

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

BRENTWOOD CITY HALL VIRTUAL MEETING

DATE: October 14, 2020

Chairman Daming called the meeting to order at 6:00 PM.

Roll Call: Sheri Bilderback, Mike Daming, Mark Favazza, Rebecca Jacobs, Jeff Moore, Paul Moran, Hart Nelson, John Nuernberger, John Ritter, Lisa Schuering, and Tom Shipley.

APPROVAL OF MINUTES

Meeting Minutes for August 12th were approved by acclamation.

OLD BUSINESS

Election of Officers: The following were elected for one-year term as officers:

Mike Daming – Chairperson

Tom Shipley – Vice-Chairperson

John Nuernberger – Secretary

NEW BUSINESS

- a. **Case #20-05** – Conditional Use Permit (CUP) and Site Development Plan to allow a Swim School for property at 8071-8075 Manchester

Mr. Craig O’Halloran, petitioner and owner of Foss Swim School, noted they have looked at this property in the northwest corner of Manchester Road and South Hanley Road for a long time and are aware of the Brentwood Bound initiative. This property is desired as it is the gateway to the Brentwood community and their swim schools are a “destination” oriented project. Mr. O’Halloran proposes to utilize the property to construct a Foss Swim School; and enclosed commercial recreational center providing swim instruction. The gross floor area of the building will be 10,557 square feet and will include a 68,000-gallon swimming pool, changing stalls, bathrooms with showers, on deck showers, a climate-controlled family viewing area and a swim shop. The school will offer private lessons and camps.

Ms. Koerkenmeier noted in 2019 the property was zoned MC, Manchester Corridor Commercial District along with several other parcels located in the Chapter 353 Redevelopment Area. The swim school would require approval for a Conditional Use Permit in the MC District to allow a recreational facility. Since the subject property is comprised of two parcels, there are currently two existing curb-cuts but as part of the access management study for the Manchester Road Corridor undertaken by the City in 2018, the final right-of-way plans for the future Missouri Department of Transportation (MoDOT) Manchester Road Improvement Project include only one curb cut for these parcels to access Manchester Road. The subject property has a second, shared

access to Manchester Road with the adjacent property owner to the west. A traffic impact and parking study for the project will be conducted by CBB. CBB will evaluate the proposed access to determine if any road improvements are necessary to accommodate the increased traffic safely and efficiently. Based upon a maximum occupancy of this size facility of 270 persons and a maximum of 20 employees on site, 100 parking spaces would be required by the City Code. The site development plan depicts a total of 104 parking stalls including five (5) accessible spaces. The CBB study will include a parking evaluation for the proposed development.

Chairman Daming agreed this location is the gateway to the community. The Commission has reviewed several petitions for this property, and the City is looking for the right use. He also asked if the petitioner is aware the City and Redevelopment Corporation has solicited for RFPs for the redevelopment of this area.

Ms. Bilderback, Chairman of the Redevelopment Corporation added that approximately 40 letters were sent to private developers.

The petitioner noted they recently were informed of the RFP process and understand the City's position in fielding proposals for the Manchester Road Corridor redevelopment area.

Mr. Moran asked if notice was given of the proposal, and Ms. Koerkenmeier affirmed notices were provided to property owners in the immediate area.

Mr. Moran asked if their operations included scheduling pool parties or offered other ancillary uses. He also asked if the school district was aware of the project.

Mr. O'Halloran affirmed the facility does not hold competitive swim meets or pool parties, just activities for their students.

Ms. Bilderback commented the landscaping looked great and asked about the screening of the roof-mounted HVAC and other equipment. She questioned if anyone had looked into the view perspective from the residential properties to the north, especially since there is a significant change in grade.

Mr. Paul Meyer addressed the Commission of the change of grade of 13' and reviewed the use of screening (fence, trees and landscaping) and parapet walls to screen equipment from the street. The challenges of the two tiers of retaining walls was also discussed.

Mr. Ritter asked if the petitioner needed to consider a higher parapet to the hide the equipment from the rear.

Mr. Moore asked if any noise emissions from fans or pool equipment would be audible.

Mr. Meyer affirmed that no pool equipment is outside, strictly the HVAC system.

Mr. Shipley asked if the Brentwood Little Fishes School would close, and Mr. O'Halloran stated that it would be closed.

Mr. Brad Schneider of 8002 Fawn Court addressed the Commission. He stated the swim school is the best proposal the residents have seen for this site. He inquired about the specific plans for the landscaping and the buffering between the subject property and the residential properties to the north.

Mr. Meyer reviewed the Landscape Plan and noted it provides for landscape buffer yards along the property's perimeter. There is significant increase in elevation from the rear property line of the subject property to the properties zoned Single-Family Residential to the north. It would be difficult to completely screen the development from the residences to the north given the existing grade. He noted they are anticipating comments and recommendations from Planning Design Studio following their review of the proposed Landscape Plan.

Mr. Schneider invited the designers to visit his rear yard in order to develop the view perspectives from their yard looking south to the subject property. These arrangements between parties will be made.

Mr. Moran asked staff if the project meets the MC District requirements, and Ms. Koerkenmeier affirmed the site plan meets the zoning requirements.

The Commission concurred to move this project forward to the Site Plan Sub-Committee for further review and to bring a recommendation back to the Commission.

ALDERMANIC REPORT

No report.

CITY PLANNER'S REPORT

No report.

October 28th MEETING SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS

There will be a virtual Site Plan Sub-Committee Meeting on October 28th at 6 PM to discuss the Foss Swim School project.

RATIONALE FOR THE BOARD OF ALDERMEN

None

OTHER BUSINESS

- a. The November P&Z meeting date is on the 11th, Veterans Day and City Hall is closed. The virtual November P&Z meeting will be rescheduled to November 18th at 6:00 PM.

ADJOURNMENT

Motion to adjourn by Ms. Bilderback and second by Mr. Nelson all in favor; meeting adjourned at 7:50 p.m.