

BY Councilmember Luke
 FIRST READING July 3, 2024
 SECOND READING July 17, 2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIDGETON, MISSOURI, (APPLICATION #24-PZ-04) ESTABLISHING A SPECIAL USE PERMIT FOR “PHYSICAL CULTURE ESTABLISHMENT” TO ALLOW AN INDOOR PICKLEBALL AND BADMINTON FACILITY LOCATED AT 11333 BLAKE DRIVE.

(ARCH SPORTS LLC)

WHEREAS Arch Sports LLC has petitioned the City of Bridgeton to establish a Special Use Permit for “Physical culture establishment” to an indoor pickleball and badminton facility located at 11333 Blake Drive; and

WHEREAS by report dated June 26, 2024, the Planning and Zoning Commission, following a Public Hearing, recommends approval of said Special Use Permit as represented by a site plan, dated received May 10, 2024; and

WHEREAS the City Council held a Public Hearing on July 3, 2024, and following said hearing made certain findings of fact and conclusions of law as to whether the proposed use would promote the health, safety, morals or general welfare of the people of the City of Bridgeton in accordance with and in the accomplishment of the Comprehensive Zoning Plan of the City, taking into consideration the effect of such use on traffic conditions, fire hazards, the character of the neighborhood, the general welfare of the community, and public utilities.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIDGETON, MISSOURI, AS FOLLOWS:

Section 1. A Special Use Permit is hereby granted to Arch Sports LLC located at 11333 Blake Drive, as provided in the Zoning Ordinance under Section 410.130.D.2.k, of the “B-2” Community Business District, as represented by a site plan, dated received May 10, 2024.

Section 2. The following conditions shall apply:

1. The special use permit shall be for the operation of an indoor pickleball and badminton facility. The operation shall be limited to the portion of the building as depicted in the plans submitted by the applicant (attached) of approximately 80,000 square feet. The facility shall have a maximum of 30 total courts. Any expansion of the space for indoor badminton or pickleball courts shall require an amendment to the special use permit.
2. The applicant shall collaborate with city staff regarding the future use of the eastern portion of the building, measuring approximately 30,000 square feet in area, to maximize potential for a retail tenant.
3. A final landscaping plan shall be submitted to Public Works staff for review and approval prior to the operation of the facility. The landscaping plan shall address the area to the west of the parking lot to provide trees or shrubs to fill in any gaps in screening.
4. The off-street parking and loading facilities shall be kept free of trash and litter at all times. All paved surfaces shall be maintained in good condition and have well maintained pavement markings designating the location of individual parking spaces as well as direction of travel on aisles and entrances/exits. Landscaped areas shall be well maintained, and any overgrowth of weeds abated in a timely manner.

Section 3. The proposed use described on the above-referenced site plan would be located on the tract of land described as follows:

A tract of land in Lots 6 and 7 of the Erastus Post Estate in U.S. Surveys 406 and 1203, Township 46 North Range 5 East, St. Louis, County, Missouri at being more particularly described as:


Beginning at the intersection of the Northeast line of property conveyed to the City of Bridgeton, Missouri, by deed recorded in book 6305-page 2181 of the St. Louis County Records, said line being the Northeast right-of-way line of Blake Drive, 58 feet wide, with the West line of property conveyed to Missouri Baptist Children's Home by Deeds recorded in Book 6275 page 15 and Book 6275 page 19 of the St. Louis County Records, said line being the East right-of-way line of Fee Fee Road, being 60 feet perpendicular distance East of the original line, thence Northwardly along said West line of property conveyed to Missouri Baptist Children's Home, being the East right-of-way line of Fee Fee Road, being 60 feet perpendicular distance East of the original center line, North 13 degrees 20 minutes 00 seconds East 348.47 feet and North 4 degrees 47 minutes 00 seconds East 313.93 feet to a point; thence South 70 degrees 58 minutes 21 seconds East 549.16 feet to a West corner of property leased to Francis Chevrolet Company by deed recorded in Book 6330 page 280 of the St. Louis County Records; thence South 33 degrees 22 minutes 21 seconds East 319.12 feet along a Southwest line of said property leased; Francis Chevrolet Company to the

South corner thereof; thence South 47 degrees 19 minutes 21 seconds East 29.61 feet to the Northwest line of property conveyed to the State of Missouri by deeds recorded in Book 6410 page 2080 and Book 6410 page 2077 of the St. Louis County Records, said line being the Northeast right-of-way line of Lindbergh Boulevard (State Route 66 TR); thence Southwestwardly along said Northwest line of property conveyed to the State of Missouri, being the Northwest right-of-way line of Lindbergh Blvd. the following courses and distance; South 37 degrees 12 minutes 16 seconds West 157.38 feet, South 42 degrees 41 minutes 00 seconds West 277.04 feet; and along a curve to the left whose radius point bears South 47 degrees 15 minutes 17 seconds East 2238.50 feet from the last mentioned point a distance of 149.61 feet to the Northeast line of property conveyed to the City of Bridgeton, Missouri by deed recorded in Book 6321 page 2071 of the St. Louis County Records, said line being the Northeast right-of-way line of said Blake Drive, 58 feet wide, thence Northwestwardly along said Northeast line of property conveyed to the City of Bridgeton, Missouri by Deeds recorded in Book 6321 page 2071 and Book 6305 page 2181 of the St. Louis County Records, being the Northeast right-of-way line of Blake Drive, 58 feet wide, the following courses and distance; along a curve to the right whose radius point bears North 8 degrees 44 minutes 54 seconds East 30.00 feet from the last mentioned point a distance of 19.43 feet, along a curve to the left whose radius point bears South 45 degrees 51 minutes 31 seconds West 290.00 feet from the last mentioned point a distance of 126.91 feet, along a curve to the right whose point bears North 20 degrees 47 minutes 05 seconds East 926.00 feet from the last mentioned point a distance of 176.41 feet, and North 58 degrees 18 minutes 00 seconds West 190.48 feet to the point of beginning according to a survey by Volz, Inc. during September, 1993.

Section 4. This ordinance will be in full force and effect from and after its passage and approval.


PASSED THIS 17th DAY OF JULY, 2024.

APPROVED THIS 17th DAY OF JULY, 2024.



 Randal B Hein, Mayor

ATTEST:



 Karen E. Robinson, MRCC-S/CMC
 City Clerk



BUILDING INFORMATION
 BUILDING AREA: 110,840 S.F.
 BUILDING TYPE: 23.4' TO 29.0'
 ZONING DISTRICT: B-2 / SUP
 PROPOSED USE: RECREATION FACILITY

1 PROPOSED OVERALL FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

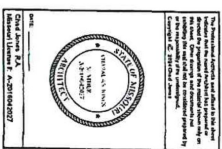
A2-01

DATE	DESCRIPTION	BY	SCALE
11/13/24	ISSUE FOR PERMITS	AS	1/8" = 1'-0"
OVERALL FLOOR PLANS			

Arch Pickleball + Badminton
 11333 Blake Drive
 Bridgeton, Missouri 63044
 Arch Sports LLC

PROJECT TITLE

ARCHITECTURE
 GORDON JOHNSON & ASSOCIATES
 504 N. W. 10th Street, Suite 100
 Ft. Lauderdale, FL 33304
 Phone: 954.577.7245
 Email: gordon@kjandassociates.com





1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"

Arch Pickleball + Badminton
11333 Blake Drive
Bridgeton, Missouri 63044
Arch Sports LLC

PROJECT TITLE

ARCHITECTURE
Architect: [Redacted]
Project: [Redacted]
Date: [Redacted]

CLIENT NAME & ADDRESS
[Redacted]

DATE
[Redacted]

DRAWING ISSUE / REVISION

NO.	DATE	DESCRIPTION
1	3/3/21	ISSUE FOR PERMIT

ARCHITECTURAL SITE PLAN

1 A1-01

SITE INFORMATION

SITE AREA: 454,371 S.F.
BUILDING AREA: 10,43 ACRES ±
BUILDING HEIGHT: 110,840 S.F.
DOMINO HEIGHT: 23.4 TO 39.0'
PROPOSED USE: RECREATION FACILITY (REQUIRES SPECIAL USE PERMIT)
EXISTING PARKING SPACES: 592 (INCLUDING 13 ACCESSIBLE)