

**PLANNING AND ZONING COMMISSION
MEETING NOTES**

Brentwood Recreation Center

**Date: February 12, 2020
7:00 PM**

Chairman Daming called the meeting to order at 7:00 PM and led the pledge of allegiance. Sheri Bilderback called roll with the following members present Michael Daming, Hart Nelson, Sheri Bilderback and Tom Shipley.

APPROVAL OF MINUTES

Meeting Minutes for January 8th were tabled until March 11th meeting due to not having a quorum.

OLD BUSINESS

None

NEW BUSINESS

Case #20-01 Application for a Site Development Plan review for property at 2201 S Brentwood Blvd. (Retina Institute)

Mr. Daming acknowledged they didn't have a quorum; however, we would hear the information for the applicant and those in attendance. He also acknowledged the necessity to amend the agenda to reflect new business vs old business for the current item on tonight's agenda.

Dr. Daniel Joseph was present, he is one of the owners for this property at 2201 S Brentwood Blvd. that is being brought before the commission this evening. As a physician, he provides retina care to a large population of patients. Dr. Joseph stated they purchased this property with the hopes of combining it with two other sites; one which is their administrative office and the other is their clinical office. Dr. Joseph explained he wants Mr. Boyer and Mr. Lappe to explain the details of this proposal.

Paul Boyer with Civil Engineering Design Consultants explained the existing site and the proposed development. The site is 1.3 acres and it's located on the west side of Brentwood Blvd. Just north it's bounded by Moritz to north and Bridgeport to the south which is comprised of five lots - three lots front on Brentwood all zoned "PD" (Planned Development) there's a fourth lot on Bridgeport which is a vacant lot it's also zoned "PD" (Planned Development) and then the fifth lot that fronts on Moritz to the north it's currently a parking lot but it's zoned B single-family residential.

Mr. Boyer explained that as part of the development there's four buildings; the building at the northeast corner is going to be utilized it's a two-story building and it will be renovated. The Retina Institute also occupies that building. The three buildings to the south of it'll be demolished and then the parking lot which is somewhat disjointed which it's not connected all the way through it will be replaced as well. There's two access points on Brentwood those would be removed and/or replaced with a right-in/right-out. There's a full access on Moritz to the north which would be removed and replaced; also, a full access on Bridgeport which will be removed and replaced. There's an existing retaining wall that runs through the property. Mr. Boyer explained there will be a replacement of the entire wall which is in bad shape. He continues to explain the plans concerning the entrance which are submitted to County pending jurisdiction and about replacing the existing entrance with a full access entrance. With the new proposed plans, they are correcting a lot of things that are wrong with the existing siding from the standpoint of those vehicles that are backing out or parking onto Bridgeport Avenue. With this development they're going to have public stormwater sewer made with permeable pavement to mitigate the stormwater. There no sewer on the site so this project will add those. Stormwater will be collected and discharged into the sewers. Which will be a great improvement from what is currently present.

Robb Lappe with Chiodini Architects, spoke on the revised site plan from comments of Mr. Franke these have been revised and adding more greenery, benches and picnic tables for employee lunches. Mr. Lappe did not speak into the mic but spoke from the floor in front of his easel. No audio recording to clarify all information provided.

Ms. Koerkenmeier provided the staff recommendations, and some additional details that weren't covered already which was a traffic excess and parking sufficiency assessment done by CBB for this project. The traffic study determined current traffic levels will not impede traffic traveling to and from the proposed site. Also, it will not block the site's access drives and internal site circulation it's expected to operate acceptable to the CBB review which indicated no issues with just the right-in/ right-out only turn on S. Brentwood Blvd. Ms. Koerkenmeier noted there's going to be one curb-cut from Brentwood Blvd eliminated which will probably make St. Louis County Department of Transportation who has jurisdiction over Brentwood happy. However, we are still waiting for final confirmation from St. Louis County DOT, that this access will work. One recommendation that came out of the traffic study was for those cars traveling along S. Brentwood Boulevard and traveling southbound it's going to be a right-in only. The parking supply is good in accordance to code we would have to have five parking spaces per 1,000 square feet of medical or office area and that would compute to requiring 64 stalls of which there are 82 parking stalls represented on the site development plan. The plan also has 15 compact spaces. This is common for medical complexes to have compact spaces; so even if you subtracted though those compact spaces the development still meets the city's parking requirement. Ms. Koerkenmeier went over the overall site coverage for the development which computes to 71.5% and the Plan Development District allows a maximum coverage of 65% but there is a provision in the code that does allow a bonus coverage of an additional 15% if they can list what they are doing for some other type of site development plan enhancements or extra landscaping. Which the applicants have already revised the site plan to qualify for such coverage.

Mr. Daming wanted to note that this review is unusual for us and we don't have any elevations; we're just looking at the footprints. He wanted to know what the timeline on construction is; understanding that the Commission is going to have to look at the elevations in the building as well as this material.

Robb Lappe explained it's a two-faced project that the building is currently occupied. They want to do the lower level first.

Mr. Franke with Planning and Design Studio provided a summary of his review, there has been comments however he has not seen them, but he knows they will have to be addressed. He stated for example the irrigation system and the temporary construction easement. There's a new proposed retaining wall which will go right up against the property line on Moritz Ave that is only eighteen inches off. The property owner's kind of encroaching on the petitioner's property; so right up on their property line. So, a temporary construction easement may be necessary in order to construct the proposed retaining wall. There needs to be discussion on the interior parking lot; on the north parking lot the end islands were narrow and didn't meet the size requirements. Last the plants and making sure everything is clear with a minor bit of light that spill over the south property about half a foot which is right on the property edge. He stated, there was concern about the mid-block entrance when you walk on the site there's a restricted view. Also, is it necessary to have the third entrance in and out; while we are aware people like to be able to drive right in when they see the building and he suspects that is probably the issue.

Mr. Daming wanted to know if the issues Mr. Franke referred to have been addressed?

Mr. Rensing with CBB addressed a few minor concerns, one was no left turns and if people use the front door entrance the applicant needs to make sure it's ADA accessible. He has no lingering concerns that the applicant didn't address most of the issues and concerns.

Pat King resident at, 8821 Bridgeport, the 3rd house down on the Bridgeport side. Mr. King wants to understand better, how are you going to replace that rotten railroad tie wall that forms the side of that west side of the north part of the parking lot and the south side of the north part of the parking lot. Also, he had questions in concerns to the drainage. He stated, there is an entrance off Bridgeport into the parking lot, which he wanted to caution the applicant that Enterprise they park all down that street. They'll take some of your spaces Enterprise customers are go in that lot and use spaces so you could potentially lose a few spots. Mr. King wanted to know more on the lighting he stated he would talk more after the meeting regarding how much light source can be in use.

Mr. Boyer explained as far as the retaining wall he's right there's an entire retaining wall that runs along the west on the north half of the site it runs along the west and south side where the Sawtooth is the tie wall is in rough shape so we're taking that wall out completely and we're replacing it with 18 inches back. Stormwater is going to be traumatically improved

Siva Avvuro resident at 8820 Moritz had several concerns the green space, privacy during the new construction, the retaining wall and the water drainage. It is important to have something in place once the current wall is removed so his three dogs can still run in the yard. Also, since the area does slope, he would like to implore the designers to look towards fixing the drainage that currently creates a river down his property so much so that his asphalt is damaged in his backyard. Mr. Avvuro had concerns about increase traffic congestion as well.

Karen Smith resident at 8930 Harrison wanted to see things in more detail and asked is copies of the layout was available. Ms. Smith had concerns regarding the fence and screening that was described and would like this information as well to review.

Lynn Goode resident at 8783 Brentwood Place lives on the opposite side of the street so that center turn lane that was mentioned; she begs to differ with some of the traffic studies that have been done on Brentwood Blvd. She thinks you must be there in other words you have to live there to kind of see the how tricky it is getting in and out of those streets and using that center turn lane. For example, if you are coming from the north and trying to turn left onto Brentwood Place oftentimes you get in that center lane and try to avoid people that are stacked up trying to get into the Mobile Station. It's south of there on the opposite side if someone is and they want to go to Moritz if they're coming the opposite direction of her and they want to go to Moritz we're both trying to get into that center turn lane at the same time it is dangerous and she's concerned it's only going to get worse with the new traffic. Ms. Goode would like this to considered. She stated everyone that she gives directions to her house that come from Highway 40 and is going to turn in that center turn lane to turn left to her street, she tells them be very careful when you get into that center turn lane because somebody could be coming the other direction getting in that lane because they're go the opposite way it's very tricky and it is a very congested site. She expressed many times of the day especially; the daytime when people will be using the doctor's office.

Mr. Rensing with CBB the traffic engineer stated, with eliminating left turns along Brentwood Blvd should improve some of the concerns mentioned. Also, by eliminating those two access points to the site just front of Brentwood and eliminating two right-in/right-out so you won't have those right turn movements along the public streets. He thinks this condition addresses the left turns to the site as best as it can the right-in/ right-out.

Ms. Bilderback questioned the lighting, fencing and retaining wall. She expressed the retaining wall with the fence will provide a good buffer. She also stated the storm sewers that's fantastic. While she understands why residents would be really concerned given the situation that they've got right now with the water however the changes that are intended will make a huge difference and that's to be commended. She also wanted more on the permeable pavers discussed for the benefit of the neighbors, perhaps spend a moment to explain to them the benefits of the permeable pavers and what that means relative to stormwater.

Mr. Shipley stated, for the record this is the first time we have not had a quorum and would like to offer their apologies. As well as not having a quorum it's also the first time that he recalls them approving the footprint rather than elevation, this is a unique application.

Mr. Daming suggested, tabling this application to the March 11th meeting, also he encouraged the neighbor's applicant to get together to ensure everyone was on the same page.

ALDERMANIC REPORT

None

CITY PLANNER'S REPORT

None

SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS

None

RATIONALE FOR THE BOARD OF ALDERMEN

None

OTHER BUSINESS

None

ADJOURNMENT

Meeting adjourned at 7:46 PM.