



CITY OF DES PERES
Department of Public Works

TO: City Administrator & City Clerk

FROM: Scott Schaefer
Assistant City Administrator

DATE: May 24, 2022

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

The subcommittee met at 4:02pm on Tuesday, May 24, 2022 inside the Council Chambers at the Des Peres Government Center. Those present included Commissioner Barringer, Mura, Arhens, Don, Leinnauer, and Young. Staff in attendance included the Assistant City Administrator and Director of Public Works. John Brancaglione (PGAV) was also present in his capacity as planning consultant for the City in addition to Nathan Bruns who presided as legal counsel on behalf of the City Attorney. Sign-in sheets were circulated amongst the larger crowd and will be kept on file.

Chairman Barringer opened discussions on the handout prepared by the Assistant City Administrator (noted below) which attempts to highlight some of the primary objectives relating to both the comprehensive plan amendment and the zoning code revisions – both of which remain under review by the subcommittee.

WHAT THE COMPREHENSIVE PLAN AMENDMENT DOES:

- Provides a high-level overview of prevailing housing market trends dating back to our last rewrite of the 2015 Comprehensive Plan.
 - Amends our Future Land-Use Map by pre-selecting three (3) properties that MAY be appropriate for multi-family in the future pending a change in zoning classification to PD-MXD. Those properties currently include West County Center, Des Peres Square, and the Magnolia Ridge site. Only properties considered eligible for multi-family under the Future Land-Use Map would be subject for a rezoning.
 - Includes a new paragraph under Section 6 (Housing Development Recommendations) advising the city to modify its planned development regulations by allowing freestanding multi-family projects to emerge in some capacity with a specific focus of the commercial areas located west of Ballas Road.
 - Highlights population growth (9.7%) over the past decade indicating some replacement of older residents with younger families. Those older residents were likely forced to relocate elsewhere in the region given the lack of diversified housing in Des Peres.
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- Reiterates the probability that West County Center will become subject to redevelopment in the future creating a need to diversify our land-use portfolio to accommodate a mixed-use project at that location.
- Modifies Section 7 (Planning Areas and Boundary Adjustments) by incorporating references to multi-family relative to Planning Area 6 which encompasses the commercial areas along Manchester Road west of the highway.

WHAT THE PROPOSED ZONING REVISIONS DO:

- Expands our definition of “PD-MXD” to allow multi-family uses with a specific reference to condominium and rental units. Establishes a prohibition against transient accommodations or short-term rentals.
- Limits PD-MXD zoning to the C-1 and C-2 districts with mandatory frontage to Manchester Road. Further limits PD-MXD zoning eligibility to properties located west of Ballas Road ONLY IF the development includes multi-family.
- Establishes a minimum acreage requirement of 5 acres for PD-MXD zoning representing a 5-acre reduction from our existing code. Maintains a waiver clause in which the Board of Aldermen, upon recommendation by the Planning & Zoning Commission, may utilize if circumstances dictates. This would effectively streamline our minimum site requirements for all planned development regulations including PD-C and PD-R.
- Recommends but DOES NOT require inclusion of commercial tenant space as a condition of any future mixed-use development. Allows PD-MXD projects to include any combination of residential, office, retail or service businesses.
- Raises our maximum density threshold from 18 dwellings per acre to 30. Sustains a waiver provision which can be modified as part of the Master Site Plan approval process – aka negotiated development.
- Establishes a 200 foot setback requirement separating any future PD-MXD project and the adjacent single-family residential district if applicable. Current regulations require a 50-foot minimum buffer.
- Modifies our code by establishing a maximum height restriction of 5 stories for PD-MXD projects unless the property has frontage to I-270 at which point the limitation can be raised. Our current height limitation is 35 feet unless otherwise waived by the Board of Aldermen.
- Establishes a minimum off-street parking ratio of 1.5 spaces per unit for PD-MXD projects that include multi-family.

In addition to the above, the subcommittee addressed the following topics relative to multi-family and mixed-used development:

- Continued discussion on the merits of modifying our PD-MXD regulations to require some degree of commercial tenant space and to what extent. A suggestion was made to establish a condition requiring all that submittals for PD-MXD include a preliminary plan for inclusion of commercial tenant space as a starting point – at which point the city would have the discretion of waiving that requirement as part of the negotiated development process afforded under planned development regulations. A similar

discussion took place regarding the impact of imposing rules that would mandate covered (garage) parking as a condition of future mixed-use proposals.

- Concerns about embracing PD-MXD projects that might feature only a single use which seemingly contradicts its definition.
- General discussion about the process and timeline for pursuing amendments to the comprehensive plan including logistics for hosting the public hearing which is mandatory under state law. Various ideas for maximizing citizen engagement were discussed including the possibility of moving the public hearing to The Lodge to accommodate larger crowds. Staff agreed to report back to the subcommittee with a more refined plan for hosting the public hearing assuming the full Commission agrees to entertain the amendment.

Outcome: The subcommittee unanimously agreed to reconvene on Wednesday, June 1st at 4:00pm for the purpose of reviewing and potentially voting on revised material prepared by John B. That material will feature the following agreed-upon changes:

- Language imposing a preliminary expectation that all future multi-family projects dedicate ground-level commercial tenant space as a minimum starting point unless the Planning & Zoning Commission and ultimately the Board of Aldermen determine otherwise.
- A stipulation requiring multi-family projects to include parking accommodations that are primarily below-grade or within an attached structure that is enclosed.
- Revisions to the Future Land-Use Map will not be pursued as part of this amendment. While the subcommittee initially explored the idea of identifying eligible properties that may be realistic candidates for multi-family, the final consensus was to keep the status quo as the existing map already contemplates commercial uses along the entirety of Manchester Road – specifically the areas west of Ballas Road where multi-family would be restricted under the current proposal.
- Establishing a more definitive and measureable building height requirement for PD-MXD projects in lieu of restricting the development to 5 stories.
- Expanding our PD-MXD regulations by ensuring that all future developments adhere the various zoning standards irrespective of whether the surrounding properties fall within Des Peres city limits. For example, the proposed zoning revisions establish a 200 foot minimum setback requirement separating any future PD-MXD project and the adjacent single-family residential district if applicable. This change would expand that provision to apply to adjacent municipalities that share a boundary with Des Peres – limited to Town & Country and Kirkwood.

The meeting was adjourned at 5:44pm following a motion by Commissioner Barringer and a second by Commissioner Ahrens.

Respectfully submitted,



Scott Schaefer
Assistant City Administrator
May 25, 2022