

**Planning and Zoning Site Plan Sub-Committee**  
**Meeting Summary**  
**October 28, 2020 at 6:00 PM**

**Planning & Zoning Commission Members Present:** Tom Shipley, Hart Nelson, Lisa Schuering, Paul Moran, Rebecca Jacobs, Mark Favazza and Mike Daming

**Staff Present & Others:** Lisa Koerkenmeier, Andy Franke (PDS), Lee Cannon (CBB) and Foss Swim School Team; Craig O'Halloran, James Parks, Paul Meyer, and Gabe Presley

Chairman Daming opened the meeting at 6:00 PM.

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

Chairman Daming asked the Foss Swim School team to update the Commission on what activities have taken place since the October P&Z meeting.

Craig O'Halloran noted the CBB traffic impact and parking studies were completed, and there is general agreement with the findings of the studies. The PDS landscape plan review was completed, and the project will comply with the findings of this review. Also, the team visited with a residential neighbor on Fawn Court and was able to prepare the view perspectives from the rear of these properties to the project site.

James Parks noted the CAD Manchester Rd ROW drawings have been received and will be included on the project's site plan. Swapping the entrance on the ROW drawings to be utilized was preliminarily approved by MoDOT. The traffic study recommended this entrance become a right-in and right-out only access. The team's attorney will continue to work with property owner to the west to formalize a shared access agreement. This access will need to be widened and have a left turn lane onto Manchester Road. The eastbound left turn lane on Manchester Road is still under review to see how it can be accommodated.

Lee Cannon reviewed the traffic impact and parking study findings. The parking is more than adequate but it is recommended that one parking space on the northwest end of the lot be removed and reserved for turn-around maneuvers.

Paul Meyer shared slides to depict the view perspectives from the rear of the residential properties to the rear of the site. The rooftop mechanical equipment has been screened and was extended to wrap farther around the northeast and northwest corners of the building to shield the view from the residential properties. There is also a band that was added on the building elevation to break up the massing.

Gabe Presley noted that additional input was provided by the resident on Fawn Court. The neighbor desires the Foss Swim School keep two mature trees and the low-story vegetation to help screen the view. Gabe will inventory the trees and other vegetation at the rear of the site to determine what existing vegetation could remain. It is unsure if the retaining walls have enough structural integrity to allow the trees to remain. Another option may be to plant new trees on the residential property to screen the view. Discussion will continue on the following items in preparation of the November 18<sup>th</sup> P&Z meeting:

- Revise site plan to include Manchester Road ROW plans and depict sidewalk and other amenities on both private property and public ROW.
- Revise the project's two (2) access points as recommended in the traffic study. East driveway restricted to right-in/right-out only access. The west existing shared driveway should be widened to 39-feet to provide for separate southbound left-turn and right-turn exit lanes.
- Establish a formal cross access agreement between Foss Swim Scholl and the owner of 8077 Manchester Road for the shared driveway.
- Continue discussion that an eastbound left-turn lane be provided on Manchester Road at the existing shared driveway.
- Remove one parking stall on the northwest end of the lot to reserve the area for turn around maneuvers.
- Depict fire truck turning movements on site plan for Fire Department review.
- Complete photometrics plan and provide light pole detail. Ameren lantern detail which will be used on ROW was provided to the applicant.
- Continue discussion of an area which may be available for the City monument sign.
- Revise site plan and landscape plan for conformance to the recommendations included in the PDS Landscape Plan review.
- Inventory the existing trees and other low-story vegetation to determine what could reasonably be maintained to help screen the rear view from the residential properties along Fawn Court.

Respectfully Submitted,

Lisa Koerkenmeier  
Director of Planning and Development