AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR A 38.028-ACRE TRACT OF LAND ZONED "PC&R" PLANNED COMMERCIAL AND RESIDENTIAL DISTRICT AND "C-8" PLANNED COMMERCIAL DISTRICT LOCATED AT 100 CHESTERFIELD MALL AND 7 CHESTERFIELD MALL IN THE CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT ONE SUBDIVISION (18S140288, 18S120147).

**WHEREAS,** Stock & Associates Consulting Engineers, on behalf of TSG Downtown Chesterfield Redevelopment, LLC. and Dillard's Inc., has submitted for review and approval a Boundary Adjustment Plat for two parcels totaling 38.028-acres zoned "PC&R" Planned Commercial and Residential District and "C-8" Planned Commercial District; and,

**WHEREAS**, the purpose of said Boundary Adjustment Plat is to modify the lot lines of two parcels to facilitate the transfer of land between two property owners to be known as Boundary Adjustment Plat of Lot C-101C of Chesterfield Village Area A Phase One Plat One, and New Section B, Lot 101F of the Resubdivision Plat of Lot C101F of Parcel 101F of Chesterfield Village Area A Phase One Plat One; and,

**WHEREAS**, the Department of Planning has reviewed the Boundary Adjustment Plat in accordance with the Unified Development Code of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Boundary Adjustment Plat to the City Council.

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

**Section 1.** The Boundary Adjustment Plat for Boundary Adjustment Plat of Lot C-101C of Chesterfield Village Area A Phase One Plat One, and New Section B, Lot 101F of the Resubdivision Plat of Lot C101F of Parcel 101F of Chesterfield Village Area A Phase One Plat One which is attached hereto as "Exhibit 1", is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

**Section 2.** The Mayor and City Clerk are authorized and directed to evidence the approval of the said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

**Section 3.** The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 20 H	day of <u>May</u> , 2024.
Bob Madien PRESIDING OFFICER	Bob Nation, MAYOR
ATTEST:	FIRST READING HELD: 05/20/2024
Vickie McGownd, CITY CLERK	

LOCATION MAP

DOWNTOWN CHESTERFIELD / DILLARD'S INC.

A COLUMN A C

BOUNDARY ADJUSTMENT PLAT

2 OF 2

By Light a Pilly in com 128

This is a confirm "The confirm of the Confirm of th Sco Nation Mayor

COLLEGE OF THE COLLEG

Angri Vegeraneme.

"Sala belang sugit is noy service sea beland some (20 let or 0)

"Sala belang sugit is noy services belang service).

Generals

services with the season of the services of the service of the services of

21 Socient property any wetern 1 tool Zone 312/ness asserment in the countries. The CTP and where different about a distortion of addropting to the numerical Tools husband, Subs. New York Property 2018 (COOPERS and SPRENCE PHERS with and affective dates of 2-6-2018 for graphing policing.

4 Open Lawa, a Pay Joya Pi, and Yuan Xi such a Obendeded Profession and Anterior and Control and Anterior and Anterior and Anterior and Thorse and Profession and the Anterior Anterior and Endos Anterior Thorse and the Anterior and the Anterior and the Eld Development and not used the and the Anterior and the Eld Development Control for under the Terrior and Terrior and Terrior and Part and Pill State and Terrior and Terrior and Terrior and Part and Pill State and Terrior and Ter

Propose a continued according to the interpretation of the first CO (CO II CO and CO II Communication (Fig. 4) and continued (Fig. 4) and

On Ho. (No. 1) The control of the co

BY TESTRICHEY MAY RECOL I have harapen abonesial or one army and harapen when we have been shown when a

Hersey Public

Pres Herre

Print Name

Park Tibe

OF LOT C-DIC OF CHESTEPTELD VILLAGE AREA A PHASE ONE FLAT I, AS RECORDED IN PLAT BOOK 183, PAGE 65 AND WE SECTION B. LOT 10°FC "THE PRESIDENTISKIN HIST, OF LOT COOP OF PARCE, COTE OF CHESTEPTELD VILLAGE MEA. A PHASE ONE PLAT ONE AS RECORDED IN PLAT PROSTORE AND X002.

TOWNSEP 45 NOTH, RANGE 4 EAST OF THE STH PRINCIPAL METOLAN CITY OF CHESTEPTELD, 97. LOUIS COUNTY, MSSOUR BOUNDARY ADJUSTMENT PLAT

where the control was a second of the control of th

The understagend, center of the litear of lates require jacked and further described on the term unusual little section is in a consequent and absorption little inserves socious on their just with unusual little section is the social lite futures as:

DAMEN'S CENTIFICATION

Charts inc.

Browns preum

GRAPHIC SCALE

Sould conservant 155
Control of process (155)

Seasy Push

A NEX of the leasy did List CERC of the Chambrid William (COSH). Control was been expressed in the part frames in recentle or the Centrol was been obtained by the CERC of a Laborator expression as the part frames in recentle or the Centrol control of t

he me a history Public is and for seal for seal

and the long and that COLECT of the Chambell Village is found the Wall by a relations propage, in a part revolution countries. The San part are trusted in the College of the Village of the College of the College of the Village of

The undersigned Christian are installed in from the automote to Charle of Third increases on any section of the present of the following or filtered. Office in Rel. Loan Courty, Makeadon as American Stock sealing pain is and capture the broagening Doublings profusioners in the section heteron American Stock sealing paints.

ENDEATE CENTRICATION

es WITHERS WARRIOF, we have haracritic serious hand and allies dep of

De the State of th

IN 1E STABONEY FARE REOF, I have herusto satisfaresast. He day and year first about written

Houng Public Per Hera

Previ Macha

Ald when Sersoft Lid. Citif of the Phenademies Phenad Lid. Citif of Present Citif of Chemical Chemical

The undersigned Course and values of them as account in Course of "our fractions").

The contemporal Course and values of the Course of the Co

LEMBERTE, CENTRESCATION

DESPARED POR 150 Countered Chambeled Reportedgement LLC | Delauch, Inc. 1212 Fraction Bassess Center Dr., Green 2000 | 1900 Castised Read Saint Loss, MO 00114 | Cris Rosco, Month Port Los Places ARL 72001

## Memorandum Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

**Date:** May 20th, 2024

RE: Chesterfield Village Mall: A Boundary Adjustment Plat for minor modifications

to the lot lines of two (2) parcels in the Chesterfield Village subdivision.

## Summary

Stock & Associates Consulting Engineers, on behalf of TSG Downtown Chesterfield Redevelopment, LLC and Dillard's Inc., has submitted a Boundary Adjustment Plat for minor modifications to two (2) parcels in the Chesterfield Village subdivision. The first parcel, referred to as Lot C101-C, exists as a 16.679-acre tract of land and would remain 16.679-acres following the adjustment. The second parcel, referred to as new Section B, Lot 101F of the Resubdivision Plat of Lot C101F, exists as a 21.249-acre tract of land and would also remain the same size following the adjustment. The main purpose of this Boundary Adjustment Plat is to facilitate the transfer of land between two property owners. Figure 1 below depicts the existing lot configurations and Figure 2 depicts the portions of land to be swapped which are hatched in their respective color. Staff has reviewed the proposal and has no further comments.

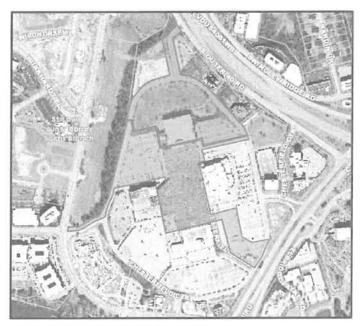
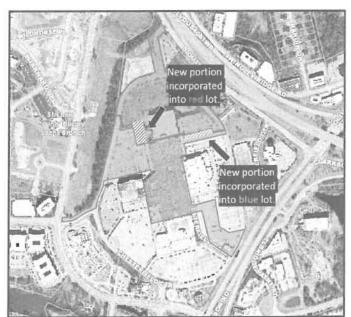


Figure 2: Existing lot configuration



City of

Chesterfield

Figure 1: Proposed lot configurations

## Attachment:

1) Boundary Adjustment Plat