

To: Chief Kevin Scott

From: PTN Steve Morrison DSN 182

Subject: Parking Concerns 15480 Clayton Rd.

Sir,

A parking issue has been brought to light in the Southwest corner of Clayton Rd. and Kehrs Mill Rd. that the City of Ballwin may wish to address.

A brief history of the area

In the late 1990s and early 2000s, Zhivago's Russian Restaurant and the Enigma Lounge occupied 15480 Clayton Rd. This is the current location of the Wolf Café. The late-night popularity of Zhivago's and the Enigma Lounge caused a parking issue at Claymont Plaza, the UMB Bank parking lot (15400 Clayton Rd.), and the residences along Clayheath Ct., Claybend Dr., as well as Clayton Ridge Dr. As a result, "No Parking" signs were erected along the North and South side of Clayton Ridge Dr., which runs east and west between UMB Bank and the homes on Claybend Dr. Also, time restricted "No Parking" signs (No Parking between 5 pm and 2 am) were placed along the west side of Clayheath Ct. from Clayton Rd., South to where Clayheath Ct. intersects with Claybend Dr. In 2008 the Wolf Café opened its doors for business and the time frame for the parking issues changed to more normal daytime business hours.

On March 11th 2019, I was contacted by Lauren Oexeman, Assistant Property Manager for MedRealty. Ms. Oexeman said in 2016 MedRealty purchased the building at 15480 Clayton Rd. Ms. Oexeman said the tenants in the building have complained to her about not having enough parking in the area. She also said the long term tenants in the building told her the parking issues were never addressed by the previous building owner. The tenants told Ms. Oexeman, clients have canceled appointments because they could not find parking in the area.

Ms. Oexeman and I discussed possible solutions to the parking problem. One possible solution would be for UMB Bank to allow customers of the businesses at 15480 Clayton Rd. to park on the lower parking lot behind UMB Bank. Ms. Oexeman said MedRealty contacted UMB Bank about such an agreement; however, Corporate UMB Bank was

not receptive. I spoke to David Harris in the facilities department for UMB Bank. Mr. Harris said UMB Bank is not interested at this time in leasing or allowing others, except UMB Bank customers, to park on their lot. UMB Bank has recently posted signs stating parking on their lot is for UMB Bank customers only.

During my two visits to speak with Branch Manager Paula Kline at UMB Bank, 15400 Clayton Rd. about the parking issue, all but three spaces and two handicap spaces on the UMB Bank parking lots were occupied. There were three employees and no customers in UMB Bank during my lunchtime visits. Ms. Kline said both their upper and lower parking lots are almost full during the breakfast and lunch times each day.

The second option is to remove the time restricted no parking signs along the west side of Clayheath Ct. and removing only the "No Parking" signs along the north side of Clayton Ridge Dr. The reason for leaving the south side no parking signs is to keep people from parking on the back lawns of the homes on Claybend Dr. Usually, in consideration of parking restriction implementation is the location of a fire hydrant and the line of sight if the road has a curve. In this situation, there is no hydrant to consider along Clayton Ridge Dr. Due to the elevation of the roadway at each end of Clayton Ridge Dr., there is a clear line of sight for drivers to see other vehicles traveling on the roadway when cars are parked on the north side of the road.

Clayton Ridge Dr. runs adjacent to the back yards of 902, 906, and 910 Claybend Dr. I spoke to Joshua Belcher of 902 Claybend Dr. and Velitchko Tzvetkov of 906 Claybend Dr. Mr. Belcher was not opposed to the removal of the "No Parking" signs along the North side of Clayton Ridge Dr. I also explained my thoughts on cars parking behind his home. Mr. Belcher agreed that he would like to keep cars off his lawn and leaving some distance between them and his home, by allowing parking only on the north side. Mr. Tzvetkov is a longtime resident and remembers the days of Zhivago's and the Enigma Lounge. He spoke of waking up in the middle of the night to drunken people on his patio or passed out in his backyard. Mr. Tzvetkov is opposed to the removal of any no parking signs along Clayton Ridge Dr. As of this writing, I have been unable to contact the residence at 910 Claybend Ct. I gave Mr. Tzvetkov one of my cards and requested if he had a chance to speak to the resident at 910 Claybend Ct. to have them reach out to me if they have concerns.

Recommendation

I propose the no parking signs be removed along the North side of Clayton Ridge Dr. and placing "No Parking Here To Corner" signs at each end of Westbound Clayton Ridge Dr. The time restricted no parking signs along the West side of Clayheath Ct. should be removed. However, I suggest the last two, time restrictive no parking signs at

the South end of the area of concern, be replaced with signs that say "No Parking Between Signs." The reason for erecting "No Parking Between Signs" is I believe that there may be a line of sight issue in this area due to the intersections and cars parked at Clayton Ridge Dr. and Clayheath Ct. Removing the "No Parking" signs along Clayton Ridge Dr. will open approximately nine additional parking spaces. Removal of the time restricted parking signs will allow approximately six parking spaces already in use to be in use after the 5 pm restriction. Changing the two, time restrictive signs to "No Parking" signs at the south end of Clayheath Ct. will remove approximately three parking spaces from the area.

Please let me know if any additional information is needed.

Respectfully submitted,


PTN Steve Morrison DSN 182











