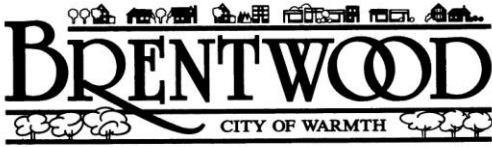




Department of Planning and Development
2348 S Brentwood Blvd.
Brentwood, MO 63144
(314) 962-4800
fax (314) 962-5632
www.brentwoodmo.org

Instructions for Filing Application for a Conditional Use Permit/Site Plan Review

1. The Planning and Zoning Commission meets on the second Wednesday of each month at 7:00 p.m. at Brentwood City Hall in the Aldermanic Chambers.
2. The Petitioner or authorized representative should attend the Planning and Zoning Commission meeting to address any questions regarding the petition.
3. The filing deadline is the last Wednesday of each month. Incomplete applications may be delayed or postponed.
4. The Petitioner must submit the following:
 - Completed application for Conditional Use Permit/Site Plan Review
 - 20 copies of legal description
 - 20 folded copies of the site plan
 - 20 copies of the application
 - Conditional use permit application fee (\$100)
5. The site plan shall be drawn and certified or sealed by a licensed professional architect or engineer and shall be drawn accurately to line and scale.
6. Upon review and a recommendation by the Planning and Zoning Commission, the petition will be forwarded to the Board of Aldermen for a public hearing. The public hearing must be advertised no less than 10 days in advance and notification given to all property owners within 300 feet is required.
7. All conditional use permits are subject to approval by the Board of Aldermen. Specific conditions may be included as a condition of approval.
8. Any conditional use permit approved by the Board of Aldermen may be revoked at any time upon a finding that the permitted conditional use will, or has, become unsuitable or incompatible in its approved located as a result of any nuisance or activity generated by the use, or as the result of either an instant or continual violation of the terms and conditions of the original conditional use permit approval.
9. If you need additional assistance, please contact the Director of Planning & Development at (314) 963-8629.



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Application for a Conditional Use Permit/Site Plan Review

Petitioner Information

Petitioner name: Foss Swim School - Craig O'Halloran Email: cohalloran@fossswimschool.com
 Address: 6545 Flying Cloud Drive, Suite 201, Eden Prairie, MN 55344
 Phone: 612-940-9582 (mobile) Alt. phone: 952-935-8969 (office) Fax: _____

Authorized agent for petitioner: James Parks - Castle Contracting, LLC Email: james.parks@digcastle.com
 Address: 345 Marshall Ave., Suite 302, Webster Groves, Missouri 63119
 Phone: 314-616-7088 Alt. phone: _____ Fax: _____

Property owner name (if different): Simmons First National Bank Email: Paul.Fusz@cbre.com
 Address: PO Box 7009, Pine Bluff, Arkansas 71611
 Phone: 314-655-6046 Alt. phone: _____ Fax: _____

SITE INFORMATION

Address: 8071 - 8075 Manchester Road

Locator number: 21K341360 Zoning district: MC Acres/square feet: 95,494 SF / 2.19 Acres

Present use: Vacant Proposed use: Recreational Center (Swimming School)

Legal description (may be attached): See attached sheet

PROPOSED PROJECT

What is the proposed conditional use? An enclosed commercial recreational center that will provide swim instruction

Hours of operation: See narrative provided by Foss Days of week: M T W TH F S SU # Employees: See narrative provided by Foss
 Delivery Information: Time(s): See narrative provided by Foss Type(s): See narrative provided by Foss

Restaurants Only

Dine-in Carry-out Will a liquor license be requested? Yes No

Gross floor area (GFA)

Existing: 0 s.f.
 Additional proposed: 10,557 s.f.
 Total proposed: 10,557 s.f.

Parking spaces: Existing: 0 Additional proposed: 114 Total proposed: 114
 Loading space(s): Existing: 0 Additional proposed: 0 Total proposed: 0

Calculation based on (from Section 25-289, schedule of required parking spaces, Brentwood Zoning Code):

Employees = 20 / 2 = 10 spaces

Customers = 270 / 3 = 90 spaces

Total spaces required = 100 spaces

Site Coverage

% of site coverage before development: 67.5%

% of site coverage after development: 68.9%

Are you requesting a site coverage bonus? No

Please describe any outstanding landscape and/or site plan features proposed in exchange for bonus:

N/A

Please provide complete responses to the following questions. You may attach additional sheets if needed.

Describe in general terms the nature and operation of the proposed conditional use:

Please see the attached narrative from Foss Swim School.

How will the proposed conditional use impact the immediate neighborhood?

The existing site is vacant with deteriorated pavements and over grown vegetation. The proposed development will be a brand new building with brand new site amenities. This will be a vast improvement to the neighborhood.

How will the proposed conditional use be served adequately by public utilities?

There are adequate existing utilities along the Manchester right of way.

What impact will the proposed conditional use have on public services such as police and fire protection?

The new building will have sprinkled fire protection. There will be adequate access in and around the site to accommodate emergency service vehicles if and when they are needed.

Describe how the posed conditional use will impact traffic:

Please see the attached narrative from Foss Swim School for additional information regarding hours of operation and staggering of swim classes. There will be an increase in traffic in this area for the facility but staggering the classes will allow for lower peak traffic counts.

The undersigned hereby represents upon all the penalties of the law, for the purpose of inducing the city of Brentwood, Missouri to take herein requested, that all statements herein are true in that all work herein mentioned with shall be done in accordance with the ordinances of the city of Brentwood.

Date

Signature of Applicant (Print Name)

Date

Signature of Owner (Print Name)



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SITE PLAN REVIEW CHECK LIST

- _____ Twenty copies of site plan application
- _____ Twenty folded copies site plan
- _____ \$100 application fee

Required Site Plan Information

- A site location diagram indicating the site in relation to the surrounding streets and the city's major street network.
- Title block and reference information, including:
 - Name of project
 - Name of property owner
 - Name of applicant/developer
 - Name of architect/engineer
 - Scale, both numerical and graphical
 - Date of submission with provision for dating revisions
- Site dimensions: Show dimensions of site perimeter, applicable zoning setback lines, site area in square feet and access.
- Site surroundings: Indicate the property lines, ownership, and location of all buildings occupying and property abutting subject property or location within a distance of three hundred (300) feet from the perimeter of the site.
- Easements and restrictions: Indicate the location and nature of easements, zoning boundaries or other restrictions or limitations on the use of the subject site.
- Site topography: Provide existing and proposed contours at intervals of two (2) feet or less.
- Building location, size and sitting: Outline the dimensions from the property lines the "foot print" of all buildings (including location of dumpsters and waste disposal areas). All building extensions or projections beyond the primary façade should be drawn with dotted lines. Indicate building perimeter dimensions and heights.
- Parking layout and driveways: Include notation of parking stall size, aisle and driveway widths, and number of cars in each row of parking spaces.
- Landscaping plan: Describe existing and proposed landscape material by size and species along with related site improvements such as retaining walls, walkways, plazas, etc. Preliminary submission should show generalized massing of major existing tree groups and approximate location of all trees over nine-inch caliper and indicate whether to remain or to be removed. The final plan should locate all trees over six-inch caliper and indicate which are to remain and which are to be removed as well as accurately describe the size, type and location of all planned plant material.
- Utilities: Indicate provision for or access to major utilities including water, storm sewers, sanitary sewers, gas and electricity.
- Stormwater management and erosion control: Indicate provisions to be made to direct and detain stormwater on site in accordance with applicable city regulations and to mitigate erosion both during and following completion of construction.
- Lighting plan: Indicate the location of light standards along with both a graphic and catalog reference describing the proposed standards.
- Development data: Indicate in tabular form on the site plan the following:
 - Site area in square feet and acres
 - Gross building floor area in square feet
 - Gross floor area, GFA, square feet
 - Floor area ratio (3/1)
 - Building coverage (building "foot print"/1)
 - Site coverage (6 + parking & driveway areas/1)

- Parking spaces required
- Parking spaces provided
- Existing and proposed zoning

- X Flood plain information relating to the location of the 100 year flood plain.
- X Any additional information that is deemed by the Planning Commission to be reasonably necessary to adequately evaluate the proposed use or activity and its effects on the City, including, without limitation, additional studies (e.g. traffic impact analysis, impacts on natural features and drainage, soil tests), graphics (e.g. aerial photography), or written materials.

Additional Information to all Site Plan Review Applicants

1. The site plan shall be drawn and certified or sealed by a licensed professional architect or engineer.
2. The site plan must be drawn to scale and with reasonable accuracy.
3. During site plan review, the applicant will be asked to provide architectural elevations of any building additional or new buildings. This includes material and color samples. Building profiles and exterior materials shall be shown by elevation and/or section drawings. While these architectural schematics should be drawn to scale, they may be drawn freehand if accurately and skillfully executed.
4. Sit-down, carry-out, and fast food restaurants must submit a floor plan of the restaurant as well. This is to help determine parking, by considering the floor plan of the restaurant.
5. Flood plain information relating to the location of the 100-year flood plain and if a flood plain exists on the property.
6. Please contact the Director of Planning and Development at 963-8629 with additional questions.

LEGAL DESCRIPTION FROM TITLE COMMITMENT

PARCEL 1:

LOT 2 OF BRAZEUX PLAZA, BEING PART OF LOTS 4, 5 AND 17 OF BRAZEUX SUBDIVISION AND PART OF THE ABANDONED ST. LOUIS AND KIRKWOOD RAILROAD IN U.S. SURVEY 1930, TOWNSHIP 45 NORTH, RANGE 6 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 354, PAGE 105 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

PARCEL 2:

LOT 3 OF BRAZEUX PLAZA, BEING PART OF LOTS 4, 5 AND 17 OF BRAZEUX SUBDIVISION AND PART OF THE ABANDONED ST. LOUIS AND KIRKWOOD RAILROAD IN U.S. SURVEY 1930, TOWNSHIP 45 NORTH, RANGE 6 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 354, PAGE 105 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

AS-SURVEYED LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 2 AND ALL OF LOT 3 OF "BRAZEUX PLAZA", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 354 PAGE 105 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 1930, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF BRENTWOOD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 5 OF "BRAZEUX PLAZA PLAT TWO", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 354 PAGE 383 OF SAID RECORDS; THENCE NORTHWESTWARDLY ALONG THE NORTHEAST LINE OF SAID LOT 5, NORTH 29 DEGREES 03 MINUTES 32 SECONDS WEST 209.79 FEET TO A SOUTHEAST LINE OF SAID LOT 5; THENCE NORTHEASTWARDLY ALONG SAID SOUTHEAST LINE OF LOT 5 AND ALONG THE SOUTHEAST LINES OF LOTS 21, 20 AND 19 OF "BRENTWOOD HEIGHTS", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 314 PAGES 52-53, NORTH 60 DEGREES 56 MINUTES 28 SECONDS EAST 259.95 FEET TO THE SOUTHWEST LINE OF THE COMMON GROUND SHOWN IN SAID "BRENTWOOD HEIGHTS"; THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWEST LINE OF COMMON GROUND, SOUTH 29 DEGREES 03 MINUTES 32 SECONDS EAST 30.00 FEET TO THE SOUTHEAST LINE OF SAID COMMON GROUND; THENCE NORTHEASTWARDLY ALONG SAID SOUTHEAST LINE OF COMMON GROUND THE FOLLOWING COURSES AND DISTANCES: NORTH 60 DEGREES 56 MINUTES 28 SECONDS EAST 189.24 FEET; AND NORTH 23 DEGREES 18 MINUTES 49 SECONDS EAST 10.02 FEET TO THE NORTHEAST LINE OF AFORESAID LOT 3 OF "BRAZEUX PLAZA"; THENCE SOUTHEASTWARDLY AND NORTHEASTWARDLY ALONG SAID NORTHEAST LINE OF LOT 3 OF "BRAZEUX PLAZA" THE FOLLOWING COURSES AND DISTANCES: SOUTH 43 DEGREES 30 MINUTES 18 SECONDS EAST 95.26 FEET; AND NORTH 50 DEGREES 16 MINUTES 08 SECONDS EAST 67.32 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO OUTDOOR SYSTEMS, INC. BY DEED RECORDED IN DEED BOOK 11087 PAGE 1298 OF SAID RECORDS; THENCE SOUTHWARDLY ALONG SAID WEST LINE OF THE OUTDOOR SYSTEMS, INC. PROPERTY, SOUTH 07 DEGREES 17 MINUTES 54 SECONDS WEST 85.49 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 100, ALSO KNOWN AS MANCHESTER ROAD (80 FEET WIDE); THENCE SOUTHWESTWARDLY ALONG SAID NORTHEAST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 100, ALSO KNOWN AS MANCHESTER ROAD (80 FEET WIDE) THE FOLLOWING COURSES AND DISTANCES: SOUTH 51 DEGREES 06 MINUTES 09 SECONDS WEST 275.37 FEET; ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 38 DEGREES 53 MINUTES 51 SECONDS WEST 525.97 FEET FROM THE LAST MENTIONED POINT AN ARC DISTANCE OF 209.61 FEET; AND ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 16 DEGREES 03 MINUTES 51 SECONDS WEST 1096.02 FEET FROM THE LAST MENTIONED POINT AN ARC DISTANCE OF 17.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 95,494 SQUARE FEET OR 2.192 ACRES ACCORDING TO A SURVEY BY BAX ENGINEERING COMPANY DURING FEBRUARY, 2016.

THIS IS THE SAME PROPERTY REFERENCED IN THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-988698-MPLS, WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2019.