PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
FEBRUARY 22, 2010

The meeting was called to order at 7:00 p.m.

I. ROLL CALL

PRESENT	**ABSENT**
Ms. Wendy Geckeler	Mr. David Banks
Mr. G. Elliot Grissom	
Ms. Amy Nolan	
Mr. Stanley Proctor	
Mr. Robert Puyear	
Mr. Michael Watson	
Chairman Maurice L. Hirsch, Jr.	

Councilmember Connie Fults, Council Liaison
City Attorney Rob Heggie
Ms. Aimee Nassif, Planning & Development Services Director
Ms. Susan Mueller, Principal Engineer
Mr. Ben Niesen, Civil Engineer
Mr. Shawn Seymour, Project Planner
Ms. Mary Ann Madden, Recording Secretary

II. PLEDGE OF ALLEGIANCE – All

III. SILENT PRAYER

Chair Hirsch acknowledged the attendance of Councilmember Connie Fults, Council Liaison.

IV. PUBLIC HEARINGS – Commissioner Puyear read the "Opening Comments" for the Public Hearing.

A. P.Z. 01-2010 City of Chesterfield (Off-Street Parking, Stacking, and Loading Space Requirements): An ordinance repealing Section 1003.165 "Off Street Parking and Loading Requirements" of the City of Chesterfield Zoning Ordinance and creating a new Section 1003.165 "Off-Street Parking, Stacking, and Loading Requirements" that revises the procedures and requirements for parking, loading, and stacking spaces within the City of Chesterfield.

STAFF PRESENTATION:

Ms. Susan Mueller, Principal Engineer for the Department of Planning & Public Works, gave a PowerPoint presentation and stated that the proposal contains revisions that have been carefully tailored to represent the parking needs and patterns of our community. She noted that the Public Hearing was advertised in local papers as required, and that there is no project site posting requirement.

Proposal History

- In July 20, 2009, City Council, through the Planning and Public Works Committee, directed Staff to work with the Ordinance Review Committee to revise the City's parking requirements.
- Staff met with the Ordinance Review Committee in September, 2009 and January, 2010 to discuss the proposal and refine the content of the document.
- At the January 13th Ordinance Review Committee meeting, the Committee recommended that the proposal be brought forward to Planning Commission.

Proposal Summary

The proposed ordinance contains revised use classifications that are consistent with the recently-adopted zoning district uses:

- Commercial uses
- Institutional uses
- Cultural, entertainment, and recreational uses
- Industrial uses
- Residential uses
- Retail Centers

In order to promote sustainable and environmentally-sound development, maximum parking space limitations have been incorporated into the proposed standard.

- Requests to exceed:
  - Up to 20% → Approved by Planning and Development Services Director
  - More than 20% → Approved by Planning Commission

Where data analysis suggested that it was possible to do so, Staff converted to a Gross Floor Area (GFA)-based parking requirement to streamline review and compliance enforcement.

- For instance, restaurants are proposed to be converted from a customer seating-based parking requirement to a GFA-based parking requirement.

- Staff compared the proposed requirements to parking studies that the Planning Staff had completed throughout the community.
- Staff was able to confirm the existence of adequate parking within the community and was able to calibrate the GFA-based parking requirements.

Staff also studied several national, reliable standards and practices, such as the:

- *Parking Generation Manual* published by the Institute of Transportation Engineers; and
- *Parking Requirements for Shopping Centers* published by the Urban Land Institute.

The investigation of these nationally-recognized standards led to the development and inclusion of a *Retail Center* category. This category includes parking requirements that vary by center size and percent of restaurant facilities.

The proposed ordinance also includes a vehicle-stacking requirement for various drive-thru uses within the zoning districts, such as banks and pharmacies.

The document contains a proposal for a new *Modification of Standards* section, which:

- Replaces the current parking reduction section;
- Allows for greater flexibility for property owners and businesses; and
- Identifies required materials and information to be submitted to the City for review.

Issues under Review by Staff

- There are no open issues at this time.

Noting that Staff performed parking studies on most of the major developments in the City, Chair Hirsch asked whether the proposed standards show any problems with existing developments. Ms. Mueller stated that in all of the areas where parking studies were performed, it was determined that, generally speaking, adequate parking has been provided in the past and exists in most cases today. The proposed parking standards have been calibrated to more closely represent the demand study information that has been collected.

Ms. Aimee Nassif, Planning & Development Services Director, congratulated Ms. Mueller on her presentation noting that this was her first Public Hearing. She pointed out that Mr. Ben Niesen, Civil Engineer, and Mr. Justin Wyse, Project Planner, also worked on this project with Ms. Mueller and thanked the three of them for their hard work. Chair Hirsch added his acknowledgement of Staff's "wonderful work" on this project.

SPEAKERS IN FAVOR: None

SPEAKERS IN OPPOSITION: None

SPEAKERS – NEUTRAL: None

ISSUES: None

Commissioner Puyear read the Closing Comments for the Public Hearing.

V. APPROVAL OF MEETING MINUTES

Commissioner Grissom made a motion to approve the minutes of the February 8, 2010 Planning Commission Meeting. The motion was seconded by Commissioner Nolan and **passed by a voice vote of 7 to 0.**

VI. PUBLIC COMMENT - None

VII. SITE PLANS, BUILDING ELEVATIONS AND SIGNS

A. 1968 Cedarmill Dr. (Claymont Lake Estates Subdivision): A request for a residential addition to the west side of an existing home zoned "R-2" Residence District (15,000 sf.) and located at 1968 Cedarmill Dr., in the Claymont Lake Estates Subdivision.

Commissioner Grissom, representing the Site Plan Committee, made a motion recommending approval of the attached Residential Addition for 1968 Cedarmill Dr. (Claymont Lake Estates Subdivision). The motion was seconded by Commissioner Geckeler and **passed by a voice vote of 7 to 0**.

VIII. OLD BUSINESS

A. P.Z. 01-2010 City of Chesterfield (Off-Street Parking, Stacking, and Loading Space Requirements): An ordinance repealing Section 1003.165 "Off Street Parking and Loading Requirements" of the City of Chesterfield Zoning Ordinance and creating a new Section 1003.165 "Off-Street Parking, Stacking, and Loading Requirements" that revises the procedures and requirements for parking, loading, and stacking spaces within the City of Chesterfield.

Ms. Nassif proposed the following amendment to Section 1003.165 as follows (amendment shown in **bold)**:

9. *Modification of Standards*
   D. *Approval:* **Requests for modifications will be considered by the Planning & Development Services Director and may be approved if the requested modifications are appropriate to the site and do not cause detriment to the adjacent properties.** If said request for modifications is approved, the property owner(s) involved in the Parking Demand Study shall submit a written agreement to the City of Chesterfield requiring that the parking facility and any associated transportation demand management (TDM) techniques shall be maintained without alteration unless such alteration is authorized by

the Planning and Development Services Director. Such written agreement shall be approved by the City of Chesterfield and recorded by the property owner with the St. Louis County Recorder's Office prior to the issuance of a building permit, and a copy filed in the project review file.

Commissioner Puyear made a motion to approve P.Z. 01-2010 City of Chesterfield (Off-Street Parking, Stacking, and Loading Space Requirements) with the above-stated amendment. The motion was seconded by Commissioner Geckeler.

Upon roll call, the vote was as follows:

Aye: Commissioner Geckeler, Commissioner Grissom, Commissioner Nolan, Commissioner Proctor, Commissioner Puyear, Commissioner Watson, Chairman Hirsch

Nay: None

The motion passed by a vote of 7 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:15 p.m.

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Michael Watson, Secretary