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**AN ORDINANCE RELATING TO THE "MC" MANCHESTER CORRIDOR
COMMERCIAL DISTRICT.**

WHEREAS, the Board of Aldermen recognizes that consumer service facilities that engage in renting or leasing space for self-storage and engage in providing secure space (i.e., rooms, compartments, lockers, containers, or outdoor space) where clients can store and retrieve their goods (as described by the North American Industry Classification System ("NAICS")), are a subset (NAICS Code 531130) of real estate enterprises (NAICS Sector Code 53), and are rightly distinguished and functionally distinct from general warehouse facilities (NAICS Sector Code 48-49, Transportation and Warehousing); and

WHEREAS, general warehouse facilities primarily support commercial and industrial activities and generate significant truck and commercial vehicle traffic, activities which are not in keeping with the purpose of the MC District as described in Sec. 400.1375(A) of the Brentwood City Code, and, for that reason, the Board of Aldermen of the City of Brentwood, Missouri, intentionally and deliberately has not included any provision in Section 400.1375(A) as originally adopted or in this amendment that would allow any storage uses other than the limited uses specifically described in the amendment hereinafter provided; and

WHEREAS, the Board of Aldermen also recognizes that self-storage facilities (as opposed to warehousing land uses), when co-located with retail spaces as hereinafter required, serve nearby residents and can complement the "retail commercial, office, business and personal service, and multi-family uses" the MC District was intended to promote; and

WHEREAS, the amendment hereinafter provided has been reviewed by the Brentwood Planning and Zoning Commission and the Planning and Zoning Commission has returned its final report and recommendation regarding the proposed amendment to the zoning code; and

WHEREAS, after due notice as required by law, a public hearing regarding the proposed text amendment to the zoning code was duly held by the Board of Aldermen on the 7th day of April 2025, at which all interested parties were afforded an opportunity to be heard.

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

SECTION 1. Subsection (E) of Section 400.1375 of Article II of Chapter 400 of the Code of Ordinances of the City of Brentwood, Missouri, is hereby repealed and a new Subsection (E) of Section 400.1375 is hereby enacted in lieu thereof to read as follows:

Chapter 400. Zoning

ARTICLE III. District Regulations

Section 400.1375. "MC" Manchester Corridor Commercial District

[NOTE: Subsections A through D and F and G of this Section are not altered, amended or affected in any way by this amendment and remain in full force and effect. For that reason, those Subsections, provisions and portions are not set forth here in full.]

E. Conditional Uses. The Board of Aldermen may authorize the following uses by conditional use permit as provided in Article II, Division 6, after receipt of the recommendation of the Planning and Zoning Commission and subject to such restrictions and conditions as are deemed necessary. The Board may add any restrictions or conditions it deems best serve the public interest after consideration of the circumstances of the use, the facility, the specific site and the surrounding environs.

1. Class A or B Sites.

- a. Public utility substations and transmission facilities, collection facilities and processing plants;
- b. Commercial parking facilities and parking structures associated with multiple- building and mixed-use planned development;
- c. Enclosed or open commercial recreational uses, including, but not limited to, video games, tennis, handball or paddleball, swimming, skating, gymnasium or health club, bowling, dance studios, etc., but excluding outdoor theaters;
- d. Hotels;
- e. Restaurants, micro-breweries, micro-distilleries, wine bars offering food, beverages and/or on-site entertainment and outdoor dining;
- f. Drive-through facilities, drive-in or carry-out sales of foods or of other goods or services; including restaurants, financial institutions, drug stores and car washes;
- g. Dry cleaning or laundry facility;
- h. Pet boarding facility, including day care and overnight boarding for domesticated dogs and cats;
- i. Manufacturer-franchised new-vehicle automobile dealership whose point-of-sale is within the District (including used car sales in proportion to annual average National Automobile Dealers Association (NADA) ratios between new and used vehicle sales based on published NADA

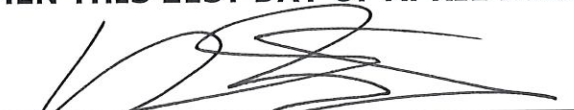
- data at a manufacturer-franchised dealership) and including vehicle service facilities;
- j. Day care centers;
 - k. Any building or structure more than three (3) stories or forty-five (45) feet in height;
 - l. Apartment or condominium dwellings;
 - m. Warehouse or storage accessory to a permitted or conditional use but only to the extent that such use does not exceed more than thirty percent (30%) of the gross floor area of the primary use; or a consumer service self-storage facility (NAICS Code 531130) located in one or more mixed use buildings in which non-storage-related retail facilities consist of a minimum of 30% of the rentable space on the ground floor. For purposes of this Subsection, a "consumer service self-storage facility" shall mean an establishment primarily engaged in renting or leasing space for self-storage and providing secure space (i.e., rooms, compartments, lockers, containers, or outdoor space) where clients can store and retrieve their goods;
 - n. Any development containing a mix of the permitted uses specified in Subsection (D)(1) or (D)(2) above or conditional uses specified in this Subsection (E);
 - o. Single-tenant retail with a building footprint greater than twenty thousand (20,000) square feet;
 - p. Banks, credit unions, or other financial institutions (but not including check cashing businesses, short-term/payday loan operations, pawn shops, or rent to-own facilities);
 - q. Private non-commercial parks and open spaces.
 - r. Medical marijuana dispensary facility.
2. Class C Sites:
- a. Retail stores providing for the sale of new consumer goods (i.e., clothing and apparel, equipment for hobbies and sports, jewelry, books, candy, gifts, dry goods, toys, etc.) and including the sale of plants, pet shops, and bakeries;
 - b. Personal service establishments, including beauty shops, nail salons, dry cleaning pick-up stations but no plants or laundry facilities, custom dressmaking and tailoring, photography studio, spas and massage therapy (subject to definition of a massage therapy business);
 - c. Public facilities of an administrative, recreational, transportation or public safety function;
 - d. Private non-commercial parks and open spaces.
 - e. Medical marijuana dispensary facility.

SECTION 2: The Chapter, Article, Division and/or Section assignments designated in the Ordinance may be revised and altered by the codification company servicing the City's Code of Ordinances upon supplementation of such code if, in the discretion of the editor, an alternative designation would be more reasonable. In adjusting such designations, the editor may also change other designations, the editor may also change the designations and numerical assignment of code sections to accommodate such changes.

SECTION 3: It is hereby declared to be the intention of the Board of Aldermen that the sections, paragraphs, sentences, clauses, phrases and words of this ordinance are severable, and if any section, paragraph, sentence, clause, phrase or word(s) of this ordinance shall be declared unconstitutional or otherwise invalid, such unconstitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, phrases and words or this ordinance since the same would have been enacted by the Board of Aldermen without the incorporation in this ordinance of any such unconstitutional or invalid portion of the ordinance.

SECTION 4: 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 21ST DAY OF APRIL 2025.


David A. Dimmitt, Presiding Officer

ATTEST:


Kelle Silvey, Deputy City Clerk

APPROVED BY THE MAYOR THIS 21ST DAY OF APRIL 2025.

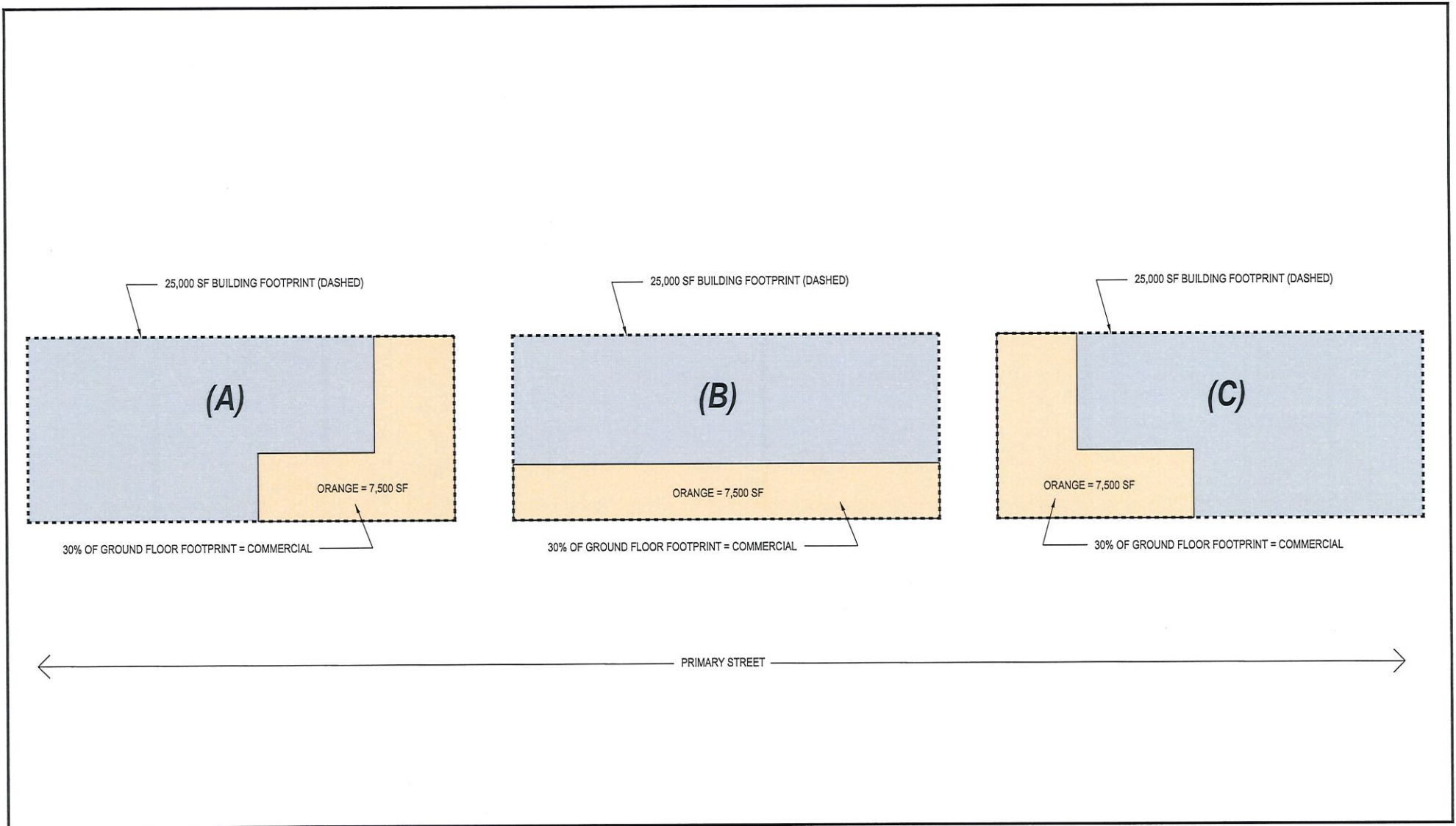

David A. Dimmitt, Mayor

ATTEST:


Kelle Silvey, Deputy City Clerk

1st Reading: April 7, 2025
2nd Reading: April 21, 2025





SELF STORAGE - 1ST FLOOR POTENTIAL PROGRAM AREA DIAGRAMS

02.27.2025