



**IV. A.**

---

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

---

**Planning and Development Services Division  
Public Hearing Report**

**Meeting Date:** June 27, 2016

**From:** Jonathan Raiche, AICP - Senior Planner

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

**Petition:** **P.Z. 04-2016 US Ice Sports Complex & Valley Gates (Topgolf USA Chesterfield LLC):** A request for a zoning map amendment from an existing "PC" Planned Commercial District to a new "PC" Planned Commercial District for 22.22 acres located north of North Outer 40 Road and east of Boone's Crossing (17T510041, 17T520062, 17T520095, 17T520084).

**Summary**

Topgolf USA Chesterfield LLC has submitted a request for a zoning map amendment from two separate existing "PC" Planned Commercial Districts to one new consolidated "PC" Planned Commercial District for the approximately twenty-two (22) acre subject site. The subject site spans two current commercial subdivisions, US Ice Sports Complex and Valley Gates. Currently, it is partially occupied by the Hardee's Iceplex and partially vacant. As described in the attached Narrative Statement, the developer's intention is to develop the subject site for an entertainment complex including a golf driving-range, restaurant, bar, meeting space, and game area. City land use terms that would cover all of these proposed activities are included in the applicant's list of requested uses which is attached to this report. In addition to the activities listed above, the applicant is requesting fifty-five (55) total uses which will be discussed further later in this report.

The proposed Preliminary Plan features a three-level building in a crescent shape located approximately in the middle of the subject site. The proposed building is flanked by proposed parking on the west and the proposed "outfield" of the driving range on the east. The "outfield" will be discussed in more detail later in this report but is proposed to be enclosed by a stainless steel mesh net supported by poles ranging from 90 feet to 170 feet in height. The site is proposed to be accessed from North Outer 40 Road via a single access point located in the same location as the existing access for Hardee's Iceplex.

### **Site History**

As previously mentioned, the site contains some vacant land (Valley Gates Subdivision) as well as the Hardee's Iceplex. The history of these two portions will be addressed separately.

### **Hardees Iceplex**

This portion of the site is approximately 14.5 acres and is currently zoned "PC" Planned Commercial governed by [Ordinance 1564](#). Prior to this zoning, the site was zoned "NU" Non-Urban but had also been approved for a Conditional Use Permit (CUP #13) in 1993 for the operation of an indoor ice arena, sports pro shop, snack bar, game room, ancillary seating facilities, and offices. A Site Plan was then approved in 1994 for a proposed 76,320 square foot building with the original building being constructed in 1995. CUP #13 was amended in 1996 to allow for the increase in maximum gross floor area from 100,000 square feet to 110,000 square feet to allow for an addition onto the existing building which was later constructed.

### **Valley Gates Subdivision**

This portion of the site is approximately 7.7 acres and is currently vacant. The City originally approved a change of zoning from an "NU" Non-Urban designation to a "PC" Planned Commercial designation of this property in 2005 which allowed for a number of recreational, retail, and other commercial uses. The site went through two subsequent amendments for various development standards including, but not limited to, building height and setbacks, which has resulted in the current site-specific ordinance for the site, [Ordinance 2570](#).

### **Surrounding Land Use and Zoning**

The land use and zoning for the properties surrounding this parcel are shown in the aerial image in Figure 1 on the next page and are described below:

- North:** The Monarch-Chesterfield Levee is located directly north of the subject site with "FPNU" Floodplain Non-Urban property north of the levee currently being used for the stockpiling of dirt.
- South:** The subject site is bordered by North Outer 40 Road and Interstate 64 to the south.
- East:** The property to the east is a combination of "AG" Agricultural and "NU" Non-Urban zoned property currently being used for agricultural operations including a plant nursery under an active Conditional Use Permit.
- West:** The property directly to the west is Taubman Prestige Outlets and is currently zoned "PC" Planned Commercial.

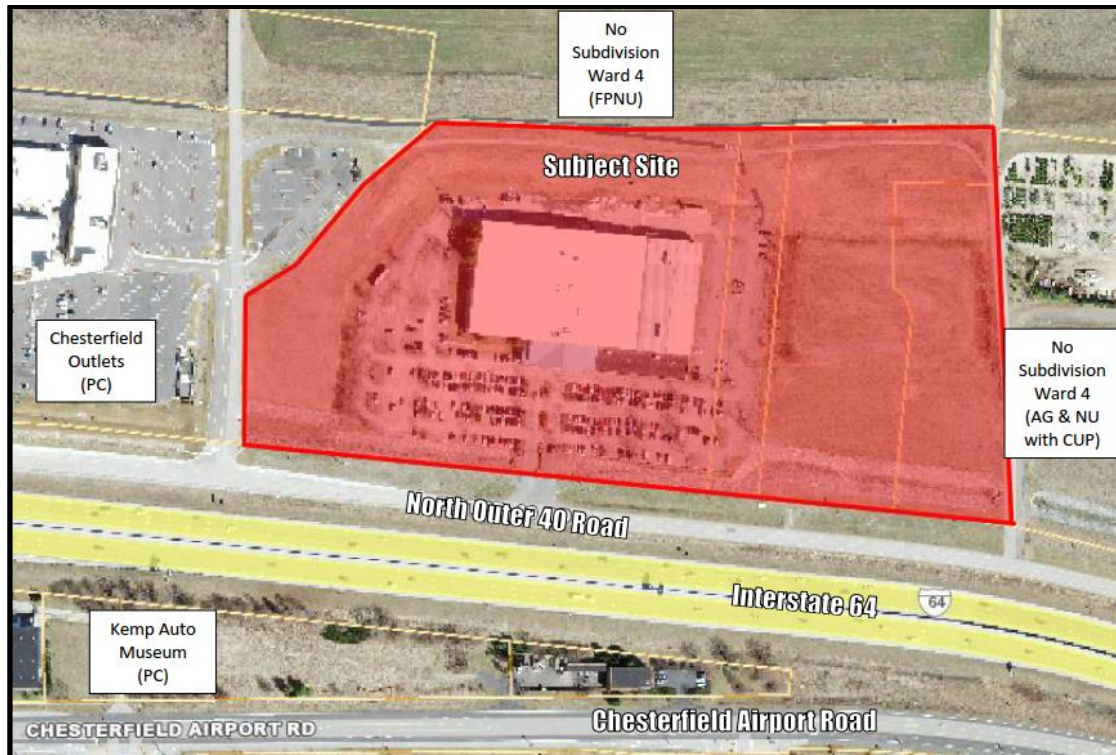


Figure 1. Aerial Photo

### Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield and is within the Mixed Commercial Use land use designation per the City's Land Use Plan as seen in Figure 2 on the next page. The Comprehensive Plan defines Mixed Commercial Use as an area where "Appropriate uses in this designation would be retail and office". The list of requested uses are all consistent with the City's Land Use Plan. Additionally, the Comprehensive Plan contains the following policies which apply to this development and will be included in Staff's review of the proposal discussed later in this report.

- **7.2.6 Cross-Access Circulation:** Cross-access is encouraged for both vehicular and pedestrian connections in all new developments.
- **7.2.9 Access Management:** The placement of driveways should be controlled to maintain the safety and efficiency of roadways.

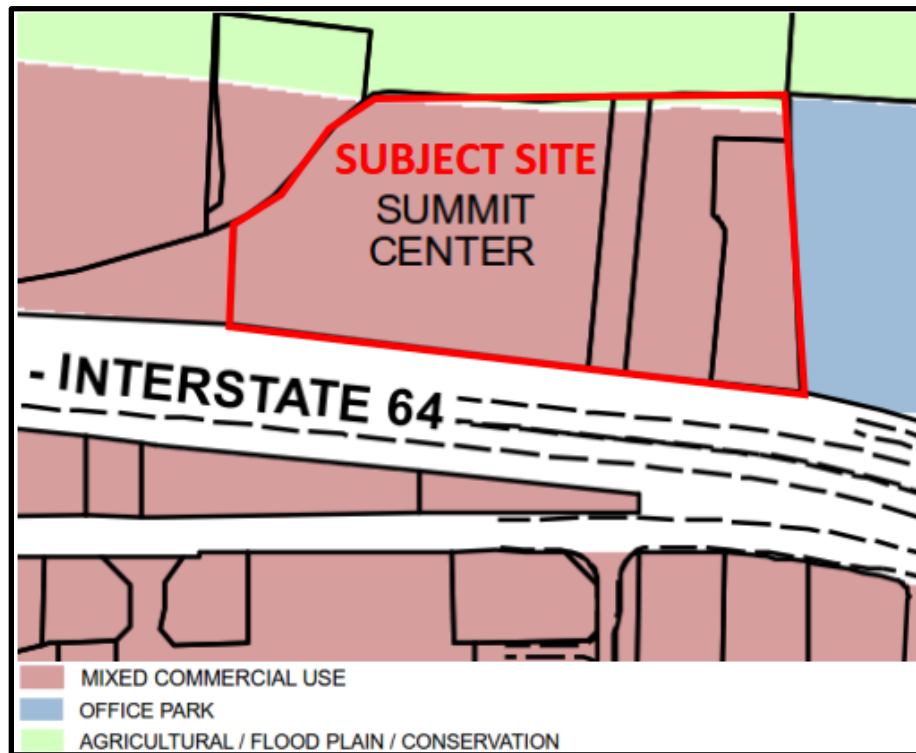


Figure 2. Land Use Plan

### **Staff Analysis**

#### **Requested Uses**

The petitioner’s list of requested uses, found in the attached Narrative Statement, consists of a variety of civic, recreational, office, commercial, service, and educational uses that are available for request in the “PC” Planned Commercial district. Although the operation described in the narrative statement would be permitted under the combination of a handful of these uses, the petitioner is requesting a larger list of fifty-five (55) uses. The only use identified by Staff as an incompatible use is the “Vocational school with outdoor training” use as this is only permitted in locations west of Long Road according to the Unified Development Code (UDC). Staff notified the petitioner of this, and the applicant has since notified Staff that they are removing this from their request. Staff has reviewed the remaining requested uses and finds that they are all compatible with the Comprehensive Plan and the existing surrounding land use patterns.

#### **Maximum Structure Height**

The discussion of structure height will be divided into separate discussions of the main building and the poles and netting that line the perimeter of the driving range outfield.

The Preliminary Plan and Project Narrative describe one, three-story building including an open terrace on part of the third level. The applicant has clarified that the maximum height of the building, inclusive of the parapet and other similar features, rooftop equipment, and outfield lighting will be sixty (60 feet). This structure height is an increase from the two existing ordinances which both permit a maximum of forty-five (45) feet; however the restrictions on the adjacent Taubman Prestige Outlets has a maximum height of forty-five (45) feet but allows architectural features up to a height of sixty (60) feet. Additionally, Chesterfield Blue Valley, which is located at the other end of the Chesterfield Valley but still along the Interstate 64 corridor,



is permitted a maximum structure height of sixty-five (65) feet with the exception of three parcels which can be built at seventy-five (75) feet. Staff finds that this request is reasonable for the location of the subject site.

As noted in the applicant's narrative, the netting and support poles required to contain the driving range activities will have a height of ninety (90) feet near the building and one-hundred and seventy (170) feet at the end of the outfield. These heights are obviously much greater than any surrounding use; however, the applicant has indicated that the netting is considered to be a transparent stainless steel mesh and the poles would be painted a gray/blue color to match the sky. Staff believes that with proper restrictions to assist in camouflaging these features, the visual impact of the increased height can be mitigated.

### **Trail Access**

The current Hardee's Iceplex property includes an easement with trail access, parking, and related improvements that are currently available to the public. Staff requested that the applicant address the relocation of this access and a new location has now been included on the preliminary plan. Easements and other measures necessary to preserve the trail access rights will be required by Staff. The exact design of this relocated access will be addressed during the Site Development Plan process; however, Staff will continue to evaluate this item and ensure that all necessary coordination occurs to preserve proper access to the Monarch Levee Trail.

### **Cross Access**

As previously mentioned, the proposed Preliminary Plan includes one dedicated entrance to the site from North Outer 40 Road which is in the same location as the existing Hardee's Iceplex entrance. The applicant has not indicated cross access on the currently proposed Preliminary Plan; however Staff recommends that cross access be considered by Planning Commission to the adjacent sites to both the east and west. The current configuration of the proposal would accommodate cross access to the west; however, the current building placement appears to restrict cross access through the site to the east.

### **Hours of Operation**

As noted in the Narrative Statement, the applicant states that their Hours of Operation are proposed to be from 9 a.m. to 2 a.m. seven days a week. Throughout the Chesterfield Valley, there are many developments that have restricted hours for retail sales. The adjacent Taubman Prestige Outlets has hours of operation for retail sales restricted to 6 a.m. to midnight. Of the land uses needed to accommodate the specific Topgolf user described in the Narrative Statement, none of these would be considered retail sales. However, because the applicant is requesting a larger list of requested uses, including many retail sales uses, Staff recommends that similarly restricted hours of operation for retail sales be placed on the subject site.

A Public Hearing further addressing this request will be held at the Monday, June 27, 2016, City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice, Narrative Statement, and Preliminary Plan. Additionally, you will find copies of the current governing ordinances attached to this report which can also be found at the following locations on the city's website:

<http://www.chesterfield.mo.us/webcontent/ordinances/1999/ord1564.pdf>

<http://www.chesterfield.mo.us/webcontent/ordinances/2009/ord2570.pdf>

Attachments

1. Ordinance 1564
2. Ordinance 2570
3. Public Hearing Notice
4. Applicant's Narrative Statement
5. Preliminary Plan
6. Tree Stand Delineation

cc: Aimee Nassif, Planning and Development Services Director

BILL NO. 1737

ORDINANCE NO. 1564

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDRIES OF AN "NU" NON-URBAN DISTRICT WITH A CONDITIONAL USE PERMIT (CUP) TO "PC" PLANNED COMMERCIAL DISTRICT FOR A 14.5 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF NORTH OUTER FORTY, APPROXIMATELY 3,700 FEET EAST OF THE INTERSECTION OF BOONES CROSSING AND NORTH OUTER FORTY (P.Z. 20-1999 U.S. ICE SPORTS COMPLEX).

WHEREAS, the petitioner, U.S. Ice Sports, requested a change in zoning from "NU" Non-Urban District with a Conditional Use Permit (CUP) to "PC" Planned Commercial District for a 14.5 acres tract of land located on the north side of North Outer Forty, approximately 3,700 feet east of the intersection of Boones Crossing and North Outer Forty; and,

WHEREAS, the Department of Planning recommended approval of the request; and,

WHEREAS, the Planning Commission, having considered said request, recommends approval of the rezoning from "NU" Non-Urban District with a Conditional Use Permit (CUP) to "PC" Planned Commercial District subject to conditions contained in Attachment A, and have forwarded same to the City Council of the City of Chesterfield.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City of Chesterfield Zoning Ordinance and the Official Zoning District Maps, which are part thereof, are hereby amended by transferring from the "NU" Non-Urban District with a Conditional Use Permit (CUP) to the "PC" Planned Commercial District a 14.5 acre tract of land located on the north side of North Outer Forty, approximately 3,700 feet east of the intersection of Boones Crossing and North Outer Forty in the City of Chesterfield described as follows:

"NU" with a "CUP" to "PC" 14.5 acres  
See Exhibit 1 attached hereto.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendations to

the City Council which are set out in Attachment "A" which is attached hereto and made a part hereof.

Section 3. The City Council, pursuant to the petition filed by U.S. Ice Sports Complex, L.C., in P.Z. 20-1999, requested the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearing, held by the Planning Commission on the 23<sup>rd</sup> day of August, 1999, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

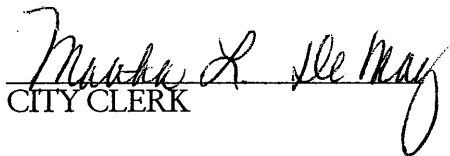
Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 18<sup>TH</sup> day of OCTOBER, 1999.

  
MAYOR

ATTEST:

  
CITY CLERK

DESCRIPTION OF PROPERTY

The Metes and Bounds description is to be typed SINGLE SPACE WITHIN THE GUIDE LINES BELOW. CLOSE LEGAL DESCRIPTION WITH ACREAGE TO THE NEAREST TENTH OF AN ACRE. If more space is needed use additional sheets.

A tract of land being part of Lots 5 and 6 of the James Long Estate, according to the Plat attached to the deed recorded in Deed 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 line of U.S. Highway 40, per Deed Book 6343, page 868 of the St. Louis County records, said point being 190 feet North of the center line of said highway; thence along the West line of said Lot 5 North  $1^{\circ} 00' 00''$  East 288.52 feet to a point in the South line of a tract of land conveyed to Wayne D. and Ruthann E. Haynes per Deed Book 9054, page 2041 of the St. Louis County Records; thence along said South line of said Haynes tract the following: North  $66^{\circ} 15' 54''$  East, 42.84 feet, North  $52^{\circ} 18' 53''$  East, 83.69 feet, North  $42^{\circ} 59' 19''$  East, 119.08 feet, North  $38^{\circ} 04' 08''$  East, 130.29 feet, North  $49^{\circ} 54' 52''$  East, 128.51 feet, North  $84^{\circ} 06' 38''$  East, 44.91, South  $87^{\circ} 36' 50''$  East, 188.72 feet, South  $87^{\circ} 34' 39''$  East, 209.16 feet and North  $87^{\circ} 03' 05''$  East, 260.46 feet to a point; thence South  $5^{\circ} 17' 12''$  West, 726.78 feet to a point in the North line of U.S. Highway 40, said point being 190 feet North of the center line of U.S. Highway 40; thence along the North line of U.S. Highway 40, North  $84^{\circ} 42' 48''$  West, 1,010.00 feet to the point of beginning and containing 14.5 acres.



## ATTACHMENT A

### 1. PERMITTED USES

- Arenas and stadiums
- Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly
- Medical and dental offices
- Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters
- Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind are being offered for sale or hire to the general public on the premises
- Associated work and storage areas required by a business, firm or service to carry on business operations
- Permitted signs (see section 1003.168 "sign regulations"), except no outdoor advertising signs shall be permitted.
- Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours
- Or any other uses permitted by the Zoning Ordinance after further public hearing.

### 2. BUILDING AREA AND HEIGHT REQUIREMENTS

- a. The above specified uses shall be accommodated within one maximum structure, maximum height forty-five (45) feet, not to exceed 110,000 square feet in gross floor area.

### 3. SITE DEVELOPMENT PLAN SUBMITTAL

Within eighteen (18) months of the effective date of approval of the preliminary development plan by the City of Chesterfield and prior to any site preparation or construction, the petitioner shall submit to the City of Chesterfield for its review and approval a Site Development Plan. Where due cause is shown by the developer, this time interval may be extended through appeal to, and approval, by the Planning Commission. Said Site Development Plan shall include, but not be limited to, the following:

- a. A general development plan, including basic arrangement of structures and roadway right-of-way.
- b. The location and size, including height of all proposed buildings.
- c. Building and parking setbacks.
- d. Parking calculations.
- e. The design, location and size of all parking, light standards, fencing, retaining walls, freestanding signs, trash enclosures, sidewalks, handicapped ramps and flag polls.
- f. Curb cut locations.
- g. Existing and proposed contours at two (2) foot intervals.
- h. A landscape plan including, but not limited to the location, size and general type of all plants and other materials to be used.
- i. Preliminary plan for sanitary and stormwater facilities.
- j. All other preliminary plat requirements.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Structure Setbacks

- a. No structure shall be located within the following setbacks:
  - (1) Fifty (50) feet of the road right-of-way along North Outer Forty Road and the proposed Chesterfield Valley Spur (Highway 109 extension).
  - (2) Twenty (20) feet of all other limits of this "PC" Planned Commercial District.

#### Parking Setbacks

- b. All parking requirements shall be in accordance with Section 1003.165 Off Street Parking Regulations of the Zoning Ordinance of the City of Chesterfield. All driveways and parking access shall be paved.
- c. Parking, circulation and other applicable site design features shall comply with the City of Chesterfield Zoning Ordinance.

#### Access

- d. Access to this development from North Outer Forty Road shall be as directed by the Missouri Highway and Transportation Department, St. Louis County Department of Highways and Traffic and the City of Chesterfield.

#### Road Improvements and Sidewalks

- e. Conform to the requirements of the Missouri Department of Highways and Transportation regarding North Outer Forty Drive, including resurfacing of the roadway in front of the site.
- f. The developer shall be required to dedicate (at no cost) upon demand by the City of Chesterfield or St. Louis County, the necessary right-of-way, easements and temporary slope construction licenses for the Chesterfield Valley Spur located along the north property line of the subject development as directed by the Department of Highways and Traffic.

#### Lighting Requirements

- g. Light standards within the "PC" district shall not exceed twenty-five (25) feet in height in the parking areas. The location, type and height of all other outdoor lighting shall be as approved by the Planning Commission on the Site Development Plan. No illumination source shall be so situated as to cast light on adjacent properties.

#### Sign Requirements

- h. Sign regulations for this development shall be in accordance with the "PC" Planned Commercial District, as specified in Section 1003.168 Sign Regulations of the City of Chesterfield Zoning Ordinance, except no outdoor advertising signs shall be permitted.

### Landscape Requirements

- i. Existing vegetation shall be retained within perimeter setbacks to the maximum extent possible. New trees shall be planted on the site's perimeter as approved by the Planning Commission on the Site Development Plan.
- j. Building and parking setbacks and curb islands at the ends of parking rows shall be adequately landscaped as approved by the Planning Commission on the Site Development Plan.
- k. All new landscaping materials shall meet the following criteria:
  - (1) Deciduous trees- two and one-half (2 ½) inch minimum caliper.
  - (2) Evergreen trees- six (6) feet minimum height.
  - (3) Shrubs- eighteen (18) inch minimum diameter.

### Miscellaneous Conditions

- l. Exterior trash areas shall be surrounded by a six (6) foot high sight proof fence in locations as approved by the Planning Commission on the Site Development Plan.
- m. Typical building elevations accompanied by sufficient information to indicate the material type and color to be used for all facades of the buildings shall be submitted to the Planning Commission for review and approval prior to the issuance of building permit.
- n. All rooftop and ground mounted mechanical equipment shall be screened.

## 5. TRUST FUND CONTRIBUTION

Note: Per Saint Louis County trust fund contribution will be required upon expansion of facility.

All previous conditions included in Conditional Use Permit Number 13 should be included in this new petition with the following condition added.

1. The developer shall contribute to the Chesterfield Valley Trust Fund (No. 556). This fund was created for roadway improvements, storm water

improvements, sanitary sewer facilities and water main improvements in the Chesterfield Valley area.

The trust fund contributions consist of four components representing the improvement categories.

- a) The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the Saint Louis County Department of Highways and Traffic. The amount of the developer's contribution to this fund shall be computed on the basis of the following:

<u>Type of Development</u>	<u>Required Contribution</u>
Commercial	\$ 1.60/sq. ft.
Parking	\$ 3,856.46/acre

If the type of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Highways and Traffic, Where more than one land use type is proposed and each land use type constitutes thirty-five (35) percent or more of the gross building area, the applicable road improvement contribution shall be determined considering each land use exceeding thirty-five percent as approved on the Site Development Plan.

Credits for roadway improvements will be awarded as directed by the Saint Louis County Department of Highways and Traffic. Any portion of the roadway improvement contribution which remains, following completion of road improvements required by the development, shall be retained in the trust fund.

The roadway improvement contributions shall be deposited with the Saint Louis County Department of Highways and Traffic, The deposit shall be made prior to the issuance of a Special Use Permit by Saint Louis County Department of Highways and Traffic. Funds shall be payable to "Treasurer, Saint Louis County".

- b) The primary water line contribution is based on gross acreage of the development land area. The Contribution shall be a sum of \$509.05 per acre for the total area as approved on the Site Development Plan to be



used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary waterline contributions shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made prior to approval of the Site Development Plan unless otherwise directed by the Saint Louis County Department of Highways and Traffic, Funds shall be payable to "Treasurer, Saint Louis County".

- c. The stormwater contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and constructing improvements for the collection and disposal of stormwater from the Chesterfield Valley in accordance with the Master Plan on file with the City of Chesterfield and Saint Louis County. The amount of the stormwater contribution will be computed on the basis of \$1,606.38 per acre for the total area as approved on the Site Development Plan.
- d. The sanitary sewer contribution is collected as the Caulks Creek impact fee. The sanitary sewer contributions within the Chesterfield Valley area shall be deposited with the Metropolitan Saint Louis Sewer District as required by the District.

The amount of this required contribution for the roadway, storm water and primary waterline improvements, if not submitted by January 1 2000, shall be adjusted on that day and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

## 6. VERIFICATIONS PRIOR TO APPROVAL

Prior to approval of the Site Development Plan, the developer shall:

### Stormwater

- a. Submit to the Department of Planning a preliminary engineering plan approved by the Department of Public Works, indicating that adequate handling of stormwater drainage is provided.
  - (1) The developer is required to provide adequate stormwater systems in accordance with the City of Chesterfield, Metropolitan St. Louis Sewer District and St. Louis County and in accordance with the Master Plan for Management of Stormwater within the Chesterfield Valley.

- (2) All stormwater shall be discharged at an adequate natural discharge point by means of bleeder ditches and/or construction of
- (3) portions of the main channel as outlined in the Chesterfield Valley Master Drainage Plan or by other means that may be approved by the Department of Highways and Traffic and the City of Chesterfield. This may require extensive off-site storm sewer ditch work and appropriate easements.
- (4) A portion of the "Booker Ditch" running parallel to Highway 40/I-64, in accordance with the Chesterfield (Booker) Master Drainage Plan for the Chesterfield Valley will have to be constructed. Provide positive drainage for these improvements.

#### Roadway Improvements and Curb Cuts

- b. Provide verification of approval by the Missouri Highway and Transportation Department of the location of any proposed curb cut.
- c. Utility companies may require compensation for relocation of their utility facilities within public right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

#### Geotechnical Report

- d. Provide a geotechnical report, as required by the Department of Public Works, to be prepared by a professional engineer licensed in the State of Missouri. Said report shall verify the adaptability of grading and proposed improvements with soil and geologic conditions. A statement of compliance, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans.

#### Sanitary Sewers

- e. Provide verification of approval by M.S.D. for adequate handling of sanitary sewage.

### 7. RECORDING

Prior to the issuance of a building permit, the developer shall record a copy of the approved permit and legal description for the tract, with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of Site Development Plan, and prior to issuance of any foundation or building permits, the following requirements shall be met.

Notification

- a. Prior to the issuance of foundation or building permits, all approvals from the Department of Public Works, Missouri Highway and Transportation Department, the Metropolitan St. Louis Sewer District and the Chesterfield Fire Protection District must be received by the Department of Planning.
- b. If required landscaping is in excess of \$1000.00, the developer shall furnish a two (2) year bond or escrow sufficient in the amount to guarantee the installation of all landscaping required on the Site Development Plan. Said bond or escrow shall be based on costs determined by a plant nursery and approved by the department of Planning. Prior to release of the Landscape escrow or bond, a two (2) year Landscape Maintenance Bond or Escrow, sufficient in amount to guarantee the replacement of landscaping, shall be furnished. Said bond or escrow shall be assessed on costs determined by a plant nursery and approved by the Department of Planning.

9. VERIFICATION PRIOR TO OCCUPANCY PERMIT

Road improvements, right-of-way dedication and easement dedications shall be completed prior to the issuance of an occupancy permit. The delays due to utility relocation or adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

10. GENERAL DEVELOPMENT CONDITIONS

- a. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required.
- b. This development may require an NPDES permit. NPDES permits are applicable to construction activity that disturb five (5) or more acres. The developer will have to provide the City of Chesterfield with a copy of this permit application, if applicable.
- c. As directed by the Chesterfield Fire Protection District the placement of additional fire hydrants will be required. A fire sprinkler system for the

structure may be required.

- d. A Flood Plain Development Permit will be required by the City of Chesterfield.
- e. If cut and fill operation occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion, if adequate stormwater detention and erosion control devices have not been provided.
- f. Additional land and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices, and other improvements may be required to accommodate heavy traffic volumes, unsuitable soil conditions steep grades or other conditions not apparent at this time.
- g. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked on to the pavement causing hazardous roadway and driving conditions.
- h. The Zoning Enforcement Officer of the City of Chesterfield, Missouri, shall enforce the conditions of this permit in accord with the Site Development Plan approved by the Planning Commission.
- i. Failure to comply with any or all the conditions of this permit shall be adequate cause for revocation of permits issued by the City of Chesterfield Departments or Commissions.

**AN ORDINANCE REPEALING ORDINANCE 2377 OF THE CITY OF CHESTERFIELD AND ESTABLISHING A NEW ORDINANCE CHANGING THE PARKING SETBACKS AS THEY RELATE TO THE NORTHERN BOUNDARY OF THIS "PC" PLANNED COMMERCIAL DISTRICT AND INTERNAL STREETS FOR A 7.698 ACRE TRACT OF LAND LOCATED NORTH OF US HIGHWAY 40 AND EAST OF BOONES CROSSING [P.Z. 07-2008 Valley Gates Subdivision (Summit Outer 40 Investors, LLC)]**

**WHEREAS**, Summit Outer 40 Investors, LLC has requested an ordinance amendment to City of Chesterfield Ordinance 2377 to revise the parking setbacks in a "PC" Planned Commercial District for a 7.698 acre tract of land north of US Highway 40 and east of Boones Crossing; and,

**WHEREAS**, a Public Hearing was held before the Planning Commission on January 12, 2009; and,

**WHEREAS**, the Planning Commission, having considered said request, recommended approval of the ordinance amendment; and,

**WHEREAS**, the City Council, having considered said request voted to approve the rezoning request with an amendment granting automatic City Council power of review.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**Section 1.** City of Chesterfield Ordinance 2377 is hereby repealed and a new ordinance is established in their place to the conditions incorporated into the Attachment A, which is attached hereto and made a part hereof. A description of the property is as follows:

A tract of land in part of Lots 6 and 7 of the James Long Estate, according to the plat attached to deed recorded in Book 445 page 354 of the records of City (former County) of St. Louis in U/S/ Survey 2031, Township 45 North, Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Commencing at a point on the North line of North Outer Forty Road at the West line of Lot 5 said Long Estate; thence along the North lone of said North Outer Forty Road, South 84 degrees 42 minutes 48 seconds East, 1010.00 feet to the POINT OF BEGINNING of the herein described tract of land; thence leaving the North line of said North Outer Forty Road, North 5 degrees 17 minutes 12 seconds East, 726.78 feet to a point on the South line of a tract of land conveyed to Wayne and Ruthann Haynes by deed recorded in Book 9054 Page 2041 of the St. Louis County Records; thence along the South line of said Haynes tract the following courses and distances, North 87 degrees 03 minutes 05 seconds East, 92.38 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 a point on the West line of a tract of land of land conveyed to Edmund P. Andreas by deed recorded in Book 127 Page 498 of the St. Louis County



Records; thence along the West line of said Andreas Tract, South 02 degrees 58 minutes 00 seconds West, 775.95 feet to a point on the North line of said North Outer Forty Road; thence along the North line of said North Outer Forty Road, along the arc of a curve to the left having a radius of 3,054.79 feet, an arc distance of 225.22 feet, to a point of tangency; and North 84 degrees 42 minutes 48 seconds West, 278.11 feet to the POINT OF BEGINNING and containing 335,316 square feet or 7.698 acres more or less according to calculation performed by Stock and Associates Consulting Engineers, Inc. on January 6, 2004.

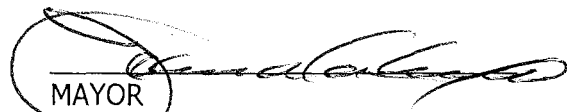
**Section 2.** The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendations to the City Council, which are set out in the Attachment "A", which is attached hereto and, made a part of.

**Section 3.** The City Council, pursuant to the petition filed by Summit Outer 40 Investors, LLC, in P.Z.07-2008, requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearing, held by the Planning Commission on the 12th day of January, 2009, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

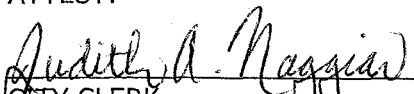
**Section 4.** This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

**Section 5.** This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 21<sup>st</sup> day of September, 2009.

  
MAYOR

ATTEST:

  
CITY CLERK

FIRST READING HELD: 09/09/2009

## ATTACHMENT A

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

### **I. SPECIFIC CRITERIA**

#### **A. PERMITTED USES**

1. The uses allowed in this "PC" District shall be:
  - a. Arenas and stadiums.
  - b. Associated work and storage areas required by a business, firm, or service to carry on business operations.
  - c. Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
  - d. Child care centers, nursery schools, and day nurseries.
  - e. Colleges and universities.
  - f. Financial institutions.
  - g. Hospitals.
  - h. Hotels and motels.
  - i. Medical and dental offices.
  - j. Offices or office buildings.
  - k. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters.
  - l. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
  - m. Restaurants, fast food. (No drive-thru)
  - n. Restaurants, sit down.

- o. Schools for business, professional or technical training, but not including outdoor areas for driving or heavy equipment training.
- p. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind, including indoor sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

2. HOURS OF OPERATION.

- a. Hours of operation for this "PC" Planned Commercial District shall not be restricted.

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

1. HEIGHT

- a. The maximum height of retail buildings, exclusive of roof screening, shall not exceed two (2) stories.
- b. The maximum height of all other buildings, exclusive of roof screening, shall not exceed forty five (45) feet.

2. BUILDING REQUIREMENTS

- a. A minimum of forty percent (40%) open space is required for this development.

**C. SETBACKS**

1. STRUCTURE SETBACKS

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

- a. One hundred and twenty feet (120) from the new right-of-way of North Outer Forty.
- b. Nineteen (19) feet from the eastern boundary of the "PC" District.
- c. Twenty five (25) feet from the western boundary of the "PC" District.

- d. Two hundred (200) feet from the northern boundary of the "PC" District.

## 2. PARKING SETBACKS

- a. No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:
  - i. Thirty (30) feet from the right-of-way of North Outer Forty Road.
  - ii. Nineteen (19) feet from the eastern boundary of this development.
  - iii. Twenty five (25) feet from the western boundary of the "PC" District.
  - iv. Sixty (60) feet from the northern boundary of the "PC" District.
  - v. Ten (10) feet from internal property lines, with the exception of shared driveways.
  - vi. Ten (10) feet from the principal internal street.

## D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Construction Parking
  - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
  - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
3. Parking lots shall not be used as streets.

## **E. LANDSCAPE AND TREE REQUIREMENTS**

1. The developer shall adhere to the Tree Preservation and Landscape Requirements of the City of Chesterfield.
2. Since landscaping is not permitted in the underseepage berm area, landscape provisions for said area, including but not exclusive to landscaped parking islands and perimeter landscaping requirements will not be required to adhere to the Tree Preservation and Landscape Requirements of the City of Chesterfield. Landscaping plans will include additional landscaping provisions in the front portion of the building area which will buffer the lack of landscaping in the rear of the property. The landscape features may include but not be limited to water features, brick planters and outdoor artwork.

## **F. SIGN REQUIREMENTS**

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

## **G. LIGHT REQUIREMENTS**

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

## **H. ARCHITECTURAL**

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.



3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan.
4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

**I. ACCESS/ACCESS MANAGEMENT**

1. Provide cross access easements or other appropriate legal instruments guaranteeing permanent access to adjacent properties as directed by the City of Chesterfield.
2. Direct access to the North Outer Forty Road shall be as approved by MoDOT and the City of Chesterfield.
3. The centerline of the single entrance onto the North Outer Forty Road shall be located no closer than two hundred and twenty (220) feet from the western property line, or as directed by the City of Chesterfield and MoDOT.

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

1. Provide any additional right-of-way and pavement widening to the North Outer Forty Road as required by MoDOT.
2. Provide a five (5) foot wide sidewalk, conforming to ADA standards, parallel to North Outer Forty Road per the Valley Guidelines of the Comprehensive Plan and a four (4) foot wide sidewalk conforming to ADA standards along both sides of all interior roadways, as directed by the City of Chesterfield. The sidewalks shall be privately maintained; therefore, no public easements shall be required.
3. Provide a 40 foot right of way with minimum of 10 foot roadway improvement, maintenance, utility and sewer easements on both sides for all interior roadways. Minimum roadway sections shall provide a 26 foot travel way with 7 foot shoulders on both side and appurtenant storm drainage facilities as directed by the Department of Public Works.

## **K. TRAFFIC STUDY**

1. Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

## **L. MONARCH-CHESTERFIELD LEVEE DISTRICT**

1. The developer shall dedicate an underseepage berm easement adjacent to the existing levee, as directed by the Monarch Chesterfield Levee District and the City of Chesterfield's Department of Public Works.
2. Prior to approval of any grading permit or improvement plans for development, an under seepage study may be required for review/approval as directed by the Monarch Chesterfield Levee District, the US Army Corps of Engineers and the City of Chesterfield's Department of Planning and Public Works.
3. No improvements or use that would alter, diminish, damage or interfere with the performance of the Monarch Chesterfield Levee including seepage berm is permitted.
4. Any drainage structures or systems, including or not limited to under drains, installed for the relief of hydrostatic head or seepage water shall be designed, construed, operated, and maintained to prevent infiltration of soil/ground loss.
5. Trees, vegetation and landscaping which have roots which extend more than six (6) inches in depth below the ground are not permitted in the Permanent Under seepage Berm Easement. Buildings and other structures are also not permitted within this easement.

## **M. RECREATIONAL EASEMENT**

1. An easement, for recreational and trail purposes shall be provided for this site as directed by the Monarch Chesterfield Levee District and the City of Chesterfield's Department of Planning and Public

Works. The easement is anticipated to be located on the crest of the levee.

#### **N. POWER OF REVIEW**

1. The City Council shall have review and provide final approval of the site development concept plan and all site development section plans for the proposed development subsequent to Planning Commission review.

#### **O. STORMWATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.
3. Due to the inherent nature of development, the specific size, location, and configuration of the storm water infrastructure are conceptual in nature. The exact location, size, and type of each segment of storm water infrastructure are to be reviewed and approved in conjunction with the development of specific sites. It is expected that developers will submit alternate plans, propose alternative geometry, size, and type for these infrastructure improvements, along with supporting hydraulic computations. The Planning and Public Works Department will review said proposals for functional equivalence. Functional equivalence is said to be achieved when, as determined by the Director of Planning and Public Works or their designee, the alternate proposal provides the same hydraulic function, connectivity, and system wide benefits without adversely affecting water surface profiles at other locations or adjacent properties.
4. The Chesterfield Valley Master Storm Water Plan indicates that the drainage shall be directed to the east to a future pump station, via a 30 foot wide flat bottom ditch with 4:1 side slopes, and a double 8' x 4' driveway culvert. Please be advised that the petitioner shall

coordinate improvements with the adjacent parcel owners. In addition, in the event that the ultimate permanent improvements cannot be constructed at the time of development, the site shall be designed in such a manner as to allow the ultimate construction of the master plan at a future date, and interim drainage facilities shall be provided. The interim facilities may include a temporary pump station as necessary to provide the required positive drainage. Interim facilities shall be removed promptly at such time as the permanent storm water improvements can be constructed as required. The petitioner will be required to provide a special cash escrow to the City for the cost of constructing the master plan drainage ditch along their property in the event that the ditch is not constructed at the time of development. No building permits for the development will be issued until the City has received the special cash escrow. The special cash escrow shall include all work associated with constructing the master plan drainage facility, or reconfiguring the interim improvement. This shall include, but is not limited to, grading, siltation control, re-vegetation, and removal of driveway entrances, removal of driveway culverts, the construction of culverts and the reconstruction of driveway entrances.

5. The maintenance of the required storm water/ditch system shall be the responsibility of the property owner(s).
6. Storm water drainage improvements shall be operational prior to the paving of any driveways or parking lots. Roadway and related improvements shall be constructed prior to 60% occupancy of the retail portion of the site.
7. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Development Permit/Application to the City of Chesterfield Department of Planning and Public Works for approval. Be advised that in conjunction with any site alteration the developer will be required to demonstrate that there will be no adverse effect on other properties located within the Chesterfield Valley. The Floodplain Development Permit/Application must be approved by the City of Chesterfield Department of Planning and Public Works prior to the approval of the Improvement Plans or Grading Plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development.
8. If any building is proposed to be located in an existing, or proposed, Special Flood Hazard Area the building shall be clearly labeled as

being located in the Floodplain on the Approved Site Development Plan and Improvement Plan. The lowest Reference Level (floor), as defined by FEMA, shall be constructed a minimum of one (1) foot above the base flood elevation unless a LOMR has been issued by FEMA prior to construction. The minimum elevation for the Reference Level for each building shall also be noted on the approved Site Development Plan and Improvement Plan.

**P. SANITARY SEWER**

1. Hydraulic calculations of downstream sewers will be required by the Metropolitan St. Louis Sewer District and the City of Chesterfield. Downstream sanitary reaches may need to be replaced or upgraded, as directed by the Metropolitan St. Louis Sewer District and the City of Chesterfield.

**Q. GEOTECHNICAL REPORT.**

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

**R. MISCELLANEOUS**

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code shall be required where applicable.
3. If any work is proposed in, near or above the natural watercourse through this site, a hydrologic/hydraulic study evaluation the impacts of the proposed work shall be provided as directed by the City of Chesterfield's Department of Planning and Public Works. Said study shall evaluate impacts on the entire length of stream, and any maintenance requirements. Appropriate permits and approvals from other agencies shall also be provided.

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

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

## **III. COMMENCEMENT OF CONSTRUCTION**

- A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

## **IV. GENERAL CRITERIA**

### **A. Site Development Concept Plan, Site Development Section Plan, Site Development Plans.**

- 1. Any site development plan shall show all information required on a sketch plan as required in the City of Chesterfield Code.
- 2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

## V. CHESTERFIELD VALLEY TRUST FUND

The Developer shall contribute to the Chesterfield Valley Trust Fund.

### A. Roads

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

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$575.04
General Retail	\$1,725.20
Loading Space	\$2,823.08

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

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

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

As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development should be retained in the appropriate trust fund.

Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each

phase of development. Funds shall be payable to Treasurer, St. Louis County.

B. Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$693.85 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contributions shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made prior to approval of the Site Development Plan unless otherwise directed by the St. Louis County Department of Highway and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

C. Storm water

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the storm water contribution will be computed on the basis of \$2,201.47 per acre for the total area as approved on the Site Development Plan.

The storm water contributions to the Trust Fund shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

D. Sanitary Sewer

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

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

The amount of this required contribution for the roadway, storm water and primary waterline improvements, if not submitted by January 1, 2010 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the St. Louis County Departments of Highway and Traffic.



## **VI. RECORDING**

Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

## **VII. ENFORCEMENT**

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



# NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on June 27, 2016 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearing will be as follows:

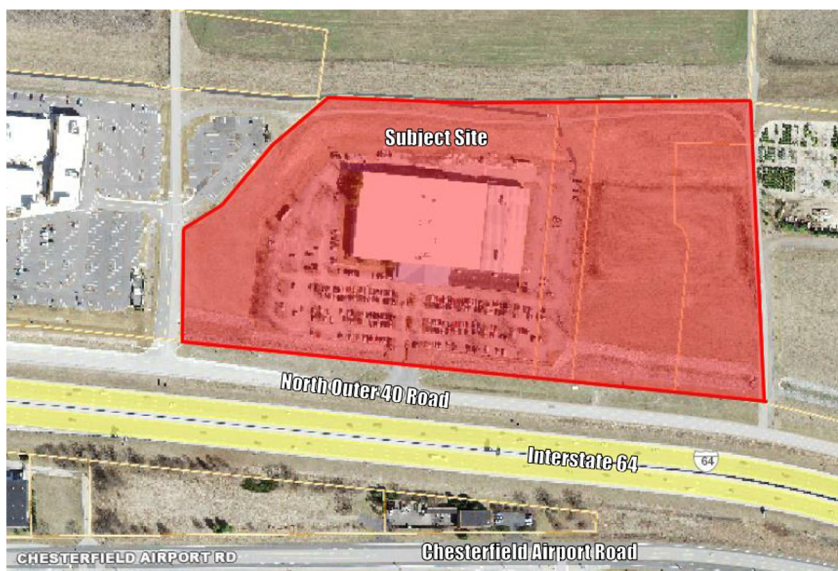
**P.Z. 04-2016 US Ice Sports Complex & Valley Gates (Topgolf USA Chesterfield LLC):** A request for a zoning map amendment from an existing "PC" Planned Commercial District to a new "PC" Planned Commercial District for 22.22 acres located north of North Outer 40 Road and east of Boone's Crossing (17T510041, 17T520062, 17T520095, 17T520084).

## PROPERTY DESCRIPTION

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 THEROF 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.



City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Senior Planner Jonathan Raiche at 636.537.4736 or via e-mail at [jraiche@chesterfield.mo.us](mailto:jraiche@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.

May 20 2016

## NARRATIVE STATEMENT

### Background

Summit Ice Center Investors, LLC (“Summit Ice”) owns approximately 14.52 acres of the subject site, and Summit Outer 40 Investors, LLC (“Summit”) owns approximately 7.7 acres of the subject site (collectively the “Property”) for a total of approximately 22.22 acres. Summit Ice’s property and Summit’s property are subject to site specific City of Chesterfield zoning ordinances Nos. 1564 and 2570 respectively (the “Ordinances”). Applicant Topgolf is Owner Under Contract with respect to the entire 22.22 acres. Applicant desires to comprehensively develop the Property commercially as reflected by the Preliminary Plan (the “Development”). It is desirable to have one site specific zoning ordinance for the Development with appropriate development conditions (including setbacks). The uses for the Development are permitted uses under the Ordinances, but the Applicant proposes to rezone to the current Planned Commercial (“PC”) District and the use terminology under the new PC District is different. Applicants have attempted to select use terminology under the new PC District that is the same as or similar to the permitted uses under the Ordinances. The Applicant’s proposed uses are listed on Exhibit NS1 appended to this Narrative Statement.

### Topgolf

The impetus for the Development is Topgolf. Topgolf is a premier golf entertainment complex consisting of an outdoor outfield enclosed by netting, full-service restaurant, bar, lounges, corporate/event meeting space and family entertainment area with games.

- Players play in individual hitting bays. Each hitting bay can accommodate up to six players at a time. Hitting bays include comfortable seating, television screens to monitor sporting events and track Topgolf scoring. Topgolf facilities are energetic and upscale with a high quality food and beverage offering delivered restaurant-style table-side to guests playing the game. Topgolf facilities feature a full sports bar atmosphere as well as an upscale, unique corporate entertainment experience.
- Topgolf features patented technology platform gaming system in which players use golf clubs to hit golf balls embedded with an RFID (radio frequency identification) microchip into a 240-yard outfield which features eleven targets at various distances. Microchips in the balls track each player’s shot in real time, giving points for accuracy or luck and making the driving range experience competitive and social. Different games are simulated, including a nine-hole golf course and other games designed to appeal to players of varying skill levels.
- The proposed Topgolf facility consists of a three-story building and outdoor outfield. The facility has been located on the site so that the tee line is facing east, away from the afternoon sun. The facility includes the following features:
  - *Lower Level.* The lower level features 34 hitting bays including bays designated for golf instruction and team practice. The lower level also features a family lounge area. This level is at grade on the tee line.

- *Main Level.* The entrance to the building is on the main level. The main level features 34 hitting bays, a full-service bar/restaurant, a corporate and event meeting space, and lobby area.
- *Upper Level.* The upper level features 34 hitting bays and an open-air rooftop terrace. The rooftop terrace will be furnished with tables, couches and fire pits. Restaurant food service is available on the roof top terrace. The terrace can accommodate live music for events with a small stage. The rooftop terrace is enclosed by a four-foot parapet with a three-foot tall plexiglass barrier.
- *Outfield.* The outfield features eleven illuminated round targets located 20 to 240 yards away from the tee line. The targets are internally illuminated with colored LED lighting.

The outfield perimeter is completely enclosed by a transparent stainless steel mesh net. Net poles range from 90 feet in height near the building and crest to 170 feet at the end of the outfield. The poles are made of high-grade steel painted gray/blue to blend with the color of the sky. The poles on the corners of the outfield are secured by guy wires. Inside the nets, the surface of the outfield consists of synthetic grass surface. Outside the nets, the landscape consists of plant materials.

- Operating hours are 9 a.m. to 2 a.m. seven days a week.

### **Modification of Requirements**

It is likely that Applicant will require a modification of applicable requirements under the Unified Development Code (“UDC”) to increase the parking above the maximum permitted by the UDC. If necessary, Applicant will separately request in writing a modification of this requirement and submit appropriate justification in support of that request.

Applicant will comply with the applicable Tree Preservation and Landscaping regulations.

May 20 2016

Department of Public Services

**USES**

<p><b><u>Civil</u></b></p> <p>Administrative offices for educational or religious institutions Church and other places of worship Community Center</p> <p><b><u>Public/Recreational</u></b></p> <p>Amusement Park Arena and stadium Art gallery Art studio Auditorium Banquet facility Club Farmer's Market Gymnasium Recreation facility</p> <p><b><u>Office</u></b></p> <p>Office-dental Office-general Office-medical</p> <p><b><u>Commercial/Sales</u></b></p> <p>Automotive retail supply Bakery Bar Bowling center Brewpub Coffee shop Coffee shop, drive-thru Grocery-community Grocery-neighborhood Grocery-supercenter Newspaper stand Restaurant-sit down Restaurant-fast food Restaurant-take out Retail sales establishment-community Retail sales establishment-neighborhood Retail sales establishment-regional Tackle and bait shop</p>	<p><b><u>Service/Industrial</u></b></p> <p>Animal grooming service Barber or beauty shop Commercial service facility Day care center Drug store and pharmacy Drug store and pharmacy, with drive-thru Dry cleaning establishment Dry cleaning establishment, with drive-thru Financial institution, no drive-thru Financial institution, drive-thru Hotel and motel Hotel and motel-extended stay Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours Professional and technical service facility Research laboratory &amp; facility Theatre, indoor</p> <p><b><u>Educational</u></b></p> <p>College/university Kindergarten or nursery school Specialized private school Vocational school Vocational school with outdoor training</p>
--	---



**SITE INFORMATION:**

PROPOSED SITE AREA = 22.217± ACRES  
 EXISTING ZONING = "PC" PLANNED COMMERCIAL (ORD. #1564 AND #2570)  
 PROPOSED ZONING = "PC" PLANNED COMMERCIAL  
 CITY = CHESTERFIELD, MISSOURI  
 SITE ZIP CODE = 63005  
 SITE ADDRESS INFO = 16851, 16845 and 16839 NORTH OUTER 40 ROAD  
 OWNER = TOPGOLF USA CHESTERFIELD, LLC (OWNER UNDER CONTRACT)  
 MUNNENBERG'S POS. 20 AND 21  
 SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT  
 WATER SHED = CAULKS CREEK, MISSOURI RIVER  
 FLOOD MAP PANEL = FIRM 29189C0165K, EFFECTIVE FEB. 4, 2015  
 FIRE DISTRICT = MONARCH FIRE PROTECTION DIST. 13725 OLIVE BLVD. CHESTERFIELD, MO 63017  
 WATER DISTRICT = MISSOURI AMERICAN WATER COMPANY

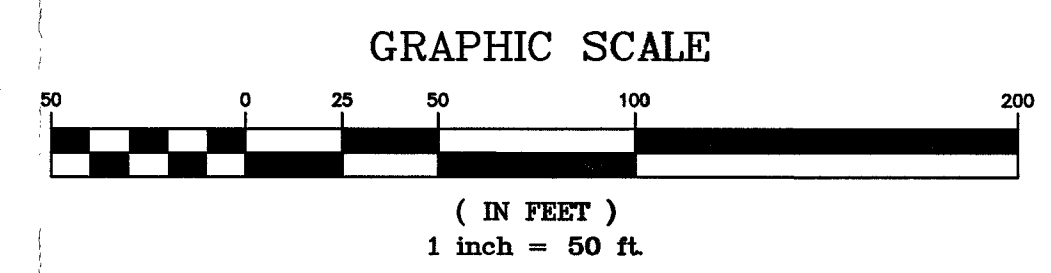
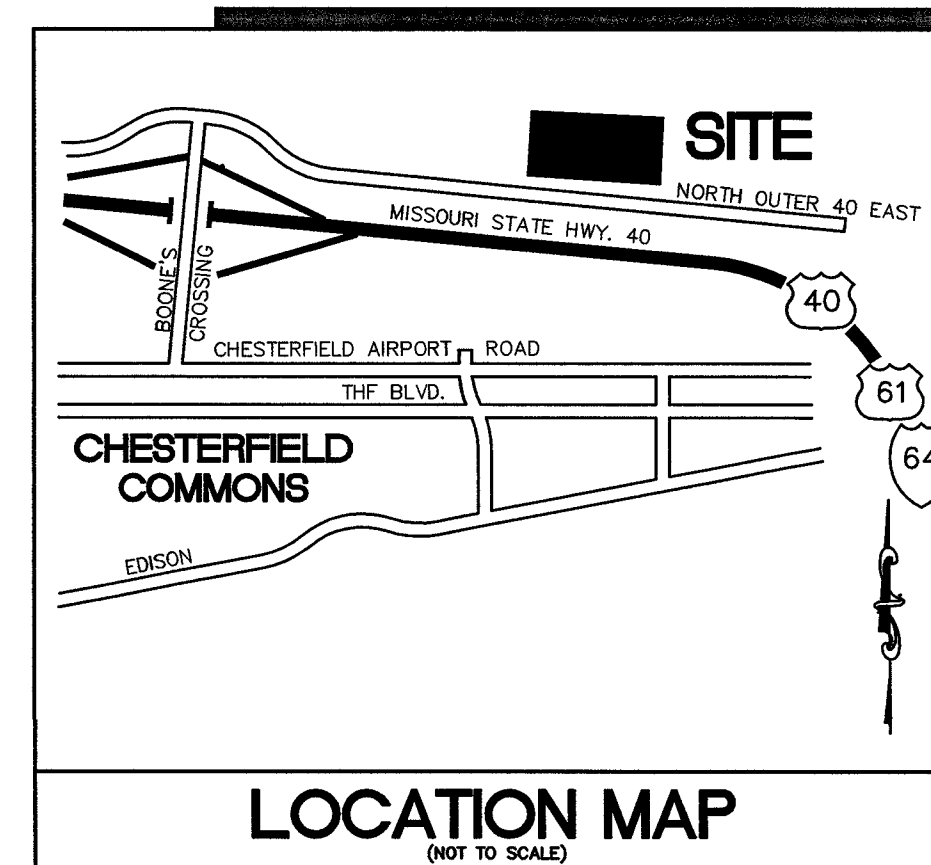
**INDEX**

C1 - PRELIMINARY DEVELOPMENT PLAN  
 C2 - SITE SECTIONS  
 TSD - TREE STAND DELINEATION

# TOPGOLF

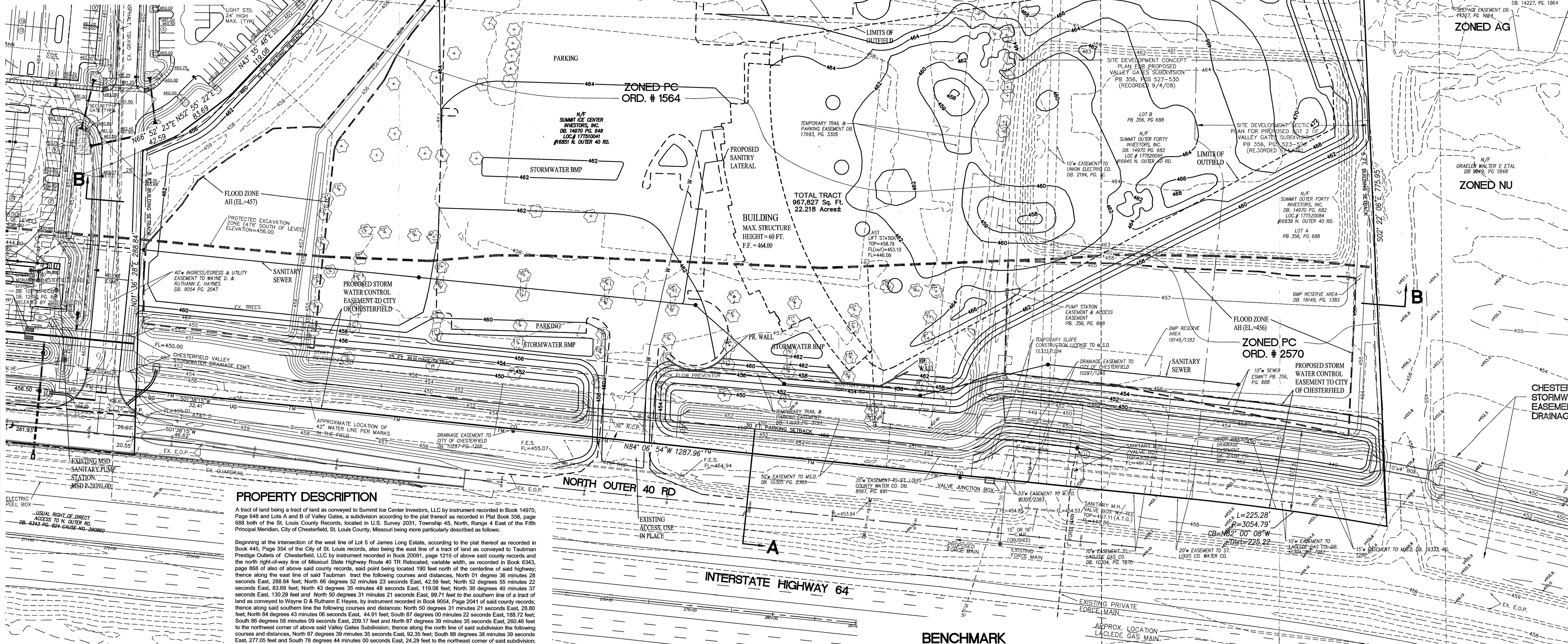
## PRELIMINARY DEVELOPMENT PLAN

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



**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. 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.
- 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 ROAD REQUIREMENTS.
- ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
- 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.



**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 858 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 degrees 38 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, 119.06 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, 28.80 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 06 minutes 54 seconds West, 1287.06 feet to the Point of Beginning, containing 967,827 square feet or 22.218 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on February 29, 2016.

**SURVEYOR'S CERTIFICATION**

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.  
 STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
 By: Daniel Ehlmann, Missouri L.S. No. 2215



#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

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

**ARCO MURRAY | DESIGN BUILD**  
 NATIONAL CONSTRUCTION COMPANY, INC.  
 3110 WOODCREEK DRIVE  
 DOWNERS GROVE, IL 60515

PREPARED BY: **STOCK & ASSOCIATES** Consulting Engineers, Inc.

1957 Chesterfield Business Parkway  
 St. Louis, MO 63015  
 PH: (636) 530-9100  
 FAX: (636) 530-9100  
 e-mail: general@stockandassociates.com  
 Web: www.stockandassociates.com

PRELIMINARY DEVELOPMENT PLAN FOR:  
**TOPGOLF**  
 CITY OF CHESTERFIELD, MISSOURI

DATE: 06/06/16  
 GEORGE M. STOCK  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

REVISIONS:  
 1 PER CITY COMMENTS 05/13/16  
 2 PER CITY COMMENTS 05/26/16  
 3 PER CITY COMMENTS 06/06/16

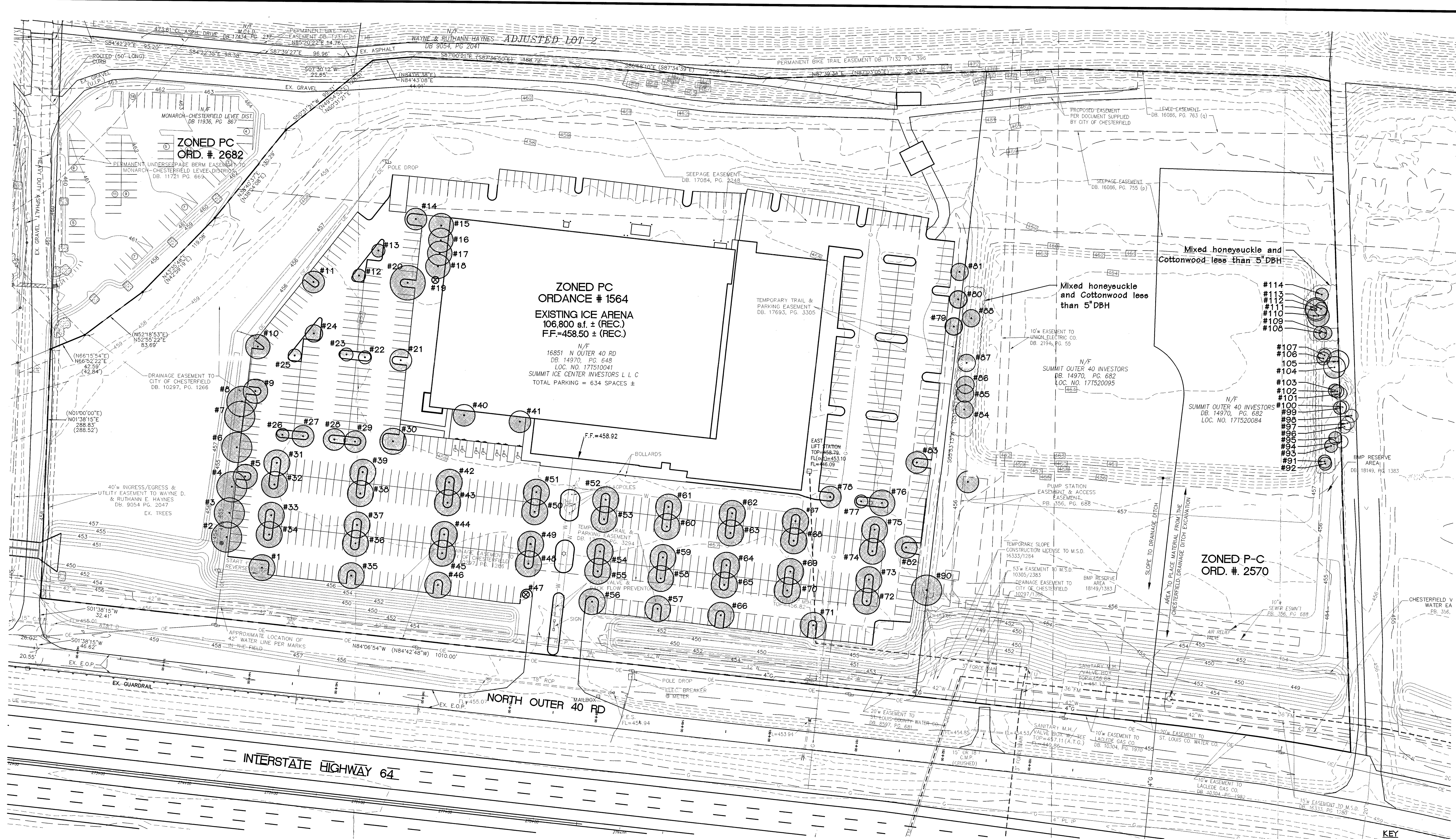
RECEIVED  
 JUN - 8 2016  
 City of Chesterfield  
 Department of Public Services

DRAWN BY: E.J.F. CHECKED BY: G.M.S.  
 DATE: 05/11/16 JOB NO: 212-5012.2  
 SLD MAP # BASE MAP # 171  
 SLD PLAN # 1ST SET #  
 SHEET TITLE: **PRELIMINARY DEVELOPMENT PLAN**  
 SHEET NO.: **C1**

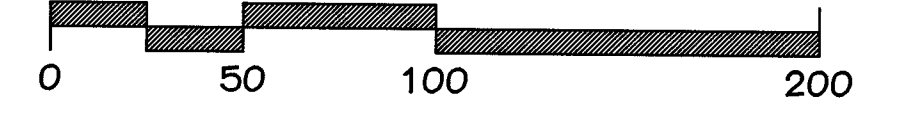








**TREE STAND DELINEATION**  
 SCALE 1" = 50'



**Tree Stand Delineation Narrative**  
**February 26, 2016**

This project site is a total of 22.21 Ac. and has a total of 1.22 Ac. of canopy coverage. The canopy consists of Ash, Birch, Cottonwood, Pear, and White Pine. The few Pear are located along the west edge of the parking lot of have been topped underneath the overhead electric line. A few large White Pine border the existing building. All Ash and Birch are located within a parking lot island and only those east of the building entrance have been mulched, the remaining have turf to the base of the trunk. Cottonwoods make up scrubby tree lines along the east edge of the parking lot and along the east property line.

**RATING:**

- 0 = Dead or Stump
- 1 = Poor
- 2 = Fair
- 3 = Good
- 4 = Excellent

There are no Monarch, State Champion or rare trees found on the site.

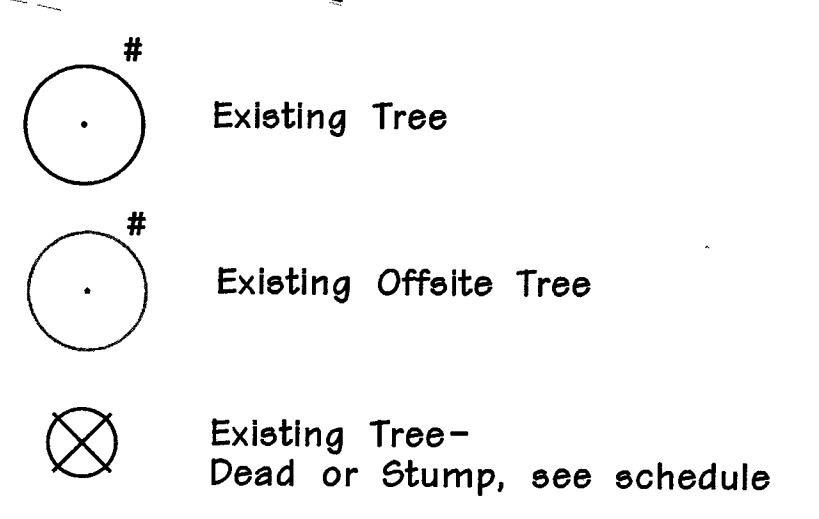
Total Site Area = 967,547 sq. ft. or 22.21 Ac.  
 Total Tree Canopy = 53,092 sq. ft. or 1.22 Ac.

No.	Tree Name	DBH	Canopy Diam.	Area	Condition Rating	Comment
1	Birch	10	28	616	3	multistem
2	Pear	18	35	962	2	OHE
3	pear	15	35	962	2	OHE
4	Pear	15	35	962	2	OHE
5	Birch	10	20	314	2	OHE
6	Pear	15	35	962	2	OHE, decay
7	Pear	15	35	962	1	OHE
8	Pear	15	35	962	1	OHE, decay
9	Birch	10	28	616	1	OHE, multistem
10	Birch	12	30	707	2	OHE, multistem
11	Birch	10	25	491	2	
12	Ash	5	15	177	3	
13	Ash	6	15	177	4	
14	Ash	15	25	491	3	
15	Pine	20	25	491	4	
16	Pine	20	25	491	4	
17	Pine	12	20	314	2	
18	Pine	12	25	491	4	
19	Stump	12	0	0	0	
20	Ash	19	40	1257	2	
21	Ash	12	20	314	2	
22	Ash	5	15	177	2	
23	Ash	6	15	177	2	
24	Ash	6	20	314	3	
25	Ash	6	15	177	2	
26	Ash	10	25	491	2	basal wounds
27	Ash	6	20	314	3	
28	Ash	6	25	491	2	girdling root
29	Ash	6	25	491	2	
30	Birch	10	28	616	3	
31	Ash	15	30	707	2	deadwood
32	Ash	18	35	962	1	included bark
33	Ash	8	30	707	2	
34	Ash	10	30	707	2	
35	Birch	9	30	707	3	

36	Ash	10	30	707	3	
37	Ash	9	30	707	3	
38	Ash	10	30	707	3	
39	Ash	10	30	707	3	
40	Pine	9	20	314	3	fork at 3'
41	Pine	9	20	314	3	
42	Ash	9	30	707	3	
43	Ash	9	30	707	2	
44	Ash	10	30	707	3	
45	Ash	9	30	707	3	
46	Ash	9	28	616	2	
47	Stump	15	0	0	0	
48	Ash	12	30	707	3	deadwood
49	Ash	12	30	707	3	
50	Ash	10	30	707	3	
51	Ash	10	30	707	3	
52	Ash	12	30	707	3	
53	Ash	12	30	707	2	
54	Ash	12	30	707	3	
55	Ash	10	30	707	3	
56	Birch	10	30	707	3	
57	Birch	10	30	707	3	multistem
58	Ash	9	30	707	3	
59	Ash	10	30	707	3	
60	Ash	12	30	707	3	
61	Ash	8	35	962	2	
62	Ash	8	30	707	3	
63	Ash	8	30	707	2	
64	Ash	10	30	707	3	
65	Ash	10	30	707	3	
66	Birch	14	35	962	3	
67	Ash	9	25	491	2	
68	Ash	12	30	707	3	
69	Ash	12	30	707	3	
70	Ash	15	35	962	3	

71	Birch	12	35	962	3	fork at 6'
72	Ash	4	20	314	1	multistem at base
73	Ash	6	20	314	2	
74	Ash	6	20	314	1	
75	Ash	5	15	177	2	
76	Ash	12	30	707	2	
77	Ash	5	20	314	2	
78	Ash	8	25	491	2	
79	Cottonwood	7	20	314	1	fork at 1'
80	Cottonwood	8	20	314	1	fork at 2.5'
81	Cottonwood	8	25	491	1	
82	Ash	10	25	491	2	
83	Ash	10	25	491	2	multistem
84	Cottonwood	6	15	177	2	
85	Cottonwood	6	15	177	2	
86	Cottonwood	6	15	177	2	
87	Cottonwood	6	15	177	2	
88	Cottonwood	6	15	177	2	
89	Cottonwood	12	25	491	2	
90	Cottonwood	12	35	962	2	multistem
91	Cottonwood	6	15	177	1	
92	Cottonwood	6	15	177	2	fork at 2'
93	Cottonwood	6	15	177	2	fork at 1'
94	Cottonwood	6	15	177	2	Offsite, multistem
95	Cottonwood	6	15	177	2	multistem
96	Cottonwood	5	15	177	2	Offsite
97	Cottonwood	6	15	177	2	Offsite
98	Cottonwood	8	20	314	2	Offsite, fork at 2'
99	Cottonwood	10	20	314	2	
100	Cottonwood	5	12	113	2	Offsite
101	Cottonwood	7	15	177	2	Offsite
102	Cottonwood	7	15	177	2	
103	Cottonwood	8	15	177	2	
104	Cottonwood	8	15	177	2	
105	Cottonwood	6	15	177	2	

106	Cottonwood	7	15	177	2	
107	Cottonwood	8	25	491	2	multistem
108	Cottonwood	5	12	113	2	
109	Cottonwood	5	12	113	2	
110	Cottonwood	12	30	707	2	
111	Cottonwood	12	30	707	2	
112	Cottonwood	10	25	491	2	
113	Cottonwood	7	12	113	2	
114	Cottonwood	6	15	177	2	



Revisions:

Date	Description	No.

Drawn: BB  
 Checked: JS

**loomisAssociates**  
 Landscape Architects/Planners  
 202 Spruce St., Suite 105  
 St. Louis, MO 63102  
 Phone: 314.434.8888 Fax: 314.434.8889  
 Email: info@loomis-associates.com

Missouri State Certificate of Authority # LAC #000019

Sheet Title: **Tree Stand Delineation Plan**

Sheet No: **TSD**

Date: 02/25/16  
 Job #: 976.001

Tree Inventory Plan  
 Prepared under direction of:  
 Brian Bage  
 Certified Arborist MW- 6033A