

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

**Brentwood City Hall**

**Date: February 13, 2019  
6:00 PM**

Chairman Daming called the meeting to order at 6:00 PM and led the pledge of allegiance. John Nuernberger called roll with the following members present: Michael Daming, Mark Favazza, Rebecca Jacobs, John Nuernberger, John Ritter, Lisa Schuering, and Tom Shipley.

**PUBLIC HEARING - Amendment to City Comprehensive Plan – 2019 Supplement for the  
Manchester Road Corridor**

No one spoke at the public hearing.

**APPROVAL OF MINUTES**

No Meeting Minutes were presented for approval.

**OLD BUSINESS**

**Case #19-01 – Site Plan Review of Brentwood Swim Club for various site improvements at 2100  
Swim Club Lane**

The property has been in use as a swim club since the early 1960's and the land is presently zoned B, Single Family Residential. The proposed improvements include conversion of a tennis court to wiffle ball field and pickle ball courts, the replacement of the second tennis court, the installation of a new baby pool, and replacement of the parking area located south of the club house which will create six (6) additional parking spaces.

Mr. Ahlers, representing the Brentwood Swim Club, informed the Commission of revisions made to the site plan following the January 30<sup>th</sup> Site Plan Sub-Committee meeting. The berm located on the 20' wide strip along the two parcels owned by the Swim Club will be restored. The wall along the south parking lot has been extended to meet with the existing grade. One additional accessible parking space was added. Landscape plans were submitted which depicted a total of 10 deciduous trees to be removed and replaced with 12 deciduous trees of 2 ½" caliper and 9 evergreen trees. Mr. Ahlers noted the planting of the new trees, evergreens and shrubs will provide additional buffering to the residential properties located south of the Swim Club property and the existing berm. The subcommittee believed the revisions to the plans to be positive.

Mr. Daming asked if Mr. Franke's landscape comments were satisfied with the revised plan. Ms. Koerkenmeier replied his comments were addressed. Staff recommended the parking island not be required of this project since the improvement consists of refurbishing an existing parking area.

Resident Jennifer Matthew had questions if the berm was to be removed how that would impact drainage.

Mr. Ahlers showed the resident the drainage plan for the property, and the drainage would be retained on the undeveloped property owned by the Swim Club.

Mr. Nuernberger made a motion to recommend approval to the Board of Aldermen the application for improvements to the Swim Club property located at 2100 Swim Club Lane as depicted in the site plan dated January 28, 2019 and the Landscape Plan Sheets 1 and 2 dated February 5, 2019 as prepared by E. Krussel, LLC. Seconded by Mr. Shipley.

**Roll Call:** 5 – ayes, 0 - nay, Jacobs – yes, Nuernberger- yes, Ritter – yes, Schuering – yes, Shipley- yes.

**Motion passed.**

### **New Business**

**Case #19-02** – Resolution to Adopt Comprehensive Plan 2019 Supplement for the Manchester Road Corridor; **Case #19-03** – Text Amendment to Chapter 400 Zoning Code – Establishment of new “MC” Manchester Corridor Commercial District; and **Case # 19-04** – Zoning Map Amendment – Rezoning of Manchester Corridor from the B, Single Family Residential; UD, Urban Development; GC, General Commercial; and LI, Light Industrial Zoning Districts, to the MC Zoning District

Ms. Koerkenmeier reviewed notice requirements for the public hearing and the various meetings at which discussion was held regarding Manchester Road Corridor land use planning and zoning matters. She added comments received at the January 9<sup>th</sup> and January 30<sup>th</sup> P&Z meetings have been addressed.

John Brancaglione with PGAV reviewed the conceptual development plan and noted less land available for development at the intersection of Hanley and Manchester Road due to MSD project. Revisions to the proposed MC District include better definition of new franchised auto dealerships being a conditional use in Class A and B sites as raised by Alderman Leahy, added language regarding the use of corporate logos for signage raised by Ms. Bilderback, a revised section to specify LED lighting requirements, and revisions to references of other existing Zoning Code sections. Mr. Brancaglione stated there were no changes to the rezoning map. The sliver of property located outside the 353 area in the northeast corner should be rezoned from GC, General Commercial, to B, Single-Family Residential, at a later date and should not be included in the area to be rezoned to the MC District.

Chairman Daming asked the Commission to take action on the three (3) items separately.

**Case #19-02 – Resolution to Adopt Comprehensive Plan 2019 Supplement for the Manchester Road Corridor**

Mr. Shipley made a motion to recommend approval of the Resolution to adopt the Comprehensive Plan Supplement for the Manchester Road Corridor. Seconded by Mr. Nuernberger.

**Roll Call:** 6 – ayes, 0 - nay, Favazza– yes, Jacobs – yes, Nuernberger- yes, Ritter – yes, Schuering – yes, Shipley- yes.

**Motion passed.**

**Case #19-03 – Text Amendment to Chapter 400 Zoning Code – Establishment of new “MC” Manchester Corridor Commercial District**

Mr. Nuernberger made a motion to recommend approval to the Board of Aldermen the text amendment to Chapter 400 Zoning Code to establish the new “MC” Manchester Corridor Commercial District. Seconded by Mr. Favazza.

**Roll Call:** 6 – ayes, 0 - nay, Favazza– yes, Jacobs – yes, Nuernberger- yes, Ritter – yes, Schuering – yes, Shipley- yes.

**Motion passed.**

**Case # 19-04 – Zoning Map Amendment – Rezoning of Manchester Corridor from the B, Single Family Residential; UD, Urban Development; GC, General Commercial; and LI, Light Industrial Zoning Districts, to the MC Zoning District**

Mr. Shipley made a motion to recommend approval to the Board of Aldermen the zoning map amendment for a portion of the Manchester Corridor from the B, Single Family Residential; UD, Urban Development; GC, General Commercial; and LI, Light Industrial Zoning Districts, to the MC Zoning District. Seconded by Ms. Schuering.

**Roll Call:** 6 – ayes, 0 - nay, Favazza– yes, Jacobs – yes, Nuernberger- yes, Ritter – yes, Schuering – yes, Shipley- yes.

**Motion passed.**

**Case #19-05 – Zoning Map Amendment – Rezoning of 8820 Lawn Avenue and 8809 Pine Avenue from B, Single Family Residential, to PD, Planned Development Overlay District and Site Plan Review for a parking lot.**

Chairman Daming announced the petitioner for Case #19-05 has withdrawn his petition.

**Case #19-06 – Site Plan Review for a new 3-story office building at 200 Hanley Industrial Court**

The petitioner, Impact Real Properties, LLC was represented by Rebecca Kingston. Ms. Kingston reviewed the changes requested from the previously approved site plan for the office development. The original proposal included reusing and renovating an existing building and constructing a new office building on the site. The plan included the construction of 169 surface parking spaces with 11 parking spaces to be constructed in the future. Since receiving approval, the petitioner desires to construct all new office space and proceed with the demolition of the existing buildings on the site. Construction costs and expenses related to seismic strengthening of the existing building became factors in this decision. The new construction will consist of approximately 64,899 square feet, similar to the original proposal which would have included 61,370 square feet of office space. The total number of parking spaces has increased from 169 stalls to 182 stalls.

Ms. Koerkenmeier noted although the project is similar in size and scope, CBB will be reviewing the amended site plan for any traffic or parking impacts. Additionally, Planning Design Studio will be asked to complete a Landscape Plan review.

Mr. Shipley asked if on occasion would larger company events be held on site. Ms. Wiegrefe replied no.

Mr. Daming stated if there is no objection, this petition will be moved to the Site Plan Subcommittee meeting on February 27<sup>th</sup> for further review and discussion.

**Case #19-07 – Amendment to the Conditional Use Permit for Brentwood Square to permit a second restaurant for property at 1507 S. Brentwood Blvd.**

The petitioner represented by Evan Barnett desires to lease the northern most 4,487 square foot tenant space to a restaurant which will require amending the CUP for the Brentwood Square development. He noted a traffic and parking review will be performed by CBB and they are awaiting the results.

Mr. Daming asked if the restaurant tenant was known. Mr. Barnett replied the proposed tenant is First Watch.

Ms. Koerkenmeier reviewed why the application needed to come before the Commission for an amendment. In May of 1999, the Board of Aldermen adopted an ordinance to rezone the property PD, Planned Development Overlay District and granting a Conditional Use Permit for various projects within the Brentwood Square development. This ordinance was subsequently amended to support the concept site development plan for "Brentwood Town Center" (aka Brentwood Square) reducing the number of conditional uses permitted and approving a final development plan for the site. The amendment restricted the conditional uses to one restaurant

in one building measuring 4,450 square feet in area. The CUP request from the petitioner is to allow a second restaurant in a current vacant space approximately 4,487 square feet in size. No changes are proposed for the landscaping, but as noted a traffic review and parking study will be requested to see if a second restaurant would have impact on the development and adjoining property. She added there may be changes to the sign package which will also be verified prior to the next meeting.

Mr. Daming stated if there is no objection, this petition will be moved to the Site Plan Subcommittee meeting on February 27<sup>th</sup> for further review and discussion.

**Case #19-08** – Amendment to the Conditional Use Permit and Site Plan Review for a 7-story hotel for property at 1695 S. Hanley Road.

The petitioner, Kevin Chapman representing Equis Hospitality stated the hotel project previously received approval by the Board, but as construction plans were developing it became necessary to eliminate the parking garage. The proposal is very similar to the original proposal but would rely on surface parking instead of a parking structure. The number of rooms, the footprint of the building and the appearance of the site have generally stayed the same.

Mr. Daming asked if the Fire Department's concerns have been addressed regarding the passage around the building. Mr. Chapman stated his team is working with the Fire Chief to address his concerns and it appears there are solutions. Ms. Koerkenmeier reiterated the City and the petitioner have been meeting to resolve any fire safety concerns of staff.

Ms. Koerkenmeier added the parking supply for the hotel will be reviewed by CBB and a report providing comments and recommendations is forthcoming.

Mr. Nuernberger asked if the parking garage has been removed, what plans do they have to enhance the landscaping to minimize the large paved parking areas. Mr. Chapman noted the plan includes landscaping around the parking lot and around the perimeter of the property and is open to suggestions to improve the appearance of the site. Mr. Nuernberger asked for the petitioner to provide as much landscaping as possible to minimize the appearance of large paved areas.

Mr. Daming asked if a Landscape Plan review has been ordered. Ms. Koerkenmeier replied yes.

Mr. Ritter asked about the building elevations and proposed building materials. The petitioner's architect stated the elevations and the building materials will generally be staying the same, but more details can be provided. Mr. Chapman added the type of building materials and the general color palette have been determined.

Mr. Shipley asked about a shared access easement with the adjoining property owner. Mr. Chapman stated the access issue was resolved with the adjoining property owner with the first plan submittal and he is also aware of the proposed changes to the proposal.

Mr. Daming stated if there is no objection, this petition will be moved to the Site Plan Subcommittee meeting on February 27<sup>th</sup> for further review and discussion.

**ALDERMANIC REPORT**

None

**CITY PLANNER'S REPORT**

None

**SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS**

A Site Plan Review Subcommittee meeting will be held on February 27<sup>th</sup> to discuss the applications presented under New Business this evening at 6:00 PM.

**RATIONALE FOR THE BOARD OF ALDERMEN**

None

**OTHER BUSINESS**

Commissioners reminded to complete the Disclosure Reports for 2018 reporting period.

**ADJOURNMENT**

Mr. Favazza made a motion to adjourn the meeting at 6:55 PM, seconded by Mr. Nuernberger. Unanimous vote in favor was taken; motion passed.