



VII.A.

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

June 18, 2008

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

The Planning Commission agenda for **June 23, 2008** will include the following item for your consideration:

Drew Station (1662-1698 Clarkson Road): Parking Reduction for a 4.91 acre lot of land zoned “C-8” Planned Commercial located at the northeast corner of Clarkson and Baxter Roads.

Dear Planning Commission:

William F. Peick, of Summit Development Group, has submitted a request for a Parking Reduction for your review. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

BACKGROUND

1. On February 22, 1989, The City of Chesterfield approved Ordinance 252 which amended the City of Chesterfield Zoning Ordinance by changing the boundaries of the “NU” Non-Urban District to a “C-8”.
2. On April 12, 2004, The City of Chesterfield administratively approved a parking space reconfiguration to the site removing 8 parking spaces for site plan coordination and integration with the adjacent site under development.

SUBMITTAL INFORMATION

1. The request is for a 20% reduction in parking for the Drew Station Development.
2. 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 to be based upon a shared parking analysis which is a widely accepted method established by the Urban Land Institute and the Institute of Transportation Engineers. A shared parking analysis is a “smart growth” tool used to determine the balance point of providing adequate parking and better pedestrian connectivity while minimizing the negative aspects of excessive land area and resources devoted to parking. The ability to share parking spaces is the result of both the variations in peak vehicle accumulations for different uses by time of day or day of week, and relationships among the different uses that result in visits to multiple uses in a single vehicle trip. Such developments generate less parking demand than freestanding developments due to the effects of shared parking. 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.

Staff has reviewed other similar mixed retail developments that have already received parking reductions.

Development	Square Footage	Reduction	Approved Date
Chesterfield Ridge (Chesterfield Retail)	20,500	4 per 1,000 (equal to 27.3 % for retail uses)	2002
Drew Station	52,405	N/A	N/A
Chesterfield Oaks	58,749	4.5 per 1,000 (equal to 18.2% for retail uses)	2005
Dierberg’s Marketplace	105,000	17.1% (was 10% in 1992)	2006
Hilltown Village	126,856	20% (was 15% in 1995)	1996
Clarkson Square	150,400	15%	1984

The latest edition of Institute of Transportation Engineers’ (ITE) Parking Generation Manual shows parking demand statistics for retail centers based on a survey of various retail sites. Eighty-Five (85%) percent of those surveyed were at or below the following levels:

- Mon-Thursday Non-Holiday Peak Period Parking demand = **3.35** vehicles per 1,000 SFGLA (19 sites)

- Friday Non-Holiday Peak Period Parking Demand = **4.36** vehicles per 1,000 SFGLA (14 sites)
- Saturday Non-Holiday Peak Period Parking Demand = **3.56** vehicles per 1,000 SFGLA (20 sites)
- Sunday Non-Holiday Peak Period Parking Demand = **2.39** vehicles per 1,000 SFGLA (5 sites)

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
Current Development with Vacant as Office	273.9	219.1	262
Entire Development as Retail (5.5 per 1,000)	281.8	225.5	262
Current Development with Vacant as (2) Retail and (1) Sit-Down Restaurant	303.4	242.7	262
Current Development with Vacant as (2) Office and (1) Salon	327.4	261.9	262
Current Development with Vacant as (2) Retail and (1) Salon	351.9	281.5	262

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

Respectfully submitted,



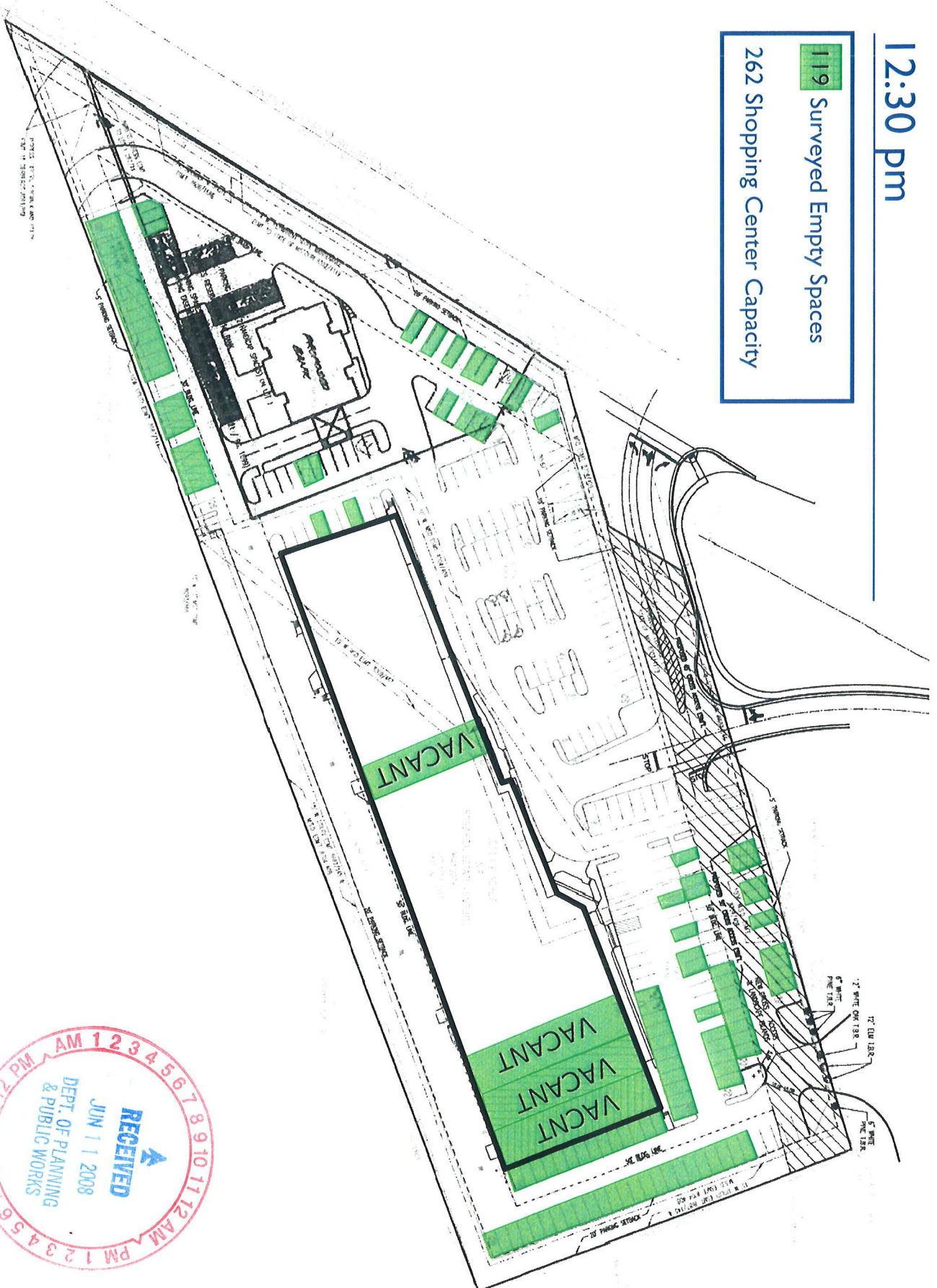
Mara M. Perry, AICP
Senior Planner of Plan Review

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

Attachments:
Exhibits A-C
Amended Site Development Plan

12:30 pm

119 Surveyed Empty Spaces
262 Shopping Center Capacity

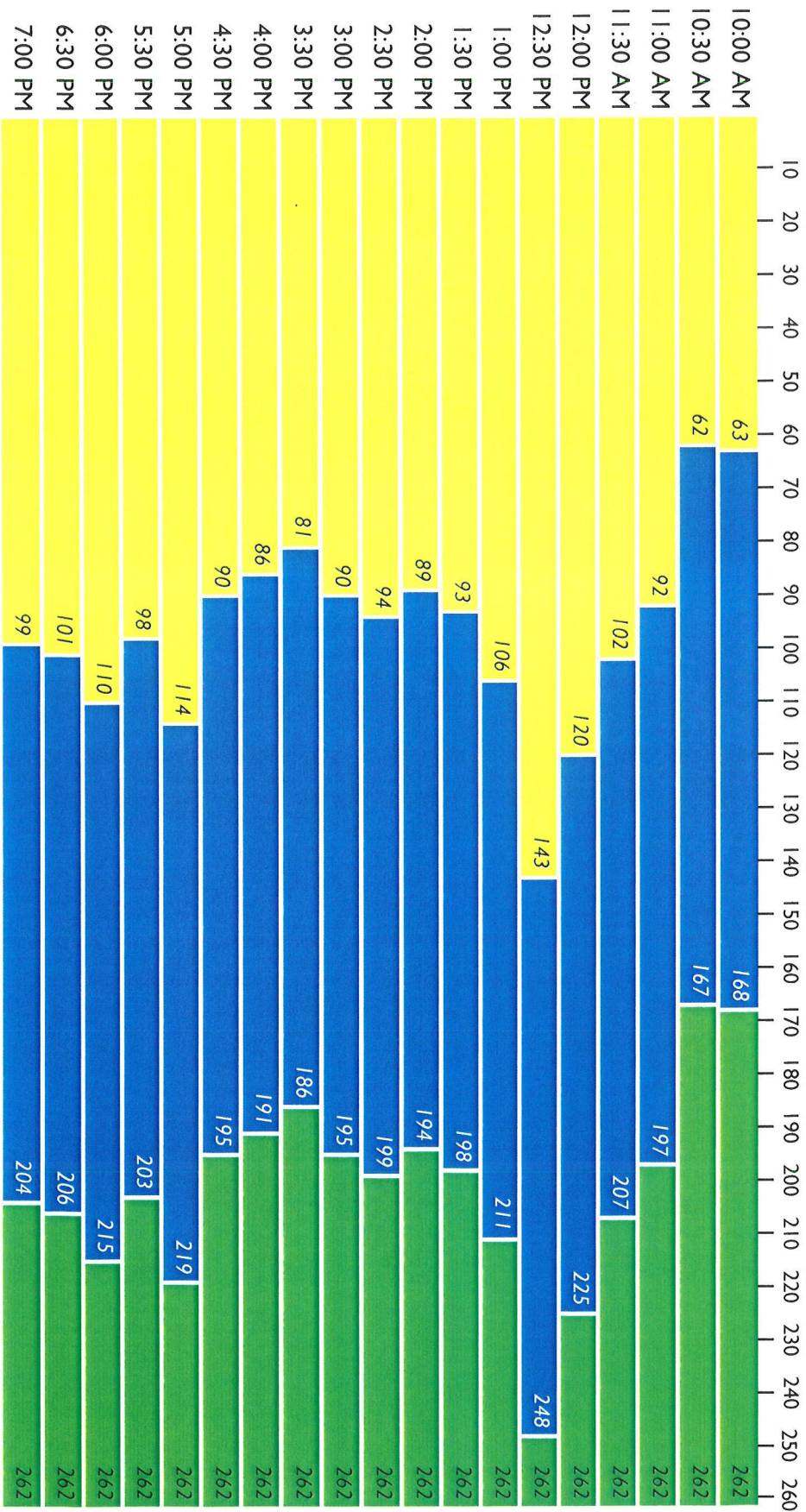


RECEIVED
JUN 11 2008
DEPT. OF PLANNING
& PUBLIC WORKS

Exhibit A

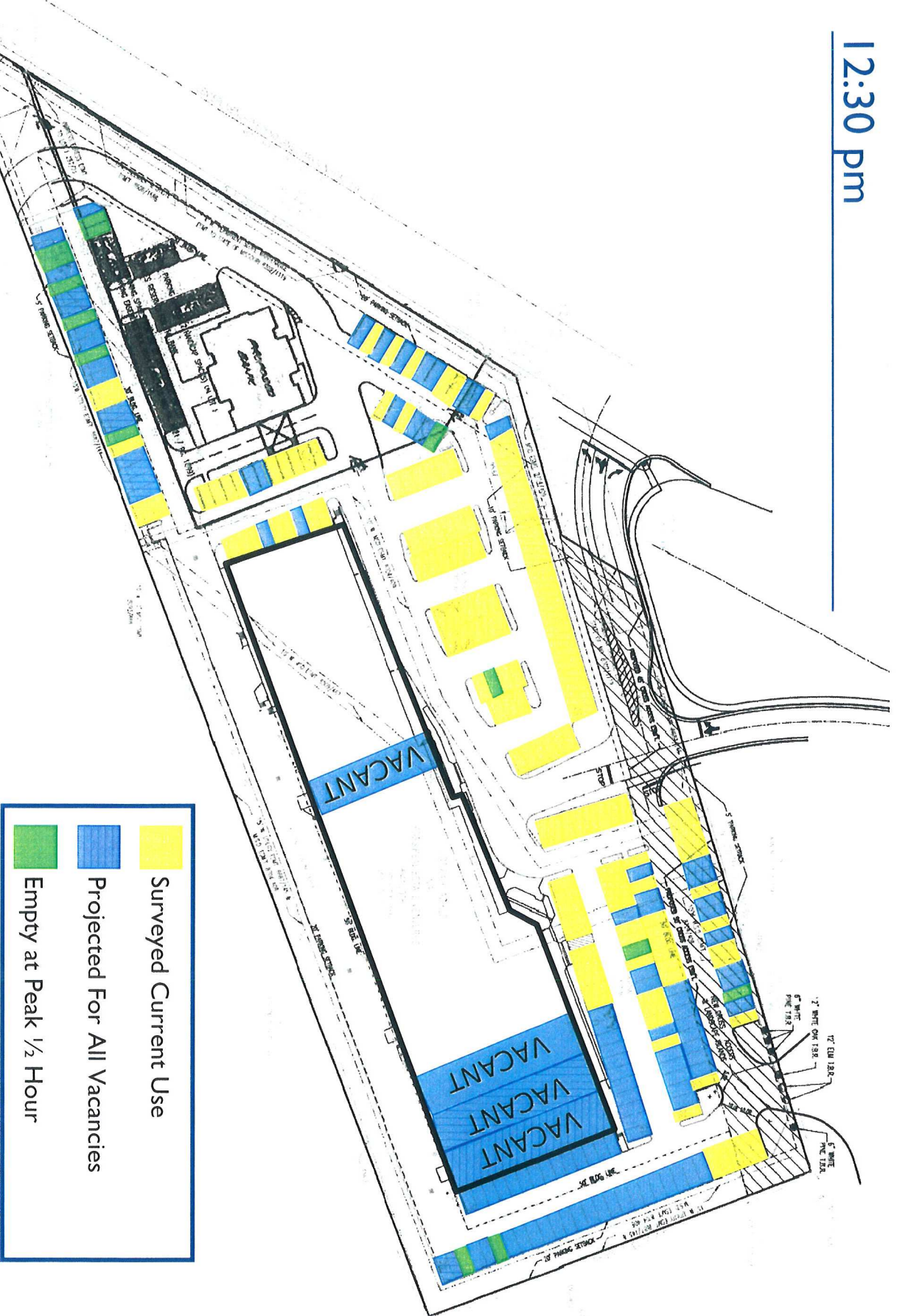
PARKING PROJECTIONS

Date of Study: May 21, 2008



■ Surveyed Current Use
■ Projected Use For All Vacancies
■ Remaining Capacity
 262 Shopping Center Capacity

12:30 pm



AMENDED SITE DEVELOPMENT PLAN

LOT 2 OF DREW STATION SHOPPING CENTER

PLAT BOOK 287, PAGE 71 U.S. SURVEY 2002, T 45 N, R 4 E

CITY OF CHESTERFIELD

ST. LOUIS COUNTY, MISSOURI

LEGAL DESCRIPTION

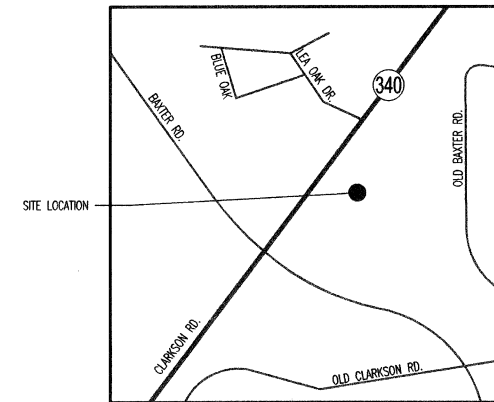
A tract of land being Lot 2 of "DREW STATION SHOPPING CENTER", a subdivision recorded in Plat Book 287 Page 71, in U.S. Survey 2002, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as:

Beginning at an old 2 inch diameter aluminum monument stamped L.S. 140, marking the Southwest corner of the aforesaid "DREW STATION SHOPPING CENTER" and being in the East line of Clarkson Road 52.00 feet perpendicular distance opposite station 195469.02 on the centerline of the Northbound lane of Clarkson Road as widened by Deed Book 8302 Page 1119, thence along said East line of Clarkson Road as widened North 31°25'07" East 72.76 feet to the Southwest corner of Lot 1 of said "DREW STATION SHOPPING CENTER", thence along the common line between said Lots 1 and 2 the following: North 69°07'33" East 361.89 feet, North 20°52'27" West 198.73 feet and North 58°34'53" West 64.12 feet to a point in the aforesaid East line of Clarkson Road, thence along said East line of Clarkson Road as widened by Deed Book 8302 Page 1119 the following: North 31°25'07" East 25.36 feet, North 74°06'06" East 122.43 feet, North 31°25'07" East 35.34 feet and North 31°07'56" East 30.13 feet to a point in the North line of "DREW STATION SHOPPING CENTER", thence along the perimeter of said "DREW STATION SHOPPING CENTER" the following: North 73°07'56" East 458.86 feet, South 20°22'13" East 306.96 feet and South 69°07'33" West 1029.02 feet to the point of beginning and containing 4.9109 Acres more or less.

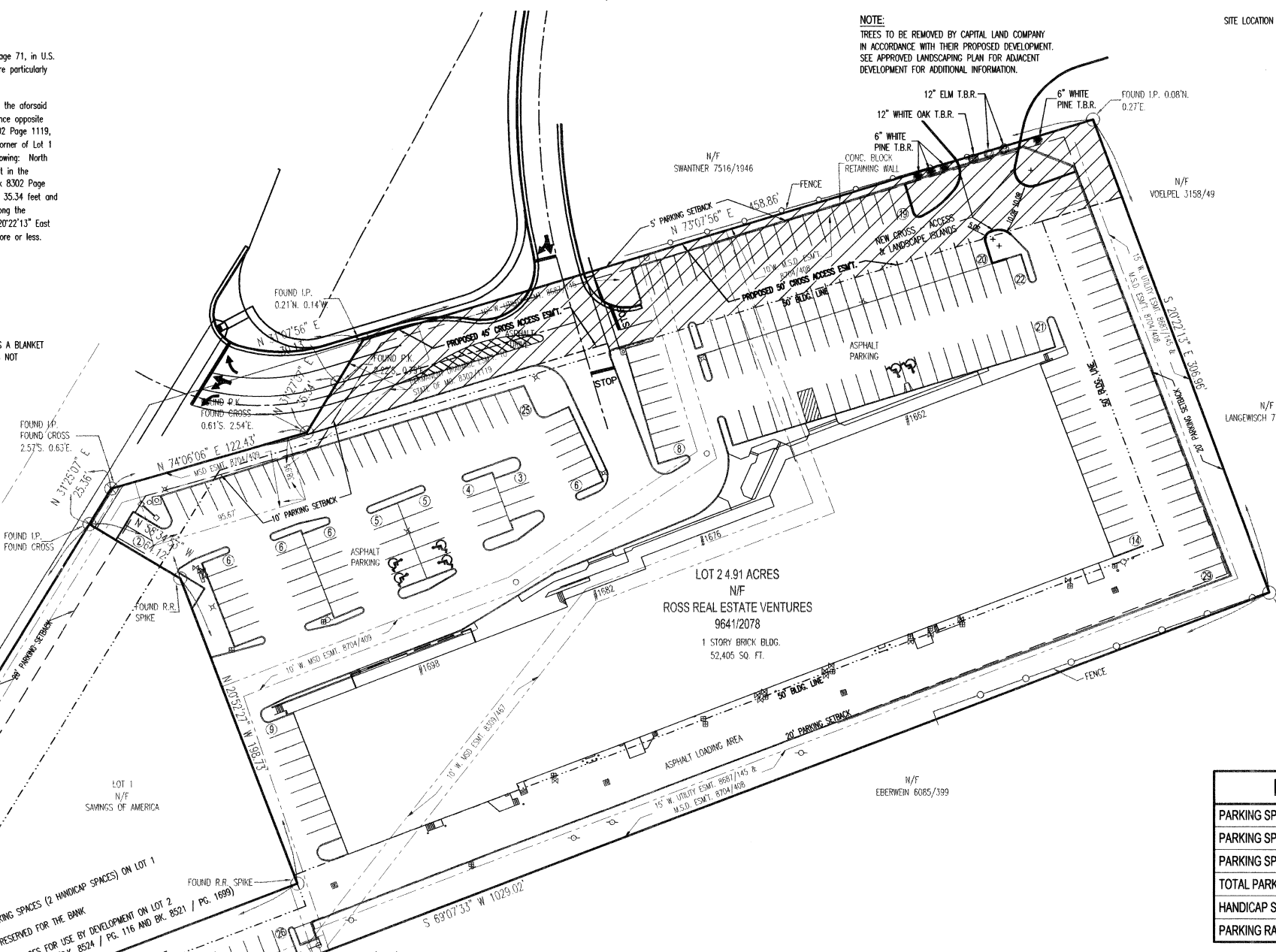
NOTES:

- 1) 8521 / 1699 - PARKING, INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF LOT 1.
- 2) 8524 / 1616 - CROSS EASEMENT AND ACCESS AGREEMENT FOR THE BENEFIT OF LOT 1.
- 3) EASEMENT TO YARHOLA PIPE CO. BY 420 / 215 AND ASSIGNED TO OZARK PIPE LINE CORP. BY 472 / 14 IS A BLANKET EASEMENT FOR PIPELINE AND TELEPHONE AND TELEGRAPH LINES COVERING THIS ENTIRE SITE. THE PIPELINE IS NOT PHYSICALLY LOCATED ON THIS SITE.
- 4) BEARING BASE ADOPTED PER SUBDIVISION PLAT RECORDED IN PLAT BOOK 287 PAGE 71.

NOTE:
TREES TO BE REMOVED BY CAPITAL LAND COMPANY IN ACCORDANCE WITH THEIR PROPOSED DEVELOPMENT. SEE APPROVED LANDSCAPING PLAN FOR ADJACENT DEVELOPMENT FOR ADDITIONAL INFORMATION.



Not To Be Recorded



APPROVED SITE DEVELOPMENT PLAN
 CONCEPT SECTION LANDSCAPE
 CITY OF CHESTERFIELD DEPT. PLANNING

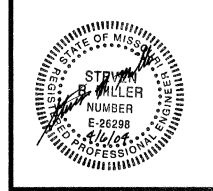
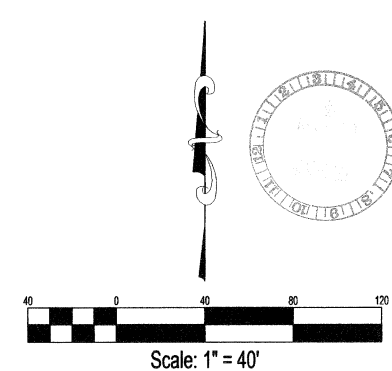
4-12-04 *Teresa Breen*
 DATE DIRECTOR OF PLANNING

P.C. _____
 MAP NO. _____ ZONING **CE**

AMENDED **PARKING ADJUSTMENT**
SPACE RECONFIGURATION

PARKING CALCULATIONS (LOT 2)	
PARKING SPACES REQUIRED (5.5 / 1,000 S.F.):	288
PARKING SPACES PROVIDED ON LOT 2:	236
PARKING SPACES PROVIDED FROM LOT 1:	26
TOTAL PARKING SPACES FOR LOT 2:	262
HANDICAP SPACES PROVIDED:	6
PARKING RATIO PROVIDED (52,405 S.F.):	5.0 SPACES PER 1,000 S.F.

EXISTING		NEW	
	MANHOLE		FLARED END SECTION
	INLET MANHOLE		BOLLARD
	GRATE INLET		AIR CONDITION UNIT
	DOUBLE INLET		ELECTRIC METER
	MULTIPLE INLET		POWER VAULT
	SANITARY SEWER STRUCTURE DESIGNATOR		TELEPHONE VAULT
	STORM SEWER STRUCTURE DESIGNATOR		TRANSFORMER TOWER
			UTILITY POLE ANCHOR
			LIGHT STANDARD
			FLOW DIRECTION
			TEST HOLE
			BENCHMARK
			TELEPHONE PEDESTAL
			CABLE TV PEDESTAL
			TREE
			TREE LINE
	GRADE		GAS METER (G.M.)
	FENCE		GAS VALVE (G.V.)
	UNDERGROUND UTILITIES		PAD MOUNTED TRANSFORMER
	FLOW LINE OF CREEK OR DITCH		UTILITY POLE (U.P.)
			SIGN
			SPOT ELEV.
			WATER



THE PROFESSIONAL SEAL AND DOCUMENT ARE TO BE KEPT IN THE POSSESSION OF THE PROFESSIONAL ENGINEER. ANY UNLAWFUL USE OF THIS SEAL OR DOCUMENT IS EXPRESSLY PROHIBITED. OTHER ESTIMATES, REPORTS, OR OTHER WORKS OF THE ENGINEER SHALL BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS SEAL AND DOCUMENT ARE APPLIED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. MISSOURI PROFESSIONAL ENGINEERS ASSOCIATION, INC. COPYRIGHT 2002 PRINTING

NO.	DATE	REVISIONS

CIVIL STRUCTURAL / LAND SURVEYING
 #16 SUNNEN DRIVE, SUITE 165
 ST. LOUIS, MISSOURI 63143
 (314) 644-2200 FAX (314) 644-0645
 EMAIL: MAIL@FRONTENACENGINEERING.COM



DATE: 4/16/04
 CHECKED: W.K.B.
 DRAWN: A.P.
 SCALE: 1" = 40'

AMENDED SITE DEVELOPMENT PLAN

DREW STATION

SUMMIT DEVELOPMENT
 1662 CLARKSON ROAD
 CHESTERFIELD, MO. 63017

ASP

SHEET NO. _____

1 OF 1

515