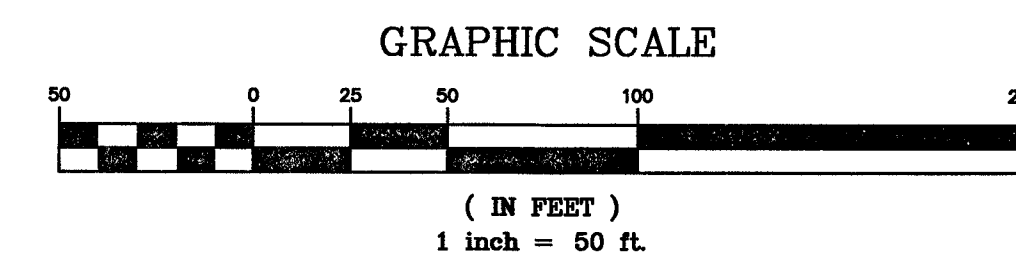
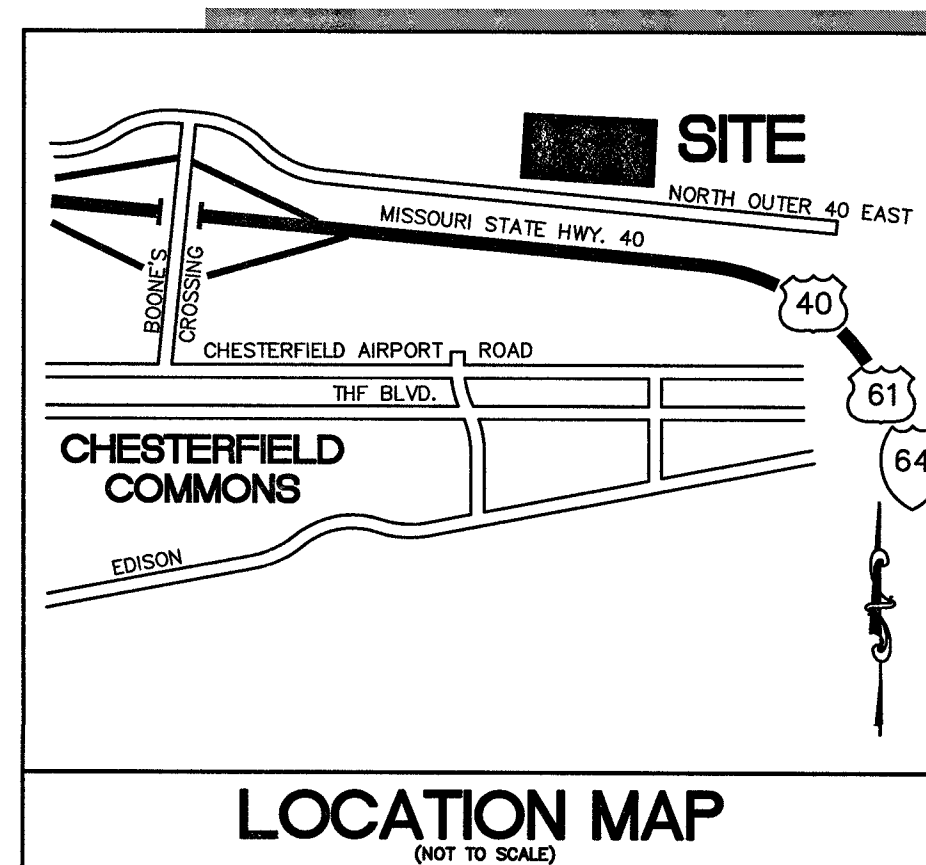
- All proposed improvements shall be constructed to St. Louis County Standards.
- No slopes within St. Louis County right-of-way shall exceed 3 (horizontal) to 1 (vertical).
- Storm water shall be discharged at an adequate natural discharge point. Sinkholes are not adequate discharge points.
- All proposed access to St. Louis County roads shall meet minimum St. Louis County sight distance requirements.
- All grading and drainage shall be in conformance with St. Louis County and MSD Standards.
- All hydrants, power poles or other potential obstructions within the St. Louis County road right-of-way shall have a minimum two (2) foot setback from face of curb or edge of pavement, as directed by the St. Louis County Department of Highways and Traffic.
- Any entity that performs work on St. Louis County maintained property shall provide the County with a Certificate of Insurance evidencing general liability coverage (bodily injury and property damage) in the amounts specified as the limits of liability set by the State for public entities. Such certificate shall include "St. Louis County" as an additional insured and shall be provided prior to the issuance of any permit. Certificate shall provide for a 30 day policy cancellation notice to St. Louis County. Upon request, the County will provide the specific amounts for both per person and per occurrence limits.
- Prior to "Special Use Permit" issuance by the St. Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, may be required to be established with the St. Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.

# SUMMIT DEVELOPMENT/TOPGOLF

## SITE DEVELOPMENT CONCEPT PLAN

A TRACT OF LAND AS CONVEYED TO SUMMIT ICE CENTER INVESTORS, L.L.C., BY INSTRUMENT RECORDED IN BOOK 14790, PAGE 648 AND LOTS A AND B OF VALLEY GATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 356, PAGE 688 BOTH OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

**TOTAL TRACT = 22.218 AC**

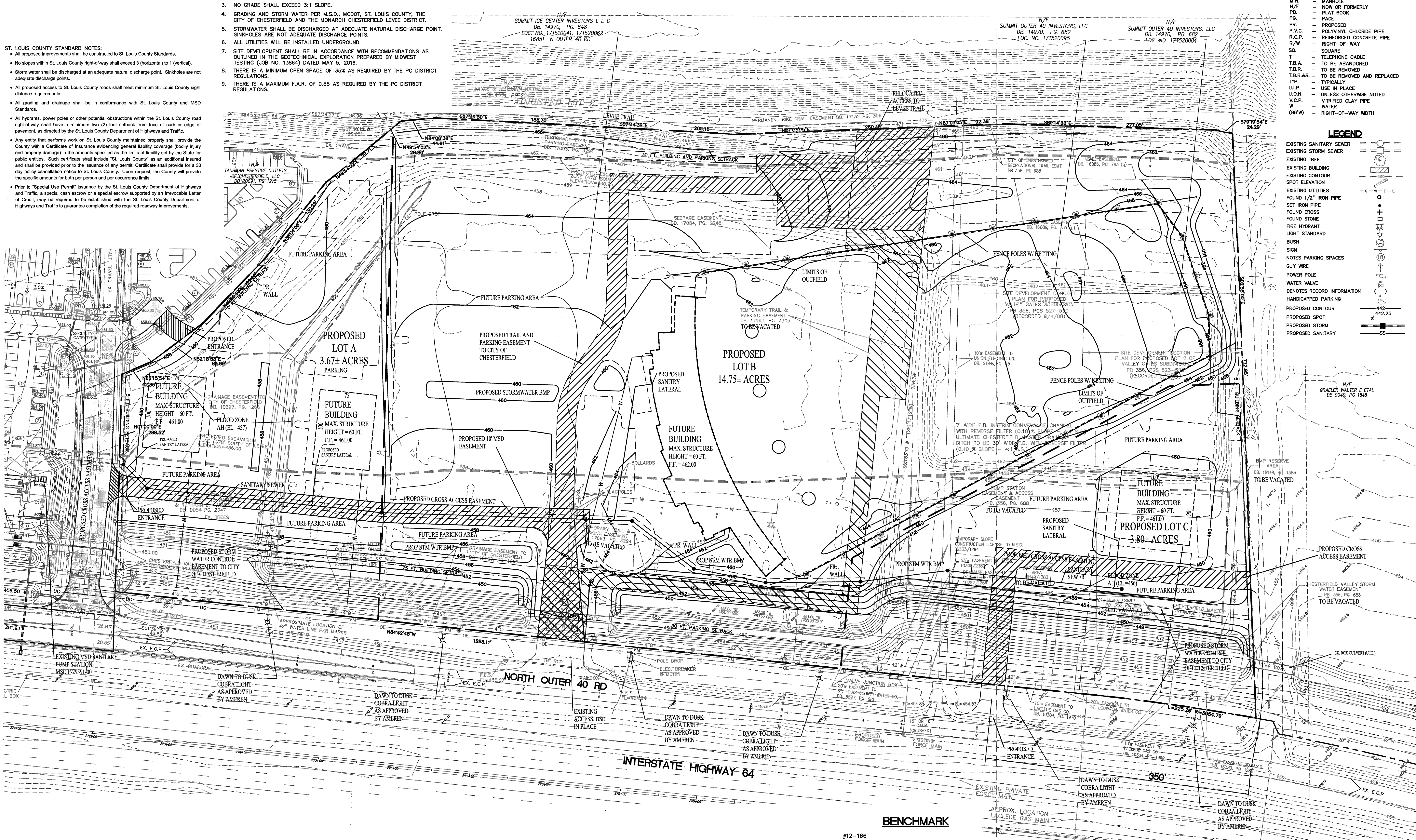


**ABBREVIATIONS**

- ATG - ADJUST TO GRADE
- B.C. - BACK OF CURB
- C.O. - CLEANOUT
- DB. - DEED BOOK
- E. - ELECTRIC
- ELEV. - ELEVATION
- EX. - EXISTING
- F.C. - FACE OF CURB
- FL. - FLOWLINE
- FT. - FEET
- FND. - FOUND
- G. - GAS
- H.W. - HIGH WATER
- LFB. - LOW FLOW BLOCKED
- M.H. - MANHOLE
- N/F. - NOW OR FORMERLY
- PL. - PLAT BOOK
- PR. - PAGE
- P.C. - PROPOSED
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- R/W. - RIGHT-OF-WAY
- S.O. - SQUARE
- T. - TELEPHONE CABLE
- T.A. - TO BE ABANDONED
- T.B.R. - TO BE REMOVED
- T.B.R.R. - TO BE REMOVED AND REPLACED
- TYP. - TYPICALLY
- U.I.P. - USE IN PLACE
- U.O.N. - UNLESS OTHERWISE NOTED
- V.C.P. - VITRIFIED CLAY PIPE
- W. - WATER
- (66"W) - RIGHT-OF-WAY WIDTH

**LEGEND**

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- HANDICAPPED PARKING
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED STORM
- PROPOSED SANITARY



PREPARED BY:

SITE DEVELOPMENT CONCEPT PLAN FOR:



GEORGE M. STOCK  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

- REVISIONS:
- 3/08/17 REV PER CITY LETTER DATED 2/24/17
  - 4/11/17 REV PER CITY LETTER DATED 3/30/17

DATE:	1/18/17	DATE:	212-5012.3
SCALE:	AS SHOWN	SCALE:	AS SHOWN
SHEET NO.:	177	SHEET NO.:	177

SHEET TITLE:

SITE DEVELOPMENT CONCEPT PLAN

SHEET NO.:

1 OF 2

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

CITY OF CHESTERFIELD  
 ST. LOUIS COUNTY, MISSOURI

PREPARED FOR:

**SUMMIT DEVELOPMENT GROUP**  
 101 SOUTH HANLEY ROAD  
 SUITE 1400  
 ST. LOUIS, MO 63105

**TOPGOLF USA**  
**CHESTERFIELD, LLC**  
 8750 N. CENTRAL EXPRESSWAY  
 SUITE 1200  
 DALLAS, TEXAS 75231

BENCHMARK  
 #12-166  
 ELEV. = 458.86  
 "STANDARD ALUMINUM DISK" STAMPED SL-32, 1990. DISK IS SET IN BETWEEN THE HWY. I-64 NORTH OUTER ROAD AND THE WEST BOUND HWY. I-64, 19' SOUTH OF THE CENTERLINE OF THE NORTH BOUND LANE HWY. I-64. APPROXIMATELY 0.5 MILES EAST OF THE INTERSECTION OF BOONES CROSSING ROAD AND NORTH OUTER ROAD. (SL-32 WAS RESET FROM UNDERGROUND POSITION. THIS IS A NEW ELEVATION SET IN JULY 2002.) AS SHOWN HEREON

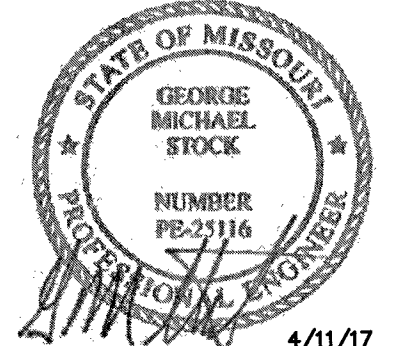
RECEIVED  
 MAY - 1 2017  
 City of Chesterfield  
 Department of Planning & Development



PREPARED BY:

SITE DEVELOPMENT CONCEPT PLAN FOR:  
**SUMMIT DEVELOPMENT/TOPGOLF**

CITY OF CHESTERFIELD  
ST. LOUIS COUNTY, MISSOURI



GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

REVISIONS:

1	3/08/17	REV PER CITY
		LETTER DATED 2/24/17
2	4/11/17	REV PER CITY
		LETTER DATED 3/30/17

DATE:	1/18/17	DESK NO:	212-5012.3
SCALE:	-	SHEET NO:	17T
SCALE:	-	DATE:	-

SHEET TITLE:  
SITE DEVELOPMENT  
CONCEPT PLAN

SHEET NO.:  
**2 OF 2**

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } SS.

On this day of \_\_\_\_\_, 2017, before me personally appeared \_\_\_\_\_, who being by me duly sworn, did say he is the \_\_\_\_\_ of \_\_\_\_\_ and that said instrument was signed on behalf of said limited liability company, and that said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My commission expires: \_\_\_\_\_

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } SS.

On this day of \_\_\_\_\_, 2017, before me personally appeared \_\_\_\_\_, who being by me duly sworn, did say he is the \_\_\_\_\_ of \_\_\_\_\_ and that said instrument was signed on behalf of said limited liability company, and that said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My commission expires: \_\_\_\_\_

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } SS.

On this day of \_\_\_\_\_, 2017, before me personally appeared \_\_\_\_\_, who being by me duly sworn, did say he is the \_\_\_\_\_ of \_\_\_\_\_ and that said instrument was signed on behalf of said limited liability company, and that said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My commission expires: \_\_\_\_\_

This Site Development Concept Plan was approved by the City of Chesterfield Planning and Development Services Division and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the Director of said Division, authorizing the recording of this Amended Site Development Concept Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Director of Planning and the City Clerk.

By: \_\_\_\_\_  
Justin Wase, Director of Planning and Development Services

By: \_\_\_\_\_  
Vickie Hass, City Clerk

**SURVEYOR'S CERTIFICATION**

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Development Concept Plan from a field survey and does not represent a property boundary survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.  
L.S. No. 222-D

Daniel Ehlmann, Missouri L.S. No. 2215

Summit Ice Center Investors LLC, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter \_\_\_\_\_ of the City of Chesterfield \_\_\_\_\_ "PC"-Planned Commercial (applicable subsection) (present zoning) Ordinance No. \_\_\_\_\_ do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Summit Ice Center Investors, L.L.C.  
by: \_\_\_\_\_

Summit Outer Forty Investors LLC, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter \_\_\_\_\_ of the City of Chesterfield \_\_\_\_\_ "PC"-Planned Commercial (applicable subsection) (present zoning) Ordinance No. \_\_\_\_\_ do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Summit Outer Forty Investors, L.L.C.  
by: \_\_\_\_\_

Topgolf USA Chesterfield LLC, the owner under contract of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter \_\_\_\_\_ of the City of Chesterfield \_\_\_\_\_ "PC"-Planned Commercial (applicable subsection) (present zoning) Ordinance No. \_\_\_\_\_ do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Topgolf USA Chesterfield, L.L.C.  
by: \_\_\_\_\_

**PROPERTY DESCRIPTION**

A tract of land being a tract of land as conveyed to Summit Ice Center Investors, LLC by instrument recorded in Book 14970, Page 648 and Lots A and B of Valley Gates, a subdivision according to the plat thereof as recorded in Plat Book 356, page 688 both of the St. Louis County Records, located in U.S. 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:

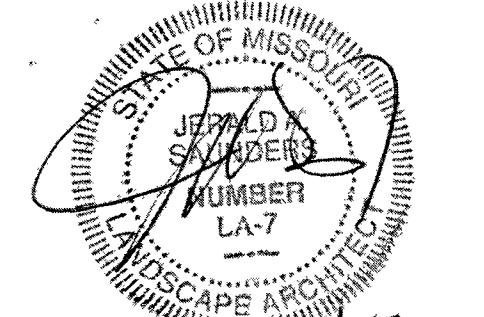
Beginning at the intersection of the west line of Lot 5 of James Long Estate, according to the plat thereof as recorded in Book 445, Page 354 of the City of St. Louis records, also being the east line of a tract of land as conveyed to Taubman Prestige Outlets of Chesterfield, LLC by instrument recorded in Book 20091, page 1215 of above said county records and the north right-of-way line of Missouri State Highway Route 40 TR Relocated, variable width, as recorded in Book 6343, page 868 of also of above said county records, said point being located 150 feet north of the centerline of said highway; thence along the east line of said Taubman tract the following courses and distances, North 01 degree 36 minutes 28 seconds East, 288.84 feet; North 66 degrees 52 minutes 23 seconds East, 42.59 feet; North 52 degrees 55 minutes 22 seconds East, 33.69 feet; North 43 degrees 35 minutes 48 seconds East, 119.09 feet; North 38 degrees 40 minutes 37 seconds East, 130.29 feet and North 50 degrees 31 minutes 21 seconds East, 99.71 feet to the southern line of a tract of land as conveyed to Wayne D & Ruthann E Hayes, by instrument recorded in Book 9054, Page 2041 of said county records; thence along said southern line the following courses and distances: North 50 degrees 31 minutes 21 seconds East, 28.90 feet; North 84 degrees 43 minutes 06 seconds East, 44.91 feet; South 87 degrees 00 minutes 22 seconds East, 188.72 feet; South 86 degrees 58 minutes 09 seconds East, 209.17 feet and North 87 degrees 39 minutes 35 seconds East, 260.46 feet to the northwest corner of above said Valley Gates Subdivision; thence along the north line of said subdivision the following courses and distances, North 87 degrees 39 minutes 35 seconds East, 92.35 feet; South 88 degrees 38 minutes 39 seconds East, 277.05 feet and South 78 degrees 44 minutes 00 seconds East, 24.29 feet to the northeast corner of said subdivision; thence along the east line of said Valley Gates Subdivision, South 02 degrees 22 minutes 06 seconds East, 775.95 feet to the north line of above said Missouri State Highway 40 TR, 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: along said curve with an arc length of 225.28 feet and a chord which bears North 82 degrees, 00 minutes 08 seconds West, 225.22 feet to a point of tangency and North 84 degrees 09 minutes 54 seconds West, 1287.95 feet to the Point of Beginning, containing 987,627 square feet or 22,218 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on February 29, 2016.

**PREPARED FOR:**

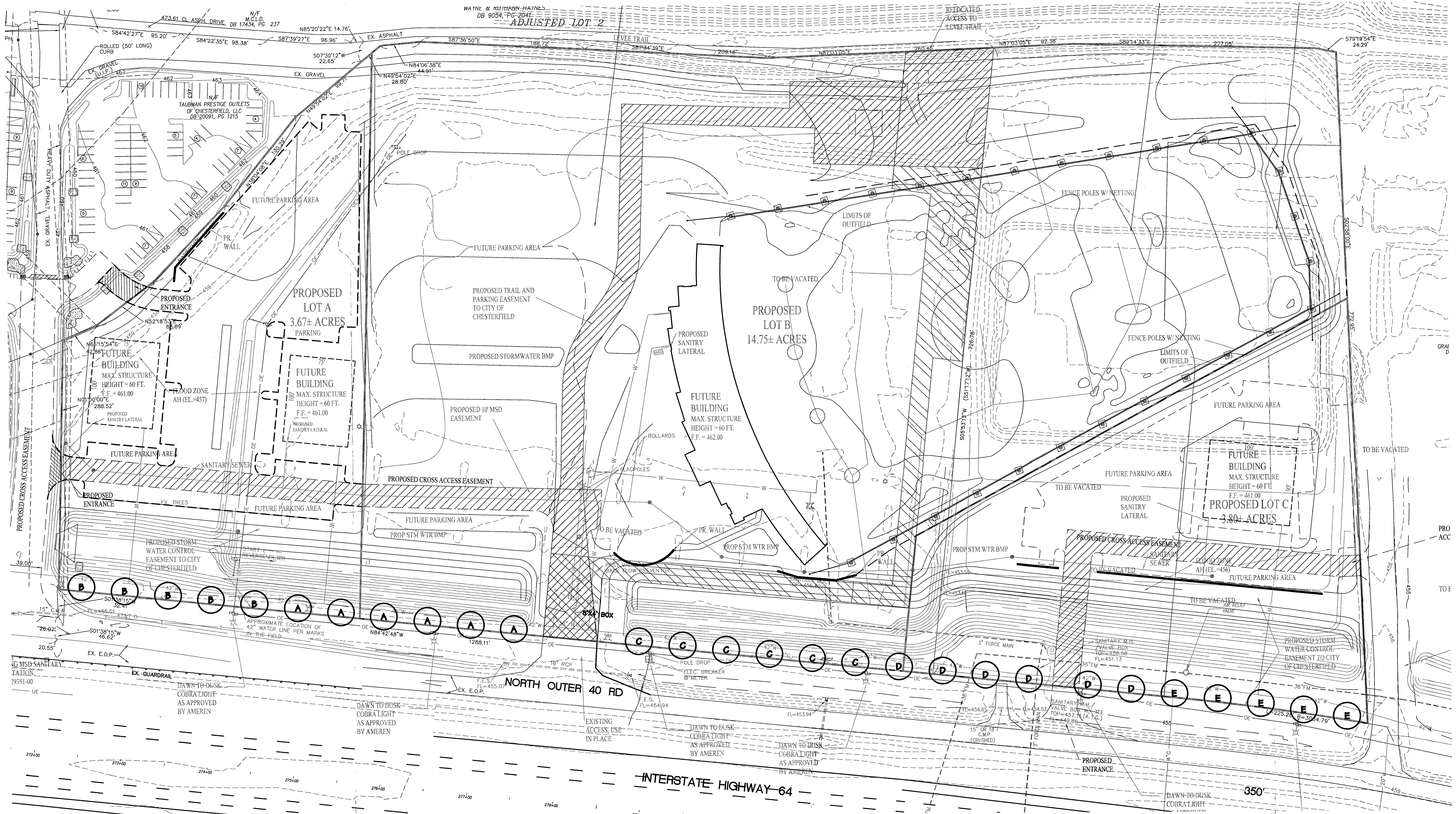
**SUMMIT DEVELOPMENT**  
101 SOUTH HANLEY ROAD  
SUITE 1400  
ST. LOUIS, MO 63105

**TOPGOLF USA  
CHESTERFIELD, LLC**  
8750 N. CENTRAL EXPRESSWAY  
SUITE 1200  
DALLAS, TEXAS 75231



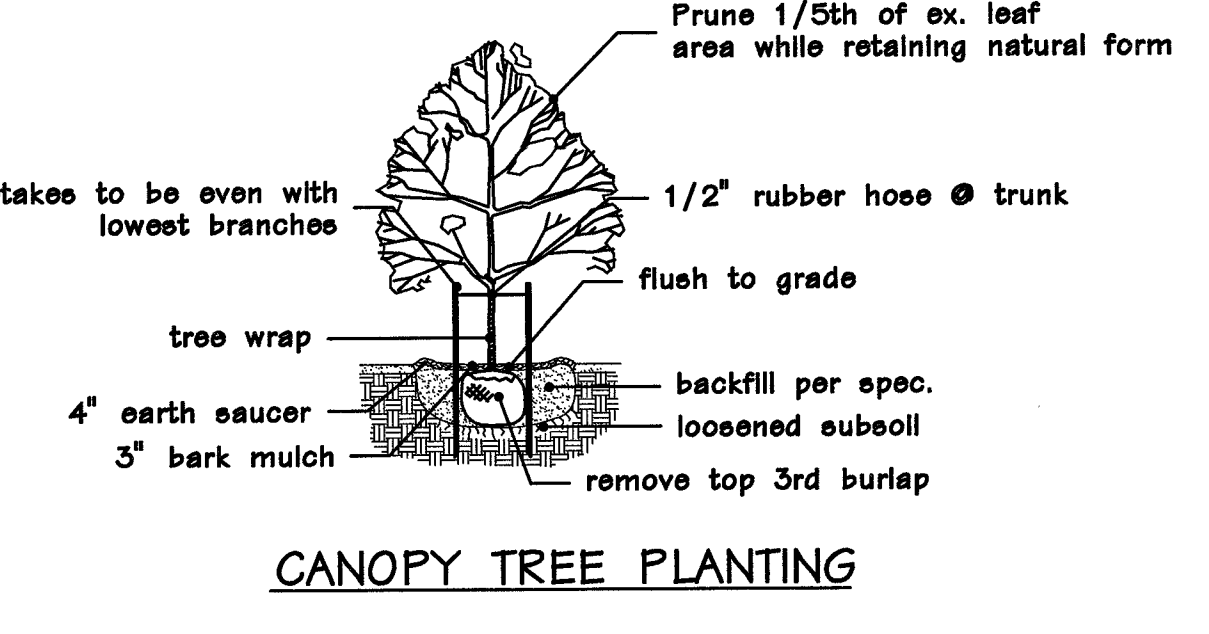
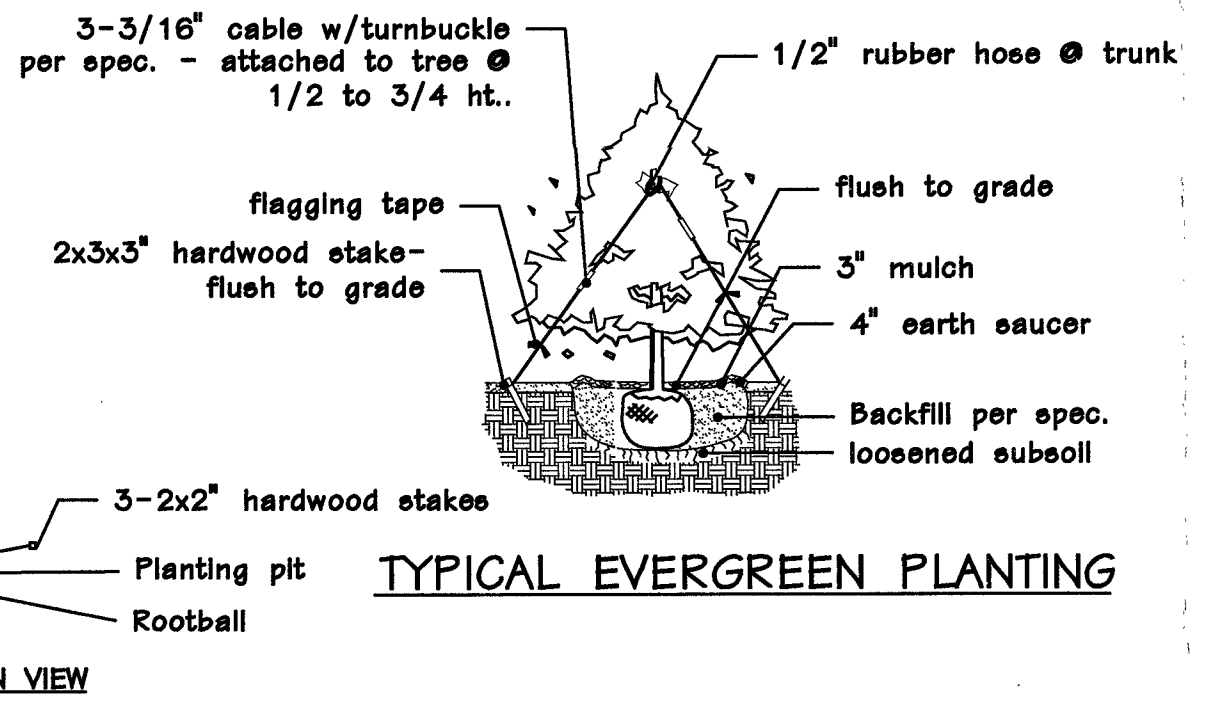
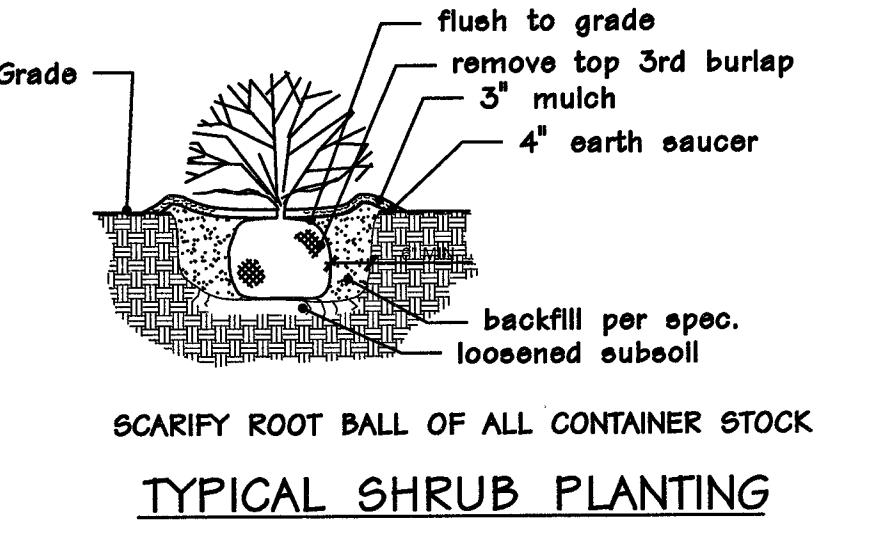
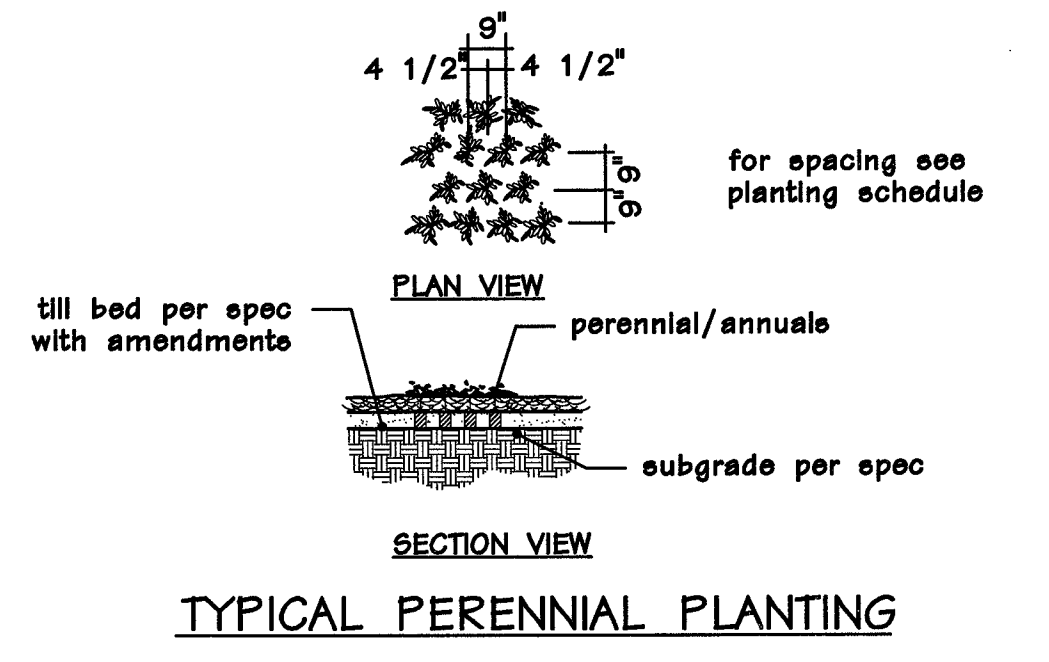


Jerry Saunders - Licensed Architect  
 MO License # LA-007  
 Consultants:



**CONCEPT LANDSCAPE PLAN**  
 SCALE 1" = 50'

PLANTING SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SIZE CLASS/TYPE	GROWTH RATE	MATURE SIZE
A	6	<i>Carpinus betulus</i>	European Hornbeam	2.5' cal	Medium/Canopy	Slow/Medium	35-40'
B	5	<i>Quercus acutissima</i>	Sawtooth Oak	2.5' cal	Large/Canopy	Medium	45'+
C	6	<i>Carpinus carolinia</i>	American Hornbeam	2.5' cal	Small/Canopy	Medium	20-35'
D	6	<i>Platanus x acerfolia</i>	London Planetree	2.5' cal	Large/Canopy	Fast	45'+
E	5	<i>Celtis occidentalis</i>	Hackberry	2.5' cal	Large/Canopy	Medium/Fast	45'+



Revisions:

Date	Description	No.
3/8/17	City Comments	2

Drawn: LH  
 Checked: JS

**loomisAssociates**  
 landscape architects/planners  
 2720 Park Drive, Suite 105  
 St. Louis, MO 63114  
 Phone: 314.241.4000  
 Email: info@loomisassociates.com

Sheet Title: **Concept Landscape Plan**  
 Sheet No: **CL-1**  
 Date: 01/18/17  
 Job #: 976.001

**TOP GOLF**  
 Chesterfield, Missouri