



**CITY OF DES PERES**  
**Department of Public Works**

**TO: City Administrator & City Clerk**

**FROM: Scott Schaefer**  
**Assistant City Administrator**

**DATE: Wednesday April 28, 2022**

**RE: Meeting Summary: Subcommittee on Multi-Family Housing and Prospective Changes to the Zoning Code**

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The subcommittee met at 4:11pm on Wednesday April 28, 2022. The subcommittee is being chaired by Commissioner Barringer and includes Commissioners Leinauer, Young, Mura and Arhens who substituted as alternate in the absence of Commissioner Derek Don. Commissioner Mura was also absent from the meeting due to a scheduling conflict.

Others in attendance included the Assistant City Administrator, Director of Public Works, City Attorney and Aldermen Pound. John Brancaglione (PGAV) was also present in his capacity as planning consultant for the city. Sign-in sheets were circulated amongst the larger crowd and will be kept on file.

The Assistant City Administrator advised that the general purpose of the subcommittee was to study prospective changes to the comprehensive plan that would conceptually allow multi-family developments with a specific focus on apartment uses. The subcommittee has also been tasked with exploring modifications to the Zoning Code that would permit multi-family developments using some variation of planned development (PD) regulations.

The following talking points were raised by the subcommittee:

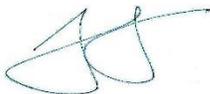
- A general discussion on the prevailing housing market trends which, according to John Brancaglione, demonstrate a shift away from traditional single-family units in favor of higher-density upscale dwellings that lack the maintenance responsibilities generally associated with home ownership.
  - A discussion on the merits of restructuring our planned development regulations to allow multi-family housing on the condition that commercial tenant space be included as part of the overall development. A provision mandating underground parking for active residents of the development was suggested to maximize buffer space while minimizing nuisances.
  - Questions about the extent to which planned development regulations enable the city to establish “firewalls” to safeguard neighboring residential properties from the perceived intensity of multi-family developments.
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- Questions about what tangible value apartments might bring to the community should they be allowed. The conversation also focused on the various secondary effects including traffic congestion, parking, and population growth.
- A quick overview of the future land-use map which identifies six (6) prospective sites that may be conducive for multi-family housing based on property size and depth, location, and future redevelopment potential based on aging facilities. A parallel discussion took place regarding the pros/cons of limiting multi-family sites to properties located west of Ballas Road given the high concentration of commercial development along the east side of Des Peres which already features close proximity to residential districts.
- Concerns about the lack of transparency demonstrated by city officials on development-related issues. Suggestions were made to improve those communication techniques.
- Questions on whether staff is properly benchmarking development proposals with neighboring communities. A suggestion was made to invest more resources into studying the nature of developments that have occurred in nearby cities.
- A high-level discussion about West County Center and whether multi-family development might be acceptable for that property in the future.

**Outcome:** No recommendations were issued during this meeting. The subcommittee unanimously agreed to reconvene on a mutually agreeable date prior to the May 11<sup>th</sup> Planning & Zoning Commission date. Per the request of the subcommittee, that meeting will feature a closed forum in which members of the subcommittee will deliberate without addressing public comments from those in attendance.

The meeting was adjourned at 6:05pm following a motion by Commissioner Ahrens and a second by Commission Barringer.

Respectfully submitted,



Scott Schaefer  
Assistant City Administrator  
April 29, 2022