

Memorandum

Department of Public Works



TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E. *JAE*
Public Works Dir. / City Engineer

DATE: May 1, 2024

RE: Allowance of Parking on Burkhardt Place

Stock and Associates, on behalf of McKelvey Homes, has submitted a request for permission to construct ten parking spaces on the north side of Burkhardt Place across from the YMCA. These parking spots, which will be constructed by McKelvey Homes, are intended to accommodate visitors to the residential units in that area. That said, *these will be public parking spaces which anyone can use.* Additional details of the parking request, including the letter from Stock and Associates, a drawing showing the proposed parking spots, a location exhibit, and a draft ordinance are included within the attached memorandum from Senior Civil Engineer Jeff Paskiewicz. Note that an ordinance is required to allow this parking as the City of Chesterfield Municipal Code currently prohibits parking on Burkhardt Place from Wild Horse Creek Road to Chesterfield Parkway. You may recall that this parking restriction was always intended but was only recently implemented due to the completion of Burkhardt Place, including the painting of bicycle lanes. This parking proposal accommodates the existing configuration of Burkhardt Place by constructing the new parking spots outside of the existing bicycle lane.

Should you have questions or require additional information, please contact me.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee. Should PPW concur with Staff's recommendation, it should recommend approval of the attached ordinance to the full City Council.

Memorandum

Department of Public Works



TO: James A. Eckrich
Director of Public Works/City Engineer

FROM: Jeff Paskiewicz, Senior Civil Engineer *JSP*

DATE: April 30, 2024

RE: Addition of Parallel Parking on Burkhardt Place

Stock and Associates on behalf of McKelvey Homes has submitted a request for parallel parking on a portion of Burkhardt Place. Per Title III Schedule VII of the City's traffic code, there is no parking allowed on both sides of Burkhardt Place between Wild Horse Creek Road and Chesterfield Parkway West. McKelvey Homes is requesting a modification to the City's Traffic Code that would allow for 10 parallel parking spaces on the north side of Burkhardt Place between Wildhorse Place and Waterfront Avenue. Please see the attached location exhibit and proposed parallel parking exhibit provided by Stock and Associates which depict the proposed parking layout and associated revisions. The parking spaces are proposed to be constructed outside of the current pavement section and will not interfere with the existing bike lane. Additional right-of-way would be required and is identified on the attached exhibit. The attached ordinance includes authorization allowing for the City Administrator to authorize acceptance of the right-of-way necessary to accommodate the proposed parking spaces.

It is my recommendation that the attached draft ordinance, revising the parking restriction on Burkhardt Place between Wildhorse Place and Waterfront Avenue, be sent to Planning and Public Works Committee and if they so recommend, forwarded to City Council for approval.

Attachments: McKelvey Homes Parking Request
Proposed Parallel Parking Exhibit
Location Exhibit
Draft Ordinance

CC: Zach Wolff, Assistant City Engineer

March 5, 2024

City of Chesterfield
690 W. Chesterfield Parkway
Chesterfield, MO 630510

Attention: Mr. Justin Wyse, Director of Planning (jwyse@chesterfield.mo.us)

RE: Addition of Parallel Parking on Burkhardt Place @ Waterfront at Wildhorse Village, City of Chesterfield
(Stock Project No. 220-6864.6)

Dear Justin,

On behalf of McKelvey Homes, owner/developer of Waterfront at Wildhorse Village, we offer the following request.

We respectfully request that the City amend their code which currently prohibits on-street parking along Burkhardt Place. We request the Code be amended to allow on-street parking as illustrated on the attached exhibit identified as **“Burkhardt Place” – Parallel Parking Exhibit** dated 3/5/2024.

Should you have any questions and/or comments please do not hesitate to call.

Sincerely,



George M. Stock, P.E.
President

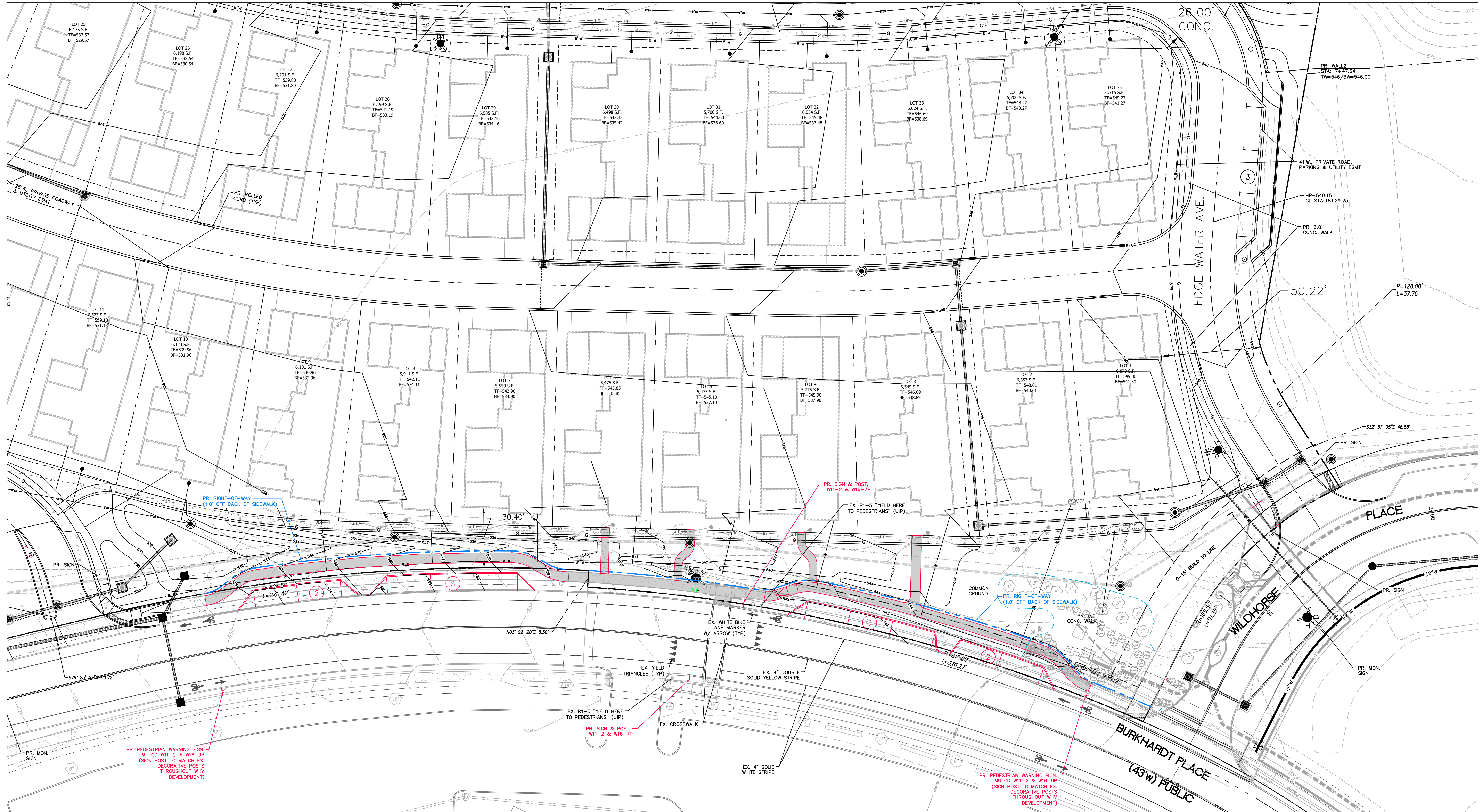
CC: Ms. Alyssa Ahner, Planner (aahner@chesterfield.mo.us)
Mr. James Brennan – McKelvey Homes, President (jbrennan@mckelveyhomes.com)
Mr. Jim Piper – McKelvey Homes, Senior Director of Land Development (jpiper@mckelveyhomes.com)
Mrs. Kate Stock, Gitto, P.E., Associate (kate.gitto@stockassoc.com)

Enclosure: “Burkhardt Place” – Parallel Parking Exhibit

WATERFRONT AT WILDHORSE VILLAGE - LOT 6

BURKHARDT PLACE PARALLEL PARKING EXHIBIT

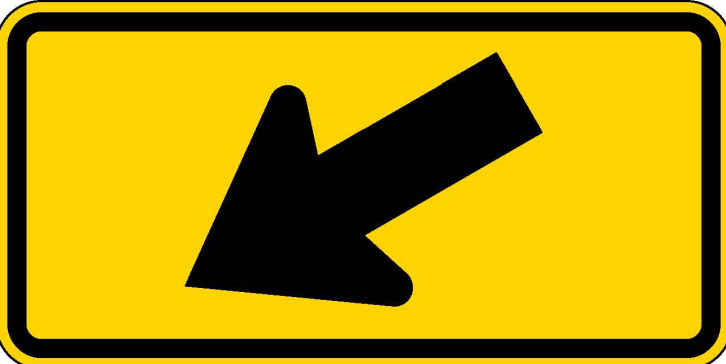
A TRACT OF LAND BEING LOT 6 OF WILDHORSE VILLAGE AS RECORDED IN P.B. 369 PGS. 579-585 OF THE ST. LOUIS COUNTY RECORDS LOCATED IN U.S. SURVEYS 415 AND 2031 IN TOWNSHIP 45 NORTH RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



- NOTE:**
- NEW SIGNAGE SHALL BE PLACED ON THE DECORATIVE SIGN POSTS TO MATCH THE EXISTING ONES ON BURKHARDT PLACE.
 - ANY DISPLACED STREET TREES SHALL BE REPLANTED/RELOCATED TO THE PROPOSED TREE LAWN BETWEEN PROPOSED ON-STREET PARALLEL PARKING STALLS AND SIDEWALK. SPACING OF STREET TREES SHALL BE IN ACCORDANCE WITH CONCEPT LANDSCAPE PLAN-STREETSCAPE "CL-1.00" IN THE 3RD AMENDED SITE DEVELOPMENT CONCEPT PLAN BK. 370 PG. 238-240 & AMENDED PLANTING PLAN FOR WATERFRONT AT WILDHORSE VILLAGE BK. 372 PG. 124-126.
 - SIDEWALK CONNECTIONS BETWEEN THE WATERFRONT AT WILDHORSE VILLAGE COMMON GROUND SIDEWALK AND BURKHARDT SIDEWALK SHALL BE CONSTRUCTED TO PROMOTE POSITIVE DRAINAGE ACROSS AND PREVENT PONDING ON WALK.



MUTCD "W1-2"



MUTCD "W6-7P"



MUTCD "W16-9P"

CONTRACTOR'S INSURANCE REQUIREMENTS

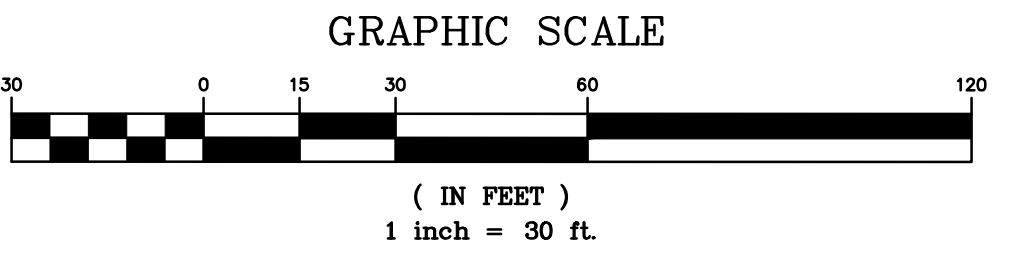
PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE, INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL MAINTAIN, TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.099 (ADDENDUM).

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTING INFRASTRUCTURE. THE NUMBER, DEPTH OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROFESSIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 310 RSMo.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY DESIGNATED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

PREPARED FOR:
MCKELVEY HOMES
218 CHESTERFIELD TOWNE CENTRE
CHESTERFIELD, MO 63005



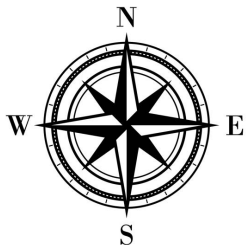
PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 558-9100
FAX: (636) 558-9100
e-mail: general@stockinc.com
Web: www.stockinc.com

BURKHARDT PLACE PARALLEL PARKING EXHIBIT FOR:
WATERFRONT AT WILDHORSE VILLAGE - LOT 6
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

DATE: 04/30/2024
STATE OF MISSOURI
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: PS-25116
NUMBER: 000996

REVISIONS:
1. 2024-04-17 CITY
2. 2024-04-30 CITY

DRAWN BY: K.S.C. CHECKED BY: G.M.S.
DATE: 03/05/2024 JOB NO: 220-6864.08
S.L.C. # # RATE # #
S.L.C. # # HAT SUP. # #
M.D.N.R. # #
SHEET TITLE: BURKHARDT PLACE PARALLEL PARKING EXHIBIT
SHEET NO.: 1.0



Burkhardt Place Parking Request
Location Exhibit

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE III, SCHEDULE VII PARKING RESTRICTIONS OF THE CHESTERFIELD CITY CODE OF ORDINANCES BY REVISING PROVISIONS THERETO TO ALLOW FOR LIMITED PARKING ON BURKHARDT PLACE.

WHEREAS, parking is currently restricted on both sides of Burkhardt Place between Chesterfield Parkway West and Wild Horse Creek Road; and

WHEREAS, McKelvey Homes has requested the City Code of Ordinances be revised to allow for limited parking on Burkhardt Place by way of parallel parking spaces to be constructed along the north side of Burkhardt Place between Wildhorse Place and Waterfront Ave; and

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

Section 1. Schedule VII: Parking Restrictions of Title III of the Code of the City of Chesterfield is hereby revised by adding provisions thereto as follows:

<u>Part of Road or Street Where Parking is Regulated</u>	<u>Parking Restriction</u>
Burkhardt Place, both sides, between Chesterfield Parkway West and Wild Horse Creek Road	No parking anytime, except for parallel parking spaces on the north side of Burkhardt Place between Wildhorse Place and Waterfront Avenue

Section 2. In all other respects, Title III is in full force and effect.

Section 3. The City Administrator is authorized to accept the right-of-way necessary to accommodate the parking spaces associated with this ordinance.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval

Passed and approved this _____ day of _____, 2024.

Mayor

ATTEST:

City Clerk

FIRST READING HELD _____