

Memorandum

Planning & Development Services Division



To: Planning and Public Works Committee

From: Jonathan Raiche, Senior Planner

Date: August 18, 2016

RE: **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 is partially occupied by the Hardee’s Iceplex and partially vacant. The developer intends to develop the subject site for an entertainment complex including a golf driving-range, restaurant, bar, meeting space, and game area. The Attachment A provided with this report includes a list of requested uses that would cover all of these proposed activities in addition to the other uses requested by the petitioner for a total of thirty-five (35) uses.

A Public Hearing was held on June 27, 2016 for this item which resulted in five issues being identified. Additional details on the issues and the applicant’s response can be found in the attached Planning Commission Vote Report. The items were discussed and addressed at the vote meeting held on August 8, 2016. After discussion, there was a motion to add a restriction to the hours available for outdoor music which failed by a vote of 4-5. The Commission then recommended approval of the zoning map amendment as presented by a vote of 8-1.

Attached to this report, please find a copy of Staff’s Planning Commission report, Attachment A, and Preliminary Plan.

Respectfully submitted,

A handwritten signature in cursive script that reads 'Jonathan D. Raiche'.

Jonathan D. Raiche, AICP
Senior Planner

Attachments: Attachment A
Planning Commission Report
Preliminary Plan

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” Planned Commercial District shall be:
 - a. Administrative Offices for Educational or Religious Institutions
 - b. Church and other Places of Worship
 - c. Community Center
 - d. Art Gallery
 - e. Art Studio
 - f. Banquet Facility
 - g. Gymnasium
 - h. Recreation Facility
 - i. Office, Dental
 - j. Office, General
 - k. Office, Medical
 - l. Bakery
 - m. Bar
 - n. Bowling Center
 - o. Brewpub
 - p. Coffee Shop
 - q. Grocery, Community
 - r. Grocery, Neighborhood
 - s. Grocery, Supercenter
 - t. Restaurant, Sit Down
 - u. Restaurant, Fast Food
 - v. Restaurant, Take Out
 - w. Retail Sales Establishment, Community

- x. Retail Sales Establishment, Regional
 - y. Tackle and Bait Shop
 - z. Barber or Beauty Shop
 - aa. Commercial Service Facility
 - bb. Drug Store and Pharmacy
 - cc. Dry Cleaning Establishment
 - dd. Financial Institution, no drive-thru
 - ee. Hotel and Motel
 - ff. Hotel and Motel, Extended Stay
 - gg. Professional and Technical Service Facility
 - hh. Research Laboratory and Facility
 - ii. Theatre, Indoor
2. Hours of Operation.
- a. Uses “q”, “r”, “s”, “w”, “x”, “y”, and “bb”, above shall be restricted to hours of operation open to the public from 6:00 AM to 12:00 AM. Hours of operation for said use may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.
 - b. All deliveries and trash pick-ups shall be limited to the hours from 7:00 AM to 11:00 PM.

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

1. Height
- a. The maximum height of all buildings, with the exception of buildings and structures utilized in conjunction with above use “h” Recreation Facility, shall not exceed forty-five (45) feet. Said restriction shall be exclusive of rooftop mechanical equipment and screening.
 - b. The maximum height including parapets and other similar features, rooftop equipment, and lighting structures of all buildings utilized in conjunction with above use “h” Recreation Facility shall not exceed sixty (60) feet.

- c. The maximum height of poles and nets for the driving range in conjunction with above use “h” Recreation Facility shall not exceed one hundred and seventy (170) feet.

2. Building Requirements

- a. A minimum of thirty-five percent (35%) openspace is required for this development.
- b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

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

- a. Seventy-five (75) feet from the southern boundary of the “PC” District.
- b. Five (5) feet from the eastern and western boundaries of the “PC” District.
- c. Thirty (30) feet from the northern boundary of the “PC” District.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Thirty (30) feet from the southern boundary of the “PC” District.
- b. Zero (0) feet from the eastern and western boundaries of the “PC” District.
- c. Thirty (30) feet from the northern boundary of the “PC” District.

D. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
- 2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

3. 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 onto the pavement causing hazardous roadway and driving conditions.
4. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

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. Installation of a Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations and approved 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 development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be from one entrance/exit on North Outer 40 Road as shown on the Preliminary Development Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
2. Provide public access easements as needed such that access is provided from North Outer 40 Road to the adjoining property to the north for trail access. The easement shall be dedicated to the City of Chesterfield for public use. The conveyance or dedication of these easements will be a condition of Site Improvement Plan approval. The location, dimensions, and form of the conveyance or dedication shall be mutually agreed upon by the developer and the City of Chesterfield, and any such conveyance or dedication shall be subject to existing easements, if any.
3. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the St. Louis County Department of Transportation.
4. Cross access shall be provided to serve the properties to the east and west of the subject site, as directed by the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Construct improvements as required by St. Louis County Department of Transportation and the City of Chesterfield, as directed by the City.
2. Additional right-of-way and road improvements shall be provided, as required by the St. Louis County Department of Transportation and the City of Chesterfield.
3. Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special cash escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.

4. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
5. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right-of-way.
6. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County 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.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto North Outer 40 Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the St. Louis County Department of Transportation.

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Formal MSD review and approval and permits are required prior to construction.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
6. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall

- provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.
7. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.
 8. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner unless otherwise noted.
 9. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.
 10. Post Construction Best Management Practices (BMPs) will be required to treat the extents of the project's disturbed area. Additional BMPs may need to be integrated throughout the site in order to demonstrate this as detailed plans are developed. BMPs with a runoff volume

reduction component shall be the emphasis of the site's water quality strategy.

11. Approval from the Monarch Chesterfield Levee District and the City of Chesterfield with regards to the project's compliance with the Chesterfield Valley master drainage plan will be required prior to MSD approval of final plans.
12. The Chesterfield Outlets Pump Station was planned to serve the subject property and the adjacent property to the east.
 - a. The proposed sanitary sewer shall be public and located within a minimum 10' wide easement granted to MSD. The easement corridor shall extend to the eastern property line.
 - b. The easement and the horizontal and vertical design location of the new sanitary sewer shall maximize accessibility to the Chesterfield Outlets Pump Station via gravity sewers.
 - c. The anticipated flows generated by the Top Golf development will need to be determined and compared to the current capacity of the Chesterfield Outlets Pump Station. Improvements to the pump station and its effluent main may be necessary if the Top Golf development would generate flows in excess of the pump station's current storage and pumping capacities.
13. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (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(s).

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. 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.

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
4. If any development in, or alteration of, the floodplain or supplemental protection area is proposed, the developer may be required to submit a Floodplain Study and/or a Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement 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. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. Consult Article 5 of the Unified Development Code for specific requirements.

5. 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 Code shall be required where applicable.
6. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

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

- A.** The developer shall submit a concept plan within eighteen (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 eighteen (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, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

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 City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Unified Development Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Unified Development 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 Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

3. Provide open space percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. Depict existing and proposed improvements within one hundred fifty (150) feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
13. Depict all existing and proposed easements and rights-of-way within one hundred fifty (150) feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending one hundred fifty (150) feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Unified Development Code.

17. Comply with all preliminary plat requirements of the City of Chesterfield Unified Development Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.

10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.

22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

Traffic Generation Assessment Rates

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2017, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

A. ROADS

1. The developer shall be required to 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 spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,223.29/parking space
Recreational Uses	\$512.12/parking space
Office Space	\$741.06/parking space

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

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 Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

2. 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 shall be retained in the appropriate trust fund.

3. Road Improvement Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint 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 \$894.19 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 contribution shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made before Saint Louis County approval of the Site Development Plan unless otherwise directed by the Saint Louis County Department of Transportation. Funds shall be payable to Treasurer, Saint 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 Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,837.06 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 Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, Saint Louis County.

D. SANITARY SEWER

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

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

VI. RECORDING

Within sixty (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.



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

Planning Commission Vote Report

Subject: Zoning Map Amendment

Meeting Date: August 8, 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. The developer intends to develop the subject site for an entertainment complex including a golf driving-range, restaurant, bar, meeting space, and game area. The Attachment A provided with this report includes a list of requested uses that would cover all of these proposed activities in addition to the other uses requested by the petitioner for a total of thirty-five (35) uses. It is worth noting that the original request included fifty-five (55) total uses which have been reduced as a result of discussion at the Public Hearing for this item. This will be further discussed in the Issues section of 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.

A Public Hearing was held on June 27, 2016 for this item which resulted in five issues being identified. All issues and comments have been successfully addressed by the petitioner. A full list of the issues along with detail on the petitioner’s response will be discussed in the Issues section of this report.

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.

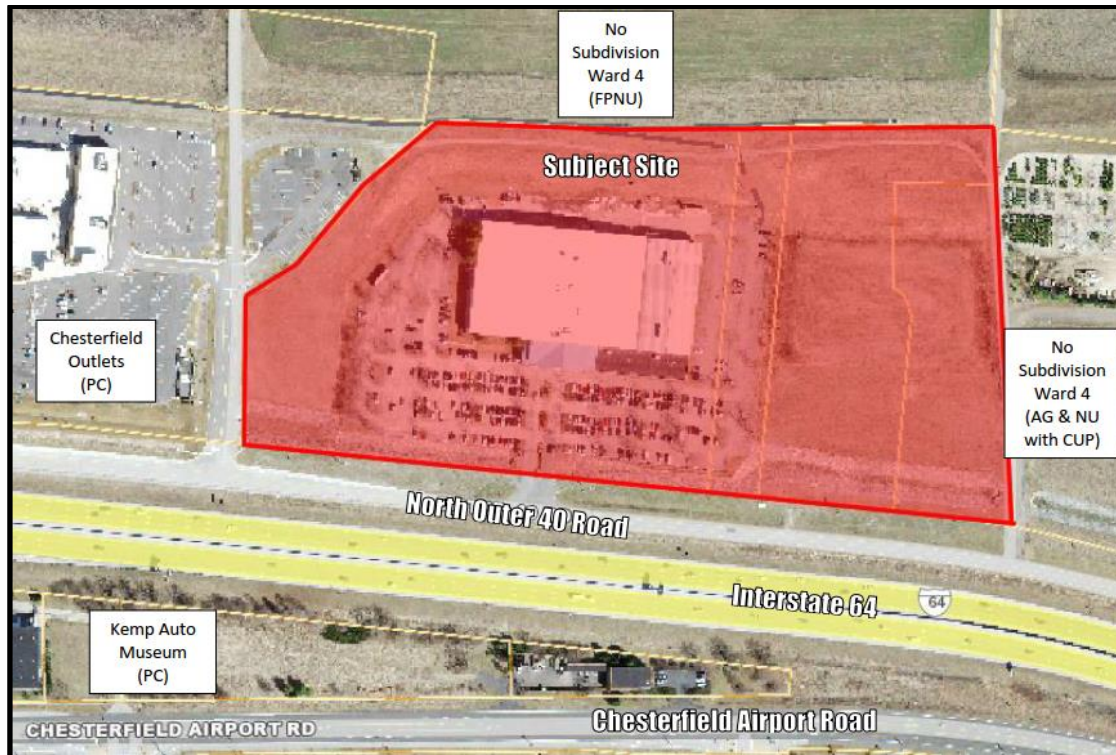


Figure 1. Aerial Photo

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 policy which applies to this development and will be discussed in the Issues section of this report.

- **7.2.6 Cross-Access Circulation:** Cross-access is encouraged for both vehicular and pedestrian connections in all new developments.

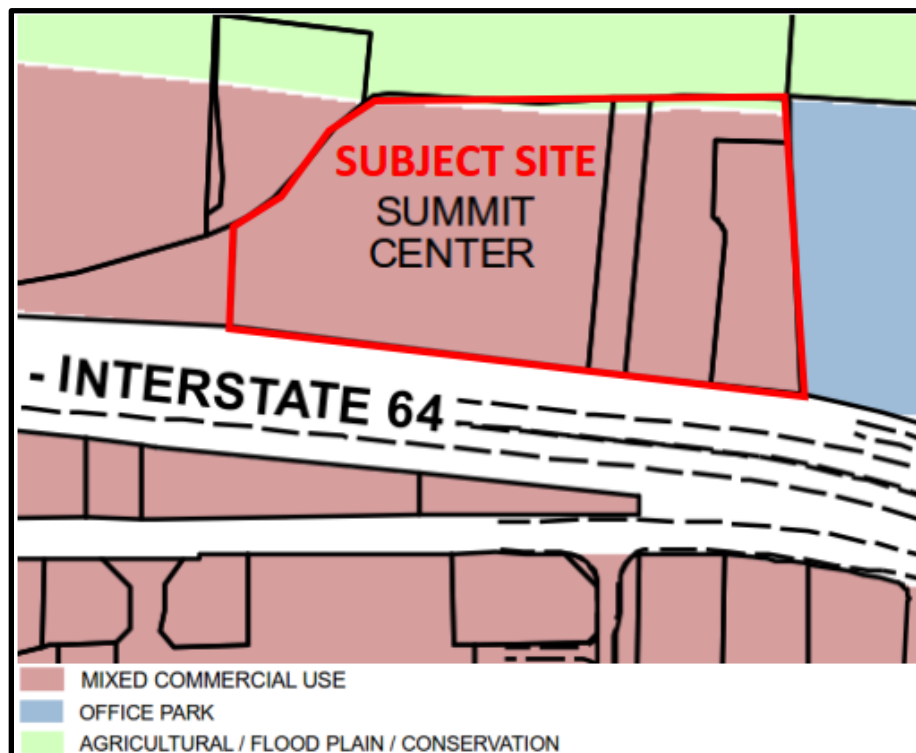


Figure 2. Land Use Plan

Issues

At the June 27, 2016 Public Hearing, five issues were identified by the Planning Commission and City Staff. The petitioner provided a response to these issues on July 12, 2016 which is included in this packet for reference. Staff worked with the petitioner and the results of these responses reflected in the proposed Attachment A successfully address the issues. Each of these issues is discussed below.

1. *Consideration should be given to reducing the number of uses requested with attention given to uses that may not be compatible with the proposed recreational type use of Topgolf.*

The petitioner had initially requested 55 uses, but is now requesting 35. The 20 that have been removed are as follows:

- Amusement park
- Arena and stadium
- Auditorium
- Club
- Farmer's market
- Automotive retail supply
- Coffee shop, drive-thru
- Newspaper stand
- Retail sales establishment – neighborhood
- Animal grooming service
- Day care center
- Drug store and pharmacy, with drive-thru
- Dry Cleaning establishment, with drive-thru
- Financial Institution, drive-thru

- Parking area (stand alone), including garages, for automobiles. Not including sales or storage of damaged vehicles for more than 72 hours
- College/university
- Kindergarten or nursery school
- Specialized private school
- Vocational school
- Vocational school with outdoor training

The remaining uses are included in the Attachment A and are compatible with the surrounding developments and with the proposed recreational type use.

2. *Additional information regarding the visual effects of the proposed nettings and poles should be provided. This should include, but is not limited to, photos showing the proposed materials on existing sites.*

Photos showing the poles and the netting at an existing facility in Utah have been provided and are attached to this report. The petitioner has verified that these are actual daytime and nighttime photos in an effort to show the visual impact that these elements will have. As previously presented, the netting is primarily transparent and the poles are painted a neutral color in an effort to blend with the color of the sky.

3. *Cross access to the adjacent properties to the east and west should be addressed.*

The petitioner has no current plans to develop the acreage of the subject site that is not devoted to the Topgolf operations as proposed on the attached Preliminary Plan. However, Staff has included a requirement that cross access shall be provided to the properties to the east and west as directed by the City. This requirement is included in the Attachment A as well as on the Preliminary Plan.

4. *Provide information regarding what restricted Hours of Operation are proposed by the petitioner. Specific restrictions on live music should be addressed by the petitioner. Different Hours of Operation may be applied to specific uses and should be considered.*

As noted in the attached petitioner's response letter, the petitioner has requested to maintain the original request for hours of operation pertaining to the Topgolf related uses. These proposed uses are from 9am to 2am and would include all accessory uses including live music on the premises. While music would be permitted until 2am under this proposal, the business would still be required to adhere to the City's noise regulations. As the petitioner also noted, the location of this site is between Interstate 64 and the Chesterfield Monarch Levee which is not suitable for residential development. This limits the potential for noise-related nuisances related to live music events.

Since the Public Hearing, the petitioner has indicated that they are agreeable to Staff's recommendation that various retail uses shall be restricted from 6am-Midnight on the entire site. These will include the various Grocery uses, Retail Sales uses, Tackle & Bait, and Drug Store and Pharmacy. All of the hours of operations restrictions have been included in the Attachment A provided to the Planning Commission for review.

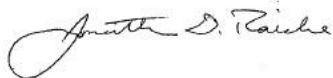
5. *Consider providing additional restrictions for maximum building height on those uses that are not a part of the Topgolf operations.*

The petitioner has clarified that the Topgolf building requires a maximum height of sixty (60) feet and the poles and netting related to the driving range require a maximum height of one hundred and seventy (170) feet. These restrictions have been incorporated in the Attachment A. In response to this issue, the petitioner has also indicated that a height restriction for all other uses can be restricted to forty-five (45) feet which is consistent with the adjacent Taubman Outlet Mall development. Staff finds that these restrictions are compatible with surrounding development and appropriate for the specific site.

Request

Staff has reviewed the request for a zoning map amendment by Topgolf USA Chesterfield LLC for the property north of North Outer 40 Road and east of Boone's Crossing, and has found that the request is compliant with the City of Chesterfield Code and consistent with the Comprehensive Plan. Staff has prepared an Attachment A reflecting this request for consideration by the Planning Commission and requests action on P.Z. 04-2016 US Ice Sports Complex & Valley Gates (Topgolf USA Chesterfield LLC).

Respectfully submitted,



Jonathan Raiche, AICP
Senior Planner

Attachments

1. Petitioner's Response Letter
2. Photo Exhibits
3. Attachment "A"
4. Preliminary Plan

cc: Aimee Nassif, Planning and Development Services Director



**DOSTER ULLOM
& BOYLE, LLC**
ATTORNEYS AT LAW

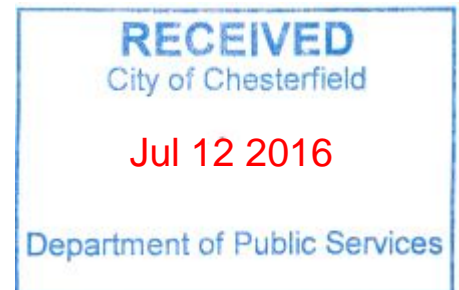
St. Louis
16090 Swingley Ridge Road
Suite 620
Chesterfield, MO 63017
(636) 532-0042
(636) 532.1082 Fax

Michael J. Doster
mdoster@dubllc.com

July 12, 2016

Hand Delivery, E-mail & U.S. Mail

Jonathan Raiche
Senior Planner
Planning & Development Services
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield MO 63017-0760



**RE: PZ 04-2016 U.S. Ice Sports Complex and Valley Gates
(Topgolf USA Chesterfield LLC)**

Dear Mr. Raiche:

The following are responses (in bold) to your comments letter of July 5, 2016:

1. Consideration should be given to reducing the number of uses requested with attention given to uses that may not be compatible with the proposed recreational type use of Topgolf.

Petitioner has considered the requested uses and compared them to the permitted uses under Ordinance 2682 ("Taubman Outlet Mall"). Petitioner has deleted uses from the list of requested uses as shown on the enclosed revised "Uses" list that was submitted with the Application. The remaining requested uses are consistent with the permitted uses for the Taubman Outlet Mall and are appropriate for the subject site.

2. Additional information regarding the visual effects of the proposed nettings and poles should be provided. This should include, but is not limited to, photos showing the proposed materials on existing sites.

Photos showing the poles and the netting at an existing facility in Utah have been provided.

3. Cross access to the adjacent properties to the east and west should be addressed.

Petitioner has no current plans to develop the acreage of the subject site that is not devoted to the Topgolf operations (the "Excess Acreage"). At such time as the Excess Acreage is developed, cross access will be addressed.

4. Provide information regarding what restricted Hours of Operation are proposed by the petitioner. Specific restrictions on live music should be addressed by the applicant. Different Hours of Operation may be applied to specific uses and should be considered.

Topgolf operations require hours of operation from 9am to 2am. Topgolf operations include live music; because of the location of the subject site in Chesterfield Valley bounded by Highway 40/61 to the South and unpopulated Levee protected area to the North the live music will pose no problem for residents in the community. Retail uses on Excess Acreage development can be limited to 6am to midnight which is consistent with the Taubman Outlet Mall.

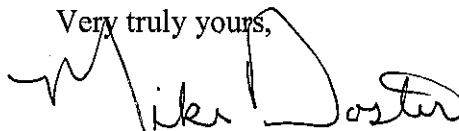
5. Consider providing additional restrictions for maximum building height on those uses that are not a part of the Topgolf operations.

The height of development on Excess Acreage can be limited to 45 feet which is consistent with the Taubman Outlet Mall.

Petitioner acknowledges the advisory comments and the conditions that will be included in Attachment A, but a traffic study is not necessary. The requested uses for the subject site are less intense uses than the existing permitted and operating uses under Ordinance No. 1564 and the existing permitted uses under Ordinance No. 2570; further St. Louis County is not requiring a traffic study.

Thank you.

Very truly yours,



Michael J. Doster

MJD/kml

cc: Ted Heilbron
George Stock

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)
- WUNNENBERG'S = PGS. 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

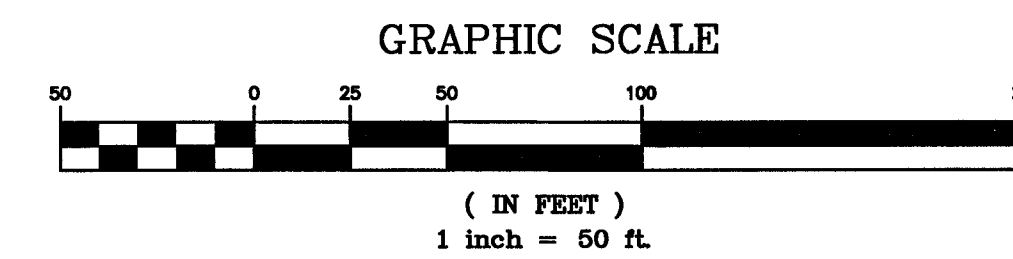
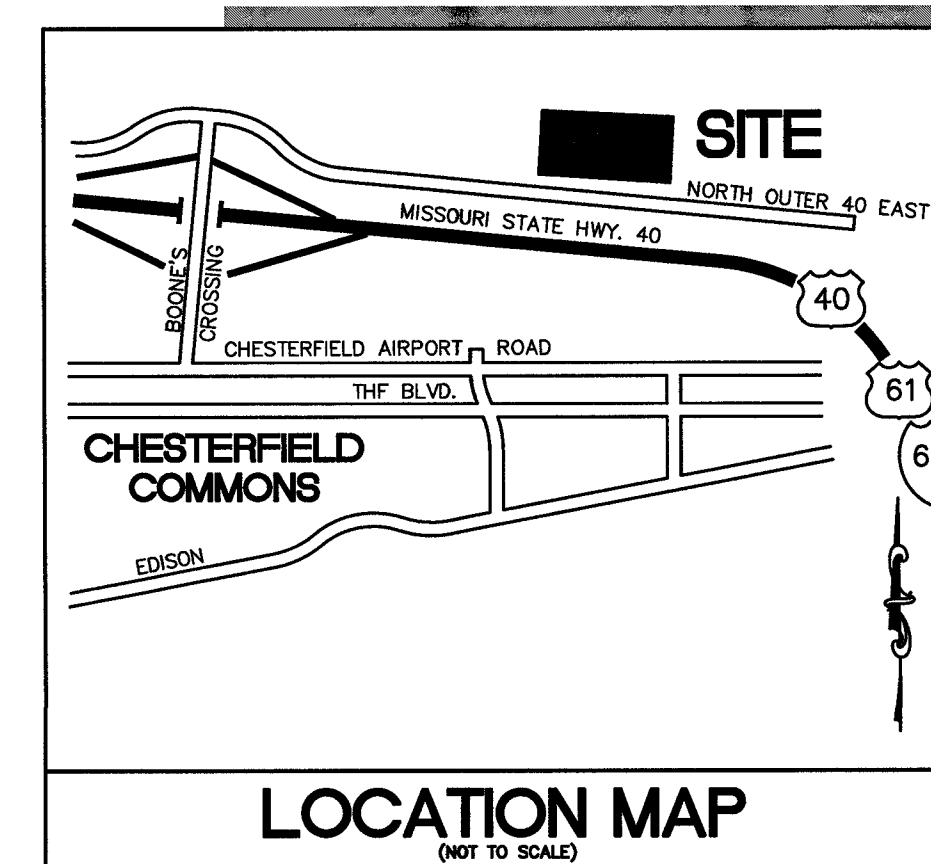
- C1 - PRELIMINARY DEVELOPMENT PLAN
- C2 - SITE SECTIONS
- TSD - TREE STAND DELINEATION

TOPGOLF

PRELIMINARY DEVELOPMENT PLAN

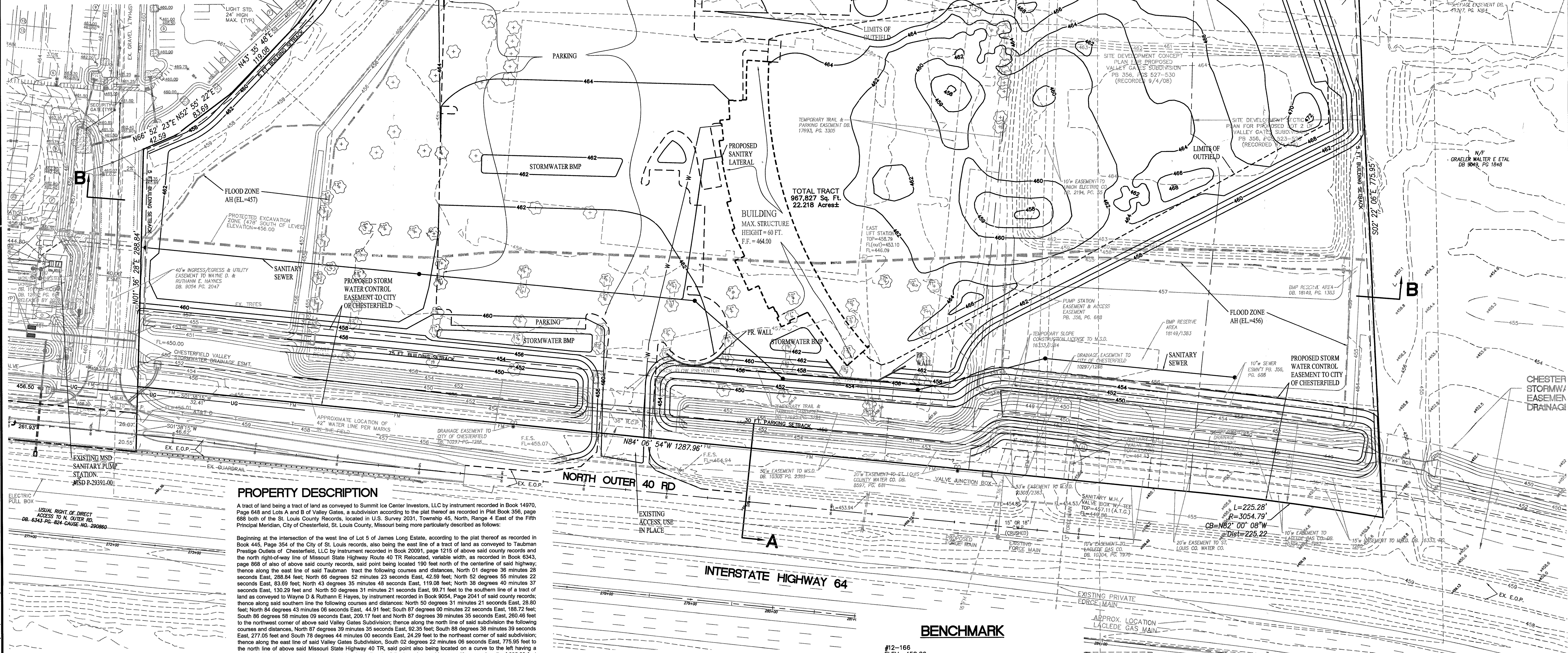
A TRACT OF LAND AS CONVEYED TO SUMMIT ICE CENTER INVESTORS, L.L.C., BY INSTRUMENT RECORDED IN BOOK 14790, PAGE 648 AND LOTS A AND B OF VALLEY GATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 356, PAGE 688 BOTH OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 2031, TOWNSHIP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

TOTAL TRACT = 22.218 AC



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., MOODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD 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 GEOLOGICAL 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 SIGHT DISTANCE 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 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.
- CROSS ACCESS TO THE EAST AND WEST PROPERTIES SHALL BE AS DIRECTED BY THE CITY OF CHESTERFIELD.



PROPERTY DESCRIPTION

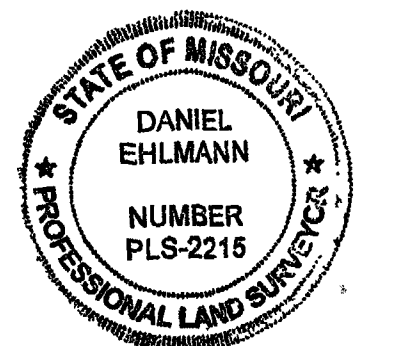
A tract of land being a tract of land as conveyed to Summit Ice Center Investors, LLC by instrument recorded in Book 14790, Page 648 and Lots A and B of Valley Gates, a subdivision according to the plat thereof as recorded in Plat Book 356, page 688 both of the St. Louis County Records, located in U.S. Survey 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri 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 20901, page 1215 of above said county records and the north right-of-way line of Missouri State Highway Route 40 TR Relocated, variable width, as recorded in Book 6343, page 868 of also of above said county records, said point being located 190 feet north of the centerline of said highway; thence along the east line of said Taubman tract the following courses and distances, North 01 degree 36 minutes 28 seconds East, 288.84 feet; North 68 degrees 52 minutes 23 seconds East, 42.59 feet; North 52 degrees 55 minutes 22 seconds East, 83.89 feet; North 43 degrees 35 minutes 48 seconds East, 119.08 feet; North 36 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, 168.72 feet; South 88 degrees 58 minutes 09 seconds East, 209.17 feet and North 87 degrees 38 minutes 38 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, 92.25 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 25 degrees 00 minutes 08 seconds West, 225.22 feet to a point of tangency and North 84 degrees 06 minutes 54 seconds West, 1287.96 feet to the Point of Beginning, containing 967,827 square feet or 22.18 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on February 29, 2016.

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.



#12-166
ELEV.=438.86

"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 120C
DALLAS, TEXAS 75231

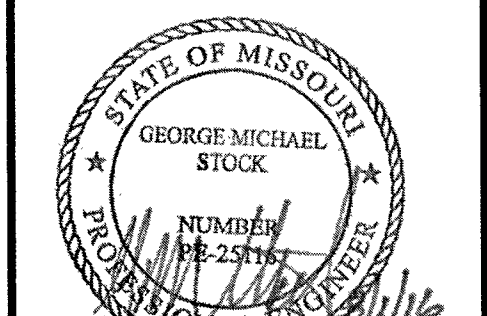
ARCO MURRAY | DESIGN BUILD
NATIONAL CONSTRUCTION COMPANY, INC.
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515

PREPARED BY:

PRELIMINARY DEVELOPMENT PLAN FOR:

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63016
Tel: (636) 930-9300
Fax: (636) 930-9300
e-mail: general@stockassoc.com
www.stockassoc.com

TOPGOLF
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI



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

REVISIONS:

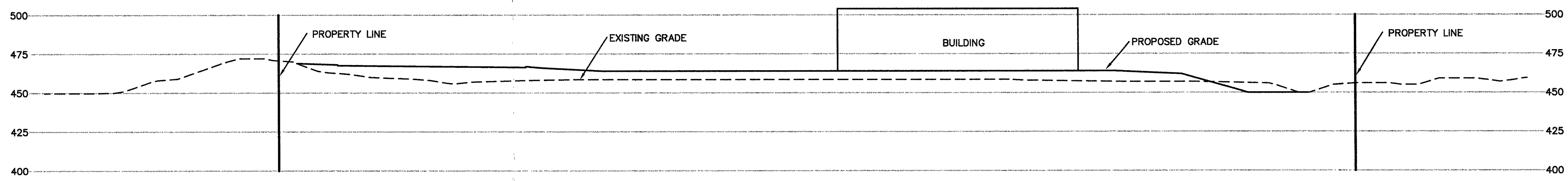
1	PER CITY COMMENTS 05/13/16
2	PER CITY COMMENTS 05/26/16
3	PER CITY COMMENTS 06/06/16
4	PRESENTATION 06/29/16
5	PER CITY COMMENTS 08/01/16

RECEIVED
AUG - 2 2016
City of Chesterfield

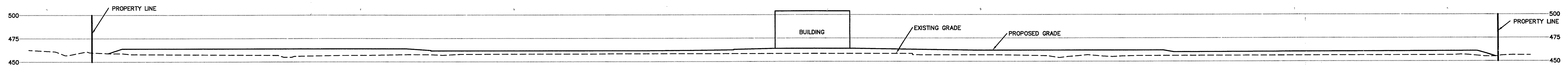
DATE:	05/11/16	DESIGNED BY:	G.M.S.
SCALE:	AS SHOWN	DRAWN BY:	212-5012.2
SLC MAT #:		DATE PLOTTED:	1/17
SCALE:		DATE PLOTTED:	

SHEET TITLE:
PRELIMINARY DEVELOPMENT PLAN

SHEET NO.:
C1



SITE SECTION A-A
SCALE: 1"=50'



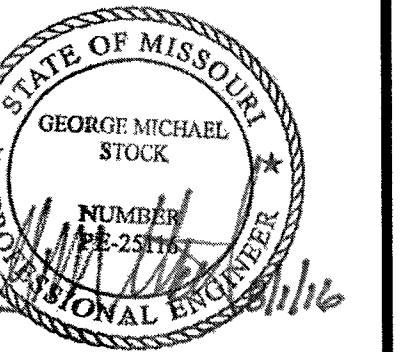
SITE SECTION B-B
SCALE: 1"=50'

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63015
PH: (636) 530-9100
FAX: (636) 530-9100
E-mail: gstock@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:

TOPGOLF
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI



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

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY:	E.J.F.	CHECKED BY:	G.M.S.
DATE:	05/11/16	JOB NO.:	212-5012.2
REV. #:	-	BASE MAP #:	17T
CLC MAP #:	-	NET SUP. #:	-
SCALE #:	-		

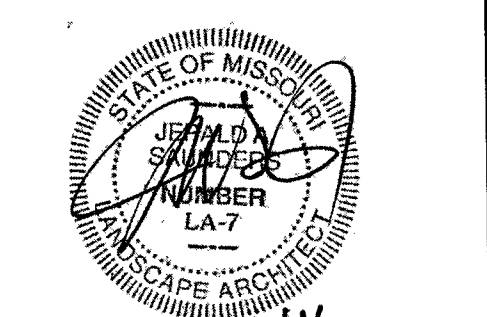
SHEET TITLE:

SITE SECTIONS

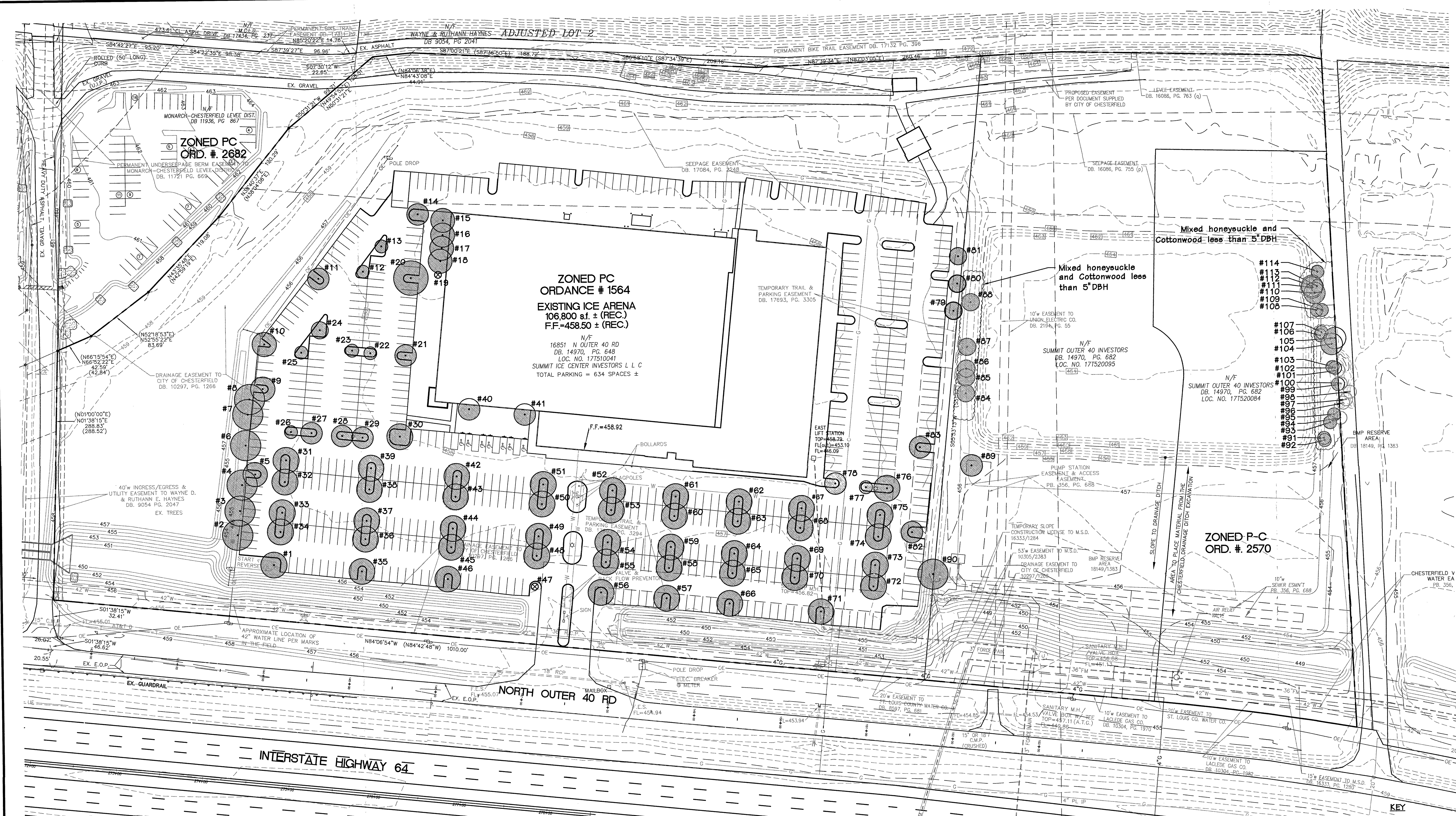
SHEET NO.:

C2

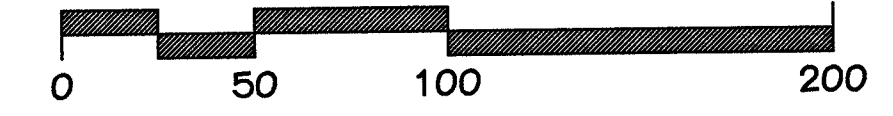
DRAWING FILE: C:\GIS\PROJECTS\212\212-5012.2\212-5012.2.dwg; LAYOUT: CS-SECTIONS; PLOTTED: Aug 01, 2016 - 5:16pm; PLOTTED BY: dstock@stock.com



Jerat Saunders - Landscape Architect
 MO License # LA-007
 Consultants:



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 only 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	4	
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	3	
44	Ash	10	30	707	2	
45	Ash	9	30	707	3	
46	Birch	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	2	
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	Offsite
100	Cottonwood	9	12	113	2	Offsite
101	Cottonwood	7	15	177	2	
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	

- KEY**
- Existing Tree
 - Existing Offsite Tree
 - ⊗ Existing Tree - Dead or Stump, see schedule

Revisions:

Date	Description	No.

Drawn: **BB**
 Checked: **JG**

loomisAssociates
 landscapearchitects/planners
 1001 N. Main Street, Suite 100
 Chesterfield, Missouri 63005-1104
 Phone: 636.863.8888
 Fax: 636.863.8889
 Email: info@loomisassociates.com
 Loomis Associates, Inc.
 Missouri State Certificate of Authority # LAC 00001018

Sheet Title: **Tree Stand Delineation Plan**
 Sheet No.: **TSD**
 Date: **02/25/16**
 Job #: **976.001**

Tree Inventory Plan
 Prepared under direction of:
 Brian Boge
 Certified Arborist MW- 5033A

Arco-Murray