



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: Record Plat

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 Record Plat 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 Record Plat for Planning Commission review. The request is for the creation of a new 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 Record Plat will 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.

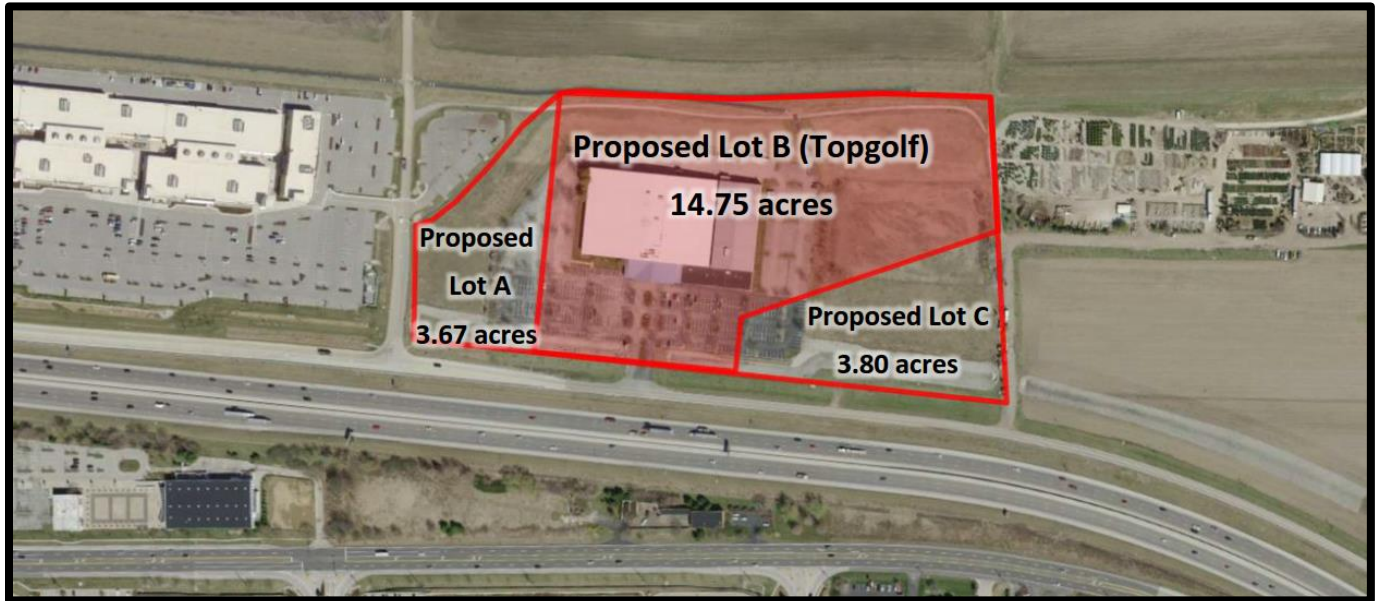


Figure 1: Proposed Summit Development/Topgolf Subdivision (lots not drawn to scale/approximated)

STAFF ANALYSIS

A record plat is the instrument which dedicates lots, common ground, easements and road right-of-way for future roads within a development or a portion thereof. Once a plat is recorded, the new lots may be sold to individual owners. This plat would establish three new lots for development. The record plat substantially conforms to the Site Development Concept Plan that has been submitted for Planning Commission 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 Record Plat for the Summit—Topgolf development.

MOTION

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

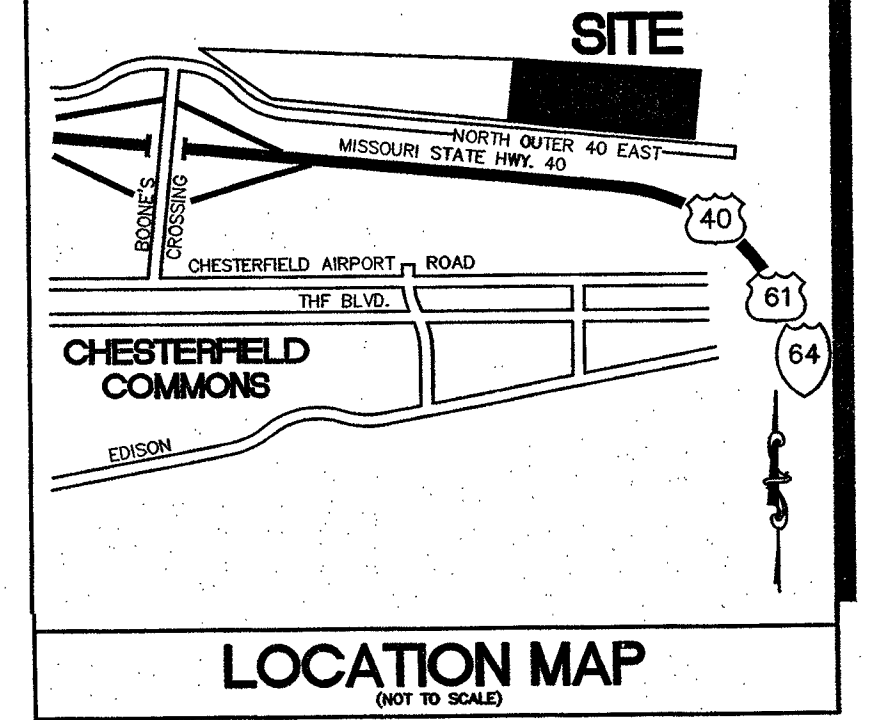
- 1) "I move to approve (or deny) the Record Plat for the Summit—Topgolf development."
- 2) "I move to approve the Record Plat for the Summit—Topgolf development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

cc: Justin Wyse, Director of Planning and Development Services

Attachments: Record Plat

"SUMMIT - TOPGOLF SUBDIVISION"

A TRACT OF LAND BEING LOT A AND LOT B OF "VALLEY GATES SUBDIVISION" AS RECORDED IN PLAT BOOK 356, PAGE 688 AND PART OF U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



757 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 590-9100
FAX: (636) 520-9100
E-MAIL: general@stockandassociates.com
Web: www.stockandassociates.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

OWNERS CERTIFICATION

We, the undersigned owners of the entire tract of land described in the attached Surveyors Certification, have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereinafter be known as:

"SUMMIT-TOPGOLF SUBDIVISION"

The Ten (10) foot wide sewer easement shown on this plat is hereby dedicated to the Metropolitan St. Louis Sewer District, their successors and assigns as their interests may appear for the purpose of constructing, maintaining, and repairing of sewer or sewers with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said sewer or sewers.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

The area, which for better identification is shown on this plat is hereby established as a CROSS-ACCESS EASEMENT No. 1, reserved by the present and future owners of Lot C and B, their respective successors and assigns, their tenants, sub-tenants, licensees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive rights and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles, and trucks. The owners of Lots A and B, agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and useable on their property and said easement shall be perpetual, and further shall run with the real estate.

The area, which for better identification is shown on this plat is hereby established as a CROSS-ACCESS EASEMENT No. 2, reserved by the present and future owners of Lot C and B, their respective successors and assigns, their tenants, sub-tenants, licensees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive rights and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles, and trucks to the adjacent private road. The owner of Lot C agrees not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and useable on their property and said easement shall be perpetual, and further shall run with the real estate.

The Chesterfield Valley Storm Water Easement shown on this plat is hereby dedicated to the City of Chesterfield, Missouri, their successors and assigns as their interest may appear for the purpose of construction, maintaining and repair of the drywell basins, channels, drainage facilities and sewer lines in conformance with the Chesterfield Valley Storm Water Plan. The property owner(s) shall be responsible for maintaining the drywell basins, channels, drainage facilities and sewer lines, located within the easement, as well as the portion of the easement located on the St. Louis County's right-of-way, in good working order and in good repair as appropriate. In the event that the property owner(s) or its successors in title to said property shall fail to maintain the drywell basins, channels, drainage facilities and sewer lines in accordance with the approved Chesterfield Valley Storm Water Plan, the City of Chesterfield, Missouri, their successors and assigns shall be permitted to enter onto the property and make the repairs and corrections and perform such maintenance as it deems necessary and bill the property owners of said property for services performed. It is further agreed that in the event that said bill or charge for services performed shall not be paid within a period of thirty (30) days said sum shall become a lien on the real property and shall accrue interest at a rate of eight percent (8%) until paid in full.

Permanent and/or semi-permanent monuments will be set, as required to aid in later recovery, within twelve months of the recording of this subdivision plat, in accordance with 10 CSR 302.280 of the Missouri Department of Natural Resources, and 4 CSR 30-16.000 of the Missouri Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the subdivision ordinance of the City of Chesterfield, Missouri will be set.

IN WITNESS WHEREOF, the party have hereunto set his hand this _____ day of _____, 20____.

SUMMIT ICE CENTER INVESTORS, LLC SUMMIT OUTER FORTY INVESTORS, LLC

By: _____ By: _____

Print Name PRINT NAME

Print Title

STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

On this _____ day of _____, 2017, before me, _____, a Notary Public in and for said state, personally appeared _____ of Summit Ice Center Investors, LLC known to me to be the person who executed the within plat in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

By: _____ Notary Public

My Commission Expires: _____

STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

On this _____ day of _____, before me, _____, a Notary Public in and for said state, personally appeared _____ of Summit Outer Forty Investors, LLC, known to me to be the person who executed the within plat in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

By: _____ Notary Public

My Commission Expires: _____

The undersigned Owner and Holder of Note, as secured by Deed of Trust recorded in Book 17691, Page 3945 of the St. Louis County Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this _____ day of _____, 2017.

Business Bank of St. Louis

By: _____

Print Name: _____

Print Title: _____

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 2017, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he is the _____ of Business Bank of St. Louis, known to me to be the person who executed the within instrument in behalf of said _____ and acknowledged to me that _____ executed same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

By: _____ Notary Public

My commission expires: _____

The undersigned Owner and Holder of Note, as secured by Deed of Trust recorded in Book 20300, Page 2887 of the St. Louis County Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this _____ day of _____, 2017.

First National Bank of St. Louis

By: _____

Print Name: _____

Print Title: _____

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 2017, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he is the _____ of _____, known to me to be the person who executed the within instrument in behalf of said _____ and acknowledged to me that _____ executed same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

By: _____ Notary Public

My commission expires: _____

SUMMIT ICE CENTER INVESTORS, INC.

DB. 14670 PG. 648 (record description)

A tract of land being part of Lots 5 and 6 of the James Long Estate, according to the plat attached to deed recorded in Book 445 Page 354 of the City of St. Louis (former County) Records in U.S. Survey 2031, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri and further described as follows:

Beginning at the intersection of the West line of said Lot 5 with the North right of way of Missouri, State Highway Route 40 TR Relocated, per Deed Book 6343 Page 868 of the St. Louis County Records, said point being 150 feet North of the center line of said highway; thence along the West line of said Lot 5, North 1°10'00" East 288.52 feet to a point on the South line of a tract of land conveyed to Wayne D. and Ruthann E. Haynes per Deed Book 3054 Page 2041 of the St. Louis County Records; thence along said South line the following: North 66°15'54" East, 42.84 feet, North 52° 18'53" East, 83.69 feet, North 42°09'19" East, 118.08 feet, North 38°04'06" East, 130.29 feet, North 49°54'52" East, 128.51 feet, North 84°06'38" East 44.91 feet, South 87° 36'50" East, 188.72 feet, South 87°34'39" East, 209.16 feet and North 87° 03'05" East, 260.46 feet to a point; thence leaving said South line, South 5°17'12" West, 726.80 feet (726.78 feet record) to the center on the North line of Highway 40 TR, as aforementioned, said point being 150 feet North of the center line of said highway; thence along said North line, North 84°24'48" West, 1,010.00 feet to the point of beginning.

VALLEY GATES SUBDIVISION

(PB. 356, PG. 688)

Lot A

A tract of land being Lot A of Valley Gates Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 356, Page 688 of the St. Louis County Records, a part of 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 38 minutes 02 seconds West, 225.22 feet to a point of tangency and North 84 degrees 42 minutes 48 seconds West, 539.39 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, 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 Lot B of Valley Gates Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 356, Page 688 of the St. Louis County Records, a part of 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 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 38 minutes 02 seconds West, 225.22 feet to a point of tangency and North 84 degrees 42 minutes 48 seconds West, 539.39 feet to the POINT OF BEGINNING of above said Lot B; thence continuing along said right of way line, North 84 degrees 42 minutes 48 seconds West, 348.57 feet to the southwest corner thereof; thence along the west line of said Lot B, North 05 degrees 17 minutes 12 seconds East, 373.69 feet to the beginning of a curve to the left having a radius of 82.00 feet; along said curve with an arc length of 76.05 feet and a chord which bears North 29 degrees 09 minutes 57 seconds West, 71.37 feet; North 00 degrees 45 minutes 27 seconds East, 205.41 feet and South 89 degrees 14 minutes 33 seconds East, 197.77 feet to the east line of said Valley Gates Subdivision; thence along said east line, South 02 degrees 58 minutes 00 seconds East, 668.15 feet to the Point of Beginning, containing 133,222 square feet or 3.058 acres more or less.

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 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:

Commencing at the southeast corner of Valley Gates Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 356, Page 688 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:

Commencing at the southeast corner of Valley Gates Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 356, Page 688 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:

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 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:

Commencing at the southeast corner of Valley Gates Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 356, Page 688 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:

Commencing at the southeast corner of Valley Gates Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 356, Page 688 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:

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 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 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 38 minutes 02 seconds West, 225.22 feet to a point of tangency and North 84 degrees 42 minutes 48 seconds West, 539.39 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, 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 162,544 square feet or 3.705 acres more or less.

TOTAL TRACT

A tract of land being all of Valley Gates Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 356, Page 688 of the St. Louis County Records, a part of 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 38 minutes 02 seconds West, 225.22 feet to a point of tangency and North 84 degrees 42 minutes 48 seconds West, 539.39 feet to the southwest corner of a tract of land as conveyed to Summit Ice Center Investors, LLC by instrument recorded in Book 14970, Page 648; thence along the west and northern lines of said Summit Ice Center Investors, LLC tract and the northern lines of above said Valley Gates Subdivision, the following courses and distances: North 01 minutes 00 seconds 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; North 49 degrees 55 minutes 27 seconds East, 115.48 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, 653.33 feet; thence departing east line the following courses and distances: South 01 degrees 09 minutes 16 seconds West, 653.33 feet to the Point of Beginning, containing 162,544 square feet or 3.705 acres more or less.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during January, 2017, by order of and the use of the Summit Ice Center Investors, LLC & Summit Outer Forty, LLC, executed a Property Boundary Survey and prepared a Subdivision Plat of a Valley Gates Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 356, Page 688 of the St. Louis County Records, a part of US Survey 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and Boundary Adjustment Plat are shown hereon. We further certify that said survey and plat exceeds the current minimum standards for "Class A Survey" as defined in Chapter 16, Land Surveying 20 exceeds the current minimum standards for "Class A Survey" as defined in Chapter 16, Land Surveying 20 and the Missouri Minimum Standards for Property Boundary Surveys, and adopted by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
I.C. No. 222-D

By: _____ 1/27/17
Daniel Ehlmann, Missouri P.L.S. 2215

GENERAL NOTES:

- 1) Subject property is Zoned PC Planned Commercial by ordinance No's. 1564 and 2570
- 2) Subject property lies within Flood Zones AH (EL 456 & 457) Flood depths of 1 to 3 feet (usually areas of ponding Base Flood Elevations Determined) & X Shaded (areas of 0.2% annual chance flood; areas of 1% annual chance flood with an average depth of less than 1 foot or with drainage areas of less than 1 square mile, and areas protected by levees from 1% annual chance flood) according to the National Flood Insurance Rate Map Number: 26189C0165K with an effective date of 02/04/2015. Plotted Graphically
- 3) Basis of Bearings: Valley Gates Subdivision, Plat Book 356, Page 688.

This is to certify that this "Summit - Topgolf Subdivision" was approved by the City Council of the City of Chesterfield by Ordinance No. _____ on _____, 2017, and hereby authorized the recording this plat with the Office of the St. Louis County Recorder of Deeds.

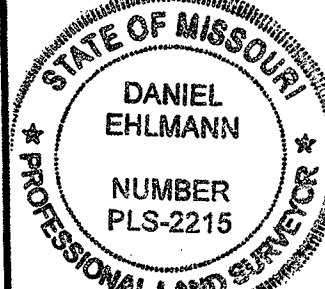
By: _____ Bob Nelson, Mayor
By: _____ Vickie Hass - City Clerk

PREPARED FOR:
ARCO MURRAY
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515

RECORD PLAT

"SUMMIT - TOPGOLF SUBDIVISION"

16651 NORTH OUTER 40 RD.
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



REVISIONS:

1	02/01/17 REVISED PER CLIENT COMMENTS
2	04/10/17 REVISED LOT B & LOT C
3	04/17/2017 - Revised per City Comments

DATE	JOB NO.	DATE	JOB NO.
1/27/17	212-5012		
M.S.P. #	XXXXXX	BASE MAP #	XXXX
P.L.S. #	XXXXXX	PLAT #	XXXX
S.L.C. HKT #	XXXX	HKT S.L.P. #	XXXXXX
M.D.A. #	MO-XXXXXX		

RECORD PLAT

SHEET NO. 2 OF 2