

## Planning Commission Staff Report

**Meeting Date:** May 11, 2020

**From:** Mike Knight, Assistant City Planner *mk*

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

**Petition:** **Summit-Topgolf (ASDCP)** – An Amended Site Development Concept Plan for a 22.2 acre tract of land zoned "PC" Planned Commercial District located north of North Outer 40 Road and east of Boone's Crossing.

### Summary

Stock and Associates Consulting Engineers, Inc., on behalf of SkyGroup Investments, LLC has submitted an Amended Site Development Concept Plan for Planning Commission consideration. The Summit-Topgolf development is currently composed of three lots (A, B, C). This request is to amend the approved Site Development Concept Plan to distinguish four lots (A, B, C1 and C2) as seen in Figure 1. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 3039.



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.

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 This ordinance repealed City of Chesterfield Ordinance 2932 and established a new “PC” Planned Commercial District.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.

In March of 2019, the City Council approved Ordinance 3039. There were two primary purposes with the request. The first, to subdivide Lot C (3.8 acres) into two lots referenced as C1 (2.2 acres) and C2 (1.6 acres) on the Preliminary Development Plan accompanying the ordinance. The second, to increase the maximum building height of Lot C2 from sixty to sixty-five feet. The Amended Site Development Concept Plan under review is the same lot configuration as the Preliminary Development Plan associated with Ordinance 3039.

## **STAFF ANALYSIS**

**Access** - The Amended Site Development Concept Plan includes the same two access points off of North Outer 40 Road as the approved Site Development Concept Plan and Preliminary Development Plan. Lots A and B have a cross-access easement to allow the connection of both lots to North Outer 40 Road and the neighboring subdivision to the west. Lots C1 and C2 have a cross-access easement to allow the connection of both lots to North Outer 40 Road and the neighboring subdivision to the east. This easement has shifted approximately 25 feet to the south. The shift allows for the future parking area to be behind the future building in Lot C2 and conform to the Chesterfield Valley design requirement of the Unified Development Code. A new pedestrian connection is depicted on the Amended Site Development Concept Plan that connects Lot B, Lot C1, and Lot C2 to the eastern edge of the Summit Topgolf subdivision.

**Zoning** - the Amended Site Development Concept Plan substantially conforms to the Preliminary Development Plan approved in governing Ordinance 3039. Information regarding the surrounding land uses, zoning districts, and the City’s Comprehensive Land Use designations and policies for this development are provided in the Staff report of the Summit-Topgolf, Lot C2 Site Development Section Plan (iFLY) 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 3039. Staff recommends approval of the Amended 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 Amended Site Development Concept Plan for the Summit—Topgolf development."
- 2) "I move to approve the Amended Site Development Concept Plan for the Summit—Topgolf development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments

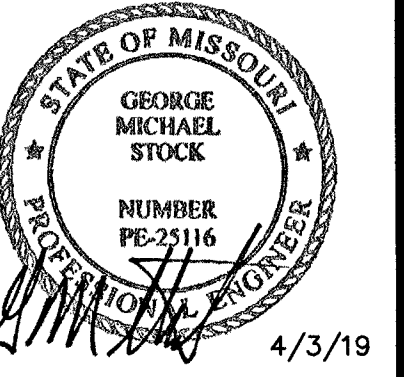
1. Amended Site Development Concept Plan



PREPARED BY:

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

CITY OF CHESTERFIELD  
 ST. LOUIS COUNTY, MISSOURI



4/3/19  
 GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

REVISIONS:

1	4/03/19 REV. PER CITY
	LTR DATED 3/26/19

DATE:	C.A.H.	CREATED BY:	G.M.S.
3/01/19		JOB NO.:	218-6414
SCALE:		BASE MAP:	17T
S.L.C. INT #:		INT SUP. #:	
MARK #:			

SHEET TITLE:  
 AMENDED SITE DEVELOPMENT CONCEPT PLAN

SHEET NO.:  
**C2.0**

STATE OF MISSOURI }  
 COUNTY OF ST. LOUIS } SS.  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 2019, 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 \_\_\_\_\_, 2019, 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 \_\_\_\_\_, 2019, 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 \_\_\_\_\_, 2019, 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 Amended Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, 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 Wyse, 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

Walter J. Pfleger, Missouri L.S. No. 2008000728

Plaza Inn, LLC, the owner of Lot A as shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter \_\_\_\_\_ (applicable subsection) "PC"-Planned Commercial (present zoning) of the City of Chesterfield 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.

Plaza Inn, LLC  
 by: \_\_\_\_\_

National Retail Properties LP, the owner of Lot B as shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter \_\_\_\_\_ (applicable subsection) "PC"-Planned Commercial (present zoning) of the City of Chesterfield 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.

National Retail Properties, LP  
 by: \_\_\_\_\_

Summit Outer Forty Investors LLC, the owner of Lot C as shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter \_\_\_\_\_ (applicable subsection) "PC"-Planned Commercial (present zoning) of the City of Chesterfield 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: \_\_\_\_\_

SkyGroup Investments, LLC, the owner under contract of a portion of Lot C as shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter \_\_\_\_\_ (applicable subsection) "PC"-Planned Commercial (present zoning) of the City of Chesterfield 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.

SkyGroup Investments, LLC  
 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 190 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, 83.69 feet; North 43 degrees 35 minutes 48 seconds East, 119.08 feet; North 38 degrees 40 minutes 37 seconds East, 130.29 feet and North 50 degrees 31 minutes 21 seconds East, 69.71 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, 26.80 feet; North 54 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 79 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 225.26 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 06 minutes 54 seconds West, 1287.86 feet to the Point of Beginning, containing 967,827 square feet or 22.18 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

Consultants:

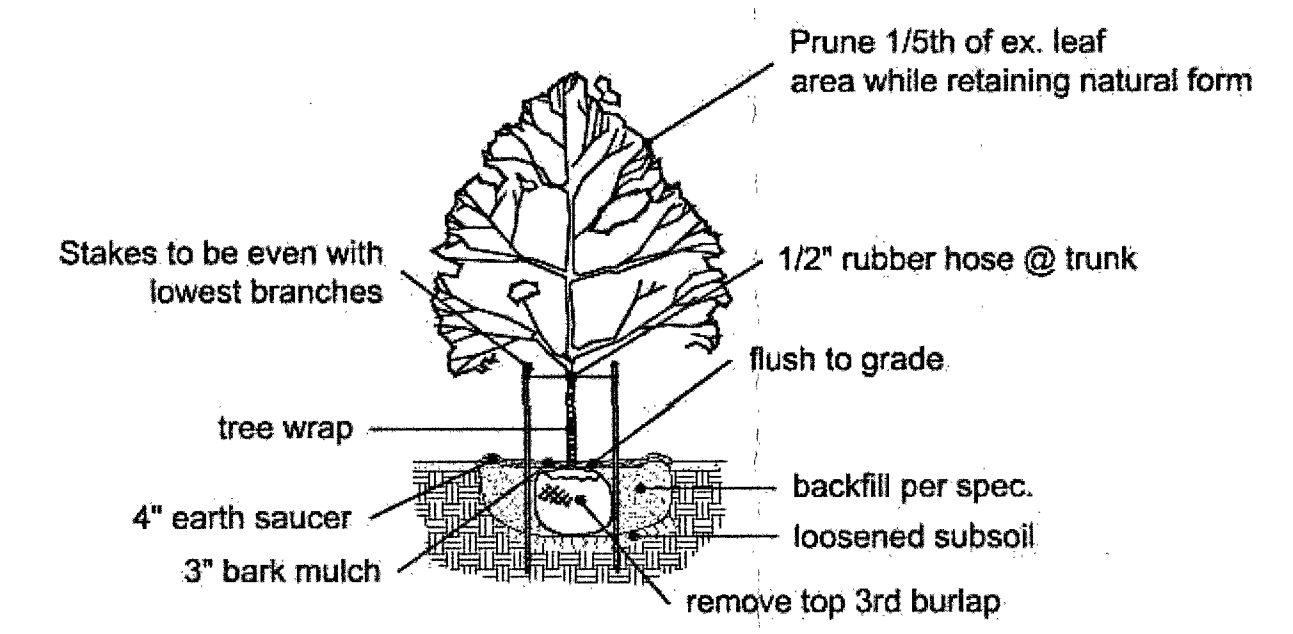
**LOT C SUMMIT - TOPGOLF SUB**  
 CITY OF CHESTERFIELD, MISSOURI



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

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

**CALCULATIONS:**  
 1. MAXIMUM OF 20% OF ONE SPECIES MAY BE UTILIZED FOR STREET TREES:  
 28 TOTAL TREES x 20% = 5.6 = 6 TREES MAX FOR EACH SPECIES



**CANOPY TREE PLANTING**

Revisions:

Date	Description	No.
4/9/19	Plan Revision	1

Drawn: LWH  
 Checked: JAS

**Ioomis Associates**  
 Landscape Architects/Planners  
 200 S. Brentwood Blvd., Suite 100  
 Brentwood, MO 63144  
 Phone: 636.575.5555  
 Email: info@ioomis.com