



**CITY OF DES PERES**  
**Department of Public Works**

**TO: City Administrator & City Clerk**

**FROM: Scott Schaefer**  
**Assistant City Administrator**

**DATE: July 28, 2022**

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

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The subcommittee met at 4:03pm on Wednesday, July 27<sup>th</sup> inside the Council Chambers at the Des Peres Government Center. Those present included Commissioner Barringer, Arhens, Leinnauer, Young, Mura and Don.

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 advised that the purpose of the meeting was to regroup and reflect on the commentary raised during the public hearing held Wednesday, July 13<sup>th</sup> which focused predominantly on proposed changes to the Comprehensive Plan relative the multi-family. A summary of that discussion has been provided below:

- Questions about how the draft amendment might be incorporated into the 2015 Comprehensive Plan document assuming the Commission ultimately approves it. Staff advised that the draft amendment represents an addendum or “supplement” to the original document which allows for greater context on the motivations behind the amendment that would otherwise be difficult to integrate in a cohesive way. Staff has also prepared a draft resolution intended to accompany the final amendment offering additional background as to why the amendment was initially pursued in addition to summarizing the statutory authority for doing so.
  - Concerns about the lack of previously agreed-upon language pertaining to mandatory buffers that would apply to adjacent residential districts including those not located within Des Peres city limits – the logic being that neighboring communities would also benefit from our buffer requirements. Staff advised that while those changes have been incorporated as part of future zoning considerations relative to PD-MXD, they were not expressly featured in the current draft of the Comprehensive Plan amendment given the high-level nature of the document. Staff agreed to modify the amendment to clearly reflect this expectation as a condition for future multi-family projects.
  - A series of grammatical and semantic changes were recommended by the subcommittee to clarify the intent of the proposed amendment. Those changes will be reviewed and verified by the subcommittee upon completion by staff in cooperation with PGAV who authored the document.
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- A preference for expanding the draft amendment by offering a clear illustration of what constitutes multi-family. For example, clarifying the difference between apartments, condominiums, and townhomes with a specific reference to existing developments situated across the St. Louis region. The subcommittee further requested a detailed analysis on how neighboring communities define and govern multi-family dwellings, how those developments have performed, and what are the corresponding service demands for the city. Staff advised that such a study would take time and likely incur additional expenses which may extend beyond our spending authority absent Board of Aldermen approval.

**Outcome:** No decisions were made during this meeting. Staff has been tasked with addressing the various items referenced above prior to the subcommittee taking further action on the draft amendment. No future subcommittee meetings were established at this time.

The meeting was adjourned at 5:18pm following a motion by Commissioner Ahrens and a second by Commissioner Mura.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'SS', is positioned above the typed name of the signatory.

Scott Schaefer  
Assistant City Administrator  
July 28, 2022