

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 20th day of May, 2024.

Bob Nation
PRESIDING OFFICER

Bob Nation
Bob Nation, MAYOR

ATTEST:

Vickie McGownd
Vickie McGownd, CITY CLERK

FIRST READING HELD: 05/20/2024

7 AND 100 CHESTERFIELD MALL
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

BOUNDARY ADJUSTMENT PLAY

STOCKS

VERIFIED BY: **STOCK & ASSOCIATES** Consulting Engineers, Inc.
251 Chestnut St. Suite 2000, Philadelphia, PA 19106
Tel: 215-576-6000 Fax: 215-576-6001
www.stockandassociates.com

[illegible]

1 OF 2

BOUNDARY ADJUSTMENT PLAT

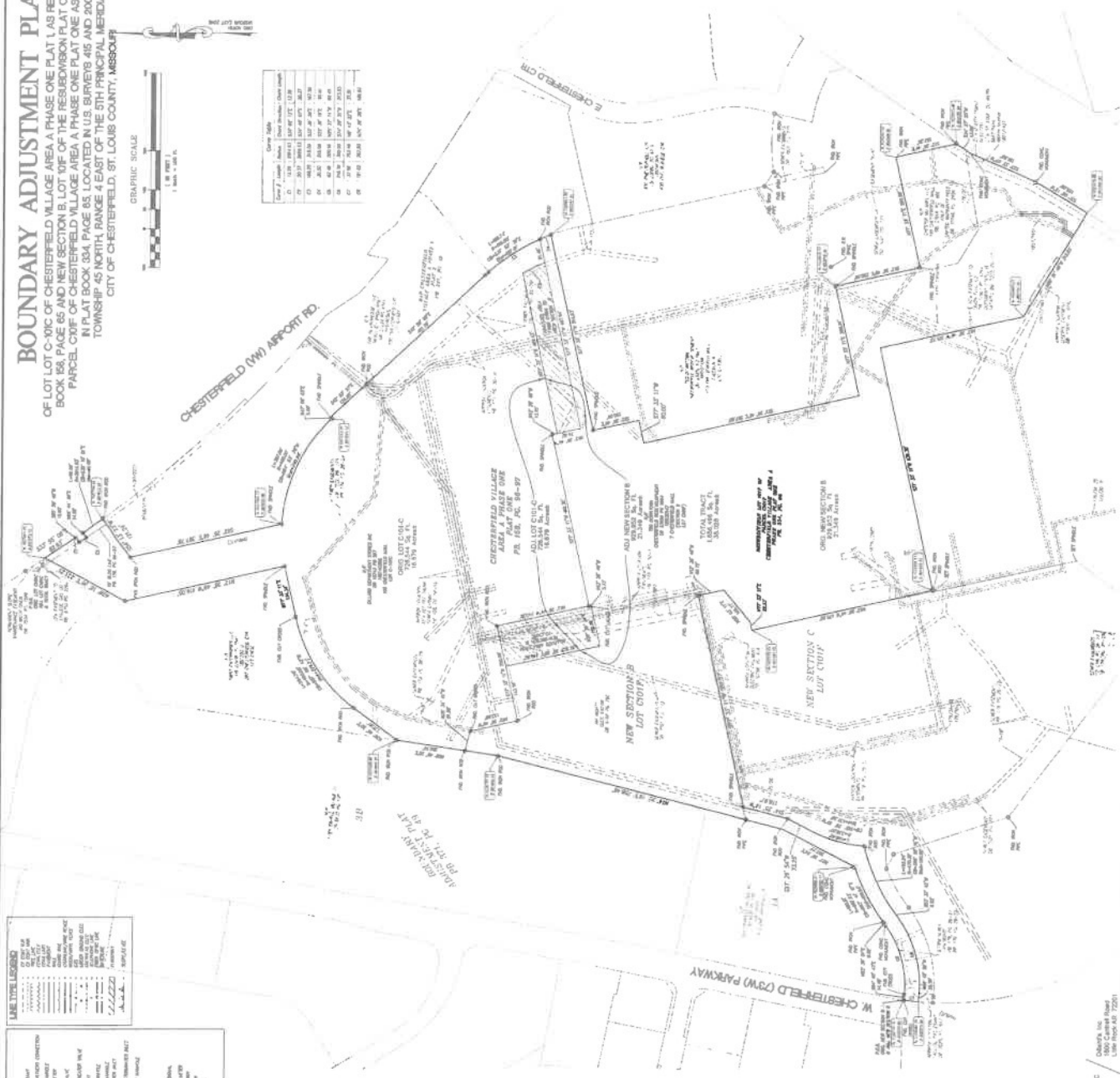
OF LOT 10 C-10C OF CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT 1 AS RECORDED IN PLAT BOOK 168, PAGE 65 AND NEW SECTION B, LOT 10F OF THE RESUBDIVISION PLAT OF LOT C10F OF PARCEL C10F OF CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT ONE AS RECORDED IN PLAT BOOK 334, PAGE 85, LOCATED IN U.S. SURVEYS 415 AND 2022, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



MIDPOINT NETWORK BENCHMARK

[illegible]

Camp Table		
Camp #	Length	Radius
1	12.18	1004.63
2	10.49	1077.17
3	10.35	1080.13
4	10.83	1077.87
5	10.52	1078.30
6	10.52	1078.92
7	10.42	1082.16
8	10.75	1077.11
9	10.36	1080.39
10	10.36	1079.37
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100	10.36	1079.37

[illegible]

PREPARED FOR
TSG Downtown Chandlerfield Redevelopment, LLC
2127 Inland Empire Center Dr Suite 200
San Jose, MO 63114

Client's Use
1800 Central Road
Little Rock AR 72201

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.

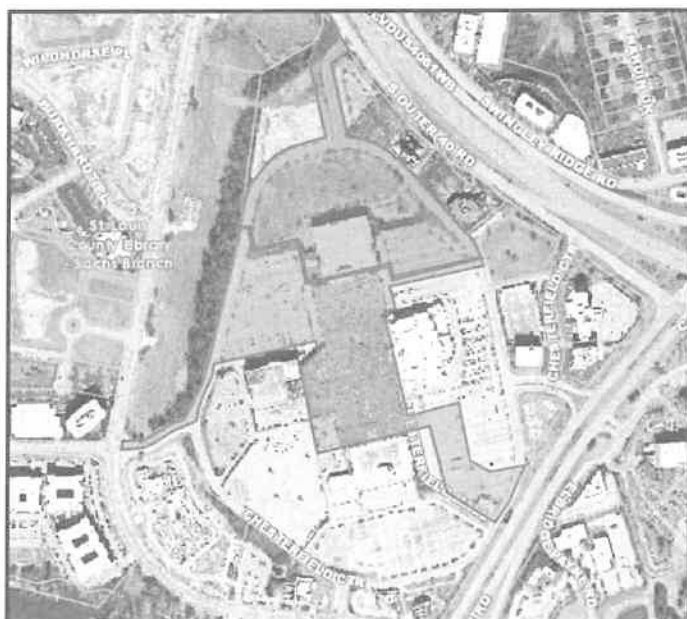


Figure 2: Existing lot configuration

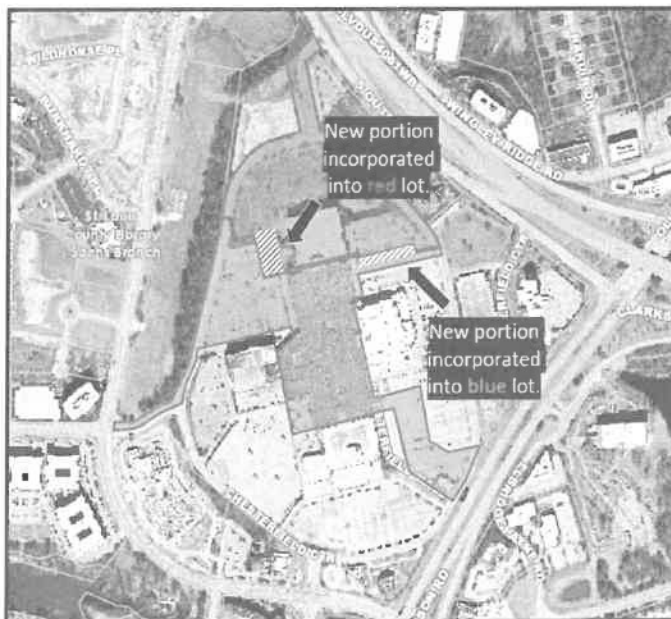


Figure 1: Proposed lot configurations

Attachment:

- 1) Boundary Adjustment Plat