



CITY OF DES PERES
Department of Public Works

TO: City Administrator & City Clerk

FROM: Scott Schaefer
Assistant City Administrator

DATE: May 11, 2022

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

The subcommittee met at 6:04pm on Wednesday, May 11, 2022 inside the Council Chambers at the Des Peres Government Center. Those present included Commissioner Barringer, Mura, Arhens and Young. Commissioner Leinnauer and Don were both absent from the meeting.

Staff in attendance included the Assistant City Administrator and City Attorney. Sign-in sheets were circulated amongst the larger crowd and will be kept on file.

Commissioner Barringer in his capacity as Chairman opened the meeting with a brief update on where the subcommittee currently stands in terms of progress. The Assistant City Administrator advised that, based on his recollection of previous discussions, the following items appear to be mutually agreeable and subject to further consideration:

- A general consensus to explore amendments to the Comprehensive Plan that would conceptually allow mixed-used developments to occur along the Manchester Road commercial corridor (C-1 and C-2 zoning) but only on properties located west of Ballas Road using sites in excess of five (5) acres. The subcommittee is actively reviewing the Future Land-Use Map to determine what properties are most-conducive for mixed-use developments.
- A general preference for utilizing Planned Development Mixed zoning (PD-MXD) as the vehicle for allowing high-density residential dwellings on the condition that commercial tenant space be preserved as part of the overall development. This would effectively eliminate the need to adopt new planned development regulations (PD-RMF) that would cater specifically to multi-family dwellings. No recommendations have been finalized as to what constitutes high-density residential dwellings at this point. Considerations for apartment uses, condominiums, and townhomes are all being discussed.

In addition to the above, the following talking points were raised and discussed by the subcommittee:

- Apprehension about imposing commercial tenant space as a prerequisite for future PD-MXD projects which may inadvertently cause a project to fail. The subcommittee expressed
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interest in pursuing changes to our planned development regulations that would strongly encourage commercial tenant space for mixed-use developments while providing some relief for projects that don't warrant it.

- Concerns about the value of entertaining changes to the Comprehensive Plan that would modify language regarding in-fill housing which is irrelevant to the subcommittee's scope of work. Staff advised that the preliminary changes to the Comprehensive Plan include various references to the existing document to illustrate where those amendments might take place. Staff agreed to consolidate the proposed amendments using a more readable format that would clearly distinguish the new content versus existing.

Outcome: The subcommittee unanimously agreed (4-0) to direct staff to prepare a draft resolution authorizing an amendment to the Comprehensive Plan for the purpose of having a formal document to review, modify and ultimately vote on. The content of that amendment will reflect the various changes proposed by John Brancaglione in his capacity as planning consultant for the city. A mockup of the draft amendment can be found [here](#).

The meeting was adjourned at 6:55pm following a motion by Commissioner Ahrens and a second by Commission Young.

Respectfully submitted,



Scott Schaefer
Assistant City Administrator
May 12, 2022