

INTRODUCED BY:

ALDERMAN PLUFKA
ALDERMAN GOAD
ALDERMAN LOCHMOELLER
ALDERWOMAN HARTER

ALDERWOMAN PARKER TICE
ALDERWOMAN SIMS
ALDERMAN GOULD
ALDERMAN ERGER

AN ORDINANCE AMENDING SUBSECTION (E)(2) OF SECTION 400.1375 OF ARTICLE III OF CHAPTER 400 OF THE CODE OF ORDINANCES OF THE CITY OF BRENTWOOD TO ALLOW FOR BUSINESS SCHOOLS AND COMPUTER AND MANAGEMENT TRAINING, WITH COMPUTER TRAINING FACILITIES AS A CONDITIONAL USE IN THE "MC"- MANCHESTER CORRIDOR DISTRICT

WHEREAS, the Board of Aldermen of the City of Brentwood, Missouri, has established zoning regulations for the MC Manchester Corridor District and has established permitted and conditional uses for such District as set forth in Section 400.1375 of the City’s Code of Ordinances; and

WHEREAS, the Board of Aldermen believes that it is in the best interest of the City to allow for the operation of business schools and computer and management training facilities as a conditional use in the “MC” Manchester Corridor District in order to protect the public health, safety and general welfare, while permitting suitable business uses within the “MC” Manchester Corridor District; and

WHEREAS, the amendments hereinafter set forth have been subject to all notice and public hearing procedures required by law and have been reviewed by the City’s Planning and Zoning Commission and the Commission’s recommendation has been received and considered by the Board of Aldermen; and

WHEREAS, after due notice as required by law, a public hearing with respect to this application was held by the Board of Aldermen on July 21, 2025, and all interested parties were afforded an opportunity to be heard with respect to the matter; and

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

Section 1. Subsection (E)(2) of Section 400.1375 of Article III of Chapter 400 of the Code of Ordinances of the City of Brentwood, Missouri, is hereby amended to include business schools and computer and management training, with computer training as a new conditional use and to read as follows:

Chapter 400. Zoning

ARTICLE III. District Regulations

Section 400.1375. "MC" Manchester Corridor Commercial District

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.

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. Business Schools and Computer and Management Training, with Computer Training;
- d. Public facilities of an administrative, recreational, transportation or public safety function;
- e. Private non-commercial parks and open spaces.
- f. Medical marijuana dispensary facility.

SECTION 2. It is hereby declared to be the intention of the Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. If any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

SECTION 3. The Chapter, Article, Division and/or Section assignments designated in this 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 and numerical assignment of code sections to accommodate such changes.

SECTION 4. This Ordinance shall be in full force and take effect from and after the date of its passage and approval according to law.

BILL NO.: 6561

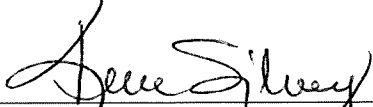
ORDINANCE NO.:5188

PASSED BY THE BOARD OF ALDERMEN THIS 21ST DAY OF JULY, 2025.



David A. Dimmitt, Presiding Officer

ATTEST:



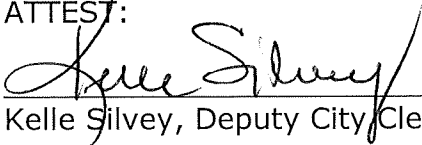
Kelle Silvey, Deputy City Clerk

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



David A. Dimmitt, Mayor

ATTEST:



Kelle Silvey, Deputy City Clerk

1st Reading: July 21, 2025

2nd Reading: July 21, 2025

