



VII.A.

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

February 18, 2009

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **February 23, 2009** will include the following item for your consideration:

Towne Centre, Lots 4 & 5: Parking Reduction for a 9.07 and a 1.99 acre tract of land, zoned "PC" Planned Commercial District located on the west side of Long Road, south of Edison Road.

Dear Planning Commission:

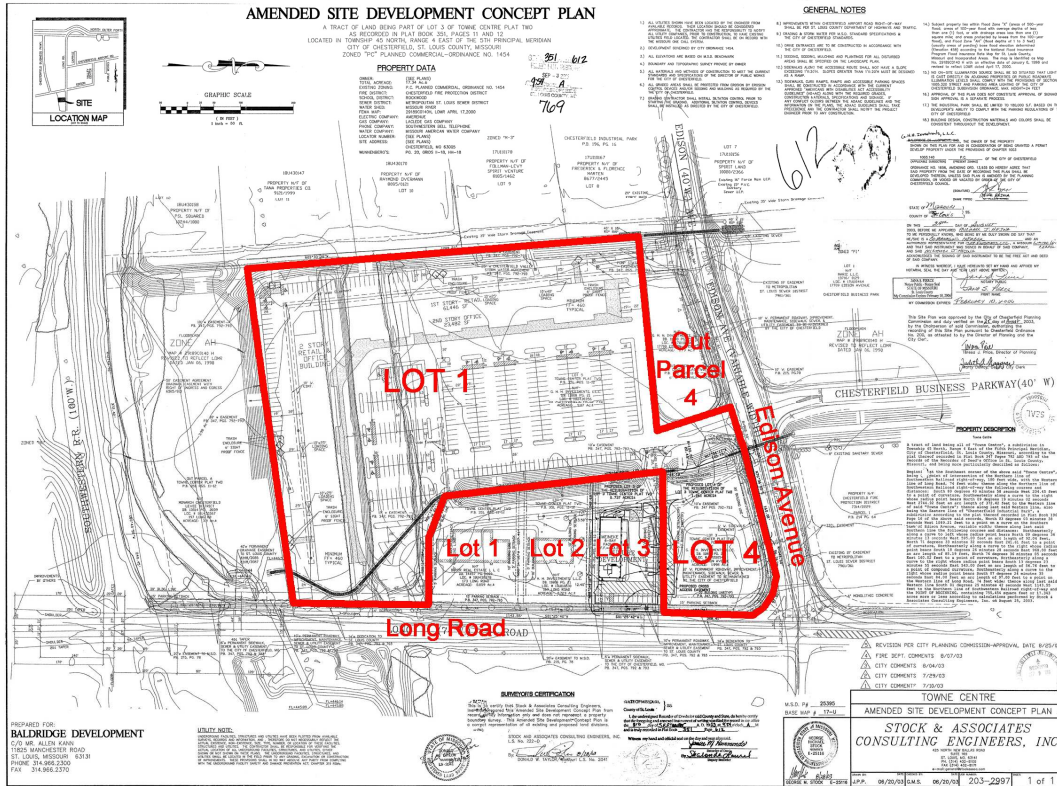
GHH Investments LLC has submitted a request for a Parking Reduction for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

BACKGROUND

On September 23, 1998, the City of Chesterfield approved Ordinance 1454 which rezoned the property to "PC" Planned Commercial District. Planning Commission approved the Site Development Concept Plan for the site in 1999 which was then amended in 2003. This development has also been before the Planning Commission for approval of individual section plans, a sign package, amendments to the sign package and amended architectural elevations.

SUBMITTAL INFORMATION

1. The request is for a 20% reduction in parking for Lots 4 & 5 of the Towne Centre Development.
2. Lots 4 & 5 comprise 95,073 square feet of leasable space within two separate buildings.
3. Lots 1, 2, 3 and Outparcel 4 are no longer owned by the development and function as individual lots for parking purposes. These lots are not included in the requested parking reduction.
4. The petitioner has submitted a series of exhibits regarding a study that they undertook in reference to their request. Attached please find the petitioner's rationale for their request for a reduction in the required parking.



CITY OF CHESTERFIELD PROCEDURE

Under the provisions of City of Chesterfield Zoning Ordinance Section 1003.165 “Off-Street Parking and Loading Requirements”:

4. “Where any existing or proposed development in a commercial or industrial district includes two (2) or more uses, the Planning Commission may recommend, and the City Council may approve, a total reduction of not more than twenty (20) percent ...of the required off-street parking and loading spaces, where it has been demonstrated by study of the combined uses and customary operation of the uses that adequate parking would be provided.”

DEPARTMENTAL INPUT

As stated above, the Zoning Ordinance allows for reductions in the parking requirements for multi-use and/or mixed-use developments. Said reductions are based on the idea that developments generate less parking demand than freestanding developments due to the effects of shared parking. Shared parking is generally defined as joint utilization of a parking area for more than one use. A shopping center exhibits the operational characteristics of a typical shared parking facility in that the parking spaces are used at different times by different users. In theory, a shared parking space within a multi-use development serves several stores (or trip purposes) via a single vehicular trip.

Environmental Sustainability is also a key issue with regards to parking reductions. Excessive off-street parking areas can have a number of environmental impacts including:

- Increasing pollutants that contribute to climate change
- Increasing Urban Heat Island effects with excessive paving
- Contributing to drainage and flooding problems from large surface lots

The Towne Centre development is currently parked at 4.9 parking spaces per 1,000 Square Feet of Gross Leasing Area (SFGLA)

Staff has reviewed multiple scenarios for how the development would be affected by the reduction in parking due to differing mixes of tenants based on the parking per code.

Parking Scenario	Req'd Number of Spaces	With 20% Reduction	Total Current Spaces
Entire 1 st Floor of Development as Retail and 2 nd Floor as Office	463	370	475
Current Development with Vacant as Retail, restaurant with less seats and salon going to Retail	589	471	475
Current Development with Vacant as Office	606	484	475
Current Development with Vacant as Retail	636	509	475

Municipal Zoning Approvals for any new tenants will require the submittal and review of the overall parking numbers prior to receiving approval to obtain building permits.

The Department of Planning and Public Works requests action on the Parking Reduction.

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner

Cc: City Administrator
City Attorney
Department of Planning & Public Works

Attachments:
Letter from Petitioner
Parking Study Exhibits



RECEIVED
FEB 11 2009
DEPT. OF PLANNING
& PUBLIC WORKS

January 20, 2009

Ms. Mara Perry
Sr. Planner of Plan Review
City of Chesterfield
Chesterfield City Hall
690 Chesterfield Parkway W
Chesterfield, MO 63017-0760

Re: Chesterfield Towne Centre
101-218 Chesterfield Towne Centre
Towne Centre II
161 Long Road
Reduction of Site Parking Requirements
Submission of Application for Site or Site Development Review

Dear Ms. Perry:

On behalf of G.H.H. Investments, L.L.C., please accept this petition for a reduction of parking requirements at Chesterfield Towne Centre and Towne Centre II ("Center") in the amount of 20%. The Center believes that the needs of our current and anticipated new tenants can be satisfied with the current number of parking spaces available and that our request is reasonable. The Center's unique boutique shops and services in combination with the tenant's hours of operations allow for the current number of parking spaces to be more than adequate at the Center. In support of our request we have interviewed our existing tenants, evaluated the vacancy rate, and surveyed the parking lot usage and traffic patterns. Our conclusions are as follows:

Based upon the parking survey that was conducted on Thursday, December 18, 2008 of the 472 available parking spaces, 277 spaces were vacant. Currently 73,889 square feet of retail/office/restaurant space is leased which requires 565 parking spaces be available using the parking per use code.

Exhibit A dated December 18, 2008 is attached which shows the parking counts taken at 12:00 p.m., the Center is parking on average 174 spaces during the peak traffic period during the peak holiday season.



Exhibit B dated December 18, 2008, also attached shows the parking counts for Towne Centre II. The Center is parking 5 spaces during the same peak business time as in Exhibit A. Additionally we have been taking parking counts on various days and times per the current schedule of required parking spaces using the City of Chesterfield's minimum parking requirement per Section 1003.165 off Street Parking and Loading Requirements.

Thank you for your consideration in this matter.

Sincerely,

Gundaker Commercial Group, Inc.

By: *Anne M. Klene*
Anne M. Klene,
Vice President Commercial Assets

Cc: Michael J. Hejna

Enclosure: (1)

CHESTERFIELD TOWNE CENTRE

SHOPPING AND OFFICE CENTER

GHH INVESTMENTS, L.L.C.

REVISIONS:
 A REVISIONS DATED 3-15-00
 100% FINAL SET
 PHASE II SHELL DRAWINGS

PROJECT: 9871
 DATE: 3-15-00
 DRAWN: MADIAC
A100

CHORDON ASSOCIATES Architects / Interior Design / Graphics
 700 Corporate Park Drive / Suite 250 / St. Louis, Missouri 63103
 314-752-5885 / Fax 314-752-0347

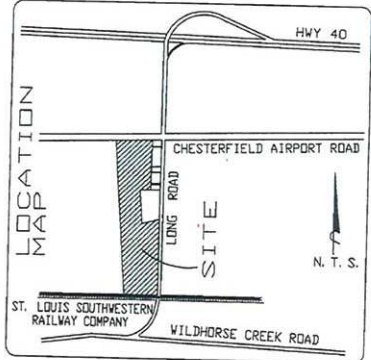
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EDISON (40' W.) AVE

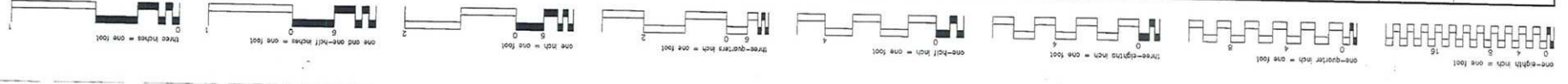
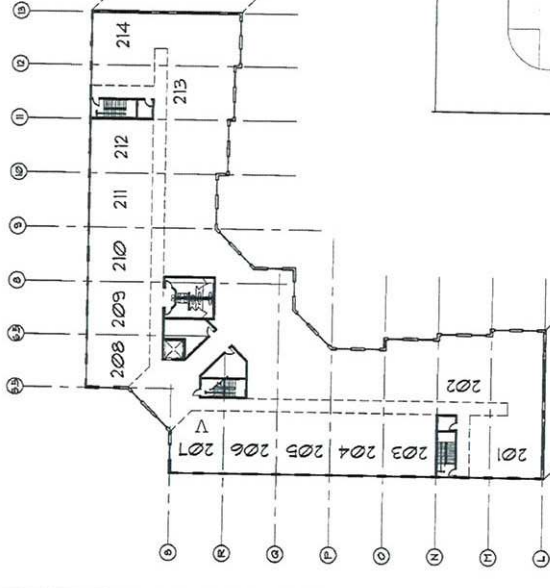
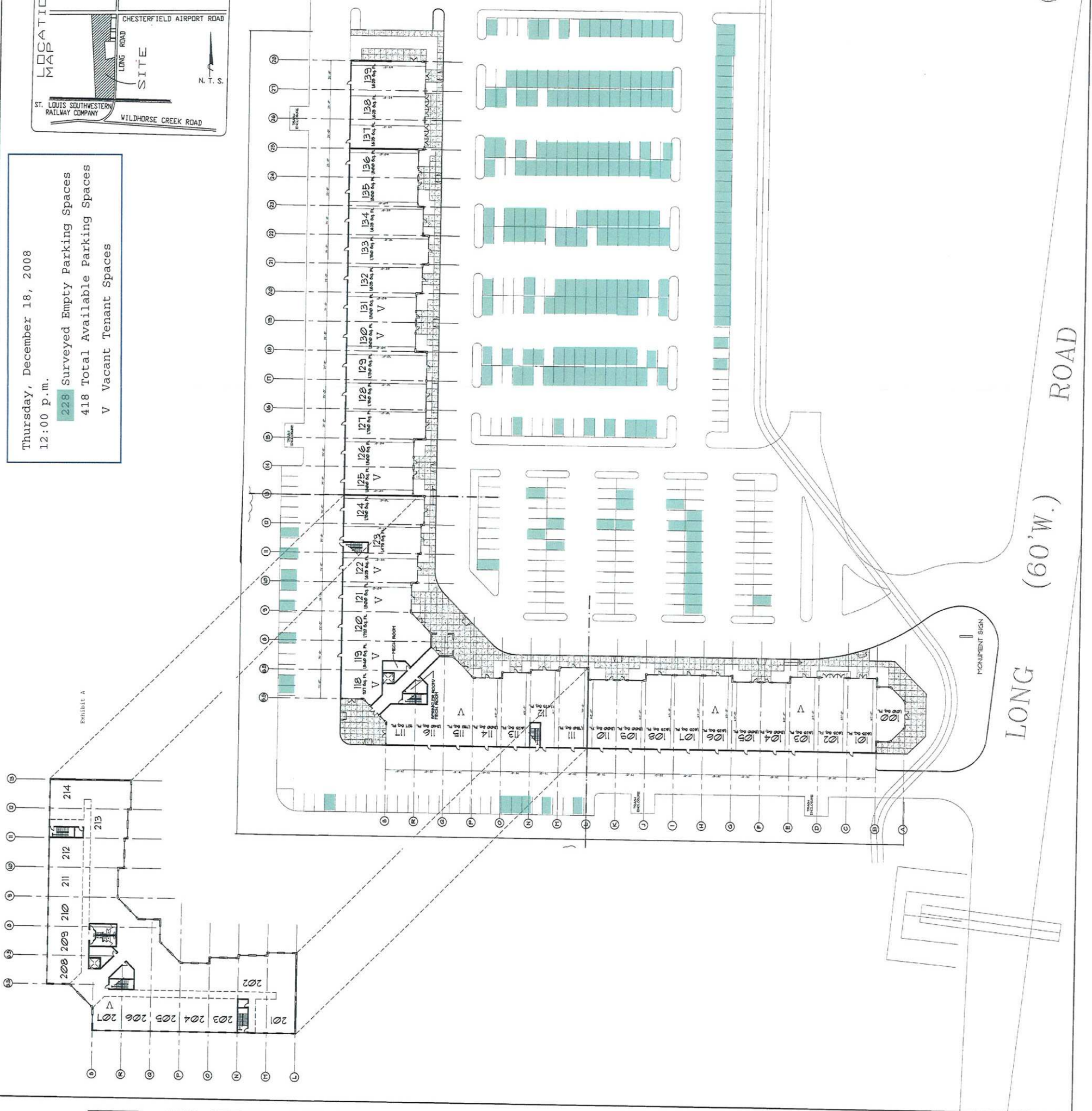


SITE PLAN / FLOOR PLANS
 SCALE: 1/32" = 1'-0"



Thursday, December 18, 2008
 12:00 p.m.

228 Surveyed Empty Parking Spaces
 418 Total Available Parking Spaces
 V Vacant Tenant Spaces



Thursday, December 18, 2008
12:00 pm

49 Surveyed Empty Spaces
54 Shopping Center Capacity

EDISON (VARIABLE WIDTH) AVENUE
CONCRETE PAVEMENT

Exhibit B

L=58.77
R=343.00

N 77°38'31.5" E 180.00'

L=7.83'
R=665.00
CHORD BEARING
N76°14'03"E 7.83'

N 152°15'17" E 103.19'

L=22.88
R=104.00

F.E.S.
FL=46.73

44.18
R.C.P.

STORM M.H.
TOP=459.52
FL=453.33

F.E.S.
FL=450.92

L=97.04'
R=84.00

180.04' S 01°17'46" W

108.04'

S 01°17'46" W 308.41'

LONG (74'w) ROAD
ASPHALT PAVEMENT (PUBLIC)

APPROXIMATE LOCATION
2" GAS LINE PER REC'D

(LOT 4)
N/F
G. H. H. INVESTMENTS, L.L.C.
DB. 11808 PG. 21

SIGNAL CONTROL
CABINET

Towne Centre II
161 Long Road

LOADING ZONE
(2) 25'x10'

S 88°34'18" E 257.30'

(LOT 3)
N/F
G. H. H. INVESTMENTS, L.L.C.
DB. 11808 PG. 21

6" PVC PIPE
STICKING OUT OF
GROUND
CONSTRUCTED UNDER
P-12922-01

ASPHALT PAVEMENT

ASPHALT PAVEMENT

ASPHALT PAVEMENT

NOE

