



VII. C.

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 Section Plan

Meeting Date: May 11, 2020

From: Mike Knight, Assistant City Planner *gmk*

Location: A 1.6 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing.

Description: **Summit-Topgolf, Lot C2 (iFLY) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.6 acre tract of land located north of North Outer 40 Road and east of Boone's Crossing (17T520116).

PROPOSAL SUMMARY

This proposal is to construct a 6,713 square foot indoor sky diving facility on Lot C2 of the Summit-Topgolf Subdivision. The building is 65' in height and has one shared access point with Lot C1 off North Outer 40 Road. The Summit-Topgolf subdivision is zoned Planned Commercial District and governed under the rules and regulations of City of Chesterfield Ordinance 3039. The Summit-Topgolf subdivision Preliminary Development Plan depicts 4 lots (A, B, C1 and C2). Lot A currently has an approved Site Development Section Plan to construct a Residence Inn, Lot B is directly to the east in which the Topgolf facility is under operation, and Lots C1 and C2 are currently undeveloped.

On January 09, 2020 and March 12, 2020 the Summit-Topgolf, Lot C2 (iFLY) SDSP project was reviewed by the Architectural Review Board (ARB). Based on discussion at both meetings, the applicant requested that no action be taken on the project in order to allow time to address the issues raised and bring the project back to the ARB at a future meeting. On April 14, the project was reviewed by ARB. At that time, the Board made a motion to forward the Site Development Section Plan to Planning Commission with a recommendation to approve with conditions. The applicant has since fulfilled those conditions, staff has no remaining comments, and the project is being forwarded to Planning Commission for review.

HISTORY OF SUBJECT SITE

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 May of 2017, Planning Commission approved a Site Development Concept Plan for the development in which there were three lots (A,B, and C). At the same meeting Planning Commission approved the Site Development Section Plan for Lot B to construct a 66,300 square foot entertainment complex known as Topgolf. The following week City Council approved the Record Plat of the Summit-Topgolf subdivision creating the three lots.

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 October of 2018 Planning Commission approved the Site Development Section Plan for Lot A to construct a 128 guest room hotel with an indoor pool and outdoor sport court known as Residence Inn.

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 Site Development Section Plan for Lot C2 under consideration depicts a proposed building to be sixty-five feet in height.

STAFF ANALYSIS

The subject site is located north of North Outer 40 Road and east of Boone's Crossing in what is classified as the Chesterfield Valley Area within the City's Comprehensive Land Use Plan. Given that North Outer 40 Road is a minor arterial and given the site's proximity to I-64, the south, east, and west façades are all highly visible. The south and east façades specifically are the most visible given the current configuration of I-64. There are just under 100,000 average annual daily travelers heading along this section of I-64 according to the 2019 Missouri Department of Transportation Volume maps. The site is also visible from the north from the Monarch Chesterfield Levee Trail.

Circulation and Access

Vehicle circulation can be seen throughout the site with one access point off North Outer 40 Road. This access point is in the same location as depicted on the approved Preliminary Development Plan. This is a shared access point between Lots C1 and C2 with an associated cross-access easement connecting Lots C1 and C2 from North Outer 40 to development to the east. Parking is encouraged to the rear and side of buildings in which this site complies (Figure 1).

Topography

The site is relatively flat with a couple of feet of grade change. The existing topography gradually slopes from the north to the south. There is a large drainage channel along the southern edge of the site. The finish floor elevation of the building is 461'. For reference, the finish floor elevation for the neighboring Topgolf is at 462'. There are no retaining walls required or planned for this development.



Figure 1: Color Site Plan

Scale

This request is to allow for development of a 65' indoor sky diving facility. The building is 6,713 square feet. The total site area for Lot C2 is 71,357 square feet. This produces a Floor to Area Ratio for Lot A at (.09). The building will be a two-story structure with the overall height of the structure driven by the height requirements of the tunnel airflow systems and air flow path. The building consists of a low roof at 40' enclosing two occupiable floors of the building and high roof at 65', or 25' above the low roof to enclose the non-occupiable mechanical deck. The low roof is designed with a 6' parapet to screen roof top units. The adjacent Topgolf building has a height of 54' with poles used for netting up to 170' at their highest point, and the Residence Inn has an approved height of 60'.

Design

The architect's statement of design states "The aesthetic style of the exterior is meant to complement and accommodate the interior functions". It also states, "The exterior material chosen for the façade of the building was specifically picked to complement adjacent buildings through the use of native earth tones".

The Unified Development Code outlines 10 general requirements of building design as seen in the table below.

a	Design and coordinate all facades with regard to color, types and numbers of materials, architectural form and detailing.
b	Avoid linear repetitive streetscapes.
c	Avoid stylized corporate and/or franchise designs that use the building as advertising.
d	Provide architectural details particularly on facades at street level.

e	Encourage art elements, such as wall sculptures, murals, and artisan-created details, etc., throughout a project
f	Encourage designs that enhance energy efficiency.
g	Encourage the use of environmentally conscious building techniques and materials.
h	Provide entry recesses, plazas, roof overhangs, wall fins, projecting canopies or other similar features indicating the building's entry points while providing protection.
i	Paint and trim temporary barriers/walls to complement the permanent construction excluding tree protection fencing.
j	Screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Parapet walls or screen walls shall be treated as an integral part of the architecture and shall not visually weaken the design of the structure.

Of the 10 general requirements, there are 4 in which staff will cover in further detail (a, d, h, and j).

a. Design and coordinate all facades with regard to color, types and numbers of materials, architectural form and detailing.

The west elevation is where individuals enter the building. On this façade is a metal awning over the entry with a metal canopy above. The metal awning is also on the south and east facades with a similar metal canopy on the east façade. The materials (stucco, brushed aluminum, metal cornice, glass) and colors (red, tan, aluminum, and white) largely are the same on all facades.

d. Provide architectural details particularly on facades at street level.

The public enters the building on the west façade directly below the metal canopy. A stone base wraps around the building on all four sides.

h. Provide entry recesses, plazas, roof overhangs, wall fins, projecting canopies or other similar features indicating the building's entry points while providing protection

The entryway has a roof overhang/metal awning above the entry doors complemented with a metal canopy over the upper half of the building. The east and south façades also have similar roof overhang/metal awning features.

j. Screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Parapet walls or screen walls shall be treated as an integral part of the architecture and shall not visually weaken the design of the structure.

The rooftop units are screened from the parapet walls, and do not weaken the design of the structure.

Materials and Colors

The building will implement the use of stucco and flat metal panels predominately in colors seen in the finish schedule (Figure 2). All exterior doors and frames are hollow metal, painted to match the

adjacent material color, except for the storefront door which is all glass. The base of the building is wrapped in an Eldorado Stone.

EXTERIOR MATERIAL FINISH SCHEDULE				
MARK	MATERIAL	MANUFACTURER	COLOR	DESCRIPTION
A	Stucco	Sto Corp	SW 0057 Chinese Red	Integral earth tone red stucco
B	Stucco	Sto Corp	SW 6141 Softer Tan	Integral earth tone tan stucco
C	Composite Aluminum Panel	Reynobond	Colorweld LF	Long Brushed Aluminum
D	Brake Metal Cornice	TBD	White	



Figure 2: Exterior materials

The Unified Development Codes states that a desirable practice is to use compatible colors, materials and detailing on a building. Colors, materials and detailing should also be compatible with adjacent buildings and properties. Encourage the use of integral color where practical. The materials should be durable and highly reflective materials should be avoided.

Landscape Design and Screening

A Landscape Plan has been submitted and meets all city code requirements. There are street trees and parking area trees provided which are required by code. The canopy trees primarily consist of oak and hornbeam while the understory consists of dogwood and serviceberry. The refuge enclosure has screening of Keteleeri Juniper. The UDC states for commercial development to locate service areas away from public streets or utilize the street with the least visual impact. The landscape plan depicts plantings around both the trash enclosure and utility box.

Lighting

The parking lot lighting will consist of 20’ high poles with arm mounted fixtures. The building lighting will consist of up/down lighting positioned on the façade of the building. This fixture is not fully shielded and requires Planning Commission approval. All exterior lighting will be white in color, and all the cut sheets have been included within the submittal. The UDC dictates that all facades of buildings facing I-64 should utilize accent lighting, as opposed to floodlighting. There is no floodlighting proposed for the development.

Specific Requirements for the Chesterfield Valley

Additional requirements are to be applied to commercial and industrial development within the Chesterfield Valley. These requirements include items in relation to facades, storage, utilities, and parking.

Specifically, in relation to the facades, buildings are to:

- Utilize architectural elements from the front facade on the side and rear of the structure.
- Utilize accent lighting and avoid floodlighting for facades of buildings facing I-64/US 40.

- Screen trash enclosures and construct with materials consistent to the building.

The proposed structure has additional elements on the entry façade (awning and canopy) that carry over to the most visible south and east façades. The applicant has stated that no up lighting will trespass beyond the roofline and provided a lighting exhibit to confirm. The trash enclosure is composed of CMU, painted (softer tan) to match the iFLY building.

COMPREHENSIVE PLAN

The City of Chesterfield's Comprehensive Plan has a specific Chesterfield Valley Policies Element. The policies include commercial development with particular concern over the image presented by development along I-64. There are six specific policies of which four are applicable to the design of this project. Staff outlines the applicable policies below and how the Site Development Section Plan (SDSP) relates to those policies.

Policy 1: Facades of Buildings Along I-64 and Arterial Roadways – Care should be taken to make sure that any portion of a building is equally uniform in materials and attractiveness as the primary facade. The intent is to avoid projects having their view from I-64/US 40 or the roadways appear to be the rear or side of a development.

The sky diving facility is positioned along I-64 in which the primary facades are the south and east elevations. Given the current configuration of I-64, the south and eastern elevations will be one of the most visible buildings in the City of Chesterfield and can be seen from the on-ramp to I-64 from Chesterfield Parkway.

Policy 2: Lighting of Buildings Along I-64 - The facades of buildings facing I-64 should be lighted to provide an attractive image at night.

The lighting currently submitted consists of both decorative and utilitarian lighting. Lights that are not fully shielded flat lensed fixtures that enhance the architecture (decorative) will require approval from Planning Commission.

Policy 3: Automobile Parking for Buildings Along I-64 - Parking should be primarily located to the side or rear of any building façade facing I-64/US 40 or along North Outer 40.

Parking shown on the Site Development Section Plan is shown to the side and rear of the building.

Policy 4: 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.

A pedestrian connection within the Summit-Topgolf development is proposed connecting Lot B directly south of the Topgolf structure, through Lots C1 and C2, and extends to the eastern property line of the development.

RENDERING

The rendering below (Figure 3) is of the west façade as one would enter the building. This is the primary viewpoint of someone traveling by vehicle heading east on either North Outer 40 Road or Interstate 64.



Figure 3: Rendering – West Facade

ARCHITECTURAL REVIEW BOARD INPUT

As previously stated earlier in the report, the project was reviewed by the Architectural Review Board. On April 14, 2020 the Board made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Summit-Topgolf Lot C2 (iFLY) to Planning Commission with a recommendation to approve with the following conditions:

- Staff to ensure that the proposed man doors along the stone base are of a consistent color of the stone base they are adjacent to.
- Staff to work with the applicant so that the panel jointing be carried around the sides of the building in a similar pattern as the east and west elevations.

The applicant has since revised their elevations and has successfully addressed these conditions.

STAFF RECOMMENDATION

Staff has reviewed the submittal and has found the application to be in conformance with the site specific ordinance, Comprehensive Plan, and Unified Development Code. Staff recommends approval of the Site Development Section Plan for Summit-Topgolf Lot C2 (iFLY).

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 Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for the Summit-Topgolf, Lot C2 (iFLY) development."
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for the Summit-Topgolf, Lot C2 (iFLY) development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

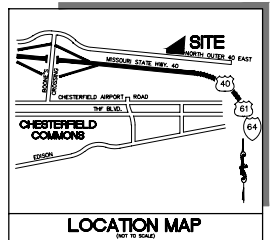
Attachments

1. Site Development Section Plan
2. Landscape Plan
3. Lighting Plan
4. Architectural Elevations
5. Architect's Statement of Design
6. Architectural Renderings

ABBREVIATIONS

ATT	ADJUST TO GRADE
B.C.	BACK OF CURB
C.O.	CLEAROUT
DN	DEEP BOOK
ELEV.	ELEVATION
EX.	EXISTING
F.C.	FACE OF CURB
FL.	FLOWLINE
FT.	FEET
G.	GRADE
H.N.	HIGH WATER
LFB	LOW FLOW BLOCKED
MAL.	MANHOLE
N/F	NOW OR FORMERLY
PL.	PLAT BOOK
PS.	PLANT
PR.	PROPOSED
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	RENFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S.	SQUARE
T.	TELEPHONE CABLE
T.B.A.	TO BE ABANDONED
T.R.	TO BE REMOVED
T.R.M.	TO BE REMOVED AND REPLACED
T.S.P.	TYPICALLY
U.	USE IN PLACE
U.G.N.	UNLESS OTHERWISE NOTED
V.C.P.	VITRIFIED CLAY PIPE
W.	WATER
(R/W)	RIGHT-OF-WAY WIDTH

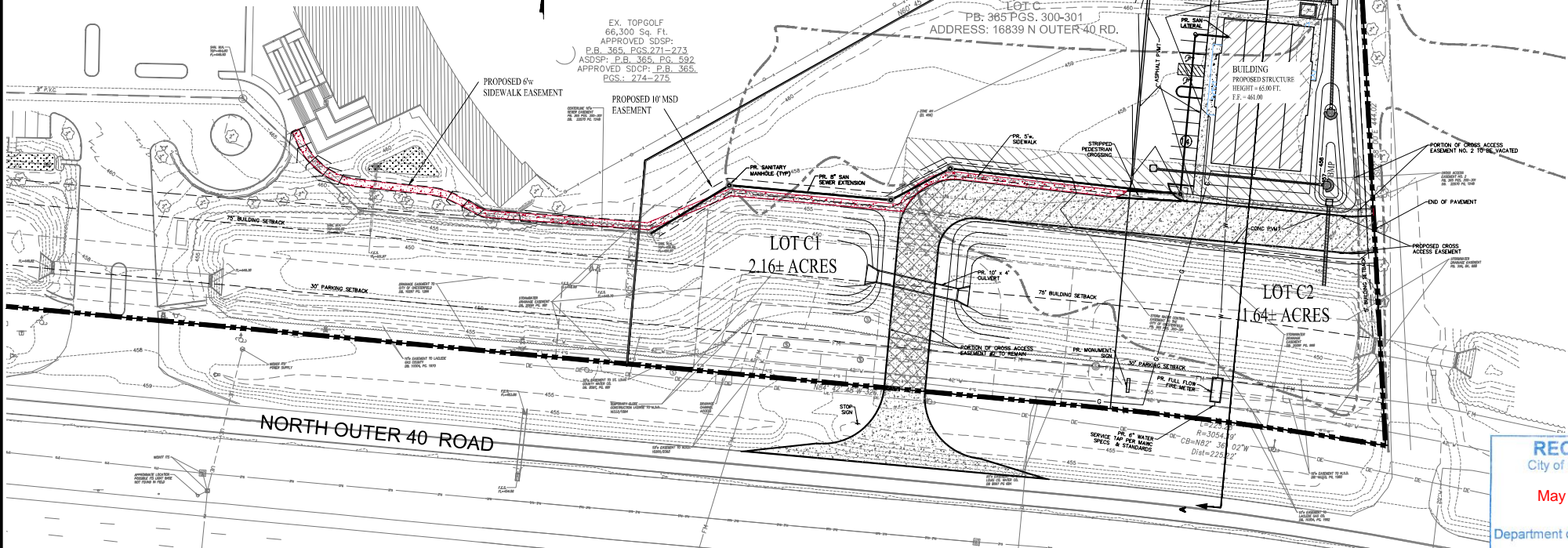
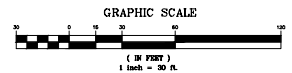
LEGEND



FLOOD NOTE
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (FLOOD DEPTHS OF 1 TO 3 FEET) (USUALLY AREAS OF POONING) BASE FLOOD ELEVATION DETERMINED ELEVATION 467.4 AND ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND UNDEVELOPED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 291800105K WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015.

SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING LOT C (except the west 350.70 feet) OF "SUMMIT-TOPGOLF SUBDIVISION" AS RECORDED IN PLAT BOOK 365, PAGES 300-301 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



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., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOLOGICAL EXPLORATION TITLED "GEOLOGICAL EXPLORATION - MT JOB NO. 14687-PLY CHESTERFIELD VALLEY-CHESTERFIELD, MISSOURI" DATED MARCH 11, 2019 AND ALL SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
- THERE IS A MINIMUM OPEN SPACE OF 30% AS REQUIRED BY THE PC DISTRICT REGULATIONS.
- THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PC DISTRICT REGULATIONS.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- OFFSITE EASEMENTS MUST BE PROVIDED PRIOR TO APPROVAL OF IMPROVEMENT PLANS.

SITE BENCHMARK
#12-166
ELEV.=58.86

"STANDARD ALUMINUM DISK" STAMPED SL-32, 1990. DISK IS SET IN BETWEEN THE HWY 1-64 NORTH OUTER ROAD AND THE WEST BOUND HWY 1-64 SOUTH OF THE CENTERLINE OF THE NORTH BOUND LANE HWY 1-64. APPROXIMATELY 0.5 MILES EAST OF THE INTERSECTION OF BOGGS 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

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. SINHOLES 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.

OPEN SPACE
REQUIRED: 30.0% PER PC DISTRICT REGULATION
PROVIDED: 39.7% (42,606 SF / 71,357 SF)

PARKING
REQUIRED: PLEASE SEE UNIFIED DEVELOPMENT CODE SEC. 04-04 RECREATION FACILITY 3.3/1000 OFA MIN. 4.2/5000 OFA MAX.
22 SPACES MIN.
32 SPACES MAX.
TOTAL PROVIDED: 36 SPACES (INCLUDES 2 ADA SPACES)

FAIR CALCULATION
F.A.S. = 6.73 SF. / 71,357 SF. = 0.09

BUILDING AND PARKING SETBACKS
SOUTH: 75' BUILDING AND 30' PARKING SETBACK
EAST: 5' BUILDING AND 0' PARKING SETBACK

PERTINENT DATA

LOT C2
OWNER: SUMMIT OUTER FORTY ESTIMATES LLC
OWNER UNDER CONTRACT: FLY ST. LOUIS HOLDINGS, LLC
LOT C2 AREA: 1.64 ACRES ±
EXISTING ZONING: "PC" PLANNED COMMERCIAL (ORD. #0309)
SITE ADDRESS: 16851 N OUTER 40 RD., CHESTERFIELD, MISSOURI 63005

LOCATOR NO.: 17752016
PG. 21, GRID 18FF
MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: AMERICA UIC
FEMA MAP: 291800105K, FEB. 4, 2015
ELECTRIC COMPANY: AMERICA UIC
GAS COMPANY: SPIRE INC
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

SHEET INDEX

SDSP-1	- SITE DEVELOPMENT SECTION PLAN
SDSP-2	- SKY EXPOSURE PLAN
SDSP-3,4	- PHOTOMETRIC PLAN & CUT SHEETS
L-1	- LANDSCAPE PLAN
A201-A202	- ARCHITECTURE ELEVATIONS

GEOTECHNICAL ENGINEER'S STATEMENT

Midwest Testing has performed a geotechnical exploration for the property which the project proposed herein is a part thereof. Our findings indicate that the earth related aspects are suitable for the development proposed herein pursuant to the geotechnical recommendations and considerations set forth in our March 13, 2019 report, titled "Geotechnical Exploration - MT Job No. 14687 - PLY-Chesterfield Valley - Chesterfield, Missouri."

Midwest Testing
Michael L. Hagemaster, P.E.

FLY ST. LOUIS HOLDINGS, 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 "PC" - Planned Commercial of the City of Chesterfield Ordinance No. 0309 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.

FLY ST. LOUIS HOLDINGS, LLC,
by _____
STATE OF MISSOURI) ss.
COUNTY OF ST. LOUIS)

On this day of _____, 2020, before me, personally appeared _____, who being by me duly sworn, did say he is the _____ and that instrument was signed on behalf of said limited liability company, and that said instrument to be the true and legal and valid 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 Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the day of _____, 2020, by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Planning and Development Services Director and the City Clerk.

By: Justin Wyes, Director of Planning and Development Services
By: Vickie Hoss, City Clerk

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. has prepared this Site Development Section 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. Pfeifer, Missouri L.S. No. 2008000728

PREPARED BY: STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
1000 N. W. 10th St., Ft. Lauderdale, FL 33304
TEL: (954) 526-0000 FAX: (954) 526-0001
WWW.STOCK-AND-ASSOCIATES.COM

SITE DEVELOPMENT SECTION PLAN FOR:
LOT C2 SUMMIT-TOPGOLF SUB
CITY OF CHESTERFIELD, MISSOURI

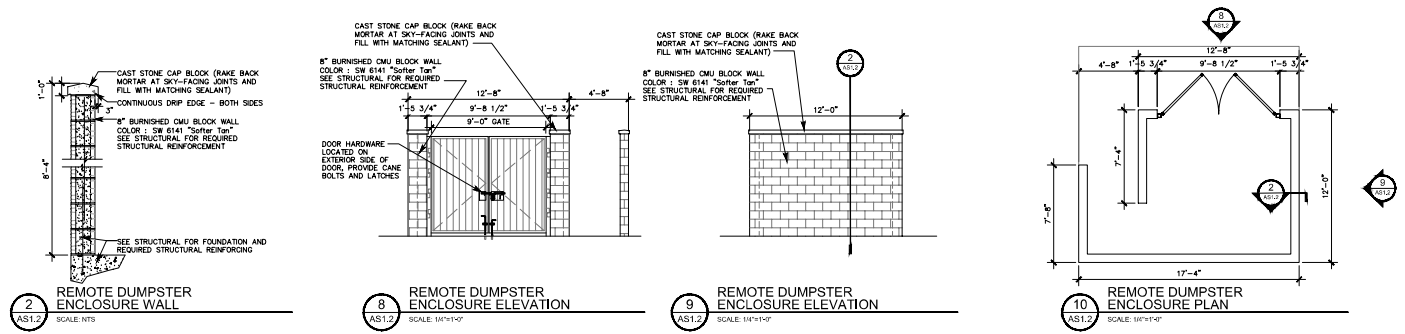
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City of Chesterfield
May 05 2020
Department of Public Services

REVISIONS:

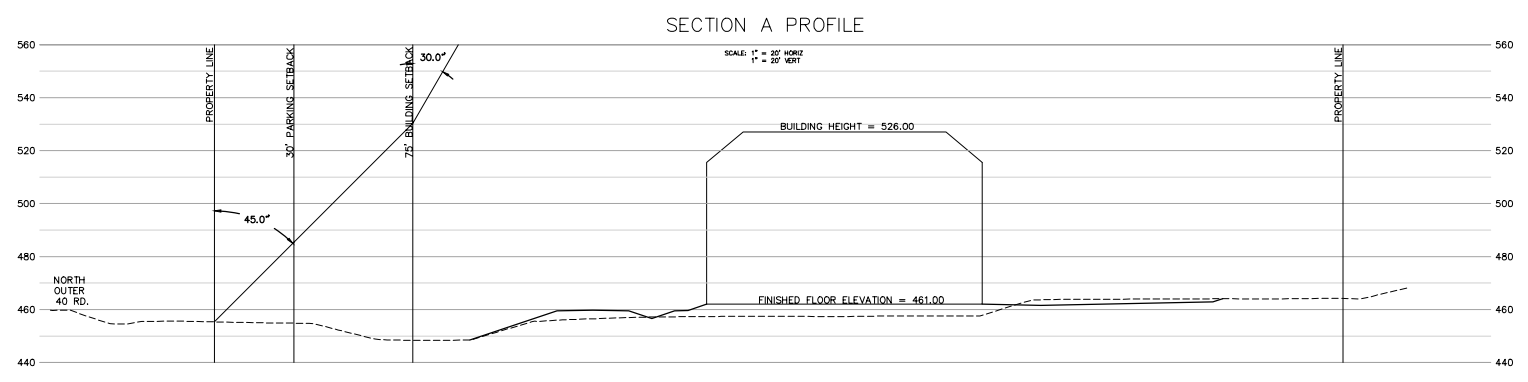
1	4/29/20 REV. PER CITY LETTER DATED 3/26/20
2	10/09/19 REV. PER CLIENT
3	12/09/19 UPDATE SITE LINDING
4	12/09/19 REV. PER CITY LETTER DATED 12/09/19
5	4/29/20 REV. PER CITY LETTER DATED 4/29/20

DATE BY: C.A.H. CHECKED BY: G.M.S.
DATE: 3/02/2019 FILE: 444
BY: J.W. XX
BY: V.H. XX
BY: J.W. XX
BY: J.W. XX
BY: J.W. XX

SHEET NO. 1 OF 1
SITE DEVELOPMENT SECTION PLAN
SDSP-1.0



REMOTE DUMPSTER ENCLOSURE DETAILS



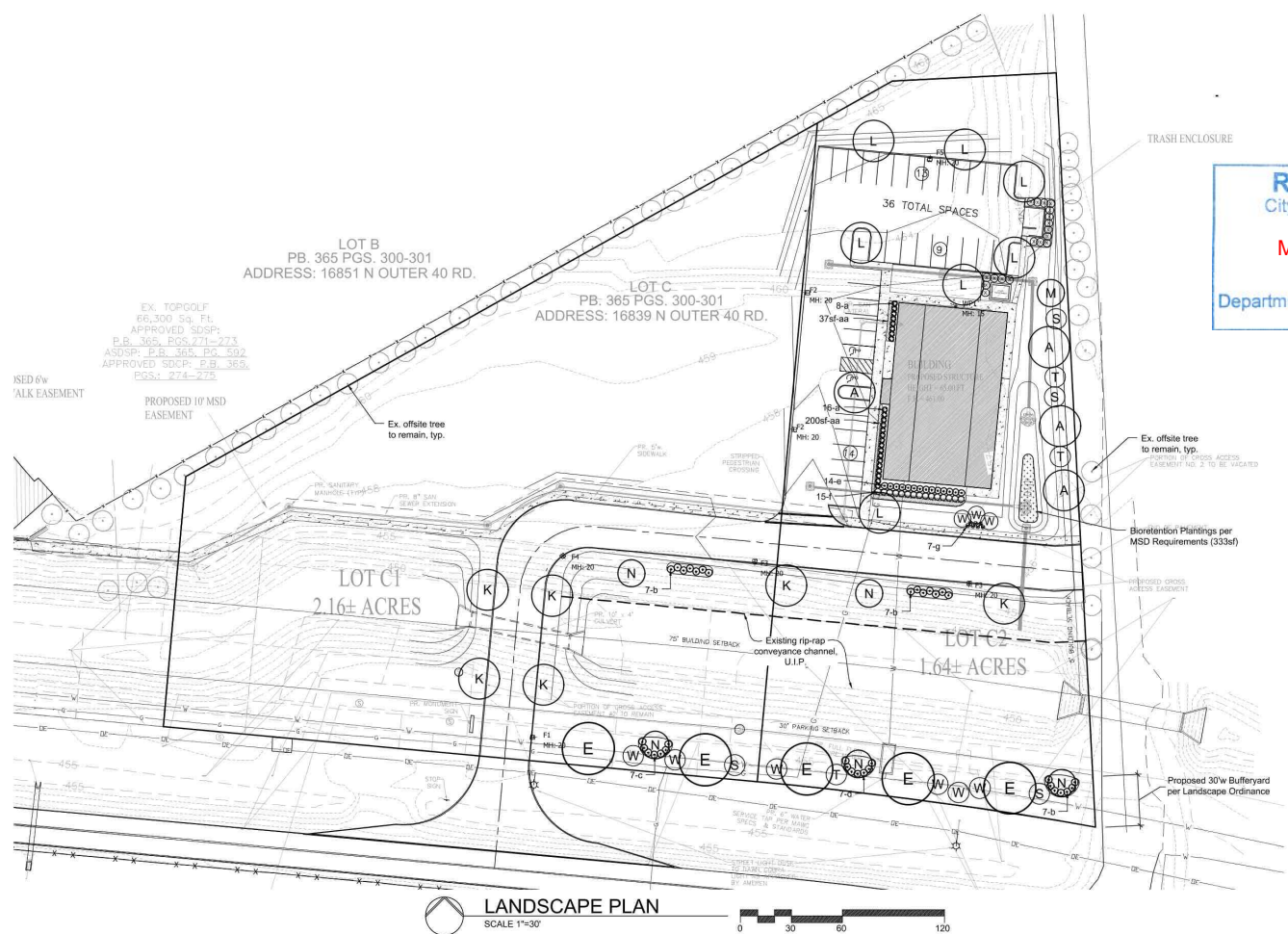
4/23/20

GEORGE MICHAEL STOCK
 LICENSE PE-2918
 MISSOURI PROFESSIONAL ENGINEER

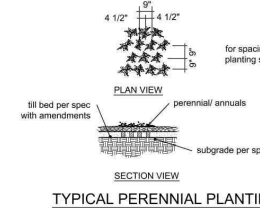
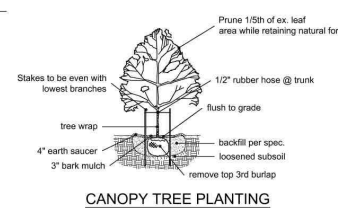
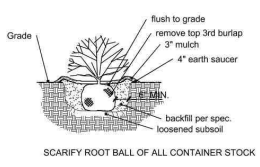
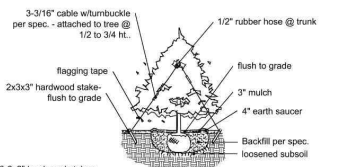
REVISIONS:
 1 4/23/19 REV. PER CITY LETTER DATED 3/26/19
 2 10/09/19 REV. PER CLIENT
 3 12/09/19 UPDATE SITE LIGHTING
 4 12/19/19 REV. PER CITY LETTER DATED 12/12/19
 5 4/02/20 REV. PER CITY LETTER DATED 4/16/20
 6 4/29/20 REV. PER CITY LETTER DATED 4/24/20

DATE BY	CHECKED BY
DATE	DATE
SCALE	SCALE
DATE	DATE
DATE	DATE

RECEIVED
 City of Chesterfield
 May 05 2020
 Department of Public Services



LANDSCAPE PLAN
 SCALE 1"=30'



CANOPY TREES		PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SIZE CLASS TYPE	GROWTH RATE	MATURE SIZE
A	4	<i>Carpinus betula</i>	European Hornbeam	2.5' cal	Medium/Canopy	Slow/Medium	35-40'
E	5	<i>Carpinus caroliniana</i>	American Hornbeam	2.5' cal	Small Street Tree	Medium	20-35'
K	6	<i>Quercus rubra</i>	Red Oak	2.5' cal	Large/Canopy	Medium/Fast	45+
L	7	<i>Quercus bicolor</i>	Swamp White Oak	2.5' cal	Large/Canopy	Medium	45+
UNDERSTORY TREES							
M	1	<i>Cornus florida f. rubra</i>	Pink Flowering Dogwood	2.5' cal	Small/Ornamental	Slow/Medium	15-25'
N	5	<i>Amelanchier grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	2.5' cal	Medium/Ornamental	Slow/Medium	25-30'
EVERGREEN TREES							
S	4	<i>Picea abies</i>	Norway Spruce	6th.	Med/Large/Evergreen	Medium/Fast	40-60'
T	3	<i>Pinus strobus</i>	White Pine	6th.	Large/Evergreen	Fast	45+
W	9	<i>Thuja Green Giant</i>	Green Giant Arborvitae	6th.	Large/Evergreen	Fast	40-60'
X	18	<i>Juniperus chinensis 'Keteleeri'</i>	Keteleeri Juniper	6th.	Small/Evergreen	Fast	15-20'
SHRUBS AND LARGE GRASSES							
a	24	<i>Buxus sinica var. insularis 'Wintergreen'</i>	Wintergreen Boxwood	18-24"			
b	21	<i>Physocarpus opulifolius 'Sovard'</i>	Summer Wine Ninebark	24"			
c	7	<i>Juniperus virginiana 'Grey Owl'</i>	Grey Owl Juniper	24"			
d	7	<i>Viburnum x rhytidophyllum</i>	L Leatherleaf Viburnum	24"			
e	14	<i>Hydrangea paniculata 'Jane'</i>	Little Lime Hydrangea	24"			
f	15	<i>Juniperus x pfitzeriana 'Katalpa's Compact'</i>	Katalpa's Compact Pfitzer Juniper	24"			
g	7	<i>Panicum virgatum 'Heavy Metal'</i>	Heavy Metal Switchgrass	3 gal.			
PERENNIALS AND ANNUALS							
aa	200sf	Ornamental perennials	To be selected	1 gal.			
bb	333sf	Bioretention Plantings per MSD Requirements	To be selected	DCP			

NOTES:

- MULCH TO BE DOUBLE GROUND BARK MULCH.
- ALL 3:1 OR STEEPER SLOPES SHALL BE SEEDED AND HAVE EROSION CONTROL BLANKET. ALL OTHER AREAS TO BE SODDED WITH TURF-TYPE TALL FESCUE.
- TOPSOIL IN ALL DISTURBED LAWN AREAS AT 6" DEPTH.
- SOIL MIX IN ALL SHRUB BEDS AT 8" DEPTH.
- ALL NEW LANDSCAPE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PER THE CITY OF CHESTERFIELD UNIFIED CODE SECTION 04-02. CONTRACTOR TO PROVIDE DESIGN-BUILD DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.

CALCULATIONS:

- PERCENTAGE OF TREES WITH SLOW TO MEDIUM GROWTH RATE: 22 TREES WITH SLOW TO MED GROWTH RATE = 62 TOTAL TREES = 35.5% (MIN. 30% REQUIRED)
- MAXIMUM OF 20% OF ONE SPECIES MAY BE UTILIZED FOR STREET TREES: THE 20% STREET TREE REQUIREMENT IS MET ON THE CONCEPT LANDSCAPE PLAN. SEE SHEET CL1.0.
- OPEN SPACE PERCENTAGE: 42,606sf = 71,357sf = 59.7%

Revisions:

Date	Description	No.
4/5/19	Plan Revision	1
10/10/19	Plan Revision	2
3/10/20	Plan Revision	3

Drawn: LWJ
 Checked: JAS

iomis Associates
 Landscape Architects/Planners
 1000 N. Main Street, Suite 100
 Chesterfield, MO 63005
 Phone: 636.863.1100
 Fax: 636.863.1101
 Email: info@iomisassociates.com

Missouri State Certificate of Authority #: LAC 00000193

Sheet Title: Section Landscape Plan
 Sheet No: L1.0
 Date: 03/05/19
 Job #: 1019.001

LOT C2 SUMMIT - TOPGOLF SUB
 CITY OF CHESTERFIELD, MISSOURI

IFLY – CHESTERFIELD PHOTOMETRIC EXHIBIT

NO LIGHT EXTENDING BEYOND FIRST LEVEL

0.3	0.3	0.4	0.5	0.7	0.8	0.9	0.9	0.8	0.7	0.6	0.5	0.4	0.4	0.4	0.3	0.2	0.2	0.3	0.2
0.3	0.3	0.4	0.5	0.6	0.7	0.8	0.8	0.7	0.6	0.5	0.5	0.4	0.4	0.4	0.3	0.3	0.2	0.3	0.3
0.3	0.3	0.4	0.5	0.5	0.6	0.7	0.8	0.6	0.5	0.5	0.4	0.4	0.4	0.4	0.3	0.3	0.3	0.3	0.3
0.3	0.3	0.5	0.5	0.5	0.6	0.8	0.9	0.5	0.5	0.4	0.4	0.4	0.4	0.5	0.5	0.3	0.3	0.3	0.3
0.3	0.3	0.5	0.5	0.5	0.6	1.0	1.2	0.5	0.4	0.4	0.4	0.4	0.4	0.6	0.6	0.3	0.3	0.3	0.4
0.3	0.3	0.7	0.5	0.4	0.6	1.5	2.0	0.6	0.4	0.4	0.4	0.5	1.0	1.0	0.3	0.3	0.3	0.5	0.4
0.3	0.3	1.4	0.6	0.4	0.6	2.7	4.6	0.6	0.4	0.4	0.3	0.5	2.0	1.8	0.3	0.3	0.3	0.9	0.5
0.4	0.4	5.0	0.5	0.4	0.4	5.0	16.0	0.4	0.4	0.4	0.4	0.4	6.1	3.6	0.3	0.3	0.3	3.3	0.4
0.4	0.4	12.4	0.5	0.4	0.5	1.4	7.1	0.4	0.4	0.4	0.4	0.4	2.7	1.0	0.3	0.3	0.3	0.3	0.3
0.5	0.6	16.2	0.6	0.5	0.6	1.7	32.7	0.5	0.5	0.4	0.4	0.5	10.5	1.5	0.4	0.4	0.3	20.3	0.3
0.7	1.2	3.1	0.9	0.7	0.8	4.6	9.7	0.7	0.5	0.5	0.5	0.6	4.2	3.0	0.5	0.4	0.5	1.8	0.5
1.0	1.3	1.7	1.3	1.1	1.4	2.9	3.8	1.1	0.7	0.6	0.7	1.0	2.0	1.9	0.7	0.6	0.5	0.8	0.5
1.8	2.1	2.3	2.1	2.1	2.2	2.9	3.1	1.7	0.9	0.7	1.0	1.6	2.1	2.0	1.1	0.9	0.6	0.5	0.4

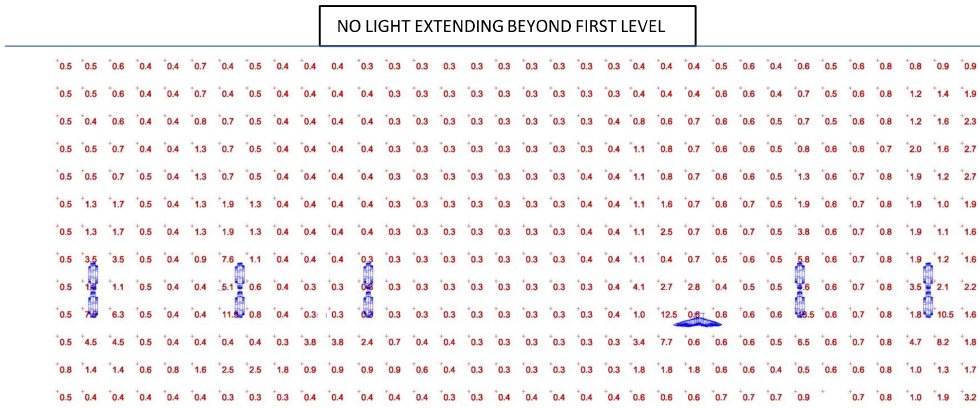
SOUTH ELEVATION

PHOTOMETRICS OF BUILDING FACADE UP/DOWN LIGHTING



SOUTH ELEVATION

IFLY – CHESTERFIELD PHOTOMETRIC EXHIBIT



EAST ELEVATION

PHOTOMETRICS OF BUILDING FACADE UP/DOWN LIGHTING



EAST ELEVATION

IFLY – CHESTERFIELD PHOTOMETRIC EXHIBIT

NO LIGHT EXTENDING BEYOND FIRST LEVEL

0.3	0.3	0.4	0.6	0.8	0.8	0.9	0.9	0.8	0.7	0.6	0.5	0.5	0.4	0.3	0.2	0.2	0.2	0.2	0.2	0.2
0.3	0.3	0.4	0.5	0.6	0.7	0.8	0.7	0.7	0.6	0.5	0.5	0.4	0.4	0.4	0.3	0.2	0.2	0.2	0.2	0.2
0.3	0.3	0.4	0.4	0.5	0.6	0.7	0.7	0.6	0.5	0.5	0.4	0.4	0.4	0.4	0.3	0.3	0.2	0.3	0.2	0.2
0.3	0.3	0.3	0.4	0.4	0.6	0.8	0.8	0.6	0.5	0.4	0.4	0.4	0.4	0.5	0.3	0.3	0.3	0.3	0.2	0.2
0.3	0.3	0.3	0.3	0.4	0.6	1.1	1.0	0.8	0.5	0.4	0.3	0.4	0.5	0.7	0.3	0.3	0.3	0.3	0.2	0.2
0.3	0.3	0.3	0.3	0.4	0.6	1.6	1.8	1.0	0.5	0.4	0.3	0.4	0.6	1.3	0.3	0.3	0.3	0.3	0.3	0.2
0.3	0.3	0.3	0.3	0.3	0.4	2.3	4.4	1.4	0.4	0.4	0.3	0.3	0.7	3.0	0.3	0.3	0.3	0.3	0.3	0.2
0.3	0.3	0.3	0.3	0.4	0.4	2.0	21.5	1.0	0.4	0.4	0.4	0.4	0.5	12.8	0.3	0.3	0.3	0.3	0.3	0.3
0.3	0.3	0.3	0.3	0.4	0.4	0.8	0.6	0.4	0.4	0.4	0.4	0.4	0.4	0.5	0.4	0.3	0.3	0.3	0.3	0.3
0.3	0.3	0.3	0.4	0.4	0.5	0.9	0.7	0.5	0.5	0.4	0.5	0.5	0.4	0.5	0.4	0.4	0.3	0.3	0.3	0.3
0.3	0.4	0.4	0.4	0.5	0.6	2.9	11.1	1.9	0.6	0.5	0.5	0.6	0.9	7.0	0.7	0.5	0.4	0.4	0.3	0.3
0.4	0.4	0.4	0.4	0.5	0.9	2.6	3.7	1.9	0.9	0.6	0.6	0.7	1.2	2.7	1.0	0.8	0.5	0.4	0.3	0.3
0.5	0.5	0.4	0.4	0.6	1.2	2.6	3.0	2.2	1.2	0.7	0.6	0.9	1.6	2.5	1.7	1.1	0.6	0.4	0.3	0.2

NORTH ELEVATION

PHOTOMETRICS OF BUILDING FACADE UP/DOWN LIGHTING



NORTH ELEVATION

ARCO MURRAY

| DESIGN BUILD

999 18th Street, Suite 2110

Denver, CO 80205



March 20th, 2020

City of Chesterfield

Planning and Development Services Division

Attn: Mr. Mike Knight

690 Chesterfield Pkwy W.

Chesterfield, MO 63017

Project: iFLY Indoor Skydiving Chesterfield (Proposed Lot C2)

Location: 16839 North Outer 40 Road

The following statements address how each item in "Article 04: Development Requirements and Design Standards, Sec. 31-04-01 Architectural Review Design Standards" has been addressed.

GENERAL REQUIREMENTS FOR SITE DESIGN:

Site Relationship:

The new iFLY site will be located on lot C2 of the overall Summit-TopGolf development. The Lot C2 project site is located east of both the Residence Inn on Lot A and the TopGolf on Lot B. The project site is also bordered on the south by North Outer 40 Road. The front entrance of the iFLY faces west towards the TopGolf and Residence Inn with the back of the building facing towards Chesterfield Valley Nursery. The South elevation of the building is visible from North Outer 40 Road with the North elevation facing towards the Monarch Chesterfield Levee. However, the front entrance has been given special design attention to draw and direct customers to the entrance of the building.

Circulation System and Access:

The site access has been coordinated with the overall Summit-TopGolf Development with access being from North Outer 40 Road and along a shared access drive with Lot C1. Customer and accessible parking is provided on the West and North of the building. Traffic circulates into the parking lot around the West of the building and then to the North parking lot where customers will park and turn around for exit.

Pedestrian circulation is provided by means of a sidewalk built to the City of Chesterfield standards. With sidewalk access coming from Lots A and B and connecting with the iFLY site sidewalks around the perimeter of the building. The iFLY site sidewalks will serve as access from Lots A and B to the iFLY parking lot and building.

Topography:

The existing topography gradually slopes from North to South. The site will slope towards the existing drainage channel on the South edge of the property.

Retaining Walls:

No retaining walls are required for this development.

GENERAL REQUIREMENTS FOR BUILDING DESIGN:

Scale:

The iFLY building scale will be a two-story facility with a non-occupiable mechanical deck housing the required tunnel equipment. The overall height of the building is sixty-five feet (65') and is driven by the height requirements of the tunnel airflow systems and air flow path. The building consists of a low roof at forty feet (40') enclosing the two occupiable floors of the building and a high roof at sixty-five feet (65') or twenty-five feet (25') above the low roof to enclose the non-occupiable mechanical deck. The low roof is designed with a six-foot (6') parapet to screen roof top units. The adjacent TopGolf has a height of fifty-four feet (54') and the Residence Inn has an estimated height of forty-five feet (45'). Despite the overall height of the building being slightly taller than the adjacent facilities this will likely be unnoticeable due to the site elevation being lower than the adjacent TopGolf.

While the doors, windows, millwork and canopies help define the human scale of the elements, iFLY being that it is an Indoor Skydiving attraction, has decided to accentuate the height of the space to add to the customer experience.

Design:

The exterior design accentuates height as the catalyst of experiencing flight. All the exterior elements draw the customer's eyes up to foster intrigue and excitement associated with flight. The exterior form of the building is derived by the interior functionality of the flight systems. The aesthetic style of the exterior is meant to compliment and accommodate the interior function, none of the design elements portray a corporate image.

The exterior material chosen for the façade of the building was specifically picked to compliment adjacent buildings through the use of native earth tone colors. To achieve this, we've redesigned the façade to limit the use of flat metal panels to the front entrance and all other areas of the façade are now utilizing a compatible stucco finish. The design of the facility incorporates a protective overhang at the front entrance for our customers.

Materials and Colors:

The iFLY building will implement the use of stucco and flat metal panels in three earth tone colors as outlined in the schedule below. All exterior doors and frames shall be hollow metal, painted to match adjacent material color with the exception of the storefront door which is to be an all glass door. Color and material samples will be submitted separately for the Cities review.

EXTERIOR MATERIAL FINISH SCHEDULE				
MARK	MATERIAL	MANUFACTURER	COLOR	DESCRIPTION
A	Stucco	Sto Corp	SW 0057 Chinese Red	Integral earth tone red stucco
B	Stucco	Sto Corp	SW 6141 Softer Tan	Integral earth tone tan stucco
C	Composite Aluminum Panel	Reynobond	Colorweld LF	Long Brushed Aluminum
D	Brake Metal Cornice	TBD	White	



Landscape Design and Screening:

A landscape plan has been submitted along with this letter. The iFLY landscape design not only illustrates jurisdictional requirements but also compliments the iFLY facility and surrounding buildings. The screening of our refuge enclosure will be constructed with burnished CMU blocks finished to match the look and feel of the building.

Lighting:

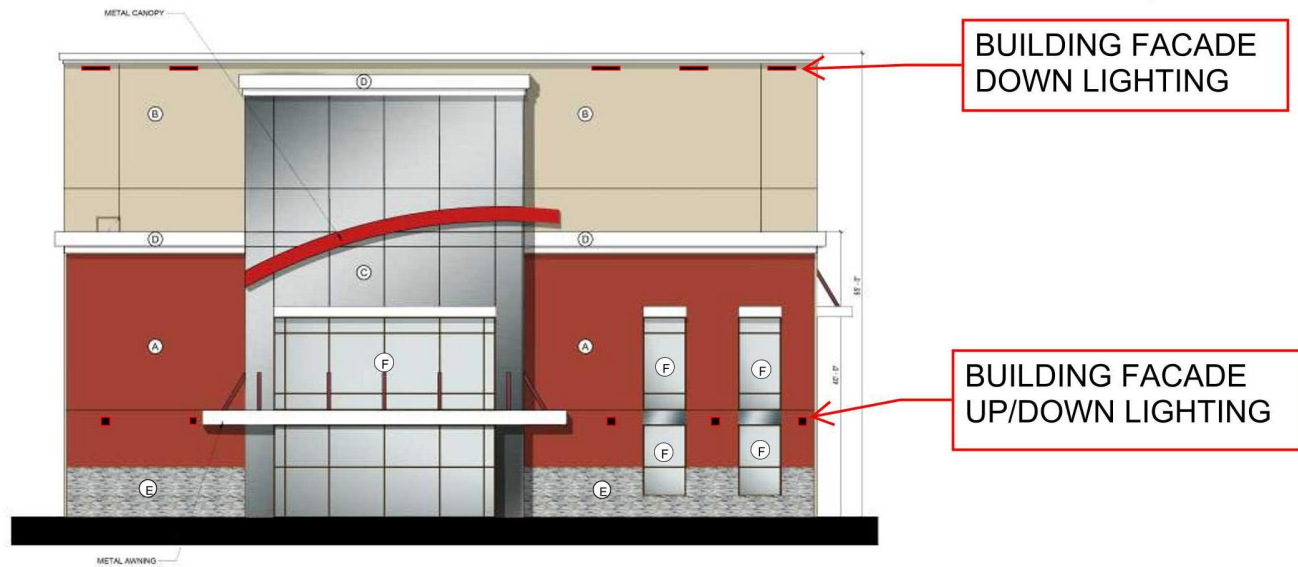
The parking lot lighting will consist of twenty foot (20') high poles with arm mounted fixtures. The fixture cut sheets are provided with this letter and comply with the City of Chesterfield's Unified Development Code.

The building lighting will consist of up/down lights positioned on the façade of the building. The fixture cut sheets are provided with this letter and comply with the City of Chesterfield's Unified Development Code.

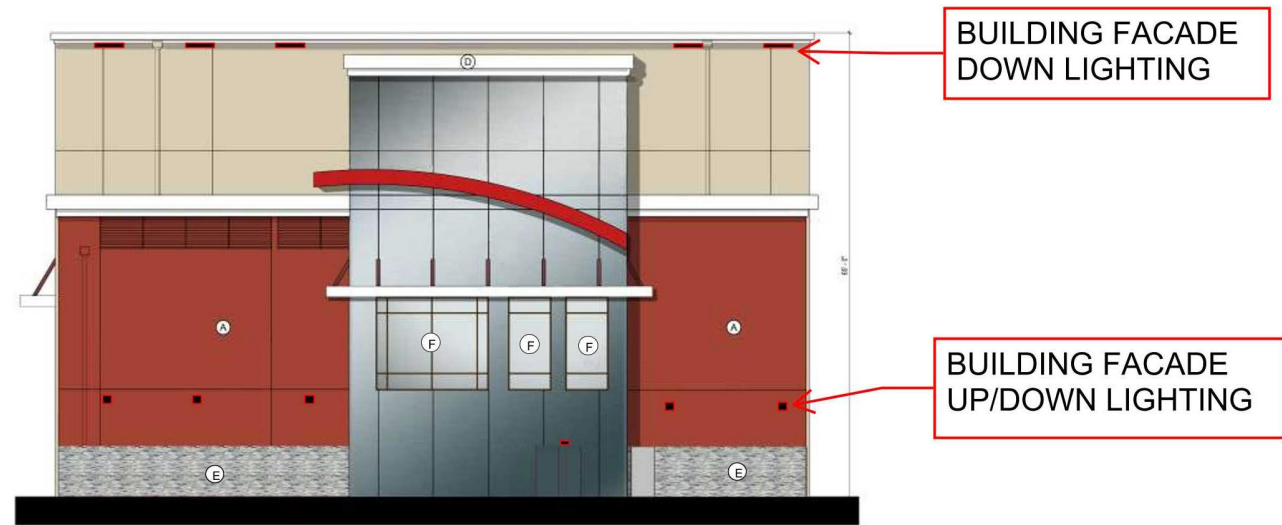
Sincerely,

Mason Becker
Design Project Manager

- SIDING KEYNOTES:
- (A) STUCCO - SW 0057 "CHINESE RED"
 - (B) STUCCO - SW 6141 "SOFTER TAN"
 - (C) COMPOSIT WALL PANELS: REYNOLBOND NATURAL METALS
LONG BRUSHED ALUMINUM - F24-LBA
 - (D) BRAKE METAL CORNICE - WHITE
 - (E) EL DORADO STONE - RUSTIC LEDGE "CLEARWATER"
 - (F) INSULATED GLAZING UNIT FULLY TEMPERED, LOW-E CLEAR



- SIDING KEYNOTES:
- (A) STUCCO - SW 0057 "CHINESE RED"
 - (B) STUCCO - SW 6141 "SOFTER TAN"
 - (C) COMPOSIT WALL PANELS: REYNOBOND NATURAL METALS
 - (D) LONG BRUSHED ALUMINUM - RB4LBA
 - (E) BRAKE METAL CORNICE - WHITE
 - (F) EL DorADO STONE - RUSTIC LEDGE "CLEARWATER"
 - (G) INSULATED GLAZING UNIT FULLY TEMPERED, LOW-E CLEAR



- SIDING KEYNOTES:
- (A) STUCCO - SW 0057 "CHINESE RED"
 - (B) STUCCO - SW 6141 "SOFTER TAN"
 - (C) COMPOSIT WALL PANELS, REYNOLDBOND NATURAL METALS
 - (D) BRASS METAL CORNICE - WHITE
 - (E) EL Dorado Stone - RUSTIC LEDGE "CLEARWATER"
 - (F) INSULATED GLAZING UNIT FULLY TEMPERED, LOW-E CLEAR



BUILDING FACADE
UP/DOWN LIGHTING



- SIDING KEYNOTES:
- (A) STUCCO - SW 0057 "CHINESE RED"
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 - (C) COMPOSIT WALL PANELS: REYNOLBOND NATURAL METALS
 - (D) LONG BRUSHED ALUMINUM - RB4LBA
 - (E) BRAKE METAL CORNICE - WHITE
 - (E) EL DORADO STONE - RUSTIC LEDGE "CLEARWATER"
 - (F) INSULATED GLAZING UNIT FULLY TEMPERED, LOW-E CLEAR



BUILDING FACADE
UP/DOWN LIGHTING





RECEIVED
City of Chesterfield

May 05 2020

Department of Public Services



STREET VIEW - TRANSPARENT TREES



STREET VIEW - OPAQUE TREES



STREET VIEW - TRANSPARENT TREES



STREET VIEW - OPAQUE TREES



SW ELEV - B



SE ELEV



NW ELEV



EAST ELEV - NO TREES



EAST ELEV - TREES