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Brentwood to consider large possible development near Summerset II

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A proposed development area that dates back nearly two decades near State Route 4 at Brentwood's Balfour Road is close to being subdivided and ultimately developed into 63 single-family homes and nearly seven acres of commercial uses.

Located near the existing Summerset II development, the future, age-restricted homes will complement the existing neighborhood and its housing stock, according to city officials. Other possible housing options there could be very high-density residential units and congregate care or an assisted living facility.

The 26-acre project site was reviewed by the Brentwood Planning Commission this week and will also be considered by the Brentwood City Council in the near future. The developer, Brentwood Country Club Partners, has been working on the plans with city officials and nearby residents through the Summerset II Liaison Committee.

Due to the development area's proximity to State Route 4, a sound wall will be installed along the project's west side, but the required height of that wall is unclear because plans for the Balfour Road interchange are still incomplete.

Brentwood Assistant Planner Tim Nielsen said that the maximum noise exposure for private yards in the city is 60-65 decibels, which would mean an up to a 10-foot high wall.

The existing sound wall along State Route 4 near Sand Creek Road is 6 feet in height.

"We don't have all of the information regarding the required height of that wall based on the future off-ramp," said Planning Commission Chair Lance Crannell. "Of paramount importance is that the quality of the resident's lives in Brentwood be considered."

Summerset resident Marilyn Tigner expressed concern about Summerset Drive being a short residential street that is not ideal as the development's main route and that it could limit the access of ambulances and fire trucks.

"I don't feel that sufficient safety plans have been presented by either the liaison committee or the developers," she said. "Everybody is worried about what will go in there. I don't care about what will go in there. I care about if something goes wrong."

City officials said that emergency vehicles would have alternate access points within the development. They added that speed bumps could be considered at a future date, if speeding becomes a problem there.

Another concern brought up by a Summerset II resident and avid golfer is the fate of the driving range and the putting greens. Representatives of Brentwood Country Club Partners said that they are just trying to establish acceptable future uses and not planning on building in the near future.

"We are seeing flexibility in the project," Commissioner Joseph Weber said.