

INTRODUCED BY: Alderman Clements
Alderman Williams
Alderman Kelly
Alderman Long

Alderman Sanders
Alderman Wynn
Alderman Glowski
Alderman Golfin

AN ORDINANCE APPROVING A SITE PLAN FOR CERTAIN PROPERTY ZONED "P-D" PLANNED DEVELOPMENT BOUNDED GENERALLY BY EAGER ROAD, WITHROW AVENUE, BUDER INDUSTRIAL DRIVE AND BLACK CREEK; ESTABLISHING THE EXTENT AND NATURE OF THE IMPROVEMENTS; ESTABLISHING CERTAIN CONDITIONS ON THE CONSTRUCTION OF THE IMPROVEMENTS; AND, ESTABLISHING THE EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, a Site Plan for an area described in Exhibit "6" to this Ordinance ("Site") has been submitted to the City of Brentwood, Missouri for approval;

WHEREAS, in accordance with the applicable ordinances of the City of Brentwood application was submitted to the Planning and Zoning Commission for its investigation and report, and further, that such Planning and Zoning Commission has returned its final report and has recommended that the site plan approval be granted; and

NOW, THEREFORE, BE IT ORDAINED By the Board of Aldermen of the City of Brentwood, Missouri, as follows:

SECTION 1: The following documents are attached hereto and may be referred to herein:

- Exhibit 1: Site Plan; Kenneth Balk & Associates; Sheet 1
- Exhibit 2: Grading & Drainage Plan; Kenneth Balk & Associates; Sheet 2
- Exhibit 3: Utility Plan; Kenneth Balk & Associates; Sheet 3
- Exhibit 4: Landscape Plan dated July 1, 1996; The Walker Group (one sheet)
(NOTE: Buildings have different designations on Exhibit 4. Exhibit 1 designations shall govern and are used in this document.)
- Exhibit 5: Phase 1 Elevation Studies
- Exhibit 6: Legal description
- Exhibit 7: Traffic Impact Study dated May 21, 1996 by Crawford, Bunte, Brammeier
- Exhibit 8: Shopping Center Identification Signage

References herein to specific buildings refer to the buildings identified on Exhibit 1.

SECTION 2: Subject to the terms, conditions and provisions set forth herein, the Site Plan attached hereto as Exhibit 1 is hereby approved.

SECTION 3: The Board of Alderman have found the degree of landscaping and Site planning warrant an increase in site coverage to eighty (80) percent of the Site in accordance with Section 25-259(e)(4)b of the Brentwood City Code.

SECTION 4: The Planning and Zoning Commission has determined a reduction in parking requirement from six (6) spaces to five (5) spaces per one thousand (1,000) square feet

of gross leasable floor area is warranted in accordance with the provisions of Section 25-289(c)(1).

SECTION 5:

A) The development is restricted to not more than the following buildings, uses and areas (building designations are in reference to those on Exhibit 1):

Building "A"	124,000 square feet	Retail sales
Building "B"	53,000 square feet	Retail sales
Building "C"	48,178 square feet	Retail sales
Building "D"	25,200 square feet	Retail sales
Building "E"	13,000 square feet	Retail sales
Building "F"	25,800 square feet	Retail sales
Building at north end of "D"	5,000 square feet	A "P-D" permitted use
Total	294,178 square feet	

- B) Any building may vary in size by plus or minus 5%.
- C) The maximum total area of building space may not exceed 294,178 square feet, not including Outlot H.
- D) Buildings "D", "E" and "F" may be combined into as few as one, but not more than three, buildings.
- E) Outlot H - Uses and Building Area shall be determined by Conditional Use Permit or Site Plan amendment.

SECTION 6: Any future improvement of Rose Avenue at Brentwood Boulevard are dependent on right-of-way acquisition and are to be as agreed between the City of Brentwood, the County Highway Department and the petitioner. Thru truck traffic is prohibited on Rose Avenue between Black Creek bridge and Brentwood Boulevard, unless the City Engineer, determines in his reasonable discretion that such traffic will not endanger the safety of the City and its residents.

SECTION 7: The use of Evans Avenue for ingress/egress to and from the Site is prohibited.

SECTION 8: Notwithstanding that the Site Plan designates one building as a Restaurant for purposes of identification, no approval is given by this Ordinance for such use.

SECTION 9: Detention of stormwater runoff shall be accommodated on the Site and any detention facility shall be underground.

SECTION 10: Signage is authorized only as follows: This criteria is to apply to outlot "H" also.

- A) Two free standing pylon type signs subject to a maximum height of fifty (50) feet one located at the signalized point of ingress/egress off Eager Road and the other to be located at any one of the following locations: at or near the intersection of Brentwood/Eager; at or near the intersection of Brentwood/Rose or along Rose in the vicinity of Black Creek. These signs to be as shown in Exhibit #8.
- B) Building "A" is authorized two wall signs of four-hundred-eighty-six (486) square

feet each - one on the north wall elevation and one on the east wall elevation.

C) Each other building is authorized two wall signs. The size of those signs to be not greater than six (6) percent of the face of the building on the which the sign will be mounted but in no event greater than four-hundred-fifty (450) square feet in area.

D) Monument style signs measuring not greater than two-hundred-fifty (250) square foot per face, and not greater than twenty (20) feet in height, may be erected. If located along Eager Road, not more than four (4) such monument signs may be erected spaced not closer than two-hundred (200) feet on center. Signs may be located internally in the parking or traffic areas.

E) Window signage shall be governed by the provisions of Chapter 19.

SECTION 11: In accordance with Section 25-356 (a)(2), light standards may be thirty (30) feet in height. All light fixtures shall emit white light and must be shielded to direct light directly on the ground in such a manner as to prevent light from negatively impacting residential properties.

SECTION 12: Landscaping shall be in accord with standards attached and identified as Exhibit "4". An automatic irrigation system shall be installed for the landscaped areas. The minimum tree caliper shall be three (3") inch diameter.

SECTION 13: The lowest quality level of exterior wall construction material is defined as textured masonry units of a quality level as presented to the Site Plan Review Committee at their meeting of July 24 and July 31, 1996. The main facades of the buildings are to be constructed in substantial conformance with Exhibit 5 and are to have the minimum amount of upgrade material such as glass, stone, tile, face brick, stucco or similar materials is shown in the following table. Such upgrade material is to be applied to building elevations as follows:

<u>Building designation</u>	<u>Elevation</u>	<u>Upgrade %</u>
Building A	North and east elevations are considered main facade	50%
Building B	East and south half of west are considered main facade South elevation of Building "B"	50% 35%
Building C	East and north half of west are considered main facade North elevation of Building "C"	50% 35%
Building D	West elevation is considered main facade	50%
Building E	West elevation is considered main facade	50%
Building F	West elevation is considered main facade	50%
Building at north end of "D"	North and west elevations are considered main facades	50%

The City reserves the right to utilize architectural consultants to verify the actual building design when presented for building permit will achieve the intent of Exhibit 5.

SECTION 14: Roof top mechanical units shall be screened with materials consistent with the architectural standards of the development to prevent the view of said units from normal vehicular or pedestrian traffic and from the view of any residential areas. Screening shall also serve to minimize the impact of noise or other pollution and to prevent those units from negatively influencing the peace and quiet of neighboring properties.

SECTION 15: No approval has been given by this ordinance for subdivision of any

INTRODUCED BY: Alderman Clements
Alderman Williams
Alderman Kelly
Alderman Long

Alderman Sanders
Alderman Wynn
Alderman Glowski
Alderman Golfin

AN ORDINANCE APPROVING AN AMENDMENT TO THE SITE PLAN DEPICTING "THE PROMENADE AT BRENTWOOD" BY ORIX-SANSONE BRENTWOOD, L.L.C., PREVIOUSLY APPROVED BY ORDINANCE NO. 3497 FOR CERTAIN PROPERTY ZONED "P-D" (PLANNED DEVELOPMENT) DISTRICT; ESTABLISHING THE EXTENT AND NATURE OF THE IMPROVEMENTS; ESTABLISHING CERTAIN CONDITIONS ON THE CONSTRUCTION OF THE IMPROVEMENTS; AND, ESTABLISHING THE EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, a Site Plan for the redevelopment known as "The Promenade at Brentwood" has been previously approved by Ordinance No. 3497; and,

WHEREAS, the Board of Aldermen desires to amend that site plan to include additional property described by the legal description attached; and,

WHEREAS, the Board of Aldermen desires to approve revisions to the number of, size of, and location of buildings; and,

WHEREAS, a revised site plan identified as drawing number "ASP1", dated December 23, 1996, by Kenneth Balk & Associates, Inc., has been submitted to the City of Brentwood, Missouri for approval;

WHEREAS, in accordance with the applicable ordinances of the City of Brentwood said application was submitted to the Planning and Zoning Commission for its investigation and report, and further, that such Planning and Zoning Commission has returned its final report and has recommended that the site plan approval be granted; and

NOW, THEREFORE, BE IT ORDAINED By the Board of Aldermen of the City of Brentwood, Missouri, as follows:

SECTION 1: Subject to the terms, conditions and provisions established by Ordinance No. 3497 as amended by the following conditions, the Site Plan identified as "ASP1" attached hereto is hereby approved.

SECTION 2: The Board of Alderman have found the revised building sizes and the addition of Buildings "H" and "I" to be consistent with the development described by the previously approved site plan.

SECTION 3: Landscaping and Site planning is sufficient to warrant an increase in site coverage to eighty (80) percent of the Site in accordance with Section 25-259(e)(4)b of the Brentwood City Code.

SECTION 4: The Planning and Zoning Commission has determined a reduction in parking requirement from six (6) spaces to five (5) spaces per one thousand (1,000) square feet of gross leasable floor area is warranted in accordance with the provisions of Section 25-

289(c)(1).

SECTION 5: The development restrictions previously established by Ordinance Number 3497 are hereby revised to the following buildings, uses and areas:

<u>Building Identity</u>	<u>Building Size</u>	<u>Building Use</u>
Building "A"	124,000 square feet	Retail sales
Building "B"	53,000 square feet	Retail sales
Building "C"	41,378 square feet	Retail sales
Building "D"	26,153 square feet	Retail sales
Building "E"	16,535 square feet	Retail sales
Building "F"	19,040 square feet	Retail sales
Building "G"	10,242 square feet	Retail sales
Building "H"	3,830 square feet	Bank
Building "I"	5,000 square feet	Office space
Total	299,178 square feet	

Buildings "D", "E" and "F" may be combined into as few as one, but not more than three, buildings.

SECTION 6: Any future improvements of Rose Avenue at Brentwood Boulevard are dependent on right-of-way acquisition and are to be as agreed between the City of Brentwood, the County Highway Department and the petitioner. Thru truck traffic is prohibited on Rose Avenue between Black Creek bridge and Brentwood Boulevard, unless the City Engineer, determines in his reasonable discretion that such traffic will not endanger the safety of the City and its residents.

SECTION 7: The use of Evans Avenue for ingress/egress to and from the Site is prohibited.

SECTION 8: No approval is given by this Ordinance for any use other than that identified in Section 5 above.

SECTION 9: The signage restrictions placed by Section 10 of Ordinance No. 3497 are revised as follows:

A) Two free standing pylon type signs are permitted subject to a maximum height of fifty (50) feet - one located at the easternmost signalized point of ingress/egress off Eager Road and the other to be located at a point on the Promenade property reasonably opposite the intersection of Eager Road and Highway 1170.

B) Building "A" is authorized two wall signs of four-hundred-eighty-six (486) square feet each - one on the north wall elevation and one on the east wall elevation.

C) Each other building is authorized two wall signs. The size of those signs to be not greater than six (6) percent of the face of the building on the which the sign will be mounted but in no event greater than four-hundred-fifty (450) square feet in area.

D) Monument style signs measuring not greater that two-hundred-fifty (250) square foot per face, and not greater than twenty (20) feet in height, may be erected. If located

along Eager Road, not more than four (4) such monument signs may be erected spaced not closer than two-hundred (200) feet on center. Signs may be located internally in the parking or traffic areas.

E) Window signage shall be governed by the provisions of Chapter 19.

SECTION 10: Landscaping shall remain subject to the terms and conditions established by Ordinance No. 3497.

SECTION 11: The lowest quality level of exterior wall construction material is defined as textured masonry units of a quality level as presented to the Site Plan Review Committee at their meeting of July 24 and July 31, 1996. The main facades of the buildings are to be constructed in substantial conformance with Exhibit 5 of Ordinance No. 3497 and are to have the minimum amount of upgrade material such as glass, stone, tile, face brick, stucco or similar materials applied to building elevations as follows:

<u>Building designation</u>	<u>Elevation</u>	<u>Upgrade %</u>
Building A	North and east elevations are considered main facade	50%
Building B	East and south half of west are considered main facade	50%
	South elevation of Building "B"	35%
Building C	East and north half of west are considered main facade	50%
	North elevation of Building "C"	35%
Building D	West elevation is considered main facade	50%
Building E	West elevation is considered main facade	50%
Building F	West elevation is considered main facade	50%
Building "G"	North and west elevations are considered main facades	50%
Building "H"	All elevations	100% Face brick
Building "I"	All elevations	100%

SECTION 12: No approval is given by this ordinance for subdivision of any portion of this site.

SECTION 13: The Building Official shall be charged with the responsibility for the enforcement of this Ordinance.

SECTION 14: This Ordinance shall be in full force and effect from and after the date of its passage and approval according to law.

PASSED BY THE BOARD OF ALDERMEN THIS 3RD DAY OF FEBRUARY, 1997.

APPROVED BY THE MAYOR THIS 3RD DAY OF FEBRUARY, 1997.

ss/Mark E. Kurtz

Mark E. Kurtz, Mayor

ATTEST:

ss/Chris Seemayer

Chris Seemayer

City Clerk

1st Reading: 2-3-97

2nd Reading: 2-3-97

INTRODUCED BY:	ALDERMAN PLUFKA	ALDERWOMAN PARKER TICE
	ALDERMAN WEGGE	ALDERWOMAN SIMS
	ALDERMAN LOCHMOELLER	ALDERMAN LEAHY
	ALDERMAN KRAMER	ALDERWOMAN O'NEILL

AN ORDINANCE AMENDING ORDINANCE NO. 3528 AND GRANTING A CONDITIONAL USE PERMIT FOR A SECOND BANK AND OFFICE SPACE AND AMENDING THE APPROVED SITE DEVELOPMENT PLAN FOR THE BRENTWOOD PROMENADE (FORMERLY THE PROMENADE AT BRENTWOOD) DEVELOPMENT SPECIFICALLY FOR PROPERTY NUMBERED 5 BRENTWOOD PROMENADE COURT.

WHEREAS, pursuant to Ordinance No. 3528, on February 3, 1997, the Board of Aldermen granted Conditional Use Permits and approved a Site Development Plan for Orix-Sansone Brentwood, LLC which permitted under certain conditions the use of property now known as Brentwood Promenade; and,

WHEREAS, Ordinance No. 3528 allowed one bank in a building measuring 3,830 square feet of total area; and,

WHEREAS, Site Centers Corporation, successor to Orix-Sansone Brentwood LLC, filed a petition to amend the approved Site Development Plan and obtain a Conditional Use Permit to operate a second bank and office space in the development specifically for property numbered 5 Brentwood Promenade Court; and,

WHEREAS, in accordance with the applicable ordinances of the City that application was submitted to the Planning and Zoning Commission for its investigation and report, and the Planning and Zoning Commission has returned its final report and has recommended that the Conditional Use Permit and Site Development Plan be amended to permit a second bank and office space and to expand the use to include the installation of an ATM, modifications to exterior elevations and other site improvements as hereinafter provided; and,

WHEREAS, after due notice as required by law a hearing was duly held by the Board of Aldermen on the 17th day of June 2019, in the Aldermanic Chambers at Brentwood City Hall at which public hearing all were given an opportunity to be heard and were heard; and,

WHEREAS, the Board of Aldermen hereby finds and determines that the Conditional Use Permit and amendment to the Site Development Plan contemplated hereby will not:

- a) Substantially increase traffic hazards or congestion.
- b) Substantially increase fire hazards.
- c) Adversely affect the character of the neighborhood.
- d) Adversely affect the general welfare of the community.

- e) Overtax public utilities; and,

WHEREAS, the Board of Aldermen further hereby finds and determines the Conditional Use Permit and amendment to the Site Development Plan contemplated hereby:

- a) Complies with all other applicable provisions of the zoning code including performance standards in regard to yard and setbacks, parking and loading areas, screening and buffering, refuse storage and service areas and signs.
- b) Will contribute and promote the community welfare and convenience at the specific location.
- c) Will not cause substantial injury to the value of the neighboring property.
- d) Complies with the City's Comprehensive Plan or plans for any applicable zoning district regulations and provisions of this Chapter.
- e) Will be compatible with the surrounding area and thus will not impose an excess burden or have a substantial negative impact on surrounding or adjacent use or on community facilities or services.

NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF ALDERMEN OF THE CITY OF BRENTWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. Ordinance No. 3528 as enacted by the Brentwood Board of Aldermen on February 3, 1997, is hereby amended by revising the Site Development Plan to accommodate the bank and office space hereinafter authorized and by increasing the allowed number of banks in the development from one to two.

SECTION 2. A Conditional Use Permit is hereby issued to Site Centers Corporation for operation of a second bank and office space in the Brentwood Promenade Development and specifically for property located at 5 Brentwood Promenade Court subject to the following conditions:

- 1) Traffic control signs (do not enter and one-way) shall be posted on the site to reinforce the one-way traffic pattern for the ATM aisle.
- 2) The proposed paved striped areas created as a result of the 45-degree angle parking along the north property line shall be curbed and landscaped.

SECTION 3. All other terms and conditions of Ordinance No. 3528 shall remain unchanged unless modified by the aforementioned amendment.


SECTION 4. The Director of Planning and Development shall be charged with the responsibility for the enforcement of this Ordinance.

SECTION 5. This Ordinance shall be in full force and effect from and after the date of its passage and approval by the Mayor.

BILL NO.: 6242

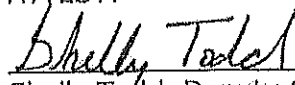
ORDINANCE NO.: 4880

PASSED BY THE BOARD OF ALDERMEN THIS 17 DAY OF June 2019.




David A. Dimmitt, Mayor

ATTEST:



Shelly Todd, Deputy City Clerk

APPROVED BY THE MAYOR THIS 17 DAY OF June 2019.



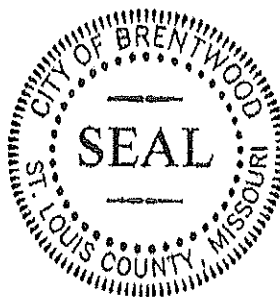
David A. Dimmitt, Mayor

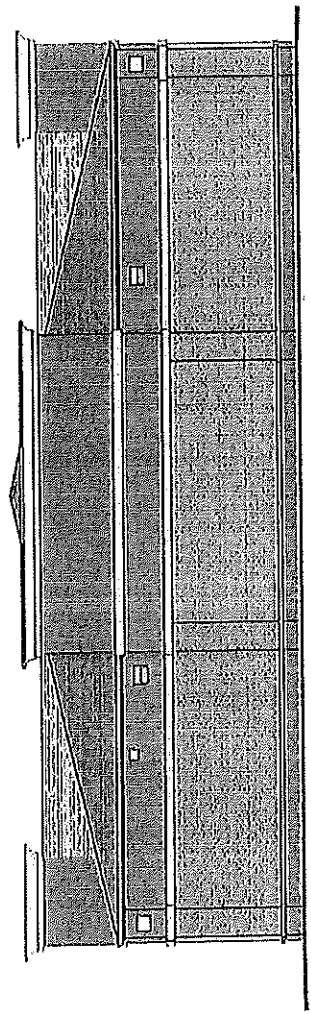
ATTEST:



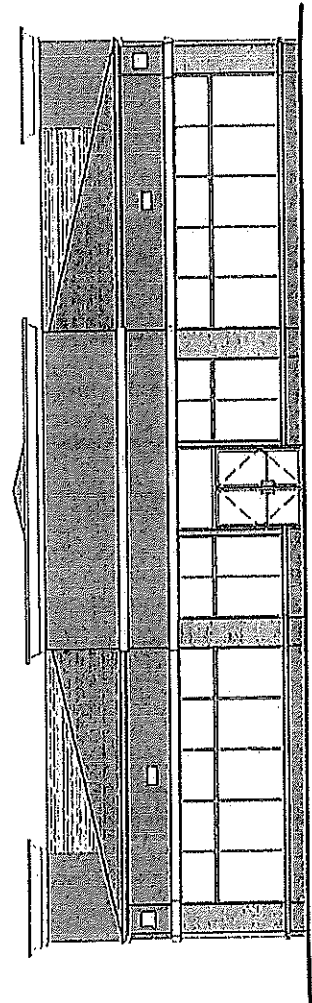
Shelly Todd, Deputy City Clerk

1st Reading: 6/17/19
2nd Reading: 6/17/19





WEST ELEVATION



EAST ELEVATION
(ACCESS ROAD)

-  **PAINT - ETD**
 APPLICATIONS
 COLOUR MATCH
 EXISTING ACCENT
-  **PAINT - ETD**
 APPLICATIONS
 COLOUR MATCH
 EXISTING SFX
-  **SOCK**
 APPLICATIONS
 EXISTING COLOUR
-  **SPALLIONS**
 APPLICATIONS
 EXISTING ALUMINIUM
-  **BASE**
 APPLICATIONS
 EXISTING COLOUR
-  **SOCK**
 APPLICATIONS
 EXISTING COLOUR