



**PLANNING AND ZONING COMMISSION MEETING
CITY OF DES PERES, MISSOURI
12325 MANCHESTER ROAD
FEBRUARY 8, 2023 – 7:00PM**

CALL TO ORDER

ROLL CALL

AMENDMENT OF AGENDA

APPROVAL OF MINUTES

[December 14, 2022](#)

OLD BUSINESS

1. Revised Petition for Zoning Text Amendment for PD-MXD, Petition for Rezoning, Petition for Site Plan Approval for a 182-Unit apartment building with 4,000sqft commercial tenant space
13431 Manchester Road – Magnolia Ridge Apartments
Petitioner: Barn Owl LLC
Tabled pending Board of Aldermen action in February -THERE WILL BE NO DISCUSSION OF THIS PETITION AT THIS MEETING
2. [Petition for Boundary Adjustment/Site Plan Approval/Conditional Use Permit](#)
12030 Manchester Road and 1087/1091 Kinstern Drive
Petitioner: Kimley Horn, OBO MedWise Urgent Care
Tabled until March pending material submittal and subcommittee meeting-THERE WILL BE NO DISCUSSION OF THIS PETITION AT THIS MEETING
3. Amendment of the Municipal Code regarding [Home Occupations](#)
Referred by Board of Aldermen for Discussion and Approval

NEW BUSINESS

1. [Petition for Site Plan Approval and Conditional Use Permit](#)
12100 Manchester Road – Take 5 Carwash
Petitioner: Rosa Morquecho-Rogue Architects
2. Amendment of the Municipal Code regarding Conditional Use Permits
Referred by Board of Aldermen for Discussion and Approval in conjunction with passage of a [90 Day Moratorium on Issuance of CUPs](#)
3. Amendment of the Municipal Code regarding “Recreational” Marijuana Sales
Referred by Board of Aldermen for Development of Requirements in conjunction with passage of a [90-day Moratorium on Comprehensive Marijuana Dispensary Facilities](#)

STATUS REPORTS

1. **BOARD OF ALDERMEN REPORT**
2. **SUBCOMMITTEE REPORT(S)**
 - a. SIGN COMMITTEE – None
 - b. FENCE COMMITTEE – 12800 Westledge
 - c. ARCHITECTURAL REVIEW COMMITTEE – None

OTHER ITEMS

ADJOURNMENT

AMERICANS WITH DISABILITIES ACT

The City of Des Peres will comply with the Americans with Disabilities Act. Individuals who require an ADA modification due to a disability to attend a meeting should contact the City Clerk at 314-835-6111 or cityclerk@desperesmo.org or use Relay Missouri 711 at least 72 hours in advance of the meeting date to communicate their needs.

Alexandra Knox, Public Works Admin

Posted January 27, 2023

Web posting www.desperesmo.org

Unless Otherwise Noted All Meetings Are Open to The Public. Subject to a motion duly made and adopted, the Planning and Zoning Commission may hold a Closed Meeting pursuant to the cities provisions of the Revised Statutes of Missouri.