



CITY OF DES PERES
Department of Public Works

TO: City Administrator & City Clerk

FROM: Scott Schaefer
Assistant City Administrator

DATE: April 12, 2023

RE: Meeting Summary: Subcommittee on Magnolia Ridge Apartments

The subcommittee met at 5:39pm on Wednesday, April 11, 2023 inside the Council Chambers at the Des Peres Government Center. Those present included Commissioner Barringer, Arhens, McGrath and Don. Commission Gwin was absent from the meeting.

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

Chairman Ahrens advised that the purpose of the discussion was to bring closure to the Magnolia Ridge review with the expectation for a final subcommittee vote prior to the May 10th regular Planning & Zoning Commission meeting. To that end, the following issues were raised and discussed:

- The subcommittee continued its review and critique of the proposed building elevations which were modified to reflect a modern-classic architecture as an alternative to the colonial-style aesthetic. The subcommittee expressed a high level of satisfaction with the new renderings which were unanimously referred to the full Commission for subsequent review. Chairman Barringer later suggested incorporating a balcony space on the top floor facing Manchester Road which would help break up the otherwise elongated building façade. Such a space could be used for communal purposes or potentially as a premium suite amenity. The petitioner agreed to consider this adjustment as part of the design process.
 - The subcommittee had a brief discussion on parking accommodations for the development which currently envision 291 spaces including surface and covered parking. The subcommittee debated the merits of establishing additional parking requirements dedicated to the commercial users located on the ground floor, but ultimately conceded against doing so on the belief that the current parking standard (1.5 spaces per dwelling) for multi-family uses would be sufficient based on the limited commercial tenant space being proposed. As we currently stand, the proposed development exceeds our minimum parking requirement by 11 spaces.
 - Questions about whether the proposed bio-retention pond located directly east of the building line (facing Manchester Road) would exist for stormwater management purposes or simply as a landscaping feature. The petition advised that the detention basin will serve both purposes.
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- The subcommittee discussed at length the proposed landscaping plan with a particular focus on what, if any, screening would be required along the northern property line facing the adjacent residential district. The Assistant City Administrator advised that our C-1 landscaping standards stipulate a mandatory site proof fence when dealing with properties that exceed 300 feet in depth. In keeping with this provision, the subcommittee strongly insisted that a fence be installed along the northern property line to help shield adjacent residential homes from vehicle headlights. The petitioner agreed to satisfy this expectation, however the design materials of that fence were not agreed upon.
- Questions regarding vehicle tags and whether tenants would be required to have them as a condition of living at the development for security purposes. The petitioner advised that tags would not be necessary given the limited functionality of the development beyond authorized tenants and their guests.
- Concerns were again raised about the visibility of rooftop equipment from the adjacent properties and whether additional screening would be required – particularly in light of the new building elevations which feature a roof line that is predominately flat. The petitioner emphasized that all rooftop equipment would not be visible from any direction based on current building elevations which are tall enough to avoid visibility from the ground.

Outcome: No decisions or recommendations were made during this meeting. The subcommittee unanimously agreed to hold a fourth meeting for purposes of finalizing discussions on Magnolia Ridge and holding a vote. The subcommittee conveyed a preference for advancing a recommendation to the Board of Aldermen as early as May 10th pending the discretion of the full Planning & Zoning Commission.

The meeting was adjourned at 6:38pm following a motion by Commissioner McGrath and a second by Commissioner Barringer.

Respectfully submitted,



Scott Schaefer
Assistant City Administrator
April 12, 2023