



CITY OF DES PERES
Department of Public Works

TO: City Administrator & City Clerk

FROM: Scott Schaefer
Assistant City Administrator

DATE: September 7, 2022

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

The subcommittee met at 4:02pm on Tuesday, September 6, 2022 inside the Council Chambers at the Des Peres Government Center. Those present included Commissioner Barringer, Arhens, Leinnauer, Young, and Don. Commission Mura was absent with excuse.

Staff in attendance included the Assistant City Administrator and Director of Public Works. Sign-in sheets were circulated amongst the crowd and will be retained on file.

Chairman Barringer opened discussions on what remaining changes the subcommittee would like to discuss as it relates to the draft comprehensive plan amendment. The following issues were raised:

- Chairman Barringer brought attention to a number of grammatical and formatting changes within the document that were discussed and agreed-upon. Staff was later instructed to provide a redlined version of the document to help delineate the various changes that were made at the subcommittee level. A “clean” version of the plan will also be provided to the full commission.
- Commissioner Don requested that new language be included (page 10) clarifying that a text amendment to the zoning code permitting multi-family uses in conjunction with the PD-MXD district would be required prior to consideration of future multi-family projects. Such an amendment would establish new rules on density, setback requirements, off-street parking, maximum site coverage, and the like. The Commission intends to revisit those regulations in the event the comprehensive plan amendment is adopted.


At the subcommittee’s request, the Assistant City Administrator offered a preliminary presentation detailing how neighboring communities regulate and govern multifamily developments in the context of general zoning control with a specific focus on planned development regulations. A more detailed and refined presentation will be delivered at the regular meeting in September for the full commission. Issues highlighted within that presentation include:

- A tolerance scale illustrating which communities are favorable to multifamily uses based on zoning permissiveness, the volume of projects approved, and staff perceptions of how multifamily is received throughout the community. The survey attempts to examine eight communities including St. Louis County with Crestwood being added at the request of the subcommittee.
- A community profile detailing how multifamily uses are defined and regulated from a land-use and zoning standpoint.
- A high-level overview of existing multifamily projects within those communities, whether by annexation or direct approval. A separate analysis detailing the performance of those developments in terms of historical occupancy trends and rental rates. Anecdotal feedback from counterpart staff was also collected.
- A two-year summary of police, fire and ems activity pertaining to those developments with the goal of exploring whether higher density developments generate additional operating needs for the community.

Outcome: Following a motion by Commissioner Young and a second by Commissioner Ahrens, the subcommittee voted unanimously to approve the revised Comprehensive Plan Amendment for consideration by the full Commission at its upcoming regular meeting scheduled for Wednesday, September 14th. A final vote is anticipated at that time.

The meeting was adjourned at 5:29pm following a motion by Commissioner Ahrens and a second by Commissioner Young.

Respectfully submitted,



Scott Schaefer
Assistant City Administrator
September 7, 2022