

**MINUTES OF THE PLANNING AND ZONING
COMMISSION MEETING**

Brentwood City Hall

**Date: January 9, 2019
6:30 PM**

Chairman Daming called the meeting to order at 6:30 PM and led the pledge of allegiance. John Nuernberger called roll with the following members present: Michael Daming, Sheri Bilderback, Mark Favazza, Rebecca Jacobs, Paul Moran, Hart Nelson, John Nuernberger, John Ritter, Lisa Schuering, Tom Shipley and Jeff Moore.

APPROVAL OF MINUTES

Meeting Minutes for November 14th were approved by acclamation.

OLD BUSINESS

None

NEW BUSINESS

1) Update of Manchester Corridor Planning and Zoning Schedule

- Moratorium Extension
- Draft Manchester Corridor Development Plan - Comprehensive Plan Amendment
- Draft "MC" Manchester Corridor Commercial District
- Rezoning of Manchester Corridor to the MC Zoning District

Ms. Koerkenmeier announced the Board of Aldermen at their January 7th meeting approved an extension of the Manchester Road Corridor moratorium through April 1st. She provided an overview of the various elements of the land use study and the zoning review which members of the Commission and the Manchester Planning Advisory Committee discussed for the Manchester Road Corridor.

John Brancaglione with PGAV Planners reviewed the draft documents with the Commission which include the Comp Plan supplement, the new MC Zoning District and the rezoning of parcels in the redevelopment area to the new MC District. He noted there have been few changes to the conceptual development plan for the corridor based on information received from Jacobs Engineering. The plan must work around the areas required for flood mitigation and for MSD structures at the intersection of Hanley Road and Manchester Road. Brentwood Industrial Drive intersection with Salem was moved further south to encourage office development which can take advantage of over-looking the greenway system. Dan O'Neil with PGAV described the plan for the corridor from S. Hanley westerly to the intersection of Mary and Dorothy Avenues. Areas have been designated for entertainment districts providing retail and restaurant opportunities, corporate headquarters, and multi-family development. The area in red represent types of

development that will work with and interface with Manchester Road. These areas will create walkways to access the greenway and trail system planned along Deer Creek. These mix of uses and access between the different uses will bring vitality to the district. Parking structures will be required to preserve land for development. The lower portion of the parking structure may be used for retail.

Mr. Brancaglione noted the developments described would require assembling properties and the new MC District encourages land assemblage. The conceptual plan was drawn to scale to depict modules for buildings placement and site lay-out for how it could be built out. This plan will create more interest and increase the value of the land. He noted input on the plan came from Brentwood Bound surveys, MPAC members, and suggestions from the P&Z Commission and Board of Aldermen.

Ms. Koerkenmeier added that although the plan is fluid, we have more “certainty” of what land can be used for redevelopment and what type of development the community is envisioning.

Mr. Shipley asked if the MSD work consists of existing structures or structures to be built in the future. Mr. Brancaglione replied it is a combination of existing and future structures, but MSD has secured the easements for the future projects and work will begin in 2020.

Ms. Koerkenmeier and Mr. Brancaglione highlighted sections of the new MC District and shared maps of the existing zoning and the proposed zoning of parcels within the redevelopment area. The new MC regulations would apply to the redevelopment area but could also be applied to parcels along Manchester west of S. Brentwood Blvd. as new development continues to unfold. Applying the design controls of this ordinance is very important to achieve the redevelopment vision of the area.

Mr. Brancaglione reviewed when the requirements of the ordinance would be applied. Existing uses not allowed in the MC District would be able to continue as legal non-conforming uses. The ordinance emphasizes three land classes; Class A, B and C, based on size or acreage. Expanded permitted uses are allowed in the Class A since they are larger in size. Conditional uses are also expanded in Class A and decrease for Class B and Class C parcels due to their parcel size. There are minimum yard and setback requirements but generally, the new district does not discourage greater density. Setback requirements from Manchester are different for the north and south sides due to the 10' wide shared use path planned for the south side. Developments along Breckenridge Industrial Drive will be required to provide viewsheds of the greenway and access to trail system. There will be some on-street parking along the new drive since the width of the new road is 36' in width. Acceptable building materials are included in the district and several other design standards for both the buildings and site improvements will be applied.

Chairman Daming thanked PGAV for their work and noted the Commission will continue the discussion on the draft documents at the January 30th Site Plan Subcommittee meeting.

2) Case #19-01 – Site Plan Review of Brentwood Swim Club for various site improvements at 2100 Swim Club Lane

Matt Ahlers, representing the Brentwood Swim Club, provided the Commission with an overview of their plans for their property. The proposed improvements include conversion of a tennis court to wiffle ball field and pickle ball courts, the replacement of the second tennis court, the installation of a new baby pool, and replacement of the parking area located south of the club house which will create six (6) additional parking spaces. They have worked with an engineer to develop a drainage plan and devise a plan that will not have a negative effect on their neighbors. He noted the improvements will be constructed in phases.

Ms. Koerkenmeier added most of the proposed improvements are enhancing existing facilities although there is some expansion of facilities. The replacement of the parking area located south of the club house, the construction of the patio area around the new baby pool and the replacement of the tennis court on the eastern portion of the property will include an increase of hard surface of approximately 6,800 square feet. No new lighting is planned. It is staff's understanding the construction will be completed in two phases; phase 1 includes the improvements to the club house grounds, and phase 2 consists of additional grading work on the lot the Swim Club owns south of the club house grounds. She added the City will share survey work completed in this area which appears to verify the strip of land which includes the berm is owned privately by the adjoining neighbors. She stated the site plan must be compliant with the City's regulations to direct and detain storm water in accordance the requirements set forth in Article V, Division 7, Section 400.2660 to mitigate any erosion both during and following completion of the improvements.

Ms. Bilderback believes continuing to improve the property is positive for the community.

Mr. Shipley asked about the membership of the Swim Club. Mr. Ahlers stated it is a non-profit corporation owned by its 360 shareholders.

Resident Terry Kennett asked if any new storm sewers are planned for this project. Ms. Koerkenmeier replied there are no plans to install new storm sewers. There is a grading/drainage plan prepared by an engineer to certify there is no additional run-off created post construction. Mr. Kennett raised his concerns that run-off will increase as a result of the improvements.

Resident Jeanie Suntrup asked why the Swim Club wants to take down the berm. Mr. Ahlers responded redesigning the berm would improve the water flow and drainage on the property.

Albert Mohan asked about how the line of site to the Swim Club will be addressed from his property line. This issue will be addressed as part of the review of Mr. Franke's comments.

Mr. Kennett asked if the grass parcel would remain grass and can a grass area be used for a parking lot. Ms. Koerkenmeier replied there are provisions in the Code to allow the temporary use of unpaved areas to be used for a parking area for special events.

Mr. Daming stated if there is no objection, this petition will be moved to the Site Plan Subcommittee meeting on January 30th for further review and discussion.

ALDERMANIC REPORT

None

CITY PLANNER'S REPORT

Ms. Koerkenmeier announced it is planned to bring the Manchester Road Corridor deliverables back to the Commission at the February 13th meeting for action.

Mr. Nelson asked for clarification that the request to rezone parcels to the new MC District is not under review until the new district is established. Ms. Koerkenmeier stated that is correct.

SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS

A Site Plan Review Subcommittee meeting will be held on January 30th to continue discussion of the Comprehensive Plan Amendment and the proposed "MC" District Text Amendment and the Zoning Map Amendment. Staff will be sending out notices all property owners in the redevelopment area. The site plan for the Swim Club will also be reviewed.

RATIONALE FOR THE BOARD OF ALDERMEN

None

OTHER BUSINESS

None

ADJOURNMENT

Ms. Bilderback made a motion to adjourn the meeting at 7:32 PM and it was seconded. Unanimous vote in favor was taken; motion passed.